

Vendor Statement

31 Lana Drive Jackass Flat 3556

11 April 2025

[MOF:AB:250168]

Level 1 35 Queen St Bendigo



This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to use the precedent to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act* 1962 as at 30 October 2018.



Vendor Statement

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The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	31 Lana Drive Jackass Flat 3556	
Vendor's name	Jemma Elizabeth Schultz	Date 16 May 2025
Vendor's Signature	DocuSigned by: Jemma Schultz 1C921DDE79534E7...	
Vendor's name	Liam Keith Oberin	Date 16 May 2025
Vendor's signature	Signed by: Liam Keith Oberin D847BD6913384C1...	
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		



Important Information

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1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Their total does not exceed:

\$ 6,000.00

OR

(b) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Fire services levy as contained in the attached rates notice.

1.3 Terms Contract

This section 1.3 only applies if this section 32 statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this section 32 statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110.3
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE**2.1 Damage and Destruction**

This section 2.1 only applies if this section 32 statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable.

3. LAND USE**3.1 Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title document/s.

- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an "X"

☐
3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an "X".

☒
3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES**4.1 Notice, Order, Declaration, Report or Recommendation**

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:

Are as follows:

None to the Vendor's knowledge.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

None to the Vendor's knowledge.

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

None to the Vendor's knowledge.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Are contained in the attached certificate.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable.

8. SERVICES

The services which are marked with an "X" in the accompanying square box are NOT connected to the land:

Electricity supply ☐ Gas supply ☐ Water supply ☐ Sewerage ☐ Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the "diagram location" in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the

checklist may be attached as a matter of convenience.)

12. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 12)

(Additional information may be added to this section 12 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

- 12.1 Register Search Statement
- 12.2 Plan
- 12.3 Mine Hazard & Subsidence Report
- 12.4 Property Report
- 12.5 Planning Property Report
- 12.6 Bushfire Prone Area Report
- 12.7 Sewer Plan
- 12.8 Rates Notices
- 12.9 Building Report
- 12.10 Builders Warranty Insurance
- 12.11 Occupancy Permit
- 12.12 Due diligence checklist

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 the [Due diligence checklist page on the Consumer Affairs Victoria website](https://consumer.vic.gov.au/duediligencechecklist) (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.
 - (04/10/2016)
consumer.vic.gov.au/duediligencechecklist



- 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.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12328 FOLIO 764

Security no : 124122788764F
Produced 13/03/2025 09:27 AM

LAND DESCRIPTION

Lot 43 on Plan of Subdivision 831576J.
PARENT TITLE Volume 12104 Folio 451
Created by instrument PS831576J 07/09/2021

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JEMMA ELIZABETH SCHULTZ
LIAM KEITH OBERIN both of LANA DRIVE JACKASS FLAT VIC 3556
AU880941P 05/10/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU880942M 05/10/2021
BENDIGO AND ADELAIDE BANK LTD

COVENANT PS831576J 07/09/2021

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS831576J 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: 31 LANA DRIVE JACKASS FLAT VIC 3556


ADMINISTRATIVE NOTICES

NIL

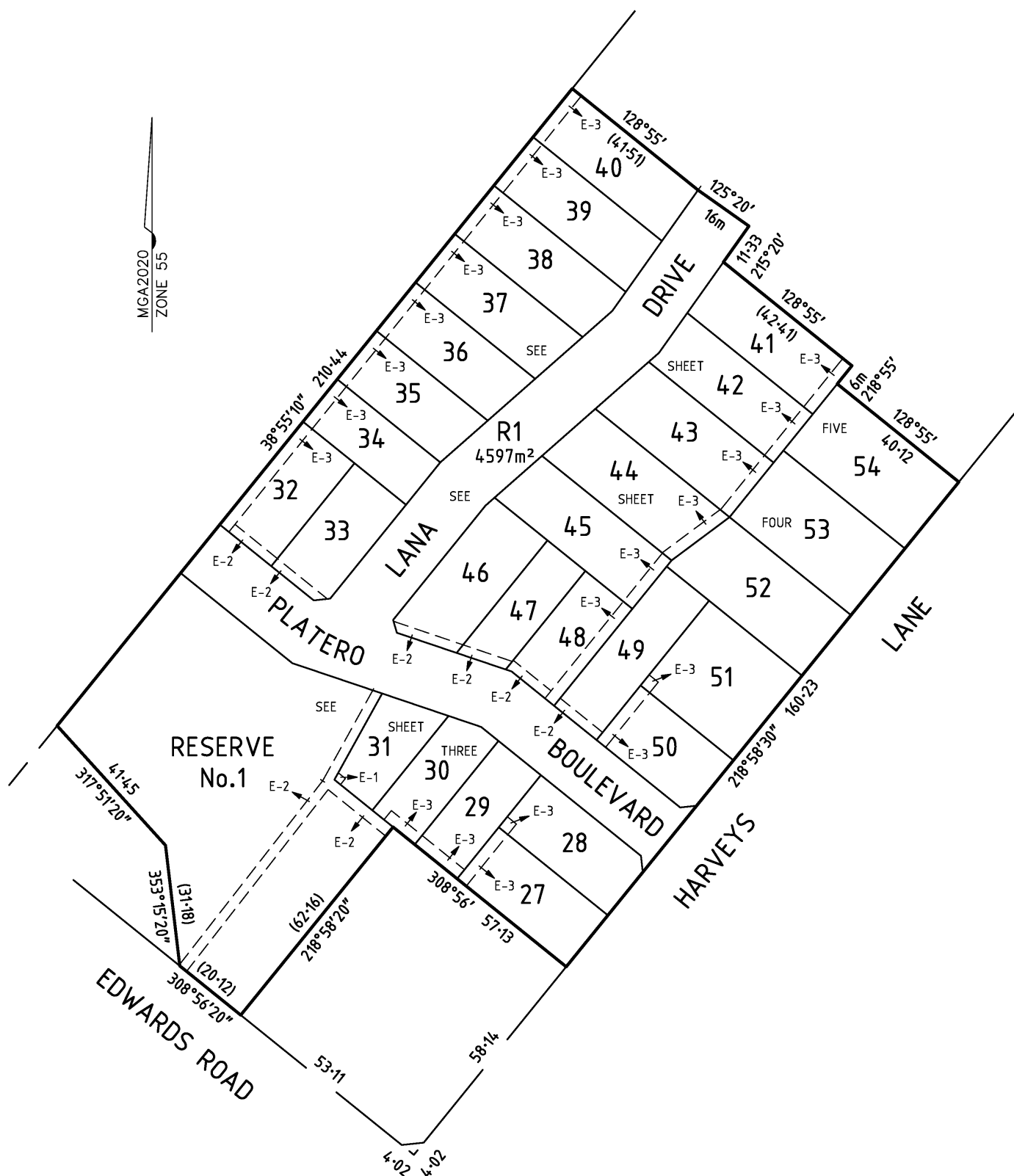
eCT Control 18057S BENDIGO BANK
Effective from 05/10/2021

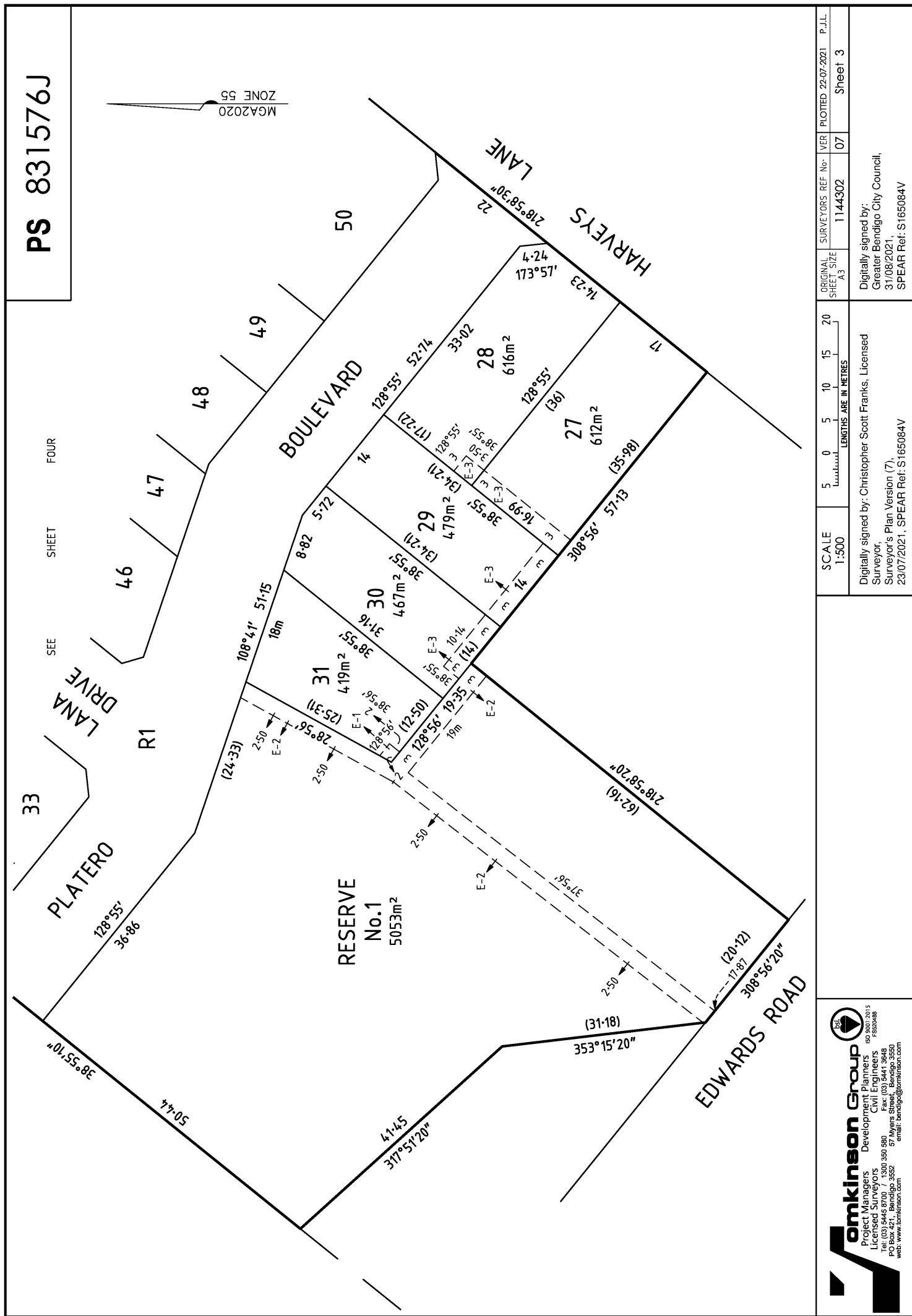
DOCUMENT END

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PLAN OF SUBDIVISION		EDITION 1	PS 831576J	
Location of Land Parish: SANDHURST Township: ----- Section: N Crown Allotment: 188 ^K (PART) Crown Portion: ----- Title Reference: VOL.12104 FOL.451 Last Plan Reference: LOT 2 PS822842Q Postal Address: 11 HARVEYS LANE (at time of subdivision) JACKASS FLAT 3556 MGA Co-ordinates: E 257 140 Zone: 55 (of approx. centre of land N 5 932 930 GDA 2020 in plan)		Council Name: Greater Bendigo City Council Council Reference Number: SC/912/2019/1 Planning Permit Reference: DS/912/2019 SPEAR Reference Number: S165084V Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 31/08/2021 Statement of Compliance issued: 02/09/2021		
Vesting of Roads and/or Reserves		Notations		
Identifier	Council/Body/Person	Restrictions apply; see sheet six of this plan		
ROAD R1 RESERVE No.1	CITY OF GREATER BENDIGO CITY OF GREATER BENDIGO			
Notations				
Depth Limitation: 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN Survey: This plan is based on survey Staging: This is not a staged plan of subdivision Planning Permit No. DS/912/2019 This survey has been connected to permanent mark(s): 751, 1084 & 2011 In Proclaimed Survey Area No. 34 (SANDHURST)				
Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-3	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF GREATER BENDIGO
E-2 & E-3	PIPELINES OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	COLIBAN REGION WATER CORPORATION
 Tomkinson Group Project Managers Development Planners Licensed Surveyors Civil Engineers Tel: (03) 5445 8700 / 1300 350 580 Fax: (03) 5441 3648 PO Box 421, Bendigo 3552 57 Myers Street, Bendigo 3550 web: www.tomkinson.com email: bendigo@tomkinson.com		SURVEYOR'S FILE REF: 1144302 VERSION 07 PLOTTED 22-07-2021 P.J.L. Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (7), 23/07/2021, SPEAR Ref: S165084V		ORIGINAL SHEET SIZE: A3 Sheet 1 of 6 Sheets PLAN REGISTERED TIME: 1:45pm DATE: 07/09/2021 T. LOCOCK Assistant Registrar of Titles

PS 831576J

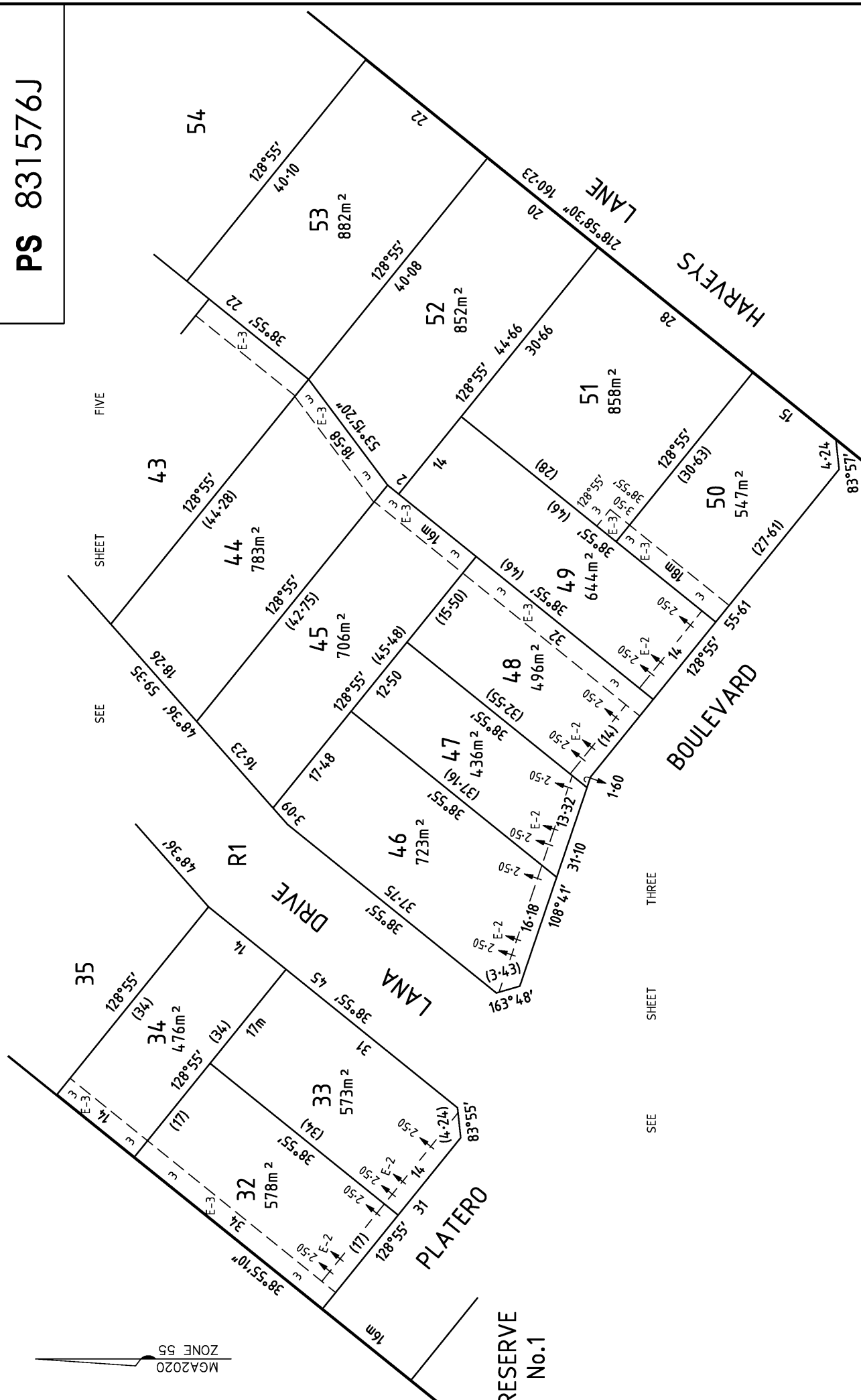




ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 1144302	VER 07	PIOTTED 22-07-2021	P.J.L.
Sheet 3				
Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (7), 23/07/2021, SPEAR Ref: S165084V				
Digitally signed by: Greater Bendigo City Council, 31/08/2021, SPEAR Ref: S165084V				

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 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 5445 8700 Fax: (03) 5441 3648
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 Website: www.omkinson.com.au

PS 831576J

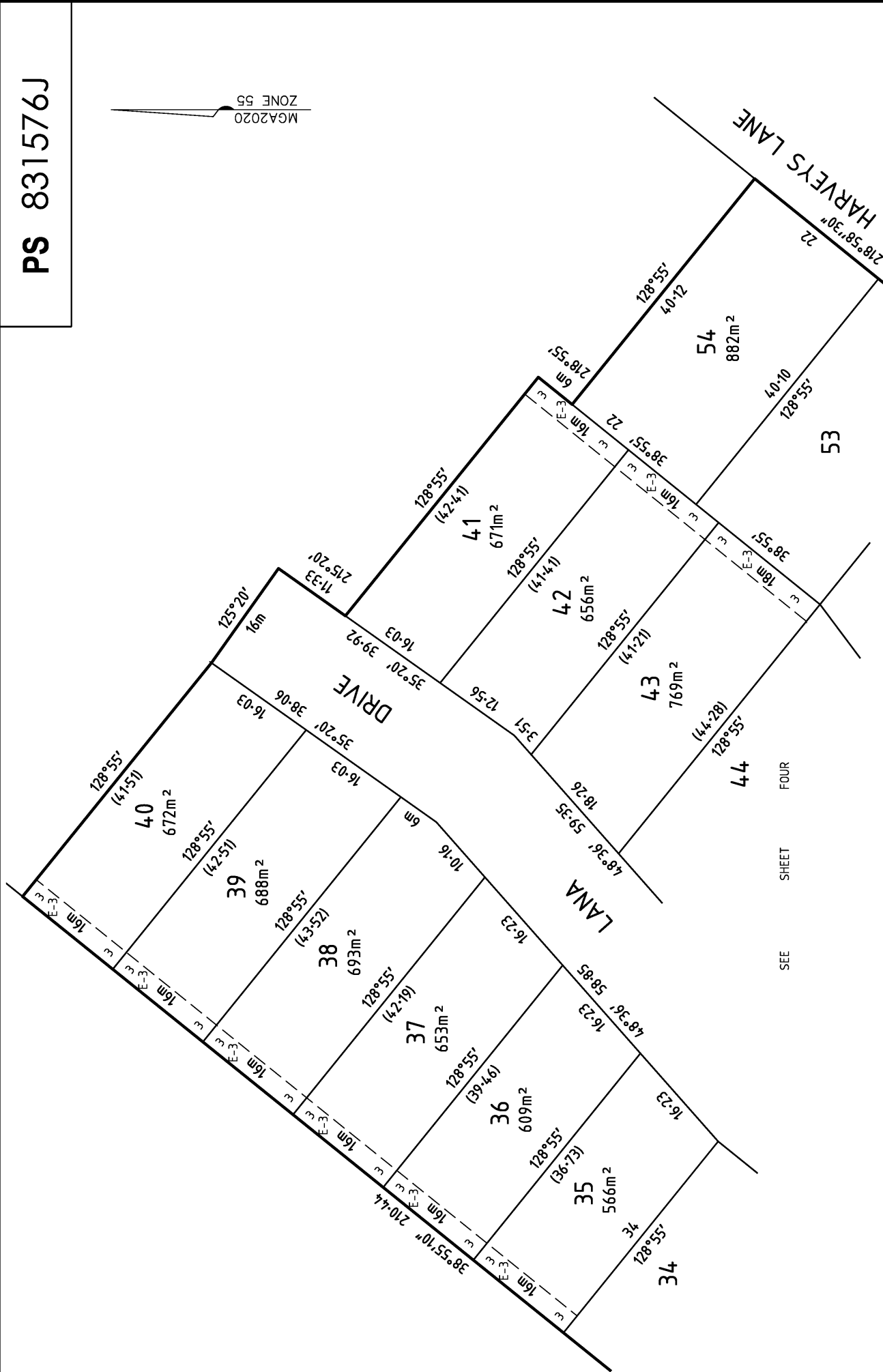


<p>SCALE 1:500</p> <p>5 10 15 20</p> <p>LENGTHS ARE IN METRES</p>	<p>SEE SHEET THREE</p> <p>SEE SHEET FIVE</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SURVEYORS REF No. 1144302</p> <p>VER 07</p> <p>P.L.L. Sheet 4</p>
<p>Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (7), 23/07/2021, SPEAR Ref: S165084V</p>	<p>Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (7), 23/07/2021, SPEAR Ref: S165084V</p>	<p>Digitally signed by: Greater Bendigo City Council, 31/08/2021, SPEAR Ref: S165084V</p>

omkinson Group
 Project Managers Development Planners
 Licensed Surveyors Civil Engineers
 Tel: (03) 9445 8700 Fax: (03) 9441 3448
 PO Box 1300 360 580
 37 Myers St Bendigo VIC 3420
 email: bendigo@omkinson.com
 web: www.omkinson.com

PS 831576J

MGA2020
ZONE 55



ORIGINAL SHEET SIZE A3	SURVEYORS REF No- 1144302	VER 07	P.J.L. 22-07-2021 Sheet 5
Digitally signed by: Greater Bendigo City Council, 31/08/2021, SPEAR Ref: S165084V	Digitally signed by: Christopher Scott Franks, Licensed Surveyor, Surveyor's Plan Version (7), 23/07/2021, SPEAR Ref: S165084V	SEE SHEET FOUR	omkinson Group Project Managers Development Planners Licensed Surveyors Civil Engineers Tel: (03) 5445 8700 Fax: (03) 5441 3448 Email: info@omkinson.com.au web: www.omkinson.com.au ISO 9001:2015 F832048B

PS 831576J

Creation of restrictions

Upon registration of this plan the following restrictions are to be created:

1. The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land

Burdened land: Lots 27 - 54

Benefited land: Lots 27 - 54

Restriction:

The burdened land cannot be used except in accordance with the provisions recorded in MCP AA7549

Expiry Date: 31st December 2030

2. **Burdened land:** Lot 31 in PS831576J

Benefited land: Reserve No.1 in PS831576J

Restriction:

The registered proprietor or proprietors for the time being of Lot 31 in PS831596J, to which the following restriction applies, cannot construct or place any building within 2 metres from the adjoining Reserve No.1

Expiry Date: 31st December 2030

3. **Burdened land:** Lot 31 in PS831576J

Benefited land: Reserve No.1 in PS831576J

Restriction:

The registered proprietor or proprietors for the time being of Lot 31 in PS831596J, to which the following restriction applies, cannot place any fence abutting Reserve No.1 that is not semi-transparent and is not less than 50% transparent. It must not provide any access to the reserve

Expiry Date: 31st December 2030

AA7549

**Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958**

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	Robertson Hyetts
Phone:	03 5434 6666
Address:	386 Hargreaves Street, Bendigo 3550
Reference:	
Customer code:	1004K

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the transfer:

Burdened land: The land being transferred

Benefited land: All lots on the plan other than the burdened land
The benefited land does not include the land being transferred.

Covenants: **Definitions (if any):**
Harveys Lane Fencing Guidelines means the guidelines prepared by the transferor, as amended from time to time.
Fence has the meaning given to it in Part 4 of the Building Regulations.
Lot means a lot on the Plan.
MCP means this memorandum of common provisions.
Plan means the relevant plan of subdivision for a particular Lot which incorporates this MCP.
Transferor means the transferor on the transfer of land which incorporates this MCP.

Covenants:
The registered proprietor of the Burdened Land covenants for themselves, their executors administrators and assigns and as a separate covenant with the registered proprietor or proprietors for the time being of the Benefited Land that without the prior written consent of the transferor must not:-
1. Erect on the Burdened Land or cause to be erected or allow to remain erected on the Burdened Land:

AA7549

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

- a. Any dwelling house, garage, fence, landscaping or improvement constructed on the Burdened Land not in accordance with the Fencing Guidelines as amended from time to time;
- b. Any more than one private dwelling house (which expression shall include a display home, a house, apartment, unit or flat);
- c. Any dwelling house, garage, shed, outbuilding or fence using other than new materials;
- d. Any building or other structure which is constructed wholly or partly of galvanized iron cladding or aluminium cladding;
- e. Any dwelling house which has a floor area of
 - i. Less than 160 square metres where the Burdened Land has an area of 700 square metres or greater; or
 - ii. less than 140 square metres where the Burdened Land has an area of 500 square metres or greater but less than 700 square metres; and
 - iii. less than 120 square metres where the Burdened Land has an area of 400 square metres or greater but less than 500 square metres; and
 - iv. less than 100 square metres where the Burdened Land has an area of 300 square metres or greater but less than 400 square metres.

Floor area is calculated including the outer walls but excluding the area of carports, garages, terraces, pergolas or verandahs;

- f. Any detached garage, shed or outbuilding having an area of:
 - i. more than 20 square metres or a height exceeding 4 metres where the Burdened Land has an area of 500 square metres or less; or
 - ii. more than 40 square metres or a height exceeding 4 metres where the Burdened Land has an area of 500 square metres or greater but less than 750 square metres; or
 - iii. more than 60 square metres or a height exceeding 4 metres where the Burdened Land has an area of 750 square metres or greater but less than 1,000 square metres; or
 - g. Any Fence unless such fence complies with the Fencing Guidelines as amended from time to time.
2. Subdivide the Burdened Land.
 3. Use the Burdened Land for any trade, industry, or commerce save and except for a display home.
 4. Allow any rubbish including site excavations and building materials to accumulate on the Burdened Land or adjacent land (unless neatly stored in a suitable sized industrial bin or skip) or allow excessive growth of grass or weeds upon it.
 5. If the burdened land is Lot 30, erect on it or cause to be erected on it or allow to remain erected on it any fencing on or abutting the boundaries with the adjoining reserve or which provides access to the reserve.

AA7549

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

6. If the burdened land is Lot 31, erect on it or cause to be erected on it or allow to remain erected on it any building unless it is set back at least two metres from the boundaries with the adjoining reserve.
7. If the burdened land is Lot 31, erect on it or cause to be erected on it or allow to remain erected on it any fencing on or abutting the boundaries with the adjoining reserve unless at least half of the fence panelling is semi-transparent and the fence does not provide any access to the reserve.

And it is intended that the foregoing covenants shall be set out as encumbrances on the Certificate of Title issued or to issue for the land hereby transferred.

Interpretation

In this MCP, unless the contrary intention appears:

1. a reference to a person includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
2. a reference to any document is to that document as varied, novated, ratified or replaced from time to time;
3. a reference to any statute or to any statutory provision includes any statutory modification or re-enactment of it or any statutory provision substituted for it, and all ordinances, by-laws, regulations, rules and statutory instruments (however described) issued under it;
4. words importing the singular include the plural (and vice versa), and words indicating a gender include every other gender;
5. where a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning; and
6. the word "includes" in any form is not a word of limitation.

Expiry:

10 years from the date of the transfer

PROPERTY REPORT

From www.land.vic.gov.au at 13 March 2025 09:25 AM

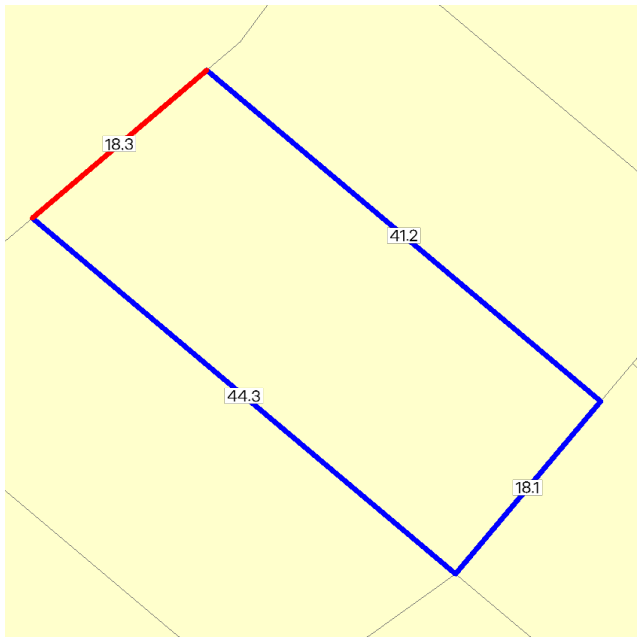
PROPERTY DETAILS

Address: **31 LANA DRIVE JACKASS FLAT 3556**
Lot and Plan Number: **Lot 43 PS831576**
Standard Parcel Identifier (SPI): **43\PS831576**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **257121**
Directory Reference: **Vicroads 603 S9**

www.bendigo.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 771 sq. m
Perimeter: 122 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

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 EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

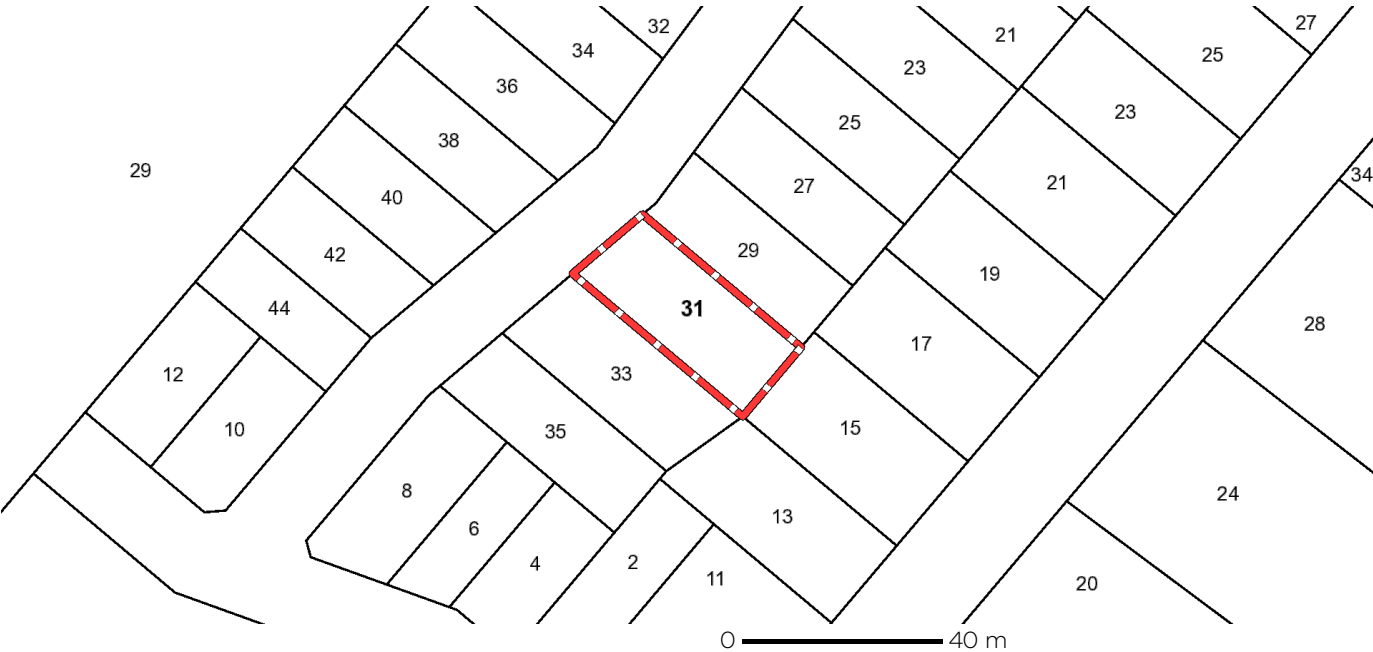
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT

Area Map



 Selected Property

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 13 March 2025 09:25 AM

PROPERTY DETAILS

Address: 31 LANA DRIVE JACKASS FLAT 3556
Lot and Plan Number: Lot 43 PS831576
Standard Parcel Identifier (SPI): 43\PS831576
Local Government Area (Council): GREATER BENDIGO
Council Property Number: 257121
Planning Scheme: Greater Bendigo
Directory Reference: Vicroads 603 S9

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

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 EAST

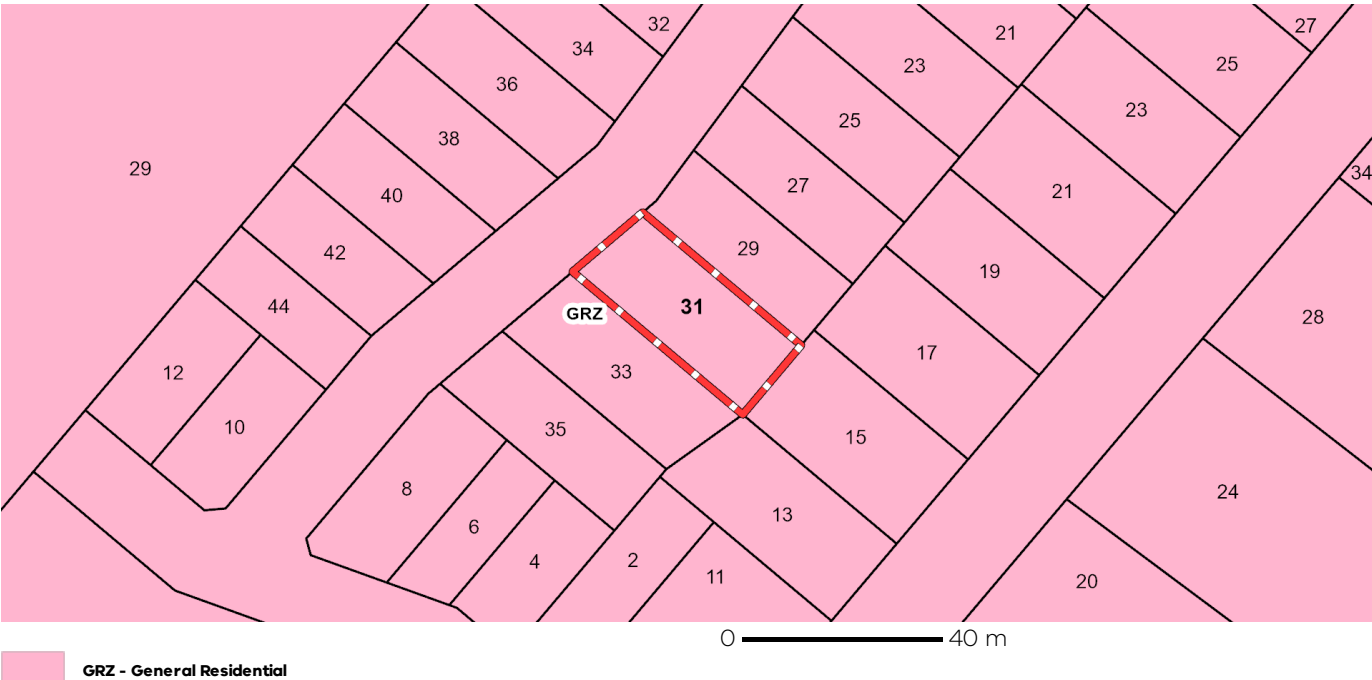
OTHER

Registered Aboriginal Party: Dja Dja Wurrung Clans Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

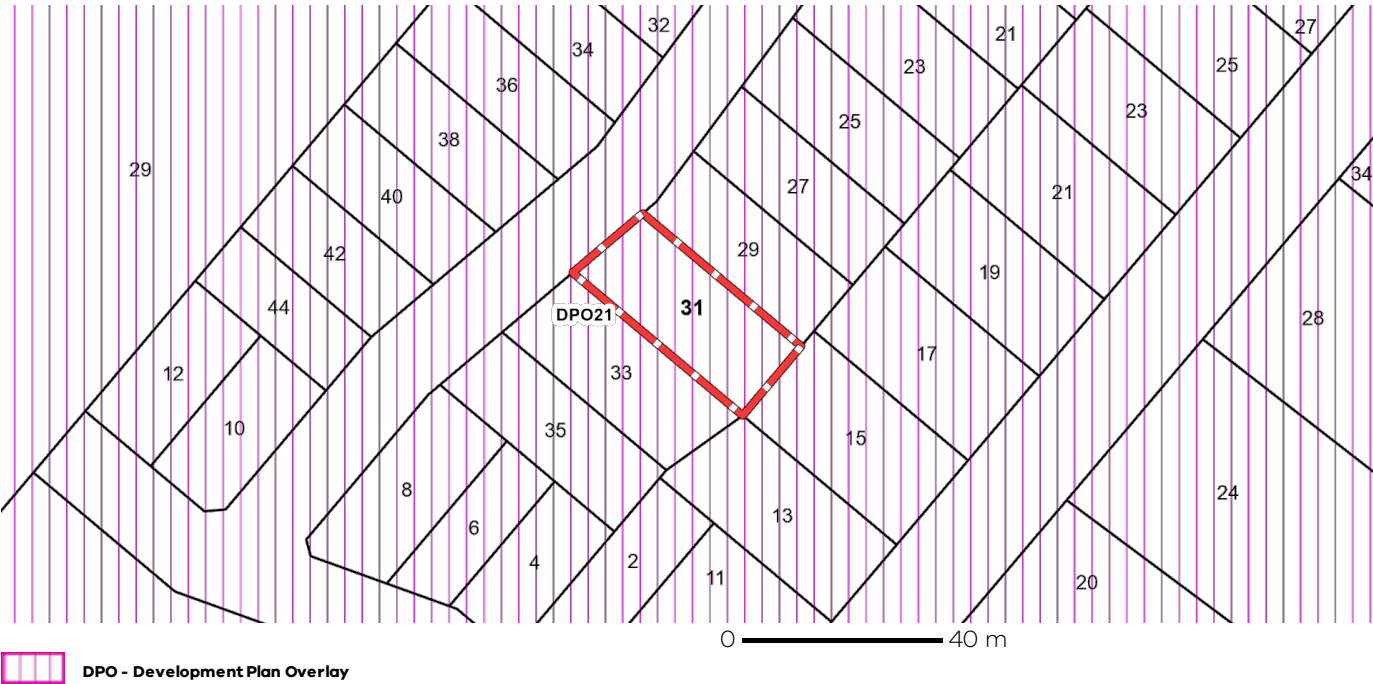


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlay

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 21 \(DPO21\)](#)



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

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Department
of Transport
and Planning

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.

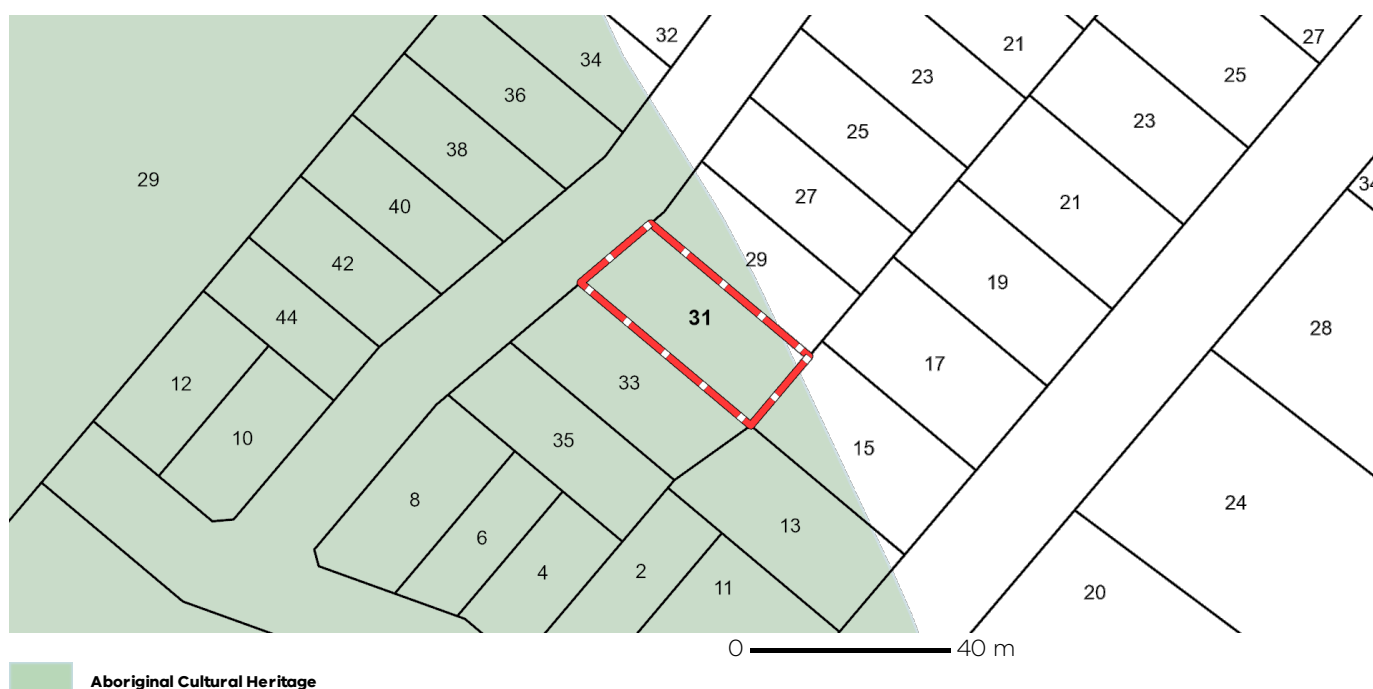
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Further Planning Information

Planning scheme data last updated on 13 March 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>

PLANNING PROPERTY REPORT



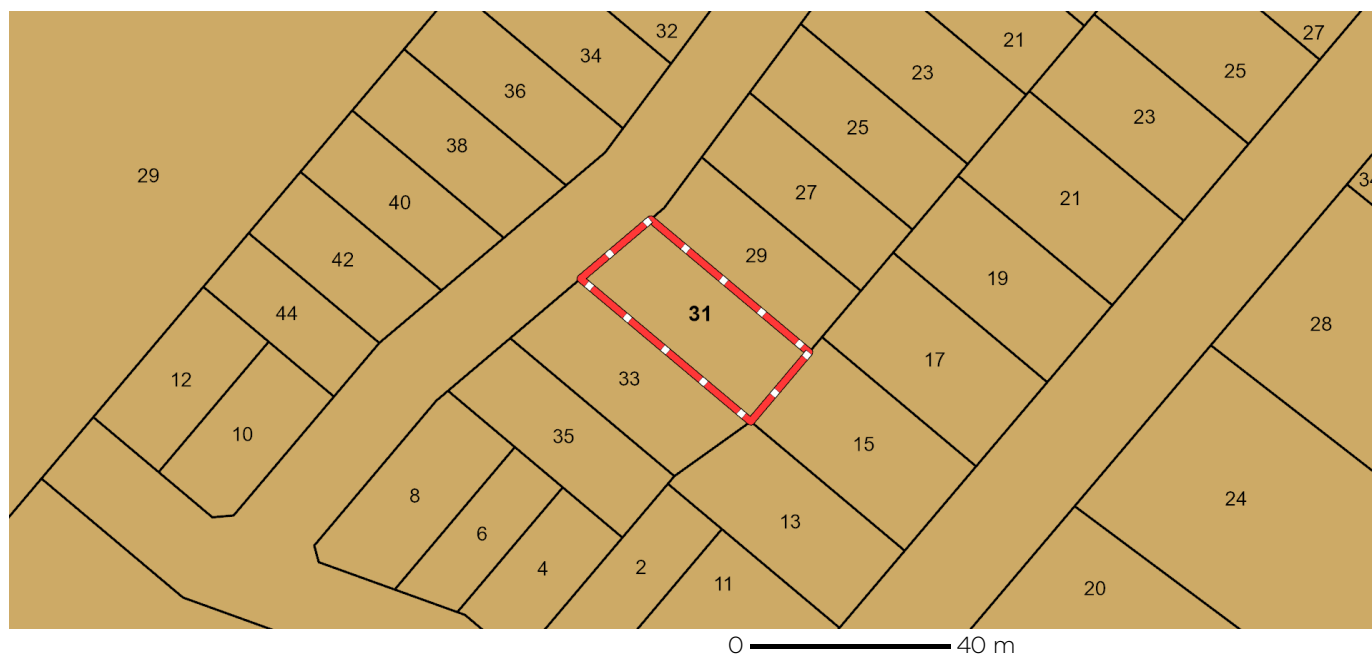
Department
of Transport
and Planning

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 Bushfire Prone Areas

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 \(environment.vic.gov.au\)](#)

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Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delwp.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).



HISTORIC MINING ACTIVITY

Form No. 692

13 March, 2025

Property Information:

Address: 31 LANA DRIVE JACKASS FLAT 3556

It is advised that:

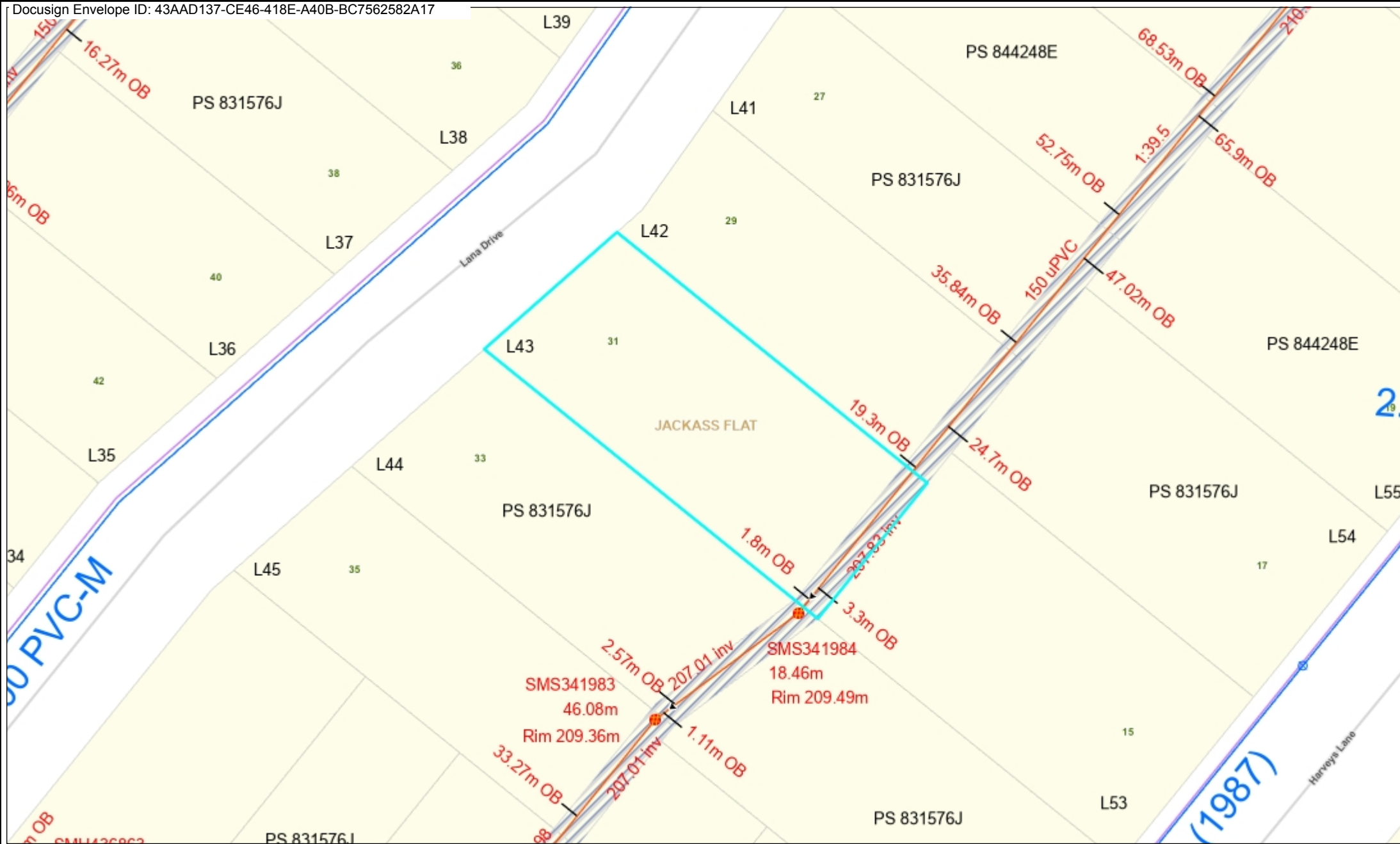
Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content.

The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

For queries, contact:

Department of Energy, Environment and Climate Action
E-mail: gsv_info@deeca.vic.gov.au



Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Coliban Region Water Corporation

31 LANA DRIVE JACKASS FLAT
3556



Scale: 1: 500 (A4)



Date: 14/03/2025

Rates Statement

L K Oberin and J E Schultz
31 Lana Dr
JACKASS FLAT VIC 3556

Tax invoice

Assessment no. 207862 4

Date of issue 31-Jan-2025

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 address	31 Lana Drive, JACKASS FLAT 3556		
Legal description	Lot 43 PS 831576J		
Valued as at	01/01/2024	Site value	\$255,000
Capital Improved Value	\$650,000	Net Annual Value	\$32,500

Total GST	\$0.00
Date declared	27/05/2024
FSPL Classification	Residential
AVPCC	110.3

Particulars of rates/charges	Charges	Rateable value	Amount
General Rate	0.00287145	650,000	\$1,866.40
Victorian Fire Services Levy - Residential	\$132 + (0.000087 x CIV)	650,000	\$188.55
Bins and Waste Services Charge 140L bin	\$461.00	1	\$266.50
Bins and Waste Services Charge 240L bin	\$652.00	1	\$273.30
Arrears			\$5,059.80
Interest			\$242.05
Payments			\$-6,518.20
Garbage Charge Amendment			

OPTION 1

FOUR INSTALMENTS
First instalment by 30 Sep, 2024.
\$0.00

Second by 2 Dec, 2024 **\$0.00**
 Third by 28 Feb, 2025 **\$659.65**
 Fourth by 2 Jun, 2025 **\$718.75**

OPTION 2

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



BPAY
 Biller code: 1933
 Ref. no: 2078624



BPOINT
 Biller code: 1933
 Ref. no: 2078624



Total Rate *360 2078624
 Biller code: 0360 Ref. no: 2078624
 Pay in store at Australia Post, phone
 13 18 16 or go to www.postbillpay.com.au



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

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



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

Payment online

www.bendigo.vic.gov.au/rates

BPAY

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

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

Refer to this notice for biller code and reference number.

BPOINT

Visa or Mastercard, phone or internet. 1300 276 468 or www.bpoint.com.au
 Refer to 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 this notice for biller code and reference number.

Payment in person

- Bendigo Bank
- Australia Post
- City of Greater Bendigo payments by eftpos/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 Heathcote service centre is closed from 12.30pm – 1.30pm daily.

Property Clearance Certificate

Land Tax



ALEKSANDRA BABOVIC

Your Reference: LD:76149869-009-7.250168

Certificate No: 86588185

Issue Date: 13 MAR 2025

Enquiries: ESYSPROD

Land Address: 31 LANA DRIVE JACKASS FLAT VIC 3556

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48600927	43	831576	12328	764	\$975.00

Vendor: JEMMA SCHULTZ & LIAM OBERIN

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR LIAM KEITH OBERIN	2025	\$255,000	\$975.00	\$0.00	\$975.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse. Property is exempt: LTX Principal Place of Residence.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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): \$650,000

SITE VALUE (SV): \$255,000

CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE: \$975.00



Notes to Certificate - Land Tax

Certificate No: 86588185

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 = \$975.00

Taxable Value = \$255,000

Calculated as \$975 plus (\$255,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$6,500.00

Taxable Value = \$650,000

Calculated as \$650,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 86588185

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: 86588185

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



ALEKSANDRA BABOVIC

Your Reference:	LD:76149869-009-7.250168
Certificate No:	86588185
Issue Date:	13 MAR 2025
Enquires:	ESYSPROD

Land Address: 31 LANA DRIVE JACKASS FLAT VIC 3556

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48600927	43	831576	12328	764	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110.3	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:	\$650,000
SITE VALUE:	\$255,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 86588185

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



ALEKSANDRA BABOVIC

Your Reference:	LD:76149869-009-7.250168
Certificate No:	86588185
Issue Date:	13 MAR 2025

Land Address:	31 LANA DRIVE JACKASS FLAT VIC 3556				
Lot	Plan	Volume	Folio		
43	831576	12328	764		
Vendor:	JEMMA SCHULTZ & LIAM OBERIN				
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: 86588185

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

<div><div>BPAY</div><div></div><div>Billers Code: 416073 Ref: 86588183</div></div> <div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div>	<div><div>CARD</div><div></div><div>Ref: 86588183</div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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Building Issues
 1/60 McIvor Road Bendigo VIC 3550
 03 5441 4149
 bendigo@buildingissues.com.au
 www.buildingissues.com.au
 ABN 99 626 396 781

FORM 2

Regulation 37(1)
 Building Act 1993
 Building Regulations 2018

Building Permit No. 4881247485130
15/12/2021

Issued to

Agent of Owner **Dennis Family Homes**
 ABN/ACN: **056 254 249**
 Postal Address **73 High Street KANGAROO FLAT VIC** Postcode **3555**
 Email **kimberley.dickins@denniscorp.com.au**
 Address for serving or giving of documents: **73 High Street KANGAROO FLAT** Postcode **3555**
 Contact Person **Kimberley Dickins** Telephone **03 5447 6100**

Ownership Details

Owner **Liam Oberin & Jemma Schultz**
 Postal Address **10 National Parade EAGLEHAWK VIC** Postcode **3556**
 Email **liam.oberin@gmail.com**
 Contact Person **Liam Oberin & Jemma Schultz** Telephone **0421 011 763**

Property Details

Number **31** Street/Road **Lana Drive** Suburb **JACKASS FLAT** Postcode **3556**
 Lot/s **43** LP/PS **PS831576J** Volume **12328** Folio **764**
 Crown allotment Section No Parish County
 Municipal District **Greater Bendigo City Council**

Builder

Name **Dennis Family Homes Pty Ltd** Telephone **03 5441 6100**
056 254 249
CDB-U 49195
 Address **73 High Street KANGAROO FLAT VIC** Postcode **3555**
 This builder is specified under section 24B of the **Building Act 1993** for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders

Name **Albert Dennis** Telephone **03 5447 6100**
 Postal address **73 High Street KANGAROO FLAT VIC** Postcode **3555**

Building practitioner or architect engaged to prepare documents for this permit

Name	Category/class	Registration Number
Dennis Family Homes Pty Ltd	Domestic Builder	CDB-U 49195
Shane Muir Consulting Engineers P/L	Civil Engineer	PE0000058

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is: **VMIA Risk Management and Insurance**
 Insurance policy number : **C654618**
 Insurance policy date : **02/11/2021**

Nature of Building WorkDescription: **Construction of Dwelling & Garage**Storeys contained: **1**Version of BCA applicable to permit: **BCA 2016 Volume 2**Cost of Building Work: **\$342,350.00**Total floor area of new building work in m²: **283.52****Building classification**

Part of Building	BCA Classification
Dwelling	1a(a)
Garage	10a

Performance solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.1, P2.2.2 & P2.2.3	To allow the damp-proof-course/flashing in masonry walls to be installed level with the adjoining paving and the alternative installation of the brick veneer wall flashing system.
P2.2.2	To permit the installation of velux skylight/s.

Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
Greater Bendigo City Council	Point of discharge of storm water	reg. 133(2)
Greater Bendigo City Council	Walls or carports on boundaries not complying with reg. 80	reg. 80(6)

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements³

The mandatory inspection notification stages are:

1. Site Excavations
2. Piers
3. Steel Reinforcement
4. Framework
5. Final

Occupation or User of Building

An occupancy permit is required prior to the occupation or use of this building

If an occupancy permit is required, the permit is required for the of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by **15/12/2022**

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by: **15/12/2023**

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant Building Surveyor

Name: **Jacob Spence**

Company Name: **Building Issues**

ABN: **99 626 396 781**

Address: **1/60 Mclvor Road Bendigo VIC 3550**

Email: **bendigo@buildingissues.com.au**

Building practitioner registration no.: **BS-U 41968**

Permit no.: **4881247485130**

Date of issue of permit: **15/12/2021**

Notes

- Note 1 Under Regulation 42 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 41 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 135 of **The Building Act 1993**.

Conditions of Approval

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. The Domestic Building Contracts and Tribunal Act 1995 applies to the building work approved by this permit.
2. Prior to the commencement of building work the person in charge of the carrying out of building work on the allotment must erect a sign in a conspicuous position showing –
 - (i) the registration and contact details of the builder and building surveyor; and
 - (ii) the number and date of issue of the building permit.
3. The building work must be carried out strictly in conformity with the endorsed plans and specifications, one copy must be kept on site and made available for inspection in accordance with Regulation 41 while the work is in progress.
4. Hoardings must be provided where necessary to protect the public from injury or access to the building site. A permit may be required from the local authority for Asset Protection prior to commencing building work and a separate permit is required for the construction of any new vehicular crossing or when undertaking any works in the road reserve including water tapplings.
5. This approval hereby given does not in any way obviate any necessity to comply with any covenant and/or section 173 agreement that may affect the land. The relevant building surveyor is not required to enforce the restrictions imposed on Title but recommends that the owner is satisfied with compliance of covenants prior to proceeding with the building work.
6. The owner and/or builder shall be responsible to define, by survey, the boundaries of the allotment.
7. This building permit does not include approval of any proposed plan of subdivision. It is the owners' responsibility to ensure any mandatory party walls and easements are created prior to the finalisation of the new subdivision to the satisfaction of the relevant authority, ensuring no works are constructed/undertaken within the easement/s.
8. Conditions forming part of any relevant planning permits/ and/or report and consent/s must be adhered to by the client/builder (as applicable) to the satisfaction of the relevant authority.
9. Removal of any asbestos materials shall be carried out in accordance with workcover Victoria requirements and disposed of at an EPA approved receiver by a licensed contractor.
10. It's the responsibility of the owner to ensure a minimum garden area is provided as per the zone requirements under the relevant planning scheme.
11. External walls located adjacent to the allotment boundary must not exceed an average height of 3.2m and a maximum height of 3.6m measured above natural ground level (within 1m of the boundary).
12. Provision must be made for fencing of the allotment to satisfy the requirements for secluded private open space and address overlooking provisions where the height of the floor level does not exceed 800mm above finished ground level and fence is 1800mm high at the allotment boundary.
13. Confirm that the existing conditions of the adjoining allotments have not changed and whether or not dwellings have been recently completed. If so, please provide amended site plan including setback distances and any designated secluded private open space.
14. If within a municipality in which buildings are likely to be subject to infestation by termites. It is therefore required that the building be protected in accordance with AS3660.1 Termite Control in New Buildings.

15. No works shall proceed on the site where any excavation is closer to an allotment boundary than the depth of the cut unless compliance with Part 7 of the Building Regulations 2018 or otherwise any required Forms 6, 7 & 8 have been completed by the relevant parties and signed copies of the Forms 7 & 8 returned to this office together with design of any required retaining wall/s. Note that s93 of the Act, where applicable requires that an owner must ensure that an appropriate contract of insurance is in force prior to commencing any protection work in respect of an adjoining property.
16. Where independent engineers certification has been accepted, under Regulation 112 of the Building Regulations 2018 the owner is required to:
 - a) Ensure no buildings are erected, no building work is carried out, and no equipment is to be used on, over, under, or in the air space of the adjoining property; and
 - b) Ensure the existing building/s on the adjoining property are not undermined in any way or form; and
 - c) Before carrying out the building work, the owner provides the adjoining owner with a copy of the certificates provided under paragraphs (g) and (h) of Regulation 112, and all documents referred to in the certificates.
17. Brittle floor coverings (>16m²) are recommended not to be placed within three months of pouring the concrete floor under clause 5.3.7 of AS2870 unless extra measures are taken to control shrinkage cracking. These include the use of SL92 or an additional sheet in affected slab panels or otherwise the selection of a bedding system suitable for the expected slab movement.
18. Prefabricated designs and layouts including complete design details for wall/roof framing, upper floor framing, garage T-bar lintel, beams, lintels and bracing to be submitted to the Relevant Building Surveyor for approval prior to construction of framework. Timber framing to comply with AS1684 for the approved wind speed. Special attention is required for fixings, anchorage (straps to wall plates), and wall bracing. Steel framing to engineers design.
19. Provide a suitable means of drainage to any site cut/fill and perimeter of the building to prevent an accumulation of run-off water near the foundations. Surface water runoff to be collected by the localised stormwater drainage system and directed to the LPOD, to prevent water entering the adjoining site.
20. The external finished surface surrounding a concrete slab must be drained to move surface water away from the building and be graded to give a slope not less than 50mm over the first 1m. Impermeable (concrete/paved) external finished surfaces adjacent to the building must be at least 50mm (100mm for permeable surfaces) below the finished floor level of the dwelling. Batters must commence beyond this drainage provision, be contained fully within the subject site and be compacted/graded per Table 3.1.1.1 (BCA Volume 2).
21. A minimum clearance of 400mm is required to any subfloor (measured between finished ground level and the underside of bearers). This may be reduced to 200mm where any part is located less than 2m from the outer perimeter of the building. The ground surrounding subfloors must be lower than ground beneath subfloor.
22. Location, spacing and capacity of downpipes must comply with BCA 3.5.3 (maximum 12m spacing and within 1.2m of valleys) and discharge of stormwater to a point as approved by the local council that will not have any adverse effect on the building foundations.
23. As per the recommendations of AS1288 (Appendix D), the builder must consider support at the top of any frameless glass to ensure stability and safe performance of the screen.
24. Eaves located less than 900mm from the allotment boundary are to be constructed in accordance with Clause 3.7.2.7 of the BCA Volume 2 (fully non-combustible and lined with non-combustible material)
25. Smoke alarms must be interconnected to automatically provide a common alarm throughout the dwelling, and must be installed in accordance with the BCA & AS3786.
26. Construction of wet areas including showers (floors and walls), junctions, hobs, flashings, waterstops, baths, basins and closet pans in wet areas (bathroom/ensuite/laundry/WC/Powder and the like) to comply with Part 3.8.1 of the BCA and AS3740.
27. Pliable building membrane (sisalation) where installed in the external walls must comply with AS/NZS 4200.1 and be installed in accordance with AS 4200.2, and must also be a vapour permeable membrane for climate zones 6, 7 & 8.
28. Construction of steps to comply with Part 3.9.1.4 of the BCA, minimum going 240mm and maximum rise of 190mm. Where the number of risers exceeds 3 or a change in floor level of greater than 570mm occurs, a compliant landing must be provided at the top and base of the stairs. Stair treads or nosing strips must have a slip-resistance rating in accordance with Table 3.9.1.3 of the BCA.
29. Where finished floor level is greater than 1000mm above the floor beneath balustrades are to be provided comprising a minimum height of 1000mm and 865mm above nosing of treads. Balustrades must not permit a sphere of 125mm to pass through.
30. In order to meet the minimum energy efficiency provisions of the BCA a solar hot water system or water tank connected to all sanitary flushing systems must be provided.

Required Certificates

1. A letter from the glazier stating all glazing installed in accordance with AS1288 and AS2047, compliance with Clause 3.9.2.6 of the BCA in relation to protection of openable windows (if applicable), and glazing in accordance with AS3959 for BAL 19 and above.
2. Builder to certify vinyl planks within wet areas have been installed as a system comprising of a waterproofing membrane over the entire floor of the room in accordance with AS3740, followed by the installation of a cementitious feather screed over the waterproof membrane, then finally the adhesion of vinyl planks to the cementitious feather screed, all in accordance with the manufacturers specifications, ensuring suitability for the purpose.
3. Builders letter confirming installation of cladding as per the codemark certificate and manufacturers specifications.
4. Certificate for waterproofing in all wet areas, including any windows within the shower area
5. Certificate of compliance for plumbing works, including any septic tank system and/or solid fuel heater and flue system.
6. Certificate of electrical safety for all relevant electrical works (prescribed & non prescribed)
7. Certificate which provides the type of termite treatment that has been adopted and installed.
8. Completed Application for Occupancy Permit (Form 15)
9. Council - Septic Tank Permit to Use
10. Signed Compliance Report by the Builder to confirm all works undertaken in accordance with the relevant Energy Report.
11. Signed letter from the builder confirming all works have been undertaken in accordance with the approved alternative solutions and referenced performance solution reports (refer to RBS determination/s).



Domestic Building Insurance

Certificate of Insurance

Liam Oberin, Jemma Schultz

**10 National Pde
EAGLEHAWK
VIC 3556**

Policy Number:

C654618

Policy Inception Date:

02/11/2021

Builder Account Number:

007318

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **Lot 43 Lana Drive JACKASS FLAT VIC 3556 Australia**

Carried out by the builder: **DENNIS FAMILY HOMES PTY LTD**

Builder ACN: **056254249**



If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Liam Oberin, Jemma Schultz**

Pursuant to a domestic building contract dated: **30/10/2021**

For the contract price of: **\$ 342,350.00**

Type of Cover: **Cover is only provided if DENNIS FAMILY HOMES PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

**INSURANCE HOUSE PTY LTD**

Level 3, 100 Wellington Parade

East Melbourne VIC 3002

insurancehouse.com.au

1300 851 329

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

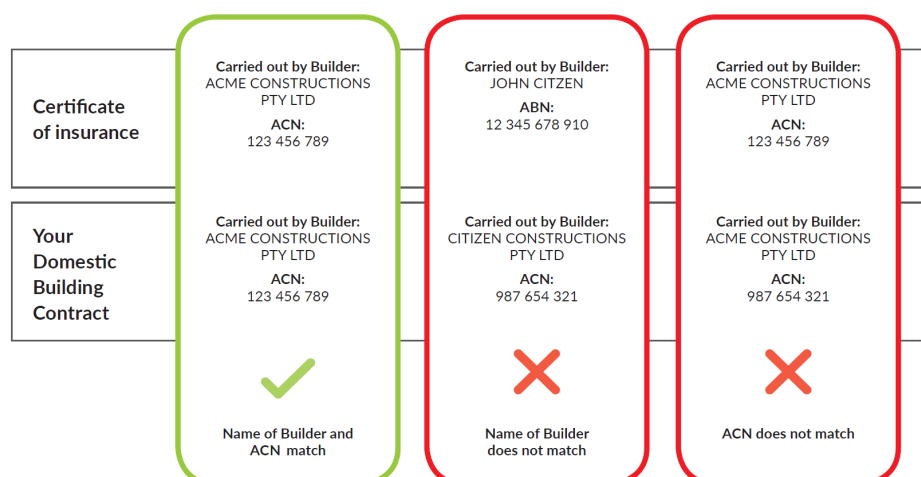
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$791.00
GST:	\$79.10
Stamp Duty:	\$87.01
Total:	\$957.11

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for



Issued by Victorian Managed Insurance Authority

Date Generated: 02/11/2021
 OFFICE USE ONLY: COI-0717-1
 Page 2 of 2

Victorian Managed Insurance Authority

ABN 39 682 497 841

PO Box 18409, Collins Street East Victoria 8003

P: 1300 363 424



OCCUPANCY PERMIT Form 16

Regulation 192
 Building Act 1993
 Building Regulations 2018

Property Details

Number 31	Street/Road Lana Drive	Suburb JACKASS FLAT	Postcode 3556
Lot/s 43	LP/PS PS831576J	Volume 12328	Folio 764
Crown allotment	Section No	Parish	County
Municipal District Greater Bendigo City Council			

Building permit details

Building permit number: **4881247485130**
 Version of BCA applicable to building permit: **BCA 2016 Volume 2**

Building Details

Part of building to which permit applies: **Dwelling**
 Permitted use: **Domestic**
 BCA Class of building: **1a(a)**
 Maximum permissible floor live load: **1.5kPa**

Part of building to which permit applies: **Garage**
 Permitted use: **Domestic**
 BCA Class of building: **10a**
 Maximum permissible floor live load:

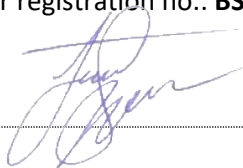
Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant Building Surveyor

Name: **Jacob Spence**
 Building practitioner registration no.: **BS-U 41968**

Signature: _____



Date of Final Inspection: **29/09/2022**

Occupancy Permit no.: **4881247485130**

Date of issue of permit: **10/10/2022**