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This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act* 1962 as at 30 October 2018.



# Vendor Statement

## Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included

Delete as appropriate wherever an asterisk (\*) appears. "Nil" may be written in any of the rectangular boxes if appropriate.

Additional information may be added to section 13 where there is insufficient space.

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**

**43 Citrus Avenue, Horsham VIC 3400**

**+ Vendor's name**

**Leonie Christine Praetz**

**Date**

/ /

**+ Vendor's signature**

*Leonie Praetz*

Sep 16, 2021 | 2:52 PM AEST

**+ Vendor's name**

**Date**

/ /

**+ Vendor's signature**

**+ Purchaser's name**

**Date**

/ /

**+ Purchaser's signature**

**+ Purchaser's name**

**Date**

/ /

**+ Purchaser's signature**

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## 1. FINANCIAL MATTERS

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

Are contained in the attached certificates.

### 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

Not applicable.

### 1.3 Terms Contract

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

Not applicable.

### 1.4 Sale Subject to Mortgage

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

Not applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not applicable.

### 2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

### 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:

There are none to the vendor's knowledge.

**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):

Are contained in the attached certificate.

**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")**

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

**7.1 Work-in-Kind Agreement - not applicable**

**7.2 GAIC Recording - not applicable**

**8. SERVICES**

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

Electricity supply ☐ 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 Volume 10775 Folio 907**; and
- **Plan of Subdivision 513886S** being 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 - Not applicable

10.2 Staged Subdivision - Not applicable

10.3 Further Plan of Subdivision - Not applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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 1000m<sup>2</sup>; (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.)*

See attached.

## 13. ATTACHMENTS

- Certificate of Title Volume 10775 Folio 907;
- Plan of Subdivision 513886S;
- Covenant AC641493H;
- Planning Certificate;
- Land Tax Certificate;
- Land Information Certificate;
- Council Building Certificates;
- Building Permit;
- Certificate of Final Inspection;
- Builder Warranty Insurance;
- Water Information Statement;
- Sewer and Drains Plan;
- VicRoads Certificate; and
- Due Diligence Checklist.



# Due diligence checklist

## What you need to know before buying a residential property

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

## Urban living

### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

## Rural properties

### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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

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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 10775 FOLIO 907

Security no : 124092335544G

Produced 08/09/2021 10:54 AM

LAND DESCRIPTION

Lot 82 on Plan of Subdivision 513886S.  
PARENT TITLE Volume 10713 Folio 480  
Created by instrument PS513886S 05/01/2004

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

LEONIE CHRISTINE PRAETZ of  
AE169370P 08/02/2006

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AC641493H 03/02/2004

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987  
T619878K 30/03/1995

DIAGRAM LOCATION

SEE PS513886S 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: 43 CITRUS AVENUE HORSHAM VIC 3400

DOCUMENT END

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**TRANSFER OF LAND**

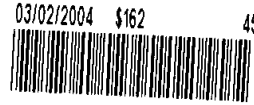
Section 45 Transfer of Land Act 1958

Lodged by:

Name: Brown + PoudfootAddress: 74 Wilson St HorshamPhone: 53824455Ref: ATW: 031280Customer Code: 05450

Approved Form T2

Office

**AC641493H**

03/02/2004 \$162 45

MADE AVAILABLE

Land Titles Office Use Only

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

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

Land: (volume and folio reference)

Certificate of Title Volume 10775 Folio 907

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

ALL OUR ESTATE IN FEE SIMPLE

Consideration:

\$29,000.00

Transferor: (full name)

BRYAN MARTIN HOGAN and NOREEN ELLEN HOGAN

Transferee: (full name and address including postcode)

ROSA MANSERRA of 13 Colla Court, Horsham 3400

Directing Party: (full name)

Not Applicable



DAC641493H-1-5

Creation and/or Reservation and/or Covenant:

AND the said Transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every lot on the Plan of Subdivision 503650F other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred DO HEREBY for themselves and their transferees, executors, administrators and assigns and as separate covenants COVENANT with BRYAN MARTIN HOGAN and NOREEN ELLEN HOGAN and other the registered proprietor or proprietors for the time being of the land comprised in the lots in the said Plan of Subdivision or any part thereof other than the lot hereby transferred that the said transferees shall not erect a dwelling or dwellings on the said land or part of it;

- (a) That is not of new material, excluding brick;
- (b) That is less than 115 square metres in area, being measured on the outside excluding porch and carport, unless exterior walls of such dwelling are substantially brick or brick veneer;
- (c) That is of smooth faced fibro-cement exterior walls; and

Continued on T2 Page 2

Approval No. 810036A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

Original Transfer of Land

Stamped with: \$496.00

Trn: 1715727 29-JAN-2004

SRO Victoria Duty, AMP3

Signed

Cust. Code:



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(d) That is roofed with galvanized iron or zinc annealed iron/sheet which is not factory painted.

Nor shall they construct any outbuildings or fence that has zinc annealed or galvanized iron/steel sheeting or covering that has not been factory painted. Nor shall they erect more than one residential Strata Unit or dwelling on each 400 square metre portion of the said land.

Dated: 23<sup>rd</sup> January, 2004.

Execution and attestation

SIGNED by the said **BRYAN MARTIN HOGAN** )  
and **NOREEN ELLEN HOGAN** in the presence )  
of: )

Witness.....



DAC641493H-2-3

SIGNED by the said **ROSA MANSERRA** )  
in the presence of: )

*Rosa Manserra*

Witness..... *C. Manserra*

SIGNED by the said **DESMOND LUKE HOGAN**  
on behalf of the said **BRYAN MARTIN HOGAN**

and **NOREEN ELLEN HOGAN** pursuant to  
Enduring Power of Attorney dated 7 May 2003  
in the presence of:

*Desmond Luke Hogan*

witness..... *[Signature]*

Approval No. 810036A

T2 Page 2



AC641493H

03/02/2004 \$162 45



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T619878K

300395 2005 173 \$0 T619878K

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Code **1407L**

VICTORIA



APPLICATION BY A RESPONSIBLE  
AUTHORITY under Section 181 of *Planning  
and Environment Act 1987* for ENTRY OF A  
MEMORANDUM OF AGREEMENT under  
Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with  
the parties named for the land described requires that a memorandum of the Agreement be  
entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)

Lot E on Plan of Subdivision No. 336337P being part of the land described in Certificate of  
Title Volume 10085 Folio 871 NOW = 10225-765  
LRE 8/5/95

ADDRESS OF THE LAND

Citrus Avenue, Horsham.

RESPONSIBLE AUTHORITY (name and address)

City of Horsham whose office is at Civic Centre, Roberts Avenue, Horsham.

PLANNING SCHEME

Horsham Planning Scheme.

AGREEMENT DATE

5/9/1994

AGREEMENT WITH (name and address)

BRYAN MARTIN HOGAN and NOREEN ELLEN  
HOGAN of "Mayfield", R.M.B. 352, Albury, New South  
Wales.

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority

Name of Officer

Date

LRE 8/5/95

R.A. Martin

5-9-94

THIS AGREEMENT is made the 5<sup>th</sup> day of September 1994  
BETWEEN THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF HORSHAM  
whose office is at Civic Centre, Roberts Avenue, Horsham  
(hereinafter called "the Responsible Authority") of the first  
part and BRYAN MARTIN HOGAN and NOREEN ELLEN HOGAN of "Mayfield",  
R.M.B. 352, Albury in the state of New South Wales (hereinafter  
called "the Subdividers") of the other part.

WHEREAS

- A. The Responsible Authority is responsible under the Planning and Environment Act 1987 ("the Act") for the administration of the Horsham Planning Scheme ("the Planning Scheme").
- B. The Subdividers are the owners and registered proprietors of the land in Certificate of Title Volume 10085 Folio 871 ("the land") which land is within the ambit of the Planning Scheme.
- C. Application was made to the Responsible Authority on behalf of the Subdividers for a Planning Permit to permit a subdivision of the land creating five vacant residential allotments and portion of Shiralee Crescent in accordance with PS336337P ("the present subdivision") and such plan has been submitted to the Responsible Authority for certification.
- D. The Responsible Authority granted Planning Permit No. 1927 ("the permit") to the Subdividers on the 2nd August 1994 permitting the present subdivision subject to the conditions and requirements in the permit contained including a requirement for contribution to public open space for the present subdivision and in accordance with agreements for previous subdivisions and to enter into an Agreement regarding same.

NOW THIS AGREEMENT WITNESSETH:

- 1. This Agreement is made pursuant to Section 173 of the Act.



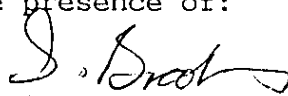
2. The Subdividers for themselves and their successors in title and the registered proprietor or proprietors for the time being and from time to time of the land in Lot E on Plan of Subdivision No. 336337P acknowledge the requirements of the Responsible Authority for the provision of an area or areas of public open space comprising at least five per centum of the area of the residential lots on Plan of Subdivision No. 336337P for the present subdivision and the areas of residential lots in previous subdivisions by the Subdividers on the Burnlea Subdivisional Estate in accordance with the said agreements for previous subdivisions and it is hereby agreed that the residential lots on Plan of Subdivision No. 336337P shall be taken into account, together with the land in the previous subdivisions aforesaid, in connection with quantifying an area or areas of public open space to be transferred to the Responsible Authority pursuant to its public open space requirements aforesaid and that such area or areas of public open space shall be provided in a location or locations within Lot E aforesaid approved by the Responsible Authority and that Lot E aforesaid is hereby encumbered with the requirement to provide such area or areas of public open space and it is further agreed that such area or areas of public open space shall be transferred to the Responsible Authority free of charge and at the Transferor's expense forthwith upon a request being made by the Responsible Authority for the same.
3. It is acknowledged that it is intended to register this Agreement pursuant to Section 181 of the Act and that the obligations imposed and agreements made herein shall take effect as covenants which shall be annexed to and run at


law and in equity with the land in Lot E aforesaid.

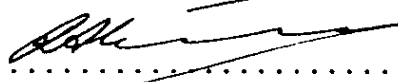
4. The Subdividers agree to pay the legal costs and expenses incurred in connection with this Agreement and its registration pursuant to Section 181 of the Act.
5. It is agreed that the Responsible Authority will at the request of the Subdividers or their successors (but subject to the Responsible Authority being reasonably satisfied that any balance of land remaining subject to the covenants herein is sufficient security for the obligations outstanding pursuant thereto) release future residential subdivisional allotments on future subdivisions of the land in Lot E aforesaid from the covenants and requirements herein contained.

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first hereinbefore written.

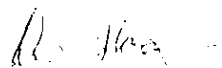
THE COMMON SEAL of THE MAYOR )  
COUNCILLORS AND CITIZENS OF )  
THE CITY OF HORSHAM was hereunto )  
affixed in the presence of: )

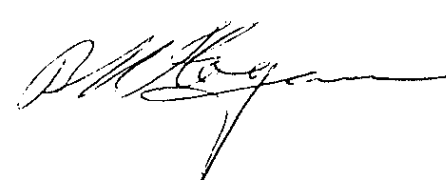
  
..... Mayor

  
..... Councillor

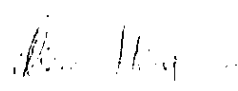
  
..... Town Clerk

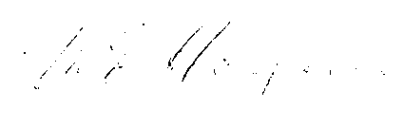
SIGNED SEALED AND DELIVERED by )  
the said BRYAN MARTIN HOGAN in )  
the presence of: )





SIGNED SEALED AND DELIVERED by )  
the said NOREEN ELLEN HOGAN in )  
the presence of: )







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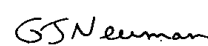
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<b>PLAN OF SUBDIVISION</b>		STAGE No. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 513886S</b>
<b>LOCATION OF LAND</b>  PARISH: <b>HORSHAM</b>  TOWNSHIP: _____  SECTION: <b>8</b>  CROWN ALLOTMENT: <b>1&amp;2 (PART)</b>  CROWN PORTION: _____  LTO BASE RECORD: <b>CHART 12 2764</b> TITLE REFERENCES:  LAST PLAN REFERENCE/S: <b>PS503650F LOT J</b>  POSTAL ADDRESS: (At time of subdivision) <b>CITRUS AVENUE HORSHAM VIC. 3400</b>  AMG Co-ordinates (of approx centre of land in plan) <b>E 607 780 N 5934040</b> ZONE: <b>54</b>		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: <b>HORSHAM RURAL CITY COUNCIL</b> REF: <b>A05884</b> 1. This plan is certified under Section 6 of the Subdivision Act 1988. <del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6.      /      /</del> 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/ <del>has not</del> been made. (ii) The requirement has been satisfied. <del>(iii) The requirement is to be satisfied in Stage      .....</del>  Council Delegate <del>Council Seal</del> Date      /      /  <del>Re-certified under Section 11(7) of the Subdivision Act 1988:</del> <del>Council Delegate</del> <del>Council Seal</del> Date      /      /		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER	COUNCIL/BODY/PERSON	<b>NOTATIONS</b>		
<b>ROAD R1</b>	<b>HORSHAM RURAL CITY COUNCIL</b>	STAGING      This is/is not a staged subdivision. Planning permit No. _____  DEPTH LIMITATION <b>DOES NOT APPLY</b>  <b>LOTS 1-69 OMITTED FROM THIS PLAN</b>		
SURVEY:      THIS PLAN IS <del>AS SHOWN</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) <b>168</b> <del>IN PROCLAIMED SURVEY AREA NO.</del>				
<b>EASEMENT INFORMATION</b>				<b>LTO USE ONLY</b>
<b>LEGEND</b> A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT   RECEIVED <input checked="" type="checkbox"/>  <div style="text-align: right;">DATE <b>22/12/03</b></div>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	<b>SEE SHEET 2</b>			
<b>KIERAN MICHAEL HOGAN</b> <b>18 GUEST ROAD</b> <b>SOUTH OAKLEIGH      3167</b>  <b>PHONE (03) 9570 3903</b>				<b>LTO USE ONLY</b>  PLAN REGISTERED TIME <b>3.38 pm</b> DATE <b>5/1/04</b>  <div style="text-align: right;"> Assistant Registrar of Titles</div> <div style="text-align: center;">SHEET <b>1</b> OF <b>5</b> SHEETS</div>
<b>LICENSED SURVEYOR (PRINT) KIERAN M HOGAN</b>  SIGNATURE .....      DATE      /      /  REF <b>033</b> VERSION <b>3</b>			DATE      /      /  COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE <b>A3</b>	

**PLAN OF SUBDIVISION**

STAGE No.

PLAN NUMBER

**PS 513886 S****EASEMENT INFORMATION****LEGEND****A Appurtenant Easement****E Encumbering Easement**

EASEMENT REFERENCE	PURPOSE	WIDTH (Metres)	ORIGIN	LAND BENEFITED / IN FAVOUR OF
E-2	Sewerage	3	This Plan	Grampians Region Water Authority
R 1	Way, drainage, water, electrification, telephone, gas & data transmission	16	This Plan	Land in this plan

KIERAN MICHAEL HOGAN  
18 GUEST ROAD  
SOUTH OAKLEIGH 3167  
PHONE (03)9570390

0  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT) **KIERAN M. HOGAN**

SIGNATURE ..... DATE / /

REF **033**VERSION **3**SHEET **2** OF **5** SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

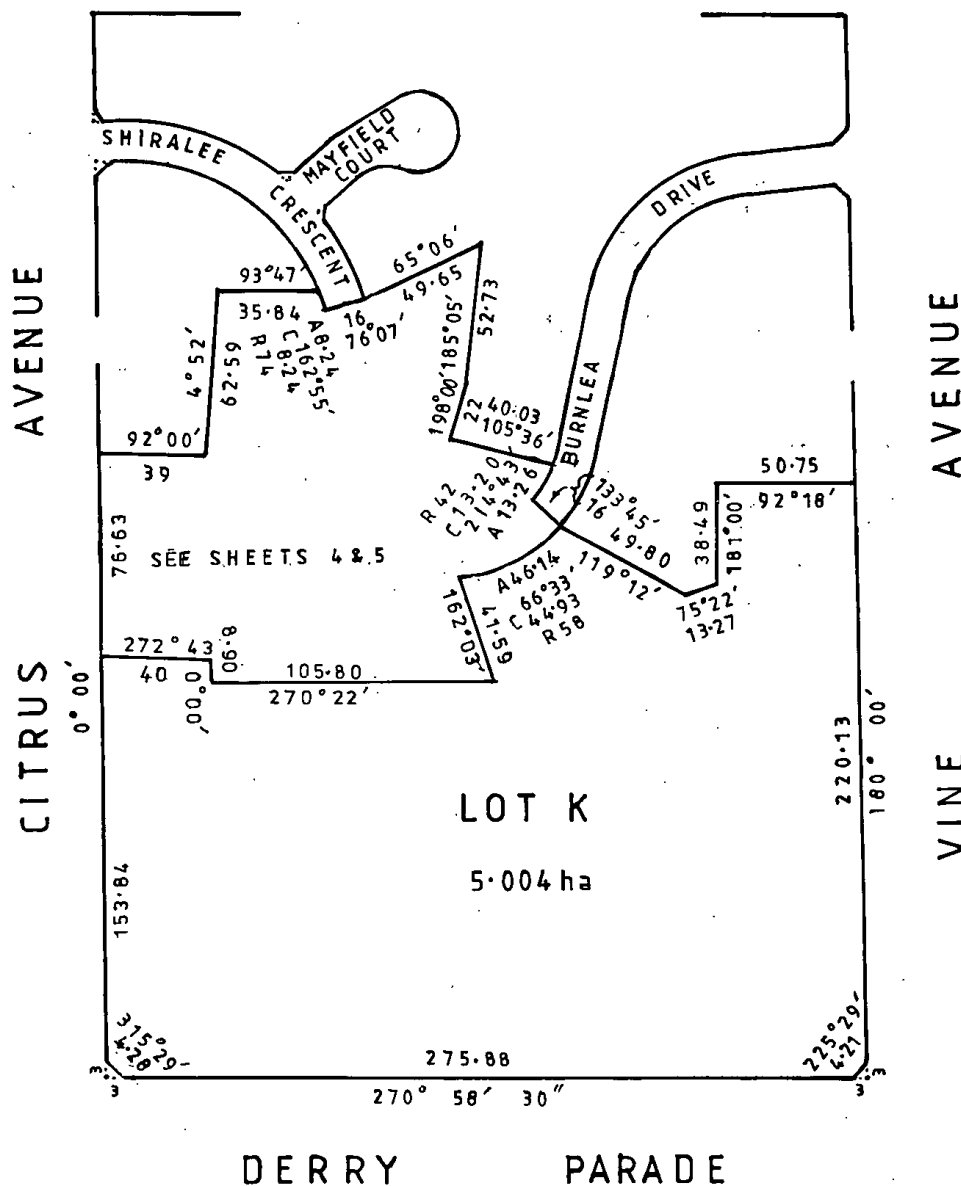
Creffield, PS03

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 513 8 8 6 S



KIERAN MICHAEL HOGAN  
18 GUEST ROAD  
SOUTH OAKLEIGH 3167  
PHONE (03) 9570 3903

20 0 20 40 60 80 100  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:2000  
SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT) KIERAN M HOGAN

SIGNATURE DATE / /

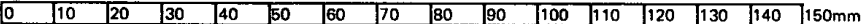
REF 033

VERSION 3

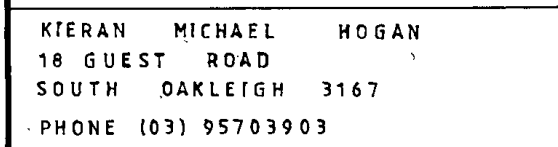
SHEET 3 OF 5 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE



**PS 5 1 3 8 8 6 S**



SEE SHEET 3

COUNCIL DELEGATE SIGNATURE



# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

773377

## APPLICANT'S NAME & ADDRESS

HICKS OAKLEY CHESSELL WILLIAMS C/- INFOTRACK (PE)  
C/- LANDATA  
MELBOURNE

## VENDOR

LEONIE CHRISTINE PRAETZ

## PURCHASER

N/A, N/A

## REFERENCE

416548

This certificate is issued for:

LOT 82 PLAN PS513886 ALSO KNOWN AS 43 CITRUS AVENUE HORSHAM  
HORSHAM RURAL CITY

The land is covered by the:

HORSHAM PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/horsham>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:  
(<http://vhd.heritage.vic.gov.au/>)

01 September 2021

**Hon. Richard Wynne MP**  
**Minister for Planning**

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.

The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

Copies of Planning Schemes and  
Amendments can be inspected at the  
relevant municipal offices.

LANDATA®  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.au).

**Please note: The map is for reference purposes only and does not form part of the certificate.**



## Choose the authoritative Planning Certificate

### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

## Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

Property Clearance Certificate  
Taxation Administration Act 1997



INFOTRACK / HICKS OAKLEY CHESSELL WILLIAMS

Your Reference:	2212100
Certificate No:	48719108
Issue Date:	08 SEP 2021
Enquiries:	SXS14

Land Address:	43 CITRUS AVENUE HORSHAM VIC 3400
---------------	-----------------------------------

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31205172	82	513886	10775	907	\$0.00

Vendor: LEONIE CHRISTINE PRAETZ  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS LEONIE CHRISTINE PRAETZ	2021	\$87,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

  
Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$276,000
SITE VALUE:	\$87,000
AMOUNT PAYABLE:	\$0.00



# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

**Certificate No:** 48719108

## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$87,000

Calculated as \$0 plus ( \$87,000 - \$0) multiplied by 0.000 cents.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Property Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 48719108

### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

### CARD




Ref: 48719108

### Visa or Mastercard

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

<h1>LAND INFORMATION CERTIFICATE</h1> <p>In accordance with Section 229 of The Local Government Act 1989</p> <p><b>Certificate No: 8622</b></p> <p><b>Date: 02/09/2021</b></p>		 <h2>Horsham Rural City Council</h2> <p>urban rural balance</p> <p><b>Council Office:</b> 18 Roberts Avenue, Horsham PO Box 511, Horsham VIC 3402 Phone: 03 5382 9777 Fax: 03 5382 1111 Email: <a href="mailto:council@hrcc.vic.gov.au">council@hrcc.vic.gov.au</a> ABN: 37 019 724 765</p>	
<p><b>APPLICANT'S DETAILS</b></p> <p><b>APPLICANT:</b> LANDATA PO Box 500 EAST MELBOURNE VIC 3002</p> <p><b>APPLICANTS REF:</b> 53483879-014-2 Hicks Oakley Chessell Williams</p>		<p><b>Purchaser:</b> Unknown</p> <p><b>Vendor:</b> L C Praetz</p> <p><b>Owner(s) as per Rate Book:</b> L C Praetz</p>	
<p>This certificate provides information regarding valuation, rates, charges, and other monies owing and any orders or notices made under the Local Government Act 1958, the Local Government Act 1989 or under a local law or by-law of the HORSHAM RURAL CITY COUNCIL and specified flood level, if any, by the HORSHAM RURAL CITY COUNCIL.</p> <p>This certificate <b>is not required</b> to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant Authority. A fee may be charged for such information.</p>			
<p><b>PROPERTY DETAILS</b></p> <p><b>Assessment Number:</b> 13369</p> <p><b>Address:</b> 43 Citrus Avenue HORSHAM</p> <p><b>Area:</b> 751.0000 Square Metres</p>		<p><b>BPAY DETAILS</b></p> <p><b>Biller Code:</b> 288548</p> <p><b>Reference:</b> 133694</p>	
<p><b>Description:</b> LOT 82 PS 513886S HORSHAM</p>			
<p><b>PROPERTY VALUATION</b></p> <p>Land Valuation Date: 01/01/2021</p> <p>Effective Date: 01/07/2021</p> <p>Capital Improved Value: \$276,000</p> <p>Net Annual Value: \$13,800</p> <p>Site Value: \$87,000</p> <p>AVPCC: 110 Detached Dwelling</p>		<p><b>Due Dates for Payment</b></p> <p>Instalment 1 due 30<sup>th</sup> September 2021</p> <p>Instalment 2 due 30<sup>th</sup> November 2021</p> <p>Instalment 3 due 28<sup>th</sup> February 2022</p> <p>Instalment 4 due 31<sup>st</sup> May 2022</p> <p>Payment in Full due 15<sup>th</sup> February 2022</p>	
<p><b>Statement of Rates and Charges for Year Ending 30 June 2022 declared by Council on 28 June 2021</b></p>		<p>Settlement Date Unknown</p> <p>This property is on Council's instalment program.</p>	
<p><b>RATES AND CHARGES</b></p>			
Residential Rate		\$1,435.20	
Municipal Charge Residential		\$240.00	
240L Garbage Urban		\$470.00	
FSPL Residential Fixed		\$114.00	
FSPL Residential Variable		\$16.28	
Property Rate Arrears/Credits Brought Forward		\$0.00	
Legal Costs		\$0.00	
Interest (calculated daily)		\$0.00	
Private Street Scheme		nil	
Fire Hazard Removal Debt			
Pension Rebate		\$0.00	
Payments Made		-\$568.87	
<b>BALANCE DUE</b>		<b>\$1,706.61</b>	
<p>Any other monies due for this property are shown in the Other Information section on Page 2 of this Certificate.</p> <p><b>If this Certificate shows any unpaid rates, please contact this office for an update prior to settlement.</b></p>			

**NOTE: All rates and charges must be paid in full at settlement.**

**LAND INFORMATION CERTIFICATE No: 8622**

**ASSESSMENT No: 13369**

**PLEASE NOTE**

- Verbal confirmation or variations will only be given for a period of 60 days from the date of issue. However, Council will not be held responsible for information provided verbally. For settlement purposes another certificate should be obtained after 60 days.
- Amounts shown as paid on this Certificate may be subject to clearance by a Bank.
- If there has been no contact made with Council and no payment plan is put in place for overdue amounts, then interest may accrue. This will be assessed on a case by case basis.

**OTHER INFORMATION**

- There are no flood levels specified by Horsham Rural City Council. If this property is subject to flooding a flood level should be obtained by contacting the Wimmera Catchment Management Authority, PO Box 479, Horsham Vic 3402 PH: 03 5382 1544.
- Money is not owed for works under the Local Government Act 1989.
- Notices have not been served in respect to proposed Special Rates or Charges under Section 163 of the Local Government Act 1989.
- There are no outstanding amounts to be paid for recreational purposes or transfer of land required to be made for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
- There is not a potential liability for rates under the Cultural and Recreational Lands Act 1963.
- There is not a potential liability for the land to become rateable under Sections 173 or 174A of the Local Government Act 1989.
- There is no money owed under Section 227 of the Local Government Act 1989.
- There are no notices or orders outstanding under the Local Government Act 1958, the Local Government Act 1989 or under local laws or by-laws of the Council.

---

I hereby certify that, as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the HORSHAM RURAL CITY COUNCIL, together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

I acknowledge having received the sum of \$27.40 being the fee for this certificate.

Kylie Fischer  
Authorised Officer

Date 02/09/2021



**GWMWater**

11 McLachlan Street  
(PO Box 481)  
Horsham Victoria 3402

Tel: 1300 659 961

Fax: 03 5381 9881

Email: [info@gwmwater.org.au](mailto:info@gwmwater.org.au)

Website: [www.gwmwater.org.au](http://www.gwmwater.org.au)

Hicks Oakley Chessell Williams  
C/- InfoTrack (PE) C/- Landata  
GPO Box 527  
MELBOURNE VIC 3001

Your Ref: 53483879-025-8  
Statement No: CER2021/00502  
Property No: 133638  
Valid Date: 07/09/2021  
Settlement Date: 01/09/2021

## Information Statement

### *Water Act 1989, Section 158*

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

**43 Citrus Avenue HORSHAM VIC 3400**

**Title(s):**

Ca 1 & 2 S8 L82 P513886S PS Parish HOR V:10755 F:907

**Owner(s):**

L C Praetz

**Account Calculations:**

<b>Fees and Charges (including interest)</b>	<b>\$0.00</b>
<b>Scheme Arrears</b>	
<b>Total amount in arrears:</b>	<b>\$0.00</b>
(Amounts below do not include any pensions rebates or concessions)	
<b>Charges to:</b>	
01/09/2021	
(from page 2)	
	<b>\$54.95CR</b>
<b>Total amount:</b>	<b>\$54.95CR</b>

**Info Stmt No: CER2021/00502**

**Property Address: 43 Citrus Avenue HORSHAM VIC 3400**

**Details for Services provided and their tariffs:**

**METERED SERVICE: 33506 (20mm) Meter Number: 19V27242T**

**Water SAC Residential 20mm:(CREDIT) From 01/09/21 To 01/10/21 = 30 days @ 117.34¢ per day = \$35.20CR**

**Wastewater Service Availability:(CREDIT) From 01/09/21 To 01/10/21 = 30 days @ 139.99¢ per day = \$42.00CR**

**Water Volume: Est. Read 241 (01/09/21) - Prev. Read 228 (12/07/21) = 13 kL**

**Water Volume Charged: 13 kL = 13 kL**

**Water Usage Charge(2021-22) 13 kL @ 171.15¢ per kL = \$22.25**

**----- PLEASE NOTE -----**

1. In accordance with Section 275(1) of the *Water Act 1989*, the person/s who becomes the owners of a property must pay any amount that is under Section 274 (4a) a charge on that property. All unpaid charges must be paid in full upon settlement.
2. The statement may include estimate volumetric consumption from the last meter read. Should you require a special reading this may be applied for upon payment of a \$34.78 fee.
3. All measurements used for encumbrances are to be assumed to be estimations of locations. Further details should be obtained from the Corporation before works are commenced.

**AMOUNTS SHOULD BE CONFIRMED PRIOR TO SETTLEMENT**

**Encumbrances and other information:**

This property is subject to encumbrances resulting from works of the Corporation. There are no works, matters or other details to be disclosed.

An update is recommended closer to settlement date to reflect any new charges raised, meter readings or payments received. Please note that statements will only be updated for three months after the valid date.

A Special Meter Reading should be obtained to eliminate any discrepancies at settlement that may arise by the use of the estimate provided. Special Meter Reading charge is \$34.78 from 1 July 2021.

The Water Service Availability Charge will vary dependent on the property owner's concession entitlements.

**B-Pay Biller Code: 79855 Account Reference Number: 2136503**

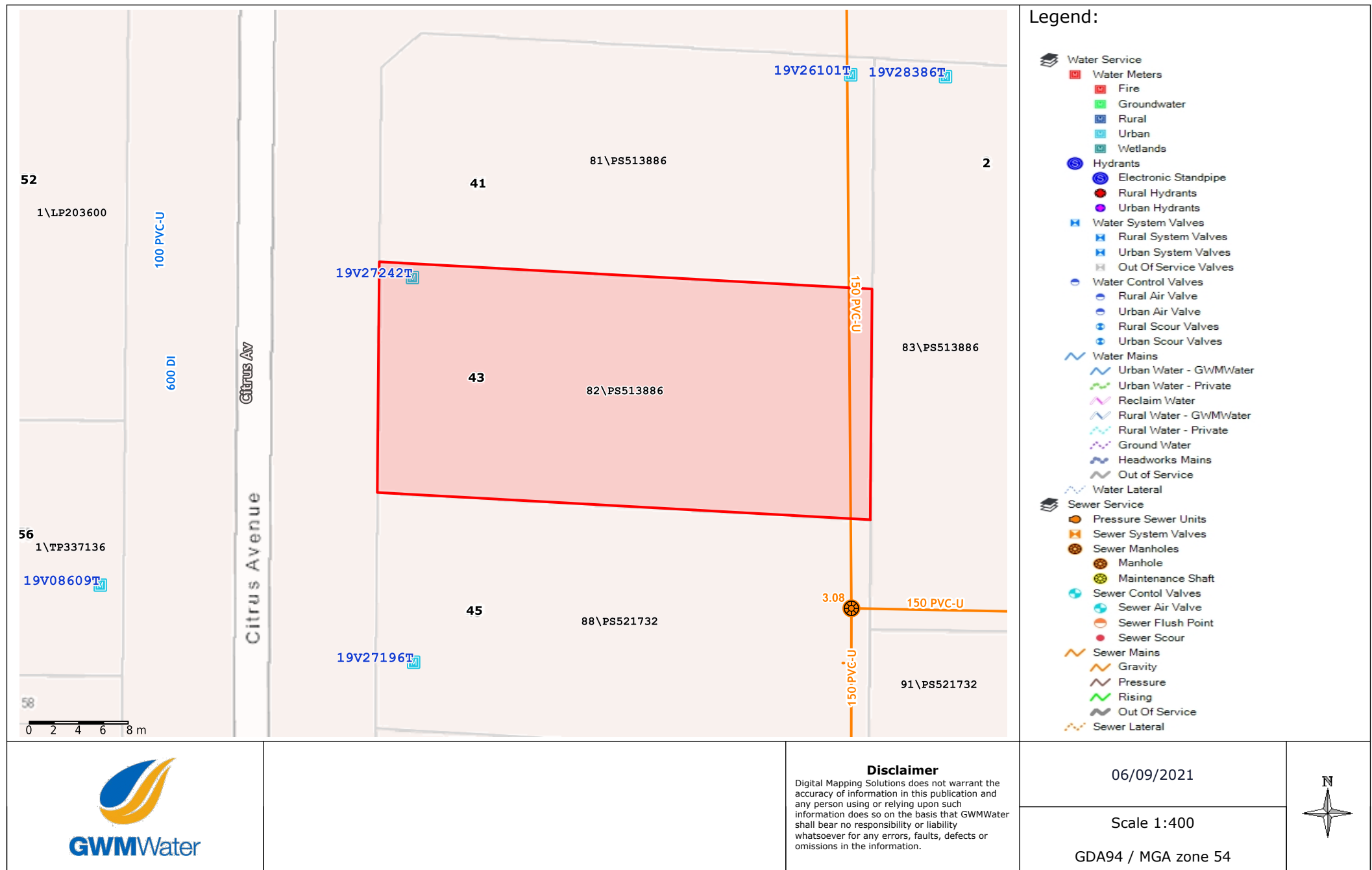
**Comments:**

**Signed**



**Authorised Officer  
Steven Briggs, Manager Customer Services**







Ref No.: PI2100770

Your Ref:

1 September 2021

Hicks Oakley Chessell Williams

C/- InfoTrack (PE)

c/o LANDATA

GPO Box 527

MELBOURNE 3001

**Request for Property Information 51(1) & 51(2)****43 Citrus Avenue, Horsham 3400**

Further to your request, I am pleased to provide the following information in accordance with Regulation 51(1) & 51(2) of the Building Regulations 2018 relating to the building approval process on land known as Parish of Horsham, Vol.10775, Fol.907, Lot.82, and more commonly known as 43 Citrus Avenue, Horsham Vic 3400 as described in the application.

**Regulation 51 Part 1: Details of any permit or certificate of final inspection issued in the preceding 10 years**

## a) Details of any permit or final certificate issued in the preceding 10 years

Building Permit No.	Building Surveyor	Date Issued	Description of Works	Final Inspection Certificate Date/Occupancy Permit Date
<b>BS-1329/20120055/0</b>	Jim Tsaganas - Nicholson Wright	13 January 2012	Verandah - New Building	20 February 2012

- b) Are there any current statements issued under Regulation 64(1) or 231(2) of the Building Regulation 2018? **No**
- c) Are there any outstanding Orders or Notices issued by the Relevant Building Surveyor under the Act? **No**

**Regulation 51 Part 2: Information of whether it is in area which is:**

a.	Liable to flooding within the meaning of regulation 5(2)	<b>No</b>
b.	Designated under Regulation 150 as an area in which buildings are likely to be subject to infestation by termites	<b>Yes</b>
c.	Has a bushfire attack level been specified in a planning scheme under Regulation 156	<b>No</b>
d.	An area determined under Regulation 152 to be likely to be subject to significant snow falls	<b>No</b>
e&f.	Designated Land or works uncontrolled overland drainage within the meaning of Regulation 154	<b>No</b>

Address correspondence to: Chief Executive Officer PO Box 511 Horsham Victoria 3402

Civic Centre 18 Roberts Avenue Horsham Victoria 3400

Ph 03 5382 9777

Fax 03 5382 1111

Email [council@hrcc.vic.gov.au](mailto:council@hrcc.vic.gov.au)Website: [www.hrcc.vic.gov.au](http://www.hrcc.vic.gov.au)



**Horsham Rural City**  
Council urban rural balance

If you have any questions, please contact me on (03) 5382 9796 or email  
[building@hrcc.vic.gov.au](mailto:building@hrcc.vic.gov.au)

Yours faithfully

*mcbride.*

**MELINDA MCBRIDE**

**Building Support Officer**



Ref No.: PI2100770

Your Ref:

1 September 2021

Hicks Oakley Chessell Williams

C/- InfoTrack (PE)

c/o LANDATA

GPO Box 527

MELBOURNE 3001

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b.	Designated under Regulation 150 as an area in which buildings are likely to be subject to infestation by termites	<b>Yes</b>
c.	Has a bushfire attack level been specified in a planning scheme under Regulation 156	<b>No</b>
d.	An area determined under Regulation 152 to be likely to be subject to significant snow falls	<b>No</b>
e&f.	Designated Land or works uncontrolled overland drainage within the meaning of Regulation 154	<b>No</b>

Address correspondence to: Chief Executive Officer PO Box 511 Horsham Victoria 3402

Civic Centre 18 Roberts Avenue Horsham Victoria 3400

Ph 03 5382 9777

Fax 03 5382 1111

Email [council@hrcc.vic.gov.au](mailto:council@hrcc.vic.gov.au)Website: [www.hrcc.vic.gov.au](http://www.hrcc.vic.gov.au)



**Horsham Rural City**  
Council urban rural balance

If you have any questions, please contact me on (03) 5382 9796 or email  
[building@hrcc.vic.gov.au](mailto:building@hrcc.vic.gov.au)

Yours faithfully

*mcbride.*

**MELINDA MCBRIDE**

**Building Support Officer**

NicholsonWright  
Building Surveyors & Inspectors  
ACN 072393 741

26 Station Street  
Moorabbin Victoria 3189  
Australia

Telephone 03 9555 9511  
Facsimile 03 9555 9422  
www.buildingpermits.com.au

# NicholsonWright

## BuildingPermit

Building Act 1993 Building Regulations 2006:- Reg 313 Form 2  
**PERMIT NUMBER - BS-U 1329/20120055/0**

TO: OWNER: Praetz

AGENT: Raylow P/L  
56-58 Capital Link Drive  
CAMPBELLFIELD3061

### ADDRESS FOR SERVING OF NOTICES:

Name: Raylow P/L  
Ph1: 5831 5109

Address: 56-58 Capital Link Drive CAMPBELLFIELD 3061  
Mob: Fax no: 03 5831 6589

### PROPERTY DETAILS: **43 Citrus Avenue HORSHAM VIC 3402**

Lot 82 LP/PS 513886S Vol 10775 Folio 907

Allotment area m2: 0

Municipal District: Horsham Rural City Council

Prop No:

Builder: Name: Raylow P/L  
Address: 56-58 Capital Link Drive CAMPBELLFIELD VIC

### PRACTITIONERS:

Building Practitioners involved in the building work and drawing of plans:

Name	Type	Registration Number
K Horton	Builder	DB-L 1372
Alex Milanovic	Structural Engineer	EC-30640

### DETAILS OF DOMESTIC BUILDING WORK INSURANCE:

The issuer or provider of the required insurance policy is:- QBE Domestic - 450025797BWI-281

### DETAILS OF RELEVANT PLANNING PERMIT: (if applicable)

Planning Permit No: Planning Permit Date:

STAGES OF WORK PERMITTED: As shown on the project plans

Project estimated value: \$13,889

### NATURE OF BUILDING WORK: **Construction of a Verandah**

#### BUILDING DETAILS:

BCA Class	Nature Of Works	Part Of Building
10	New Building	ALL PARTS

Persons accommodated for: [PD Certificate person count (Cert only)]	Energy Rating:	0
No of storeys: 0	Allowable live load:	
Allotment Area (m <sup>2</sup> ): 0	New floor area (m <sup>2</sup> ):	0

### MANDATORY INSPECTIONS:

Final upon completion of all building work

### OCCUPATION OF BUILDING:

Certificate of Final Inspection is required prior to use or occupation

### COMMENCEMENT AND COMPLETION:

This building work must commence by **13/01/2013** and must be completed by **13/01/2014**



### CONDITIONS ATTACHED

BUILDING SURVEYOR: Jim Tsaganas

Date of issue: 13/01/2012

Registration No: BS-U 1329

NOTE No alteration to or variation from the stamped Plans and Specifications may be made without written consent of the Building Surveyor. This building approval is granted ONLY in respect of building work to be carried out in accordance with the Building Act 1993 and the Building Regulations 2006. Before building work is commenced additional permits or approvals may need to be obtained under other Acts or other regulations - including the Planning and Environment Act 1987. Where registration with the Home Owners Warranty Fund is required all provisions of the applicable Acts apply.



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**NicholsonWright**

# CertificateOfFinalInspection

Building Act 1993 Building Regulations 2006  
Regulation 1005, Form 6  
**Permit Number: 20120055**

**To:**

**Owner:** Praetz  
  


**Agent:** Raylow P/L  
56-58 Capital Link Drive  
CAMPBELLFIELD VIC 3061

**Property Details/Description:**

**43 Citrus Avenue HORSHAM VIC 3402**

**Construction of a Verandah**

**Title Details:**

Lot	82	LP/PS	513886S	Vol	10775	Folio	907
Municipal District	Horsham Rural City Council	Crown Allotment		Parish		County	

**Description Of Building Work:**

BCA Class		Nature Of Works		Part Of Building	
10		New Building		ALL PARTS	
Allowable Floor Loading	na	No. Of People Accommodated		na	

**Conditions:**

See attached (if necessary)

**Approved location for display of Certificate Of Final Inspection:**

For a building or place of public entertainment that has a required essential safety measure the approved location for display of this permit and the annual essential safety measures report (if applicable) is attached to this certificate.

**Inspection Records:**

Inspection Type

Approved Date

Date Of Final Inspection:

Date Of Issue: 20 February 2012



**Building Surveyor:** \_\_\_\_\_ **Jim Tsaganas** **Registration No:** BS-U 1329



## Domestic Building Insurance Certificate of Insurance

Policy Number 450025797BWI-281

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



LEONIE PRAETZ

**Account Number**  
45SA03550  
**Date Issued**  
05/12/2011

### Policy Schedule Details

#### Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of domestic building work described below.

#### Domestic Building Work

ALTERATIONS AND ADDITIONS NON STRUCTURAL

#### At

43 CITRUS AVENUE  
HORSHAM VIC 3400

#### Carried out by the builder

BUILDER  
RAYLOW PTY LTD  
ABN: 35 109 171 280

#### For the building owner

LEONIE PRAETZ

#### Pursuant to a domestic building contract dated

16/11/2011

#### For the contract price of

\$13,889.00

#### Type of cover

Cover is only provided if the builder (named above) has died, becomes insolvent or has disappeared\*

#### Period of cover

Cover commences on the earlier of the date of building contract or date of building permit for domestic building work and concludes:

- Two years from completion of domestic building work or termination of the domestic building contract for non structural defects\*
- Six years from completion of domestic building work or termination of the domestic building contract for structural defects\*

#### The maximum policy limit for all claims made under this policy is

\$200,000 all inclusive of costs and expenses\*

#### The maximum policy limit for claim for non-completion of the domestic building works is

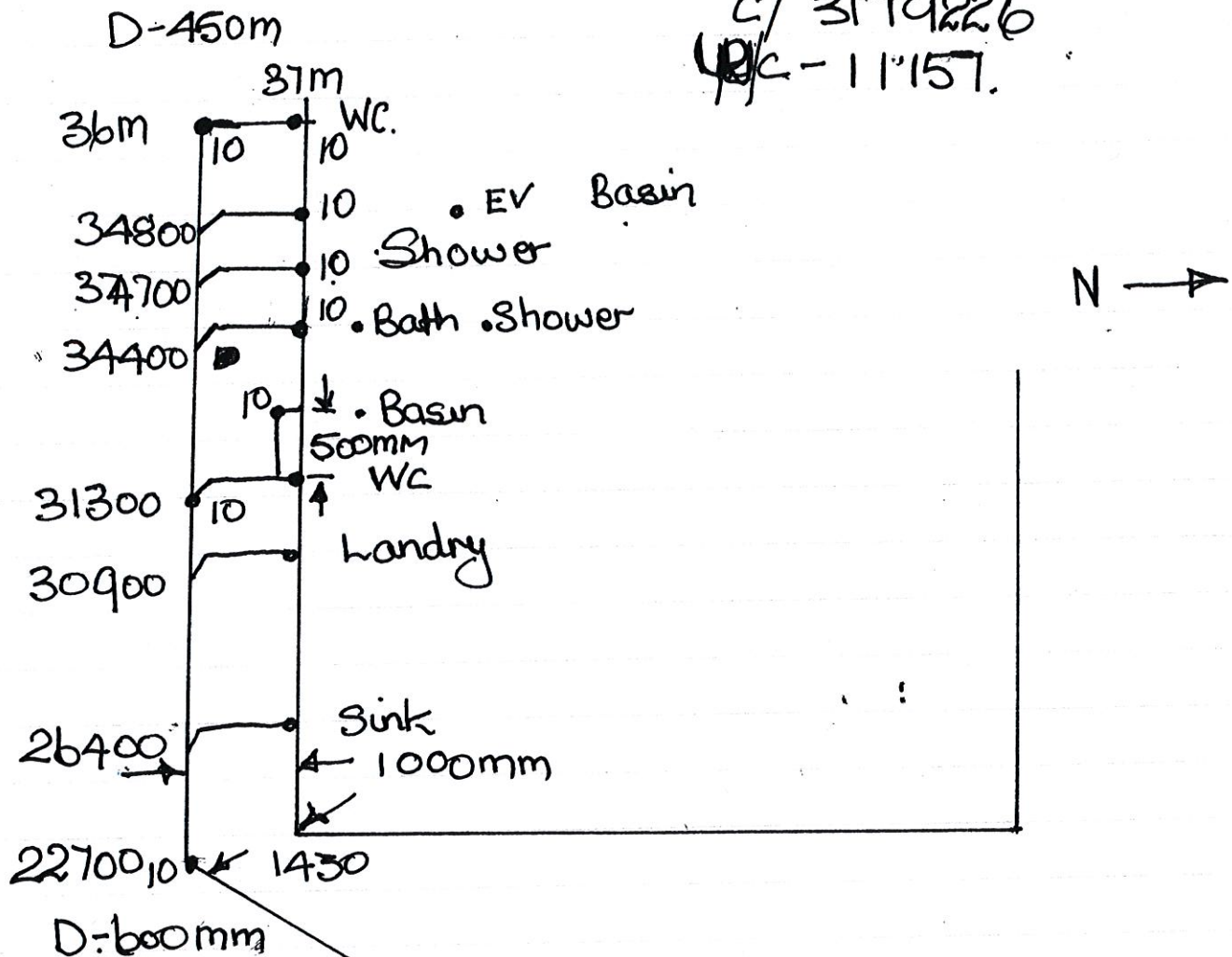
20% of the contract price\*

\*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.

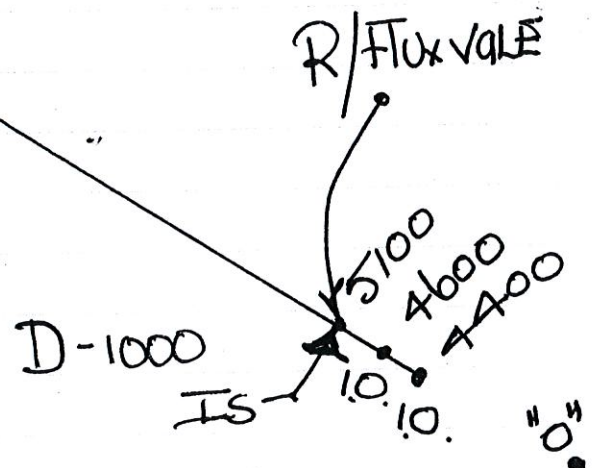


R.D. COATES N<sup>o</sup> 14599  
 C/ 3179226  
 UP/C - 11157.



LOT N<sup>o</sup> 82

43 CITRUS ave  
 HORSHAM. 3400





\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Hicks Oakley Chessell Williams C/- InfoTrack (PE)  
12/201 Kent Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 416548

NO PROPOSALS. As at the 1th September 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

43 CITRUS AVENUE, HORSHAM 3400  
RURAL CITY OF HORSHAM

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 1th September 2021

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 53483879 - 53483879101522 '416548'**