

Vendor Statement

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	7 (LOT 136) BROME COURT, STRATHFIELDSAYE VIC 3551
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Vendor's name	Strathfieldsaye Property Pty Ltd ACN 169448300 atf Strathfieldsaye Property Trust	Date 10/19/26
Vendor's signature		

Purchaser's name	Date / /
Purchaser's signature	
Purchaser's name	Date / /
Purchaser's signature	

1. FINANCIAL MATTERS

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

(a) ☒ 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

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor 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 vendor 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	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ 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 ☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor 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:

Not Applicable

3.2 Road Access

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

☐

3.1 Designated Bushfire Prone Area

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

☐

3.2 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:

Not Applicable

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:

NIL

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:

NIL

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):

Not Applicable

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*.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. 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.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Certificate of Title Volume 12676 Folio 997

Copy Plan PS8270313

Instrument Search AT685488E

MCP AA010126

Property Report

Planning Report

Land Information Certificate

Water Information Statement

Coliban Water Plan

Planning Certificate

Building Information Certificate

Property Clearance Certificate

Vic Roads Property Certificate

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](http://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.
- 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.

(04/10/2016)

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 12676 FOLIO 997

Security no : 124137602926F
Produced 14/08/2026 03:12 PM

LAND DESCRIPTION

Lot 136 on Plan of Subdivision 827031D.
PARENT TITLE Volume 10405 Folio 212
Created by instrument PS827031D 05/06/2026

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
STRATHFIELDSAYE PROPERTY PTY LTD of 636 MANDURANG SOUTH ROAD SEDGWICK VIC
3551
PS827031D 05/06/2026

ENCUMBRANCES, CAVEATS AND NOTICES

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AT685488E 13/10/2020

DIAGRAM LOCATION

SEE PS827031D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	PLAN OF SUBDIVISION	STATUS	DATE
PS827031D (B)		Registered	05/06/2026

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

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

Street Address: 7 BROME COURT STRATHFIELDSAYE VIC 3551

ADMINISTRATIVE NOTICES

NIL

eCT Control 17683V O'SULLIVAN JOHANSON LAWYERS
Effective from 05/06/2026

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS827031D
Number of Pages (excluding this cover sheet)	5
Document Assembled	14/08/2026 15:12

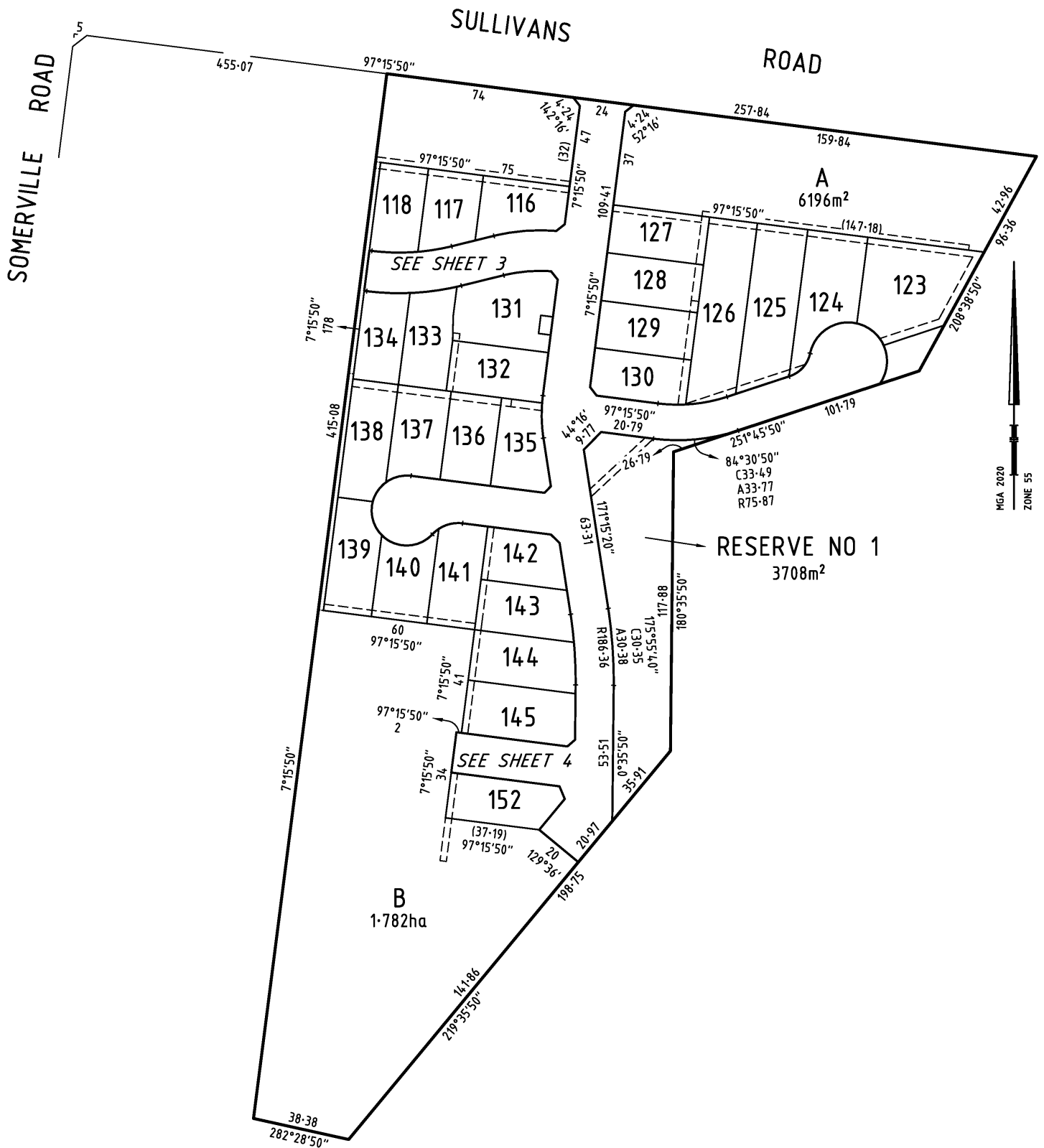
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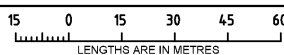
PLAN OF SUBDIVISION			EDITION 1	PS827031D
LOCATION OF LAND PARISH: STRATHFIELDSAYE TOWNSHIP: STRATHFIELDSAYE SECTION: CROWN ALLOTMENT: 5 (PART) & 5A (PART) CROWN PORTION: TITLE REFERENCE: C/T VOL 10405 FOL 212 LAST PLAN REFERENCE: LOT 1 on PS419383V POSTAL ADDRESS: 150 Sullivans Road (at time of subdivision) STRATHFIELDSAYE 3551 MGA2020 CO-ORDINATES: E: 265 250 ZONE: 55 (of approx centre of land in plan) N: 5 923 880			Council Name: Greater Bendigo City Council Council Reference Number: SC/23/2016/1 Planning Permit Reference: DS/23/2016 SPEAR Reference Number: S140708C Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 30/06/2021 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 12/07/2023 Statement of Compliance issued: 01/03/2024	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL / BODY / PERSON		Creation of Restrictions apply to Lots in this plan. See Sheet 5 for description.	
ROAD R-1	CITY OF GREATER BENDIGO			
RESERVE No 1	CITY OF GREATER BENDIGO			
RESERVE No 2	CITY OF GREATER BENDIGO			
RESERVE No 3	POWERCOR AUSTRALIA LIMITED			
NOTATIONS				
DEPTH LIMITATION 15.24 metres below the surface				
SURVEY: This plan is based on survey STAGING: This is not a staged subdivision Planning Permit No. DS/23/2016 This survey has been connected to permanent marks No(s). 25, 53, 68 & 115 In Proclaimed Survey Area No.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour of
E-1, E-2	Pipelines or Ancillary Purposes	See Diag	This Plan - Sec 136 of the Water Act 1989	Coliban Region Water Corporation
E-2, E-3	Drainage	See Diag	This Plan	City of Greater Bendigo
Sullivans Road - Stage 1 (27 LOTS)			AREA OF STAGE - 3.668ha	
 16 Bridge Street PO Box 1064 Bendigo Vic 3550 T 61 3 5448 2500 spiire.com.au		SURVEYORS FILE REF: 306170SV00 Digitally signed by: James Philip Tyrrell, Licensed Surveyor, Surveyor's Plan Version (8), 14/11/2022, SPEAR Ref: S140708C	ORIGINAL SHEET SIZE: A3 Land Services Victoria Plan Registered 04:16 PM 05/06/2026 Assistant Registrar of Titles	SHEET 1 OF 5

PS827031D



SURVEYOR'S FILE REF: 306170SV00

SCALE
1:1500



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Surveyor's Plan Version (8),
14/11/2022, SPEAR Ref: S140708C

ORIGINAL SHEET
SIZE: A3

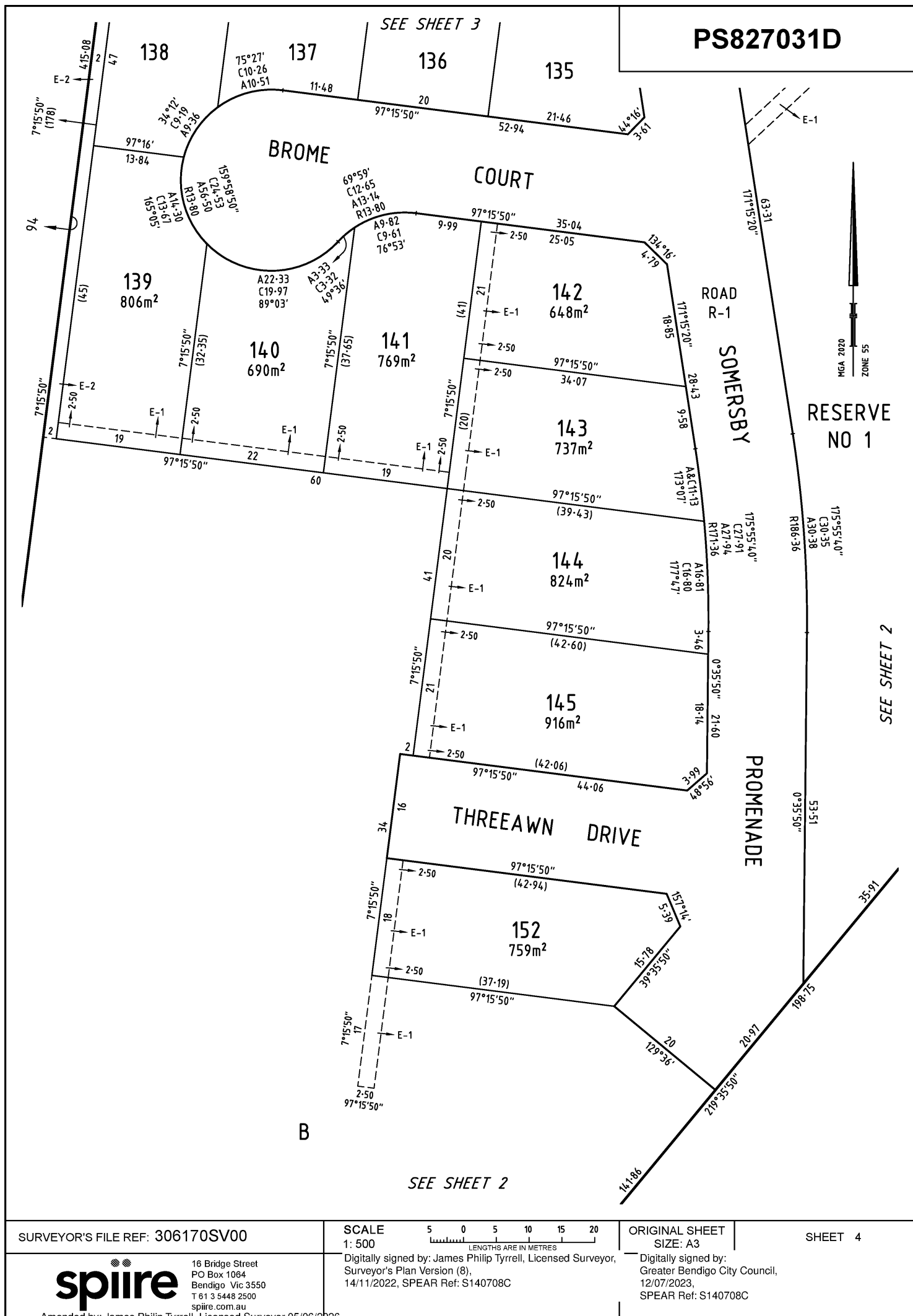
SHEET 2

Digitally signed by:
Greater Bendigo City Council,
12/07/2023,
SPEAR Ref: S140708C

spiire

16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

Amended by: James Philip Tyrrell, Licensed Surveyor 05/06/2026



PS827031D

SUBDIVISION ACT 1988 CREATION OF RESTRICTION 1

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS TO BE BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT

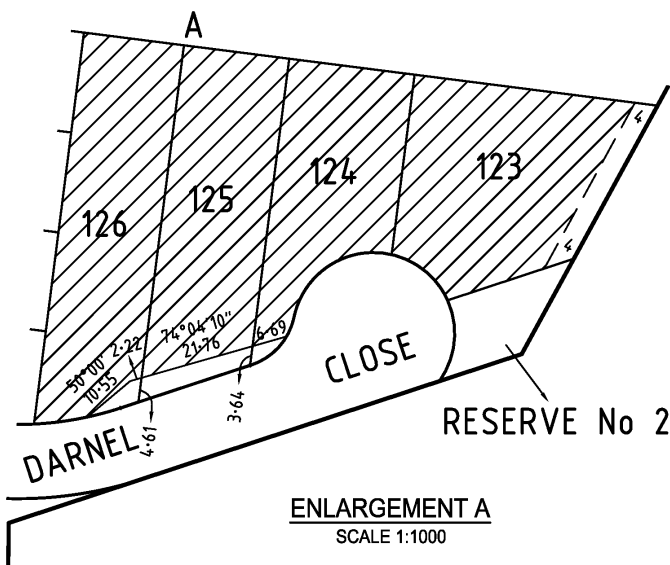
Lots 123-126 (both inclusive)

BENEFITED LOT

Lots 116 to 118 (both inclusive), Lots 123 to 145 (both inclusive) and Lot 152 on this plan

Restriction:

The owner or owners for the time being shall not construct or allow to be constructed any building outside of the area shown hatched on the diagram below (Enlargement A) unless with the prior written consent of the Responsible Authority and Goulburn-Murray Rural Water Corporation.



ENLARGEMENT A
SCALE 1:1000

CREATION OF RESTRICTION 2

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS TO BE BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT

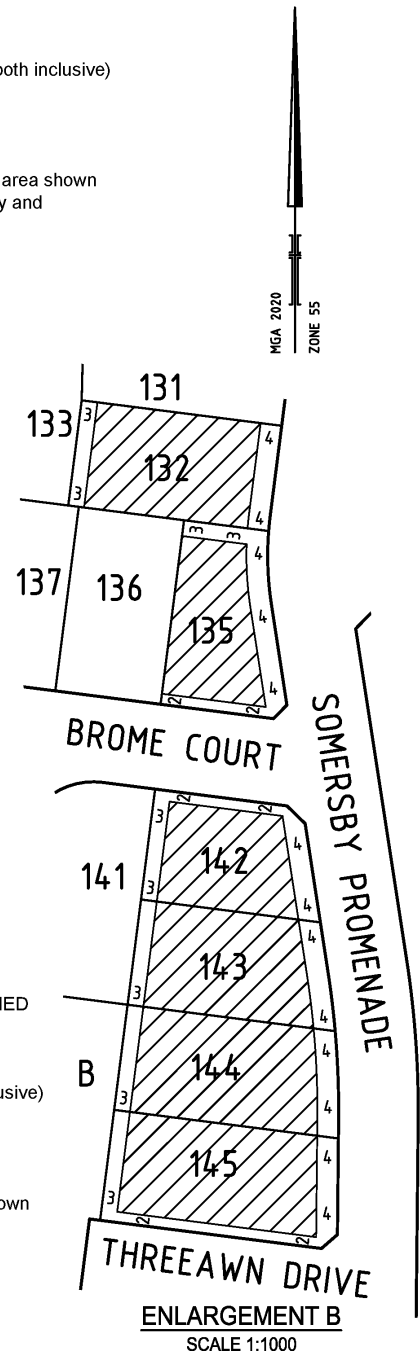
Lot 132, Lot 135, Lots 142-145 (both inclusive)

BENEFITED LOT

Lots 116 to 118 (both inclusive), Lots 123 to 145 (both inclusive) and Lot 152 on this plan

Restriction:

The owner or owners for the time being shall not construct or allow to be constructed any building outside of the area shown hatched on the diagram right (Enlargement B).



ENLARGEMENT B
SCALE 1:1000

CREATION OF RESTRICTION 3

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED:

LAND TO BENEFIT & TO BE BURDENED:

THE LAND IS TO BE BURDENED AND BENEFITED IN ACCORDANCE WITH THE FOLLOWING TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT

Lots 152

BENEFITED LOT

All other lots on this plan

Restriction:

The owner or owners of the burdened land must not construct, cause to be constructed or allow to remain any driveway unless the whole of that driveway is located within Threeawn Drive and within 10 metres of the western boundary of lot 152.

SURVEYOR'S FILE REF: 306170SV00

ORIGINAL SHEET
SIZE: A3

SHEET 5

spiire

16 Bridge Street
PO Box 1064
Bendigo Vic 3550
T 61 3 5448 2500
spiire.com.au

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Surveyor's Plan Version (8),
14/11/2022, SPEAR Ref: S140708C

Digitally signed by:
Greater Bendigo City Council,
12/07/2023,
SPEAR Ref: S140708C



Department of Transport and Planning

Electronic Instrument Statement

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Produced 14/08/2026 03:12:22 PM

Status	Registered	Dealing Number	AT685488E
Date and Time Lodged	13/10/2020 12:53:15 PM		

Lodger Details

Lodger Code	16984L
Name	BECK LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	CCO:152318-2206

APPLICATION TO RECORD AN INSTRUMENT

Jurisdiction	VICTORIA
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Privacy Collection Statement

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

Estate and/or Interest

FEE SIMPLE

Land Title Reference

10405/212

Instrument and/or legislation

RECORD - AGREEMENT - SECTION 173
Planning & Environment Act - section 173

Applicant(s)

Name	GREATER BENDIGO CITY COUNCIL
Address	
Street Number	15
Street Name	HOPETOUN
Street Type	STREET
Locality	BENDIGO
State	VIC
Postcode	3550

Additional Details



Department of Transport and Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the recording of this Instrument in the Register.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GREATER BENDIGO CITY COUNCIL
Signer Name	MEGAN MCDONALD
Signer Organisation	BOWCOLE PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 OCTOBER 2020

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Document Type	Instrument
Document Identification	AT685488E
Number of Pages (excluding this cover sheet)	11
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AGREEMENT MADE PURSUANT TO
SECTION 173 OF THE PLANNING
AND ENVIRONMENT ACT 1987

Greater Bendigo City Council

and

**Strathfieldsaye Property Pty. Ltd. A.C.N. 169
448 300**

Prepared by:

O'SULLIVAN JOHANSON LAWYERS

Victoria Lane, Pall Mall,

BENDIGO VIC 3550

Phone: 03 5440 2900

Facsimile: 03 5440 2999

THIS AGREEMENT is made the

7

day of

October

2020

BETWEEN

GREATER BENDIGO CITY COUNCIL

of Lyttleton Terrace, Bendigo in the State of Victoria (hereinafter called "the Responsible Authority") of the one part

AND

STRATHFIELDSAYE PROPERTY PTY. LTD. A.C.N. 169 448 300

of 636 Mandurang South Road, Sedgwick in the State of Victoria (hereinafter called "the Owner") of the other part.

WHEREAS:-

- A. The Owner is the registered proprietor of ALL THAT piece of land in Certificate of Title Volume 10405 Folio 212 (hereinafter called "the Land").
- B. The Land is within the Municipality of the Greater Bendigo City Council and is affected by the Greater Bendigo Planning Scheme.
- C. The Responsible Authority is the Responsible Authority administering the Greater Bendigo Planning Scheme.
- D. That on 16 October 2018 the Responsible Authority issued Planning Permit No. DS/23/2016 (hereinafter called "the Permit") in accordance with the endorsed plans and permit conditions:-
 - Staged subdivision of land (up to 161) lots in a General Residential Zone;
 - Construction of dwellings, fences and roads within the Land Subdivision;
 - Removal of native vegetation (remnant patches and 5 scattered trees);
 - Removal of easement; and
 - Creation of easements.

subdivide land into 161 lots of the land in accordance with Plan of Subdivision and in compliance with the conditions of the Permit.

E. Conditions 8 of the Permit No. DS/23/2016 provides as follows:-

“8. SECTION 173 AGREEMENT

Prior to certification under the *Subdivision Act 1988* of plans for stages that encompass those lots with a frontage to Sullivans Road i.e. Lots 1-15 and Lots 121-134 inclusive as shown on plan *Overall Development Plan 120-150 Sullivans Road Strathfieldsaye*, version 16, Drawing Number 301678 UD016, dated 20 December 2017 that have been combined in accordance with condition 1 (a) of this permit, the owner must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987*, and make an application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of that Act. The agreement must provide for:

- (a) All buildings (including outbuildings) must be constructed within the building envelopes shown on the endorsed plans which form part of the Planning Permit No. DS/23/2016.
- (b) Any fence along the boundary to Sullivans Road must only be a post and wire rural fence.
- (c) Any fence along the side boundaries of a lot with a front boundary to Sullivans Road must only be a post and wire rural fence with a minimum length of five (5) metres, as measured from Sullivans Road.

F. The Owner shall be responsible for all reasonable legal costs involved in the preparation and registration of the Agreement.

G. The parties acknowledge that this Agreement provides for:

- (a) matters intended to satisfy Conditions 8 of the Planning Permit, with respect to Stage 1 of the development under the Planning Permit;
- (b) matters intended to achieve and advance the objectives of planning in Victoria; and
- (c) matters intended to achieve and advance the objectives of planning in the Scheme and is made pursuant to Section 173 of the Act.

DEFINITIONS

In this Agreement:

Act means the *Planning and Environment Act 1987* (Vic).

Agreement means this Agreement, including the Schedule and Annexures and the background to this Agreement.

Business Day means Monday to Friday excluding public holidays in Victoria.

Endorsed Plans means the plan or plans endorsed with the Stamp of Council from time to time attached to the Planning Permit.

Lot means any lot created by the proposed subdivision under the Planning Permit.

Land means part of that piece of land being Lot 1 on Plan of Subdivision 419383V being the whole of the land described in Certificate of Title Volume 10405 Folio 212.

Mortgagee means the National Australia Bank Ltd registered by the Registrar of Titles as Mortgagee of the Land pursuant to mortgage AQ133818S.

Overall Development Plan means the Overall Development Plan prepared by Spiire dated 5 September 2019 endorsed under the Planning Permit and included at Annexure A to this Agreement.

Planning Permit means planning permit DS/23/2016 a copy of which can be inspected from the Responsible Authorities Offices upon appointment.

Plan of Subdivision means the proposed plan of subdivision of the Land a copy of which can be inspected from the Responsible Authorities Offices upon appointment.

Scheme means the Greater Bendigo Planning Scheme or any other planning scheme which applies to the Land from time to time.

NOW THIS DEED WITNESSES as follows:-

1. The Owner **HEREBY COVENANTS AND AGREES** with the Responsible Authority in respect to the provisions of Planning Permit DS/23/2016 as follows:-
 - 1.1 The Owner and any successive owner of Lots 123-126 inclusive will develop the Land in accordance with Planning Permit as follows:-
 - 1.1.1 All buildings (including outbuildings) must be constructed within the building envelopes shown on the Overall Development Plan.
 - 1.4 The Owner will pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation, execution and registration of this Agreement.
 - 1.5 The Owner will pay the reasonable legal costs and disbursements of the Responsible Authority in connection with the preparation, execution and registration of this Agreement.
 - 1.6 It is intended by the parties hereto that this Agreement is to run with the Land so as to bind the Owner for herself, her transferees and successors in title as owner or owners for the time being of the Land and every part thereof.

2 The parties hereby agree as follows:-

- 2.1 The Responsible Authority shall as soon as practicable after the execution of this Agreement make application to the Registrar of Titles pursuant to Section 181 of the Planning and Environment Act 1987 to register this Agreement on the relevant Certificate of Title for the Land.
- 2.2 Any notice hereunder shall be sufficiently served by delivering the same to the Owner at its address appearing in this Agreement or by placing the same into the post in a pre-paid envelope addressed to the Owner at such address or such other postal address as shall be notified by the Owner to the Responsible Authority in writing for the purposes of this Agreement and any notice so posted shall be conclusively deemed to have been served on the next ordinary business day after the day of posting.
- 2.3 The Owners agree to obtain the consent of any mortgagee to be bound by the covenants in this Agreement if the mortgagee becomes mortgagee in possession of the Land or any part thereof.
- 2.4 This Agreement may be ended by mutual agreement between the Responsible Authority and the Owner either wholly or in part or as to any part of the Land. As soon as reasonably practicable after this Agreement has ended, the Responsible Authority must, at the request and at the cost of the Owner, apply to the Registrar of Titles under Section 183 of the Act to cancel the recording of this Agreement on the Register.

3 Further Obligations on the Owner

- 3.1 The Owner's obligations in this Agreement are intended to take effect as covenants which shall be annexed to and run at law and in equity with the Land and every part of it, and bind the Owner and their successors, assignees and transferees, the registered proprietor or proprietors for the time being of the land and every part of the Land.
- 3.2 Until this Agreement is recorded on the folio of the Register which relates to the Land pursuant to Section 181 of the Act, the Owner must ensure that its successors in title give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement including requiring the successors in title to execute a deed agreeing to be bound by the terms of this Agreement. Until that deed is executed, the Owner, being party to this Agreement, remain liable to perform all of the Owner's obligations contained in this Agreement.

- 3.3 The Owner agrees to do all that is necessary to enable the Responsible Authority to make an application to the Registrar of Titles to make a recording of this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act, including the signing of any further agreement, acknowledgement or other document which relates to the Land.
- 3.4 The Owner agrees to pay on demand to the Responsible Authority the Responsible Authority's costs and expenses incurred and incidental to the preparation, execution and registration of this Agreement pursuant to Section 181 of the Act, together with all costs of enforcing this Agreement if deemed necessary by the Responsible Authority.
- 3.5 The Owner agrees to indemnify and keep the Responsible Authority, its officers, employees, agents, workmen and contractors indemnified from and against all costs, expenses, losses or damages which they or any of them may sustain, incur or suffer or be or become liable for or in respect of any suit, action, proceeding, judgment or claim brought by any person arising from any non-compliance with this Agreement.
- 3.6 If the Owner has not complied with this Agreement within 14 days after the date of service on the Owner by the Responsible Authority of a notice which specified the Owner's failure to comply with any provision of this Agreement, the Owner agrees:
- 3.6.1 to allow the Responsible Authority's officers, employees, contractors or agents of the Responsible Authority to enter the Land and rectify the non-compliance;
 - 3.6.2 to pay to the Responsible Authority on demand, all reasonable costs and expenses incurred by the Responsible Authority as a result of the Owner's non-compliance; and
 - 3.6.3 to pay interest at the rate of 2% above the rate prescribed under Section 2 of the *Penalty Interest Rates Act 1983* on all monies which are due and payable but remain owing under this Agreement until they are paid in full

And the Owner agrees;

- 3.6.4 to accept a certificate signed by the Chief Executive Officer of the Responsible Authority (or any nominee of the Chief Executive Officer) as prima facie proof of the costs incurred by Council in rectifying the Owner's non-compliance with this Agreement;
- 3.6.5 that any payments made for the purposes of this Agreement shall be appropriated first in payment of any interest and any unpaid costs of the Responsible Authority and then applied in repayment of the principle sum; and

- 3.6.6 that all costs or other monies which are due and payable under this Agreement but which remain owing shall be a charge on the Land until they are paid in full.
- 3.7 The Owner agrees to allow the Responsible Authority and its officers, employees, contractors or agents or any of them to enter the Land (at any reasonable time) to assess compliance with this Agreement.
- 3.8 Owner's warranty

The Owner warrants and covenants that:

- 3.8.1 the Owner is the registered proprietor (or is entitled to become the registered proprietor) of the Land and is also the beneficial owner of the Land
- 3.8.2 there are no mortgages, liens, charges or other encumbrances or leases or any rights inherent in any person other than the Owner affecting the Land which have not been disclosed by the usual searches of the folio of the Register for the Land or notified to the Responsible Authority;
- 3.8.3 no part of the Land is subject to any rights obtained by adverse possession or subject to any easements or rights described or referred to in Section 42 of the *Transfer of Land Act 1958*; and
- 3.8.4 until this Agreement is recorded on the folio of the Register which relates to the Land, the Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the Land or any part of the Land without first disclosing to any intended purchaser, transferee, assignee or mortgagee the existence and nature of this Agreement.

3.9 General

- 3.9.1 This Agreement does not fetter or restrict the power or discretion of the Responsible Authority in respect of any of its decision making powers including but not limited to an ability to make decisions under the *Local Government Act 1989*, and the Act or to make or impose requirements or conditions in connection with any use or development of the Land or the granting of any planning permit, the approval or certification of any plans of subdivision or consolidation relating to the Land or the issue of a statement of compliance in connection with any such plans.
- 3.9.2 Time is of the essence as regards all dates, periods of time and times specified in this Agreement.
- 3.9.3 This Agreement is governed by and is to be construed in accordance with the laws of Victoria. Each party irrevocably and

unconditionally submits to the non-exclusive jurisdiction of the courts and tribunals of Victoria and waives any right to object to proceedings being brought in those courts or tribunals.

- 3.9.4 This Agreement shall operate as a contract between the parties and be enforceable as such in a court of competent jurisdiction regardless of whether, for any reason, this Agreement were held to be unenforceable as an Agreement pursuant to Division 2 of Part 9 of the Act
- 3.9.5 If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be severed and the other provisions of this Agreement shall remain operative.

3.10 Notices

A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served

- 3.10.1 by delivering it personally to that party;
- 3.10.2 by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
- 3.10.3 by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party or by hand delivery or prepaid post.

3.11 Time of Service

A notice or other communication is deemed served

- 3.11.1 if delivered, on the next following business day;
- 3.11.2 if posted, on the expiration of two business days after the date of posting; or
- 3.11.3 if sent by facsimile, on the next following business day unless the receiving party has requested re-transmission before the end of that business day.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

APPROVED under the Common Seal of the)
GREATER BENDIGO CITY COUNCIL)
in the presence of:)



.....
Chief Executive Officer

.....
Full Name

.....
Usual Address

EXECUTED by Strathfieldsaye Property Pty. Ltd.)
By being signed by the person who is authorised to sign)
on behalf of the company)

.....

ANNEXURE A – OVERALL DEVELOPMENT PLAN

41685788



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

AA010126

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:	OSullivan Johanson lawyers
Phone:	03 5440 2900
Address:	Victoria Chambers, 5 Victoria Lane, Pall Mall, Bendigo VIC 3550
Reference:	SL:2024/4116
Customer code:	17683V

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

The land being transferred.

Benefited land: ALL LOTS ON PS839772Q EXCLUDING LOT C

The benefited land does not include the land being transferred.

Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants: Covenants:

1. No dwelling house, garage, shed, outbuilding or other structure (including fencing), using other than new materials or any moveable dwelling.
2. No dwelling house including the outer walls thereof, such area being calculated by excluding the area of carports, garages, terraces, pergolas or verandas having a floor area of less than 180 square metres.
3. No dwelling house that is greater than two storeys in height.

35392012A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments.

91ATLA

Page 1 of 4

THE BACK OF THIS FORM MUST NOT BE USED

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AA010126

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

4. No dwelling house unless not less than 50% of the external walls or external wall surfaces of such dwelling (excluding windows) are constructed of brick, brick veneer, natural stone, rendered cement brick, rendered fibre reinforced concrete, rendered prefabricated concrete tilt slabs, rendered TVS unitext @, or rendered QT Series wall panel, or similar material at the discretion of the Vendor.
5. No detached shed or outbuilding within 10m of any front street boundary or on corner Lots and unless set back at least 5 metres from any side street boundary.
6. No detached sheds or outbuildings having a total combined area in excess of 70 square metres or a height exceeding 4 metres or is a design approved by the Transferor herein at the time of transfer.
7. No external shedding unless the external surfaces are constructed of a Colorbond type /non reflective material or the materials specified in covenants (4) above.
8. No building or structure excluding a fence within 4 metres of any street boundary unless approved by the transferor herein.
9. No building or other structure (including water tank) which is constructed wholly or partly of galvanised iron cladding or aluminium cladding.
10. No main building for use other than as a residence and any building for use for commercial purposes, save that a main building may be used for the purposes of a display home or domestic home office employing no more than two people with the transferors approval and subject to council approval.
11. No building or other structure on any corner lot, being Lots 40 & 50 unless such building has been approved by the transferor to front both street frontages prior to transfer.
12. Shall not allow any excavation material, trees, rubbish, builders waste, or other substances whatsoever to be deposited on adjoining properties or road reserve by the owner or any of its agents.
13. No fence, unless such fence is constructed of Bluescope Lysaght Smartascreen® in the colour "Bushland or Terrace™" or if that material is no longer manufactured, then in an equivalent colour and material and such fence shall not exceed 1.8 metres in height, including any plinth incorporated as part of the fence, from the natural ground level.
14. No fence abutting a street boundary or within 4 metres of any street boundary unless in accordance with the Fencing and Dwelling Site Requirements attached hereto or is in a design approved by the transferor herein at the time of transfer.
15. No more than one dwelling house such expression to include any flat, unit or apartment.
16. No water tank unless such water tank is finished in material other than raw galvanised iron or raw concrete and unless such water tank is shielded from view from the front street boundary.
17. No television or satellite dish unless same is shielded from view from the front street boundary.
18. No carport unless it is constructed as part of the continuous roofline of the main dwelling structure.

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V3

Page 2 of 4

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AA010126

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

19. No dwelling unless it is provided with a rainwater tank for the collection and re-use of roof collected stormwater, such rainwater tank to be connected to the plumbing to provide water for toilet flushing and garden irrigation.
20. Shall not further subdivide the land hereby transferred.
21. Shall not use any caravan, or other type of temporary accommodation, as permanent accommodation which shall be defined as use for more than four weeks per annum or for more than two weeks at a time.

Expiry: _____

91ATLA

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Page 3 of 4

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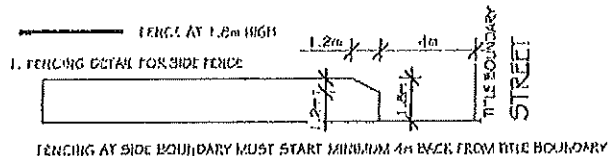
Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

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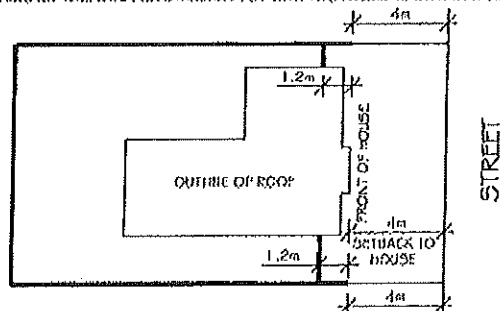
Memorandum of common provisions
Section 91A Transfer of Land Act 1958

SOMMERFIELDS FENCING AND DWELLING SITE REQUIREMENTS

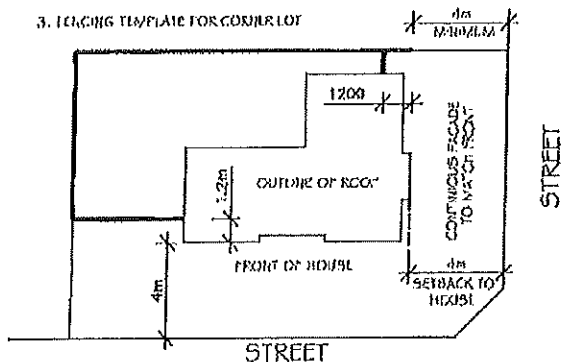
REFER TO DIAGRAMS BELOW FOR INFORMATION REGARDING BOUNDARY FENCING AND DWELLING LOCATION REQUIREMENTS



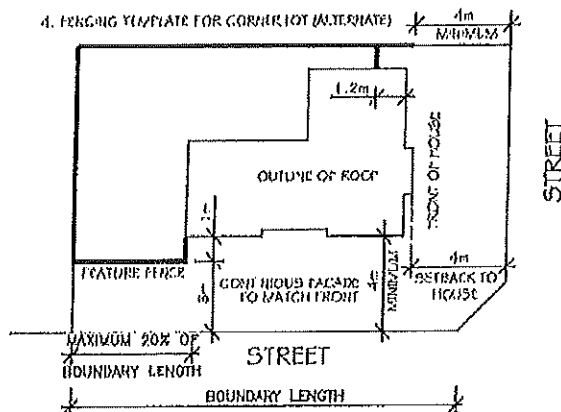
2. FENCING TEMPLATE FOR STANDARD LOT WITH TWO ADJOINING STANDARD LOTS



3. FENCING TEMPLATE FOR CORNER LOT



4. FENCING TEMPLATE FOR CORNER LOT (ALTERNATE)



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Page 4 of 4

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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 25 August 2026 09:51 AM

PROPERTY DETAILS

Address: **7 BROME COURT STRATHFIELDSAYE 3551**
Lot and Plan Number: **Lot 136 PS827031**
Standard Parcel Identifier (SPI): **136\PS827031**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **256715**
Planning Scheme: **Greater Bendigo**
Directory Reference: **Vicroads 615 O3**

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**
Fire Authority: **Country Fire Authority**

[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.

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Read the full disclaimer at <https://www.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).

Planning Overlay

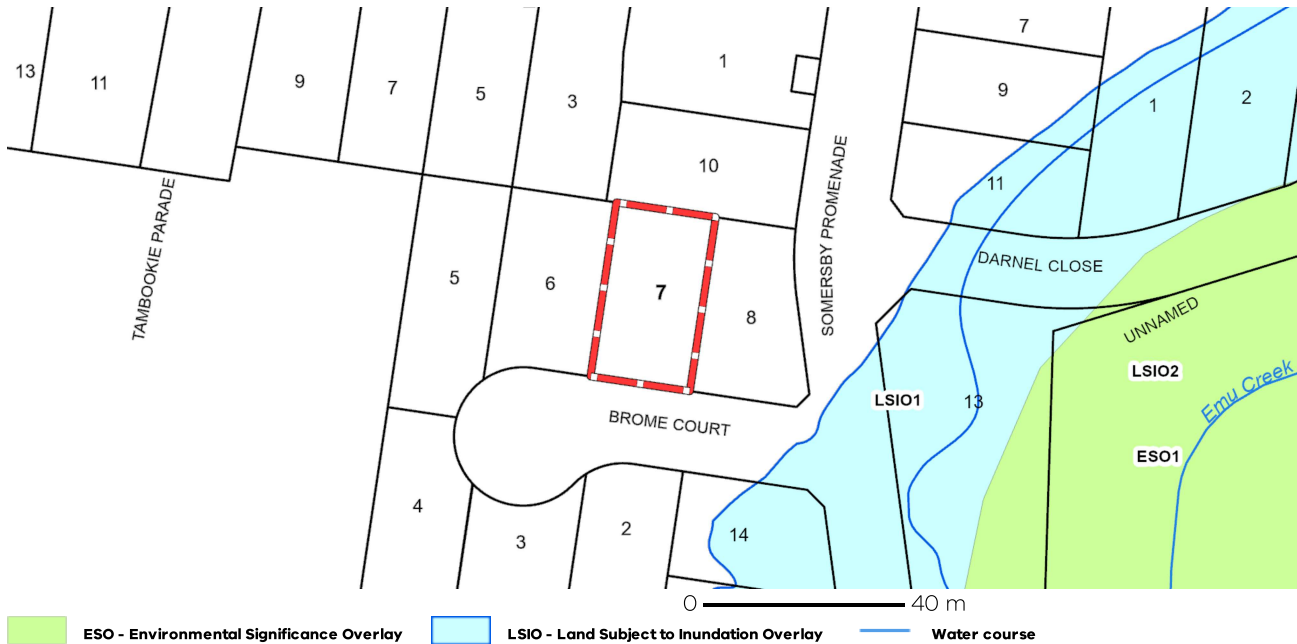
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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

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 <https://heritage.achris.vic.gov.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 25 August 2026.

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.vic.gov.au/vicplan/>

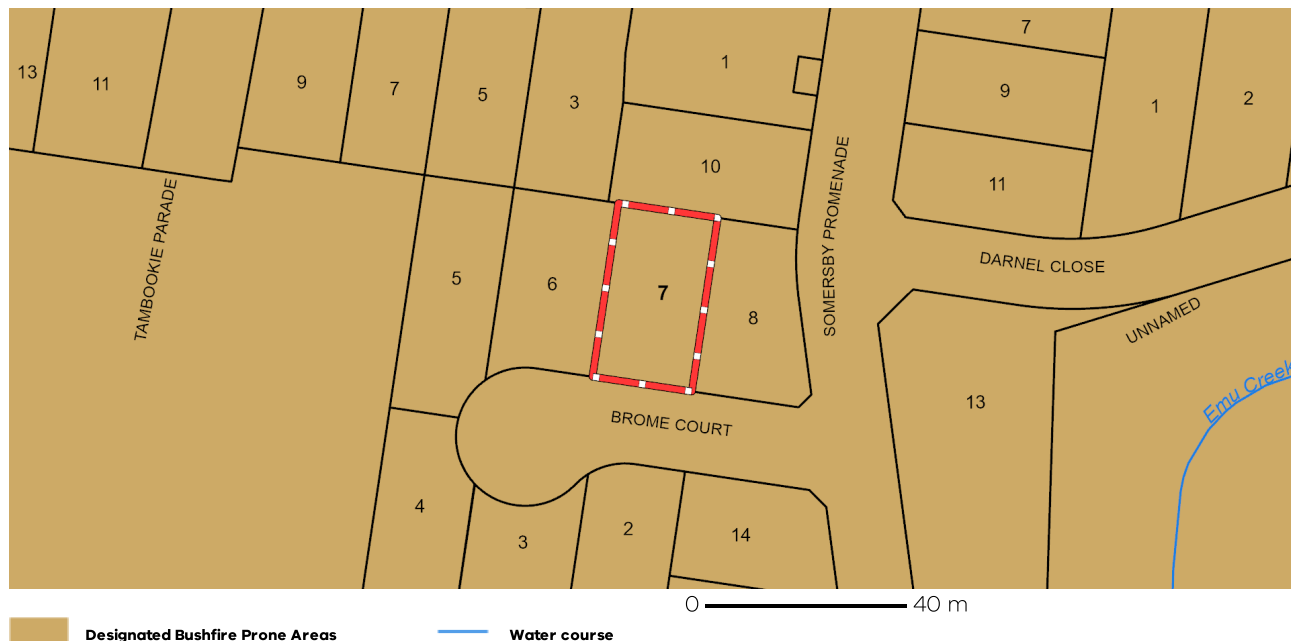
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> 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 \(environment.vic.gov.au\)](#)

PROPERTY REPORT

Created at 25 August 2026 09:50 AM

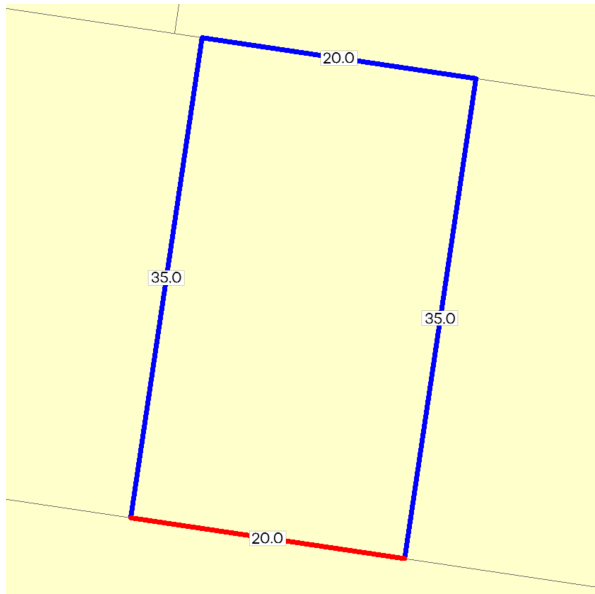
PROPERTY DETAILS

Address: **7 BROME COURT STRATHFIELDSAYE 3551**
Lot and Plan Number: **Lot 136 PS827031**
Standard Parcel Identifier (SPI): **136\PS827031**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **256715**
Directory Reference: **Vicroads 615 O3**

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: 700 sq. m

Perimeter: 110 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.

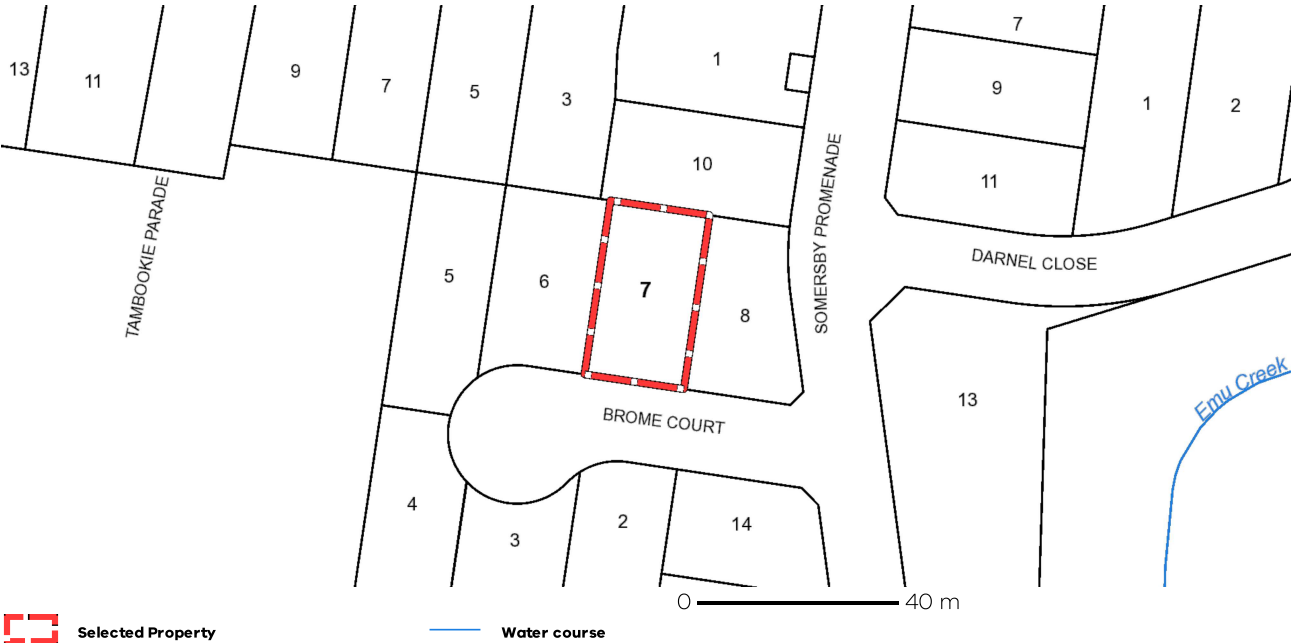
The Planning Property Report for this property can found here - [Planning Property Report](#)

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>

Area Map



Land Information Certificate

Assessment Number: 149785 8

Issue Date: 17-Aug-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Property and Valuation Details

Property Address	150 Sullivans Road, STRATHFIELDSAYE 3551
Parcel Details	Lot 1 PS 419383V, Lot 2 PS 419383V
Site Value	\$5,500,000
Capital Improved Value	\$5,950,000
Net Annual Value	\$297,500
Basis of Valuation	Capital Improved Value
Level of Valuation Date	01-Jan-2026
Valuation Operative Date	01-Jul-2026
AVPCC	117 - Residential Rural/Rural Lifestyle

Rates and Charges	Current Amount Levied
General Rates	\$17,405.35
Garbage Charge	\$652.00
Emergency Services and Volunteer Fund	\$1,168.35
Total Levied	\$19,225.70
Arrears Outstanding	\$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	\$0.00
Total Outstanding	\$19,213.75

Other Property Debt	\$0.00
----------------------------	--------

Total Outstanding for Property: \$19,213.75

Lots are not rated separately. Property is subject to a supplementary valuation that may affect the amounts on this certificate. Total land area 17.3 ha




Biller Code: 268813
Ref: 1497858

Katelyn Stone
Coordinator of Rates & Valuations

To obtain an updated balance, please contact the Rates Team directly on 03 5434 6262.

Notices of Acquisitions can be forwarded to acquisitions@bendigo.vic.gov.au

This Certificate is issued under Section 229 of the Local Government Act 1989. The Rates & Charges for the year ending 30 June 2027 became payable on 1 July 2026. Overdue rates attract interest at the rate of 10.0% per annum. In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges must be paid by the purchaser when that person becomes the owner of the land. Refer to this Certificate for Prescribed, general and other information.

Prescribed information

This Certificate provides information regarding valuation, rates, charges, other moneys owing, and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This Certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

General information

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, PO Box 733, Bendigo 3552, Telephone 1300 002 642.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the Fire Services Property Levy Act 2012.

Rates and charges

Rates and Charges for financial year ending 30 June 2027. All Rates and Charges due by four (4) instalments due 30 September 2026, 30 November 2026, 01 March 2027 and 31 May 2027.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

Other information

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.

After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

Please note

Updates will not be provided after the 90-day period has passed, a new certificate will be required



ABN 96 549 082 360

O'Sullivan Johanson Lawyers. C/- LANDATA
Two Melbourne Quarter, Level 13, 697 Collins Street
Docklands

Information Statement

(Special Meter Read)

Service Address: 7 Brome Court, Strathfieldsaye, Vic, 3551

Owner(s):	Title(s):
Strathfieldsaye Property Pty Ltd	Lot 136, Plan of Subdivision, Plan Number 827031D, Volume 12676, Folio 997, Parish of Strathfieldsaye
Account Calculation:	
Fees and Charges	\$0.00
Scheme Arrears	\$0.00
Total amount in arrears:	\$0.00
Calculated charges from last billing date to 19-08-2026 as detailed on the following page/s.	\$0.00
Amount Due:	\$0.00



1300 363 200

www.coliban.com.au

PO Box 2770 BENDIGO DC

Victoria 3554

Information Statement Issue Date:

17 August 2026

Your Reference:

81570586-001-5

Settlement Date:

19 August 2026

Information Statement Number:

ISN-0000060310

Property Number:

LOC-000091845

Settlement Payment Reference:

2000000918452

Amount Due:

\$0.00

**If you are making a settlement payment
via PEXA, please use the biller code
39156 and the settlement payment
reference number detailed above.**

In accordance with Section 275 (1) of the Water Act (1989), the person /s who becomes the owner of the property must pay any amount that is a charge on that property under Section 274 (4A).

Unless prior consent has been obtained, the Water Act (1989) prohibits:

The erection and/or placement of any building, wall, bridge, embankment, fill or removal of earth, machinery or other structure on land over which an easement exists, or within one (1) metre laterally, of any works of Coliban Water.

Property Number: LOC-000091845

Service Address: 7 Brome Court, Strathfieldsaye, Vic, 3551

Details for Services provided and their tariffs:

Encumbrances and other information:

* Water Available

* Sewer main (shown in red) traverses land.

* Sewerage Available

* Vacant Land.

* All acquisitions and dispositions are to be forwarded to Coliban Water via email: revenue@coliban.com.au

* Could the applicant please phone for an update on this certificate prior to settlement. Alternatively, you can email revenue@coliban.com.au for an update and provide the ISN number (Information Statement number) and settlement date in your email.

* Information Statements are valid for a period of 90 days from application date for service charges only.

* If you are making a settlement payment via PEXA, please use the biller code 39156 and the settlement payment reference number detailed on page 1. Once settlement is complete to ensure all the required information under the Water Act 1989, Section 159 continues to be provided to us during the property settlement process. Please advise all of the following details on the Notice of Acquisition/Disposition (with the relevant ownership details i.e. lot number/s, plan of subdivision number/s, volume number/s, folio number/s. The version of information being provided to the State Revenue Office (SRO) is adequate for our requirements.

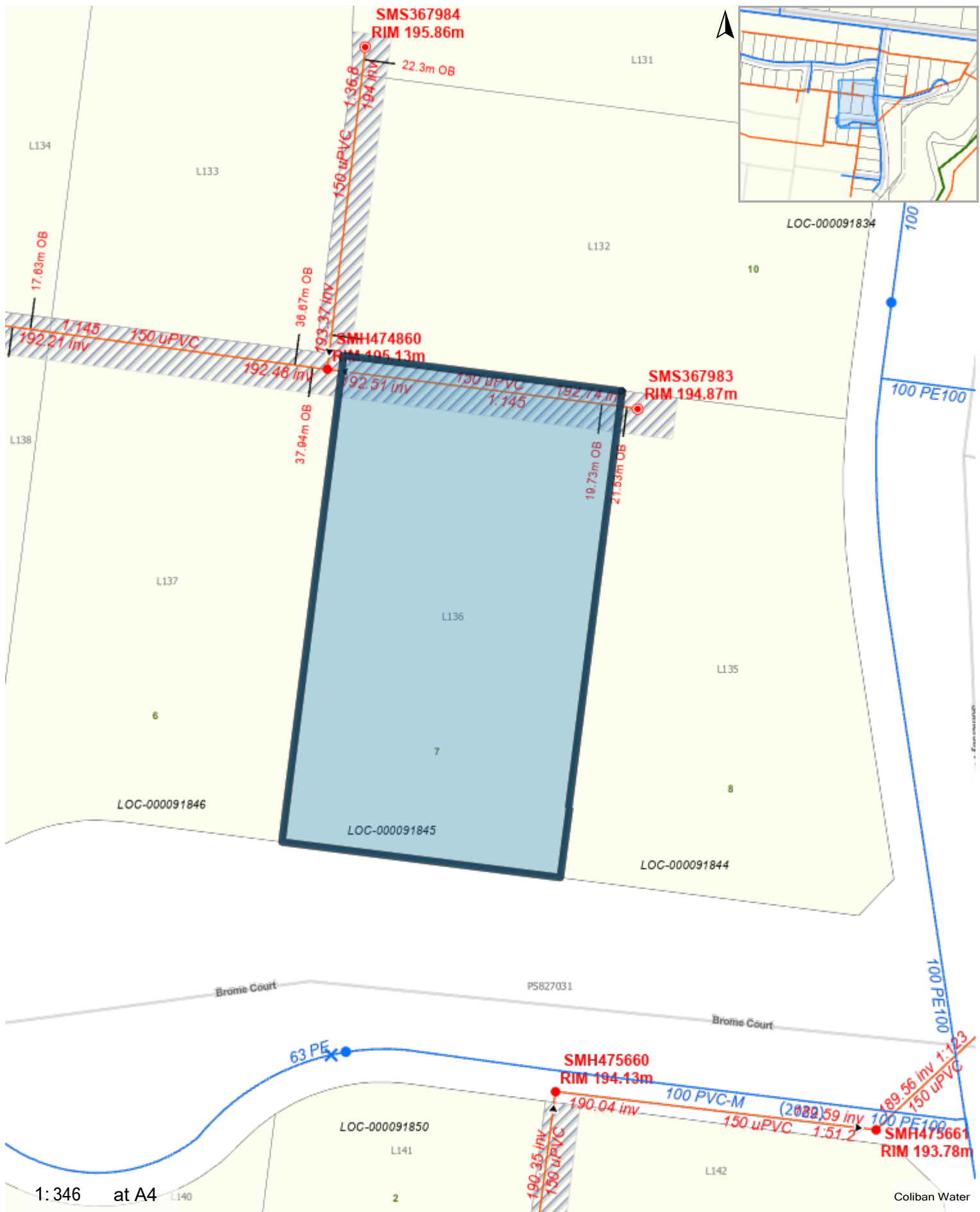
Regards,



Customer Solutions Department

Lot 136 Brome Court, Strathfieldsaye, Vic, 3551

Date: 14/08/26



Disclaimer: 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.

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1282136

APPLICANT'S NAME & ADDRESS

O'SULLIVAN JOHANSON LAWYERS. C/- LANDATA
DOCKLANDS

VENDOR

STRATHFIELDSAYE PROPERTY PTY
LTD

PURCHASER

SIMPSON, CASEY

REFERENCE

646753

This certificate is issued for:

LOT 136 PLAN PS827031 ALSO KNOWN AS 7 BROME COURT STRATHFIELDSAYE
GREATER BENDIGO CITY

The land is covered by the:

GREATER BENDIGO PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE

A detailed definition of the applicable Planning Scheme is available at :
(<https://planning-schemes.app.planning.vic.gov.au/greaterbendigo>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
<http://vhd.heritage.vic.gov.au/>

14 August 2026

Sonya Kilkeny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

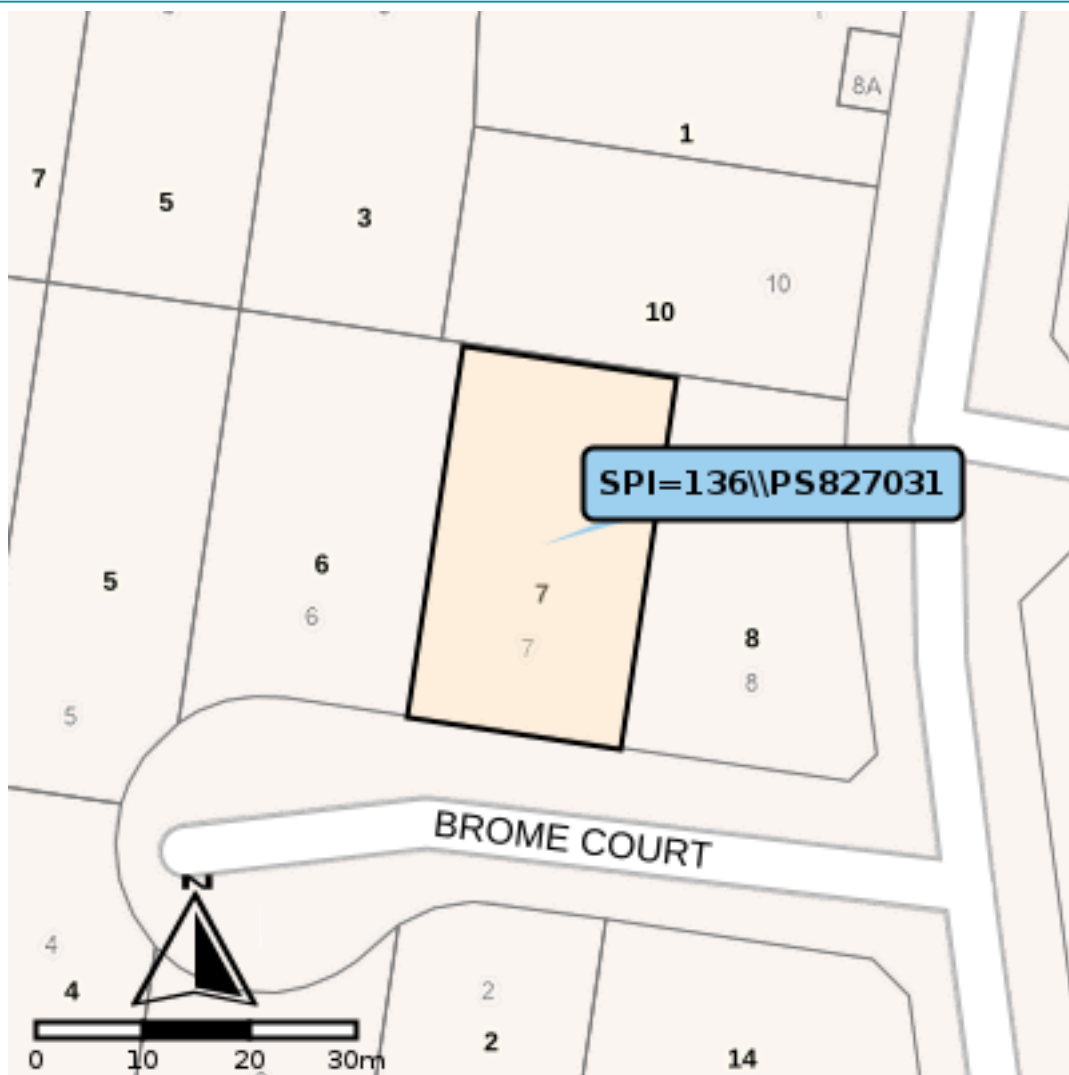
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

Building Information Certificate

Regulation 51(1) | Building Regulations 2018

17-Aug-2026

Landata
PO Box 500
EAST MELBOURNE VIC 3002

Location: 7 Brome Court, STRATHFIELDSAYE 3551 (Lot 136 PS 827031D)
Applicant Reference: 81570585-001-6:99621

Building permits, occupancy permits or certificates of final inspection issued in the past 10 years

Council has no record of any building approvals being issued on this property in the past 10 years.

Current determinations under Regulation 64(1) or exemptions under Regulation 231(2)

Council has no record of any current statement on this property.

Current notices or orders issued under the Building Act 1993

Council has no record of any current notice or order issued for this property.



Craig Kingston
Municipal Building Surveyor

PLEASE NOTE

This information is provided in good faith. Council accepts no responsibility for any errors or omissions.

Property Clearance Certificate

Land Tax



INFOTRACK / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7864
Certificate No:	10949330
Issue Date:	14 AUG 2026
Enquiries:	ESYSPROD

Land Address: 7 BROME COURT STRATHFIELDSAYE VIC 3551					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
26810899	136	827031	12676	997	\$0.00

Vendor: STRATHFIELDSAYE PROPERTY PTY LTD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
STRATHFIELDSAYE PROPERTY TRUST	2026	\$42,823	\$812.11	\$0.00

Comments: Land Tax of \$812.11 has been assessed for 2026, an amount of \$812.11 has been paid.

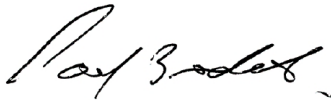
Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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Arrears of Vacant Residential 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):	\$45,520
SITE VALUE (SV):	\$42,823
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 10949330

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 = \$0.00

Taxable Value = \$42,823

Calculated as \$0 plus (\$42,823 - \$0) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$455.21

Taxable Value = \$45,520

Calculated as \$45,520 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 10949330

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: 10949330

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 / O'SULLIVAN JOHANSON LAWYERS.

Your Reference: 2026/7864

Certificate No: 10949330

Issue Date: 14 AUG 2026

Enquires: ESYSPROD

Land Address: 7 BROME COURT STRATHFIELDSAYE VIC 3551

Land Id	Lot	Plan	Volume	Folio	Tax Payable
26810899	136	827031	12676	997	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
N/A	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: \$45,520

SITE VALUE: \$42,823

CURRENT CIPT CHARGE: \$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10949330

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 / O'SULLIVAN JOHANSON LAWYERS.

Your Reference:	2026/7864
Certificate No:	10949330
Issue Date:	14 AUG 2026

Land Address: 7 BROME COURT STRATHFIELDSAYE VIC 3551

Lot	Plan	Volume	Folio
136	827031	12676	997

Vendor: STRATHFIELDSAYE PROPERTY PTY LTD

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: 10949330

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

BPAY  Billers Code: 416073 Ref: 10949337 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: 10949337 Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/payment-options	Important payment information Windfall gains tax payments must be made using only these specific payment references. Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.
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**** Delivered by the LANDATA® System, Department of Transport and Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

O'Sullivan Johanson Lawyers.
200 Barangaroo Avenue
Barangaroo 2000

Client Reference: 646753

NO PROPOSALS. As at the 14th August 2026, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

7 BROME COURT, STRATHFIELDSAYE 3551
CITY OF GREATER BENDIGO

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 14th August 2026

[Vicroads Certificate] # 81570588 - 81570588151237 '646753'