

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

12 Lawson Close, Horsham 3400

Vendor's name

Cilicia Cherie Smith

Date

/ /

**Vendor's
signature**

DocuSigned by:



Sep 17, 2020 | 1:49 PM AEST

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Vendor's name

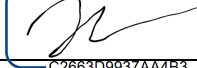
Darcy Philip Prior

Date

/ /

**Vendor's
signature**

DocuSigned by:



Sep 17, 2020 | 1:57 PM AEST

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**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)

--

Vendor/supplier GST withholding notice

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

To:

Purchaser/recipient: _____

Property address: 12 Lawson Close

Horsham VIC 3400

Lot no.: 205 **Plan of subdivision:** PS449850V

[Cross out whichever is not applicable]

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.

OR

~~The Purchaser/recipient is required to make a payment of the amount under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) as follows in relation to the supply of the above property:~~

~~Withholding amount: \$ _____~~

~~The purchaser/recipient will be required to pay the withholding amount on or before the day of settlement, namely: _____~~

~~Vendor/supplier ABN: _____~~

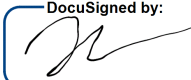
From: Vendor/supplier: Darcy Philip Prior & Cilicia Cherie Smith

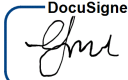
Dated: __/__/20__

Signed by or on behalf of the vendor/supplier:

Darcy Philip Prior

Cilicia Cherie Smith

DocuSigned by:

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DocuSigned by:

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Sep 17, 2020 | 1:57 PM AEST

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

VOLUME 10615 FOLIO 672

Security no : 124085539574F
Produced 16/09/2020 02:33 PM

LAND DESCRIPTION

Lot 205 on Plan of Subdivision 449850V.
PARENT TITLES :
Volume 10295 Folio 494 Volume 10296 Folio 994
Created by instrument PS449850V 22/11/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DARCY PHILIP PRIOR
CILICIA CHERIE SMITH both of 12 LAWSON CLOSE HORSHAM VIC 3400
AJ631000G 30/04/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN103215V 15/09/2016
PERPETUAL LTD

COVENANT AB128851E 09/03/2002

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

DIAGRAM LOCATION

SEE PS449850V 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: 12 LAWSON CLOSE HORSHAM VIC 3400

DOCUMENT END

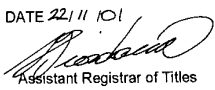
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

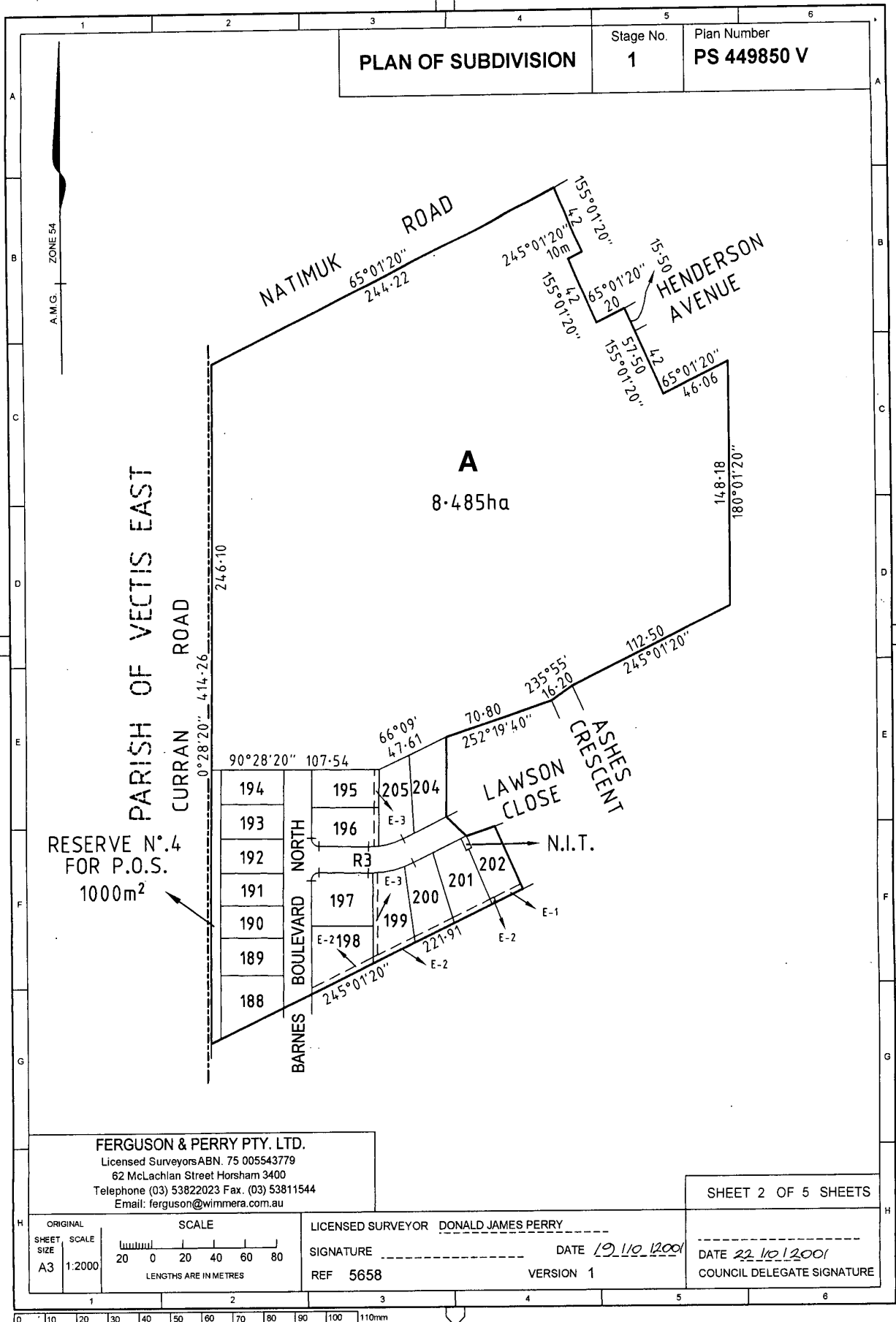
The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited

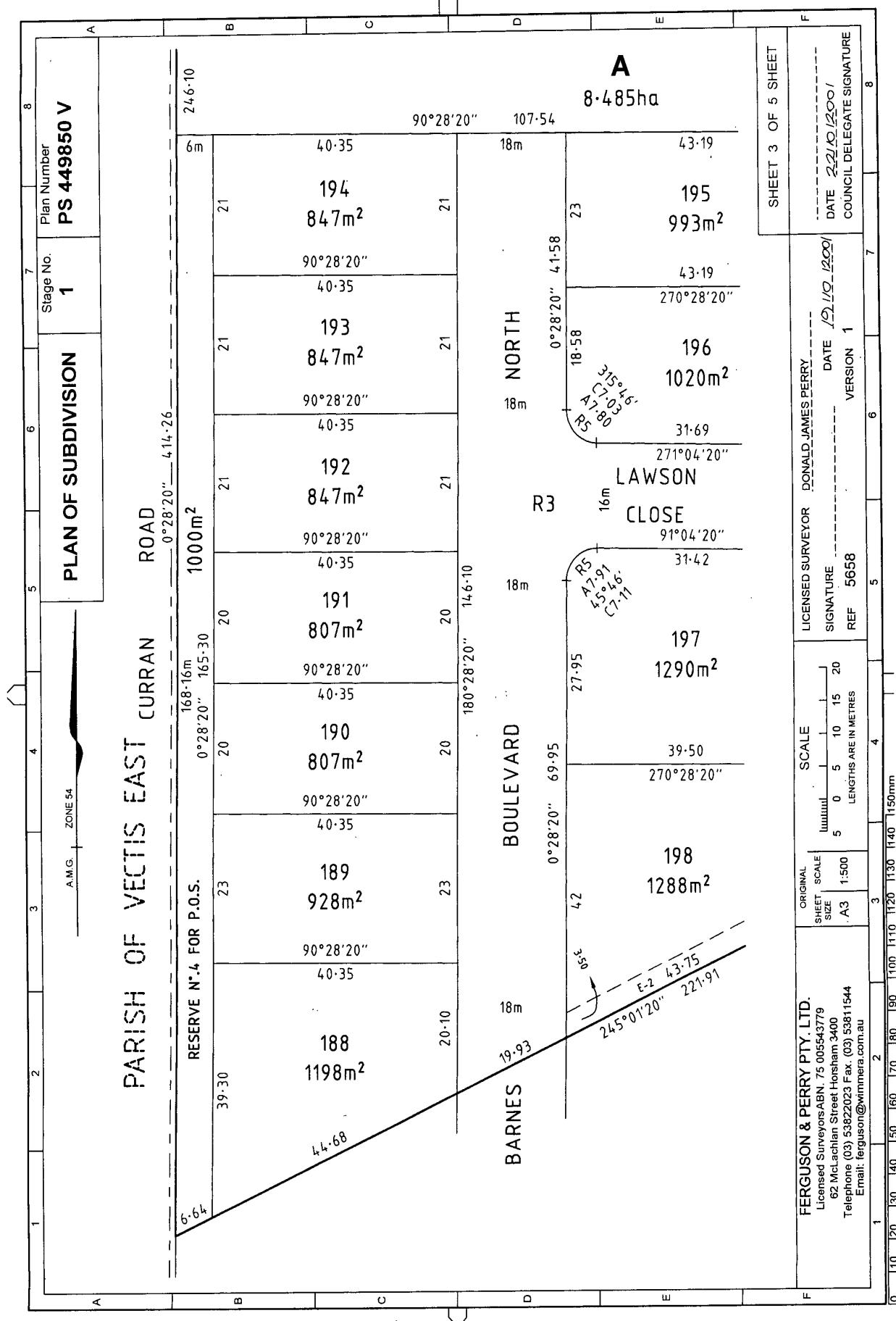
who is licensed by the State of Victoria to provide this information via LANDATA® System.

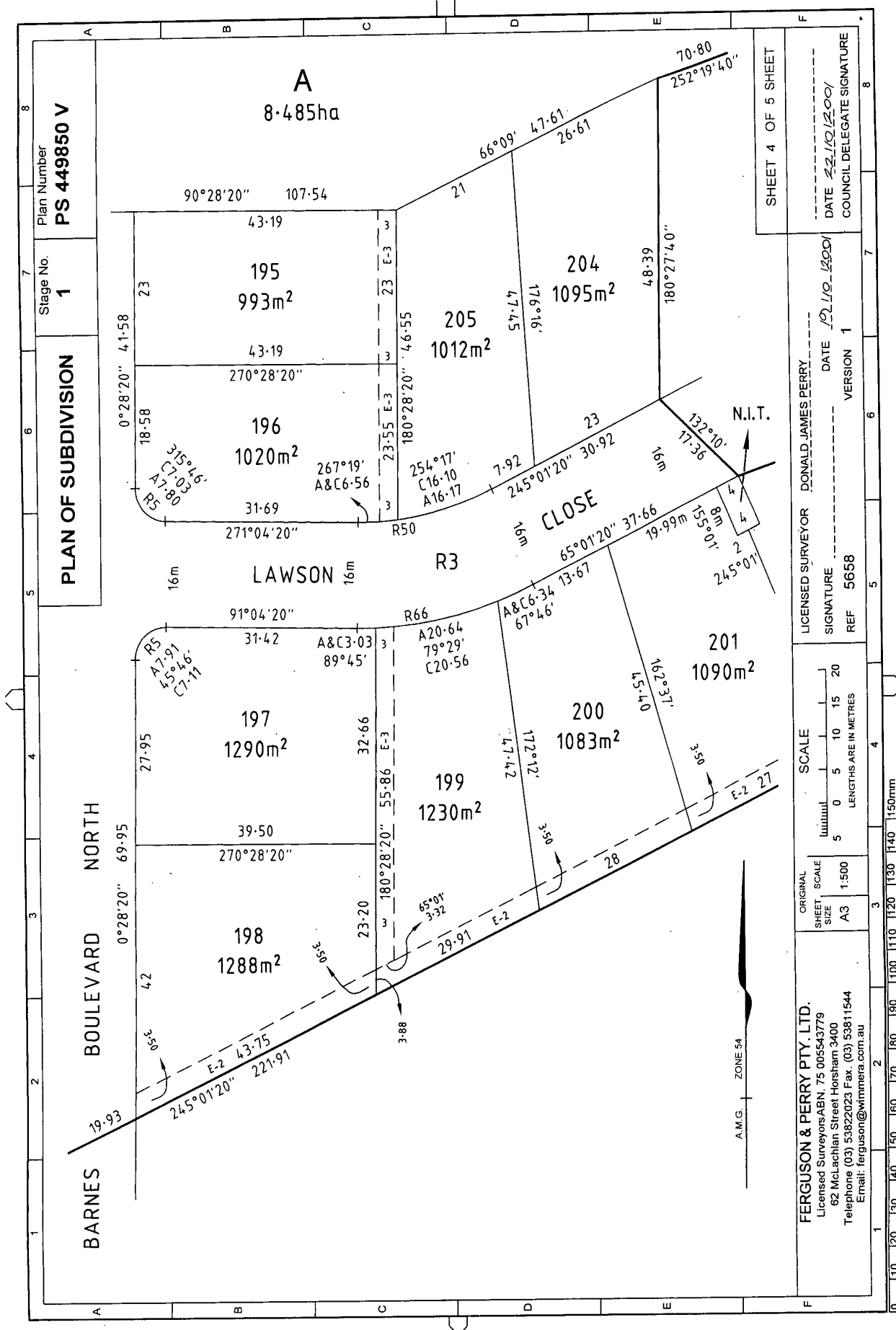
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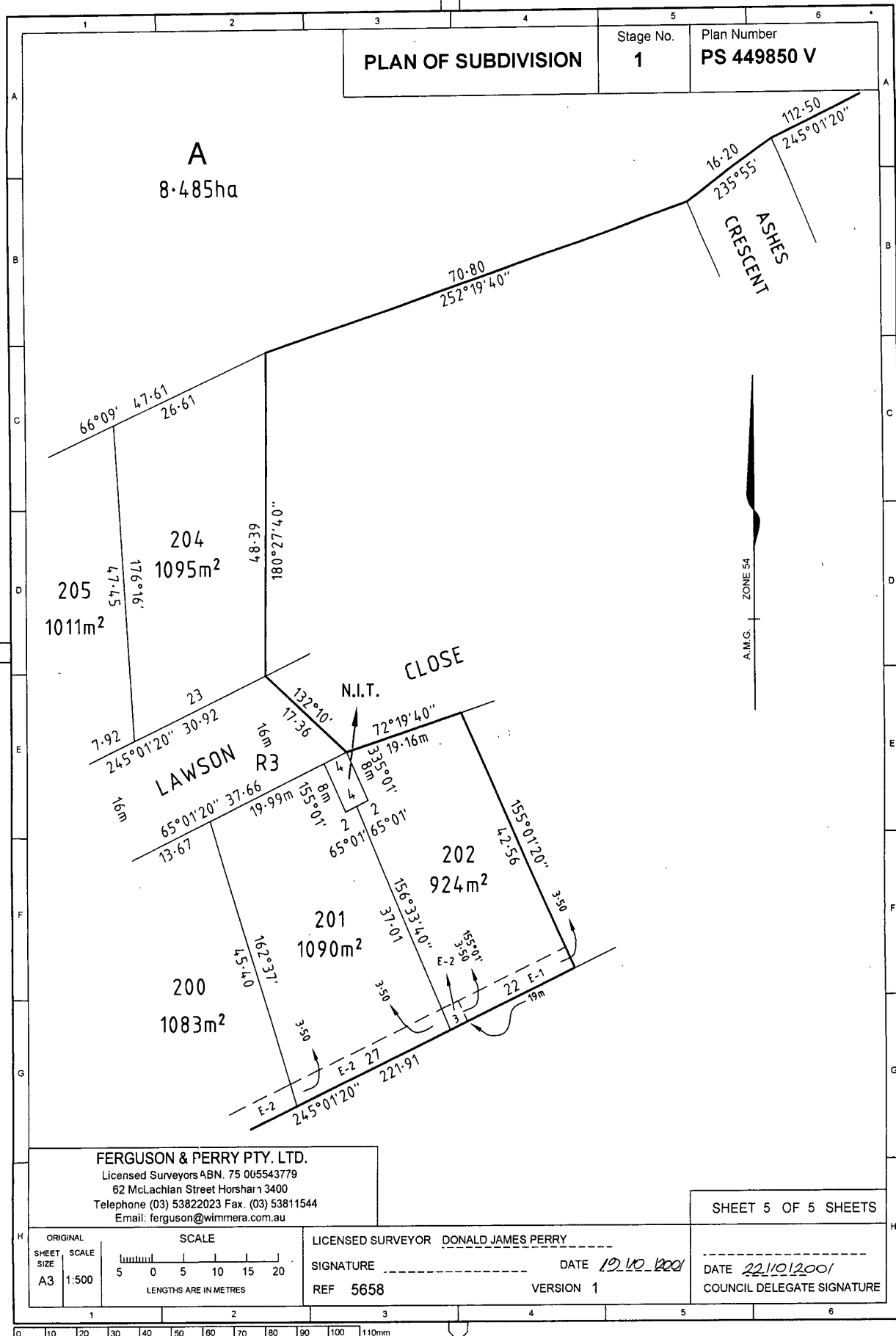
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PLAN OF SUBDIVISION		Stage No.	LTO use only EDITION 2	Plan Number PS 449850 V
Location of Land Parish: HORSHAM Township: _____ Section 4 Crown Allotment: 9 (PART) Crown Portion: _____ LTO base record: 2764 (18) HORSHAM PARISH Title References: VOL. 10296 FOL. 994 VOL. 10295 FOL. 494 Last Plan Reference: PS 308872 Y (LOTS 179 & B) Postal Address: LAWSON CLOSE HORSHAM 3400 AMG Co-ordinates: E 604420 (Of approx. centre of land N 5934550 in plan) Zone 54		Council Certification and Endorsement Council Name: HORSHAM RURAL CITY COUNCIL Ref: AO 5432 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage 2 (TWO) Council Delegate _____ Council seal _____ Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council seal _____ Date / /		
Vesting of Roads and/or Reserves				
Identifier	Council/Body/Person			
ROAD R3 RESERVE N°4	HORSHAM RURAL CITY COUNCIL HORSHAM RURAL CITY COUNCIL			
Notations				
Depth Limitation: Does not apply		Staging This is a staged subdivision Planning Permit No. 1947		
THE DIMENSIONS OF LOT A NOT COMMON WITH LOTS 194, 195 203, 204 & 205 AND RESERVE N°1 HAVE BEEN ADOPTED FROM TITLE AND ARE NOT THE RESULT OF THIS SURVEY LOTS 1 TO 187 (BOTH INCLUSIVE), LOTS 203 & S1 ARE NOT SHOWN HEREON.		Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no.		
Easement Information				LTO use only Statement of Compliance / Exemption Statement
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Received <input checked="" type="checkbox"/> Date 13/11/01
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE SEWERAGE	SEE DIAG.	PS 308872 Y	HORSHAM RURAL CITY COUNCIL GRAMPIANS REGION WATER AUTHORITY
E-2 & E-3	SEWERAGE	SEE DIAG.	THIS PLAN	GRAMPIANS REGION WATER AUTHORITY
R3	WAY, DRAINAGE, SEWERAGE AND SUPPLY OF GAS, ELECTRICITY, TELEPHONE & WATER SERVICES	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
FERGUSON & PERRY PTY. LTD. Licensed Surveyors ABN. 75 005543779 62 McLachlan Street Horsham 3400 Telephone (03) 53822023 Fax. (03) 53811544 Email: ferguson@wimmera.com.au				LTO use only PLAN REGISTERED TIME 4:35 DATE 22/11/01  Assistant Registrar of Titles Sheet 1 of 5 Sheets
LICENSED SURVEYOR DONALD JAMES PERRY SIGNATURE _____ DATE 9/10/2001 REF 5658 VERSION 1				DATE 22/10/2001 COUNCIL DELEGATE SIGNATURE Original sheet size A3









RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PS49850V



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Number of Pages (excluding this cover sheet)	6
Document Assembled	16/09/2020 14:45

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TRANSFER OF LAND

Section 43 Transfer of Land Act 1958

Lodged by:

Name:

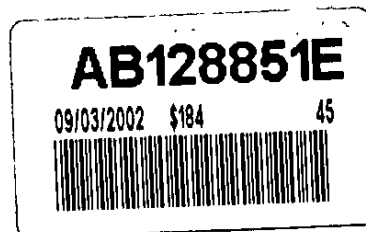
Address:

Phone:

Ref:

Customer Code:

349722604
205



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Certificate of Title Volume 10615 Folio 672

Estate and Interest: (e.g. "all my estate in fee simple")

ALL OUR ESTATE IN FEE SIMPLE

Consideration:

\$38,000.00



DAB128851E-1-7

Transferor: (full name)

GEOFFREY WILSON OLIVER, NOLA MAY OLIVER, MAXWELL FREDERICK OLIVER, MARGARET ANN OLIVER, ANDREW WILSON OLIVER & GEORGE ALFRED IAN TURNBULL HOME

Transferee: (full name and address including postcode)

STACEY MAREE TAIG
of 6 Jardwa Court, Horsham 3400.

Directing Party: (full name)

Not Applicable

Creation and/or Reservation and/or Covenant:

The Transferees do hereby for themselves their respective heirs, executors, administrators and transferees hereby and as a separate covenant covenants with the Transferors their successors and transferees and other the registered proprietor or proprietors for the time being of each and every lot on PS449850V other than the lot hereby transferred that they shall not at any time hereafter erect, construct or cause to be erected, constructed or built on the said lot or any part thereof other than:

1. One dwelling house constructed of brick, stone, concrete or brick veneer having a floor area of at least 140 square metres; or
2. Two or more dwelling houses constructed of brick, stone, concrete or brick veneer each having a floor area of at least 70 square metres;

Continued on T2 Page 2

Approval No. 8109906A

ORDER TO REGISTER
Please register and issue title to

T2

Signed

Cust. Code:



THE BACK OF THIS FORM MUST NOT BE USED

STAMP DUTY USE ONLY	
Victorian Stamp Duties Act 2000	
Original/Counterpart/Concurrent	
Consid/Advance	<u>38,000</u>
Vic assets %	
Duty/Exemption No.	<u>712</u>
AP Number	<u>184</u>
Transaction Number	<u>349722604</u>
Stamping Date	<u>01/02/02</u>
Signature	<u>[Signature]</u>


7-3-2

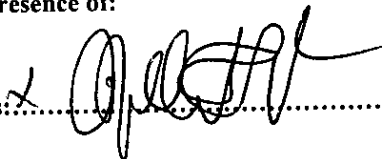
and necessary outbuilding, the external walls of which are constructed of new materials save for brick which may be secondhand.

And it is hereby agreed that the benefit of the foregoing covenant shall be annexed to and run at law and in equity with each lot comprised on the said PS449850V (other than the lot hereby transferred) and that the burden thereof shall be attached to and run at law and in equity with the lot hereby transferred and every part thereof and it is requested that the foregoing covenant shall appear on the Certificate of Title to issue for the lot hereby transferred as an encumbrance.

Dated: 18/01/02
Execution and attestation

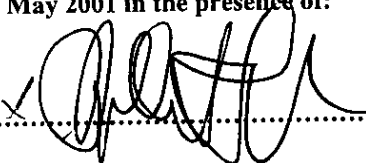
SIGNED by the said GEOFFREY WILSON OLIVER
in the presence of:


G.W. OLIVER

Witness: 

SIGNED by the said NOLA MAY OLIVER, MAXWELL FREDERICK OLIVER,
MARGARET ANN OLIVER, ANDREW WILSON OLIVER &
GEORGE ALFRED IAN TURNBULL HOME by their Attorney
GEOFFREY WILSON OLIVER under Power of Attorney dated
21st day of May 2001 in the presence of:


G.W. OLIVER

Witness: 

SIGNED by the said STACEY MAREE TAIG
in the presence of:

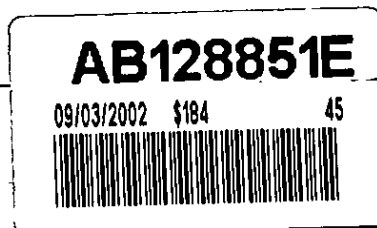


Witness: 



Approval No. 8109906A

T2 Page 2



THE BACK OF THIS FORM MUST NOT BE USED

BROWN & PROUDFOOT,
Solicitors,
74 Wilson Street, Horsham 3400



POWER OF ATTORNEY

WE GEOFFREY WILSON OLIVER, Company Director and NOLA MAY OLIVER, Married Woman both of 8 Crocker Street, Ballarat; MAXWELL FREDERICK OLIVER, Company Director and MARGARET ANN OLIVER, Married Woman both of 5 Alfred Street, Ballarat GEORGE ALFRED IAN TURNBULL HOME Company Director of Mornington Flinders Road (RMB 6580, Red Hill and ANDREW WILSON OLIVER Company Director of 320 Wendouree Parade, Ballarat all in the State of Victoria being partners in the firm of "Riverlands Park Estate" and being the registered or entitled to be registered as proprietors of all those pieces of land being Lot 171 on Plan of Subdivision No. 308872Y Parish of Horsham being the whole of the land described in Certificate of Title Volume 10295 Folio 486, Lot 175 on Plan of Subdivision No. 308872Y Parish of Horsham being the whole of the land described in Certificate of Title Volume 10295 Folio 490, Lot 178 on Plan of Subdivision No. 308872Y Parish of Horsham being the whole of the land described in Certificate of Title Volume 10295 Folio 493, Lot 179 on Plan of Subdivision No. 308872Y Parish of Horsham being the whole of the land described in Certificate of Title Volume 10295 Folio 494, Lot 180 on Plan of Subdivision No. 308872Y Parish of Horsham being the whole of the land described in Certificate of Title Volume 10295 Folio 495 and Lot B on Plan of Subdivision No. 308872Y Parish of Horsham being the whole of the land described in Certificate of Title Volume 10296 Folio 994 DO HEREBY CONSTITUTE AND APPOINT the said GEOFFREY WILSON OLIVER, MAXWELL FREDERICK OLIVER, GEORGE ALFRED IAN TURNBULL HOME and ANDREW WILSON OLIVER as and to be out true and lawful attorneys for us and in our names or otherwise and at their discretion to do perform exercise and execute or concur with any other or others including my attorneys in doing performing exercising and executing all or any of either of the powers authorities and discretions hereinafter expressed with respect to the said land.

ANDREW TREVOR WYATT
74 Wilson St., Horsham
A natural person who is a current
practitioner within the meaning
of the Legal Practice Act 1996

1. TO sell to any person or persons all or any of the said land or any lot or lots on a plan of subdivision of the whole or part of the said land under or by virtue of the Transfer of Land Act 1958 of the State of Victoria.
2. TO subdivide mortgage lease or surrender any lease of the said land or any part thereof or exchange or partition or exercise any powers given by the said Transfer of Land Act over all or any part of the said land.
3. TO borrow on the security of the said land or any part thereof any sum or sums of money which our attorneys shall think fit.

I ANDREW TREVOR WYATT, hereby certify that the within copy document is a true and complete copy of the original Power of Attorney dated 21st day of May 2001, such copy document having been prepared by me.

I ANDREW TREVOR WYATT hereby certify that the within copy document is a true and complete copy of the original Power of Attorney dated 21st day of May 2001, such copy document having been prepared by me.

ANDREW TREVOR WYATT

74 Wilson St., Horsham

A natural person who is a current practitioner within the meaning of the Legal Practice Act 1996

4. ~~TO sign all Contracts of Sale, Transfers or other instruments under the said Transfer of~~ Land Act and do all such acts matters and things as may be necessary or expedient for carrying out the powers hereby given and for recovering all sums of money that are now or may become due or owing to us or any one or more of us in respect of the premises or for the enforcing or varying of any Contracts covenants or conditions binding upon any lessee tenant occupier or purchaser of the said lands and for recovering and maintaining possession of the said lands and for protecting the same from waste, damage or trespass.
5. TO compound for and accept any smaller sum in satisfaction of the whole of any debt or sum of money now or hereafter to become due to us or any one or more of us in respect of the said land as our attorneys shall think fit.
6. TO open any account or accounts with any bank or banks either in our names or in the names jointly of our attorneys to receive the proceeds of the sale of the said lands or any part thereof and to operate by and in all usual ways on any such account or accounts for that purpose.
7. TO commence carry on and prosecute all such actions of ejectment and all other proceedings at law or before any Justice or Justices of the Peace or otherwise for the recovery of the said land or any part thereof to which we may be entitled or interested in and as our attorneys shall think fit.
8. TO sign and give all notices of sale requisite to be signed given by us in respect of the premises and to insert or cause to be inserted in all or any newspaper or newspapers all advertisements and notices of sale.
9. TO apply to and appear and represent us before any Land or Income Tax Department or any other government or local board, office of department or any official connected therewith so far as it may be necessary or advisable or as our attorneys shall think fit so to do having regard to any legislation for the time being in force to carry out and give effect to all or any requirements proceedings transactions or matter contemplated by any legislation in any wise relating to or affecting the said land or any part thereof
10. WE hereby for ourselves our executors and administrators agree to ratify and confirm whatever our attorneys or their substitute or substitutes shall do or purport to do or cause to be done by virtue of these presents including whatever shall be done between the time of our respective deaths or the revocation by any other means of this power of attorney and the time of such death or deaths or revocation becoming known to our said attorneys or their substitute or substitutes.



DAB128851E-4-1



11. AND we hereby declare that the said GEOFFREY WILSON OLIVER, MAXWELL FREDERICK OLIVER, GEORGE ALFRED IAN TURNBULL HOME and ANDREW WILSON OLIVER are jointly and each of them severally our true and lawful attorney and attorneys for each every and all of the purposes mentioned herein and with each every and all of the powers authorities and discretions hereinbefore declared and granted and that the word "attorneys" wherever used herein shall be construed to mean "attorney" or "attorneys" as the case may require unless the context otherwise requires.

IN WITNESS WHEREOF we have hereunto set our hands and seals the 21st day of May Two thousand and One.

SIGNED SEALED AND DELIVERED by the said GEOFFREY WILSON OLIVER in the presence of:

SIGNED SEALED AND DELIVERED by the said NOLA MAY OLIVER in the presence of:

SIGNED SEALED AND DELIVERED by the said MAXWELL FREDERICK OLIVER in the presence of:

SIGNED SEALED AND DELIVERED by the said MARGARET ANN OLIVER in the presence of:

SIGNED SEALED AND DELIVERED by the said GEORGE ALFRED IAN TURNBULL HOME in the presence of:

SIGNED SEALED AND DELIVERED by the said ANDREW WILSON OLIVER in the presence of:

Specimen signature of Attorneys

GEOFFREY WILSON OLIVER

MAXWELL FREDERICK OLIVER

GEORGE ALFRED IAN TURNBULL HOME

ANDREW WILSON OLIVER

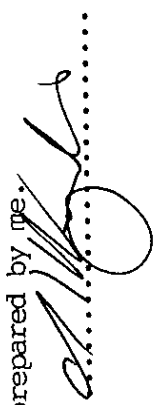
I ANDREW TREVOR WYATT hereby certify that the within copy document is a true and complete copy of the original Power of Attorney dated 21st day of May 2001, such copy document having been prepared by me:

ANDREW TREVOR WYATT
74 Wilson St., Horeham
A natural person who is a current
practitioner within the meaning
of the Legal Practice Act 1998

DATED

2001

I ANDREW TREVOR WYATT hereby certify that the within copy document is a true and complete copy of the original Power of Attorney dated 21st day of May 2001, such copy document having been prepared by me.

.....

ANDREW TREVOR WYATT

74 Wilson St., Horsham

A natural person who is a current
practitioner within the meaning
of the Legal Practice Act 1996

GEOFFREY WILSON OLIVER,
NOLA MAY OLIVER,
MAXWELL FREDERICK OLIVER,
MARGARET ANN OLIVER,
GEORGE ALFRED IAN TURNBULL HOME
and
ANDREW WILSON OLIVER

POWER OF ATTORNEY



DAB128851E-6-8

BROWN & PROUDFOOT
Solicitors,
74 Wilson Street,
HORSHAM 3400

Tel: (03) 5382 4455



Property Report from www.land.vic.gov.au on 16 September 2020 02:29 PM

Address: 12 LAWSON CLOSE HORSHAM 3400

Lot and Plan Number: Lot 205 PS449850

Standard Parcel Identifier (SPI): 205\PS449850

Local Government (Council): HORSHAM **Council Property Number:** 12751

Directory Reference: VicRoads 544 A8

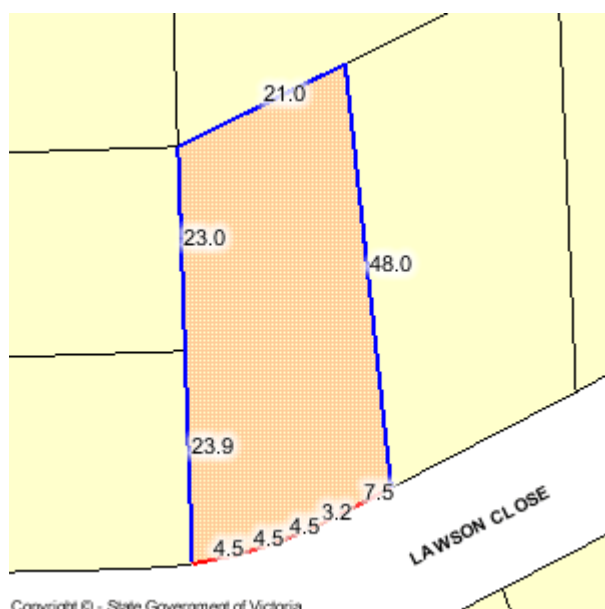
This property is not in a designated bushfire prone area.

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.



Area: 1022 sq. m

Perimeter: 140 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.

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 Malle Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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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 9 September 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](#)

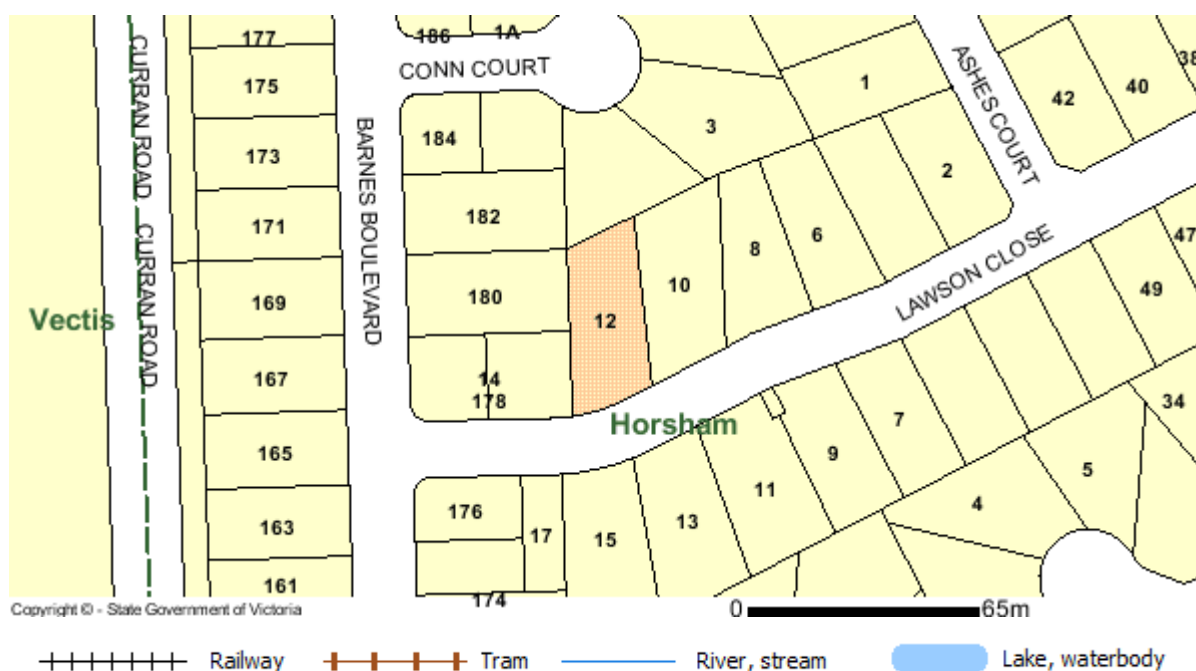
The Planning Property Report includes separate maps of zones and overlays

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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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 16 September 2020 02:29 PM

PROPERTY DETAILS

Address: **12 LAWSON CLOSE HORSHAM 3400**
Lot and Plan Number: **Lot 205 PS449850**
Standard Parcel Identifier (SPI): **205\PS449850**
Local Government Area (Council): **HORSHAM**
Council Property Number: **12751**
Planning Scheme: **Horsham**
Directory Reference: **Vicroads 544 A8**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

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

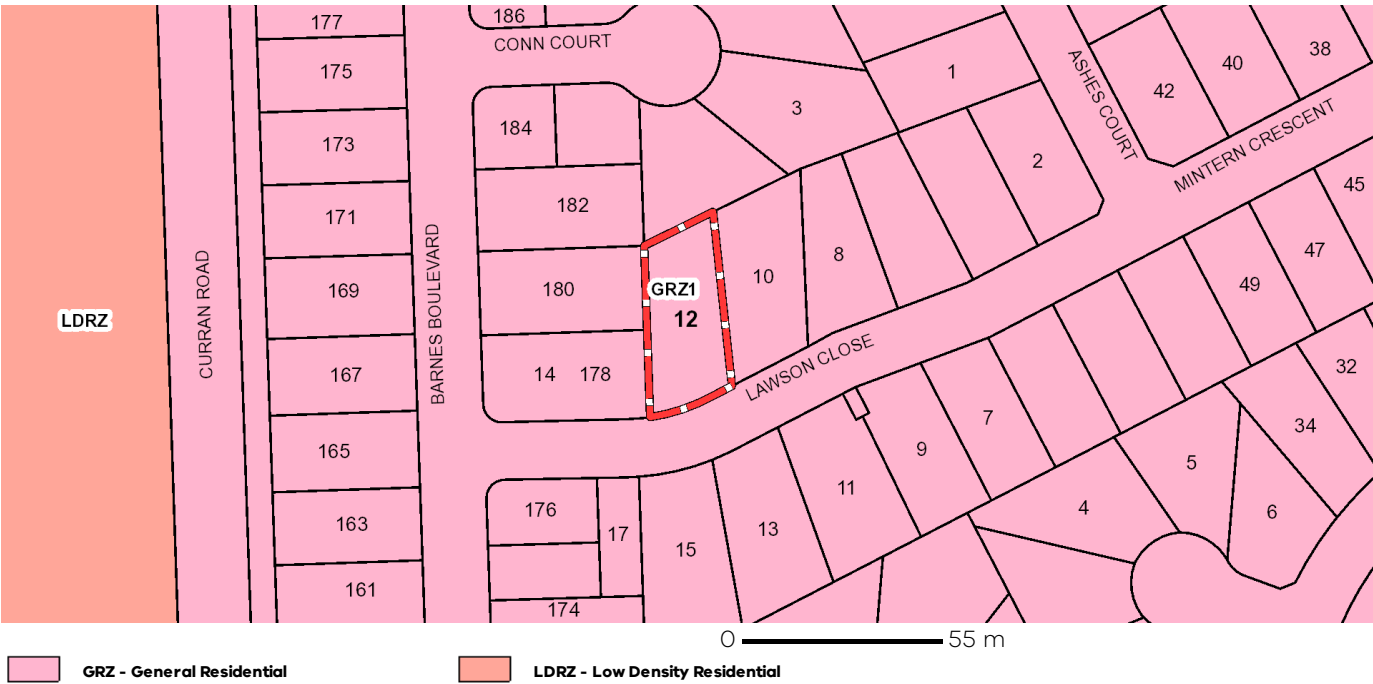
[View location in VicPlan](#)

STATE ELECTORATES

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

Planning Zones

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

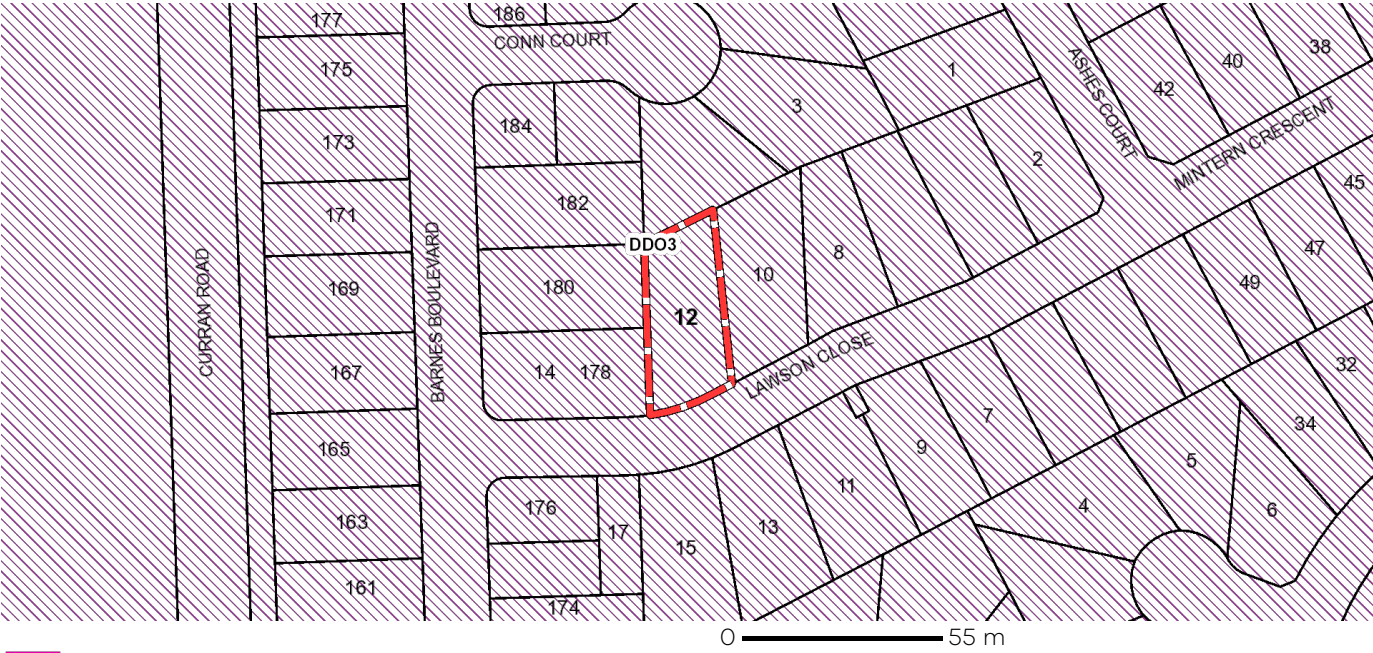



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

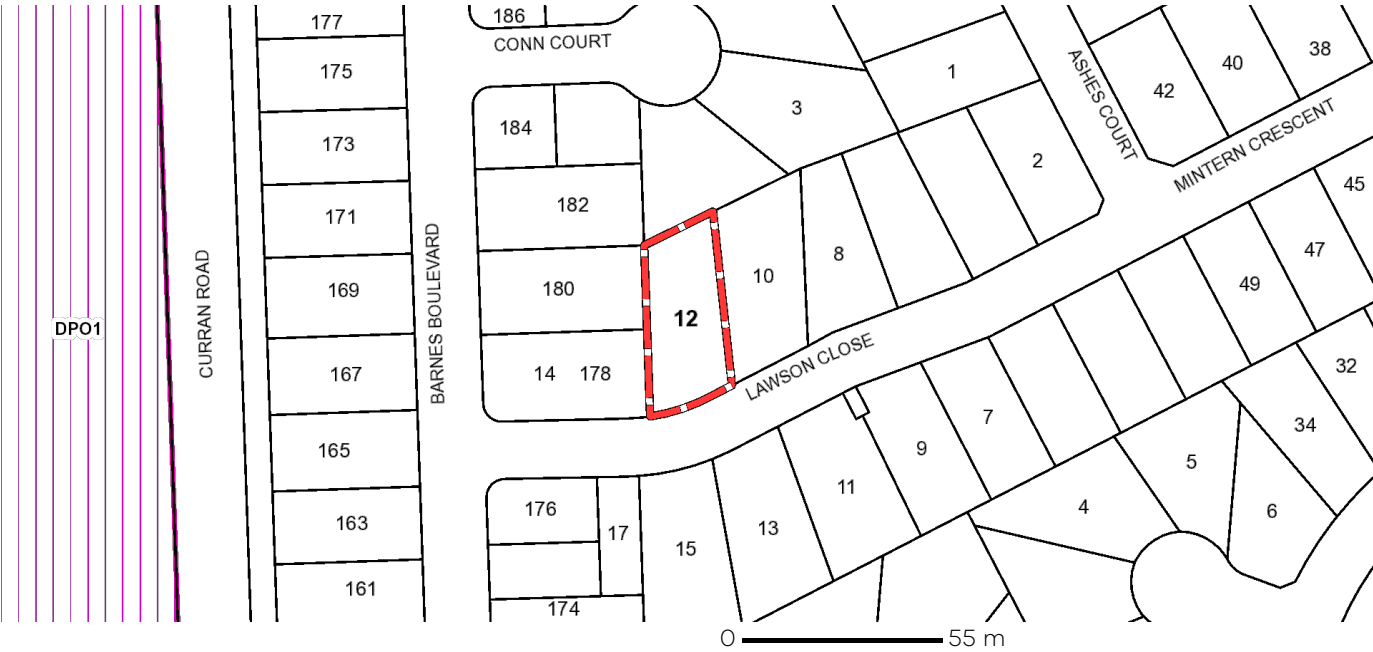
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 \(DDO3\)](#)




 **DDO - Design and Development**
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS
Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)



 **DPO - Development Plan**
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 9 September 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.

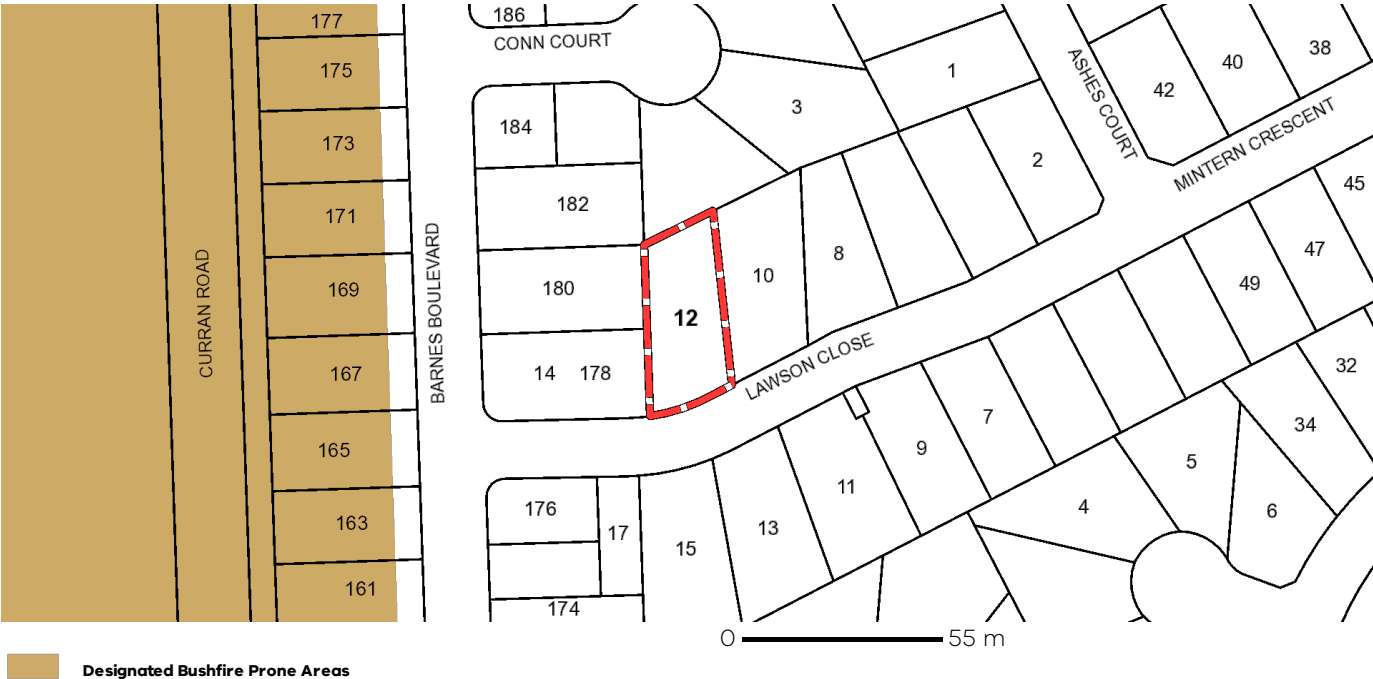
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

PLANNING PROPERTY REPORT

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>



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 2021

ABN 37 019 724 765



D P PRIOR & C C SMITH
12 LAWSON CLOSE
HORSHAM VIC 3400

Date of Notice: 18/08/2020

Date Declared: 27/07/2020

Assessment: 12751



033
1001659
R1_7159

DESCRIPTION AND LOCATION OF LAND

12 LAWSON CLOSE HORSHAM
LOT 205 PS 449850V HORSHAM

AREA 1012.0000 SQUARE METRES

AVPCC 110 DETACHED DWELLING

RATE DETAILS

BALANCE AT 18/08/2020

RESIDENTIAL RATE

MUNICIPAL CHARGE RESIDENTIAL

120L GARBAGE URBAN

GOVT PENSION REBATE - RATES

COUNCIL PENSION REBATE - RATES

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

FSPL RESIDENTIAL FIXED

FSPL RESIDENTIAL VARIABLE

GOVT PENSION REBATE - FSPL

RATE IN \$ / CHARGE

0.00527300

274.00

270.00

113.00

0.00005400

CIV / AMT

394,000

1

1

1

394,000

TOTAL

\$0.00

\$2077.56

\$274.00

\$270.00

\$0.00

\$0.00

\$113.00

\$21.28

\$0.00

TOTAL

\$2,755.84

Payment In Full
Due 15 Feb 2021

\$2,755.84

Or

On Instalments
1st Instalment
Due 30 Sept 2020

\$688.96

2nd Instalment
Due 30 Nov 2020

\$688.96

3rd Instalment
Due 1 Mar 2021

\$688.96

4th Instalment
Due 31 May 2021

\$688.96

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



For emailed notices:

hrcc.enotices.com.au

Reference No: 174E3E8C8Z



Billers Code: 87221

Ref: 1275 14

BPAY this payment via internet or phone banking
BPAY View Registration No.: 1275 14



Billpay Code: 2315

Ref: 127514

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

ASSESSMENT: 12751



PO BOX 511
HORSHAM VIC 3402

RATEPAYER NAME:

D P PRIOR & C C SMITH

POST billpay



*2315 127514

POST billpay



*2315 127514



Urban Water Account
12 Lawson Close HORSHAM VIC 3400

2166161 23/07/2020

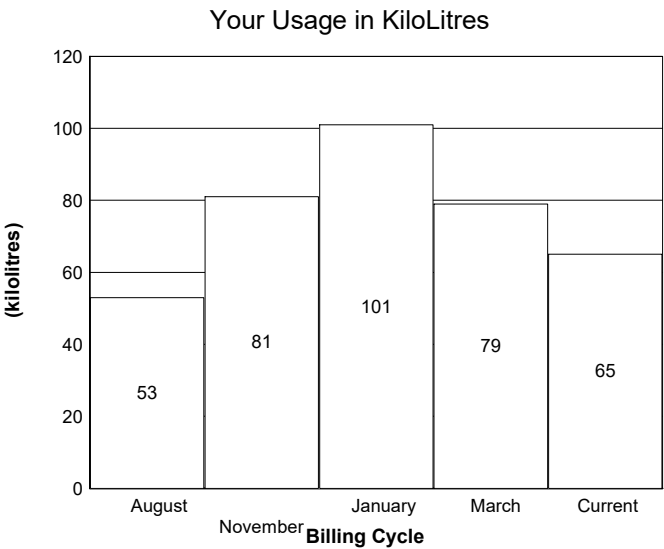
034

Next Read: 30/09/2020

D P Prior & C C Smith
12 Lawson Close
HORSHAM VIC 3400

25/08/2020

\$ 354.74



Balance Brought Forward

Opening Balance	\$378.11
Transactions since last Account	\$-378.11
Current Charges	
Sewer Service	\$126.94
Water Service	\$112.27
Water Usage	\$115.53
Total	\$354.74
Total Amount Due	\$ 354.74
Total includes GST of	\$0.00

Penalty interest of 3.9% per annum will apply to overdue balances



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

2166161 \$ 354.74

D P Prior & C C Smith



*347 0000000000002166162

SEWER SERVICE

Service No	Date From	Date To	Days	Rate	Amount
136595	1/07/2020	30/09/2020	91 @	\$1.3949 per day	\$126.94

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
136595	20.00mm	1/07/2020	30/09/2020	91 @	\$1.2337 per day	\$112.27

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
136595	19V07690T	30/03/2020	261	30/06/2020	317	56.00 @1.7810\$/kL	\$99.73
136595	19V07690T	1/07/2020	317	15/07/2020	326	9.00 @1.7561\$/kL	\$15.80

Transactions since last Account

Date	Description	Transaction Amount
3/06/2020	Receipt via BPay	\$-378.11
		\$-378.11

0000002166162

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)