

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, or on behalf of, 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 Koomba Street, White Hills, Victoria 3550

SIGNED BY THE VENDOR

Name: Kevin John Piercy As Enduring Power Of Attorney For Ronald Alfred Piercy and Graeme Noel Piercy As Enduring Power Of Attorney For Ronald Alfred Piercy

On 24 / 09 / 2020



State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney')

SIGNED BY THE PURCHASER

Name:

On ____ / ____ / 20 ____

State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney')

Vendor Statement

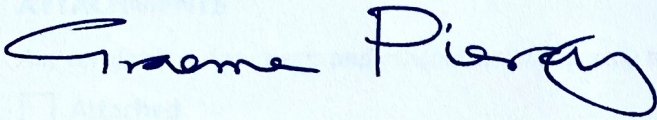
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The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land: 12 Koomba Street, White Hills, Victoria 3550



SIGNED BY THE VENDOR

Name: **Kevin John Piercy As Enduring Power Of Attorney For Ronald Alfred Piercy and Graeme Noel Piercy As Enduring Power Of Attorney For Ronald Alfred Piercy**

On 5 / 10 / 2020

Enduring power of attorney

State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney')

SIGNED BY THE PURCHASER

Name:

On ____ / ____ / 20__

State nature of authority if applicable (e.g. 'director', 'attorney under power of attorney')

SUMMARY PAGE OF THE VENDOR STATEMENT *(Please tick)*

✓	Topic	✓	Topic	✓	Topic
✓	Attachments		Subdivision		Building insurance
✓	Title		Owners corporation		Terms contract
✓	Land use & services		Notices		Sale subject to mortgage
✓	Planning		Building permits		(GAIC) Growth areas infrastructure contribution
✓	Financial matters		Owner builder insurance		Disclosure of energy information

ATTACHMENTS

Any certificates, documents and other attachments may be annexed or further information added here.

- Attached
- Further information:

TITLE

(a) Attached are copies of the following documents:

- Register Search Statement and the document referred to as the diagram location in the Register Search Statement.
- General Law Title.

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

(b) Evidence of the vendor's right or power to sell where the vendor is not the registered proprietor or the owner in fee simple.

Not Applicable

LAND USE & SERVICES

(a) Easements, covenants, or other similar restrictions

(i) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

- Attached copies of title document/s.

OR

- Full description:

Nil

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

(b) Services

The following services are NOT connected to the land:

Electricity supply Gas supply Telephone Water supply Sewerage

(c) Road access Yes No

PLANNING

(a) Planning scheme

Attached is a certificate with the required specified information.

(b) Designated bushfire prone area

Yes No Under [section 192A](#) of the Building Act 1993

FINANCIAL MATTERS

(a) Particulars of the amount of any rates, taxes, charges or other similar outgoings including interest

Contained in the attached certificate/s.

(b) Particulars of any charge under any Act

Amount owing:

To

Chargee:

Other particulars (including dates and times of payments):

DUE DILIGENCE CHECKLIST FOR HOME AND RESIDENTIAL PROPERTY BUYERS

Consumer Affairs Victoria

Overview

Before you buy a home or vacant residential land, 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.

All sellers or estate agents must make this checklist available to potential buyers of homes or residential property.

Sellers or estate agents must:

- ensure copies of the due diligence checklist are available to potential buyers at any open for inspection
- include a link to this webpage ([consumer.vic.gov.au/due diligence checklist](http://consumer.vic.gov.au/due-diligence-checklist)) or include a copy on any website maintained by the estate agent or the seller (if no estate agent is acting for the seller).

You can print additional copies of the [Due diligence checklist \(Word, 58KB\)](#).

This page contains additional links to organisations and web pages that can help you learn more.

Urban living

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.

For more information, visit the [Commercial and industrial noise page](#) on the [Environment Protection Authority website](#) and the [Odour page](#) on the [Environment Protection Authority website](#).

Buying into 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.

For more information, view our [Owners corporations section](#) and read the [Statement of advice and information for prospective purchasers and lot owners \(Word, 53KB\)](#).

Growth areas

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

For more information, visit the [Growth Areas Infrastructure Contribution page](#) on the [Department of Environment, Land, Water & Planning website](#).

To find out if a property is within the Melbourne Strategic Assessment area, which has special requirements for biodiversity conservation, use the Obligations in the Biodiversity Conservation Strategy Area tool on the [Department of Environment, Land, Water and Planning - Native Vegetation Information Management website](#).

Flood and fire risk

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.

For information about fire risk, visit:

- [Bushfire Management Overlay in planning schemes - Department of Environment, Land, Water & Planning website](#)
- [Building in bushfire prone areas - Department of Environment, Land, Water & Planning website](#).

For general information about flood risk, visit the [Australian Flood Risk Information Portal](#) on the [Geoscience Australia website](#).

To find out who is responsible for floodplain management in your area, visit the [Catchment management framework page](#) on the [Department of Environment, Land, Water & Planning website](#).

Catchment management authority websites:

- [Melbourne Water website](#) - includes floodplain management for Port Phillip and Westernport regions
- [Corangamite Catchment Management Authority website](#)
- [East Gippsland Catchment Management Authority website](#)
- [Glenelg Hopkins Catchment Management Authority website](#)
- [Goulburn Broken Catchment Management Authority website](#)
- [Mallee Catchment Management Authority website](#)
- [North Central Catchment Management Authority website](#)
- [North East Catchment Management Authority website](#)
- [West Gippsland Catchment Management Authority website](#)
- [Wimmera Catchment Management Authority website](#).

Rural properties

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. For information about what impacts you should expect and how to manage them, visit the [New landholders section](#) on the [Agriculture Victoria website](#).
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property. The limitations on clearing and processes for legal clearing are set out on the [Native vegetation page](#) on the [Agriculture Victoria website](#).
- Do you understand your obligations to manage weeds and pest animals? Visit the [New landholders section](#) on the [Agriculture Victoria website](#).
- Can you build new dwellings? Contact the local council for more information.
- 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? For more information, visit the [Forestry & land use page](#) on the [Department of Environment, Land, Water & Planning website](#).

Earth resource activity, such as mining

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.

For more information, visit the:

- [GeoVic page](#) on the [Department of Economic Development, Jobs, Transport and Resources website](#)

- [Information for community and landholders page on the Department of Economic Development, Jobs, Transport and Resources website.](#)

Soil and groundwater contamination

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.

For information on sites that have been audited for contamination, visit the [Contaminated site management page on the Environment Protection Authority website.](#)

For guidance on how to identify if land is potentially contaminated, see the Potentially Contaminated Land General Practice Note June 2005 on the [Planning Practice Notes page on the Department of Environment, Land, Water & Planning website.](#)

Land boundaries

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.

For more information, visit the [Property and land titles page on the Department of Environment, Land, Water & Planning website.](#)

Planning controls affecting 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.

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.

The local council can give you advice about planning schemes, as well as details of proposed or current planning permits. For more information, visit the [Planning Schemes Online section on the Department of Environment, Land, Water & Planning website.](#)

A cultural heritage management plan or cultural heritage permit may be required prior to works being undertaken on the property. For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the [Planning and development of land page on the Aboriginal Victoria website.](#)

Safety

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.

For more information, visit the [Consumers section on the Victorian Building Authority website](#) and the [Energy Safe Victoria website.](#)

Building permits

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.

For more information about building regulation, visit our [Building and renovating section.](#)

Aboriginal cultural heritage and building plans

For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the [Planning and development of land page on the Aboriginal Victoria website.](#)

Insurance cover for recent building or renovation works

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

You can find out more about insurance coverage on the [Owner builders page on the Victorian Building Authority website](#) and [Domestic building insurance page on the Victorian Building Authority website.](#)

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.

For help choosing an energy retailer, visit the [Victorian Energy Compare website.](#)

For more information, visit the [Choosing a retailer page on the Your Choice website.](#)

For information on possible impacts of easements, visit the [Caveats, covenants and easements page on the Department of Environment, Land, Water and Planning website.](#)

For information on the National Broadband Network (NBN) visit the [NBN Co website.](#)

Buyers' rights

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.

For more information, view our [Buying property section.](#)

Professional associations and bodies that may be helpful:

- [Australian Institute of Architects website](#)
- [Association of Consulting Surveyors Victoria website](#)
- [Australian Institute of Conveyancers \(Victorian Division\) website](#)
- [Institute of Surveyors Victoria website](#)
- [Law Institute of Victoria website](#)
- [Real Estate Institute of Victoria website](#)
- [Strata Community Australia \(Victoria\) website](#)

Register Search Statement - Volume 7872 Folio 157

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

VOLUME 07872 FOLIO 157

Security no : 124085671955N
Produced 23/09/2020 12:20 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 016442.
PARENT TITLE Volume 07370 Folio 953
Created by instrument 2555387 27/04/1953

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RONALD ALFRED PIERCY of 12 WADE STREET GOLDEN SQUARE BENDIGO
2555387 27/04/1953

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP016442 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 KOOMBA STREET WHITE HILLS VIC 3550

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 23/09/2020, for Order Number 64276675. Your reference: piercy.

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LP 16442
EDITION 2
 PLAN MAY BE LODGED
 13/09/45

COLOUR CODE
 BL=BLUE
 R1, R2, R3 & BR = BROWN
 G=GREEN

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF SEWERAGE

NOTE

STREET NAME AMENDED FROM YANDONG STREET TO YANDON STREET VIDE COR. 18-16138

ENCUMBRANCES

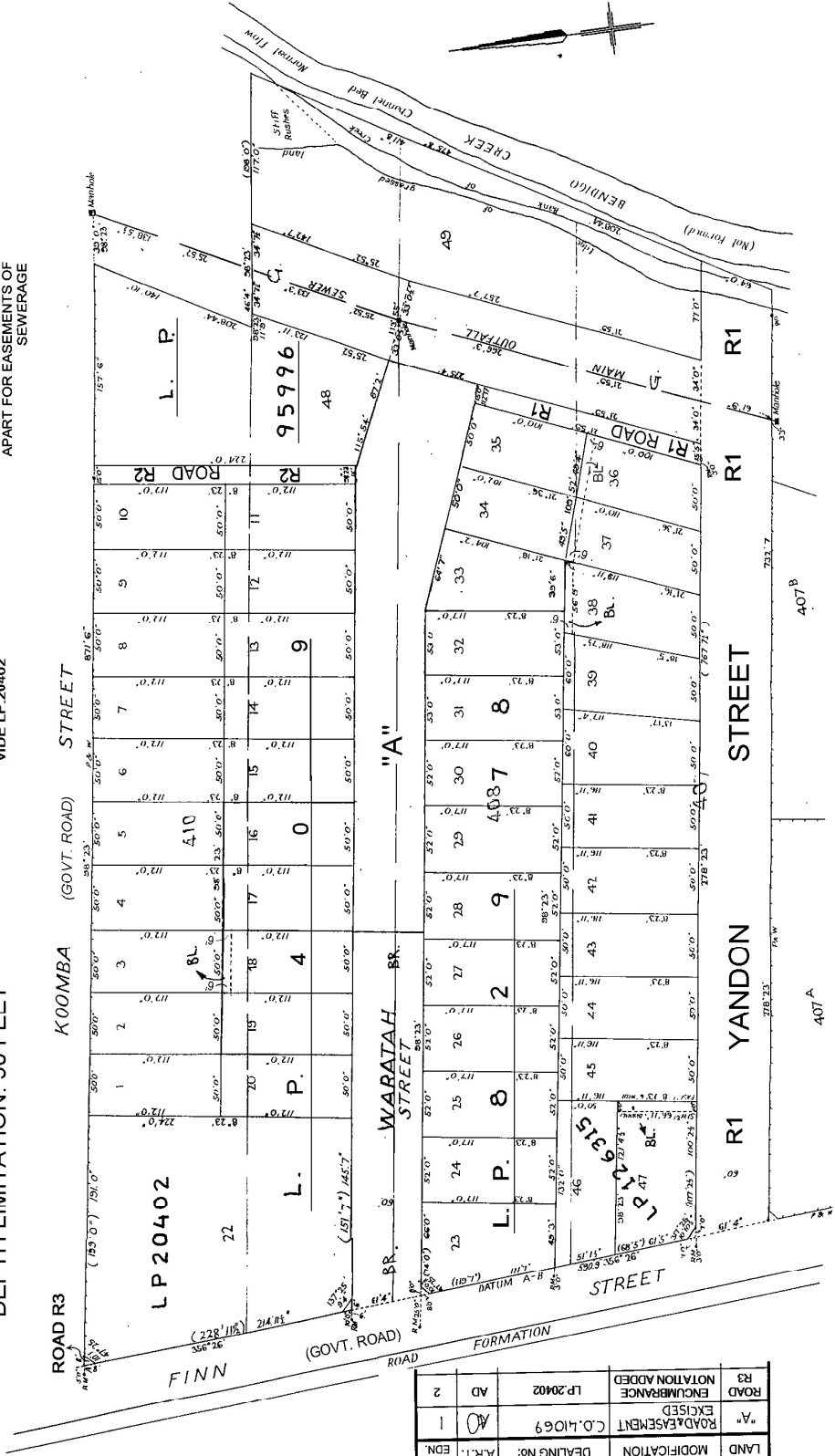
THE ROAD R3 IS ENCUMBERED BY EASEMENTS OF WAY & DRAINAGE VIDE LP.20402

SUBDIVISION OF CROWN ALLOTMENT 410, 407, 408 AND 409 SEC E
 CITY OF BENDIGO
 PARISH OF SANDHURST
 COUNTY OF BENDIGO
 V6495 F924

Measurements are in Feet & Inches

Conversion Factor
 FEET X 0.3048 = METRES

DEPTH LIMITATION: 50 FEET



LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING NO.	A.R.T.	NEW EDN.
"A"	ROAD EASEMENT	C.O.41069	AD	1
ROAD R3	ENCUMBRANCE	LP 20402	AD	2
R3	NOTATION ADDED	LP 20402		

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

BECK SHEAHAN QUINN & KIRKHAM

SOLICITORS

BENDIGO

ENDURING POWER OF ATTORNEY

THIS ENDURING POWER OF ATTORNEY is made on the ^{16th} day of

June One thousand nine hundred and ninety five by RONALD ALFRED PIERCY of 12 Koomba Street Bendigo in the State of Victoria, Retired in pursuance of the Instrument Act 1958.

1. I APPOINT my sons GRAEME NOEL PIERCY and KEVIN JOHN PIERCY to be my attorneys.

2. I AUTHORISE my attorneys or either of them alone to do on my behalf anything that I may lawfully authorise an attorney to do.

3. I DECLARE that this Power of Attorney shall continue to operate and have full force and effect notwithstanding that I may subsequently become incapable.

SIGNED SEALED AND DELIVERED by)

the said RONALD ALFRED PIERCY in)

the presence of:)



L. M. Francis
.....



WITNESS

WITNESS

RONALD ALFRED PERCY

POWER OF ATTORNEY

BECK SHEAHAN QUINN & KIRKHAM
SOLICITORS
110 PALL MALL
BENDIGO VIC 3550
TEL (054) 43 1066
REF DPS:LF JUN/042

Property Report

from www.land.vic.gov.au on 23 September 2020 03:46 PM

Address: 12 KOOMBA STREET WHITE HILLS 3550

Lot and Plan Number: Lot 4 LP16442

Standard Parcel Identifier (SPI): 4\LP16442

Local Government (Council): GREATER BENDIGO **Council Property Number:** 173322

Directory Reference: VicRoads 607 U1

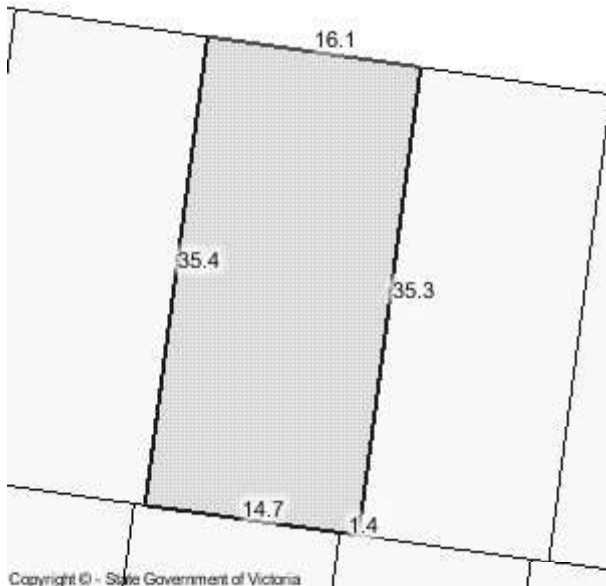
This property is not in a designated bushfire prone area.

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: 569 sq. m

Perimeter: 103 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: NORTHERN VICTORIA

Legislative Assembly: BENDIGO EAST

Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Coliban Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 17 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

Areas of Aboriginal 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.

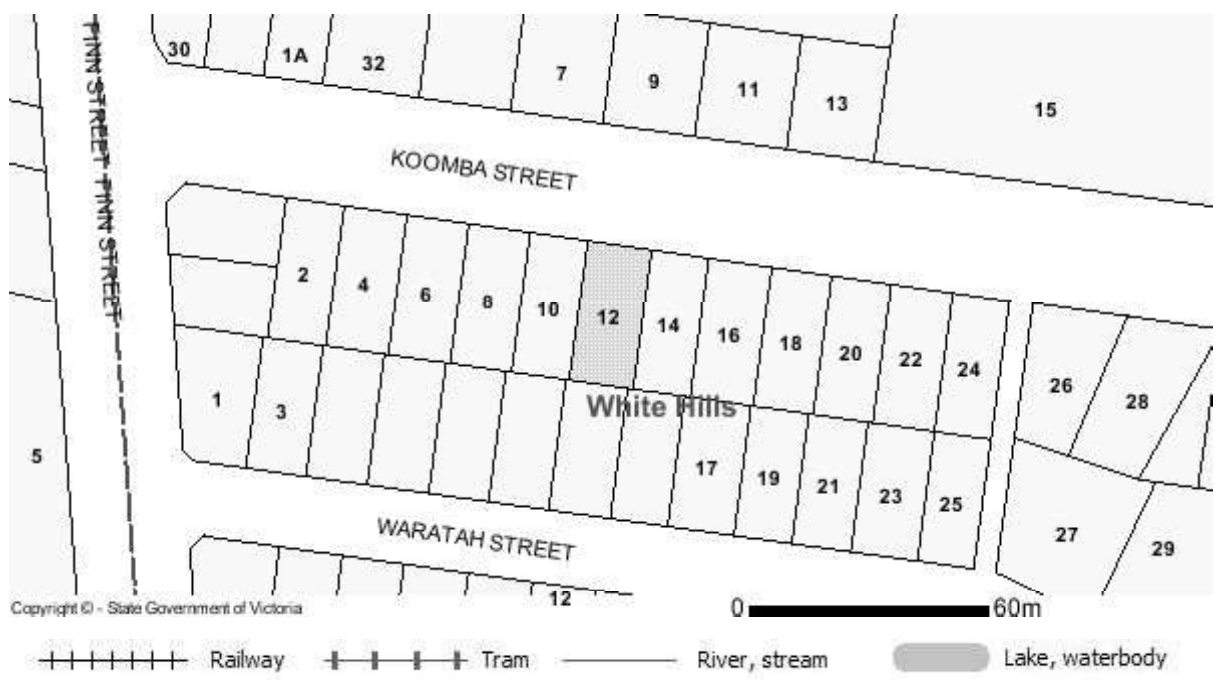
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

Area Map



Copyright © - State Government of Victoria

From www.planning.vic.gov.au at 23 September 2020 03:47 PM

PROPERTY DETAILS

Address: **12 KOOMBA STREET WHITE HILLS 3550**
Lot and Plan Number: **Lot 4 LP16442**
Standard Parcel Identifier (SPI): **4\LP16442**
Local Government Area (Council): **GREATER BENDIGO**
Council Property Number: **173322**
Planning Scheme: **Greater Bendigo**
Directory Reference: **Vicroads 607 U1**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
Urban Water Corporation: **Coliban Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

[View location in VicPlan](#)

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **BENDIGO EAST**

Planning Zones

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

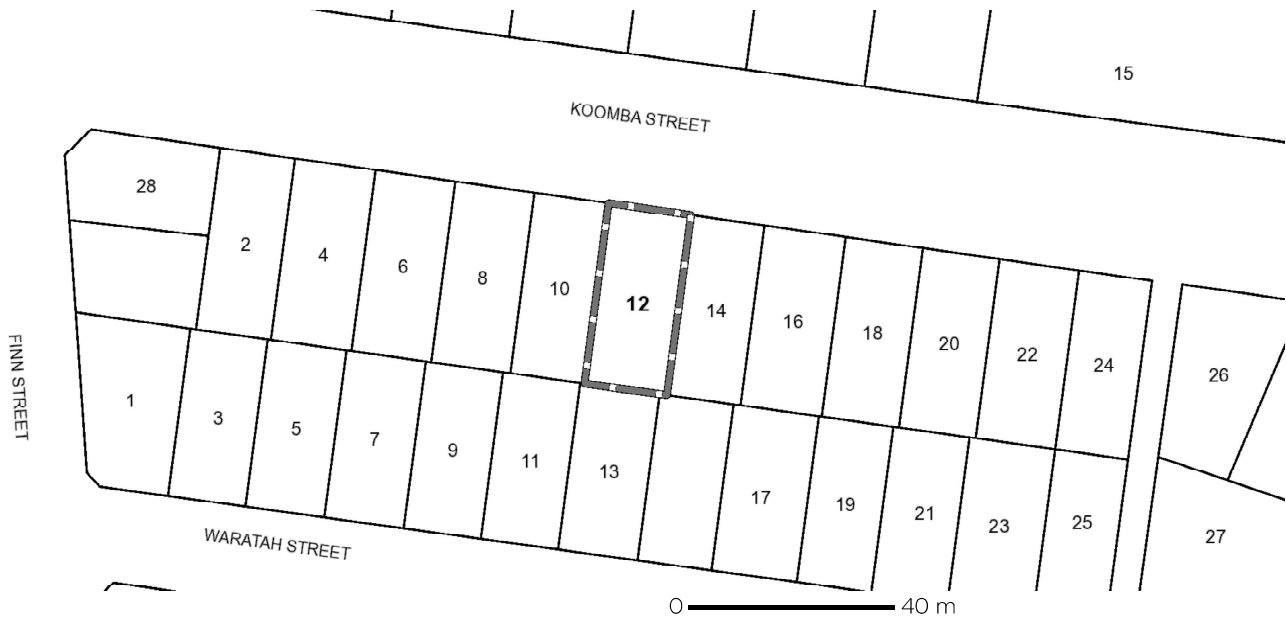
[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)



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

Planning Overlays

No planning overlay found



Areas of Aboriginal Cultural Heritage Sensitivity

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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.oav.nrms.net.au/oavQuestion1.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

Further Planning Information

Planning scheme data last updated on 17 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>

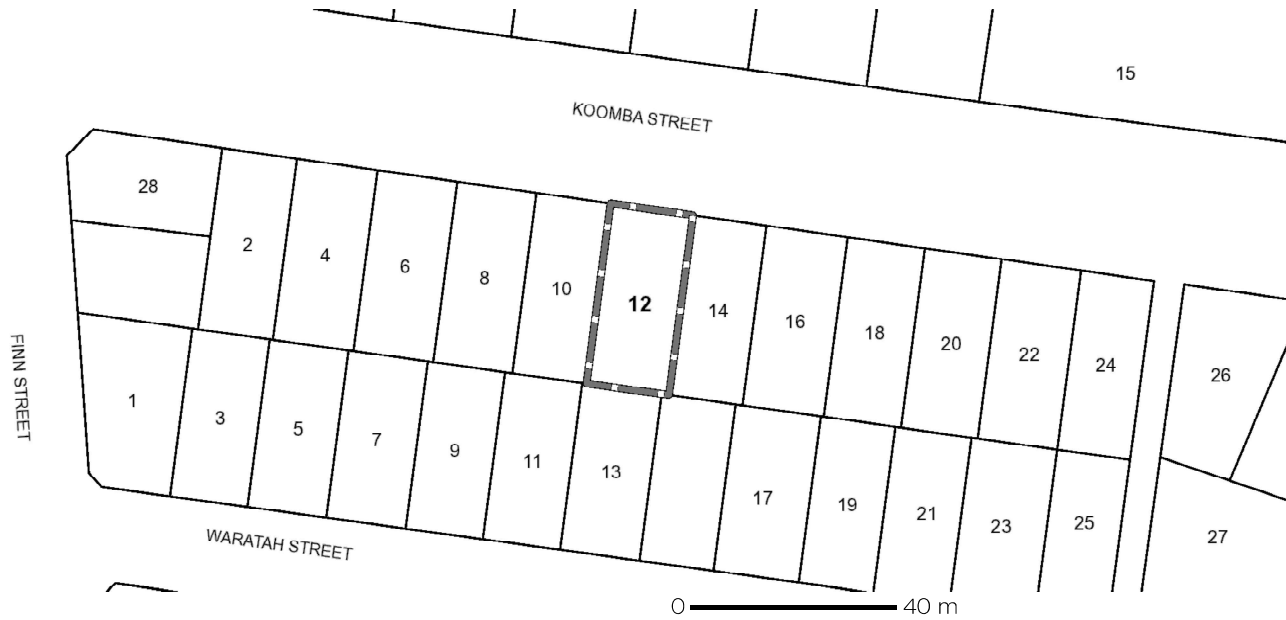
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

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

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>



HISTORIC MINING ACTIVITY

Form No. 692

23 September, 2020

Property Information:

Address: 12 KOOMBA STREET WHITE HILLS 3550

It is advised that:

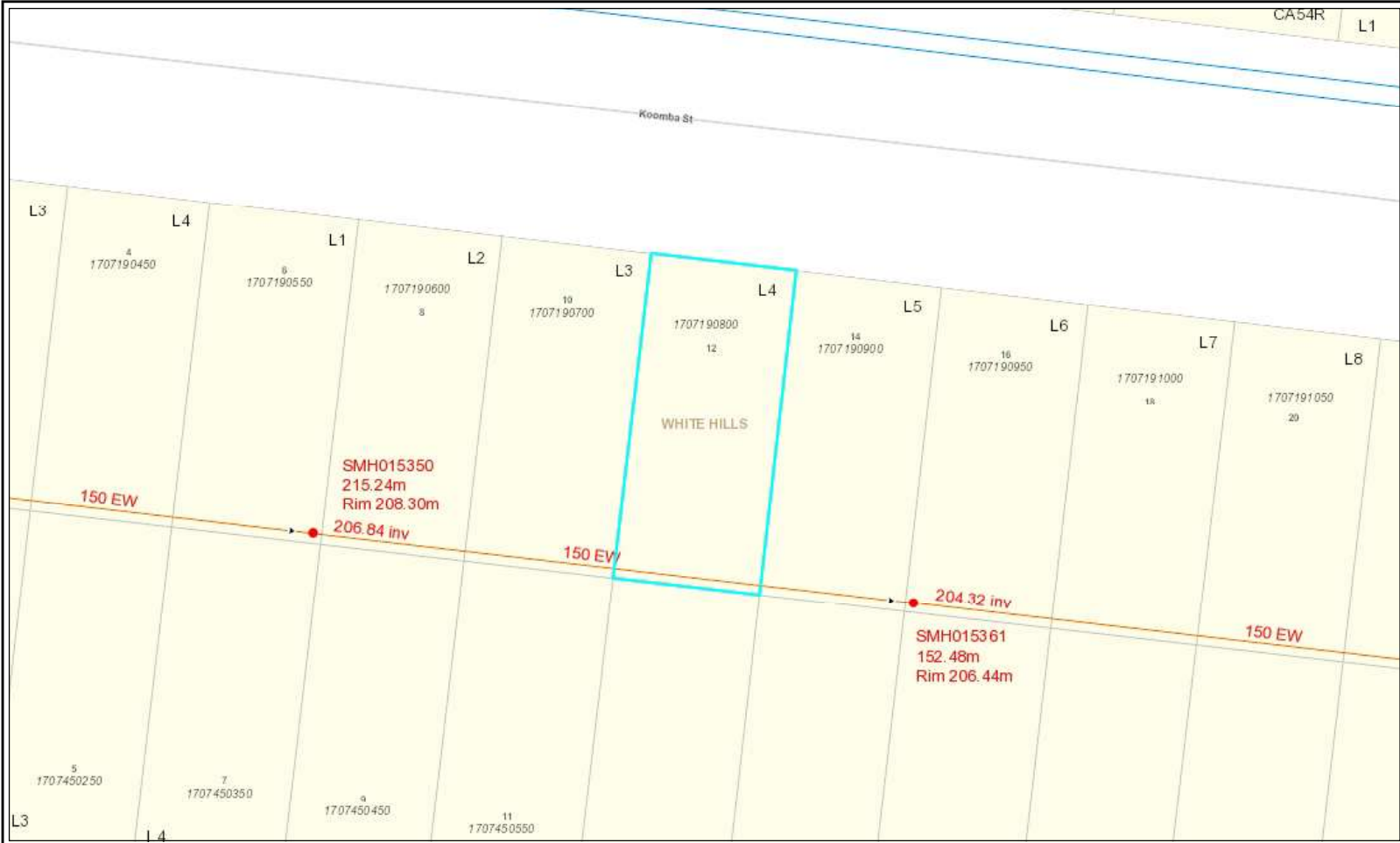
Our records do not indicate the presence of any mining activity on this site, and the site appears to be outside any known mined area. (4)

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

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

For queries, contact:

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



Disclaimer with respect to the information provided:
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Coliban Region Water Corporation
 12 KOOMBA STREET WHITE HILLS
 3550



Scale: 1: 500 (A4)

Date: 23/09/2020

TAX INVOICE



033

Ronald A Piercy
12 Koomba St
BENDIGO VIC 3550



Service Address: 12 Koomba St, White Hills VIC 3550
Classification: Residential

Opening Balance	\$264.68
Total Payments Received up to 7 Feb 2020	\$264.68 CR
Balance	\$0.00
Current Charges	
Water Consumption	\$33.68
Water Service Fee	\$57.80
Sewerage Service Fee	\$173.69
Total	\$265.17
Total Amount Due	\$265.17
Total includes GST of	\$0.00

Account Number
17-0719-0800-01-6

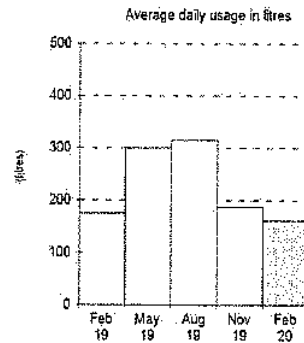
Invoice Number
8389818

We will debit
\$ 265.17

As authorised from your
nominated account on:
10 March 2020

See over the page for payment options

Concession has not been applied
(refer over for eligibility).

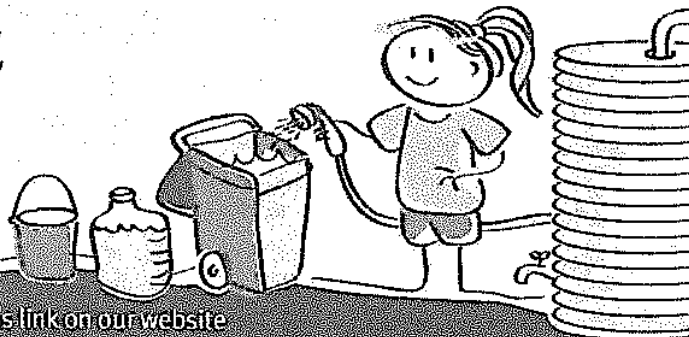


Av. Daily Use 161 L/day
Av. Daily Cost \$2.85/day

For information on the Victorian Government's
Target Your Water Use program visit
www.targetyourwateruse.vic.gov.au

*Bushfire readiness and
your local water supply*

*Make sure your fire plan does not rely on
town water to defend your property*



To find out why click on the Bushfire readiness link on our website
www.coliban.com.au or to plan and prepare go to the CFA website www.cfa.vic.gov.au

Notice of Valuation, Rates & Charges

2374 7 1 July 2007 to 30 June 2008
TAX INVOICE ABN 74 149 638 164

Rate Enquiries Hotline: (03) 5434 6000

Fax: (03) 5434 6200

Customer Service Centre

195-229 Lyttleton Terrace (PO BOX 733) Bendigo, 3552

Email: enquiries@bendigo.vic.gov.au

Website: www.bendigo.vic.gov.au

Office Hours: 8.30am to 5.00pm Monday to Friday

R A Piercy
12 Koomba Street
WHITE HILLS VIC 3550



1030033

Two Ways to pay your Rates:

See Reverse for method of payment details and other important information

You can pay the FULL Amount by the due date, 15/2/08

1	\$792.00
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OR

You can pay in FOUR INSTALMENTS First by 01/10/07

2	\$198.00
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The Three Other Rate instalments are:

Second by 30/11/07 \$198.00	Third by 29/2/08 \$198.00	Fourth by 2/6/08 \$198.00
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You will be sent a Reminder Notice for Second, Third and Fourth instalments before they become due

Late Payments - Interest at 12% p.a. backdated to 18/7/2007 will be charged on late payments.

Property Description
12 Koomba Street, WHITE HILLS 3550 Lot 4 LP 16442
WARD: Epsom

Particulars of Rates/Charges	Charges in %	Rateable Value	Amount
Residential Municipal Charge	0.003284	155000	\$509.00
Recyclable Garbage Charge	\$50.00	1	\$50.00
Garbage Charge - 240 Litre Bin	\$120.00	1	\$120.00

Direct Debit Authority for payment option 1 held

Level of Value Date	Site Value	Capital Improved Value	Net Annual Value	Valuation Effective Date
01/01/2006	\$70,000	\$155,000	\$7,750	01/07/2006
Assessment Number	Date Declared	Notice Served	Total GST	Bank Teller Stamp / Date of Payment
2374 7	18/07/2007	27/08/2007	\$0.00	

POST billpay Billpay Code: 0360
Ref. No: 2374 7

B PAY Biller Code: 1933
Ref. No: 23747

once Biller ID: 111
Ref: 23747

Bill EXPRESS Biller ID: 533467
Ref: 000023747

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

POST billpay
 Total Rate *360 000023747

One payment Once a month. Take the hassle out of paying bills. Call 13 6623 or visit www.payonce.com.au to apply.

Pay In Person at Newsagents

Note: Do not pin or staple cheques to deposit slip

CREDIT

Ratepayers Name: R A Piercy
Property Address: 12 Koomba Street, WHITE HILLS 3550
Assessment Number: 2374 7

Bendigo Bank Payment Method 1 by 15/02/2008 \$792.00
Bendigo Bank Limited, Fountain Court, Bendigo, VIC Payment Method 2 by 01/10/2007 \$198.00

Teller's Stamp & Initials	Name		
	Paid in by (signature)		
No. of Cheques	Drawer	Bank	Branch

Teller Use

\$100
\$50
\$20
\$10
\$5

Date

Notes

Coin

Cheques

\$

For CREDIT of **CITY OF GREATER BENDIGO RATE VALUE NOTICES**