Docusign Envelope ID: C2D1378C-383E-4116-B1C7-629C9ADAA425

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	4 Latus Drive, Horsham 3400	
Vendor's name		**Date** / /
Vendor's signature	DocuSigned by: AA0412BB26FF4C3... Dec 9, 2024 | 9:47 AM AEDT	

Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

Docusign Envelope ID: C2D1378C-383E-4116-B1C7-629C9ADAA425

1 FINANCIAL MATTERS

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

(a) Their total does not exceed: $6,000.00

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

1.5 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ Yes ☒ No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR ☒ 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): -

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

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To the best of the vendor's 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:

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

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Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

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)

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10241 FOLIO 100 Security no : 124120326170N
Produced 02/12/2024 03:21 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 337016F.
PARENT TITLE Volume 09953 Folio 392
Created by instrument PS337016F 28/07/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AV742371U 15/06/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV742372S 15/06/2022
COMMONWEALTH BANK OF AUSTRALIA

COVENANT (as to whole or part of the land) in instrument T837311R 24/08/1995

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 PS337016F 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: 4 LATUS DRIVE HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 15/06/2022

DOCUMENT END

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PLAN OF SUBDIVISION

Stage No. | LTO use only: EDITION 3 | Plan Number: PS 337016 F

Location of Land

Parish: HORSHAM
Township: ———
Section 7
Crown Allotment: 5 & 7 (PARTS)
Crown Portion: ———

LTO base record: 2764 (20) HORSHAM PARISH
Title References:
VOL. 9953 FOL. 392

Last Plan Reference: LP. 219203 G (LOT A)
Postal Address: STOCKTON DRIVE
HORSHAM 3400

AMG Co-ordinates: N 5935225
(Of approx. centre of plan) E 608580 Zone 54

Vesting of Roads or Reserves

Identifier	Council/ Body/ Person
R1 ROAD R2 ROAD	RURAL CITY OF HORSHAM HORSHAM-RURAL CITY COUNCIL

Council Certification and Endorsement

Council Name: CITY OF HORSHAM Ref: A05481

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

Council Delegate
~~Council seal~~

Date / /

~~Re-certified under section 11(7) of the Subdivision Act 1988.~~
~~Council Delegate~~
~~Council seal~~
~~Date / /~~

APPROVED AS MASTER PLAN ONLY

Notations

Depth Limitation: Does not apply

Staging: This is / ~~is not~~ a staged subdivision
Planning Permit No. 1891

THE DIMENSIONS OF LOT B NOT COMMON WITH LOTS 16, 17 AND 71 AND STOCKTON DRIVE HAVE BEEN ADOPTED FROM TITLE AND ARE NOT THE RESULT OF THIS SURVEY LOTS 1 TO 6 (BOTH INCLUSIVE) INCLUSIVE), LOTS 21 TO 70 (BOTH INCLUSIVE) & LOT A ARE NOT SHOWN HEREON.

Survey:- This plan is / ~~is not~~ 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

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/ In Favour Of
E-1	SEWERAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN

LTO use only
Statement of Compliance / Exemption Statement
Received ✓
Date 17/7/95

THIS IS AN L.T.O. COMPILED PLAN
CHECKED 19/9/96
GSN
Assistant Registrar of Titles

Sheet 1 of 4 Sheets

FERGUSON & PERRY PTY. LTD.
Licensed Surveyors ACN. 005543779
62 McLachlan Street Horsham 3400
Telephone (053) 822023 Fax. (053) 811544

LICENSED SURVEYOR DONALD JAMES PERRY
SIGNATURE ——— DATE / /
REF 5085 VERSION 1

DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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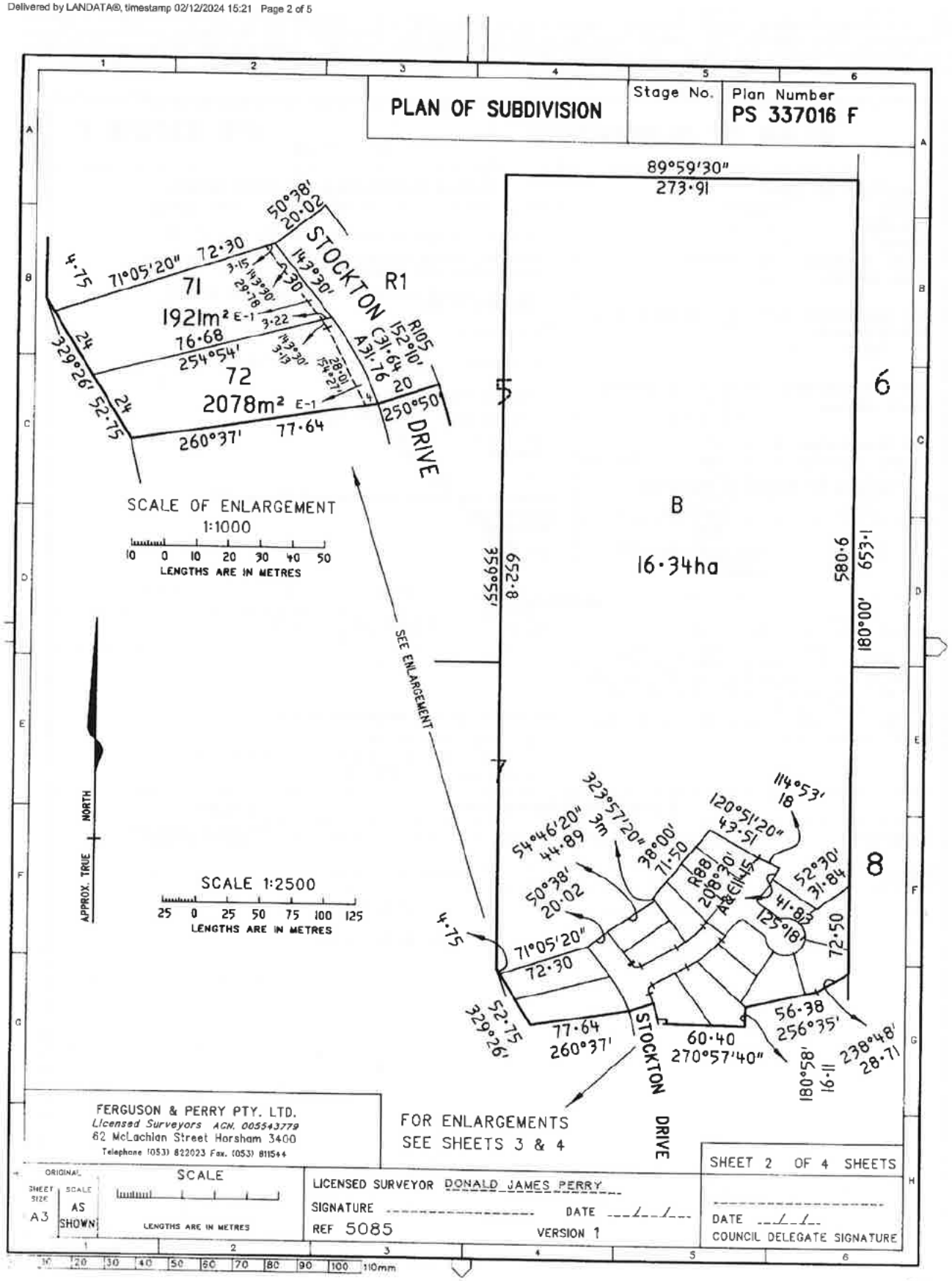

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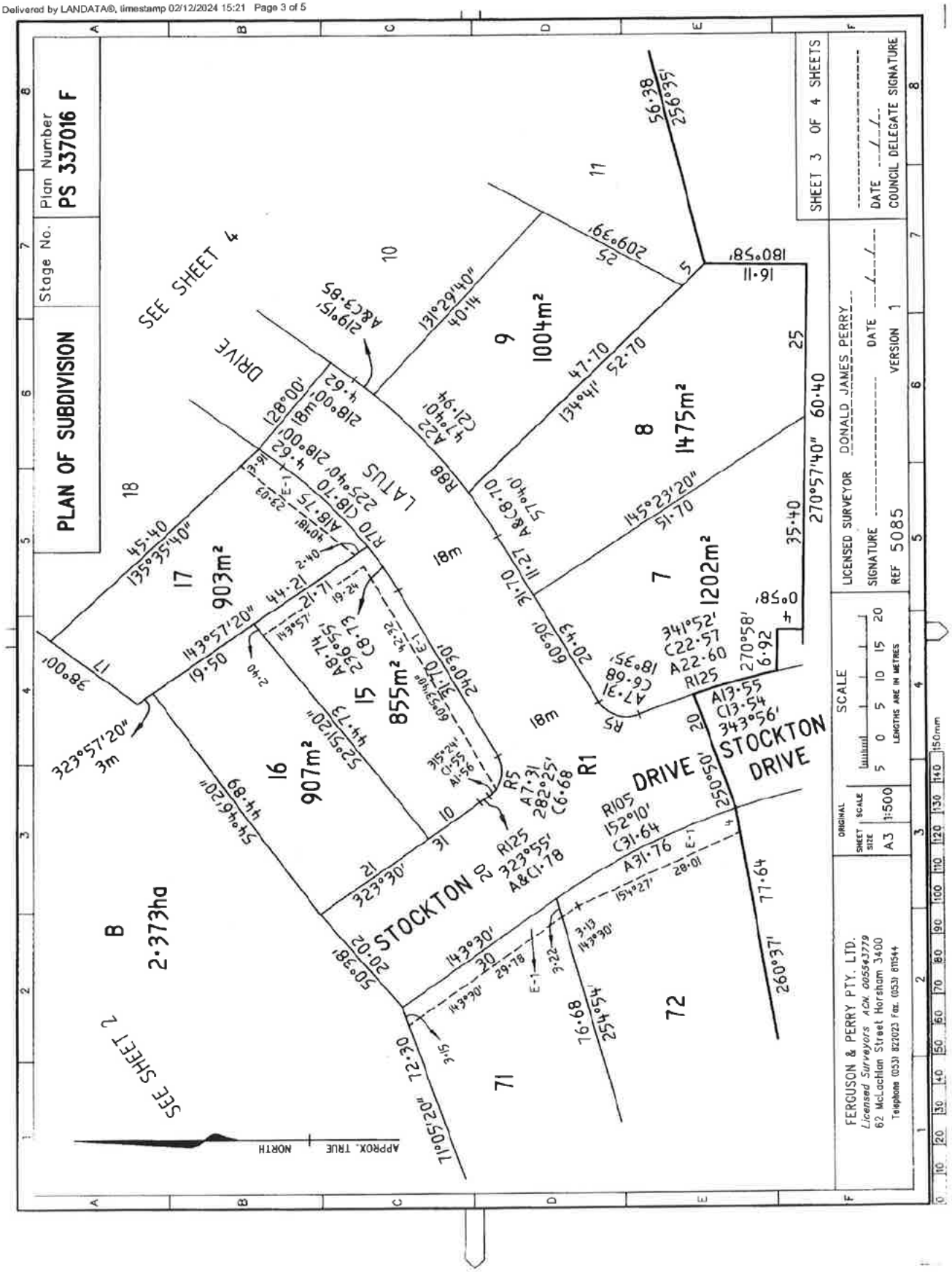
PLAN OF SUBDIVISION
Stage No.
Plan Number PS 337016 F
SHEET 3 OF 4 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE
LICENSED SURVEYOR DONALD JAMES PERRY
SIGNATURE
DATE
REF 5085
VERSION 1
SCALE
LENGTHS ARE IN METRES
ORIGINAL SHEET SIZE A3 SCALE 1:500
FERGUSON & PERRY PTY. LTD.
Licensed Surveyors ACN 005643779
62 McLachlan Street Horsham 3400
Telephone (053) 822023 Fax. (053) 811544
SEE SHEET 4
SEE SHEET 2
DRIVE
LATUS
STOCKTON DRIVE
STOCKTON DR
APPROX. TRUE NORTH
903m²
855m²
907m²
1004m²
1475m²
1202m²
2·373ha
18m
60·40
270°57'40"
51·70
145°23'20"
47·70
52·70
134°41'
40·14
131°29'40"
45·40
135°35'40"
44·21
143°57'20"
19·50
323°57'20"
3m
44·89
54°46'20"
44·73
52°51'20"
20·02
50°38'
72·30
71°05'20"
77·64
260°37'
76·68
254°54'
31·76
A13·55
C13·54
343°56'
A7·31
282°25'
C6·68
A8·74
236°55'
C8·73
A6·68
180°35'
C6·73
341°52'
C22·57
A22·60
A18·75
225°40'
C18·70
A22·
C21·94
75°40'
A8C9·85
219°15'
A8C8·70
57°04'
A8C3·85
128°00'
A8C4·62
218°00'
A8C4·62
218°00'
A8C4·62
218

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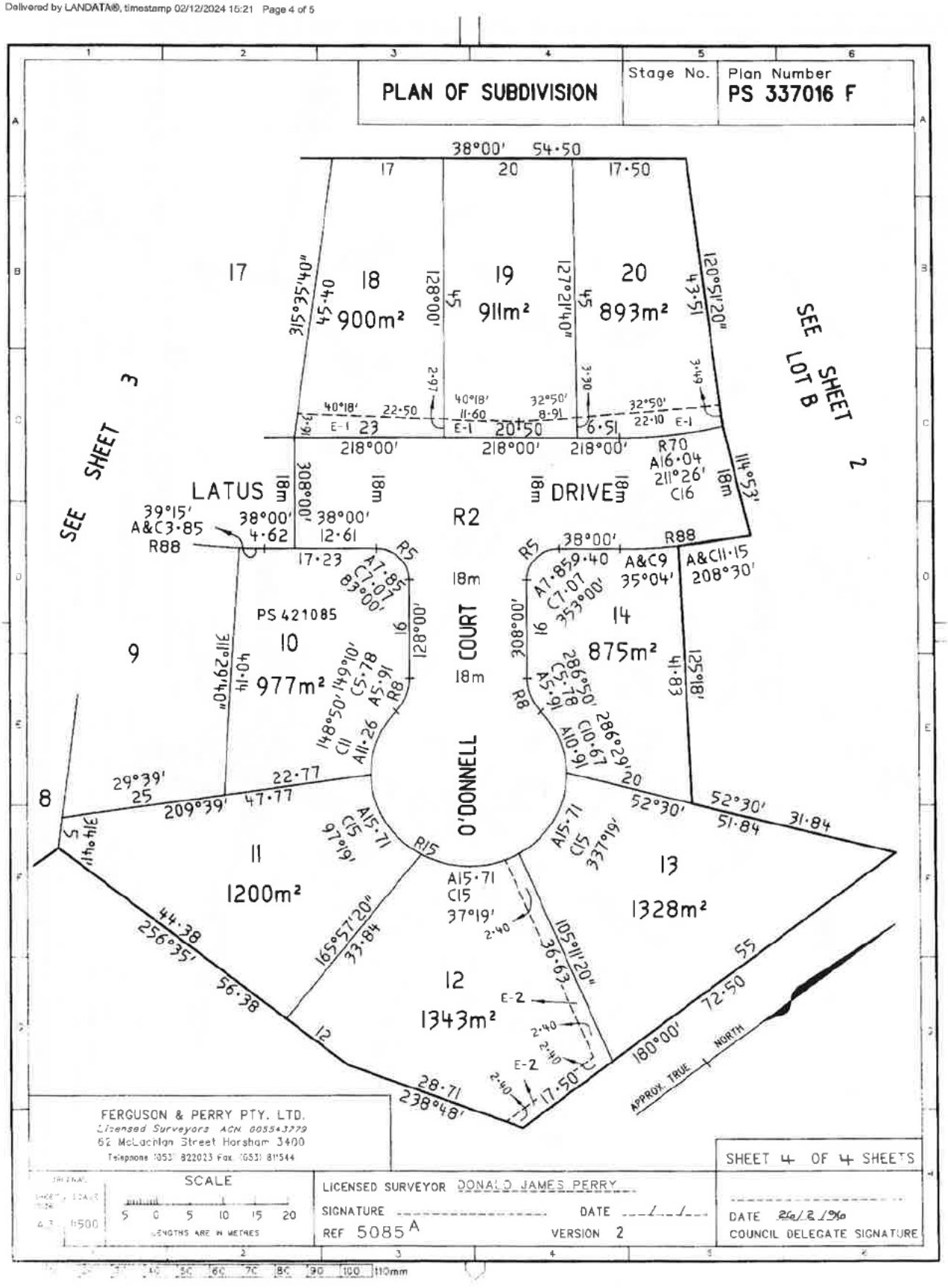

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS 337016 F

MASTER PLAN (STAGE 1) REGISTERED DATE 28/7/95 TIME 8:30 AM

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES
			DATE	TIME		
LOT S2	STAGE 2	U 191630 P	12 / 9 / 96	3:00 PM	2	GSN
LOT 10	SUBDIVISION	PS 421085			3	

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VICTORIAN LAND TITLES OFFICE

IMAGED

Transfer of Land Containing a Covenant and/or

Section 45 Transfer of Land Act 1958

240895 1408 45 28 T837311R

Lodged at the Land Titles Office by:

Name: O'BRIEN LUCAS

Phone: 053-820105

MADE AVAILABLE / CHANGE CONTROL

Ref: DJO'B:NB Customer Code 1328G

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 easement 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 easement reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land *(Title)*
Lot 9 on Plan of Subdivision No. 337016F contained in Certificate of Title Volume 10241 Folio 100

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

Consideration
$ 28,000.00

Transferor *(Full name)*
ALFRED FRANCIS WORRALL LATUS and BERYL MAY LATUS ~~and WILLIAM JOHN LATUS~~

AMENDED 17 OCT 1995 With consent of Solicitor for

Transferee *(Full name and address for future notices including postcode)*
GARRY ROSS KENNETT and PATRICIA LEE KENNETT
both of 4 Olympic Street, Horsham as Joint Tenants

Directing Party *(Full name)*

Creation and/or Reservation of Easement and/or Covenant
" And the Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with each and every lot on the said Plan of Subdivision other than the land hereby transferred and that the said Covenant shall be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this Transfer for himself his heirs, executors, administrators and the transferees thereof hereby and as a separate covenant COVENANTS with the Transferor its successors and transferees and other the registered proprietors for the time being of each and every lot on the said Plan of Subdivision other than the land hereby transferred and their respective heirs, executors, administrators and transferees that he shall not at any time hereafter build or cause to be erected constructed or built on the said land or any part thereof any building(s) other than:-

(see reverse)

Land Titles Office Use Only

T2

Trn 070926686 Cde 52 17/08/95
Ref F102A Amt $ 472.00
Stamp Duty, Victoria
2830768

OFFICE OF TITLES VICTORIA

Licence No. 2926L

ASEP

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ORDER TO REGISTER

To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

Creation and/or Reservation of Easement and/or Covenant (continuation if necessary)

(a) one dwelling house constructed of all new materials save for bricks which may be secondhand; such dwelling house to have an internal floor area of at least 150 square metres, or

(b) two or more dwelling houses constructed of all new materials save for bricks which may be secondhand each dwelling house having an internal floor area of at least 70 square metres.

(c) That in no circumstances shall the exterior walls be constructed of smooth faced fibro-cement sheet.

(d) Any metal sheeting used shall be factory painted colourbond save for the roof of the main dwelling or dwellings which may be galvanised iron or zincalume.

(e) Fencing on the street boundary and/or within six metres of the street boundary shall not exceed one metre in height.

Dated: 15/ 8 /1995

Execution and Attestation

SIGNED by the said ~~Transferors~~)
ALFRED FRANCIS WORRALL LATUS)
and BERYL MAY LATUS)
in the presence of:)

A. F. Latus

B. M. Latus

SIGNED by the said Transferees)
)
in the presence of:)
)

Patricia L. Kearett

SIGNED by the said WILLIAM)
JOHN LATUS in the presence)
of:)

See Annexure Sheet marked.....

Docusign Envelope ID: C2D1378C-383E-4116-B1C7-629C9ADAA425

PROPERTY REPORT

Energy, Environment and Climate Action

From www.land.vic.gov.au at 06 December 2024 11:54 AM

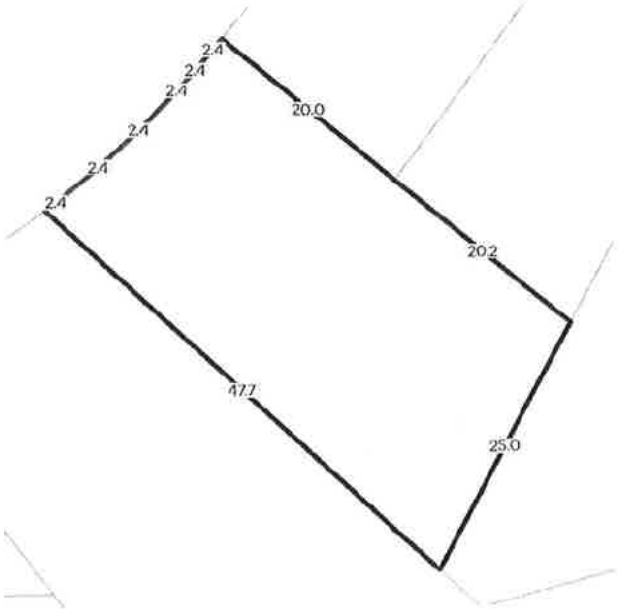
PROPERTY DETAILS

Address:	**4 LATUS DRIVE HORSHAM 3400**
Lot and Plan Number:	**Lot 9 PS337016**
Standard Parcel Identifier (SPI):	**9\PS337016**
Local Government Area (Council):	**HORSHAM**
Council Property Number:	**7739**
Directory Reference:	**Vicroads 544 J8**

www.hrcc.vic.gov.au

SITE DIMENSIONS

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



Area: 1004 sq. m
Perimeter: 135 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.

3 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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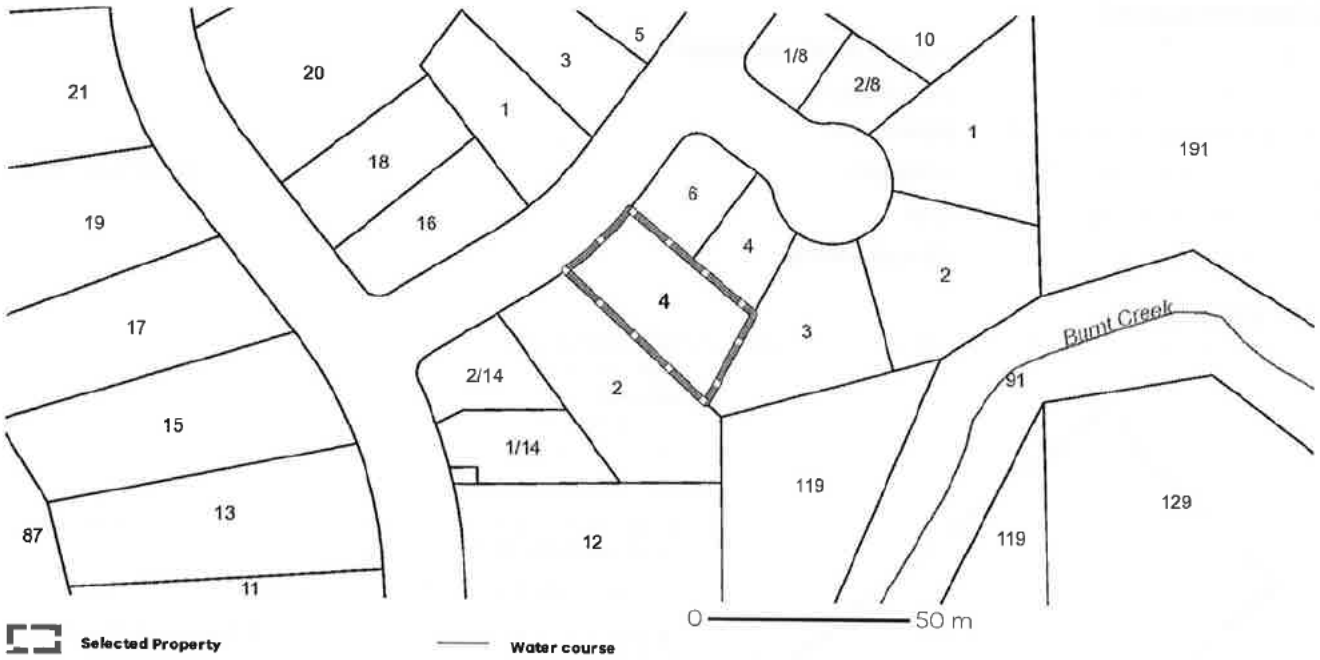
PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 06 December 2024 11:55 AM

PROPERTY DETAILS

Address:	**4 LATUS DRIVE HORSHAM 3400**
Lot and Plan Number:	**Lot 9 PS337016**
Standard Parcel Identifier (SPI):	**9\PS337016**
Local Government Area (Council):	**HORSHAM** www.hrcc.vic.gov.au
Council Property Number:	**7739**
Planning Scheme:	**Horsham** Planning Scheme - Horsham
Directory Reference:	**Vicroads 544 J8**

UTILITIES

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

STATE ELECTORATES

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

OTHER

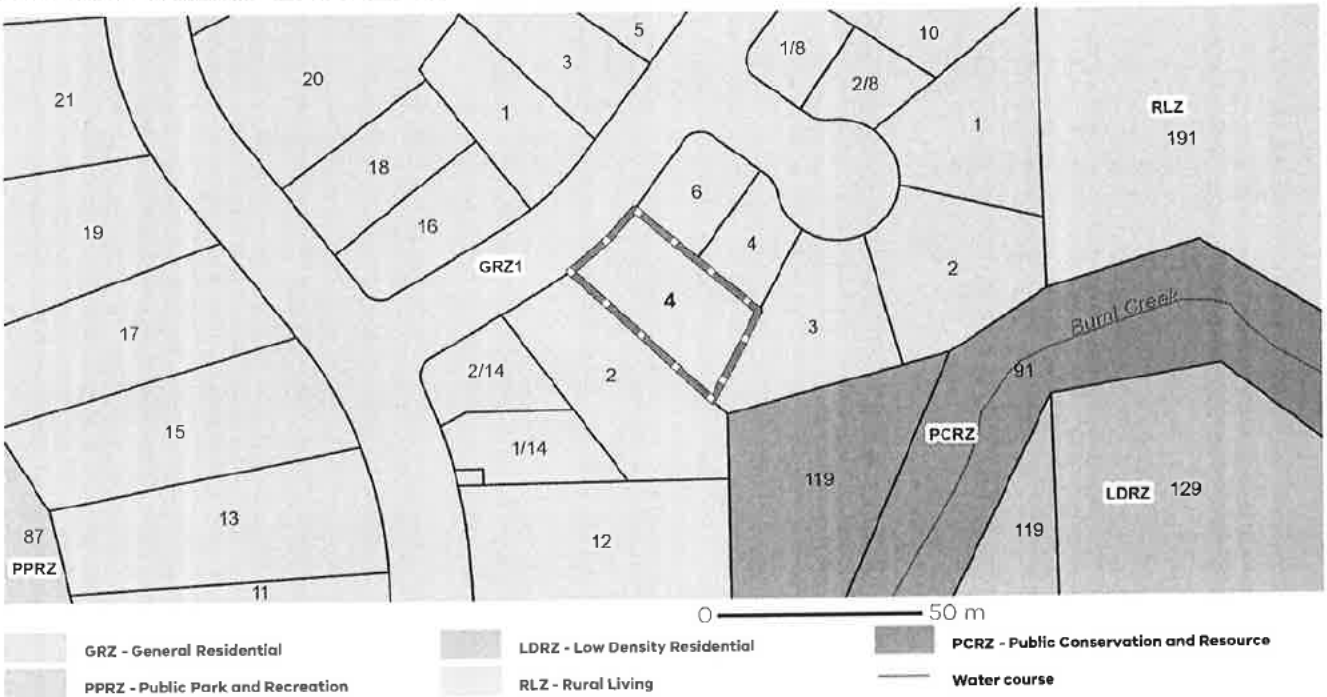
Registered Aboriginal Party: **Barengi Gadjin Land Council Aboriginal Corporation**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

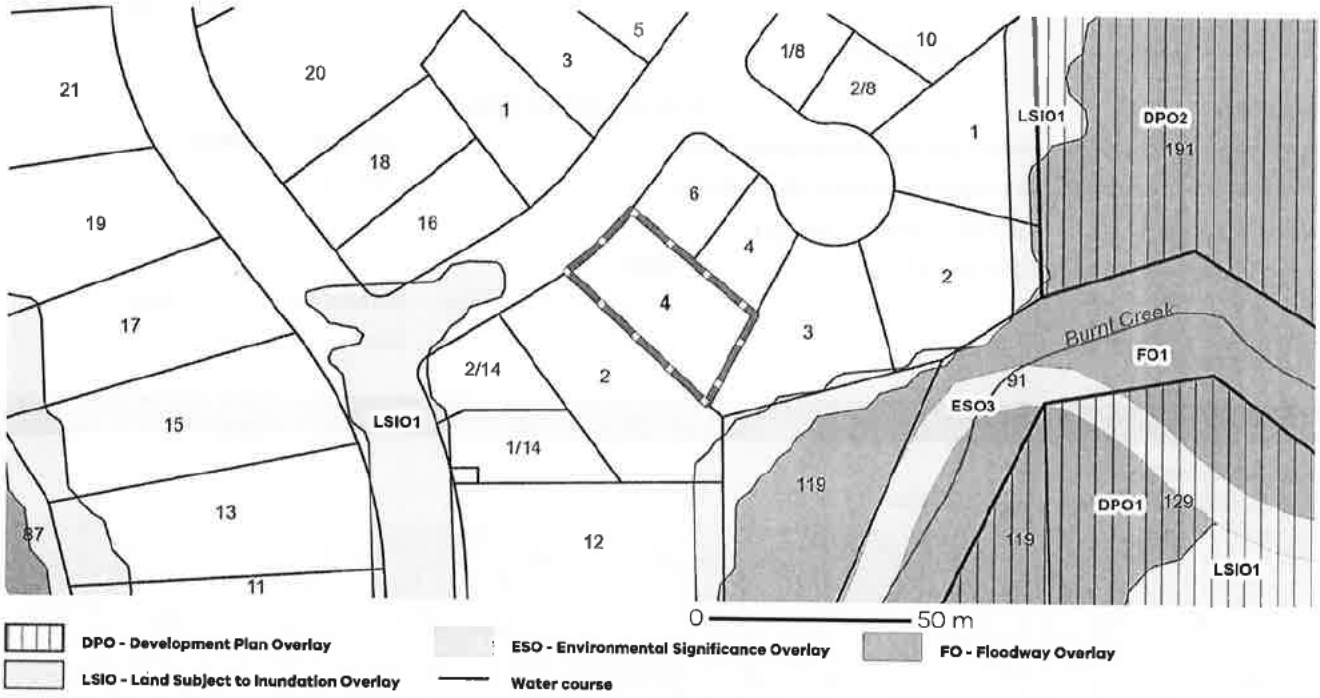
Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

FLOODWAY OVERLAY (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



DPO - Development Plan Overlay

LSIO - Land Subject to Inundation Overlay

ESO - Environmental Significance Overlay

Water course

FO - Floodway Overlay

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

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PLANNING PROPERTY REPORT

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

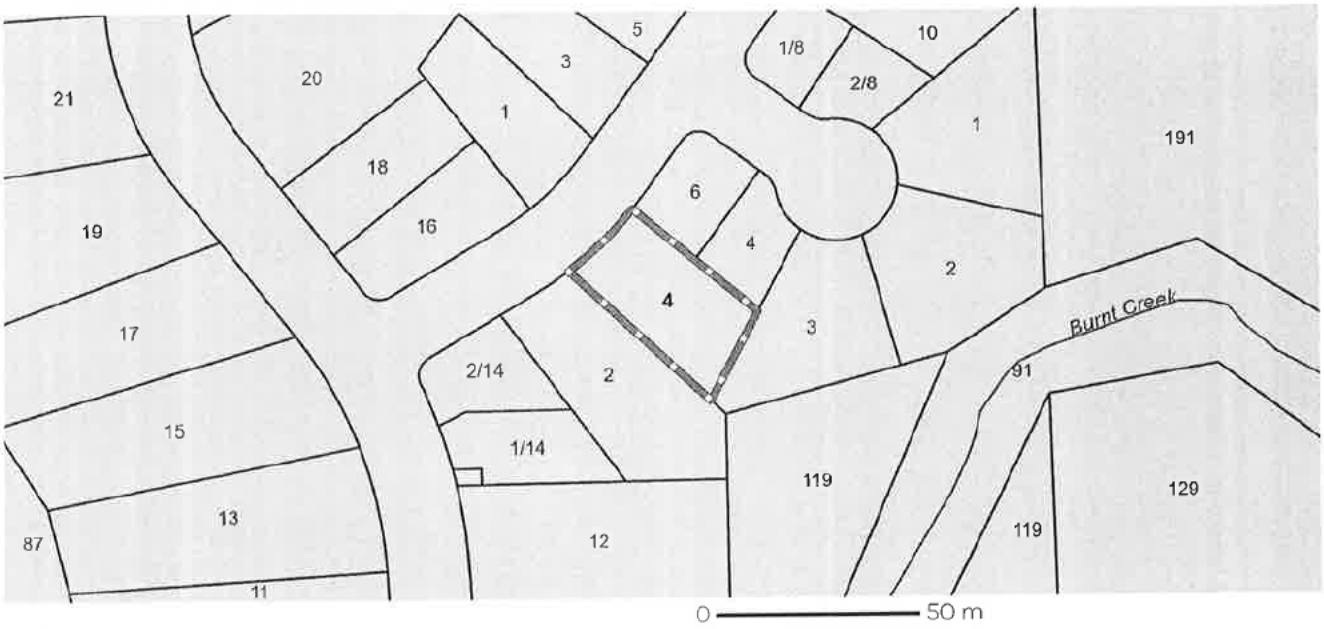
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to
http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation



Aboriginal Cultural Heritage

Water course

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 4 December 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.*** It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

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PLANNING PROPERTY REPORT

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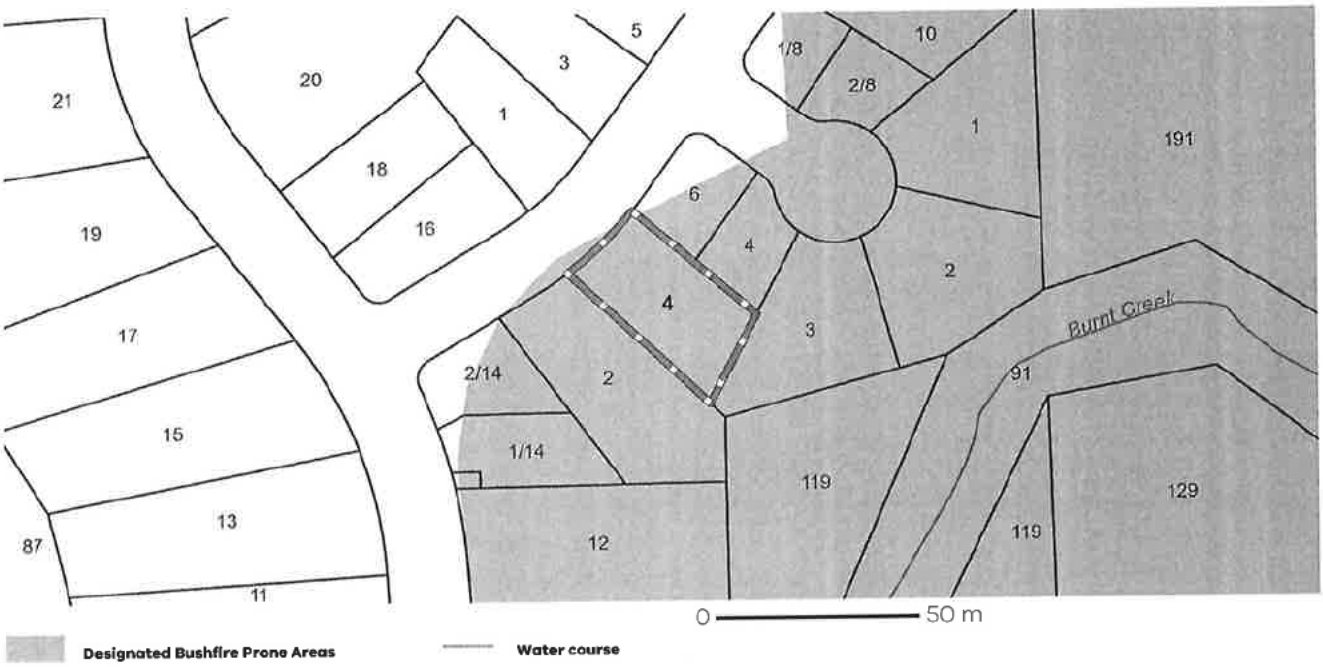
Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule.

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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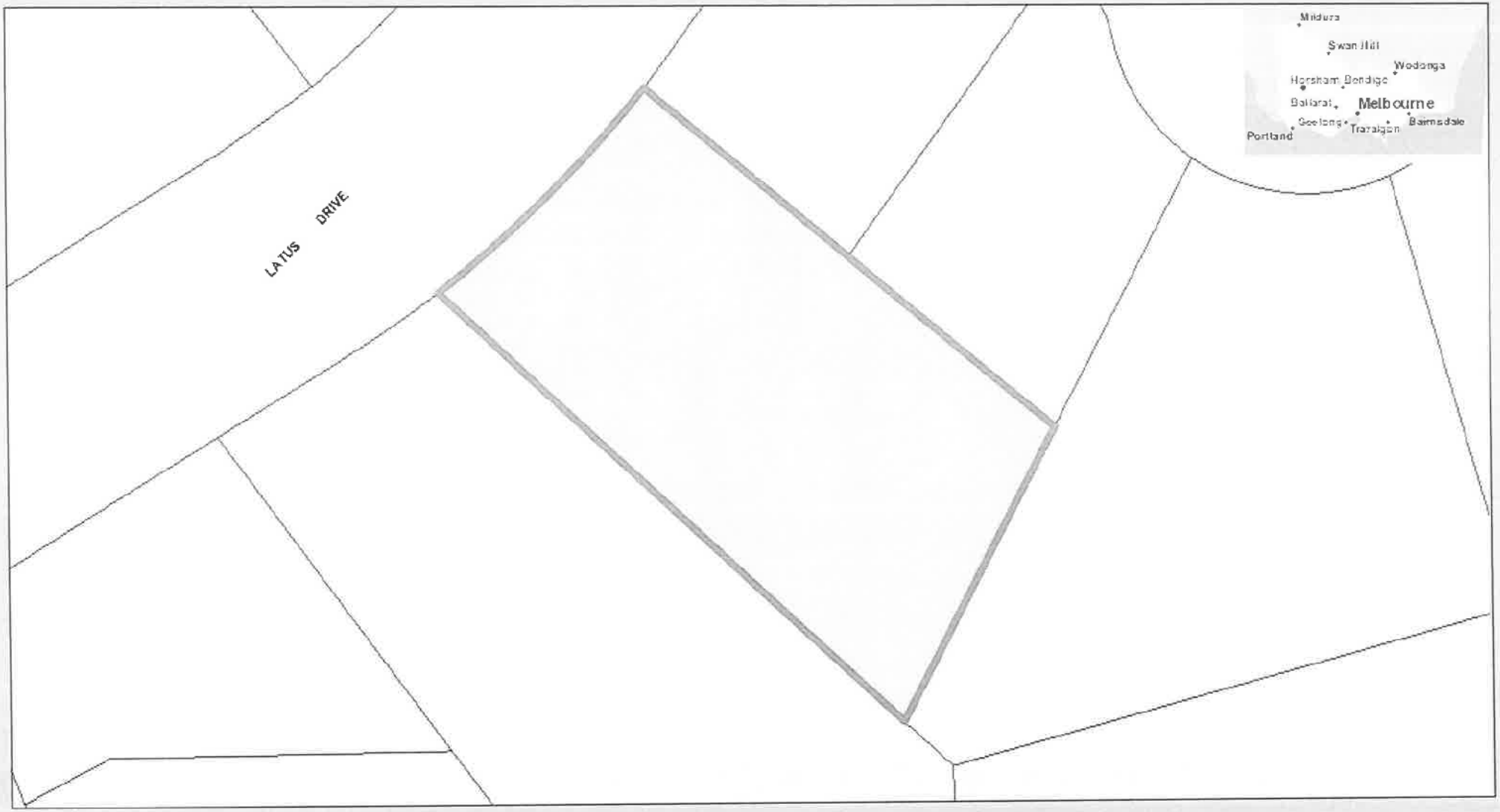
4 Latus Drive Horsham Vic

MapShare



20 0 10 20 Meters

GDA2020_Vicgrid

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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 06-Dec-2024

Scale 1:400

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4 Latus Drive Horsham Vic

MapShare

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Legend

- Property Proposed
- Property
- Parcel Proposed
- Parcel

ALL Crown Parcel 0-50K

- Crown Land
- Government Road

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Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

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.

(04/10/2016)

CONSUMER AFFAIRS VICTORIA