

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

15 Mintern Crescent, Horsham 3400

Vendor's name

Patti Charlton

Date

01/07/20

**Vendor's
signature**

Patti J. Charlton

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificate/s.

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

	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): -

Is in the attached copies of title documents.

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

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

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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 checked="" 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.)

- ☐ 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)

GST WITHHOLDING NOTICE

Vendor/supplier GST withholding notice

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

To:

Purchaser/recipient:

Property address: 15 Mintern Crescent
HORSHAM, VIC 3400

Lot no.: 96 Plan of subdivision: PS129034

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: PATTI CHARLTON

Dated: 01/07/20

Signed by or on behalf of the vendor/supplier: Patti Charlton

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

VOLUME 09438 FOLIO 303

Security no : 124084007624T
Produced 29/06/2020 10:58 AM

LAND DESCRIPTION

Lot 96 on Plan of Subdivision 129034.
PARENT TITLE Volume 09353 Folio 713
Created by instrument LP129034 14/10/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MERVIN JAMES CHARLTON
PATTI CHARLTON both of 15 MINTERN CRESCENT HORSHAM VIC 3400
AB174261R 25/03/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP129034 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: 15 MINTERN CRESCENT HORSHAM VIC 3400

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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Application by surviving proprietor
Section 50 Transfer of Land Act 1958

Privacy Collection Statement

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

Lodged by

Name: BROWN & PROUDFOOT

Phone: 03 5382 4455

Address: 74 WILSON STREET, HORSHAM 3400

Reference: JSB:CH:200735

Customer code:

The applicant applies to be registered as the proprietor of the estate and interest in the land held jointly with the deceased.

Land: (volume and folio, and if applicable mortgage, charge or lease no.)

VOLUME 9438 FOLIO 303

Applicant: (full name and address, including postcode)

PATTI CHARLTON OF 15 MINTERN CRESCENT, HORSHAM 3400

Deceased: (full name)

MERVIN JAMES CHARLTON

Signing:

35271702A

50TLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

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

Application by surviving proprietor
Section 50 Transfer of Land Act 1958

Privacy Collection Statement

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

Certifications

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

Executed on behalf of PATTI CHARLTON
Signer Name HARRISON JOHN TOBIN
Signer Organisation BROWN & PROUDFOOT
Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature

Execution Date

35271702A

50TLA

Page 2 of 2

THE BACK OF THIS FORM MUST NOT BE USED

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

EDITION 1
PLAN APPROVED
20 - 7 - 1981

3 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE
R1 & E-2 = BROWN

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 9 8 10

SECTION 4

PARISH OF HORSHAM

COUNTY OF BORUNG

VOL 9353 FOL 713

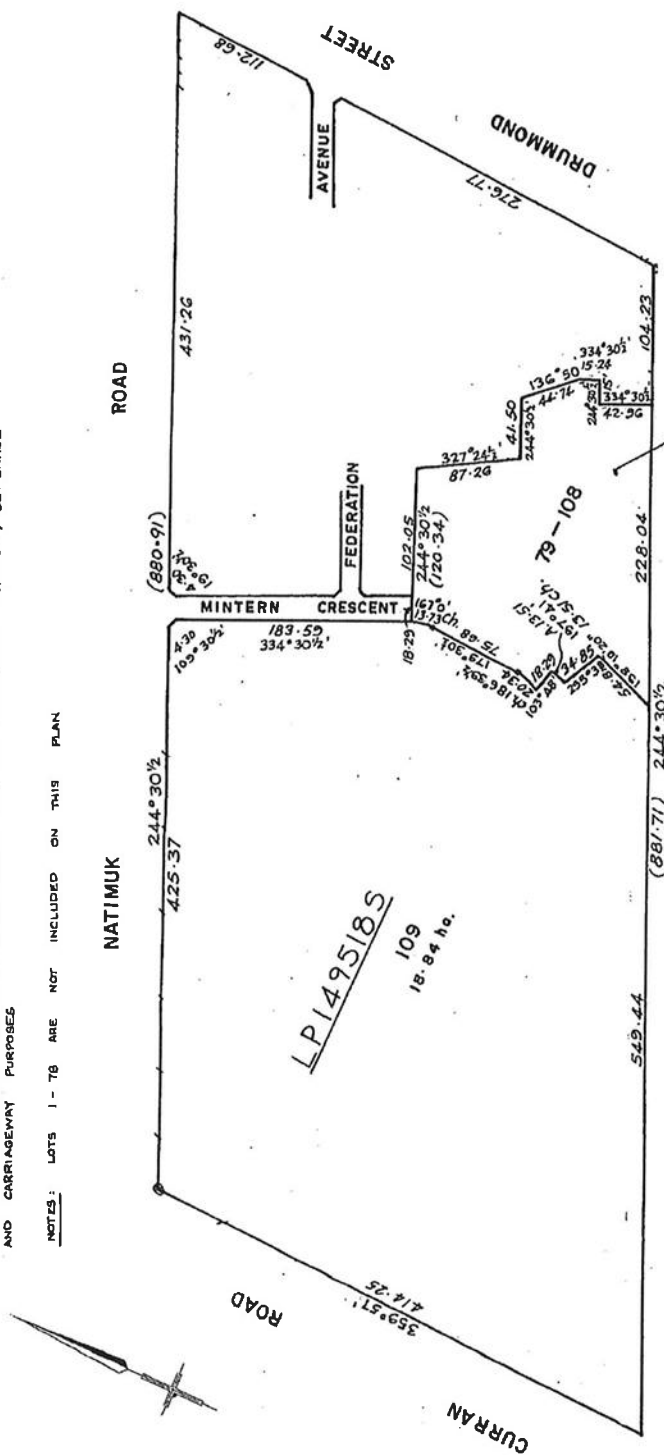
LENGTHS ARE IN METRES

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED AND SET ASIDE FOR DRAINAGE & SEWERAGE PURPOSE

THE LAND COLOURED BROWN IS APPROPRIATED AND SET ASIDE FOR DRAINAGE, SEWERAGE

NOTES: LOTS 1 - 70 ARE NOT INCLUDED ON THIS PLAN



SEE SHEETS 1 & 2

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

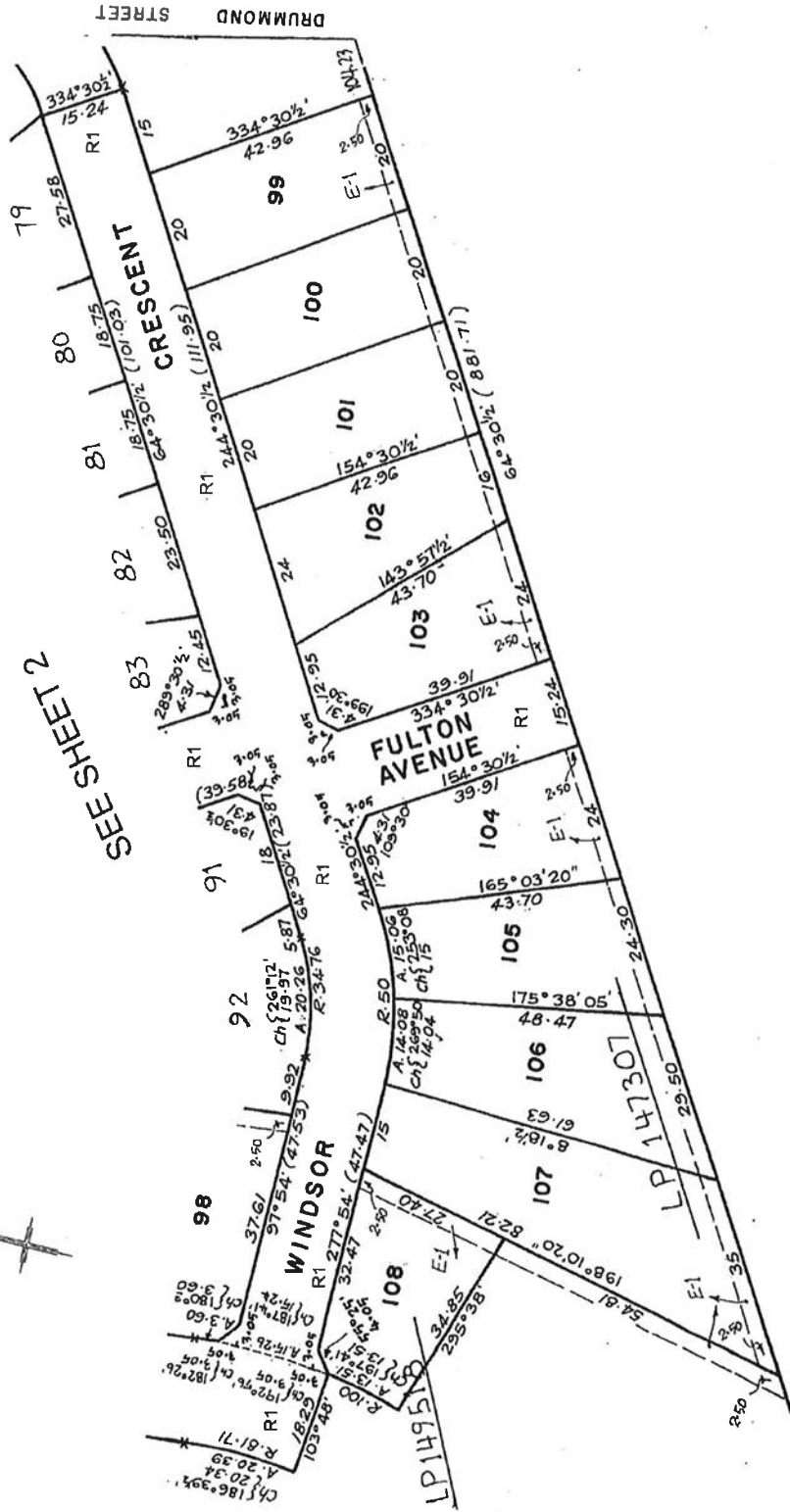
3 SHEETS
SHEET 2



LP129034

3 SHEETS
SHEET 3

SEE SHEET 2



DATED

2020

PATTI CHARLTON

to

CONTRACT OF SALE OF LAND

Property: 15 Mintern Crescent, Horsham 3400

BROWN & PROUDFOOT

Solicitors

74 Wilson Street

Horsham Vic 3400

Tel: 03 5382 4455

Fax: 03 5382 2215

DX 34009 Horsham

Ref: JSB:CH:200735

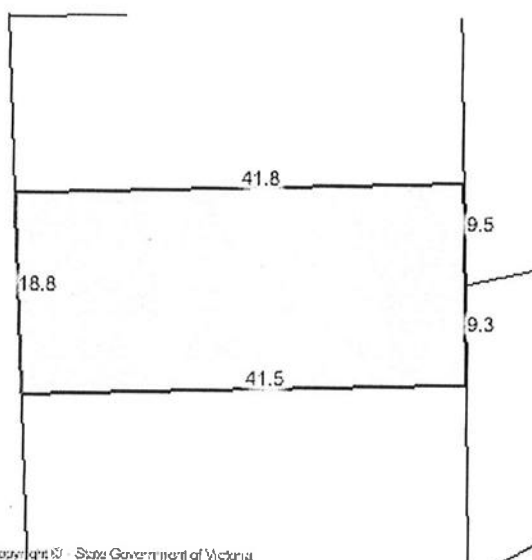
Property Report from www.land.vic.gov.au on 29 June 2020 10:31 AM

Address: 15 MINTERN CRESCENT HORSHAM 3400
Lot and Plan Number: Lot 96 LP129034
Standard Parcel Identifier (SPI): 96\LP129034
Local Government (Council): HORSHAM Council Property Number: 3624
Directory Reference: VicRoads 544 B8

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



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Area: 783 sq. m
Perimeter: 121 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.

1 dimension shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

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

State Electorates

Legislative Council: WESTERN VICTORIA
Legislative Assembly: LOWAN

Utilities

Rural Water Corporation: Grampians Wimmera Mallee Water
Urban Water Corporation: Grampian Wimmera Mallee Water
Melbourne Water: outside drainage boundary
Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)

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 [Planning Schemes Online](#)

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](#)

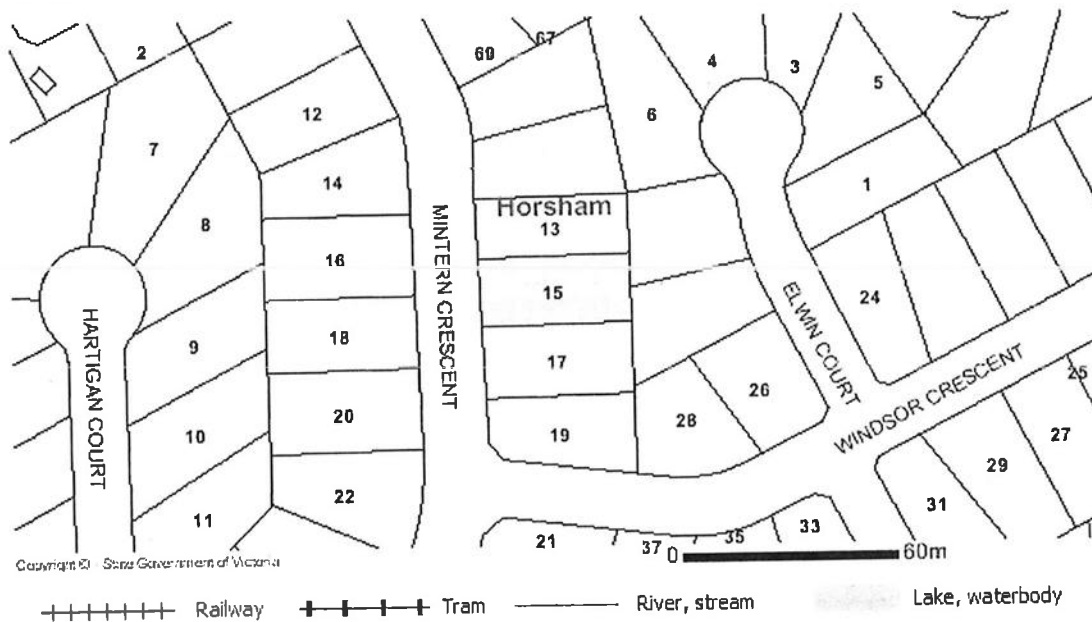
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 29 June 2020 10:32 AM

PROPERTY DETAILS

Address: **15 MINTERN CRESCENT HORSHAM 3400**
Lot and Plan Number: **Lot 96 LP129034**
Standard Parcel Identifier (SPI): **96\LP129034**
Local Government Area (Council): **HORSHAM**
Council Property Number: **3624**
Planning Scheme: **Horsham**
Directory Reference: **Vicroads 544 B8**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

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

[View location in VicPlan](#)

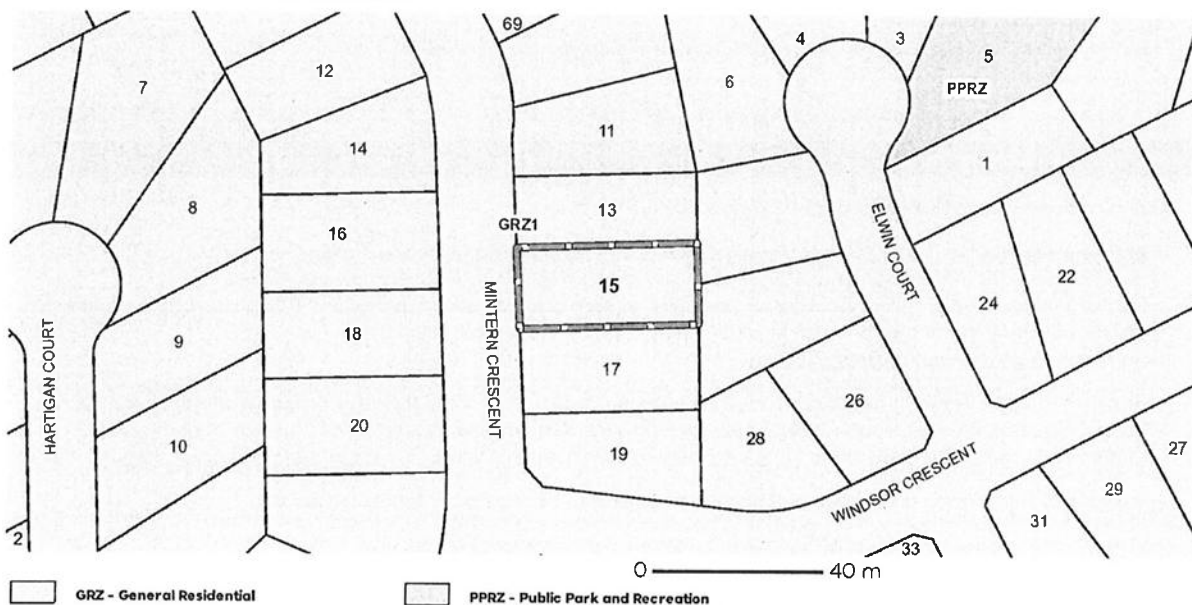
STATE ELECTORATES

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

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.

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



Further Planning Information

Planning scheme data last updated on 17 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

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

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

PLANNING PROPERTY REPORT

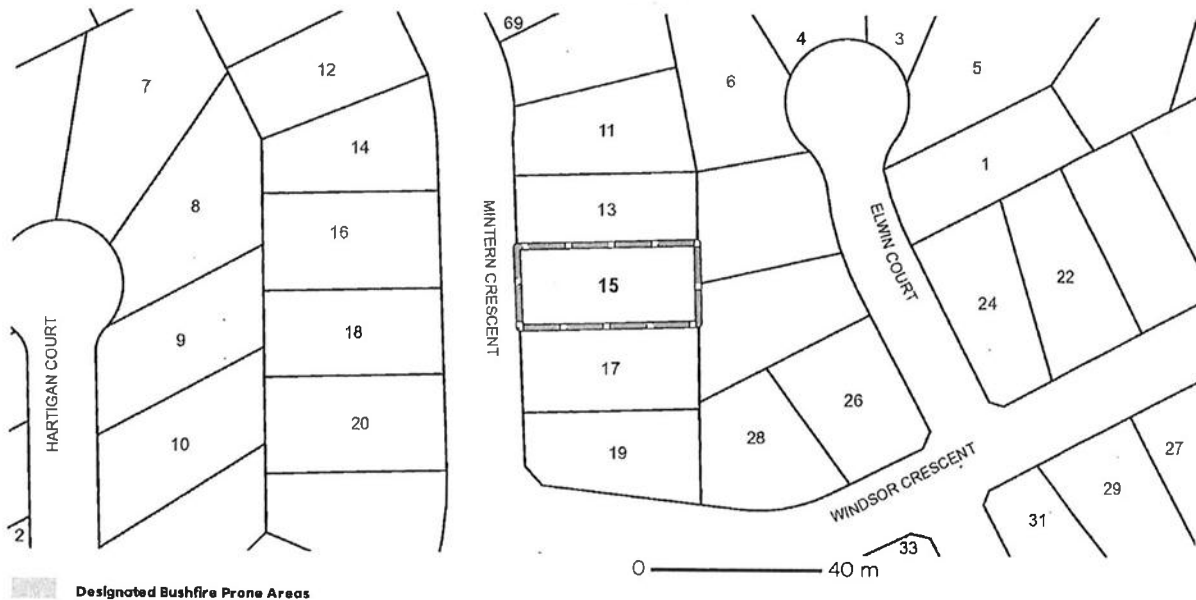


Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

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 <https://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 <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>

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30TH JUNE 2020
ABN 37 019 724 765



M J & P CHARLTON
15 MINTERN CRESCENT
HORSHAM VIC 3400

Date of Notice: 24/07/2019

Date Declared: 24/06/2019

Assessment: 3624



033
1003315
R1_7729

DESCRIPTION AND LOCATION OF LAND
15 MINTERN CRESCENT HORSHAM
LOT 96 LP 129034 HORSHAM

SITE VALUE 106,000
CAPITAL IMPROVED VALUE 274,000
NETT ANNUAL VALUE 13,700
EFFECTIVE DATE 01/07/2019
LEVEL OF VALUE DATE 01/01/2019

AREA 760.0000 SQUARE METRES
AVPCC 110 DETACHED DWELLING

RATE DETAILS

	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
BALANCE AT 24/07/2019			\$0.00
RESIDENTIAL RATE	0.00526300	274,000	\$1442.06
MUNICIPAL CHARGE RESIDENTIAL	280.00	1	\$280.00
240L GARBAGE URBAN	402.00	1	\$402.00
GOVT PENSION REBATE - RATES			\$0.00
COUNCIL PENSION REBATE - RATES			\$0.00
VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY			
FSPL RESIDENTIAL FIXED	111.00	1	\$111.00
FSPL RESIDENTIAL VARIABLE	0.00006600	274,000	\$18.08
GOVT PENSION REBATE - FSPL			\$0.00

TOTAL \$2,253.14

Payment In Full
Due 17 Feb 2020

\$2,253.14

Or

On Instalments
1st Instalment
Due 30 Sept 2019

\$563.27

2nd Instalment
Due 2 Dec 2019
\$563.29

3rd Instalment
Due 2 Mar 2020
\$563.29

4th Instalment
Due 1 June 2020
\$563.29

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: 0362 44

BPAY this payment via internet or phone banking
BPAY View Registration No.: 0362 44



Billpay Code: 2315
Ref: 36244

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

ASSESSMENT: 3624



PO BOX 511
HORSHAM VIC 3402

RATEPAYER NAME:

M J & P CHARLTON

MJ & P CHARLTON
15 MINTERN CRESCENT
Horsham vic 3400

1 and ANZ CHEQUE NO
001441

POSTbillpay



2315 036244

POSTbillpay



Urban Water Account
15 Mintern Crescent HORSHAM VIC 3400



GWM Water

11 McLachlan Street (PO Box 481)
Horsham Victoria 3402

info@gwmwater.org.au

www.gwmwater.org.au

ABN: 36 554 531 203

tax invoice

account number

2173557

issue date

06/05/2020

billing and general enquiries

office hours 1300 650 061

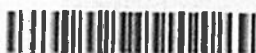
difficulties and faults

24 hours 1800 138 586



M J Charlton & P Charlton
15 Mintern Cres
HORSHAM VIC 3400

Next Reading: 30/05/2020



633
Kilobars

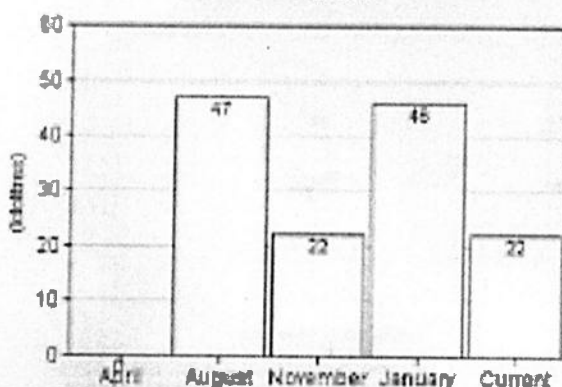
due date

17/08/2020

amount due

\$192.76

Your Usage in Kilolitres



Billing Cycle

Please note, the above chart may display inaccurate water use data for previous quarters. It is a display error only and has not impacted the amount you were charged. We are aware of the issue and working to fix it for your next account.

*****PLEASE NOTE THAT GWM WATER WILL DIRECT DEBIT FROM YOUR NOMINATED ACCOUNT ON THE DUE DATE SHOWN ABOVE. MINIMUM DIRECT DEBIT IS \$10. PLEASE CHOOSE ONE OF THE OTHER PAYMENT METHODS IF THE AMOUNT DUE IS LESS THAN \$10*****

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

TARGET YOUR WATER USE

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

Balance Brought Forward

Opening Balance \$235.50

Transactions since last - \$235.50

Account

Current Charges

Sewer Service \$124.22

Water Service \$111.58

Water Usage \$30.18

Total \$274.98

Rebate -\$82.22

Total Amount Due \$192.76

Total includes GST of \$0.00

payment slip

POST billpay

M J Charlton & P Charlton

We will debit \$192.76 from your bank account on the due date above

account number

2173557

amount due

\$192.76

If eligible and your concession has not been deducted please call 1300 650 061. Please see reverse for details.

amount being paid

Please see over for payment options

SEWER SERVICE

Service No	Date From	Date To	Days	Rate	Amount
137332	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
137332	20.00mm	1/04/2020	30/06/2020	90	\$1.2398 per day	\$111.58

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Klitres)	Amount
137332	18V215407	22/01/2020	88	31/03/2020	90	22.00 @ \$1.7810/KL	\$39.18

Transactions since last Account

Date	Description	Transaction Amount
15/03/2020	Receipt via Direct Debit	<u>-\$235.50</u>
		<u>-\$235.50</u>

Charlton
15 Minter Crescent.
(Anna Sheehan)

PLEASE NOTE

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

PAYMENT PLANS

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

FINANCIAL HARSHIP

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 face of this account will incur an interest penalty calculated from the date of issue of this account.

ADDITIONAL SERVICES

To arrange our Plumbing and Draining Service contact 017 460 800 and ask to be connected to 1300 659 961.

Def. loading required in water communication shared systems may not be available. For more information contact 1300 659 961.

For 24 hour assistance and advice, please contact 1300 181 000

PENSION AND CONCESSION CARD HESITE

Concession entitlements relate to eligible pensioners and health care card holders. Concession already explained with GWMWater at automatically receive concessions on your account. By claiming a concession, you will be authorising GWMWater to confirm your eligibility with Services 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 RABATE 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

Residents living in separately metered properties and who have signed a Residential Tenancy Agreement may be liable for water consumption. Tenants should notify GWMWater at least prior to occupying or vacating a property so that a lease metering can be organised for you. Tenants working practices must provide a forwarding address.

ACCESS TO WATER METER

If our water meters are not able to access you unless a card up to at at your property is issued that should you not receive an, an estimated account will be issued. This will be included 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 water pipes, taps or other obstructions do not prevent access to your meter.

ENVIRONMENTAL CONTRIBUTION

Charges for water and sewerage services include a contribution toward GWMWater's environmental contribution levy.

The environmental contribution levy will be used to improve and protect our rivers and coastal waters, which water is born and fed from, 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 Notice intact to any post office or GWMWater, 11 McLachlan Street, Hershham



Mail
Tear off deposit slip and mail with cheque to GWMWater, PO Box 481, Hershham 2402



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



POSTbillpay Code: 0347
Ref: 0000002173559

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

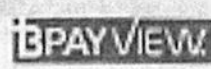


Centrelink - Reference Number 555 855 3815.
To arrange regular deductions from your Centrelink payment please contact GWMWater on 1300 659 961 for an application.



BPAY Code: 98619
Ref: 2173557

Contact your participating bank, credit union or building society to pay this account from your chequing or savings or credit card account.



BPAY VIEW
View and pay this bill

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.

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.