



VENDOR STATEMENT

pursuant to s.32 Sale of Land Act 1962 (2014 version)

Property: **CROWN ALLOTMENT 11 SECTION 6 PARISH OF LOCKWOOD
(To become 1047 Calder Alternative Highway Lockwood VIC 3551)**

Vendor:



EXECUTION BY THE VENDOR

DATE OF THIS STATEMENT: / /

Signature of the Vendor



ACKNOWLEDGEMENT OF RECEIPT BY THE PURCHASER

The purchaser acknowledges having been given a copy of this statement signed by the vendor before the purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT: / /

Signature of the Purchaser

Email: mail@willerbys.com.au

Phone: (03) 9781 2899

Location: 408 Nepean Highway Frankston 3199

Mail: PO Box 658 Frankston 3199

A: FINANCIAL MATTERS

- (a) Particulars of any mortgage over the land which is not to be discharged at settlement;

☒ Not applicable

☐ Are contained in the attached Additional Vendor's Statement

- (b) Particulars of any charge over the land to secure an amount due under any Act;

☒ Not applicable

☐ Are as follows / Are contained in the attached statement

- (c) The amount of any rates, taxes, charges or other similar outgoings affecting the land and any interest payable on any part of those rates, taxes, charges or outgoings which is unpaid including any rates, taxes, charges or outgoings for which the purchaser may become liable in consequence of the sale and which the vendor might reasonably be expected to have knowledge of;

☒ Are as follows:-

Authority	Amount	Interest
<i>Please note that CA 11 & CA 12 are not yet separately rated – see attached letter from council</i>		
City of Greater Bendigo (full liability of CA 11 & 12)	\$3,032.40 per year	
SRO Land Tax (single-holding basis)	\$2,010.00 per year	

- or ☐ the total amount of those rates, taxes, charges or other similar outgoings and interest does not exceed

NOTE: Owners Corporation fees are not included in this section but where applicable will be disclosed in an attached certificate or information statement.

NOTE: The purchaser may become liable to pay State Land Tax in relation to the property depending on whether the purchaser will be an owner occupier and whether the purchaser has other land holdings. Refer to Property Clearance Certificate for Land Tax calculation on a single holding basis.

NOTE: The purchaser may become liable to pay water usage charges and sewerage disposal charges depending on the use of the property.

- (d) Particulars of payments required under a Terms Contract;

☒ Not applicable

☐ Are contained in the attached "Details of Cost of Vendor's Finance"

B: INSURANCE DETAILS

- (a) If the contract does not provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession, particulars of any policy of insurance maintained by the vendor in respect of any damage to or destruction of the land;

☒ Not applicable. The Land is at the risk of the vendor until settlement

☐ Are as follows / Are contained in the attached certificate of insurance

- (b) If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence, particulars of any required insurance under that Act applying to that residence;

☒ Not applicable.

☐ Are attached/Are contained in the attached certificate of insurance

C: MATTERS RELATING TO LAND USE

- (a) Description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered);

☒ Are set out in the attached copy(ies) of title document(s)

☐ Are as follows:-

Particulars of any existing failure to comply with the terms of that easement, covenant or restriction;

☒ The vendor does not know of any existing failure to comply with their terms.

☐ Are as follows:-

- (b) Is the land in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*?

☒ Yes

☐ No

- (c) Is there access to the property by road?

☒ Yes

☐ No

- (d) Planning details in relation to the property are as follows:-

Planning Scheme: Greater Bendigo

Responsible Authority: Ministry for Planning

Zoning/Reservation: Rural Living Zone – Schedule 5

Overlay(s): Environmental Significance Overlay – Schedule 1

The purchaser buys subject to any planning or building controls or restrictions. To view planning maps and planning schemes provisions (including zoning and overlay provisions) go to www.dse.vic.gov.au/planningschemes

D: NOTICES

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge;

☒ Nil to the vendor's knowledge

☐ Are attached

The vendor has no means of knowing of all decisions of public authorities & government departments affecting the property unless such decisions are communicated to the vendor

- (b) NOTE: If the land is used for agricultural purposes additional information is required.

- (c) Particulars of any notice of intention to acquire served under s.6 of the *Land Acquisition and Compensation Act 1986*;

☒ Nil to the vendor's knowledge

☐ Are attached

E: BUILDING PERMITS

- (a) If there is a residence on the land, particulars of any building permit issued under the Building Act 1993 in the preceding 7 years in relation to a building on the land;

☒ Not applicable

☐ Are attached

F: OWNERS CORPORATION

- (a) Information concerning an Owners Corporation within the meaning of the *Owners Corporation Act 2006*;

☒ Not applicable (there is no Owners Corporation)

☐ Is provided in the attached:-

☐ Owners Corporation Certificate (provided by the manager/secretary)

☐ Information Statement (provided by the vendor)

NOTE: the following additional documents must also be provided:-

- a copy of the rules of the Owners Corporation
- a statement providing advice and information to prospective purchasers and lot owners
- a copy of all resolutions made at the last annual general meeting of the Owners Corporation
- any other documents of a prescribed kind (if any)

Further information on prescribed matters can be obtained by inspection of the Owners Corporation register

☐ The Owners Corporation is inactive as it has not in the previous 15 months had an annual general meeting, fixed any fees or held any insurance.

G: GROWTH AREA INFRASTRUCTURE CONTRIBUTION (GAIC) DETAILS

- (a) Is there a work-in-kind agreement in place in respect of the land within the meaning of part 9B of the *Planning and Environment Act 1987*?

☒ No

☐ Yes. (If so additional information is required)

- (b) Is there GAIC recording in place in respect of the land within the meaning of part 9B of the *Planning and Environment Act 1987*?

☒ No

☐ Yes. (If so additional information is required)

H: COMMERCIAL AND INDUSTRIAL PROPERTY TAX (REFORM ACT)

- (a) Is the land tax reform scheme land within the meaning the *Commercial and Industrial Property Tax Reform Act 2024*?

☒ No

☐ Yes. (If so additional information is required)

- (b) The Australian Valuation Property Classification Code most recently allocated to the land is:

*

- (c) The entry date for the land is:

*

I: DISCLOSURE OF CONNECTED AND NON-CONNECTED SERVICES

- (a) The following services are connected to the land:-

Connected?		Service
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Electricity
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Gas
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Water
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Sewerage
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Telephone

J: EVIDENCE OF TITLE

- (a) The following documents concerning title are attached:-

- ☒ Register Search Statement
- ☒ Copy of the registered plan/diagram location
- ☒ Planning Permit
- ☒ Endorsed Plans
- ☒ Letter from Council re Street Address
- ☒ Council Rates Notice
- ☒ Land Tax Certificate
- ☒ Property Report

K: GST WITHHOLDING NOTICE

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

☐ The property is a *new residential premises or potential residential land included on a property subdivision plan* for the purpose of the application of Withholding Tax

☒ The purchaser is **NOT** required to withhold GST at settlement

or

☐ The purchaser **IS** required to withhold GST at settlement and the vendor must provide the purchaser with a withholding tax notification before settlement specifying the amount of GST to be withheld.

DUE DILIGENCE CHECKLIST

A due diligence checklist for prospective purchasers of vacant residential land or land on which there is a residence to assist purchasers in identifying information they may wish to obtain in respect of the land for sale;

☒ Is attached

☒ Is available at ***consumer.vic.gov.au/duediligencechecklist***

Due Diligence Checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.

- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances –

on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 12507 FOLIO 126

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LAND DESCRIPTION

Crown Allotment 11 Section 6 Parish of Lockwood.
PARENT TITLE Volume 11133 Folio 968
Created by instrument AX251719Y 13/09/2023

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW560357S 17/02/2023
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP943539C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1035 CALDER ALTERNATIVE HIGHWAY LOCKWOOD VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 11/10/2023

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
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TITLE PLAN				EDITION 1	TP943539C
LOCATION OF LAND PARISH: LOCKWOOD TOWNSHIP: SECTION: 6 CROWN ALLOTMENT: 11 & 12 CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: DEPTH LIMITATION: NIL				NOTATIONS WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE	
EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES Checked by: PRT Date: 13/5/2009 Assistant Registrar of Titles
E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.					
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
<p>The diagram illustrates a section of land divided into four parcels, numbered 10, 11, 12, and 13. Parcel 11, located in the upper middle, has an area of 1.707 ha. Parcel 12, located below parcel 11, has an area of 2.347 ha. The boundary between parcels 11 and 12 is a horizontal line with a bearing of 191.11 and a distance of 270°00'. The boundary between parcels 12 and 13 is another horizontal line with a bearing of 257.50 and a distance of 270°00'. The right boundary of parcels 11 and 12 is a vertical line with a distance of 100.58. The boundary between parcels 10 and 11 is a horizontal line with a bearing of 90°00' and a distance of 140.82. To the left of the parcels is a wavy line representing 'BULLOCK CREEK'. To the right of the parcels is a vertical line representing 'CALDER ALTERNATE HIGHWAY'. A north arrow is located on the far left of the diagram.</p>					
LENGTHS ARE IN METRES		SCALE —	DEALING / FILE No: AP89013P		DEALING CODE: 14
			GOVERNMENT GAZETTE No:		SHEET 1 OF 1

PLANNING PERMIT

Permit No. **DR/112/2023**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **CA 11 Sec 6, 1035 Calder Alternative Highway, LOCKWOOD 3551
CA 11 Sec 6, CA 12 Sec 6**

THE PERMIT ALLOWS: **Use and development of the land for a dwelling and creation of access to a road in a Transport Zone 2**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. **NO LAYOUT ALTERATION**

The use and development permitted by this permit as shown on the endorsed plans and/or described in the endorsed documents must not be altered or modified (for any reason) except with the prior written consent of the responsible authority.

2. **LANDSCAPE PLAN**

Before the development starts, a landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and two copies must be provided. *The landscaping plan must be generally in accordance with the landscape concept plan dated (insert date) prepared by (specify consultant)*

The plan must show:

- (a) A survey (*including botanical names*) of all existing vegetation to be retained and/or removed.
- (b) Details of surface finishes of pathways and driveways.
- (c) Planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- (d) The planting of native, drought tolerant species (a combination of trees and shrubs) along the front property boundary.

All species selected must be to the satisfaction of the responsible authority.

3. **GENERAL DRAINAGE – BUILDINGS & HOUSES**

The proposed building(s) and works must be drained to the satisfaction of the City of Greater Bendigo as the responsible drainage authority.

4. **DRIVEWAY CONSTRUCTION**

Prior to the commencement of works, access to the dwelling must be provided via an all-weather gravel driveway with dimensions adequate to accommodate emergency vehicles.

5. **ELECTRICITY SUPPLY**

The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the responsible authority.

Signature for the
Responsible Authority



Date Issued: 6 September, 2023

PLANNING PERMIT

Permit No. **DR/112/2023**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **CA 11 Sec 6, 1035 Calder Alternative Highway, LOCKWOOD 3551
CA 11 Sec 6, CA 12 Sec 6**

THE PERMIT ALLOWS: **Use and development of the land for a dwelling and creation of access to a road in a Transport Zone 2**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

6. DEPARTMENT OF TRANSPORT AND PLANNING

- (a) Only one vehicular access from subject land from the Calder Alternative Highway is permitted at the point shown on the revised site plan.
- (b) Prior to the occupation of the dwelling the crossover and driveway are to be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria. The access lanes, driveways, crossovers and associated works must be provided and available for use and be:
 - i. Formed to such levels and drained so that they can be used in accordance with the endorsed plans.
 - ii. The access must be constructed generally in accordance with VicRoads Guideline Drawing GD4010 for a passenger vehicle.
 - iii. Treated with an all-weather seal or some other durable surface.
 - iv. Line marking in front of the access must be deleted or removed.
- (c) Driveways must be maintained in a fit and proper state so as not to compromise the ability of vehicles to enter and exit the site in a safe manner or compromise operational efficiency of the road or public safety (e.g. by spilling gravel onto the roadway).

7. EXPIRY OF PERMIT

This permit will expire if the development permitted by this permit is not completed and the use permitted by this permit is not commenced within 2 years from the date hereof or if the use is discontinued for a period of 2 years. The time within which the development must be completed and the use must commence may, on written request made before or within 12 months after the expiry of the permit, be extended by the responsible authority.

Note – Environmental Health

Before a building permit is issued for a dwelling at the property, a permit to install a septic tank must be issued by the responsible authority.

Note – Department of Transport and Planning

- Any planning permit approval received in accordance with a municipal planning scheme does not constitute consent to conduct the works under the Road Management Act 2004. Section 63 and clause 16 of Schedule 7 of the Road Management Act 2004 requires any person proposing to carry out works in, on, under or over a road to obtain the consent of the coordinating road authority, except where exemptions under the Act, or its Regulations (the Road Management (Works and Infrastructure) Regulations 2005), apply. For the purposes of this application, the works will include the provision of:
 - Access works

Signature for the
Responsible Authority



Date Issued: 6 September, 2023

PLANNING PERMIT

Permit No. **DR/112/2023**
Planning Scheme: **Greater Bendigo Planning Scheme**
Responsible Authority: **Greater Bendigo City Council**

ADDRESS OF THE LAND: **CA 11 Sec 6, 1035 Calder Alternative Highway, LOCKWOOD 3551
CA 11 Sec 6, CA 12 Sec 6**

THE PERMIT ALLOWS: **Use and development of the land for a dwelling and creation of
access to a road in a Transport Zone 2**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- Please contact the Department of Transport prior to commencing any works on nr.admin@roads.vic.gov.au.
- For more information regarding working within the road reserve please visit the VicRoads website:
 - <https://www.vicroads.vic.gov.au/traffic-and-road-use/road-access-permitsportal>
 - <https://www.vicroads.vic.gov.au/business-and-industry/design-andmanagement/working-within-the-road-reserve>

Note - Aboriginal Material

Works must cease immediately upon the discovery of any Aboriginal cultural material, and Aboriginal Affairs Victoria must be notified immediately of any such discovery at GPO Box 2392V, Melbourne 3001 or on telephone 1300 551 380.

Signature for the
Responsible Authority



Date Issued: 6 September, 2023

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the *Planning & Environment Act 1987*)

CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the *Planning & Environment Act 1987*.

WHEN DOES A PERMIT BEGIN?

A permit operates:

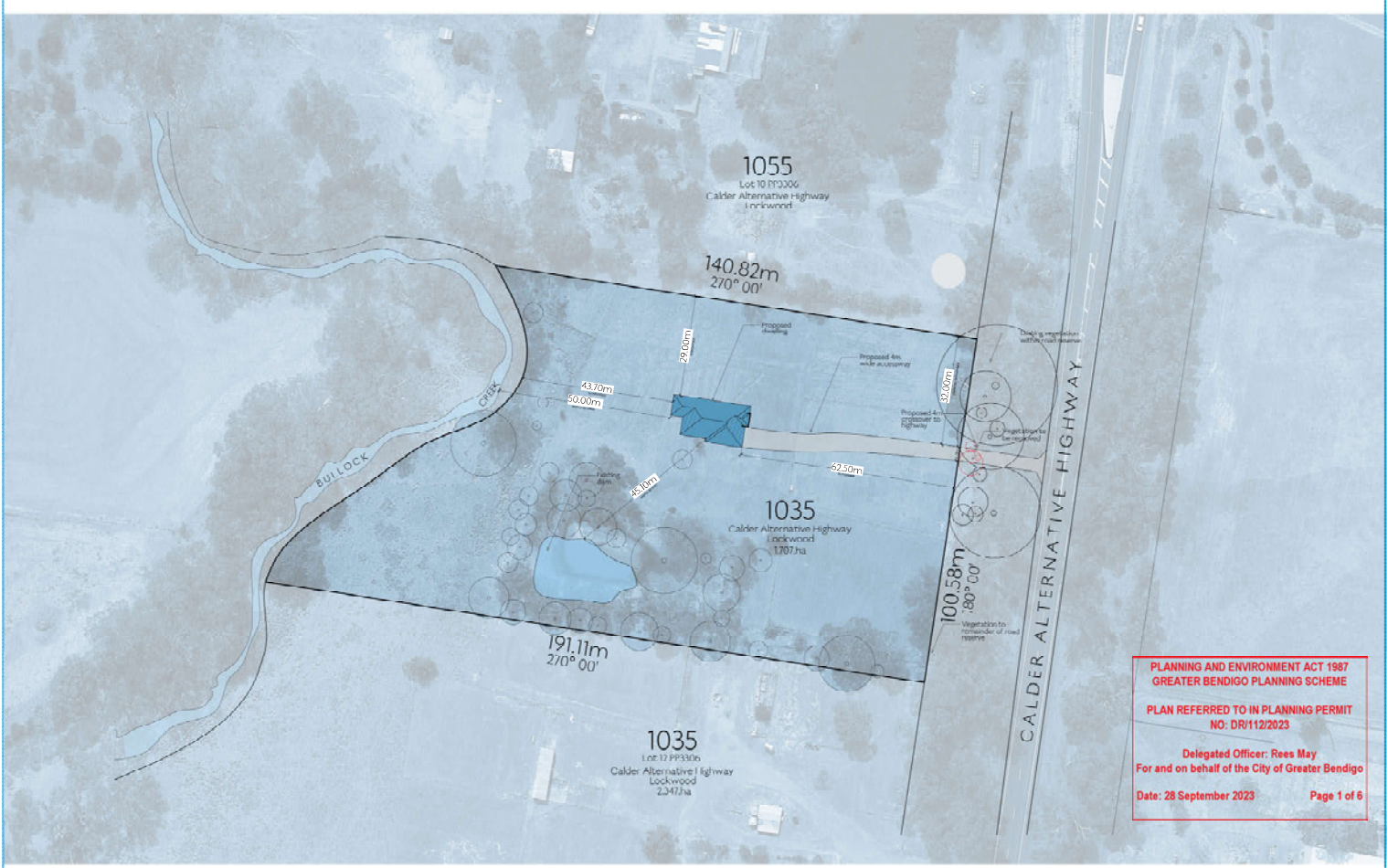
- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil & Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

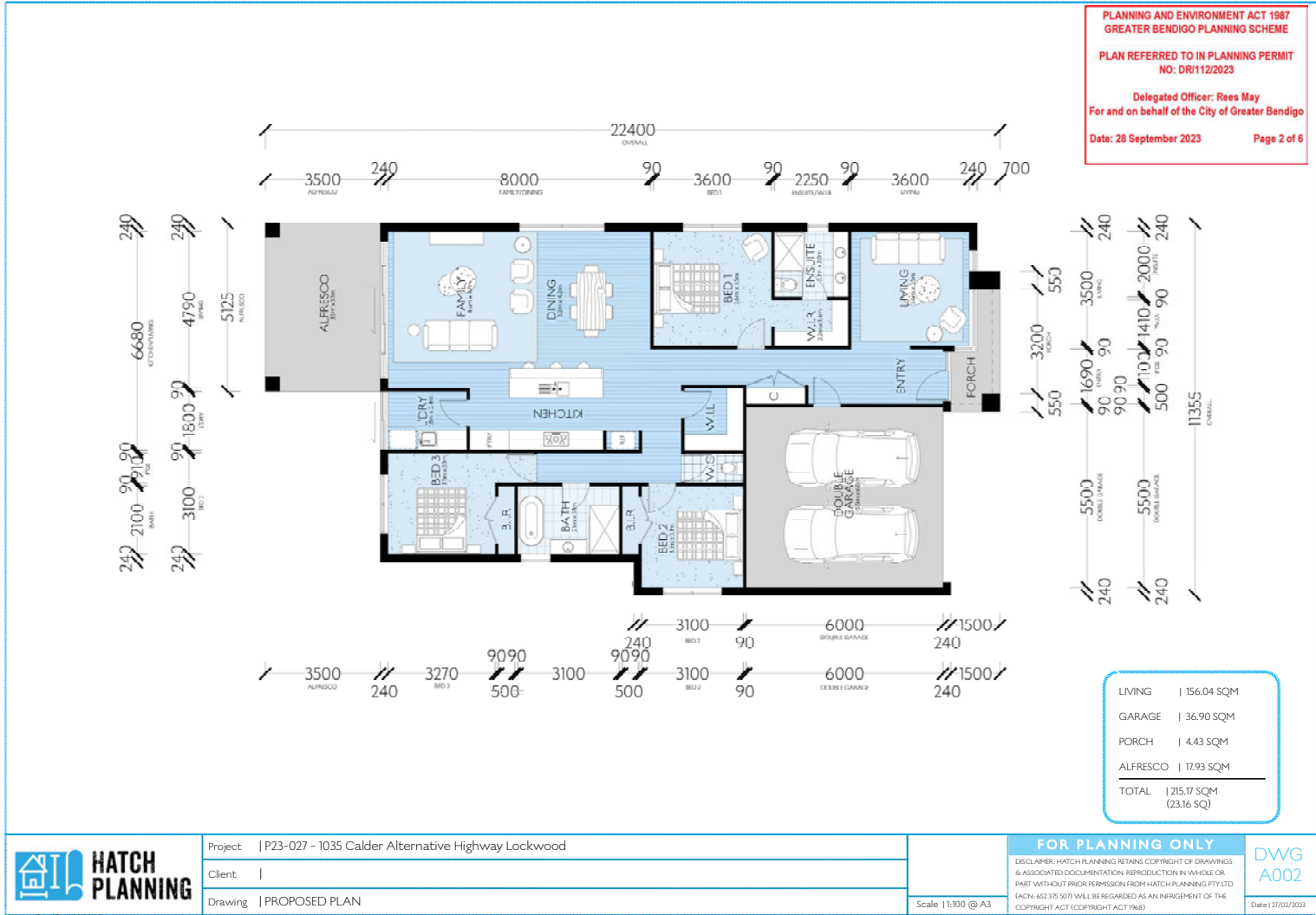
1. A permit for the development of land expires if –
 - the development or any stage of it does not start within the time specified in the permit, or
 - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of land expires if –
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of the land expires if –
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in Section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under the permit before the expiry.

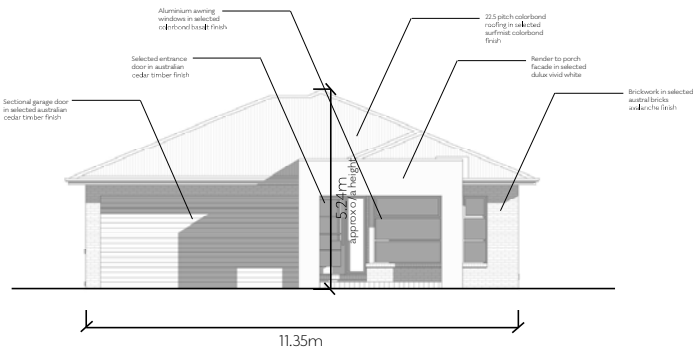
WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil & Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil & Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil & Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil & Administrative Tribunal.



 HATCH PLANNING	Project	P23-027 - 1035 Calder Alternative Highway Lockwood		 Scale 1:1000 @ A3	FOR PLANNING ONLY <small>DISCLAIMER: HATCH PLANNING RETAINS COPYRIGHT OF DRAWINGS & ASSOCIATED DOCUMENTATION. REPRODUCTION IN WHOLE OR PART WITHOUT PRIOR PERMISSION FROM HATCH PLANNING PTY LTD (ACN: 652 375 507) WILL BE REGARDED AS AN INFRINGEMENT OF THE COPYRIGHT ACT (COPYRIGHT ACT 1968)</small>	DWG A001 Date: 12/02/2023
	Client					
	Drawing	PROPOSED SITE PLAN				





PROPOSED WEST ELEVATION | 1:100 @ A3

EXTERIOR FINISHES



SELECTED BRICKWORK:
AUSTRAL BRICKS
AVALANCHE (OR SIMILAR)



SELECTED RENDER:
DULUX
VIROC WHITE
(OR SIMILAR)



SELECTED ROOFING:
COLORBOND
SUPRAST (OR SIMILAR)



SELECTED ENTRANCE DOOR:
AUSTRALIAN CEDAR
FINISH (OR SIMILAR)



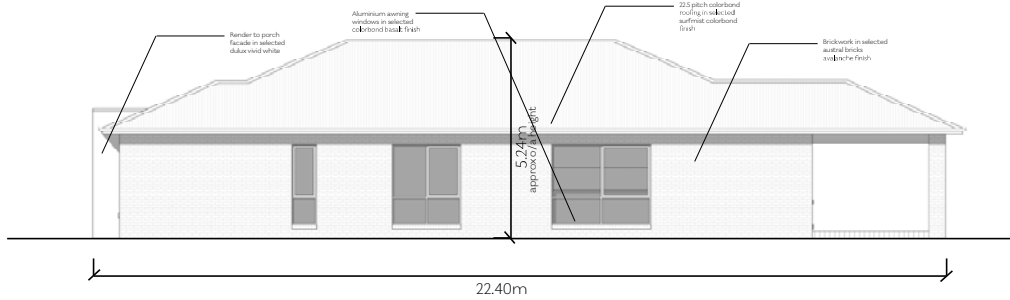
SELECTED GARAGE DOOR:
AUSTRALIAN CEDAR
FINISH (OR SIMILAR)



SELECTED FASCIA, GUTTER &
DOWNPIPES:
COLORBOND
SUPRAST (OR SIMILAR)



SELECTED WINDOW &
EXTERNAL DOORS:
COLORBOND
SUPRAST (OR SIMILAR)



PROPOSED SOUTH ELEVATION | 1:100 @ A3

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: DR/112/2023

Delegated Officer: Rees May
For and on behalf of the City of Greater Bendigo

Date: 28 September 2023 Page 3 of 6



Project | P23-027 - 1035 Calder Alternative Highway Lockwood

Client |

Drawing | PROPOSED ELEVATIONS

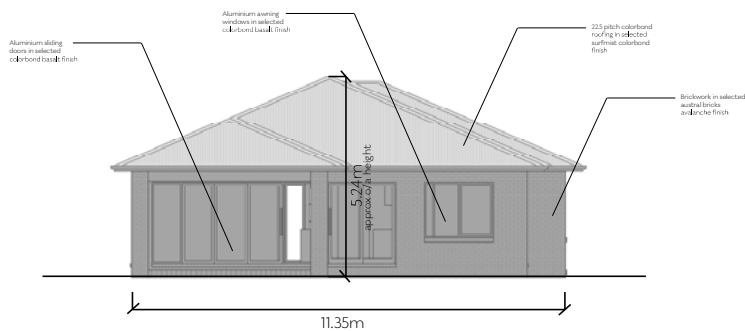
Scale | 1:100 @ A3

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DWG
A003

Date | 27/02/2023



PROPOSED EAST ELEVATION | 1:100 @ A3

EXTERIOR FINISHES



SELECTED BRICKWORK
AUSTRALIAN BRICKS
AVALANCHE (OR SIMILAR)



SELECTED RENDER
DULUX
VIVID WHITE
(OR SIMILAR)



SELECTED ROOFING
COLORBOND
IRONSTONE (OR SIMILAR)



SELECTED ENTRANCE DOOR
AUSTRALIAN CEDAR
FINISH (OR SIMILAR)



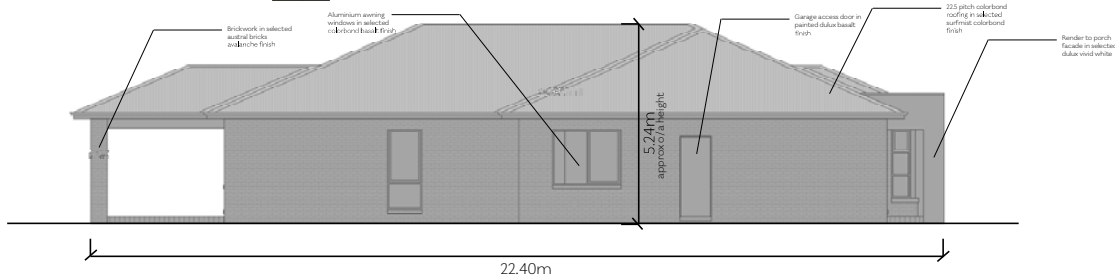
SELECTED GARAGE DOOR
AUSTRALIAN CEDAR
FINISH (OR SIMILAR)



SELECTED FASCIA, GUTTER &
DOWNPIPES
COLORBOND
SURFMATE (OR SIMILAR)



SELECTED WINDOW &
EXTERIOR DOORS
COLORBOND
BASALT (OR SIMILAR)



PROPOSED NORTH ELEVATION | 1:100 @ A3

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: DR/112/2023

Delegated Officer: Rees May
For and on behalf of the City of Greater Bendigo

Date: 28 September 2023 Page 4 of 6



Project | P23-027 - 1035 Calder Alternative Highway Lockwood

Client |

Drawing | PROPOSED ELEVATIONS

Scale | 1:100 @ A3

FOR PLANNING ONLY

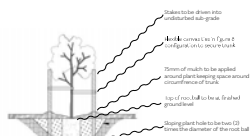
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DWG
A004

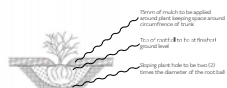
Date | 27/02/2023



	Project	P23-027 - 1035 Calder Alternative Highway Lockwood	 Scale 1:750 @ A3	FOR PLANNING ONLY DISCLAIMER: HATCH PLANNING RETAINS COPYRIGHT OF DRAWINGS & ASSOCIATED DOCUMENTATION. REPRODUCTION IN WHOLE OR PART WITHOUT PRIOR PERMISSION FROM HATCH PLANNING PTY LTD (ACN: 652 375 507) WILL BE REGARDED AS AN INFRINGEMENT OF THE COPYRIGHT ACT (COPYRIGHT ACT 1968)	DWG A001 Date: 20/09/2023
	Client				
	Drawing	PROPOSED LANDSCAPE PLAN			



TREE DETAIL



SHRUB DETAIL

TYPICAL TREE & SHRUB PLANTING DETAIL | Not to scale

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT*	WIDTH*	POT SIZE	QTY
TREES						
C.S	Corymbia maculata	Corymbia 'spotted gum'	15m	10m	1.5m tall	9
SHRUBS						
C.A	Correa alba	White Correa	0.6m	1m	150mm	2
C.T	Choiya Ternata	Mexican Orange Blossom	1.5m	1.5m	200mm	3
W.T	Westringia 'Wingabie Gem'	Native Rosemary	1.5m	1.5m	200mm	11
GROUND COVERS/ TUFTING PLANTS						
A	Angiozanthos 'Regal Velvet'	Kangaroo Paw	1m	1m	150mm	3
D.T	Dianella 'Tas Red'	Flax Lily 'Tas Red'	0.4m	0.5m	150mm	2
G	Grevillea x gaudichaudii	Grevillea	0.2m	1m	100mm	18
L.T	Lomandra longifolia 'Tanika'	Mat-Rush 'Tanika'	0.6m	0.3m	150mm	9

* Denotes size at maturity

PLANNING AND ENVIRONMENT ACT 1987
GREATER BENDIGO PLANNING SCHEME

PLAN REFERRED TO IN PLANNING PERMIT
NO: DR/112/2023

Delegated Officer: Rees May
For and on behalf of the City of Greater Bendigo

Date: 28 September 2023 Page 6 of 6



Project | P23-027 - 1035 Calder Alternative Highway Lockwood

Client |

Drawing | TREE/SHRUB DETAIL & PLANTING SCHEDULE

NOT TO SCALE

FOR PLANNING ONLY

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DWG
A002

Date: 20/09/2023

In reply please quote reference:

Ref: 95600 3

22-Jan-2025



Dear 

Street Numbering Allocation

Street number has been allocated for CA 11 SEC 6 upon the completion of the dwelling and your property at will be known as:

1047 Calder Alternative Highway, LOCKWOOD 3551

The City provides an update to the state map base, which is utilised by all utility companies, Australia Post and Emergency services is also advised of this change. We recommend informing any other organisations that you may have dealings with of this change once the dwelling is completed.

Please note that the City have no control over any other data mapping systems such as Google Maps.

If you have any questions regarding this matter, please email ratesenquiries@bendigo.vic.gov.au or contact the us on 1300 002 642

Yours sincerely,

Rates Team

Rates and valuation notice

For the period 1 July, 2024 to 30 June, 2025



032 06746

Internal use only



Tax invoice

Assessment no. **95600 3**

Date of issue **13 August 2024**

Rate enquiries

Monday, Wednesday, Thursday and
Friday: 9am – 4.30pm

Tuesday: 9am – 4pm

Website www.bendigo.vic.gov.au/rates

Email ratesenquiries@bendigo.vic.gov.au

Phone 1300 002 642

Property 1035 Calder Alternative Highway, LOCKWOOD 3551

Property owner

Legal description CA 11 Sec 6, CA 12 Sec 6

Valued as at	01/01/2024	Total GST	\$0.00
Capital Improved Value	\$760,000	Date declared	27/05/2024
Site value	\$520,000	Notice issued	13/08/2024
Net Annual Value	\$38,000	FSPL Classification	Residential
		AVPCC	117

Particulars of rates/charges	Charges	Rateable value	Amount
General Rate	0.00287145	760,000	\$2,182.30
Bins and Waste Services Charge 240L bin	\$652.00	1	\$652.00
Victorian Fire Services Levy - Residential	\$132 + (0.000087 x \$760,000)		\$198.10
Prepayment Discount			-\$42.55

Direct Debit Authority for Instalments is in place

OPTION 1

FOUR INSTALMENTS

First instalment by 30 Sep, 2024.

\$758.00

Second by 2 Dec, 2024 \$758.00

Third by 28 Feb, 2025 \$758.00

Fourth by 2 Jun, 2025 \$758.40

OPTION 2

Prepay by 30 Sep, 2024 to receive
a 1.5% discount.

\$2,989.85

Are you having trouble
paying? We can help
you, please get in touch
with our rates team to
discuss your options.



BPAY
Bill code: 1933
Ref. no: 956003



BPOINT
Bill code: 1933
Ref. no: 956003



Total Rate *360 000956003

BPAY this payment via Internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No. 956003

Bill code: 0360 Ref. no: 9560 03
Pay in store at Australia Post, phone
13 18 16 or go to www.postbillpay.com.au

Register to receive notices via email.
Visit erates.bendigo.vic.gov.au



Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayers name:

Property:

Assessment no: 95600 3

Name

Teller's stamp
and initials

Paid in by (signature)

No. of cheques

Drawer

Bank

Branch

For CREDIT of CITY OF GREATER BENDIGO RATE NOTICE

Do not pin or staple cheques to deposit slip

CREDIT

Internal use only



Option 1 - Instalment 1 by 30/09/2024:	\$758.00
Option 1 - Instalment 2 by 02/12/2024:	\$758.00
Option 1 - Instalment 3 by 28/02/2025:	\$758.00
Option 1 - Instalment 4 by 02/06/2025:	\$758.40
Option 2 - Prepayment by 30/09/2024:	\$2,989.85

TELLER USE

\$100
\$50
\$20
\$10
\$5

Date

Notes

Coins

Cheques

TOTAL \$



Regular fortnightly or monthly payments can make it easier to manage your rates.

See payment methods below.

WHEN TO PAY

Option 1 - Paying by four instalments

Four instalment amounts paid by the dates listed on the front page of this notice.

Payments received after 30 September, 2024 are accepted as part payments.

Option 2 - Prepayment with discount of 1.5%

Lump sum payment made by 30 September, 2024.

Direct Debit is available for all payment options including fortnightly and monthly arrangements

For a Direct Debit application form visit our website.

Payment arrangements

Consider setting up regular payments to help manage your rates. See our direct debit options or use any other payment method.

Contact our Customer Support staff as soon as possible to discuss a payment arrangement or visit our website and complete the Payment Arrangements and Deferrals Form.

Arrears

Arrears outstanding continue to accrue interest until paid in full. Service of this notice does not cancel any existing arrangement for payment of arrears or waive the right of the City to proceed to legal action.

Free SMS Reminders

To receive free SMS reminders for **paying by instalments**:

SMS the word **FOUR**, followed by the BPAY Ref. No. on the front of this notice to 0459 273 853

e.g. FOUR 1234567

- You will receive an automated acknowledgement of registration
- This reminder will remain in place until you cancel it by replying **STOP** to any text message
- SMS reminder will be sent even if a payment has been made
- SMS reminder is not available for the prepayment discount option

Fire Services Property Levy

An owner of the land may apply for a waiver, deferral or concession in respect of the leviable land under Section 27 of the Fire Services Property Levy Act 2012 for rateable land and Section 28 for non-rateable residential land.

Pension Concessions

If you are a pensioner with a current concession card issued by Centrelink or the Department of Veteran Affairs, you may be eligible for a rebate on your principal place of residence.

Applications can be made online by visiting our website or contact Customer Support.

Rate Capping

Council has complied with the Victorian Government's rates cap of 2.75 per cent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage for the following reasons:

- The valuation of your property relative to the valuation of other properties in the municipal district.
- The application of any differential rate by council.
- The inclusion of other rates and charges not covered by the Victorian Government's rates cap.

Notice of Valuation

The property described on the front of this Notice has been valued as at 1 January, 2024 using the Capital Improved Value which is the total market value of the land plus buildings and improvements. The valuations shown on this notice may be used by other authorities for the purpose of a tax or rate.

Objection to valuation

Objections to the Valuation may be lodged within two months of the date of Issue of the notice. Objections must be submitted via the online portal by visiting <https://ratingvaluationobjections.vic.gov.au>

Appeal against rates

If you are concerned by the City's decision to classify or not to classify your land with a Differential Rate, you may make a submission to council in writing. If you are not satisfied with our determination, Section 183 of the LGA provides for an application to VCAT for a review of the decision.

Rates calculation table

Differential Rate Type	Differential Rate in Dollar	Rate Amount
Commercial Rate A	.531222	\$4,037.29
Commercial Rate B	.516861	\$3,928.14
Commercial Rate C	.545575	\$4,146.37
Farm Rate	.215359	\$1,636.73
General	.287145	\$2,182.30
Vacant Land	.358931	\$2,727.88

Changes to Local Government regulations require all rates notices to show calculations for your property at each of our differentials. Calculations for comparative purposes only.

Privacy Statement

The City has collected the personal information on this form for the purpose of carrying out its functions of the LGA. Personal information may be passed onto contractors where a relevant Council service is outsourced. This information will not be disclosed except as required by law and in particular, will not be disclosed to others for marketing purposes.

Glossary

City – City of Greater Bendigo

LGA – Local Government Act 1989

FSPL – Fire Services Property Levy

VCAT – Victorian Civil and Administrative Tribunal

AVPCC – Australian Valuation Property Classification Code

PAYMENT AND DELIVERY METHODS

Regular fortnightly or monthly deductions can make it easier to manage your rates by using any of these payment methods.



Direct debit

If you would like us to deduct payments directly from your bank account complete an online application form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.



Centrepay

To arrange regular deductions from your Centrelink payment download the form at www.bendigo.vic.gov.au/rates or contact Customer Support on 1300 002 642.
Ref No: 555 054 223L



BPAY

Phone and internet banking. Contact your bank or financial institution to make this payment.

BPAY View – View and pay this bill using internet banking.

Refer to the front of this notice for biller code and reference number.



BPOINT

With your Visa or Mastercard, phone or internet. 1300 276 468 or www.bpoint.com.au

Refer to the front of this notice for biller code and reference number.



Post Billpay

Phone, internet and over the counter.

13 18 16 or www.postbillpay.com.au

Refer to the front of this notice for biller code and reference number.



Payment online

City of Greater Bendigo

www.bendigo.vic.gov.au/rates



Payment in person

- Bendigo Bank
- Australia Post
- City of Greater Bendigo payments by eftpos or cheque
189-229 Lyttleton Terrace, Bendigo
or 125 High Street, Heathcote
Monday, Wednesday, Thursday, Friday: 9am – 4.30pm
Tuesday: 9am – 4pm
Excluding public holidays. Please note that the Heathcote service centre is closed from 12.30pm – 1.30pm daily.

Property Clearance Certificate

Land Tax



INFOTRACK / WILLERBYS SOLICITORS & CONVEYANCERS

Your Reference:	DC/BERGER CA 11
Certificate No:	81648590
Issue Date:	23 JAN 2025
Enquiries:	CXN2

Land Address: 1035 CALDER ALTERNATIVE HIGHWAY LOCKWOOD VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19908869			12507	126	\$2,473.17
			12507	127	

Vendor: [REDACTED]

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
[REDACTED]	2025	\$520,000	\$2,473.17	\$0.00
				\$2,473.17

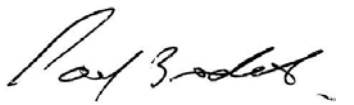
Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$760,000
SITE VALUE (SV):	\$520,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$2,473.17



Notes to Certificate - Land Tax

Certificate No: 81648590

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$2,010.00

Taxable Value = \$520,000

Calculated as \$1,350 plus (\$520,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,600.00

Taxable Value = \$760,000

Calculated as \$760,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 81648590

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 81648590

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / WILLERBYS SOLICITORS & CONVEYANCERS

Your Reference: dc/berger ca 11

Certificate No: 81648590

Issue Date: 23 JAN 2025

Enquires: CXN2

Land Address: 1035 CALDER ALTERNATIVE HIGHWAY LOCKWOOD VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19908869			12507	126	\$0.00
			12507	127	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
117	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE: \$760,000

SITE VALUE: \$520,000

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 81648590

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / WILLERBYS SOLICITORS & CONVEYANCERS

Your Reference:	DC/BERGER CA 11
Certificate No:	81648590
Issue Date:	23 JAN 2025

Land Address: 1035 CALDER ALTERNATIVE HIGHWAY LOCKWOOD VIC 3551

Lot	Plan	Volume	Folio
		12507	126
		12507	127

Vendor: [REDACTED]

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 81648590

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p> <div><div>Billers Code: 416073 Ref: 81648594</div></div> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p> <div><div>Ref: 81648594</div></div> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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From www.planning.vic.gov.au at 24 January 2025 10:15 AM

PROPERTY DETAILS

Address: **1035 CALDER ALTERNATIVE HIGHWAY LOCKWOOD 3551**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **GREATER BENDIGO** www.bendigo.vic.gov.au

Council Property Number: **198620**

Planning Scheme: **Greater Bendigo** [Planning Scheme - Greater Bendigo](#)

Directory Reference: **Vicroads 44 D7**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **Coliban Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **BENDIGO WEST**

OTHER

Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [RURAL LIVING ZONE \(RLZ\)](#)
[RURAL LIVING ZONE - SCHEDULE 5 \(RLZ5\)](#)

Planning Overlay [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)
[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

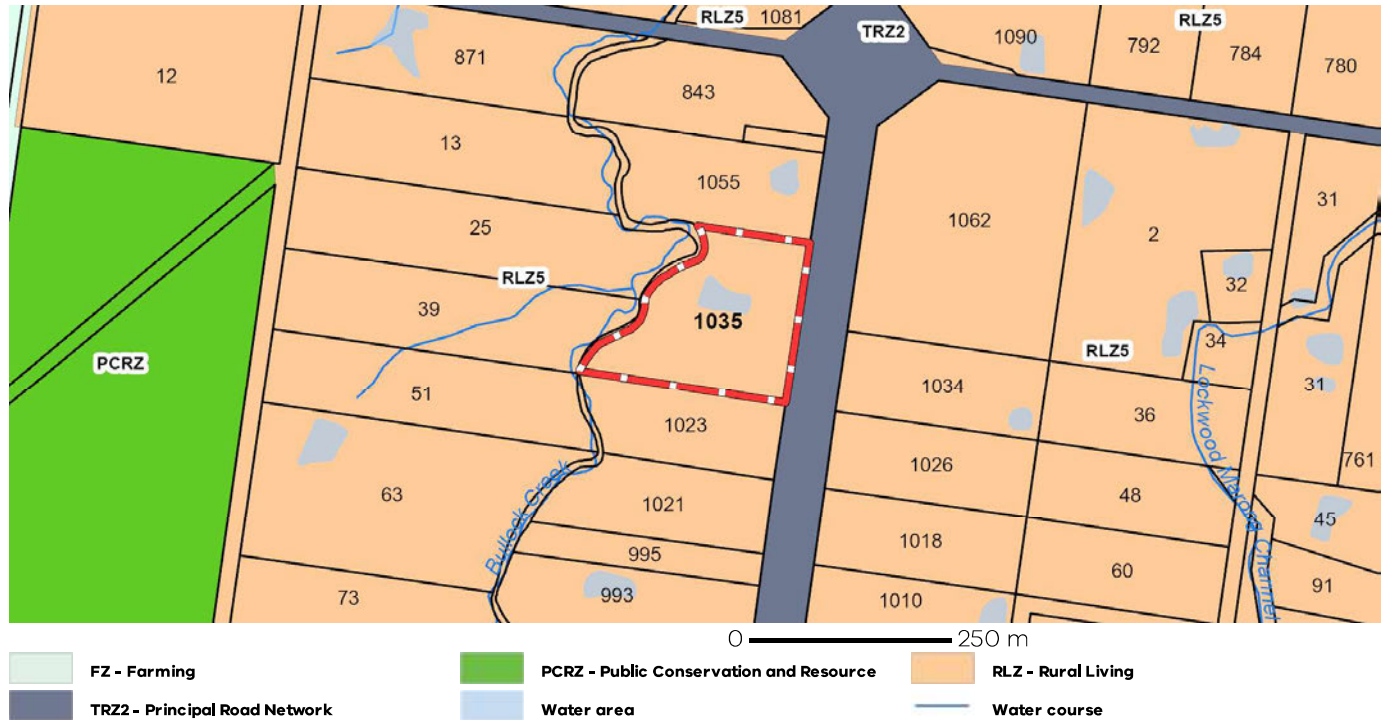
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 5 \(RLZ5\)](#)

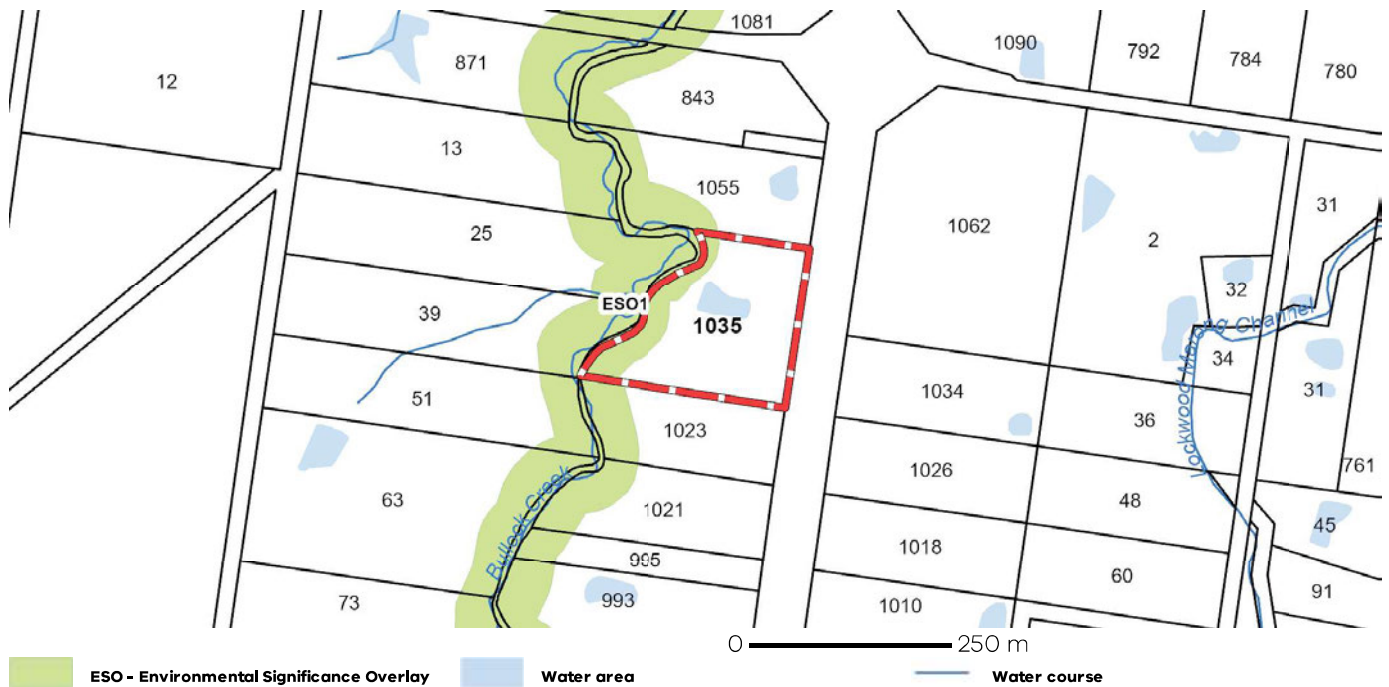


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)



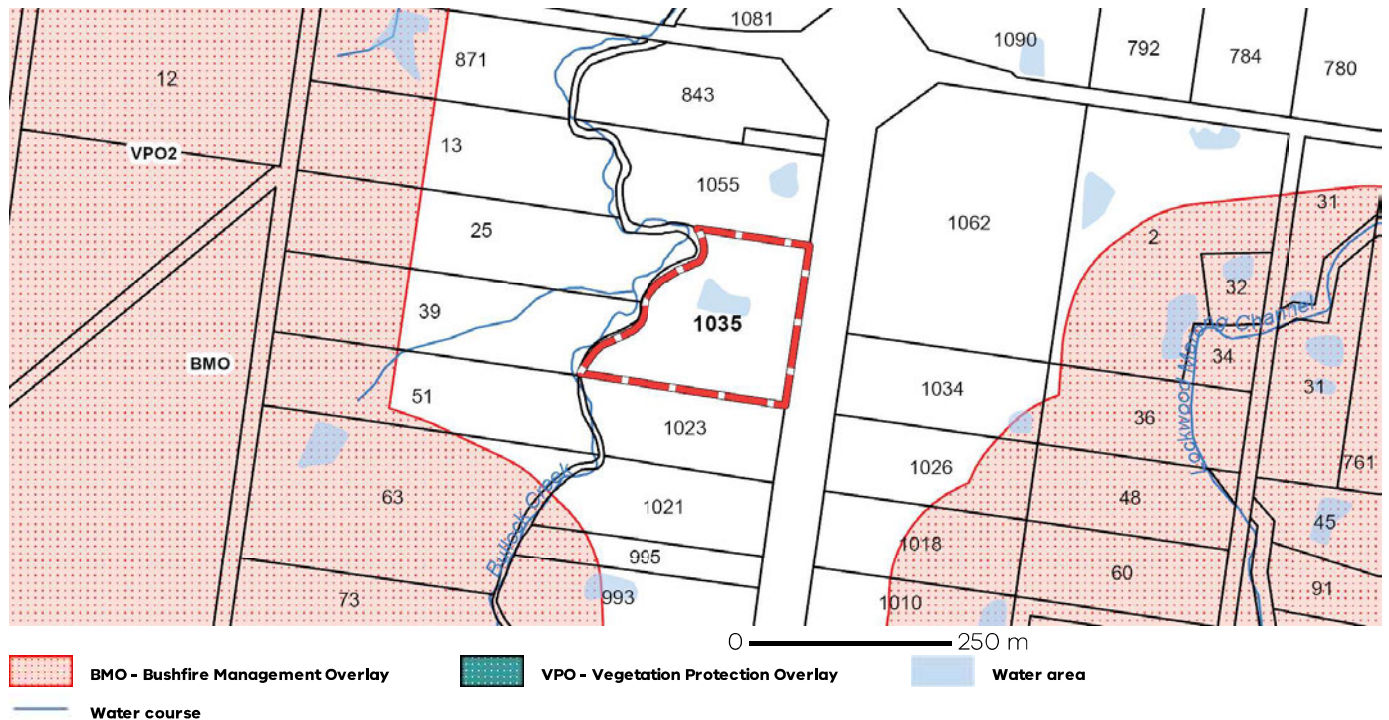
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Read the full disclaimer at <https://www.delp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

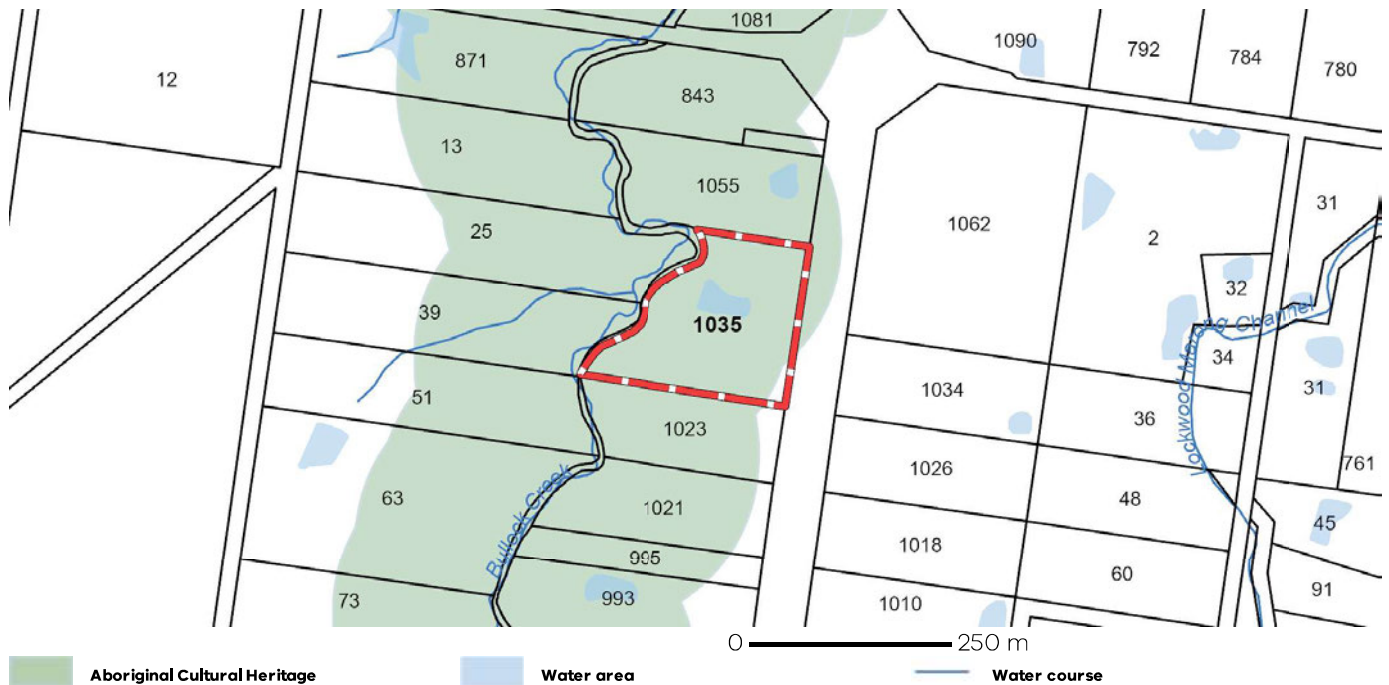
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 23 January 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

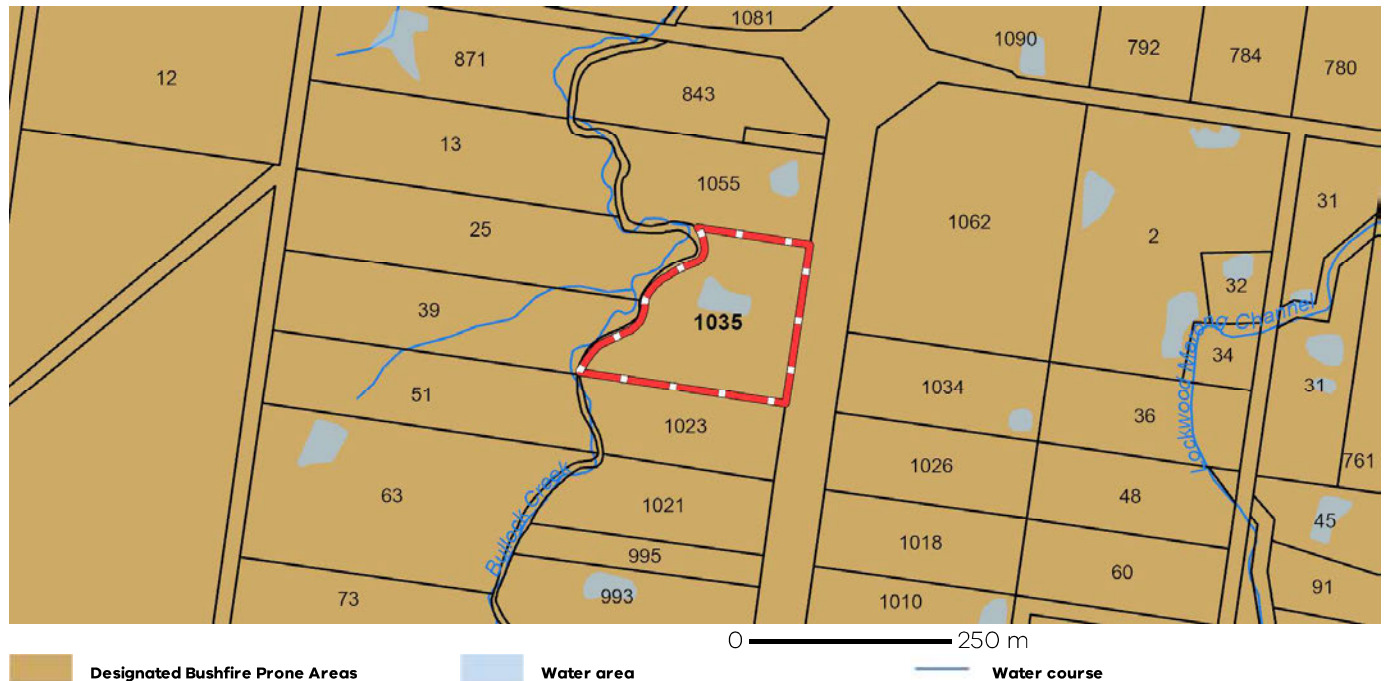
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)