

# 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.

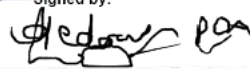
The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

<b>Land</b>	10 Perry Drive, Horsham 3400
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<b>Vendor's name</b>	Dec 18, 2024   8:51 AM AEDT	<b>Date</b> / /
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<b>Vendor's signature</b>	Signed by:  538BFE3F51E84A1...
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<b>Vendor's name</b>	Dec 18, 2024   8:51 AM AEDT	<b>Date</b> / /
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<b>Vendor's signature</b>	Signed by:  538BFE3F51E84A1...
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>	
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>	
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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) Are contained in the attached certificates.

### 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

	To	
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Other particulars (including dates and times of payments):

### 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	AVPCC No. 110
(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 of 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 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): -

Not Applicable.

**3.2. Road Access**

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

**3.3. 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:

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:

Not Applicable.

**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:

Not Applicable.

**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")**

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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## 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 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 1000m<sup>2</sup>; (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.)*

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

## 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)*

VENDOR GST WITHHOLDING NOTICE
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## Vendor/supplier GST withholding notice

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

To:

Purchaser/recipient:

**Property address:** 10 Perry Drive  
HORSHAM, VIC 3400

**Lot no.:** 10 **Plan of subdivision:** 532735H

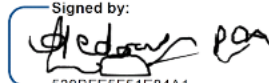
The Purchaser/recipient is not required to make a payment under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) in relation to the supply of the above property.

**From:** Vendor/supplier:

Dec 18, 2024 | 8:51 AM AEDT

**Dated:** \_\_/\_\_/20\_\_

Signed by:



538BF65F51F84A1

**Signed by or on behalf of the vendor/supplier:** \_\_\_\_\_

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

VOLUME 10911 FOLIO 142

Security no : 124120172155V  
Produced 26/11/2024 05:25 PM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 532735H.  
PARENT TITLE Volume 10369 Folio 254  
Created by instrument PS532735H 15/11/2005

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

AE040204C 05/12/2005

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 0327142

COVENANT PS532735H 15/11/2005

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 PS532735H 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: 10 PERRY DRIVE HORSHAM VIC 3400

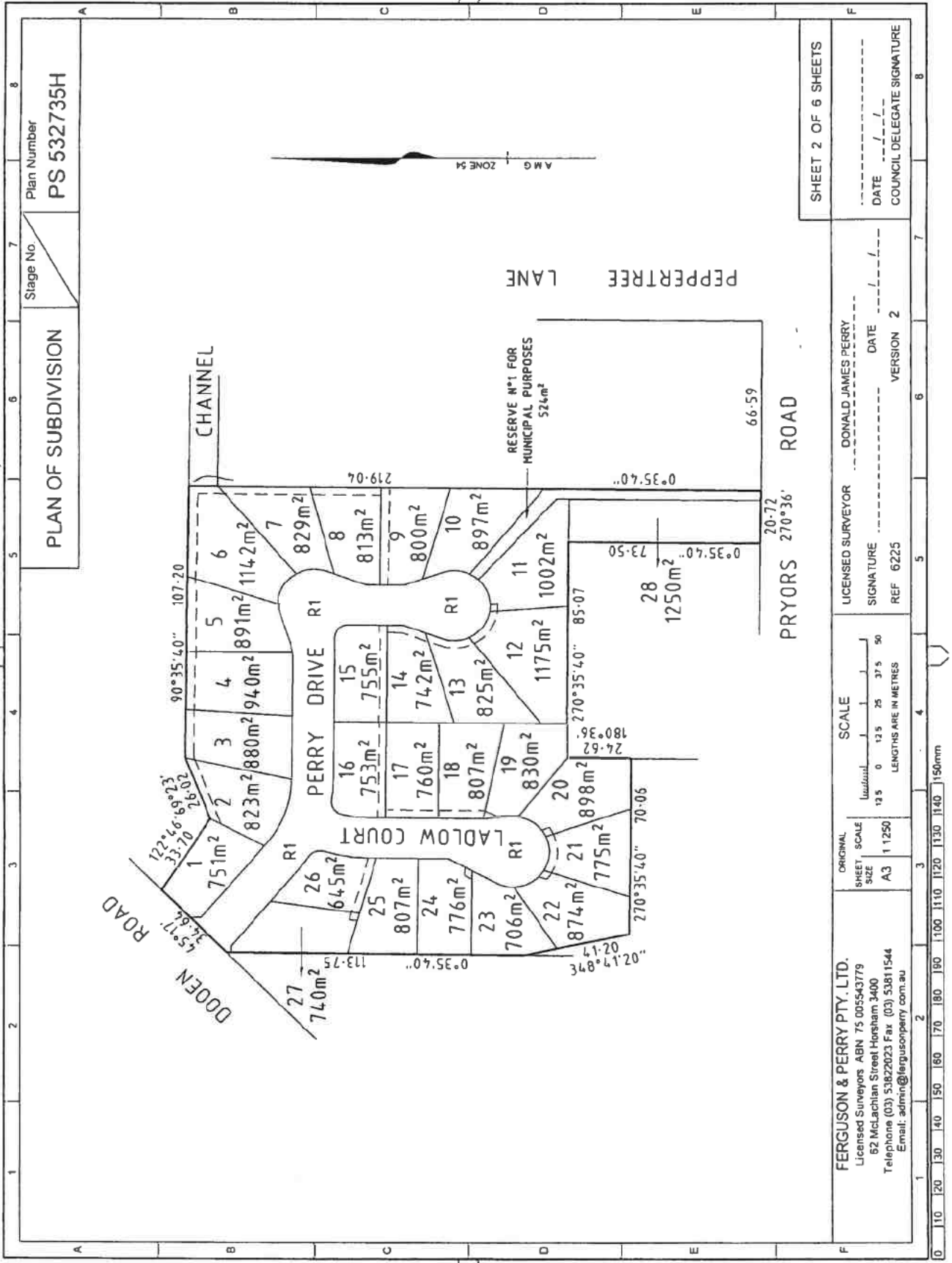
DOCUMENT END

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Delivered by LANDATA®, timestamp 26/11/2024 17:26 Page 1 of 6  
 © State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

<b>PLAN OF SUBDIVISION</b>		Stage No. <hr style="border: none; border-top: 1px solid black;"/>	LTO use only  EDITION 1	Plan Number  PS 532735H
Location of Land Parish HORSHAM Township _____ Section 3 Crown Allotment: 3 (PART) Crown Portion: _____ LTO base record VICMAP DIGITAL PROPERTY (RURAL) Title References. Vol. 10369 Fol 254 Last Plan Reference: PS 413001W (LOT 2) Postal Address DOOEN ROAD, HORSHAM 3400 AMG Co-ordinates E 608875 Zone 54 (Of approx. centre of land N 5937205 Datum AGD66 in plan)		Council Certification and Endorsement Council Name: HORSHAM RURAL CITY COUNCIL Ref: 1 This plan is certified under section 6 of the Subdivision Act 1988 <del>2 This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6 / /</del> 3 This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / <del>has not</del> been made (ii) The requirement has been satisfied. <del>(iii) The requirement is to be satisfied in Stage</del> Council Delegate <del>Council seal</del> Date 2 / 11 / 05 <del>Re-certified under section 11(7) of the Subdivision Act 1988</del> Council Delegate <del>Council seal</del> Date / /		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
ROAD R1	HORSHAM RURAL CITY COUNCIL			
RESERVE NO 1	HORSHAM RURAL CITY COUNCIL			
Notations				
Depth Limitation Does not apply		Staging This is not a staged subdivision Planning Permit No. 03-234		
Survey- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 29 & 58 (HORSHAM) & 31 (DOOEN) in proclaimed Survey Area no _____				
Easement Information				LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance / Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3	THIS PLAN	GRAMPIANS WIMMERA MALLEE WATER AUTHORITY
R1	WAY, DRAINAGE, SEWERAGE AND SUPPLY OF GAS, ELECTRICITY, TELEPHONE AND WATER SERVICES	SEE DIAG	THIS PLAN	LAND IN THIS PLAN
				Received <input checked="" type="checkbox"/> Date 9 / 11 / 06 LTO use only PLAN REGISTERED TIME 12.37 PH. DATE 15 / 11 / 05  Assistant Registrar of Titles
				Sheet 1 of 6 Sheets
FERGUSON & PERRY PTY. LTD. Licensed Surveyors ABN. 75 005543779 62 McLachlan Street Horsham 3400 Telephone (03) 53822023 Fax (03) 53811544 Email. admin@fergusonperry.com.au		LICENSED SURVEYOR <u> DONALD JAMES PERRY </u> SIGNATURE _____ DATE 2 / 11 / 05 REF 6225 VERSION 2		_____ DATE 2 / 11 / 06 COUNCIL DELEGATE SIGNATURE Original sheet size A3



SHEET 2 OF 6 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR DONALD JAMES PERRY

SIGNATURE / /

DATE / /

VERSION 2

REF 6225

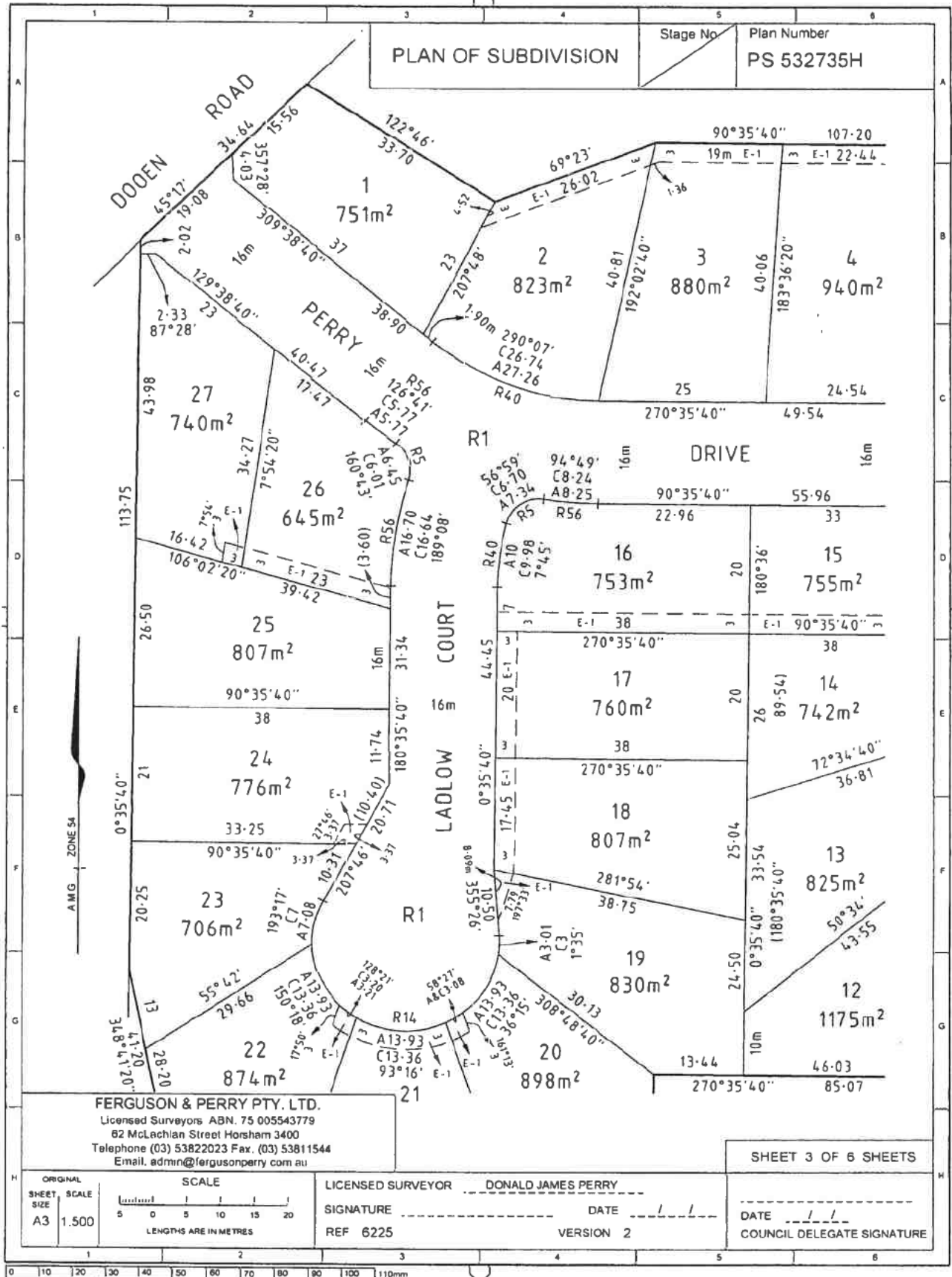
ORIGINAL SHEET SCALE SIZE A3 1:1250

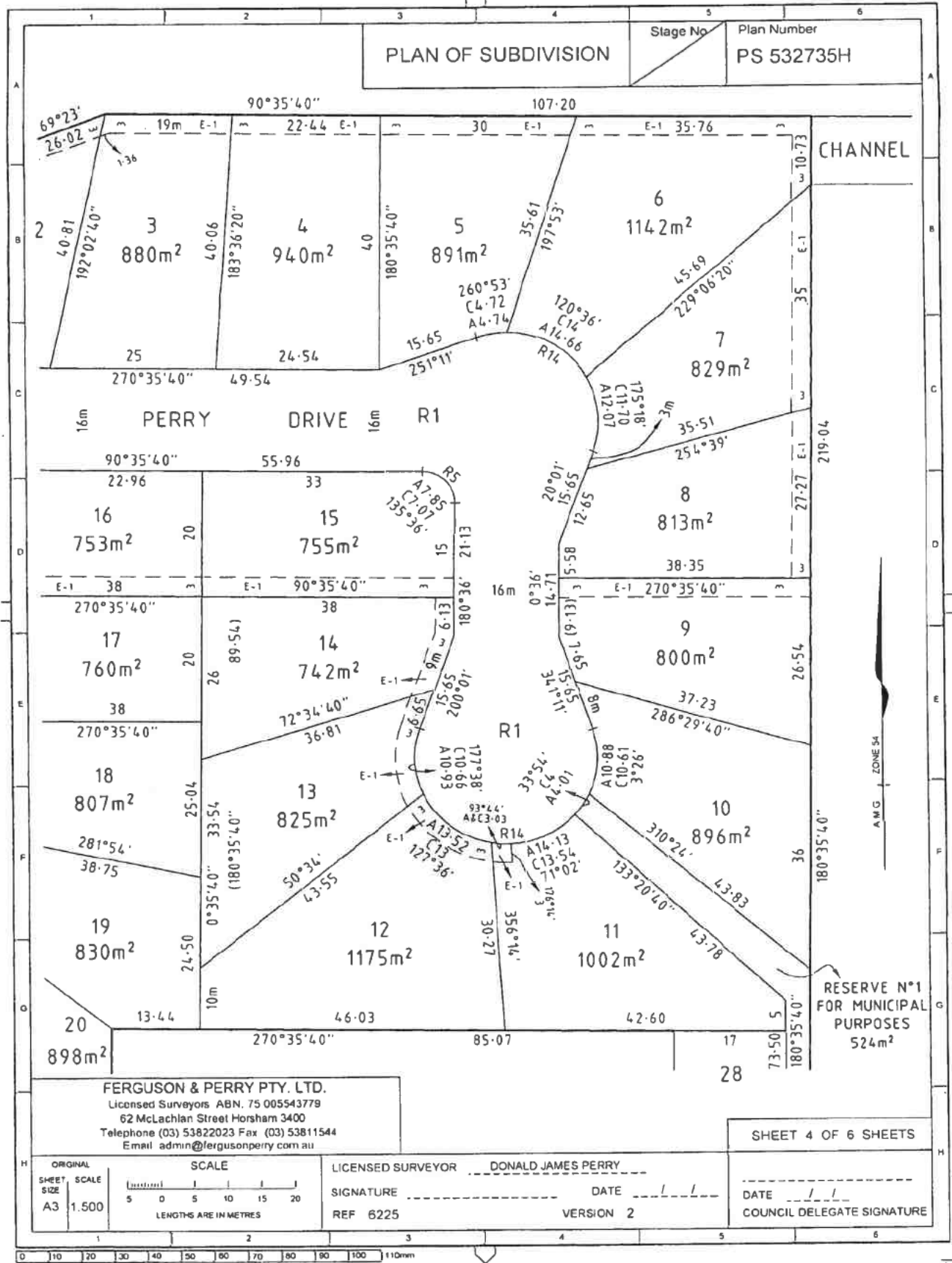
SCALE 1:1250

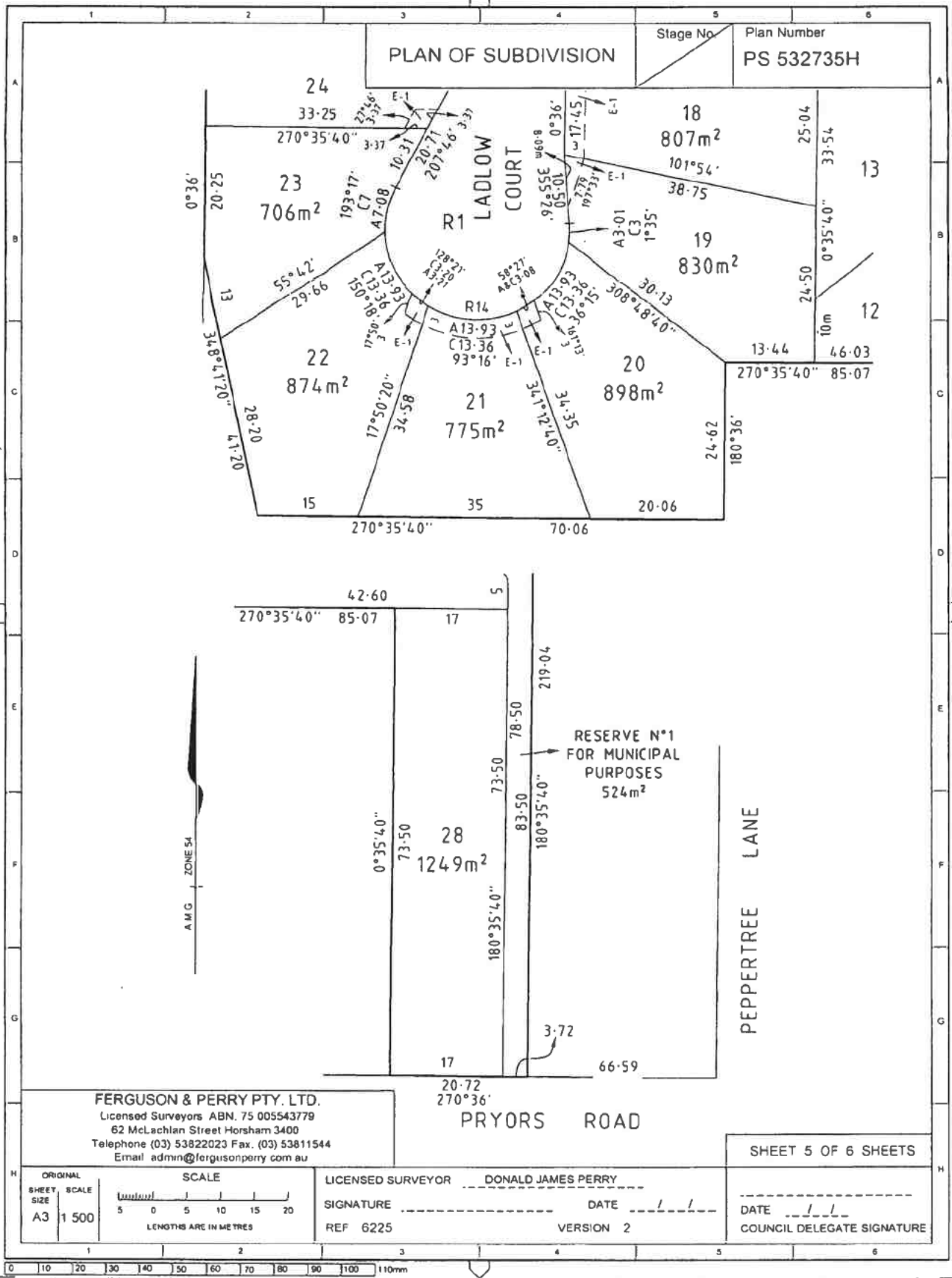
LENGTHS ARE IN METRES


FERGUSON & PERRY PTY. LTD.  
 Licensed Surveyors ABN 75 005543779  
 62 McLachlan Street Honeham 3400  
 Telephone (03) 53822023 Fax (03) 53811544  
 Email: admin@fergusonperry.com.au

1 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm







	1	2	3	4	5	6						
A	<b>PLAN OF SUBDIVISION</b>				Stage No	Plan Number <b>PS 532735H</b>	A					
B	<b><u>CREATION OF RESTRICTION</u></b>						B					
	UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED											
	LAND TO BENEFIT					LOTS 1 TO 28 (BOTH INCLUSIVE)						
	LAND TO BE BURDENED					LOTS 1 TO 28 (BOTH INCLUSIVE)						
C	<b><u>DESCRIPTION OF RESTRICTION</u></b>						C					
	THE REGISTERED PROPRIETORS OF THE LOTS TO BE BURDENED WILL NOT ERECT, CONSTRUCT OR CAUSE TO BE ERECTED CONSTRUCTED OR BUILT ON THE SAID LAND OR ANY PART THEREOF ANY BUILDING WHICH HAS BEEN ERECTED OR ASSEMBLED ELSEWHERE AND NOT IN ANY EVENT ANY BUILDING OTHER THAN.											
	(A) A DWELLING HOUSE HAVING A FLOOR AREA OF AT LEAST 140 METRES SQUARE WITHIN THE OUTER WALLS OR TWO OR MORE HOME OR VILLA UNITS EACH HAVING A FLOOR AREA OF AT LEAST 100 SQUARE METRES WITHIN THE OUTER WALLS (EXCLUDING IN EITHER CASE THE AREA OF OUTBUILDINGS, CARPORT, TERRACE, PERGOLA OR VERANDA) CONSTRUCTED OF ONLY NEW MATERIALS SAVE FOR BRICKS WHICH MAY BE SECONDHAND) IN SUCH A MANNER THAT THE EXTERIOR CLADDING SHALL BE OF BRICK, BRICK VENEER, MASONRY RENDER OR STONE AND THE ROOF OF SLATE, CLAY TILES, CEMENT TILE, FACTORY PAINTED IRON, GALVANISED IRON OR ZINCALUME AND NOT IN ANY EVENT MORE THAN ONE DWELLING ON EACH 400 SQUARE METRE PORTION OF ANY LOT ON THE SUBDIVISION AND											
	(B) NECESSARY OUTBUILDINGS CONSTRUCTED OF THE SAME NEW MATERIALS AS THE DWELLING OR FACTORY PAINTED IRON AND											
D	(C) IN THE CASE OF FENCING FACTORY PAINTED IRON.						D					
	THESE CONDITIONS EXPIRE ON 31st DECEMBER 2020											
E							E					
F							F					
G							G					
	<b>FERGUSON &amp; PERRY PTY. LTD.</b> Licensed Surveyors ABN. 75 005543779 62 McLachlan Street Horsham 3400 Telephone (03) 53822023 Fax (03) 53811544 Email admin@fergusonperry.com.au					SHEET 6 OF 6 SHEETS	H					
H	ORIGINAL SHEET SIZE A3	SCALE  LENGTHS ARE IN METRES	LICENSED SURVEYOR <u>DONALD JAMES PERRY</u>		SIGNATURE _____ DATE ____/____/____		DATE ____/____/____ COUNCIL DELEGATE SIGNATURE _____					
	REF 6225	VERSION 2					H					
	0	10	20	30	40	50	60	70	80	90	100	110mm



CIVIC CENTRE  
 18 ROBERTS AVENUE, HORSHAM 3400  
 Tel: 03 5382 9777 Fax: 03 5382 1111  
 Email: council@hrcc.vic.gov.au  
 Weekdays: 8.30am to 5.00pm  
 TTY: 133 677 ask for 03 5382 9777

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30 JUNE 2025  
 ABN 37 019 724 765

Date of Notice: 23/08/2024

Date Declared: 22/07/2024

Assessment: 13958

033

If you are experiencing Financial Hardship please contact Council's Rates staff on 03 5382 9777 or email council@hrcc.vic.gov.au to confidentially discuss payment plan options.

DESCRIPTION AND LOCATION OF LAND  
 10 PERRY DRIVE HORSHAM  
 LOT 10 PS 532735H HORSHAM

SITE VALUE 149,000  
 CAPITAL IMPROVED VALUE 499,000  
 NETT ANNUAL VALUE 24,950  
 EFFECTIVE DATE 01/07/2024  
 LEVEL OF VALUE DATE 01/01/2024

AREA 897.0000 SQUARE METRES  
 AVPCC 110 DETACHED DWELLING

RATE DETAILS	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
BALANCE AT 23/08/2024			\$0.00
RESIDENTIAL RATE	0.00380400	499,000	\$1898.20
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	\$200.00
URBAN BIN SERVICE	527.00	1	\$527.00
GOVT PENSION REBATE - RATES			-\$259.50
COUNCIL PENSION REBATE - RATES			-\$50.00
VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY			
FSPL RESIDENTIAL FIXED	132.00	1	\$132.00
FSPL RESIDENTIAL VARIABLE	0.00008700	499,000	\$43.41
GOVT PENSION REBATE - FSPL			-\$50.00

**TOTAL \$2,441.11**

Payment In Full Due 17 Feb 2025 <b>\$2,441.11</b>	Or	On Instalments Instalment 1 Due 30 Sept 2024 <b>\$610.27</b>	Instalment 2 Due 2 Dec 2024 <b>\$610.28</b>	Instalment 3 Due 28 Feb 2025 <b>\$610.28</b>	Instalment 4 Due 2 Jun 2025 <b>\$610.28</b>
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*Note: Payments received after the due date may be charged interest at 10% pa. Any arrears shown on this notice are due immediately and may accrue interest until paid.*

To have your notices emailed  
 Register at [hrcc.enotices.com.au](http://hrcc.enotices.com.au)  
 Reference No: E2038AC53Z

**B** PAY  
 Biller Code: 87221  
 Ref: 1395 84

**Post Billpay**  
 Billpay Code: 2315  
 Ref: 139584

BPAY this payment via internet or phone banking  
 BPAY View Registration No.: 1395 84

Pay in person at any post office,  
 phone 13 18 16 or go to  
[postbillpay.com.au](http://postbillpay.com.au)

ASSESSMENT: 13958

RATEPAYER NAME:



PO BOX 511  
 HORSHAM VIC 3402



Urban Water Account  
10 Perry Drive HORSHAM VIC 3400



**GWM Water**

11 McLachlan Street (PO Box 481)  
Horsham Victoria 3402

info@gwmwater.org.au  
www.gwmwater.org.au

ABN: 35 584 588 283

tax invoice

account number

issue date

Registration Code

billing and general enquiries  
office hours: 1300 659 961  
difficulties and faults  
24 hours: 1800 188 586

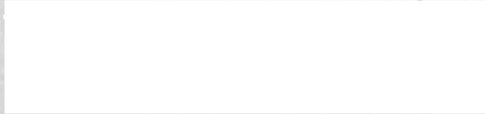
2204290

28/10/2024

7AV5A2



Next Reading: 31/12/2024



due date

27/11/2024

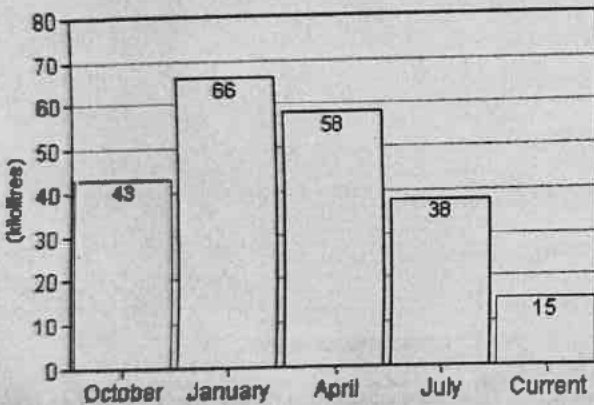
amount due

\$186.91



033  
1013391

Your Usage in KiloLitres



**Balance Brought Forward**

Opening Balance	\$226.17
Transactions since last Account	-\$226.17

**Current Charges**

Sewer Service	\$139.05
Water Service	\$111.43
Water Usage	\$27.17
<b>Total</b>	<b>\$277.65</b>
Rebate	-\$90.74

**Total Amount Due \$186.91**

Total includes GST of \$0.00

Penalty interest of 6.2 % per annum will apply to overdue balances

Use water wisely: [www.targetyourwateruse.vic.gov.au](http://www.targetyourwateruse.vic.gov.au)



Register to receive your notice via email

GO TO [GWMWATER.ENOTICES.COM.AU](http://GWMWATER.ENOTICES.COM.AU)  
YOUR REFERENCE NO: D9305473CC

payment slip

POST billpay

account number

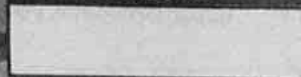
2204290

amount due

\$186.91

If eligible and your concession has not been deducted please call 1300 659 961. Please see reverse for details.

amount being paid



\*347 0000000000002204297



Please see over for payment options

SEWER SERVICE		Date From	Date To	Days	Rate	Amount
Service No	140388	1/10/2024	31/12/2024	91	\$1.5280 per day	\$139.05

WATER SERVICE		Date From	Date To	Days	Rate	Amount
Service No	140388	1/10/2024	31/12/2024	91	\$1.2245 per day	\$111.43
Size	20.00mm					

WATER USAGE		Previous	Current	Consumption	Amount
Service No	Meter Number	Date	Reading	(Kilolitres)	
140388	19V28117T	01/07/2024	1250	15.00 @ \$1.8114/kL	\$27.17
			01/10/2024	1265	

**Transactions since last Account**

Date	Description	Transaction Amount
22/08/2024	Receipt via Australia Post	<u>-\$226.17</u>
		<u>-\$226.17</u>

**PLEASE NOTE**

Payments made in the last 7 days may not have been credited to your account prior to issuing this invoice.

**PAYMENT PLANS**

Payment plans are available should you wish to pay by instalments. Please contact us on 1300 659 961.

**CUSTOMER SUPPORT**

If you are experiencing genuine financial hardship in paying your account, GWMWater may be able to assist you. Please contact us on 1300 659 961. You can be assured of sympathetic and confidential consideration of your circumstances.

**LATE PAYMENT PENALTIES**

If a final notice is issued, payments not received by the due date of the final notice, may incur an interest penalty calculated from the due date. Please refer to GWMWater's urban and rural customer cheques for more information.

**ADDITIONAL SERVICES**

To access our Transacting and Interpreting Service contact 131 450 and ask to be connected to 1300 659 961. Deaf, hearing impaired or speech/communication impaired customers may call the National Relay Service (TTY service) by dialing 133 677 and quoting 1300 659 961.

**PENSION AND CONCESSION CARD REBATE**

Concession entitlements include all eligible pensioners and health care card holders. Cardholders already registered with GWMWater will automatically receive concessions on each account. By claiming a concession, you will be authorising GWMWater to confirm your eligibility with Services Australia or the Department of Veteran Affairs. This consent will be ongoing and can be revoked by Services Australia, Department of Veteran Affairs or by contacting GWMWater on 1300 659 961.

**WATER AND SEWERAGE REBATE SCHEME**

The State Government offers a rebate on fixed water and sewerage service charges for eligible not-for-profit organisations. Further details regarding eligibility may be obtained by contacting GWMWater on 1300 659 961.

**RESIDENTIAL TENANTS**

Tenants living in separately metered properties and who have signed a Residential Tenancy Agreement may be liable for water consumption. Tenants should notify GWMWater 48 hours prior to occupying or vacating a property so that a meter reading can be organised for you. Tenants vacating premises must provide a forwarding address.

To report difficulties and faults at any time, please contact 1800 188 886.

**ACCESS TO WATER METERS**

From time-to-time GWMWater may require access to the water meter that services your property for maintenance and meter reading purposes. We ask that water meters are kept accessible and clear of obstructions where possible.

**ESTIMATED READINGS**

Where a meter reading has been estimated this will be indicated by an 'E' on your account. If you believe the estimate is not appropriate you may provide a self-read to GWMWater by providing a clear photo of the meter reading. You may request your most recent account to be amended when providing a self-read.

**ENVIRONMENTAL CONTRIBUTION**

Charges for water and wastewater services include a contribution toward GWMWater's environmental levy. The environmental contribution levy will be used to improve and protect our rivers and water sources, save water in towns and farms, and support water recycling initiatives.

**CHANGE OF ADDRESS**

Please phone GWMWater on 1300 659 961 if your postal address has changed.



**In person**  
Present this invoice intact to any post office or GWMWater, 11 McLachlan Street, Horsham



**POSTbillpay Code: 0347**  
Ref 0000002204297

Phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au)



**Mail**  
Tear off deposit slip and mail with cheque to GWMWater, PO Box 481, Horsham 3402



**Direct debit**  
To deduct payments directly from your bank account, contact GWMWater on 1300 659 961.

**Centrepay - Reference Number 555 052 362L**

Use Centrepay to make regular deductions from your Services Australia payment. Centrepay is a voluntary and easy payment option available to Services Australia customers.

Go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information on how to set up your Centrepay deductions or call GWMWater on 1300 659 961.



Billor Code: 79855  
Ref: 2204290

Contact your participating bank, credit union or building society to pay this account from your cheque, savings or credit card account. Please quote biller code.



**BPAY Views**  
View and pay this bill using internet banking.

# PROPERTY REPORT



From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 26 November 2024 05:19 PM

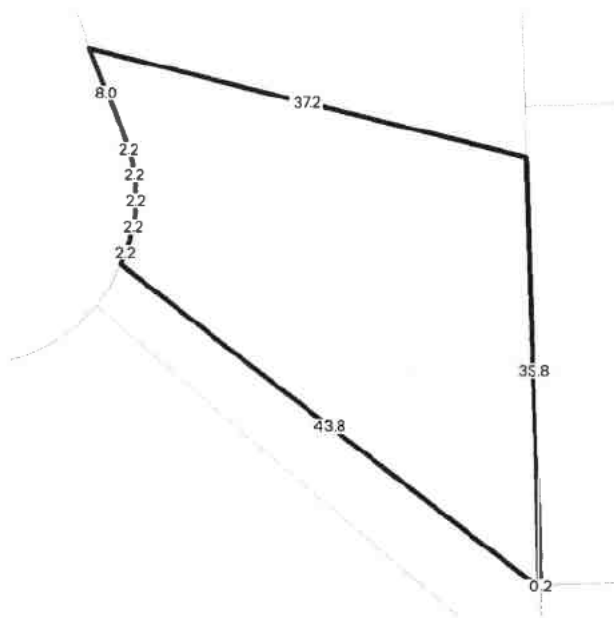
## PROPERTY DETAILS

Address: **10 PERRY DRIVE HORSHAM 3400**  
 Lot and Plan Number: **Lot 10 PS532735**  
 Standard Parcel Identifier (SPI): **10\PS532735**  
 Local Government Area (Council): **HORSHAM**  
 Council Property Number: **13958**  
 Directory Reference: **Vicroads 544 K3**

[www.hrcc.vic.gov.au](http://www.hrcc.vic.gov.au)

## SITE DIMENSIONS

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



**Area:** 896 sq. m  
**Perimeter:** 136 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: **Grampians Wimmera Mallee Water**  
 Urban Water Corporation: **Grampians Wimmera Mallee Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **LOWAN**

## 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>

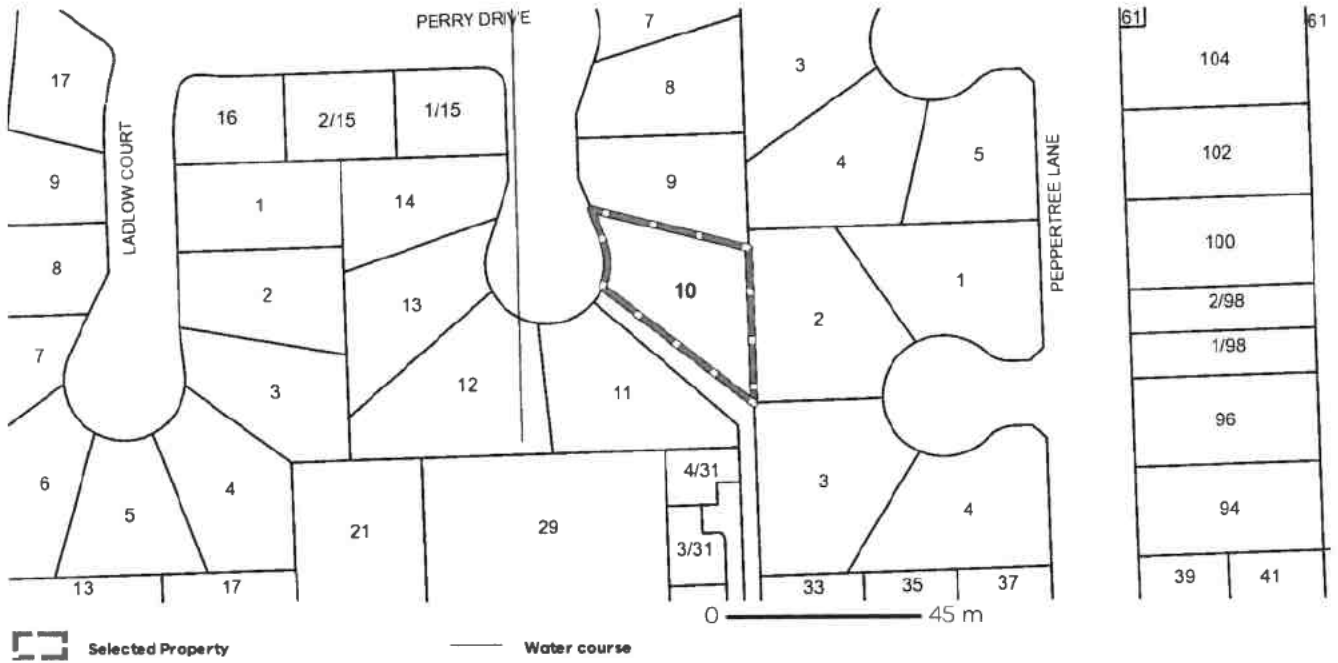
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# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## Area Map



# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 25 November 2024 10:14 AM

## PROPERTY DETAILS

Address: **10 PERRY DRIVE HORSHAM 3400**  
 Lot and Plan Number: **Lot 10 PS532735**  
 Standard Parcel Identifier (SPI): **10\PS532735**  
 Local Government Area (Council): **HORSHAM**  
 Council Property Number: **13958**  
 Planning Scheme: **Horsham**  
 Directory Reference: **Vicroads 544 K3**

[www.hrcc.vic.gov.au](http://www.hrcc.vic.gov.au)

Planning Scheme - Horsham

## UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water** legislative Council:  
 Urban Water Corporation: **Grampians Wimmera Mallee Water** legislative Assembly:  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

## STATE ELECTORATES

**WESTERN VICTORIA**  
**LOWAN**

## OTHER

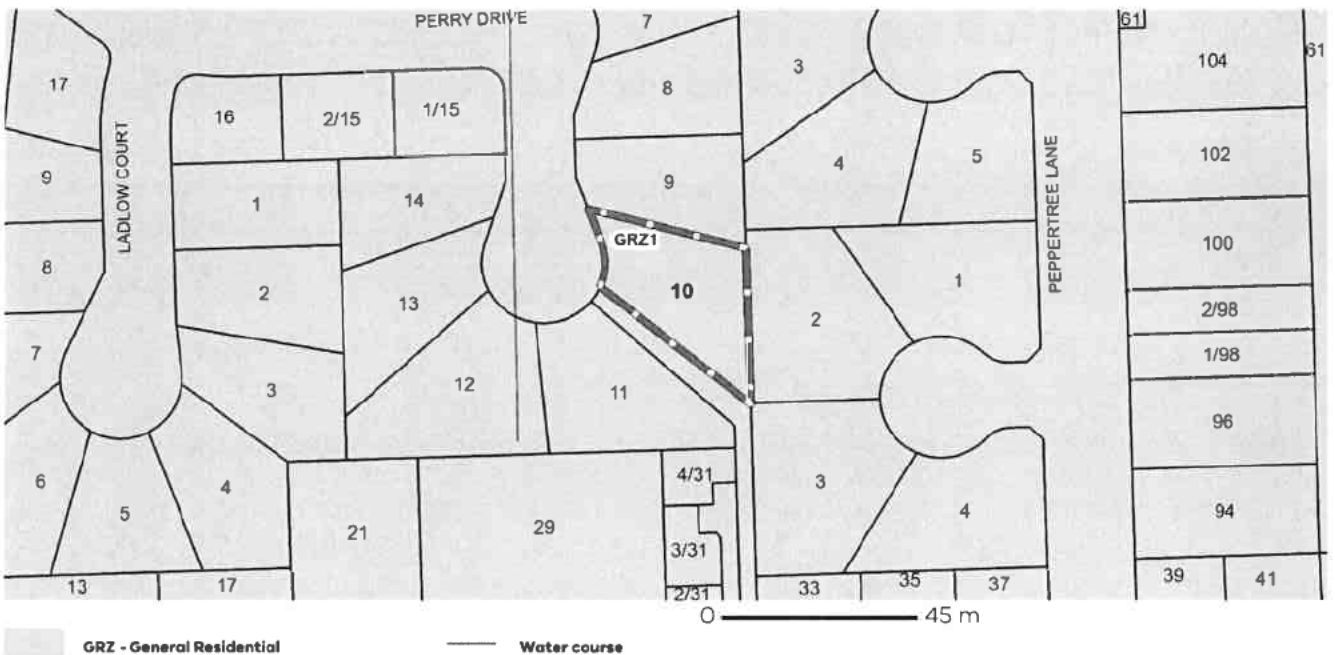
Registered Aboriginal Party: **Barengi Gadjin Land Council**  
**Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

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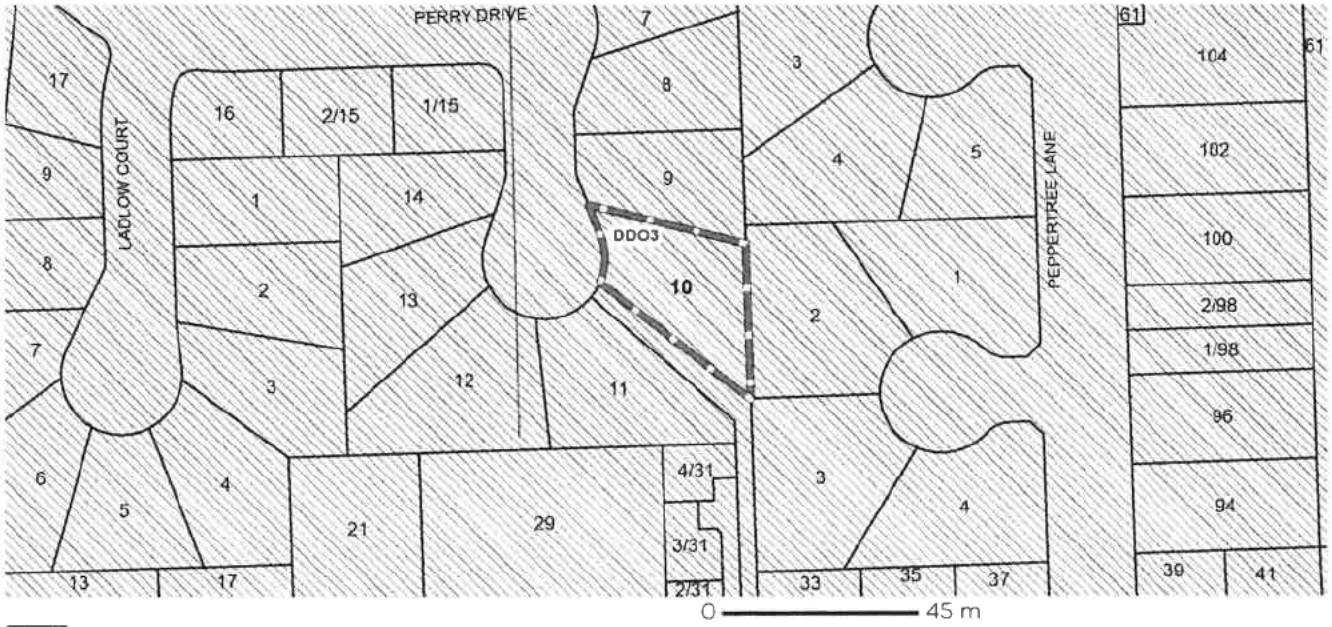
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# PLANNING PROPERTY REPORT

**Planning Overlays**

DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



LAND SUBJECT TO INUNDATION OVERLAY (LSIO)  
LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)



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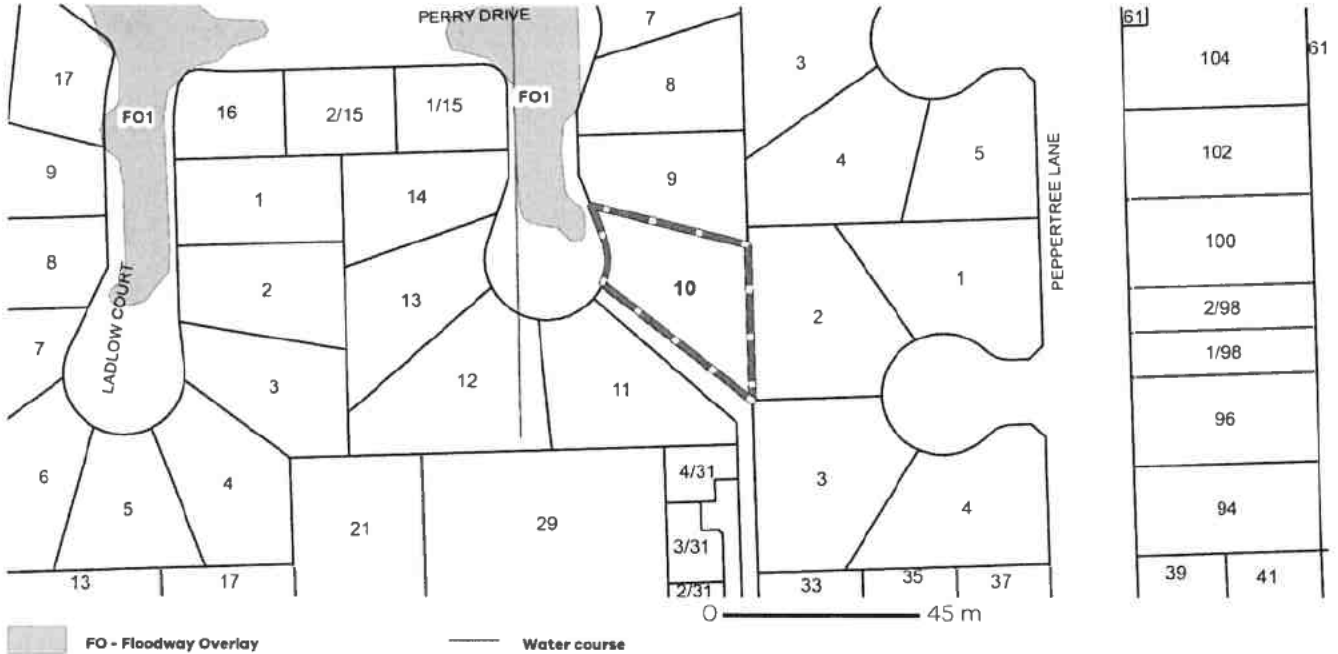
# PLANNING PROPERTY REPORT

## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### FLOODWAY OVERLAY (FO)



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

## Further Planning Information

Planning scheme data last updated on 20 November 2024.

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>

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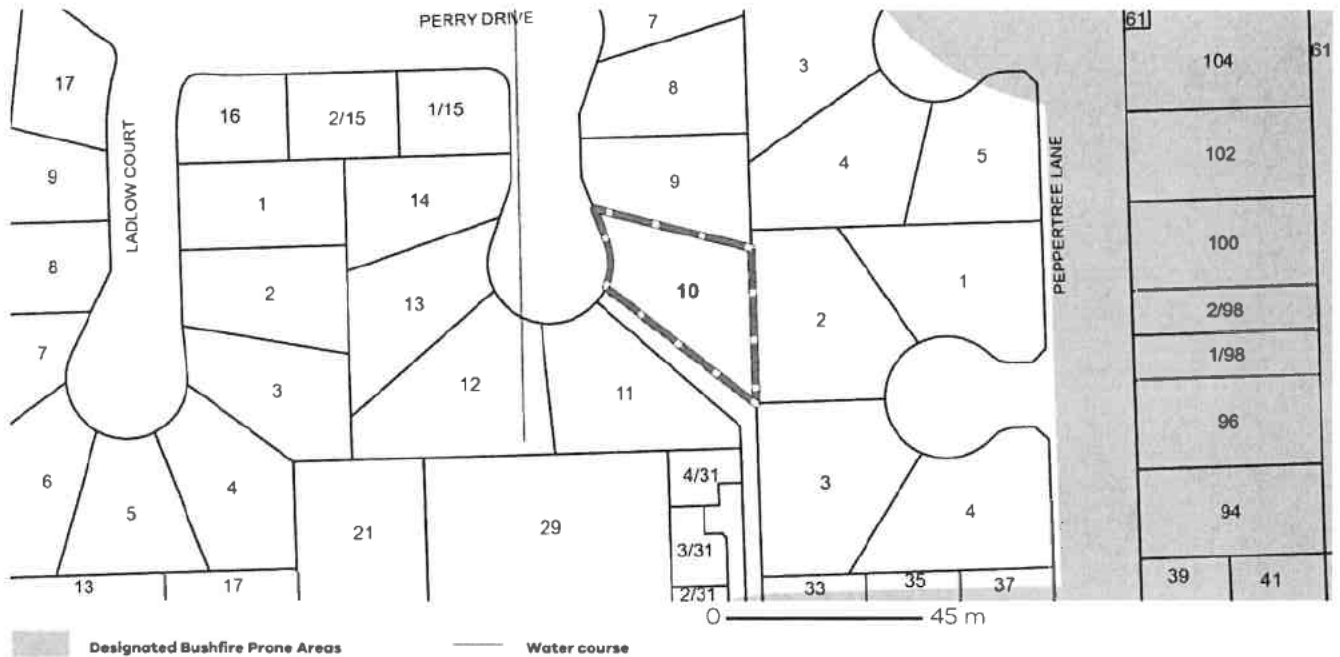
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. 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/vicolan/> 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 \(environment.vic.gov.au\)](https://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 \(environment.vic.gov.au\)](https://environment.vic.gov.au)

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## 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 \(consumer.vic.gov.au/duediligencechecklist\)](http://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.

(04/10/2016)