

Vendor Statement

Vendor: Kelvin Bryan Bilson and Carolyn Dawn Bilson

Purchaser:

Property: 32 Hunts Road, Haven Vic 3401

The Vendor makes this vendor statement (**Statement**) concerning the Property pursuant to section 32 of the Sale of Land Act 1962 (**Act**).

This Statement must be signed by the Vendor and given to the Purchaser before the Purchaser signs a contract.

The Vendor may sign this Statement electronically.

The Purchaser acknowledges being given a copy of this Statement signed by the Vendor with attached documents before the Purchaser signed any contract.

Land use

Information concerning any easement, covenant or other similar restriction affecting the Property (registered or unregistered):

(a) Description:

As set out in the attached copies of title documents.

(b) Particulars of any existing failure to comply with their terms are as follows:

None to the Vendor's knowledge.

(c) There is access to the Property by road.

Planning

The required specific information is in the attached Planning Property Report.

Financial matters

Information concerning any rates, taxes, charges or other similar outgoings and any interest payable on any part of them:

Are contained in the attached certificate/s

Services

The following services (marked "X") are not connected to the Property:

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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Building approvals

There were no building approvals granted in the past seven years under the Building Control Act 1981 (Vic) or the Building Act 1993 (Vic).

Notices

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the Property of which the Vendor might reasonably be expected to have knowledge, including any Notice of intention to acquire under section 6 of the Land Acquisition and Compensation Act 1986 (Vic):

None to the knowledge of the Vendor.

- (b) Particulars of any notices, property management plans, reports or orders in respect of the Property issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the Property for agricultural purposes:

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.

Bushfire prone

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'



Owners corporation

The Property is not affected by an owners corporation within the meaning of the Owners Corporations Act 2006 (Vic).

Growth areas infrastructure contribution (GAIC)

The property is not affected by GAIC.

Disclosure of energy efficiency information

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

Not applicable.

Title

Attached are copies of the following documents:

- 9.1 (a) **Registered Title**

9.2 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.

Due diligence checklist

The due diligence checklist is attached.

Vendor's name	Kelvin Bryan Bilson	Date / /
Vendor's signature	<i>Kelvin Bilson</i>	Jan 25, 2021 2:26 PM AEDT

Vendor's name	Carolyn Dawn Bilson	Date / /
Vendor's signature	<i>Carolyn Dawn Bilson</i>	Jan 27, 2021 10:02 AM AEDT

Purchaser's name		Date / /
Purchaser's signature		

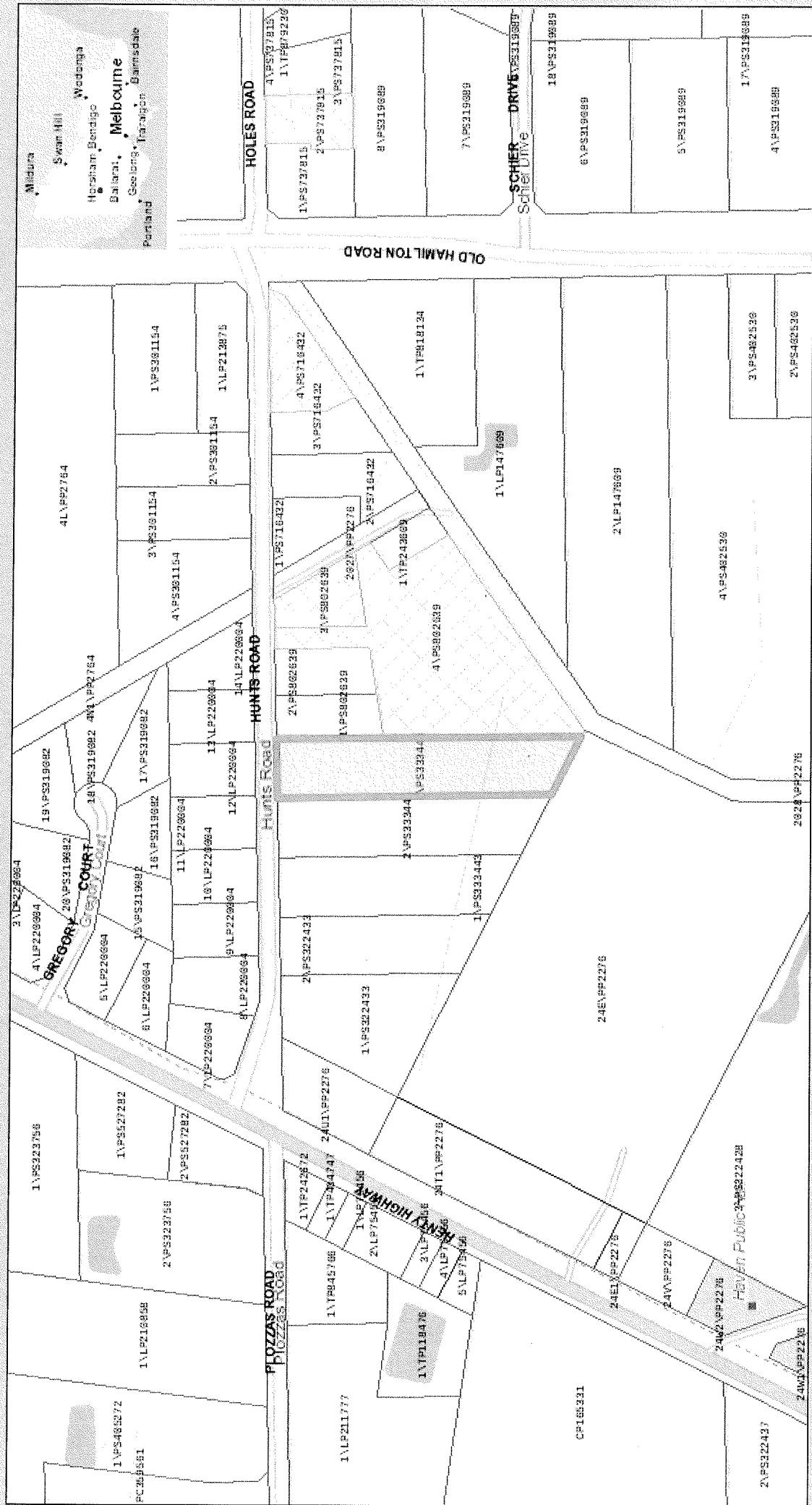
Purchaser's name		Date / /
Purchaser's signature		

32 Hunts Road, Haven 3401

MapShare



Environment,
Land, Water
and Planning



254 127 0 Meters

GDA_1994_VICGRID94

© The State of Victoria, Department of Environment, Land, Water and Planning 2021



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind 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 Created on

21-Jan-2021

Scale

1:5,000

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

VOLUME 10304 FOLIO 958

Security no : 124087689297A
Produced 22/01/2021 08:26 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 333443G.
PARENT TITLE Volume 09749 Folio 942
Created by instrument PS333443G 29/10/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KELVIN BRYAN BILSON
CAROLYN DAWN BILSON both of 39 ALEXANDER AV. HORSHAM 3400
U521526X 25/11/1996

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS333443G 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: 32 HUNTS ROAD HAVEN VIC 3401

DOCUMENT END

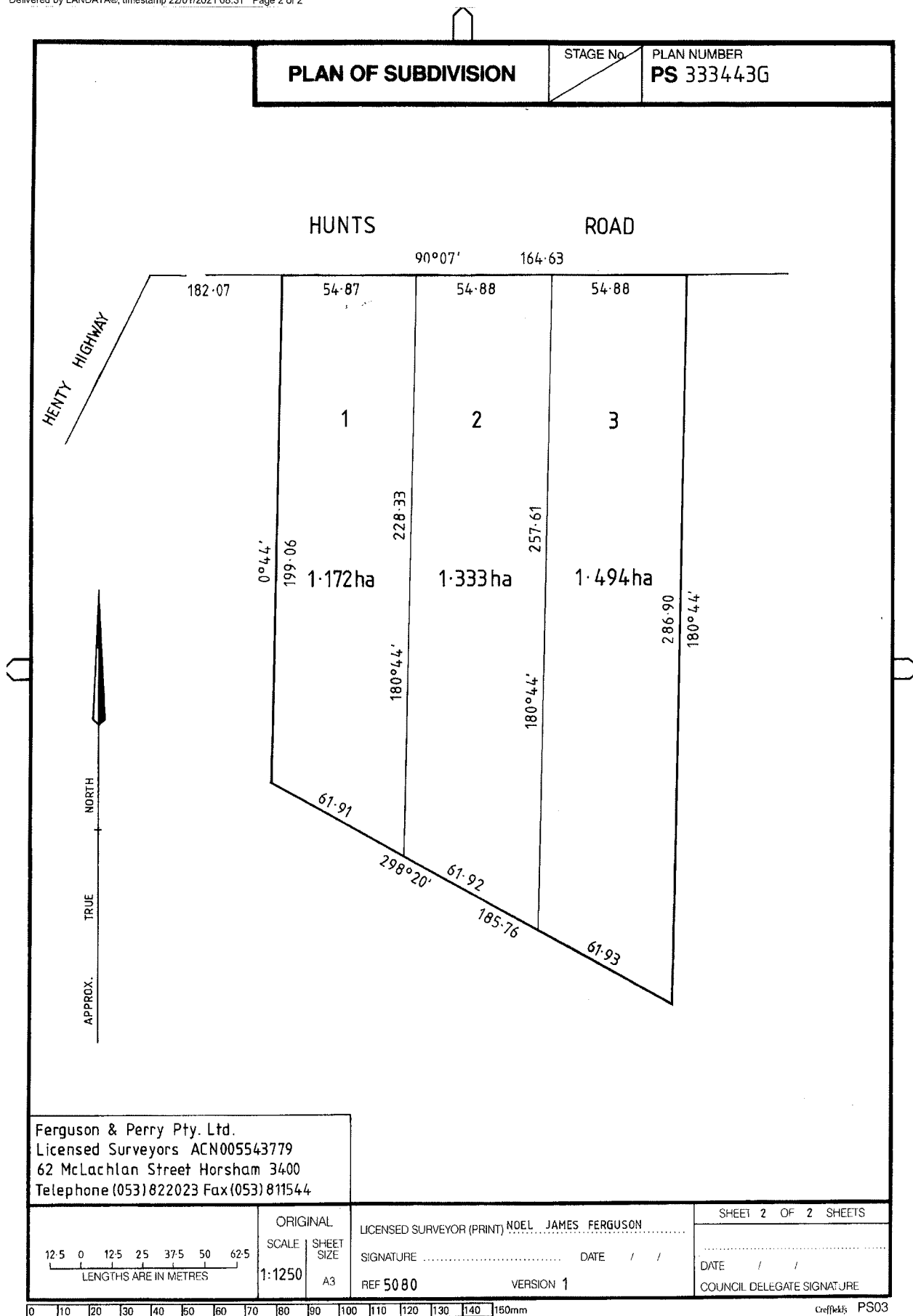
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PLAN OF SUBDIVISION		STAGE No	LTO USE ONLY EDITION 1	PLAN NUMBER PS 333443G
LOCATION OF LAND PARISH: BUNGALALLY TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 24D (PART) CROWN PORTION: _____ LTO BASE RECORD: 2276 BUNGALALLY PARISH TITLE REFERENCES: VOL. 9749 FOL. 942 LAST PLAN REFERENCE/S: PS 207542A LOT 1 POSTAL ADDRESS: HUNTS ROAD (At time of subdivision) HAVEN 3401 AMG Co-ordinates (of approx centre of land in plan) E 606900 N 5931600 ZONE: 54		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: SHIRE OF WIMMERA REF: BGLY 63 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 of the Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage / Council Delegate Council Seal Date 21 / 12 / 94 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is not a staged subdivision. Planning permit No. DEPTH LIMITATION 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THE PLAN.		
NIL	NIL			
SURVEY THIS PLAN IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: 25 / 10 / 96
				LTO USE ONLY PLAN REGISTERED TIME 11am DATE 29 / 10 / 96
				Assistant Registrar of Titles SHEET 1 OF 2 SHEETS
Ferguson & Perry Pty.Ltd. Licensed Surveyors ACN005543779 62 McLachlan Street Horsham 3400 Telephone (053)822023 Fax (053)811544		LICENSED SURVEYOR (PRINT) NOEL JAMES FERGUSON..... SIGNATURE DATE / / REF 5080 VERSION 1		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3



Property Report from www.land.vic.gov.au on 21 January 2021 11:19 AM

Address: 32 HUNTS ROAD HAVEN 3401

Lot and Plan Number: Lot 3 PS333443

Standard Parcel Identifier (SPI): 3\PS333443

Local Government (Council): HORSHAM **Council Property Number:** 11849

Directory Reference: VicRoads 40 E6

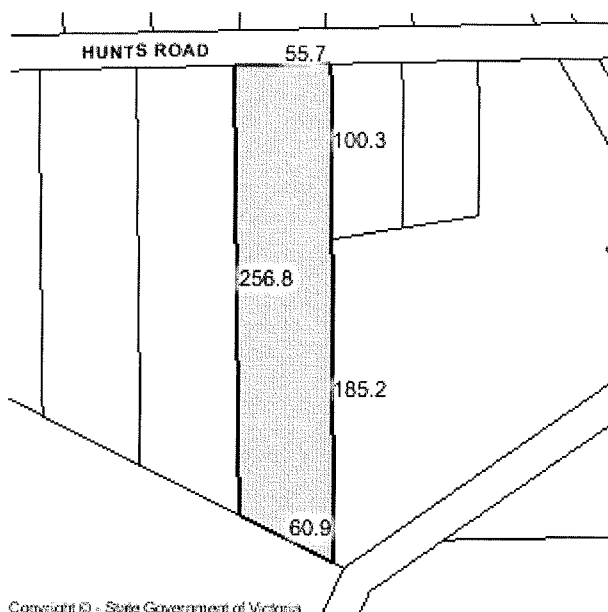
This property is in a designated bushfire prone area.

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: 14881 sq. m
(1.5 ha)

Perimeter: 659 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**

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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: LOW DENSITY RESIDENTIAL ZONE (LDRZ)
SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Planning Overlay: DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)

Planning scheme data last updated on 20 January 2021.

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](#)

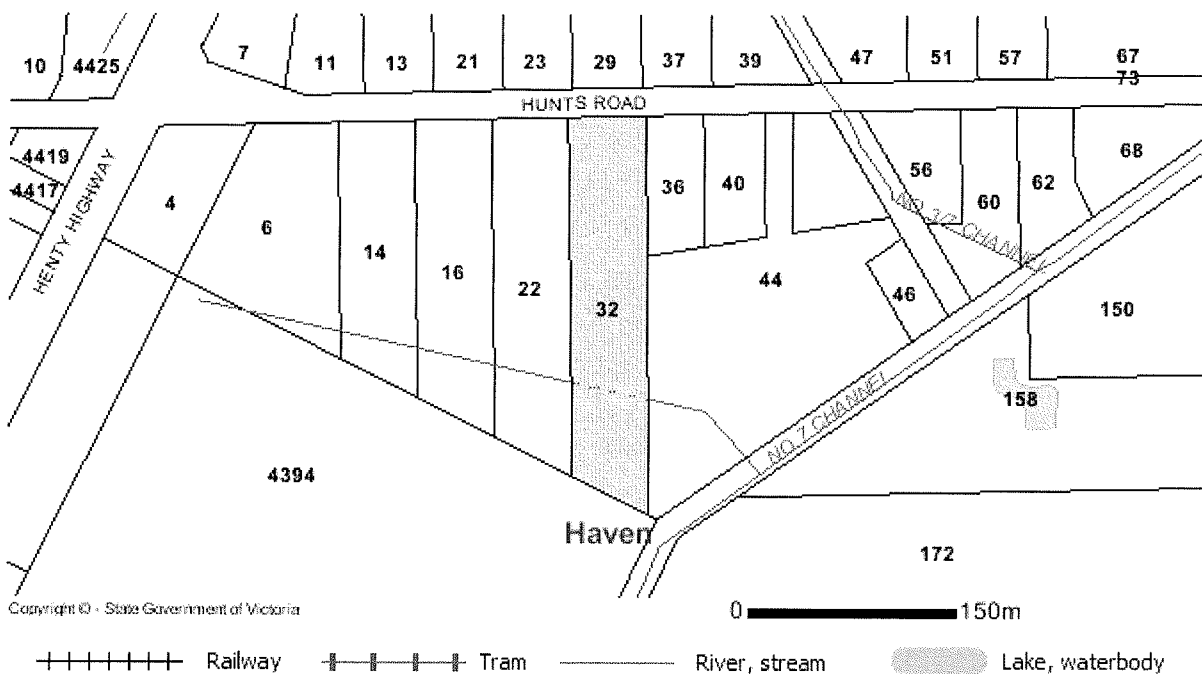
The Planning Property Report includes separate maps of zones and overlays

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



VICTORIA
State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 21 January 2021 11:13 AM

PROPERTY DETAILS

Address: **32 HUNTS ROAD HAVEN 3401**
 Lot and Plan Number: **Lot 3 PS333443**
 Standard Parcel Identifier (SPI): **3\PS333443**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **11849**
 Planning Scheme: **Horsham**
 Directory Reference: **VicRoads 40 E6**

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**

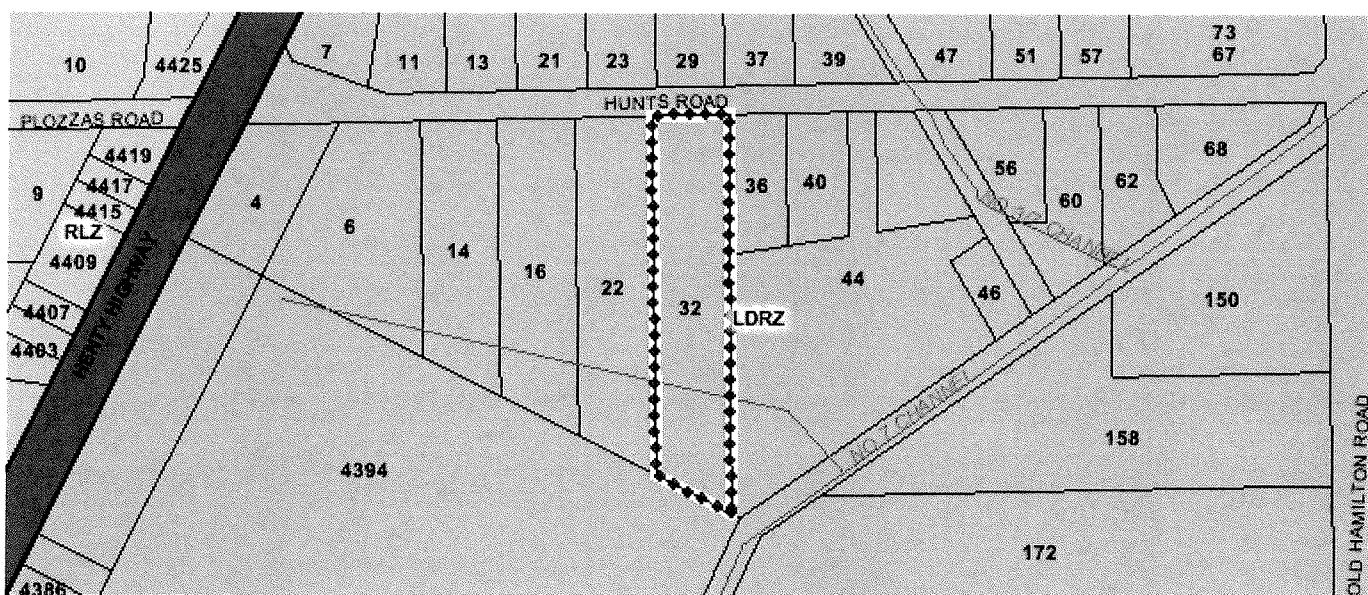
STATE ELECTORATES

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

Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



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0 150m

LDRZ - Low Density Residential

RDZ1 - Road - Category 1

RLZ - Rural Living

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: 32 HUNTS ROAD HAVEN 3401

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PLANNING PROPERTY REPORT



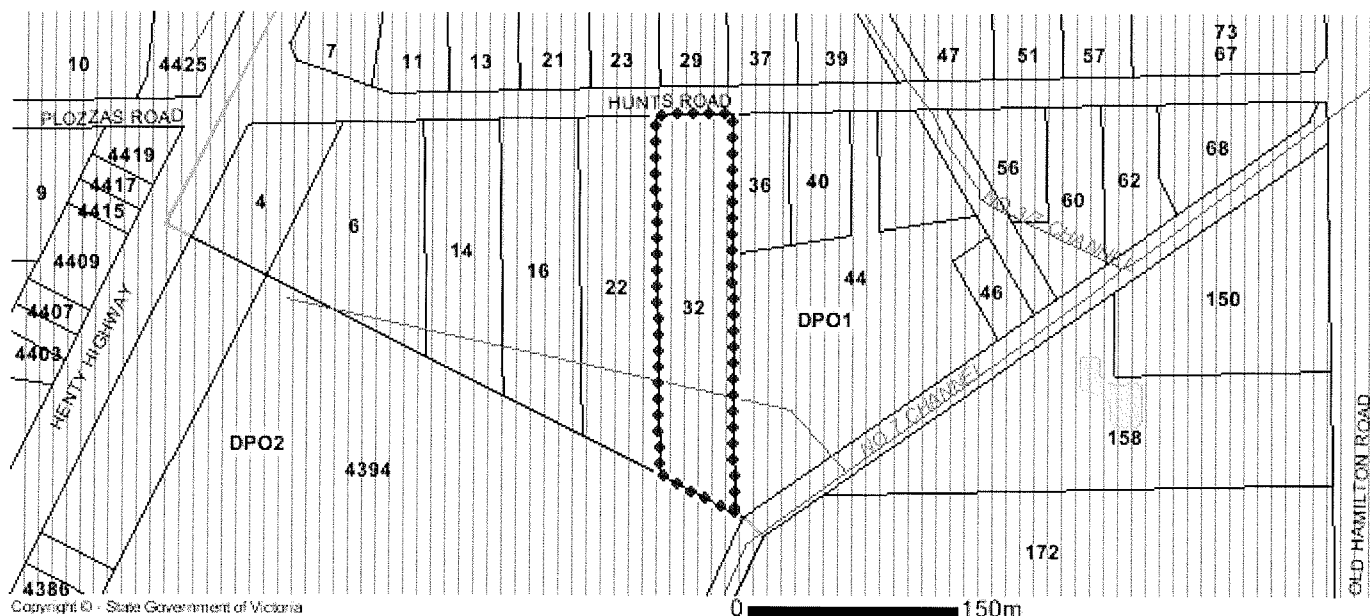
VICTORIA
State
Government

Environment,
Land, Water
and Planning

Planning Overlay

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



DPO - Development Plan

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

Further Planning Information

Planning scheme data last updated on 20 January 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

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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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PLANNING PROPERTY REPORT: 32 HUNTS ROAD HAVEN 3401

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PLANNING PROPERTY REPORT

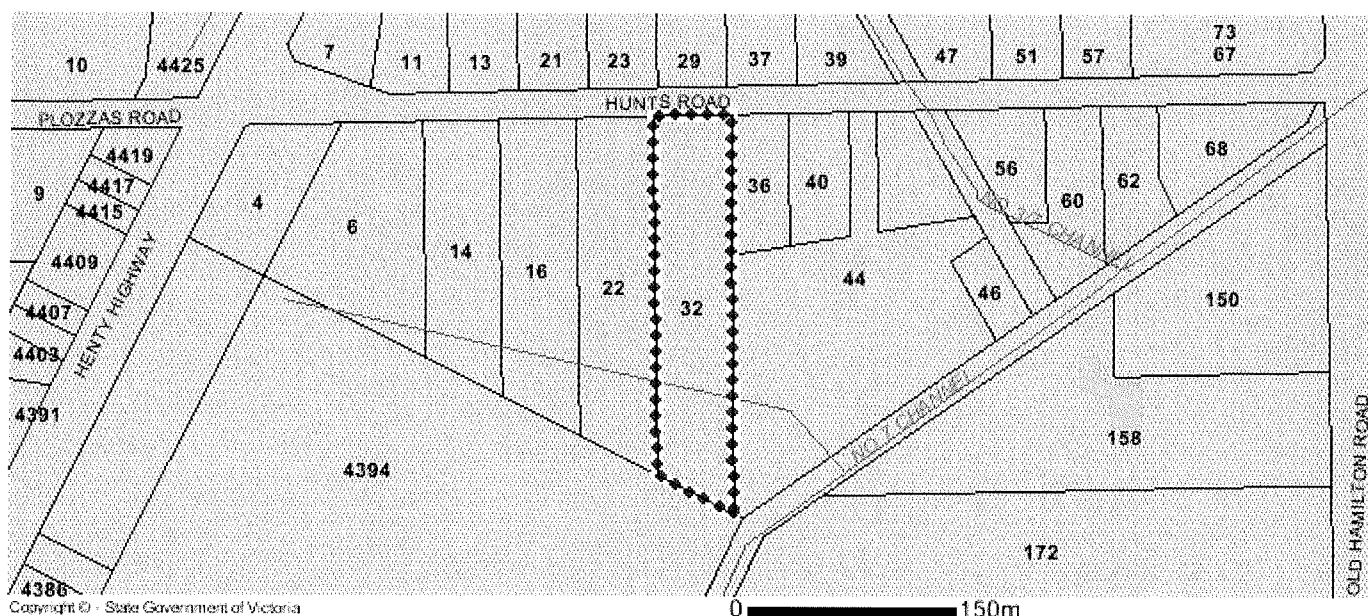


VICTORIA
State
Government

Environment,
Land, Water
and Planning

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

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>



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 2021

ABN 37 019 724 765



K B & C D BILSON
32 HUNTS ROAD
HAVEN VIC 3401

Date of Notice: 18/08/2020

Date Declared: 27/07/2020

Assessment: ~~45703~~



033
1005505
R2_3667

DESCRIPTION AND LOCATION OF LAND
32 HUNTS ROAD HAVEN
LOT 3 PS 333443G (CA 24DPT) BUNGALALLY

SITE VALUE 144,000
CAPITAL IMPROVED VALUE 552,000
NETT ANNUAL VALUE 27,600
EFFECTIVE DATE 01/07/2020
LEVEL OF VALUE DATE 01/01/2020

AREA 1.4900 HECTARES — *3.682 ACRES*

AVPCC 117 RESID RURAL / RURAL LIFESTYLE

RATE DETAILS

BALANCE AT 18/08/2020

RESIDENTIAL RATE

MUNICIPAL CHARGE RESIDENTIAL

120L GARBAGE RURAL

GOVT PENSION REBATE - RATES

COUNCIL PENSION REBATE - RATES

RATE IN \$ / CHARGE

0.00527300

274.00

238.00

CIV / AMT

552,000

1

1

TOTAL

\$0.00

\$2910.70

\$274.00

\$238.00

\$0.00

\$0.00

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

FSPL RESIDENTIAL FIXED

FSPL RESIDENTIAL VARIABLE

GOVT PENSION REBATE - FSPL

113.00

0.00005400

1

552,000

\$113.00

\$29.81

\$0.00

TOTAL

\$3,565.51

Payment In Full
Due 15 Feb 2021

\$3,565.51

Or

On Instalments
1st Instalment
Due 30 Sept 2020

\$891.37

2nd Instalment
Due 30 Nov 2020
\$891.38

3rd Instalment
Due 1 Mar 2021
\$891.38

4th Instalment
Due 31 May 2021
\$891.38

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: 600273CB3M



Billers Code: 87221
Ref: 1184 97

BPAY this payment via internet or phone banking
BPAY View Registration No.: 1184 97



Billpay Code: 2315
Ref: 118497

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

ASSESSMENT: 11849

RATEPAYER NAME:

K B & C D BILSON



PO BOX 511
HORSHAM VIC 3402

POST billpay



*2315 118497

POST billpay



*2315 118497

Urban Water Account

32 Hunts Road HAVEN VIC 3401



account number

2160242

issue date

18/10/2020

billing and general enquiries

office hours: 1300 659 961

difficulties and faults

24 hours: 1800 188 586

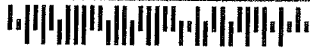
GWM Water

11 McLachlan Street (PO Box 481)
Horsham Victoria 3402

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

ABN: 35 584 588 263

tax invoice



Next Reading: 31/12/2020

C D Bilson & K B Bilson
32 Hunts Rd
HAVEN VIC 3401



033
1017100

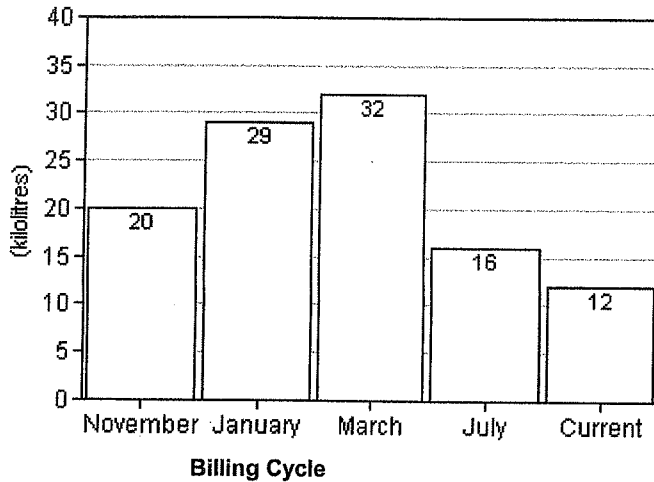
due date

25/11/2020

amount due

\$133.34

Your Usage in KiloLitres



Balance Brought Forward

Opening Balance	\$140.71
Transactions since last Account	-\$140.71

Current Charges

Water Service	\$112.27
Water Usage	\$21.07
Total	\$133.34

Total Amount Due **\$133.34**

Total includes GST of \$0.00

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

**TARGET YOUR
WATER USE**

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

payment slip

POST billpay

C D Bilson & K B Bilson



*347 0000000000002160246

account number

2160242

amount due

\$133.34

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

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
136005	20.00mm	1/10/2020	31/12/2020	91	\$1.2337 per day	\$112.27

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
136005	19V30314T	15/07/2020	103	06/10/2020	115	12.00 @ \$1.7561/kL	\$21.07

Transactions since last Account

Date	Description	Transaction Amount
24/08/2020	Receipt via Australia Post	-\$140.71
		-\$140.71

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 168 596

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 0000002160246

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



Centrepay - Reference Number 555 062 382L

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: 2160242

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.

SCHEDULE 1

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 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.

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Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights

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