

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

2/20 John Street, Horsham 3400

Vendor's name

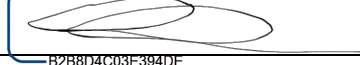
Andrew Robert Glasgow McClure

Date

/ /

Vendor's signature

DocuSigned by:



7/7/2020

B2B8D4C03E394DE...

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) Their total does not exceed:

\$3,000.00

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

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.

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:

Yes. See attached to Section 32 Statement

4.2 Agricultural Chemicals

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

None to the vendors knowledge

4.3 Compulsory Acquisition

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

None to the vendors knowledge

5. BUILDING PERMITS

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

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*.

6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

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 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)

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

Page 1 of 1

VOLUME 09737 FOLIO 570

Security no : 124083970264B

Produced 26/06/2020 10:44 AM

LAND DESCRIPTION

Lot 1 on Registered Plan of Strata Subdivision 025842G.

PARENT TITLE Volume 02972 Folio 319

Created by instrument SP025842G 01/04/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ANDREW ROBERT GLASGOW MCCLURE of 2/20 JOHN STREET HORSHAM VIC 3400

AD813249E 16/08/2005

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL437632G 22/10/2014

AFSH NOMINEES PTY LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP025842G 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: UNIT 2 20 JOHN STREET HORSHAM VIC 3400

OWNERS CORPORATIONS

The land in this folio is affected by

OWNERS CORPORATION PLAN NO. SP025842G

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	plan
Document Identification	SP025842G
Number of Pages (excluding this cover sheet)	2
Document Assembled	26/06/2020 11:03



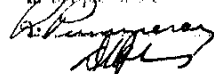

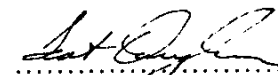
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The document is invalid if this cover sheet is removed or altered.

25842

25842G

CHART 13		PLAN OF STRATA SUBDIVISION	
<p>THE PARCEL - THE WHOLE OF THE LAND DESCRIBED IN CERTIFICATE OF TITLE VOLUME 2972 FOLIO 319 BEING PART OF CROWN ALLOTMENT 7 SECTION 2 PARISH OF HORSHAM COUNTY OF BORUNG.</p> <p>POSTAL ADDRESS OF BUILDINGS - 20 JOHN STREET, HORSHAM.</p> <p>FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE BODY CORPORATE SEARCH REPORT</p>		<p>REGISTERED</p> <p>TIME 12.15</p> <p>DATE 1.4.87</p> <p></p>	
<p>JOHN STREET</p> <p>DAVID STREET</p> <p>20.12</p> <p>20.12</p> <p>26.82</p> <p>26.82</p> <p>20.12</p> <p>2.5 0 5 10 15 20 25</p> <p>LENGTHS ARE IN METRES</p> <p>DIAGRAM SHOWING THE EXTERNAL BOUNDARIES OF THE SITE AND THE LOCATION IN RELATION THERETO AT GROUND LEVEL OF ALL BUILDINGS IN THE PARCEL.</p>			
<p><u>SURVEYOR'S CERTIFICATION</u></p> <p>I, SCOT DOUGLAS OF 19 CLIFTON AVENUE, STAWELL A SURVEYOR LICENSED UNDER THE SURVEYOR'S ACT 1978 CERTIFY THAT THIS PLAN AND ANY MEASUREMENTS ON WHICH IT IS BASED HAVE BEEN MADE BY ME OR UNDER MY PERSONAL DIRECTION AND SUPERVISION; THAT THE STANDARD OF ACCURACY OF ANY MEASUREMENTS MADE TO DETERMINE THE EXTERNAL BOUNDARIES OF THE SITE COMPLIES WITH THE REQUIREMENTS OF AND UNDER THE SURVEYOR'S ACT 1978; THAT THE PLAN ACCURATELY REPRESENTS AS AT THE FOURTH DAY OF APRIL, 1986 IN THE MANNER REQUIRED BY OR UNDER THE STRATA TITLES ACT 1967 AND BY OR UNDER THE SURVEYOR'S ACT 1978 AND WITHIN THE LIMITATIONS OF THE SCALE USED AND THE STANDARD OF ACCURACY REQUIRED, THE BOUNDARIES OF THE UNITS AND THE LOCATION AT GROUND LEVEL OF ALL BUILDINGS IN THE PARCEL IN RELATION TO THE EXTERNAL BOUNDARIES OF THE SITE; AND THAT ALL UNITS ARE WITHIN THE PARCEL.</p> <p>SIGNATURE  DATE 9th April 86.</p>		<p><u>SEAL AND ENDORSEMENT OF MUNICIPALITY</u></p> <p>SEALED PURSUANT TO SECTION 6 (1) OF THE STRATA TITLES ACT 1978.</p> <p>The Common Seal of the City of Horsham was affixed hereto on the 2nd day of Feb 1987</p> <p>In the presence of</p> <p> Councillor</p> <p> Councillor</p>	
<p>SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY</p> <p>FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT</p> <p> LICENSED SURVEYOR</p> <p>SHEET 1 OF 2 SHEETS</p>			

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

667637

APPLICANT'S NAME & ADDRESS

REIGN LEGAL C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

MCCLURE, ANDREW ROBERT G

PURCHASER

NOT, KNOWN

REFERENCE

412033

This certificate is issued for:

LOT 1 PLAN SP25842 ALSO KNOWN AS 2/20 JOHN STREET HORSHAM
HORSHAM RURAL CITY

The land is covered by the:

HORSHAM PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/horsham>)

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

26 June 2020

Hon. Richard Wynne MP
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®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

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) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

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



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.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 26 June 2020 11:03 AM

PROPERTY DETAILS

Address: **UNIT 2/20 JOHN STREET HORSHAM 3400**
 Lot and Plan Number: **Lot 1 SP25842**
 Standard Parcel Identifier (SPI): **1\SP25842**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **5835**
 Planning Scheme: **Horsham**
 Directory Reference: **VicRoads 544 F4**

www.hrcc.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/horsham

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampian Wimmera Malle Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

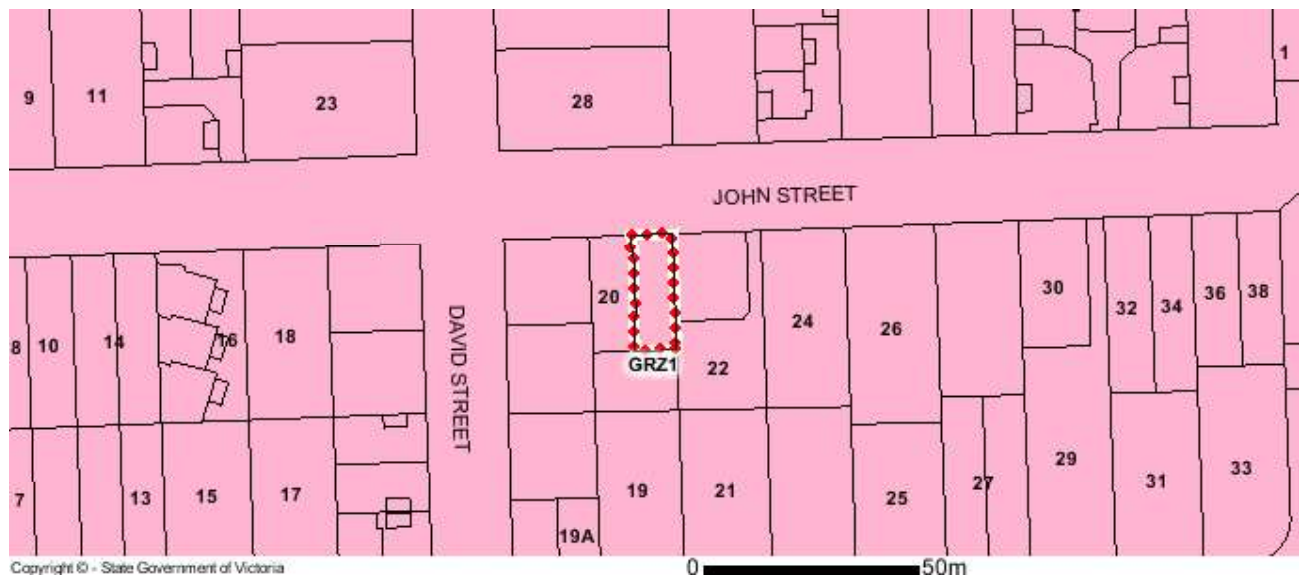
STATE ELECTORATES

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

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

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

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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 PROPERTY REPORT: 2/20 JOHN STREET HORSHAM 3400

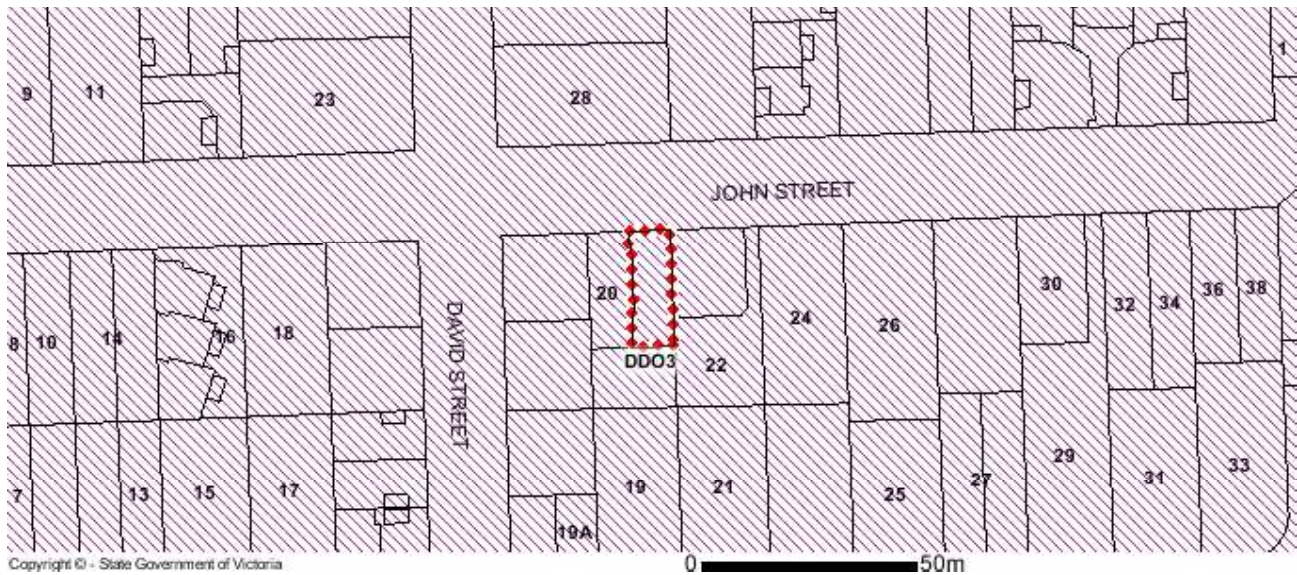
Page 1 of 3

PLANNING PROPERTY REPORT

Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 \(DDO3\)](#)



 DDO - Design and Development

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 10 June 2020.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

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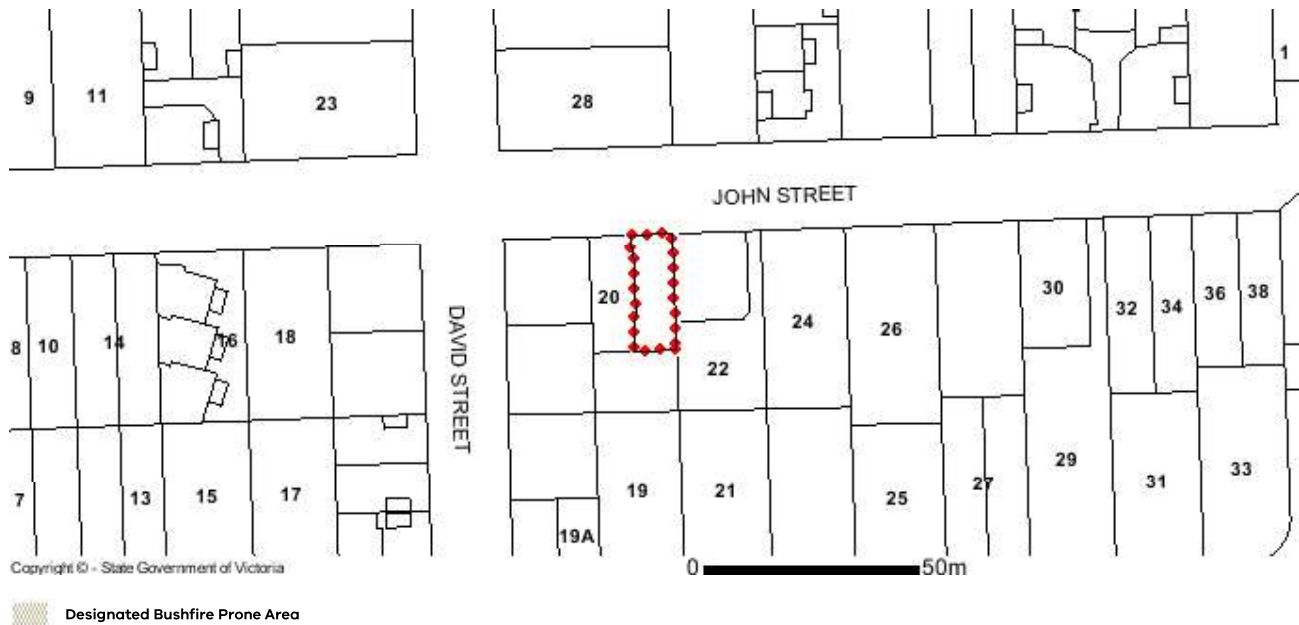
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PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



HISTORIC MINING ACTIVITY

Form No. 692

26 June, 2020

Property Information:

Address: 2/20 JOHN STREET HORSHAM 3400

It is advised that:

Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

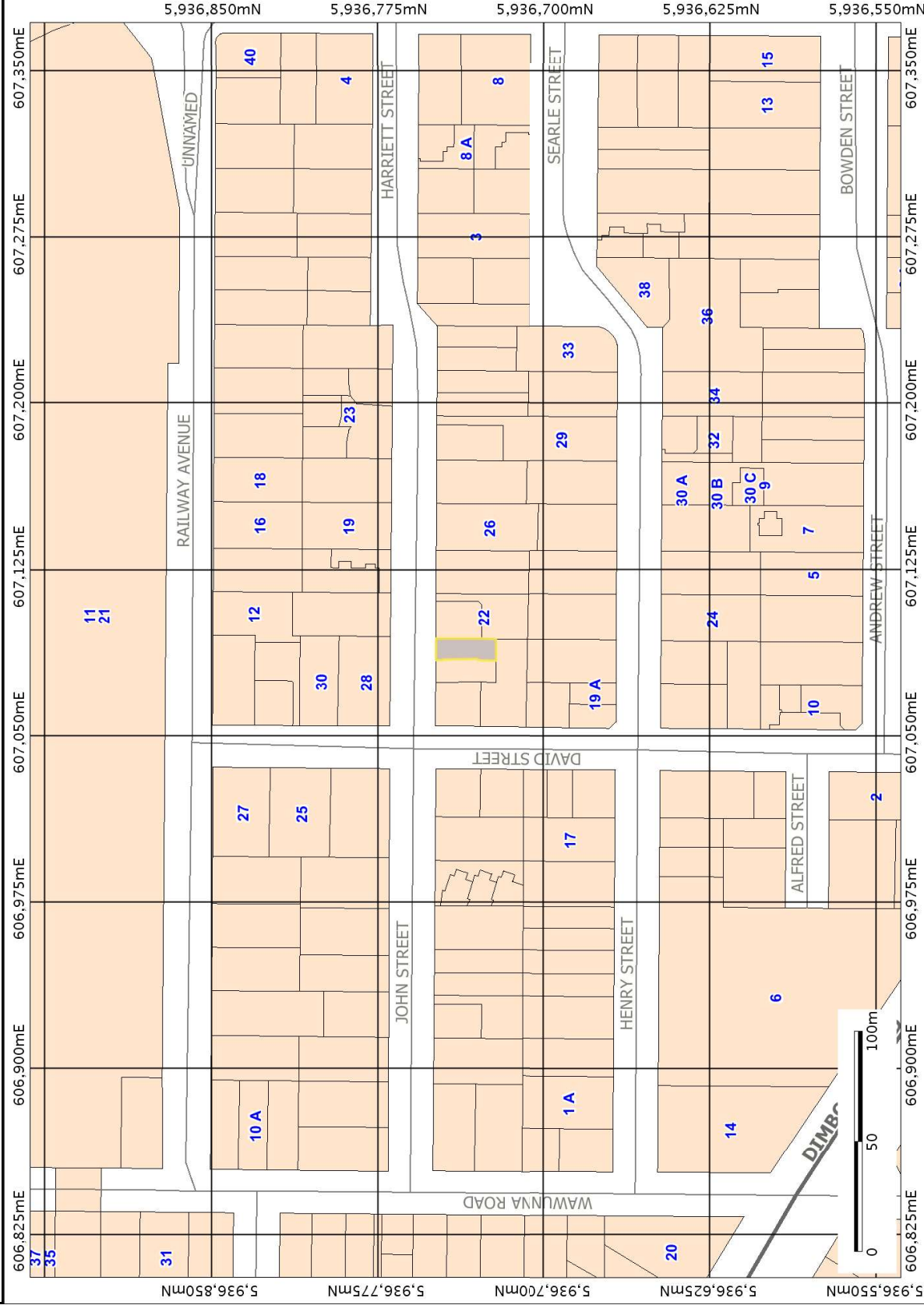
NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons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

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

For queries, contact:

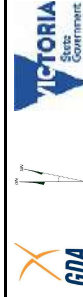
Department of Jobs, Precincts and Regions
E-mail: erd_info@ecodev.vic.gov.au

- Towns (25K)**
- Roads (vmtrans)**
- Freeway
 - Highway
 - Main Road
 - Other
- Victoria Boundary (25K)**
- Boundary**
- Coastline**
- Property - Address**



Disclaimer: This map is a snapshot generated from Victoria Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

Map Scale: 1:2,500
Projection: MGA 54





Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. SP025842G

The land in SP025842G is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1, 2.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

20 JOHN STREET HORSHAM VIC 3400

SP025842G 01/04/1987

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	50	50
Lot 2	50	50
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 26/06/2020 11:03:13 AM

OWNERS CORPORATION PLAN NO. SP025842G
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Statement End.



Our Ref: PI2000471
Your Ref: 38566739-019-1

26 June 2020

Attention: Reign Legal
 C/- InfoTrack c/o LANDATA

Dear Sir/Madam

Request for Property Information
2/20 JOHN STREET, HORSHAM VIC 3400

Further to your request for information on the above property please find my response below.

Regulation 51 Part 3: Inspection Approval Dates

Permit No. <u>9398 – 2 x Units</u>	Permit No:
Foundation Inspection approval date - <u>28/01/86</u>	Foundation Inspection approval date - _____
Frame Inspection approval date - <u>04/03/86</u>	Frame Inspection approval date - _____
Final Inspection approval date - <u>22/01/87</u>	Final Inspection approval date - _____

Should you require any further information, please contact Councils Building Department on 0353829796 or email building@hrcc.vic.gov.au

Yours faithfully

Shirley Brown
 Investment Attraction and Growth Support Officer



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Reign Legal C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 412033

NO PROPOSALS. As at the 26th June 2020, 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®.

Unit 2 20 JOHN STREET, HORSHAM 3400
RURAL CITY OF HORSHAM

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: 26th June 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 38566739 - 38566739104450 '412033'



Horsham Rural City Council
urban rural balance

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

NATIMUK OFFICE
62 MAIN STREET, NATIMUK 3409
Tel: 03 5387 1304
Thursday 9.00am to 12 noon

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30TH JUNE 2020

ABN 37 019 724 765



A R G MCCLURE
17 SHAKESPEARE STREET
SPRING GULLY VIC 3550

Date of Notice: 24/07/2019

Date Declared: 24/06/2019

Assessment: 5835



033
1007299
R1_17973

DESCRIPTION AND LOCATION OF LAND

2/20 JOHN STREET HORSHAM
LOT 1 SP 25842G HORSHAM

SITE VALUE 49,000

CAPITAL IMPROVED VALUE 184,000

NETT ANNUAL VALUE 9,200

EFFECTIVE DATE 01/07/2019

LEVEL OF VALUE DATE 01/01/2019

AREA 256.3000 SQUARE METRES

AVPCC 120 SINGLE STRATA UNIT/VILLAUNIT/TOWNHOUSE

RATE DETAILS

BALANCE AT 24/07/2019

RESIDENTIAL RATE

MUNICIPAL CHARGE RESIDENTIAL

240L GARBAGE URBAN

GOVT PENSION REBATE - RATES

COUNCIL PENSION REBATE - RATES

RATE IN \$ / CHARGE

0.00526300

280.00

402.00

CIV / AMT

184,000

1

1

TOTAL

\$0.00

\$968.39

\$280.00

\$402.00

\$0.00

\$0.00

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

FSPL RESIDENTIAL FIXED

FSPL RESIDENTIAL VARIABLE

GOVT PENSION REBATE - FSPL

111.00

0.00006600

1

184,000

\$111.00

\$12.14

\$0.00

TOTAL \$1,773.53

Payment In Full
Due 17 Feb 2020

\$1,773.53

Or

On Instalments
1st Instalment
Due 30 Sept 2019

\$443.36

2nd Instalment
Due 2 Dec 2019

\$443.39

3rd Instalment
Due 2 Mar 2020

\$443.39

4th Instalment
Due 1 June 2020

\$443.39

Note: Payments received after the due date will be charged interest at 10% pa. Any arrears shown on this notice are due immediately and will accrue interest until paid.



Scan this QR Code
to register for
e-Notices or go to
hrcc.formsport.com.au



Billers Code: 87221
Ref: 0583 54

BPAY this payment via internet or phone banking
BPAY View Registration No.: 0583 54



Post
Billpay

Billpay Code: 2315
Ref: 58354

Pay in person at any post office,
phone 13 18 16 or go to
postbillpay.com.au

ASSESSMENT: 5835

RATEPAYER NAME:

A R G MCCLURE



PO BOX 511
HORSHAM VIC 3402

POST billpay



*2315 058354

POST billpay



*2315 058354

Urban Water Account

Unit 2/20 John Street HORSHAM VIC 3400

**GWMWater**11 McLachlan Street (PO Box 481)
Horsham Victoria 3402info@gwmwater.org.au
www.gwmwater.org.au

ABN: 35 584 588 263

tax invoice

account number

2162067

issue date

08/05/2020

billing and general enquiries

office hours: **1300 659 961**

difficulties and faults

24 hours: **1800 188 586**

Next Reading: 30/06/2020

A R G McClure
17 Shakespeare Street
SPRINGULLY VIC 3440

due date

17/06/2020

amount due

\$238.08

Balance Brought Forward

Opening Balance	\$238.08
Transactions since last Account	-\$238.08

Current Charges

Sewer Service	\$124.22
Water Service	\$113.86
Total	\$238.08

Total Amount Due \$238.08

Total includes GST of \$0.00

Penalty interest of 4.0% per annum will apply to overdue balances



Use water wisely: www.targetyourwateruse.vic.gov.au

payment slip

A R G McClure



*347 0000000000002162067

account number

2162067

amount due

\$238.08

amount being paid

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

SEWER SERVICE

Service No	Date From	Date To	Days	Rate	Amount
136187	1/04/2020	30/06/2020	90	\$1.3802 per day	\$124.22

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
136187	20.00mm	1/04/2020	30/06/2020	90	\$1.2651 per day	\$113.86

Transactions since last Account

Date	Description	Transaction Amount
13/03/2020	Receipt via BPay	-\$238.08
		-\$238.08

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.

FINANCIAL HARDSHIP

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

Payments not received by 5 pm on the due date shown on the front of this account will incur an interest penalty calculated from the date of issue of this account.

ADDITIONAL SERVICES

To access our Translating 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 dialling 133 677 and quoting 1300 659 961.

For 24 hour difficulties and faults, please contact 1800 188 586

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 Centrelink or the Department of Veterans Affairs. This consent will be ongoing and can be revoked by Department of Human Services, Department of Veterans Affairs or by contacting GWMWater on 1300 659 961.

WATER AND SEWERAGE REBATE SCHEME

The State Government offers a rebate on fixed water and wastewater 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.

ACCESS TO WATER METERS

If our meter readers are not able to access your meter, a card will be left at your property to advise that should you not contact us, an estimated account will be issued. This will be indicated on your account by an 'E = Estimated Account'. Estimated accounts are also issued where water meters have ceased to record consumption.

If you believe the estimate is not appropriate due to a change in circumstances, you may apply in writing to GWMWater for consideration of an amendment to your estimated account.

The next scheduled reading date is shown on your account. Please ensure that locked gates, dogs or other obstructions do not prevent access to your meter.

ENVIRONMENTAL CONTRIBUTION

Charges for water and wastewater services include a contribution toward GWMWater's environmental contribution 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 0000002162067

Phone 13 18 16 or go to postbillpay.com.au

**Mail**

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

**Centrelink - Reference Number 555 062 362L**

To arrange regular deductions from your Centrelink payment please contact **GWMWater on 1300 659 961** for an application.

**Direct debit**

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



Biller Code: 79855

Ref: 2162067

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 View®
View and pay this bill using internet banking.

Tapping In

GWMWater
Newsletter 4 2019/20

Wimmera Mallee Pipeline 10 years on



Customers in the GWMWater footprint and further still reap the rewards of the ground-breaking Wimmera Mallee Pipeline Project which was the largest water project in Australia at the time.

The last pipe for the Wimmera Mallee Pipeline was laid on 30 March 2010. A large crowd gathered at the Horsham Soundshell on 15 April 2010 to mark the official opening of the pipeline.

To see more photos of the official celebration, visit our Facebook page: facebook.com/gwmwater

"It's still rewarding to see the benefits this pipeline provides long after its commissioning - from a secure water source to our towns and farming communities, improved water quality, recreational water for lakes and weir pools, return of water for the environment, improved fire-fighting capacity, growth water and outside of district customers being connected. The Wimmera Mallee Pipeline paved the way for more pipeline networks to be designed and commissioned."

Mark Williams, Managing Director, GWMWater

"In my 42 years of farming I would have to say that the biggest achievement is the Wimmera Mallee Pipeline. In my Dad's day it was the introduction of tractors and bulk machinery, but mine it's the pipeline. Without water we can't survive. Water is the lifeblood of the nation and of this region. The pipeline is a wonderful thing."

*** Kevin Lang, retired Warracknabeal farmer**

** Extract from Melissa Pouliot's book "For Life...how we got the water back".*

Quick facts:

17,500 km of inefficient open channels replaced with 9,159 km of rural pipeline

Supplies 7000 rural customers and 36 towns in the Wimmera and Mallee

Saves, on average, 103 billion litres of water annually due to seepage and evaporation from the old channel system

Construction started in November 2006 and completed in April 2010

Finished well ahead of time and within the \$688-million project budget

WHAT'S INSIDE

▲ STAGE 2 SOLAR - COMPLETE!

▲ WATER PRESSURE UPGRADES

▲ COMPETITION

Pressure upgrades

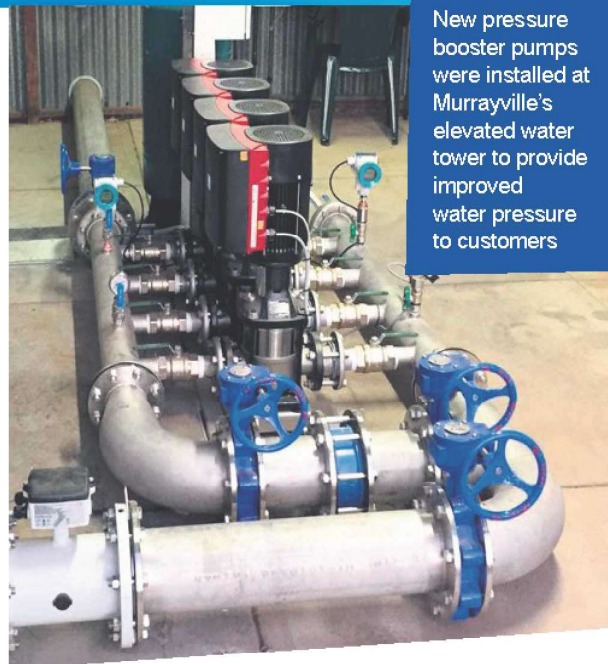
In recent times, GMMWater has had a renewed focus on delivering water pressure upgrades in urban centres. This process started two years ago with Horsham, Stawell and Ararat to improve water pressure for fire services as well as areas of each town.

As a result of an extension to the program this year, customers in Murrayville are now benefiting from improved water pressure thanks to upgrade works completed in April. A pressure booster pump set was installed at the town's water tower and water pressure is now being increased gradually to minimise the risk of breaks in the network.

Pressure improvements at Marnoo, Manangatang, Glenorchy, Birchip and Harrow will be advanced following an audit of the flowrates in the water network of each town. We will also start works on the trunk mains in Warracknabeal during May to ensure water pressure and flowrates are maintained.

Executive Manager Infrastructure Nalaka Vitharana said the program for renewals was accelerated in response to customer feedback along with the roll-out of remote meters in urban towns.

"We are committed to not only meeting but exceeding our service standards. We encourage customers who are experiencing issues with water pressure or flow to let us know so we can test it and respond."



New pressure booster pumps were installed at Murrayville's elevated water tower to provide improved water pressure to customers

Customers can report issues with their water or sewage services any time using our difficulties and faults line on 1800 188 586.

Stage 2 Solar – Complete!

We have completed Stage 2 of our Behind the Meter Solar project. We have installed 3639 solar panels across 35 sites from Ouyen in the north, Edenhope in the west, Willaura in the south and Lake Boga in the east (Meatian Pump Station).

The system generates enough energy to power 365 average Victorian households for a year.

The energy generated is off-setting a large proportion of the energy used to operate our pump stations, water and wastewater treatment plants and reduces our reliance on electricity from traditional energy sources.

We will continue to focus on optimising the operation of our systems so that we are making the most of the energy available to us, particularly during the day when there is ample sunshine.

Out and about at the Field Days



Did you visit us at the Wimmera Machinery Field Days at Longerenong?

Customers were able to discuss our current projects and ask questions about other services that we provide. Many customers had a go at winning a prize in our water quiz and had an opportunity to meet our mascot, Phil The Bucket. Phil and students from the Nhill Lutheran Primary School enjoyed catching up at the field days.

Peter reflects on 25 years of water governance



Peter Vogel and his granddaughter Lilly on-site when the last pipe of the Wimmera Mallee Pipeline was laid.

According to GMMWater Board Chairman Peter Vogel OAM, the Wimmera Mallee Pipeline is undoubtedly the water corporation's most significant legacy – so far.

Peter, a primary producer who hails from the Watchem area, was re-appointed to the Board as Chairman in September 2019, paving the way to mark 25 years of involvement in governance of the region's water supply on 1 February 2020.

Peter's involvement began at the inception of Water Boards in the 1990s, when Grampians Water was formed. Peter was appointed to the Grampians Water Board as Deputy to Chairman Malcolm Taylor on 1 February 1995.

"GMMWater has a skills-based Board and as a result, we have a very good mix of Directors from within and outside the region," Peter said.

A focus on improving services in remote communities keeps Peter motivated to stay involved.

The Wimmera Mallee Pipeline has given a boost to local farming communities, but he said broader economic benefits to the Wimmera Mallee are unprecedented.

"In the Watchem area there are now 19 broiler sheds and two enormous egg sheds, which produce 80,000 eggs a day, for one reason – access to water. Producers in that area can generate their own power, can bring in feed and farm hands; but the pipeline gives them the ability to bring in water when they need it. It is so different from 15 years ago."

"The pipeline transformed our region – even the knockers, when we started it in 2005, are now fully for it," he said. "There was a lot of scepticism about that project."

During the most recent drought leading up to 2016, Premier Daniel Andrews, Water Minister Lisa Neville and Agriculture Minister Jaala Pulford spent a lot of time in the region.

"The message that came through very strong to the visiting politicians was the value of the pipeline, not only for its agricultural benefit but for the social amenity of recreation," Peter said.

"They would visit other parts of drought affected Western Victoria and heard the heartache of communities not serviced by a pipeline. Areas that were impacted by drought were the southern parts of Loddon Shire and around Ararat Rural City."

The Victorian government quickly committed to the recently completed South West Loddon Pipeline Project. In May 2018, the government also committed funding to the East Grampians Rural Pipeline Project that is now in the advanced planning stages.

The Commonwealth Government recognised the benefits and contributed funding to both pipeline projects.

Peter said despite the enormous impact of the pipeline on the region, he considered renewable energy may be just as important to GMMWater in the future.

"To take advantage of the renewable energy opportunities is consistent with our vision of 'healthy environment, thriving community'," he said.

GMMWater has storages that were part of the channel system that provide ideal opportunities for renewable energy.

GMMWater is a very large energy user and there is an expectation that we reduce our carbon footprint.

"We see the opportunity to generate renewable energy as a way of reducing the cost of providing water and wastewater services, reducing our carbon emissions is secondary."

"It's easy enough for us to produce our own power but the next question is whether we become a net energy provider and provide power to others."

Peter said that renewable energy was a focal point of discussion at the Board strategy session in March 2020.

"I am really excited by the opportunity renewable energy presents for our business and the region," Peter said.

"There is a lot of enthusiasm within the Board to deliver value to the region by using renewable energy and provide more affordable services."

Clean up Australia

Step up to clean up

Parks Victoria, Regional Roads Victoria, Northern Grampians Shire Council and GWMWater employees armed with bags and tongs joined forces for Clean Up Australia Day at Lake Bellfield in February.

Crews picked up rubbish along Grampians Tourist Road from Borough Huts Campground to Lake Bellfield dam wall. It's such a shame to see beautiful regional tourist attractions collecting windblown and dumped rubbish. Glass, plastics, nappies, clothing and paper were found strewn amongst nature. A full skip bin of rubbish was collected from the morning's clean-up.

Enjoy the beauty that each of our lakes and reservoirs have to offer, and remember to take your rubbish home with you.

"Take only photos and leave nothing but footprints"



Parks Victoria's Elizabeth Beever and GWMWater's Kaitlyn Braden collect rubbish near Lake Bellfield

Important changes to your billing cycle

We are working towards a common issue date for customer bills. While we implement this change, you may receive some water bills with shorter than usual billing cycles.

Look out for notifications with your bill that will outline any changes and your new billing cycle arrangements.

A common billing date will streamline our process and create efficiencies. This, amongst a range of other initiatives, helps us to keep your water rates steady.

If you have any questions, or have any difficulties paying your bill as a result of this change, please give us a call on 1300 659 961.



Win \$100 off your water bill

Enter our competition for a chance to win \$100 off your next water bill by simply answering our question!

Entries close at our Corporate Office at 4 pm on Friday 28 August 2020.

Entries can be:

- > emailed to competitions@gwmwater.org.au
- > posted to us at PO Box 481, Horsham 3402

Competition question:

On average, how many litres of water does the Wimmera Mallee Pipeline save each year?

Your GWMWater Account No.

Name

Address

Phone

Email Address

To view competition terms and conditions as well as recent competition winners, visit gwmwater.org.au/competition



11 McLachlan St (PO Box 481) Horsham Victoria 3402
Tel: 1800 188 586 Difficulties and Faults (24 Hours)
1300 659 961 Billing and General Enquiries (Office Hours)
Email: info@gwmwater.org.au • **Website:** gwmwater.org.au

TARGET YOUR WATER USE

Find water saving tips on gwmwater.org.au

Summary of our

Urban Customer Charter

At your service 24 hours a day, seven days a week



A full copy of our Urban Customer Charter is available on our website at www.gwmwater.org.au or by contacting us on 1300 659 961.

Who are we?

Grampians Wimmera Mallee Water (GWMWater) services an area of 6.2 million hectares.

We provide water supply services to approximately 33,000 urban properties in 71 towns, with wastewater services provided to 27 of these towns.

Services provided to our 11,000 rural customers include pipeline domestic and stock supplies to approximately 12,700 properties, groundwater diversions and Supply-by-Agreement supplies.

We also manage eight bulk water supply reservoirs in the Grampians.

Billing

Customer accounts are issued every three months.

Accounts must be paid within 28 days from the date of issue.

We issue your account to:

- the physical or electronic address specified by the customer.
- a customer's agent or any person authorised to act on behalf of the customer at the physical or electronic address specified by that person.
- a customer's banking institution for BPay View online banking services.

We bill you for:

- any Service Availability Charges to the property.
- water usage based on consumption for each meter on the property.
- trade waste and fire service charges which apply to commercial and industrial customers only.
- any interest payable on outstanding amounts.
- any other miscellaneous rates and charges.

Payment options

- at our Horsham office at 11 McLachlan Street
- at a licensed Australia Post Office
- by mail with cheque or money order addressed to PO Box 481, Horsham, Victoria 3402
- by B-Pay
- by Direct Debit via Australia Post Bill Manager
- by credit card phone 13 18 16 or visit postbillpay.com.au.

Customer payment support

Payment plans are available for customers wishing to pay by instalments. Customers are not required to agree to direct debit as a condition of service.

It is important to let us know if you are having difficulty paying your account. We can then discuss flexible payment plans, our Hardship Policy or explore possible government assistance and concession options.

You may be eligible for a government-funded concession if you hold a:

- Pensioner Concession Card
- Health Care Card
- Health Benefits Card
- Dependent Treatment Entitlement Card (for War Widows)
- Personal Treatment Entitlement Card including the TPI category.

Not-for-profit organisations required to pay service charges may be eligible for a State Revenue Office Rebate.

For further information about concession entitlements or payment options, please contact us.

Family Violence Policy

Our Family Violence Policy will inform our decisions and actions when dealing with customers experiencing or are affected by family violence.

Please refer to the policy on our website or contact us for further information.

Details of our Schedule of Tariffs, Miscellaneous and Other Charges is available on our website at www.gwmwater.org.au or by calling us on 1300 659 961.

Our service standards

The following Service Standards have been approved by the Essential Services Commission. A full list is available on our website or by contacting us.

Water

- Attend bursts and leaks within an average time of:
Priority One Leaks - 30 minutes
 Priority one leaks have the potential to cause substantial damage or harm.
Priority Two Leaks - 40 minutes
 Priority two leaks have the potential to cause minor damage or harm.
Priority Three Leaks - 40 minutes
 Priority three leaks are causing no discernible impacts on customers, property or the environment.
- Restore 97% of planned and unplanned interruptions to water supply within five hours.
- Supply a minimum flow rate of 10 litres per minute for a standard 20 mm tapping. Other rates apply for larger tapplings.

Wastewater

- Attend sewerage spills and blockages within 22 minutes.
- Rectify sewerage blockages within 113 minutes.
- Have 98% of sewerage spills contained within five hours.

Who's responsible?

- WE are responsible for maintaining water meters and will replace meters at no cost under normal maintenance conditions.
- WE are responsible up to and including the first stop tap and/or to your property boundary.
- YOU are responsible for the safe custody of the meter and ensuring clear access and will have to pay for its replacement should it go missing or is damaged through misuse.
- YOU are responsible for the pipe beyond the water meter leading into your property. If there is no water meter, or the water meter is not situated at the front of your property (such as units/townhouses), you are responsible for the pipe (known as the service line) beyond the stop tap, located at the property boundary. A stop tap is the valve that controls the flow of water that enters your property.
- YOU are responsible for the maintenance of:
 - a backflow prevention device installed on the downstream side of the meter,
 - private fire services, extension/trunk services, combine sanitary drains, and property service pipes from private extensions.

Planned interruptions

We will inform affected customers in writing of the time and duration of any planned interruption to a service at least five business days in advance.

Revised: 27 November 2018

Guaranteed Service Levels (GSL)

We have implemented a Guaranteed Service Level (GSL) rebate scheme. Under the scheme rebates will be automatically applied as soon as practical after a customer entitlement to the GSL rebate arises.

GSL's include:

- Notification to customer advising drinking water not suitable for drinking **\$100**
- Unplanned water supply interruptions not restored within five hours of notification **\$50**
- Planned water supply interruption longer than notification **\$50**
- Sewer interruption not restored within five hours of notification **\$50**
- Sewer spill within a house caused by failure of system not contained within one hour **\$1,000**
- Restricting the water supply of, or taking legal action against, a residential customer prior to taking reasonable endeavours to contact the customer and provide information about help that is available if the customer is experiencing difficulties paying **\$300**

Your privacy

GWMWater staff have the right to enter your property at any time for purposes including reading meters or in the event of an emergency. A GWMWater representative will not enter a customer's property without appropriate identification.

We will not disclose information about you without your consent, unless we are required by law, or to reduce a serious or immediate threat to life or health.

Communication assistance

We provide access to an interpreter service and a TTY (teletypewriter) service for speech and hearing impaired customers. To access the Translating and Interpreting Service (TIS National), contact 131 450 or if you require assistance in interpreting this Customer Charter please contact TIS National on the above number. For deaf, hearing or speech impaired customers contact 133 677 and quote 1300 659 961.

Complaints and disputes

Please contact us if you have a complaint or enquiry. Your complaint will be reviewed by a manager and you will be informed within 10 business days of the resolution. If you are still dissatisfied you can contact the Energy and Water Ombudsman (Victoria) on 1800 500 509.

How to contact us

11 McLachlan Street, (PO Box 481) Horsham 3402
Billing / General Enquires: 1300 659 961 (bh)
Difficulties / Faults (24 hrs): 1800 188 586
Website: www.gwmwater.org.au

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.

(04/10/2016)