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Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	**11 Rissmann Drive, Horsham 3400**	
Vendor's name		**Date** / / **2024**
Vendor's signature	Lauren O'Brien Feb 14, 2024 | 8:49 AM AEDT	

Purchaser's name		**Date** / / **2024**
Purchaser's signature		

Purchaser's name		**Date** / / **2024**
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) Their total does not exceed: $4,500.00 p.a.

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

2 INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3 LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title documents.

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

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2. **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3. **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4. **Planning Scheme**

Attached is a certificate with the required specified information.

4 NOTICES

4.1. **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2. **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not Applicable.

4.3. **Compulsory Acquisition**

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

Not Applicable.

5 BUILDING PERMITS

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

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")

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 and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10 SUBDIVISION

10.1. **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2. **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable.

10.3. **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.
Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

☒ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

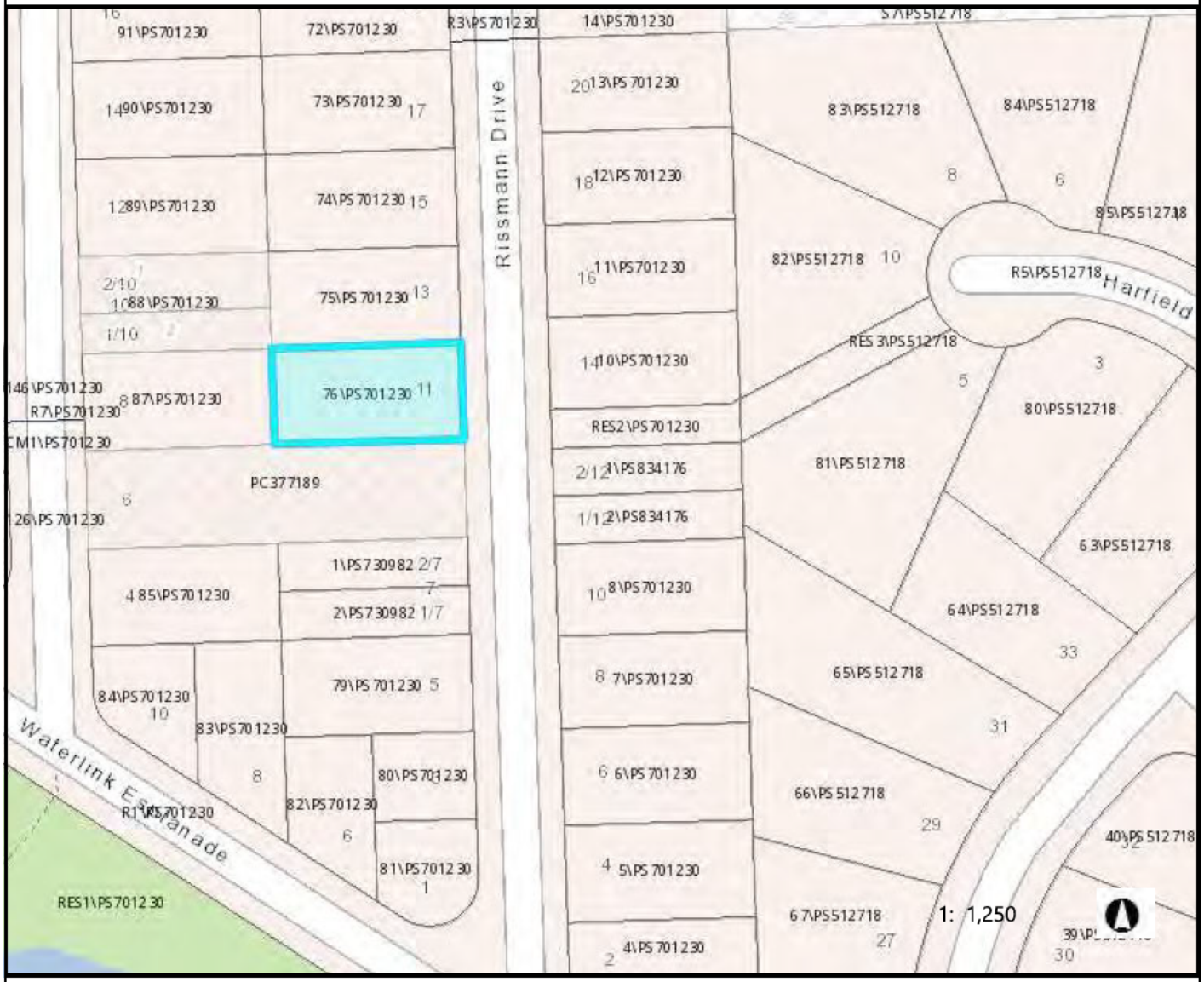
(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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11 RISSMANN DRIVE HORSHAM 3400



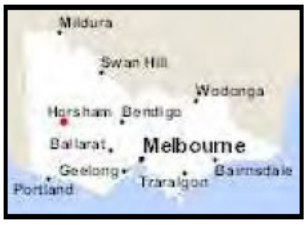
64 0 32 64 Meters

GDA_1994_VICGRID94

Map Created on 18-Jan-2024

Legend

- Property Proposed
- Parcel Proposed
- Property
- Parcel



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

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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 11427 FOLIO 467 Security no : 124111955617Q
Produced 18/01/2024 11:05 AM

LAND DESCRIPTION

Lot 76 on Plan of Subdivision 701230A.
PARENT TITLE Volume 10719 Folio 409
Created by instrument PS701230A 14/06/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole

AK705019Q 08/11/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN491419H 24/01/2017
NATIONAL AUSTRALIA BANK LTD

COVENANT PS701230A 14/06/2013

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

DIAGRAM LOCATION

SEE PS701230A 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: 11 RISSMANN DRIVE HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 00009E NATIONAL AUSTRALIA BANK
Effective from 24/01/2017

DOCUMENT END

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PLAN OF SUBDIVISION

Stage No.	LRS use only	Plan Number
1	EDITION 4	PS 701230A

Location of Land

Parish: HORSHAM
Township: ———
Section: 7
Crown Allotments: 1, 4, 4A, 5, 5A, 7 (PARTS)
Crown Portion: ———
LRS base record: VICMAP DIGITAL PROPERTY (RURAL)
Title References: Vol. 10719 Fol. 409
Last Plan Reference: PS 301646W (LOT 1)
Postal Address: 97 WILLIAMS ROAD HORSHAM 3400
MGA Co-ordinates: (Of approx. centre of land in plan) E 608370 N 5935430 Zone 54 Datum GDA94

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	HORSHAM RURAL CITY COUNCIL
ROAD R2	HORSHAM RURAL CITY COUNCIL
ROAD R3	HORSHAM RURAL CITY COUNCIL
ROAD R4	HORSHAM RURAL CITY COUNCIL
ROAD R5	HORSHAM RURAL CITY COUNCIL
ROAD R6	HORSHAM RURAL CITY COUNCIL
ROAD R7	HORSHAM RURAL CITY COUNCIL
RESERVE N°1	HORSHAM RURAL CITY COUNCIL
RESERVE N°2	HORSHAM RURAL CITY COUNCIL
RESERVE N°3	POWERCOR AUSTRALIA LTD.
RESERVE N°4	HORSHAM RURAL CITY COUNCIL
RESERVE N°5	POWERCOR AUSTRALIA LTD.
RESERVE N°6	HORSHAM RURAL CITY COUNCIL

Council Certification and Endorsement

Council Name: HORSHAM RURAL CITY COUNCIL Ref:

1. This plan is certified under section 6 of the Subdivision Act 1988.
2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /
3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage

Council Delegate
Council seal

Date / /

Re-certified under section 11(7) of the Subdivision Act 1988.

Council Delegate
Council seal

Date / /

Notations

Depth Limitation: 15.24m BELOW THE SURFACE IN CROWN ALLOTMENTS 4A AND 5A, NIL FOR BALANCE OF TITLE

Staging: This is a staged subdivision
Planning Permit No. 10-222

SEE SHEETS 18 - 28 FOR RESTRICTIONS

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS
FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY,ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES

THIS IS A SPEAR PLAN.

Survey:- This plan is based on survey.

To be completed where applicable.

This survey has been connected to permanent marks no(s). 48, 115, 116, 117, 138, 170.

In proclaimed Survey Area no. ———

Easement Information

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	30.18	1568062	C/T 5942/219
E-2	DRAINAGE	5.00	AB731334M	C/T Vol. 10241 Fol. 106
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	GWMWater

LRS use only

Statement of Compliance / Exemption Statement

Received ✓

Date 4 / 6 / 13

THIS IS A LAND VICTORIA COMPILED PLAN

FOR DETAILS SEE MODIFICATION TABLE HEREIN

SHEET 1 OF 28 SHEETS

Ferguson Perry Surveying Pty Ltd
62 McLachlan Street Horsham,
Victoria 3400
ABN 76126 194 483

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F (03) 5381 1544
E admin@fergusonperry.com.au

A member of Alexander Symonds Group

+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE DIGITALLY SIGNED DATE / /

REF H010909 VERSION 7 DRAWN BY A.G. 15/03/12

DATE / /

COUNCIL DELEGATE SIGNATURE

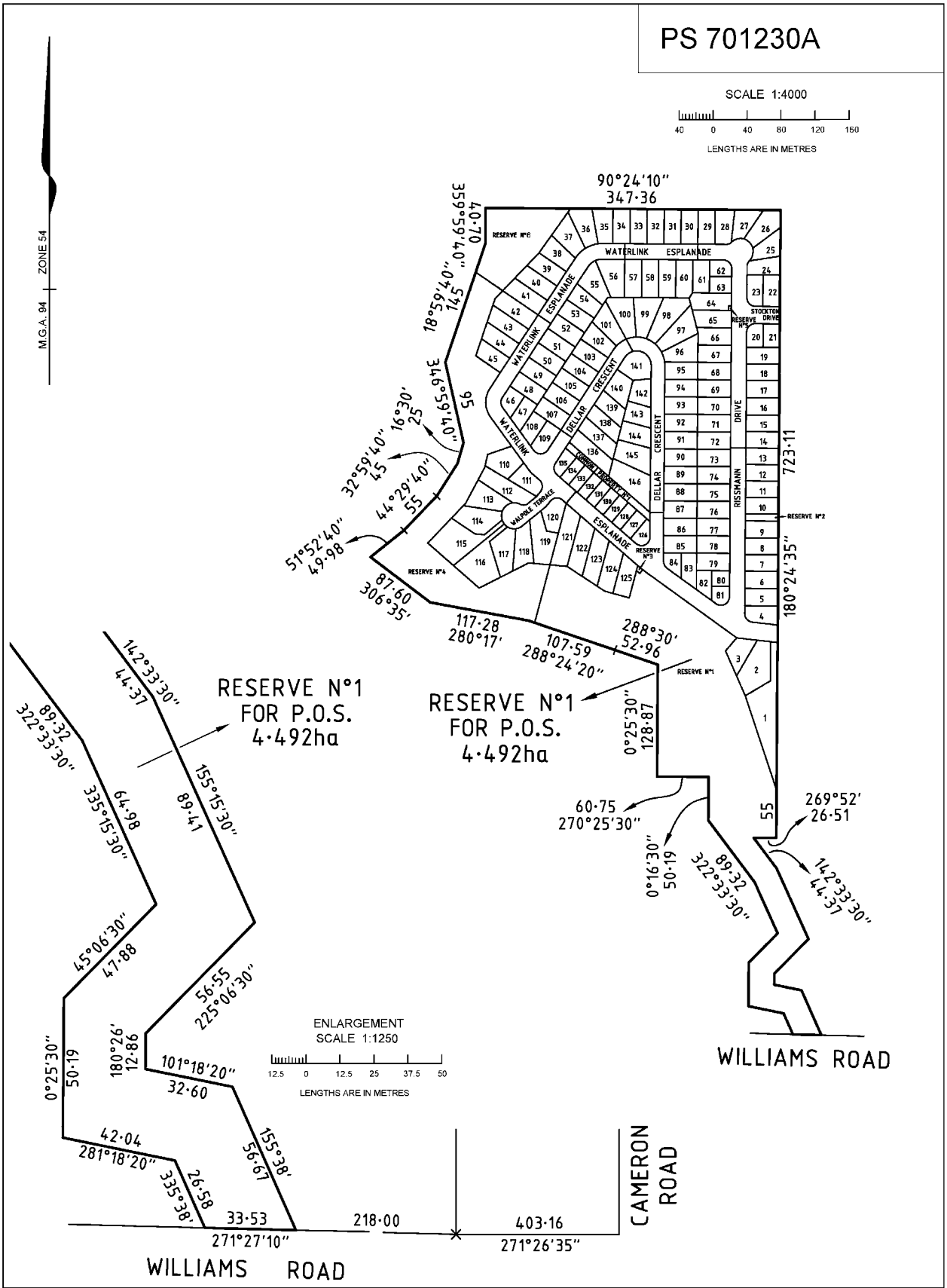
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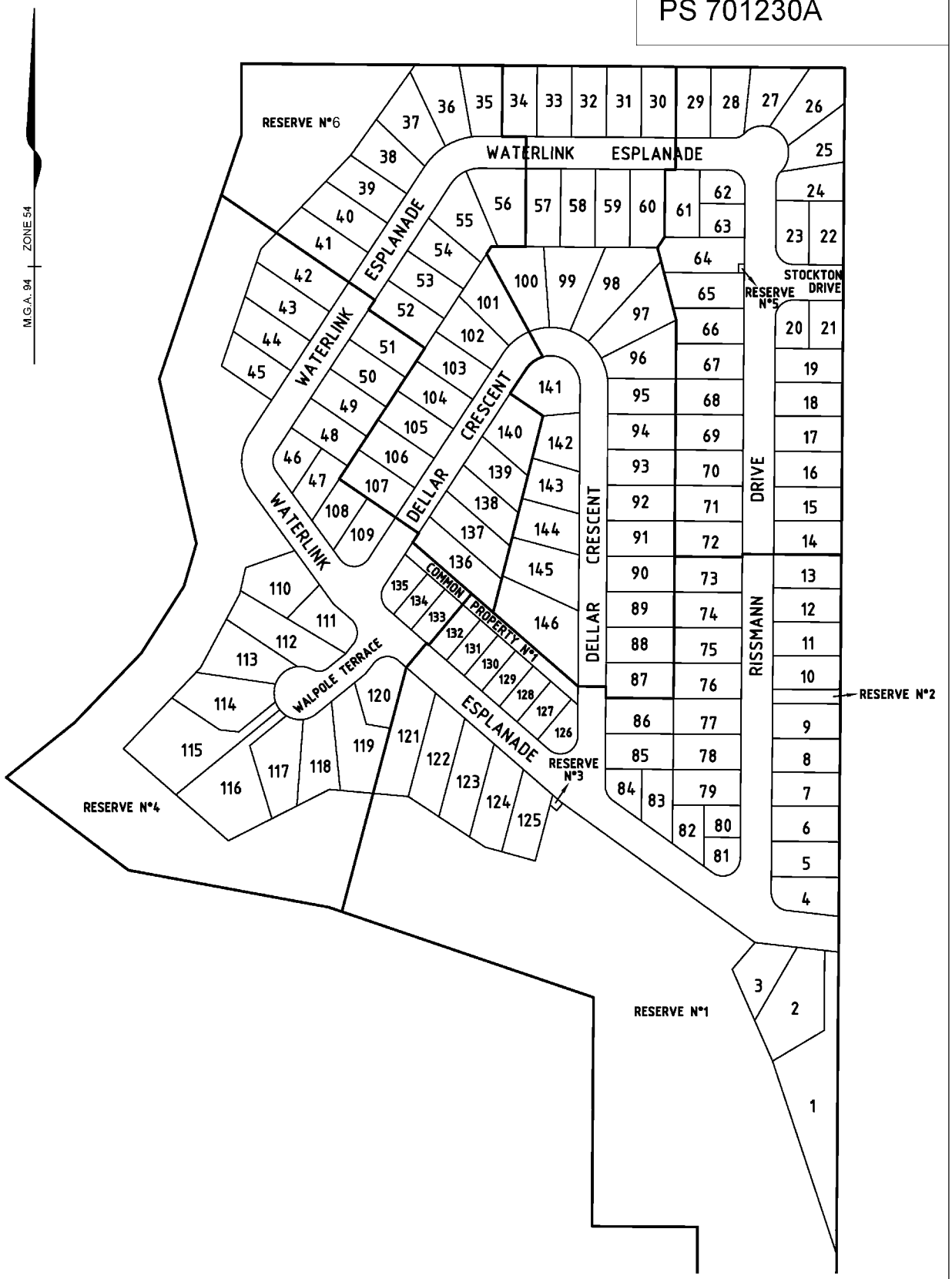
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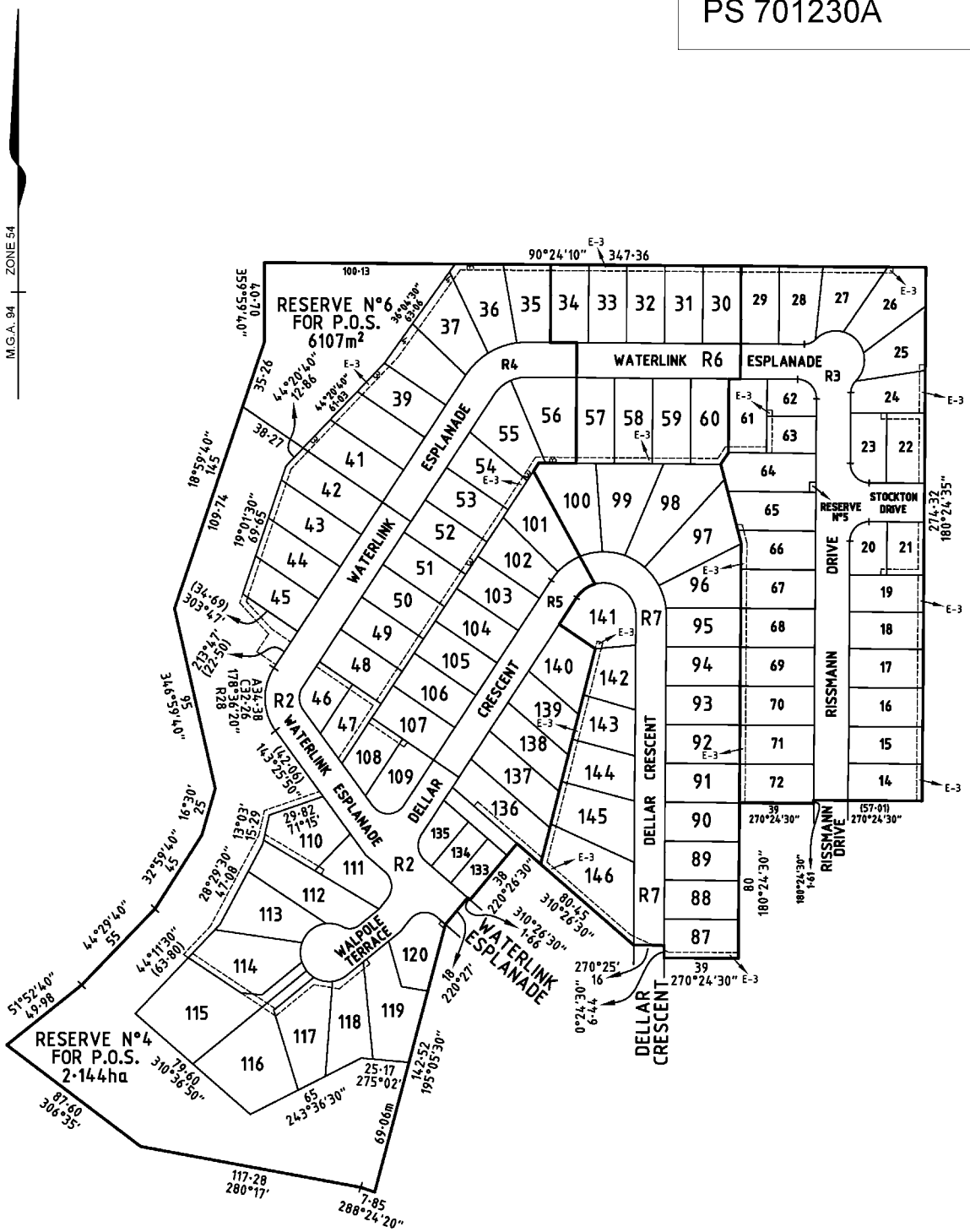


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FOR DETAILS SHEET 6

PLAN OF SUBDIVISION

Stage No.

Plan Number PS 701230A

WATERLINK

125°19'50" 136·99

135·62

RISSMANN DRIVE

0°24'30"

5

90°24'30"

(39)

4

8·92

318°23'

C13·39

A14·67

R10

21·99 E-3

(30·20)

276°21'10"

R1

ESPLANADE

3·76

8·05

20·11

96°21'10"

48·40

(24·36)

E-3 16

41°02'

20

3

819m²

6°21'

E-3

E-3

30°35'10"

(47·92)

31·64

335°49'50"

56·66

25·02

59°47'

34·40

2

1678m²

0°24'30"

(45)

180°24'35"

723·11

(170)

52·96

288°30'

FOR DETAILS SHEET 3

RESERVE N°1 FOR P.O.S. 4·492ha

1

2792m²

MGA ZONE 54

0°25'30"

128·87

0°25'

5

E-2 90°24'30"

62·17

E-2

20·83

5

341°15'50"

(114·65)

60m

60·75

270°25'30"

90°25'30"

30·18

0°16'30"

50·19

39·80

180°16'30"

55

FOR DETAILS SHEET 3

SHEET 5

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A3	1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE _____ DATE / /

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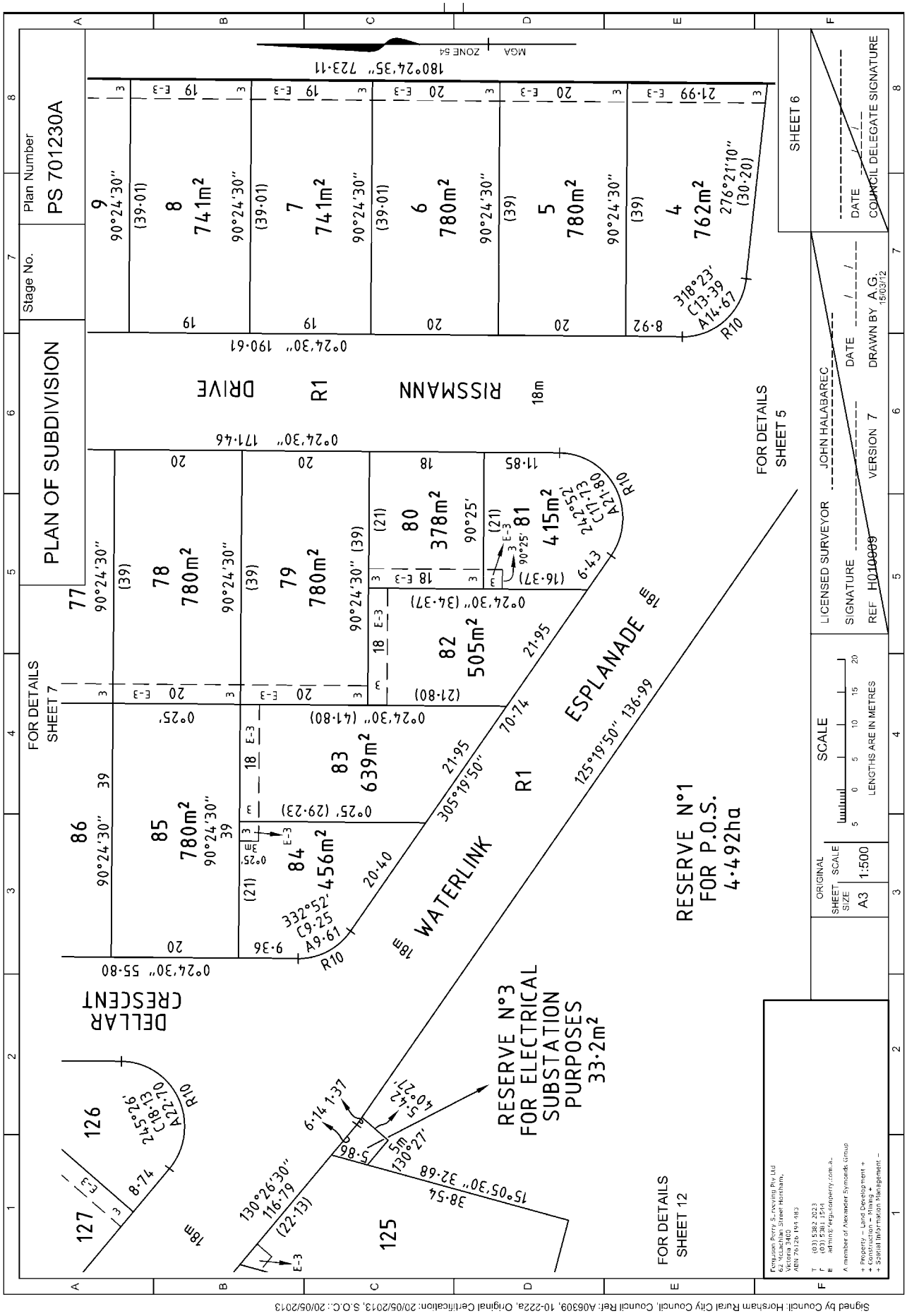
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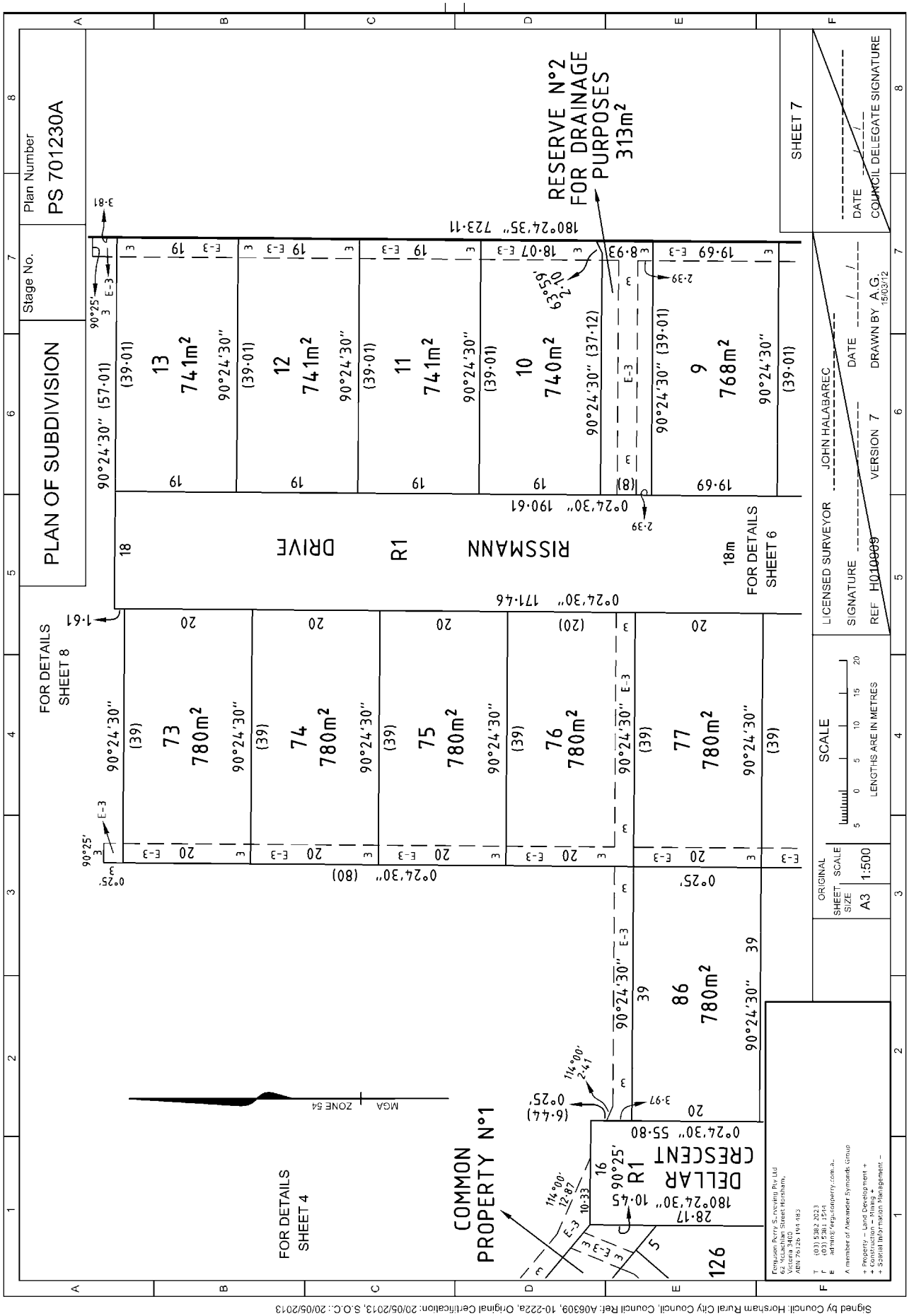
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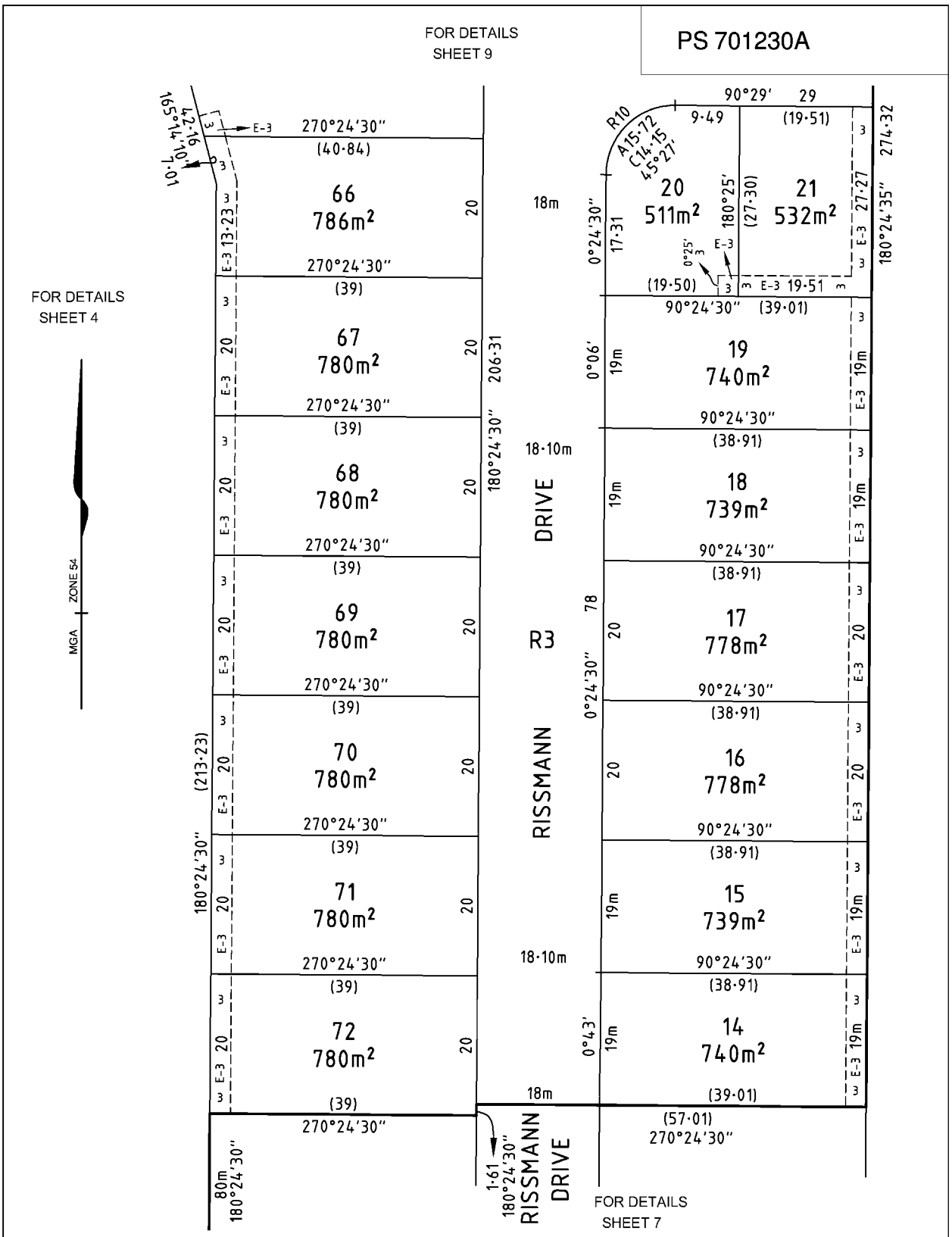
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PS 701230A



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SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

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Sheet 8
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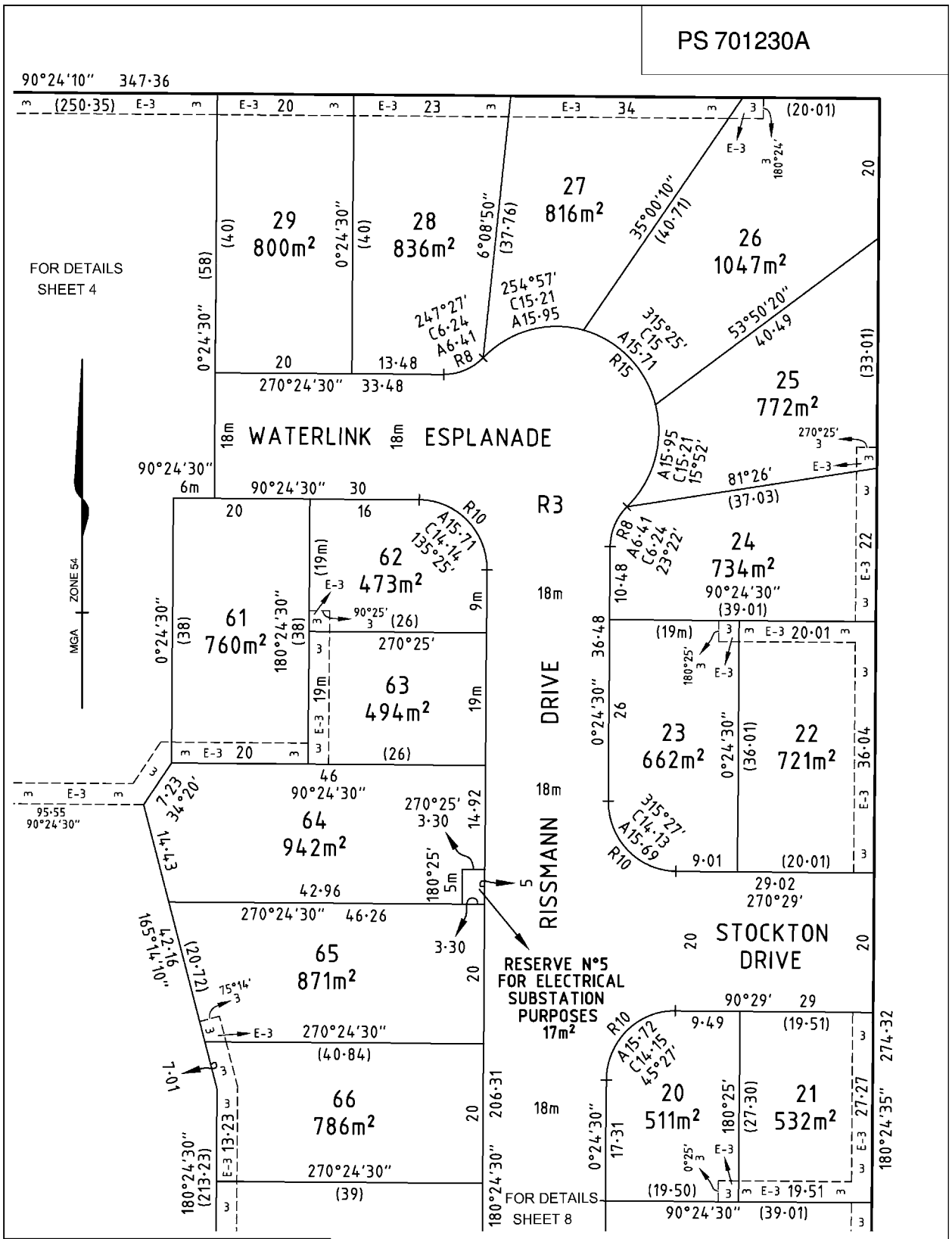
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SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

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DONALD JAMES PERRY

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Sheet 9

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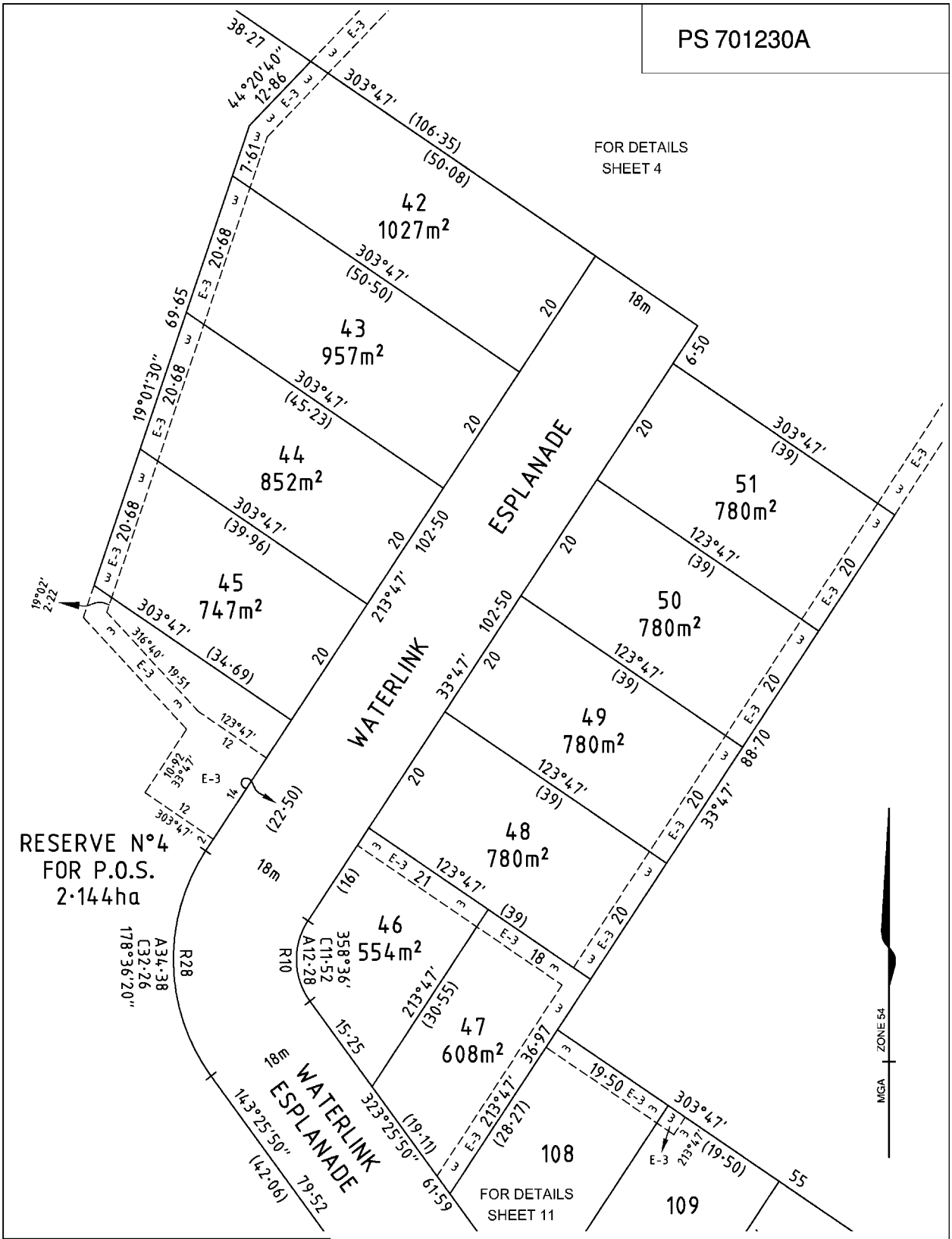
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+ Construction + Mining +
+ Spatial Information Management +

Ferguson Perry Surveying

SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

REF H017213 VERSION 2 DRAWN BY B.F. 21-02-14

Sheet 10
ORIGINAL SHEET SIZE A3

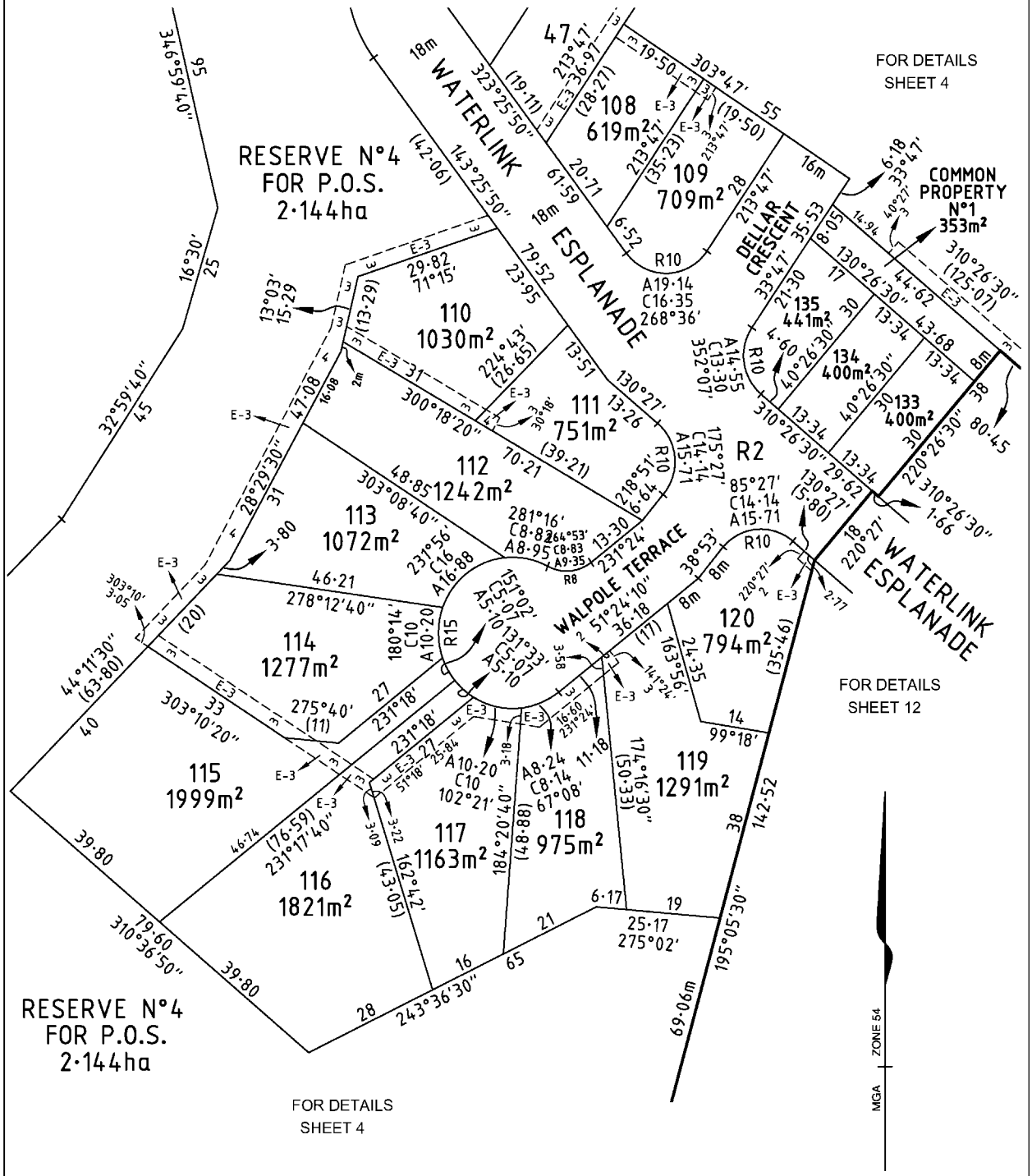
Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (2) SPEAR Ref: S047405E 25/05/2015

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PS 701230A



Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483 T (03) 5382 2023 F (03) 5381 1544 E admin@fergusonperry.com.au A member of Alexander Symonds Group + Property + Land Development + + Construction + Mining + + Spatial Information Management +	Ferguson Perry Surveying	SCALE 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES ORIGINAL SCALE 1:750 DIGITALLY SIGNED BY LICENSED SURVEYOR: DONALD JAMES PERRY REF H017213 VERSION 2 DRAWN BY B.F. 21-02-14	Sheet 11 ORIGINAL SHEET SIZE A3

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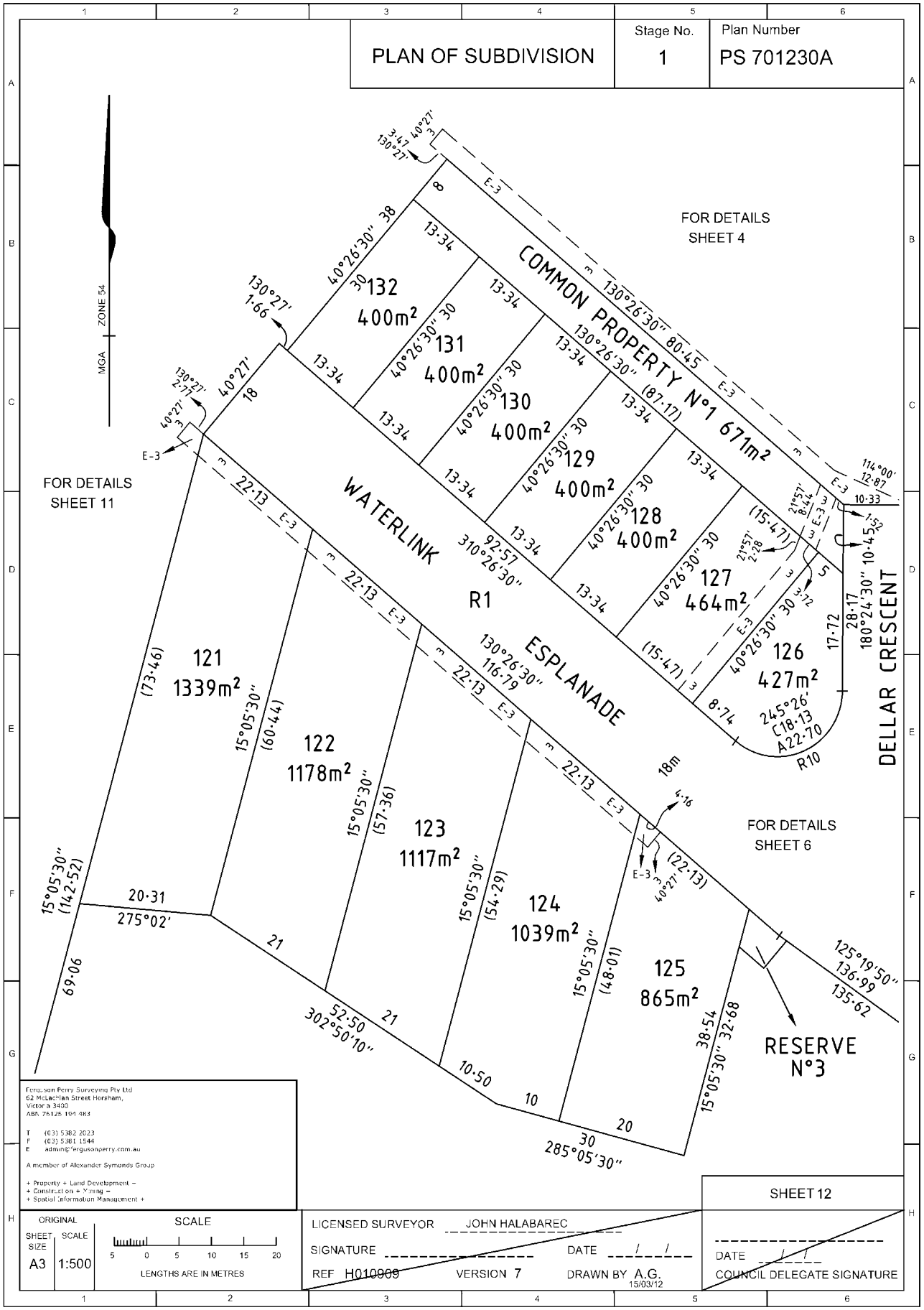
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PLAN OF SUBDIVISION

Stage No.	Plan Number
1	PS 701230A



Ferguson Perry Surveying Pty Ltd
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+ Spatial Information Management +

SHEET 12

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE _____ DATE / /

REF H010909 VERSION 7 DRAWN BY A.G. 15/03/12

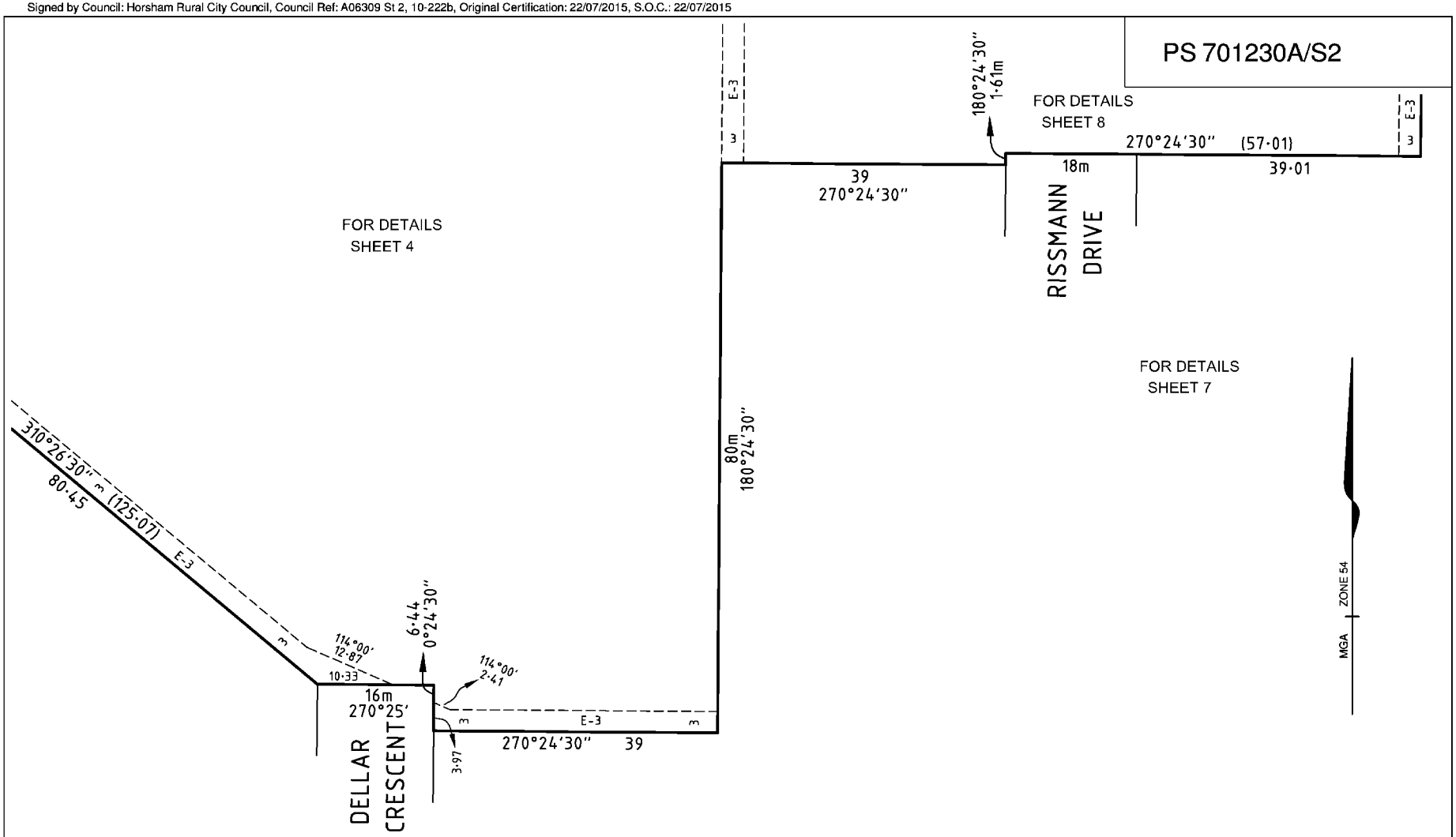
DATE / /

COUNCIL DELEGATE SIGNATURE

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Signed by Council: Horsham Rural City Council, Council Ref: A06309 St 2, 10-222b, Original Certification: 22/07/2015, S.O.C.: 22/07/2015

PS 701230A/S2



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+ Construction + Mining +
+ Spatial Information Management +

Ferguson Perry Surveying

SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:500

DIGITALLY SIGNED BY LICENSED SURVEYOR:

DONALD JAMES PERRY

REF H017213 VERSION 2 DRAWN BY B.F. 21-02-14

Sheet 13

ORIGINAL SHEET SIZE A3

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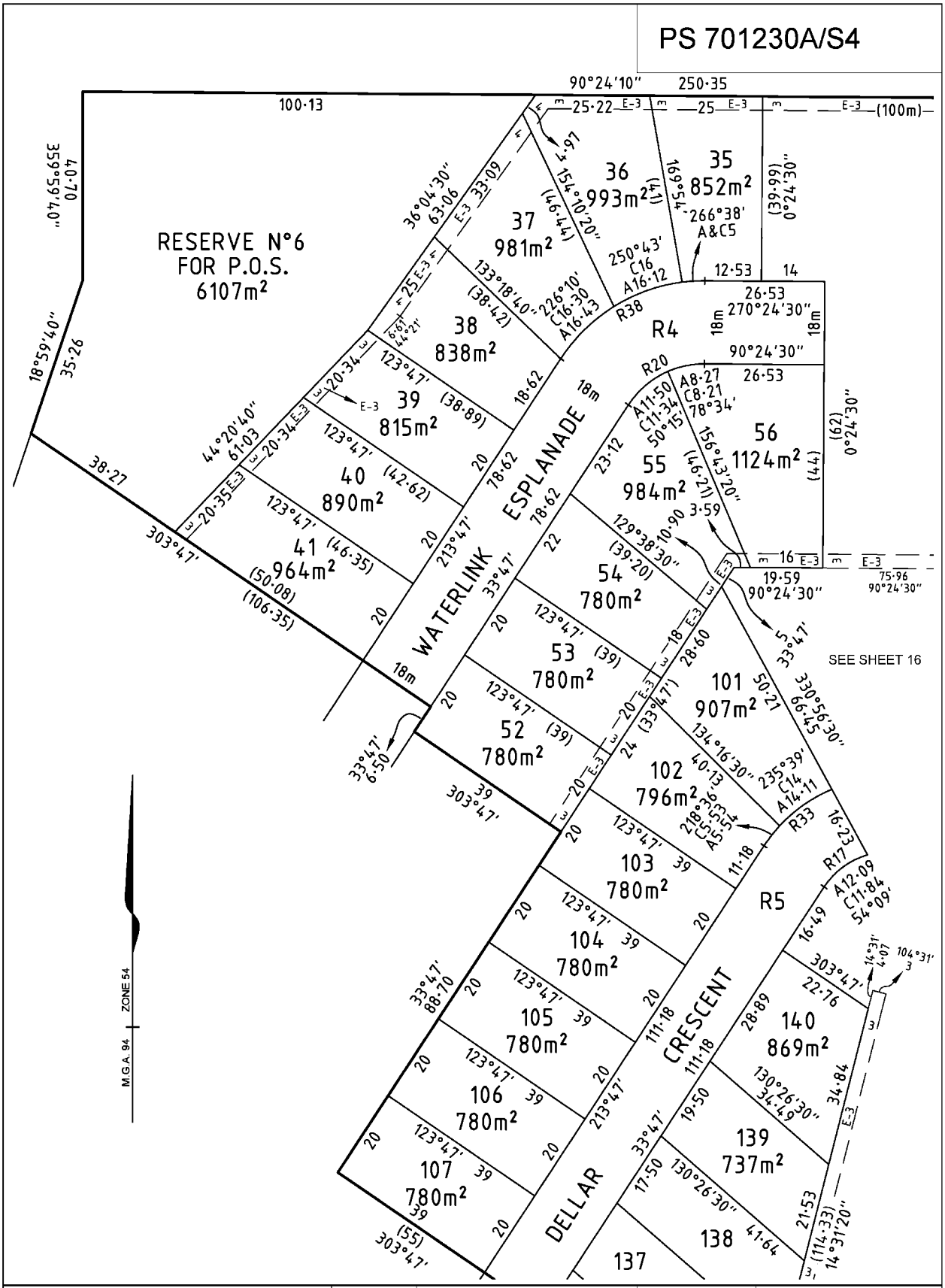
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PS 701230A/S4

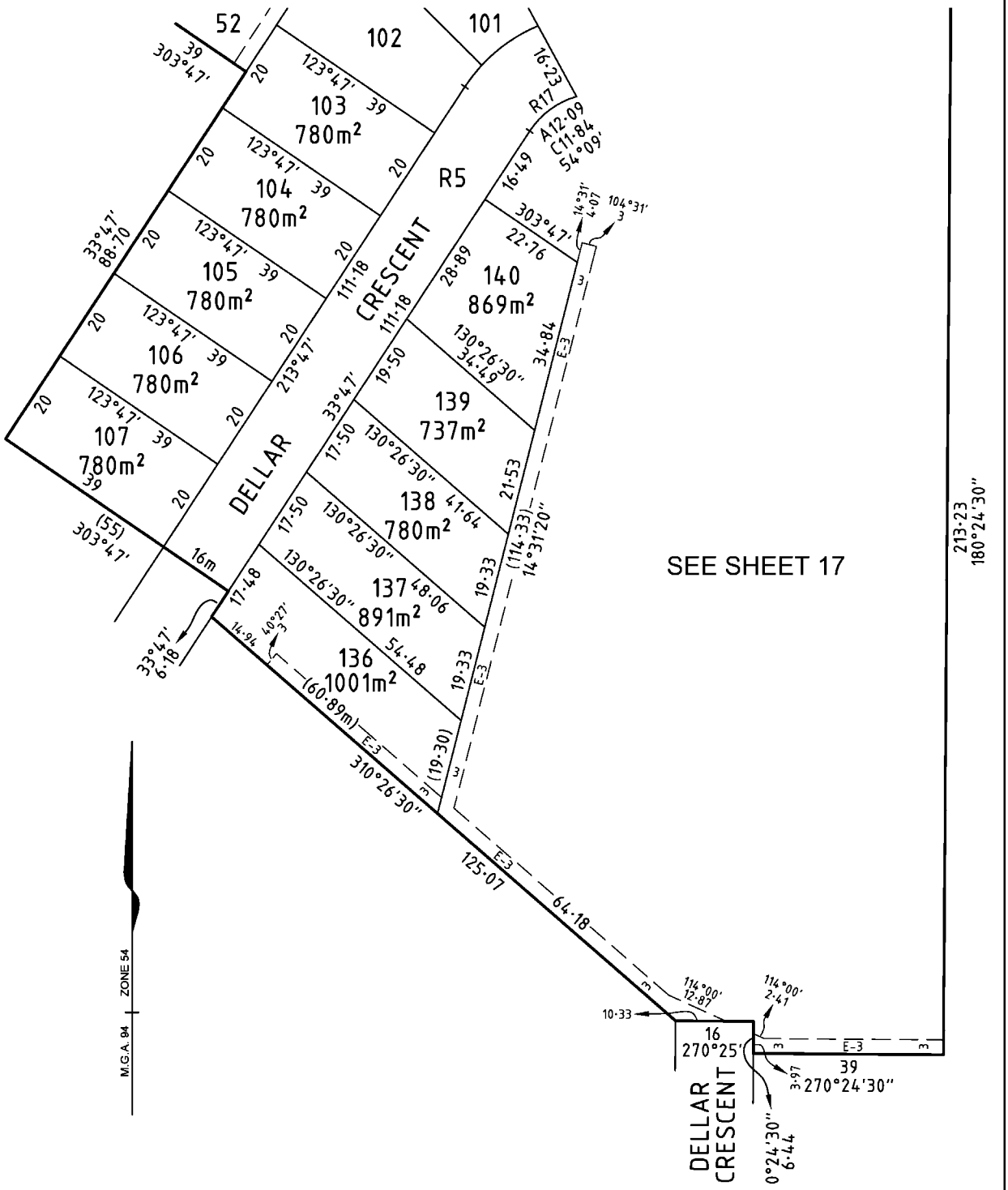


Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483 T (03) 5362 2023 F (03) 5381 1544 E admin@fergusonperry.com.au A member of Alexander Symonds Group + Property + Land Development + + Construction + Mining + + Spatial Information Management +	Ferguson Perry Surveying	SCALE 1:750 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 — SHEET 14
		Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017	Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076042A

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PS 701230A/S4

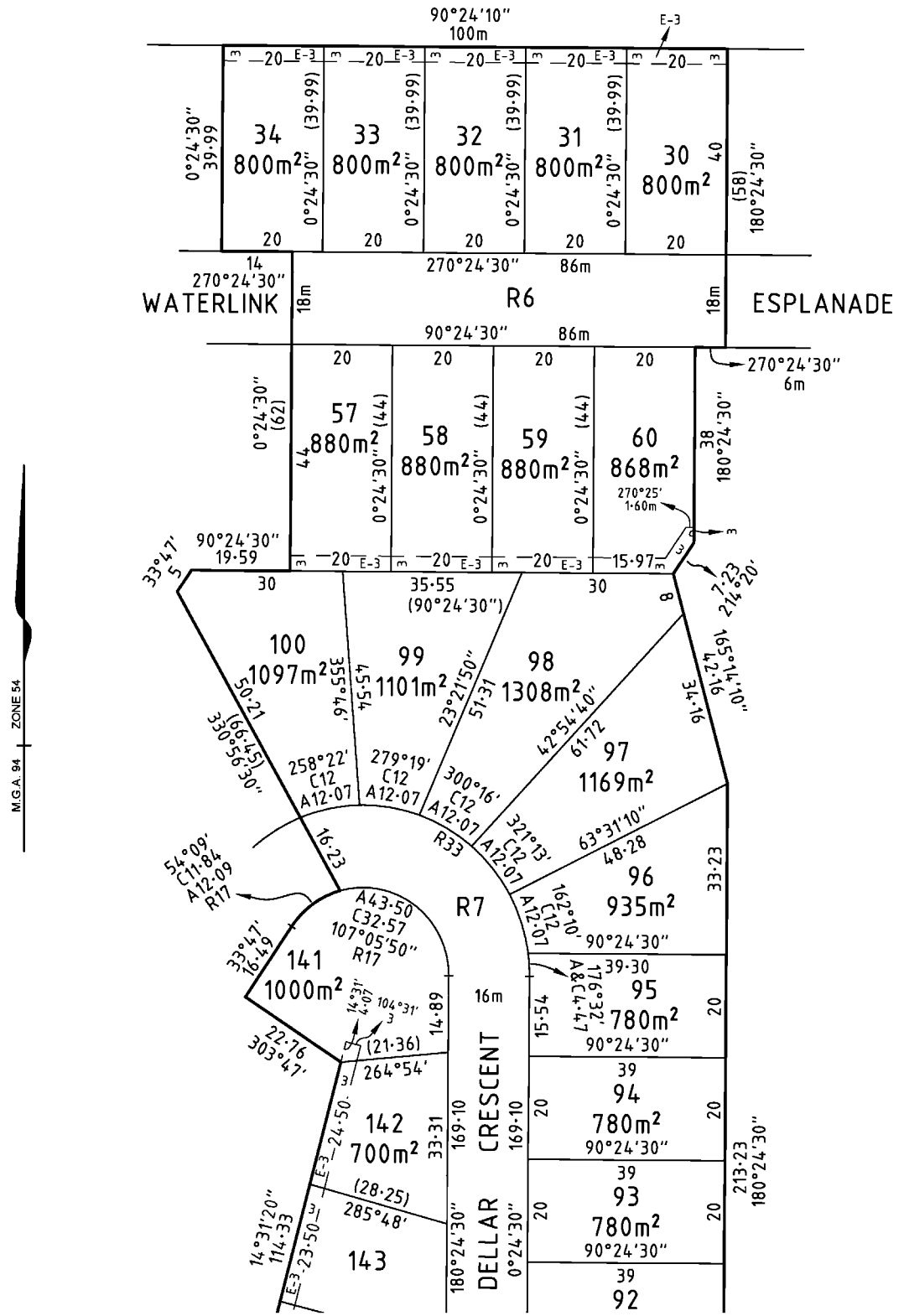


Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483 T (03) 5382 2223 F (03) 5381 1544 E admin@fergusonperry.com.au A member of Alexander Symonds Group + Property + Land Development + + Construction + Mining + + Spatial Information Management +	Ferguson Perry Surveying	SCALE 1:750 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3 SHEET 15
		Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017	Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076042A

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PS 701230A/S5

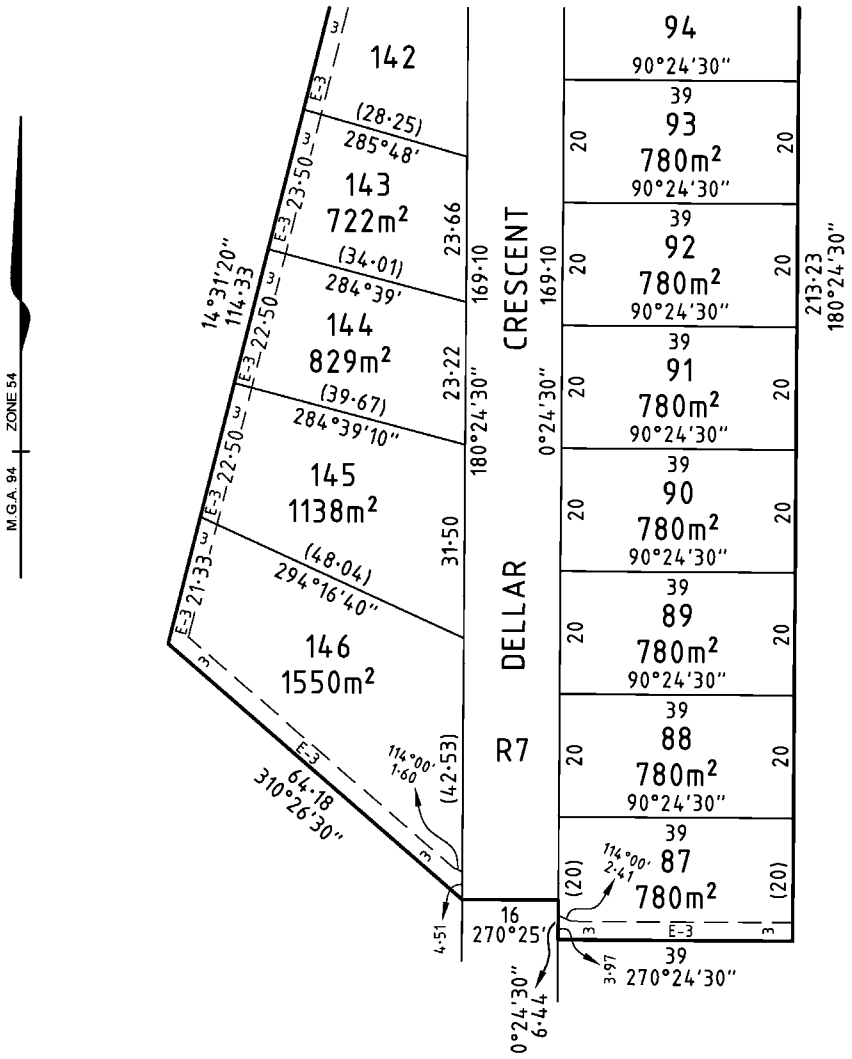


Ferguson Perry Surveying Pty Ltd 62 McLachlan Street Horsham, Victoria 3400 ABN 76126 194 483 T (03) 5362 2023 F (03) 5381 1544 E admin@fergusonperry.com.au A member of Alexander Symonds Group + Property + Land Development + + Construction + Mining + + Spatial Information Management +	Ferguson Perry Surveying	SCALE 1:750 7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 16
		Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017		Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076056A

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+ Construction + Mining +
+ Spatial Information Management +

SCALE 1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 17
Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017		Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076056A	

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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 701230A

FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:

(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT
(B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR FENCE

CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°1

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOTS ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS

(2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE,RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.

(3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.

(4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.

(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.

(6) CONSTRUCT ANY DWELLING ON ANY LOT OUTSIDE THE AREA SHOWN HATCHED THUS ////// ON SHEET 8 OF THIS PLAN, UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY.

(7) SAVE FOR THE FENCING SPECIFIED IN RESTRICTION N°4 AND ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2026

CREATION OF RESTRICTION N°2

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 1 TO 3 AND LOTS 121 TO 125 ALL INCLUSIVE ON THIS PLAN

DESCRIPTION OF RESTRICTION N°2

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 1 TO 3 AND LOTS 121 TO 125 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.50 METRES A.H.D..

CREATION OF RESTRICTION N°3

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 126 TO 132 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°3

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 126 TO 132 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WHICH HAS A SETBACK FURTHER THAN 4 METRES FROM WATERLINK ESPLANADE.

(2) CONSTRUCT A DWELLING OR BUILDING, EXCEPTING ENCROACHMENTS PERMITTED BY REGULATION 409(3) OF BUILDING REGULATIONS 2006, IN THE AREA SHOWN CROSS HATCHED THUS ▨ ON SHEET 8 OF THIS PLAN.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2026

CREATION OF RESTRICTION N°4

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 1,2, 3, 121, 122, 123, 124 & 125.

DESCRIPTION OF RESTRICTION N°4

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 1, 2, 3, 121, 122, 123, 124 & 125 SHALL NOT:-

(1) BUILD A FENCE, OTHER THAN SWIMMING POOL STYLE FENCE COLOURED BLACK WITH METAL PICKETS AND METAL POSTS AND METAL RAILS WITH A TOTAL HEIGHT ABOVE THE GROUND LEVEL OF 1.80 METRES, ALONG THE BOUNDARIES SHOWN THUS +++++ ON SHEET 9 OF THIS PLAN.

THE ABOVE CONDITION EXPIRES ON 31st DECEMBER 2026

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E admin@fergusonperry.com.au

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+ Construction + Mining –
+ Spatial Information Management +

SHEET 18

ORIGINAL SHEET SIZE A3

SCALE

LENGTHS ARE IN METRES

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE _____ DATE / /

REF H010909 VERSION 7 DRAWN BY A.G. 15/03/12

DATE / /

COUNCIL DELEGATE SIGNATURE

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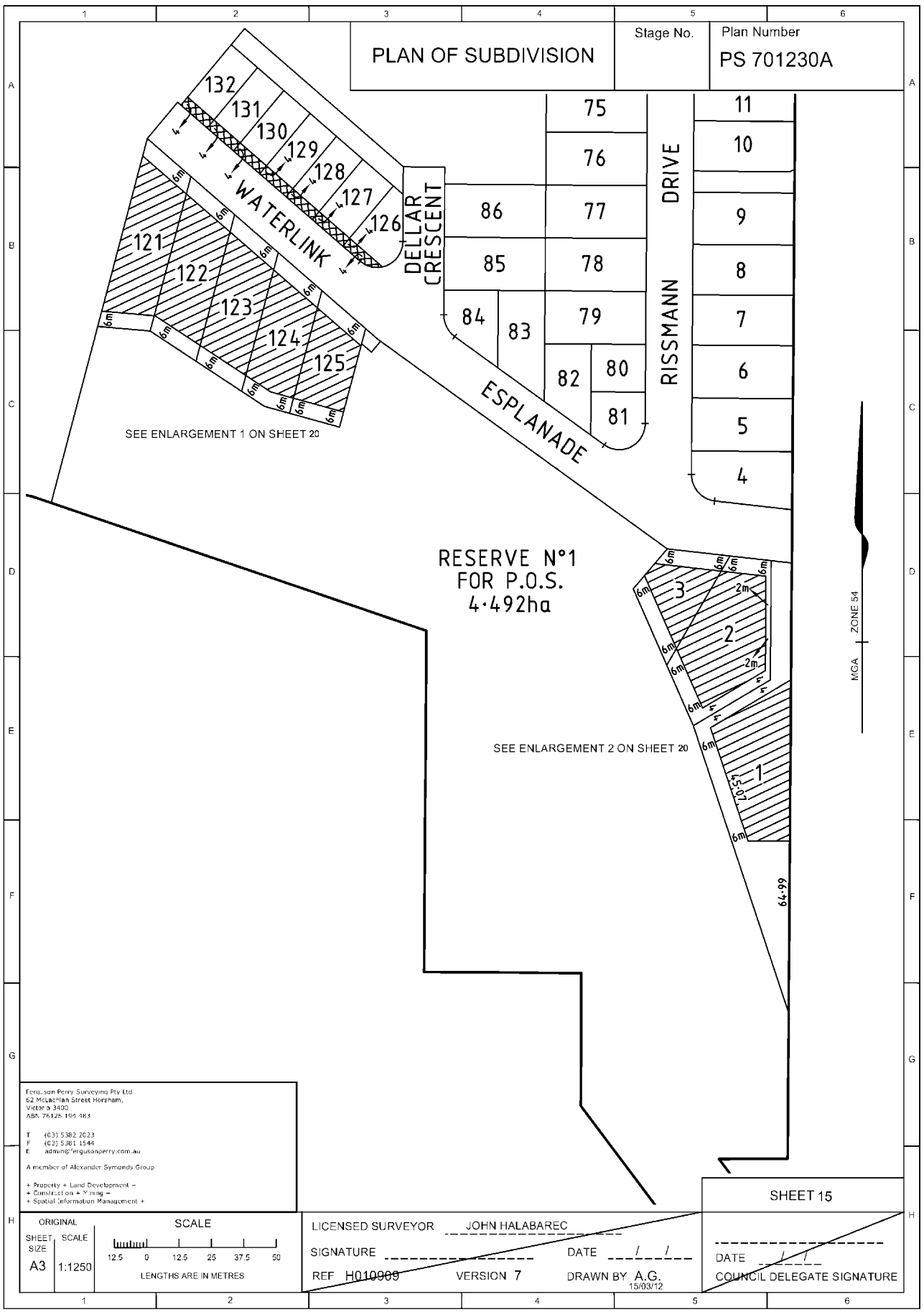
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PLAN OF SUBDIVISION

Stage No.

Plan Number PS 701230A



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+ Construction + Mining –
+ Spatial Information Management +

SHEET 15

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE _____ DATE / /

REF H010909 VERSION 7 DRAWN BY A.G. 15/03/12

DATE / /

COUNCIL DELEGATE SIGNATURE

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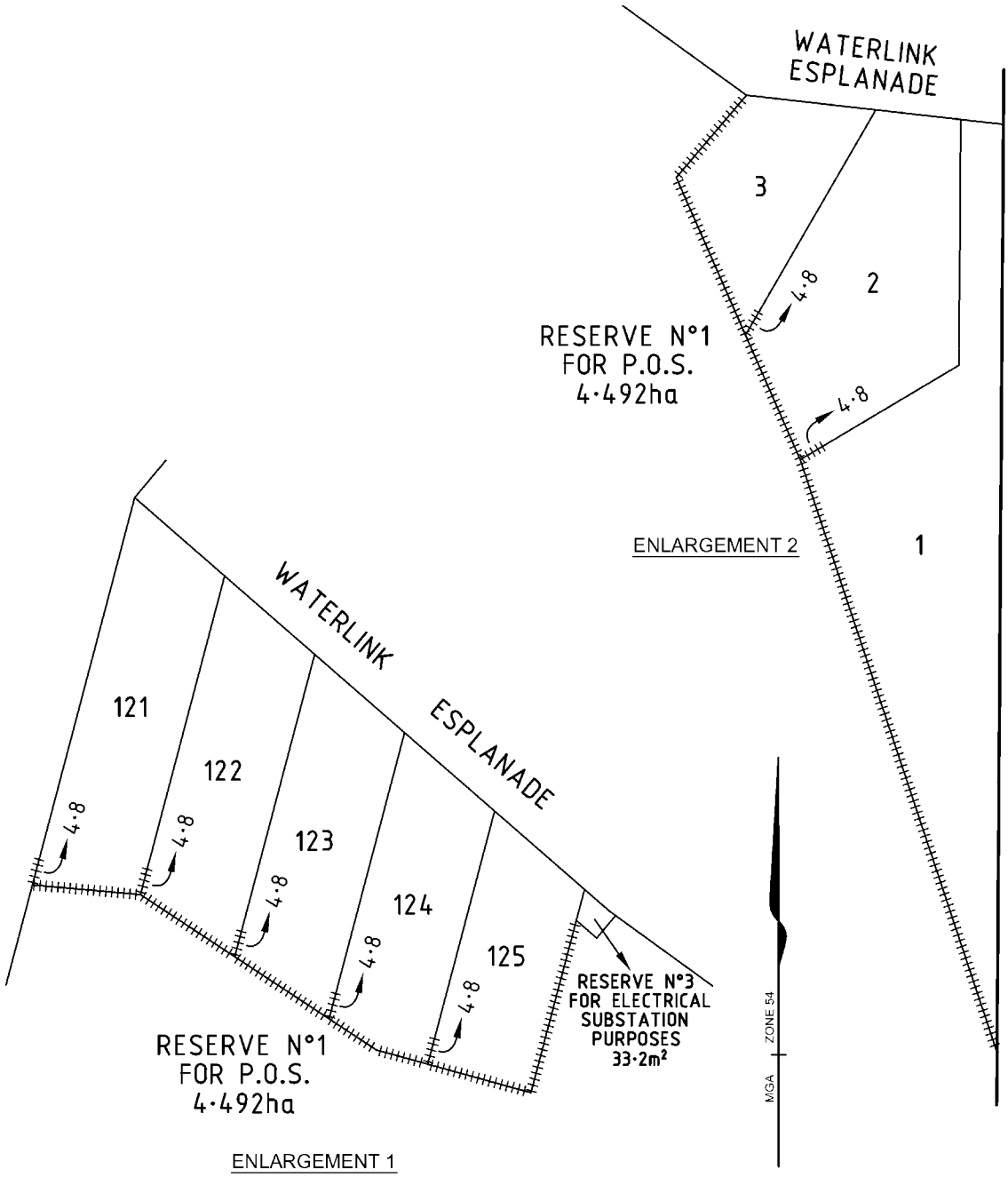
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PLAN OF SUBDIVISION

Stage No.

Plan Number
PS 701230A



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+ Construction + Mining –
+ Spatial Information Management +

SHEET 20

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:750	7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE _____ DATE / /

REF H010909 VERSION 7 DRAWN BY A.G. 15/03/12

_____ DATE / /

COUNCIL DELEGATE SIGNATURE

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FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:

(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT
(B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR FENCE

CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 42 TO 51, 108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 42 TO 51, 108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°1

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOTS ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS

(2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE,RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.

(3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.

(4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.

(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.

(6) CONSTRUCT ANY DWELLING OR BUILDING ON ANY LOT OUTSIDE THE AREA SHOWN HATCHED THUS ON SHEET 7 OF THIS PLAN, UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY.

(7) SAVE FOR THE FENCING SPECIFIED IN RESTRICTION N°4 AND ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2029

CREATION OF RESTRICTION N°2

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 42 TO 51, 108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 42 TO 47, 50, 51,108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°2

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 42 TO 47, 50, 51,108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.50 METRES A.H.D..

CREATION OF RESTRICTION N°3

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 42 TO 51, 108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°3

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 133 TO 135 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WHICH HAS A SETBACK FURTHER THAN 4 METRES FROM WATERLINK ESPLANADE.

(2) CONSTRUCT A DWELLING OR BUILDING, EXCEPTING ENCROACHMENTS PERMITTED BY REGULATION 409(3) OF BUILDING REGULATIONS 2006, IN THE AREA SHOWN CROSS HATCHED THUS ON SHEET 7 OF THIS PLAN.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2029

CREATION OF RESTRICTION N°4

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 42 TO 51, 108 TO 120 AND 133 TO 135 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 42 TO 45 AND 110 TO 119 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°4

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 42 TO 45 AND 110 TO 119 ALL INCLUSIVE ON THIS PLAN SHALL NOT:-

(1) BUILD A FENCE, OTHER THAN SWIMMING POOL STYLE FENCE COLOURED BLACK WITH METAL PICKETS AND METAL POSTS AND METAL RAILS WITH A TOTAL HEIGHT ABOVE THE GROUND LEVEL OF 1.80 METRES, ALONG THE BOUNDARIES SHOWN THUS ++++ ON SHEET 8 OF THIS PLAN.

THE ABOVE CONDITION EXPIRES ON 31st DECEMBER 2029

Ferguson Perry Surveying Pty ltd
62 Mclachlan Street Horsham,
Victoria 3400
ABN 76126 194 483

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+ Construction + Mining +
+ Spatial Information Management +

Ferguson Perry Surveying

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE

Sheet 21

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

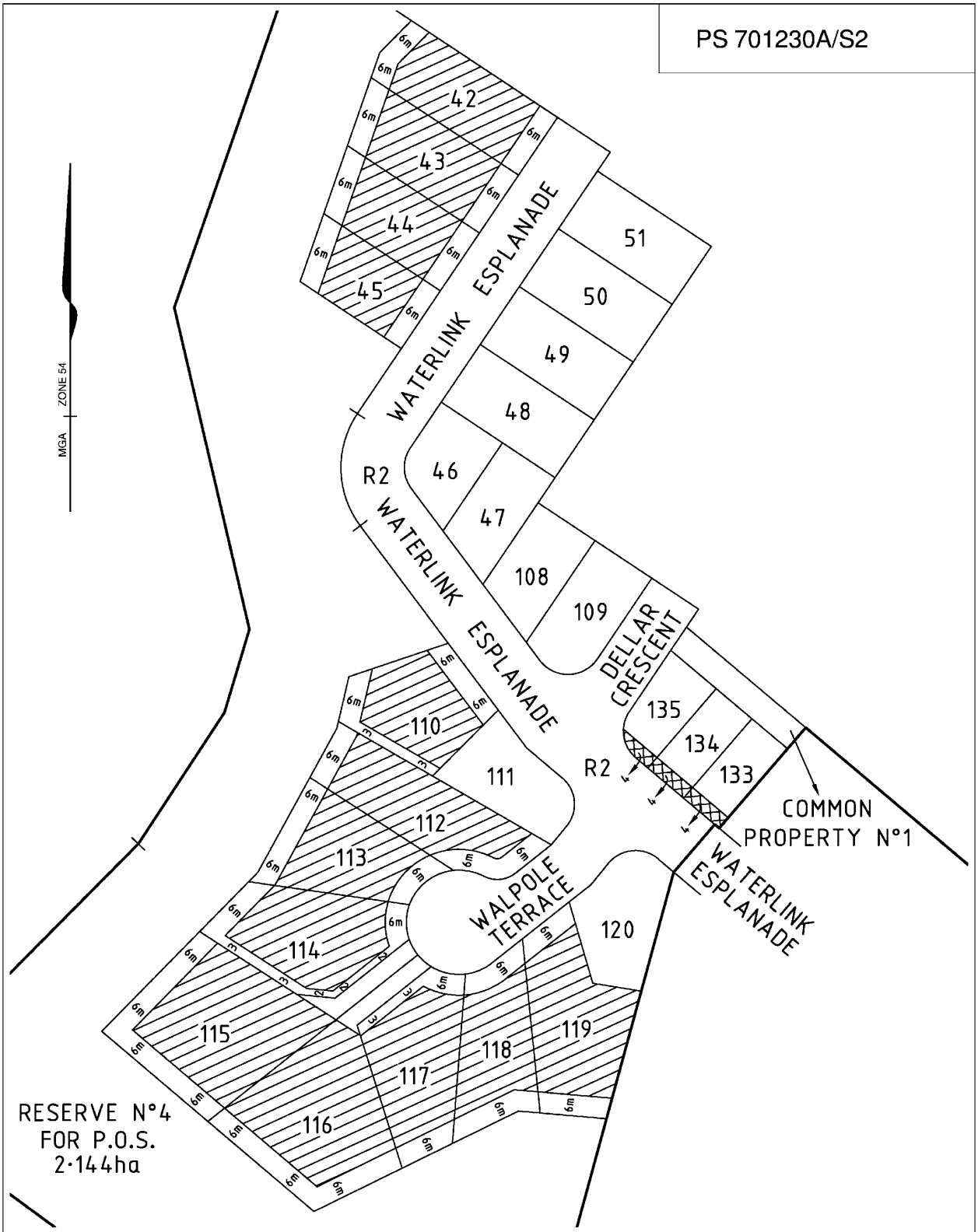
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Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (2) SPEAR Ref: S047405E 25/05/2015

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PS 701230A/S2



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Ferguson Perry Surveying

SCALE
10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1000

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

REF H017213 VERSION 2 DRAWN BY B.F. 21-02-14

Sheet 22

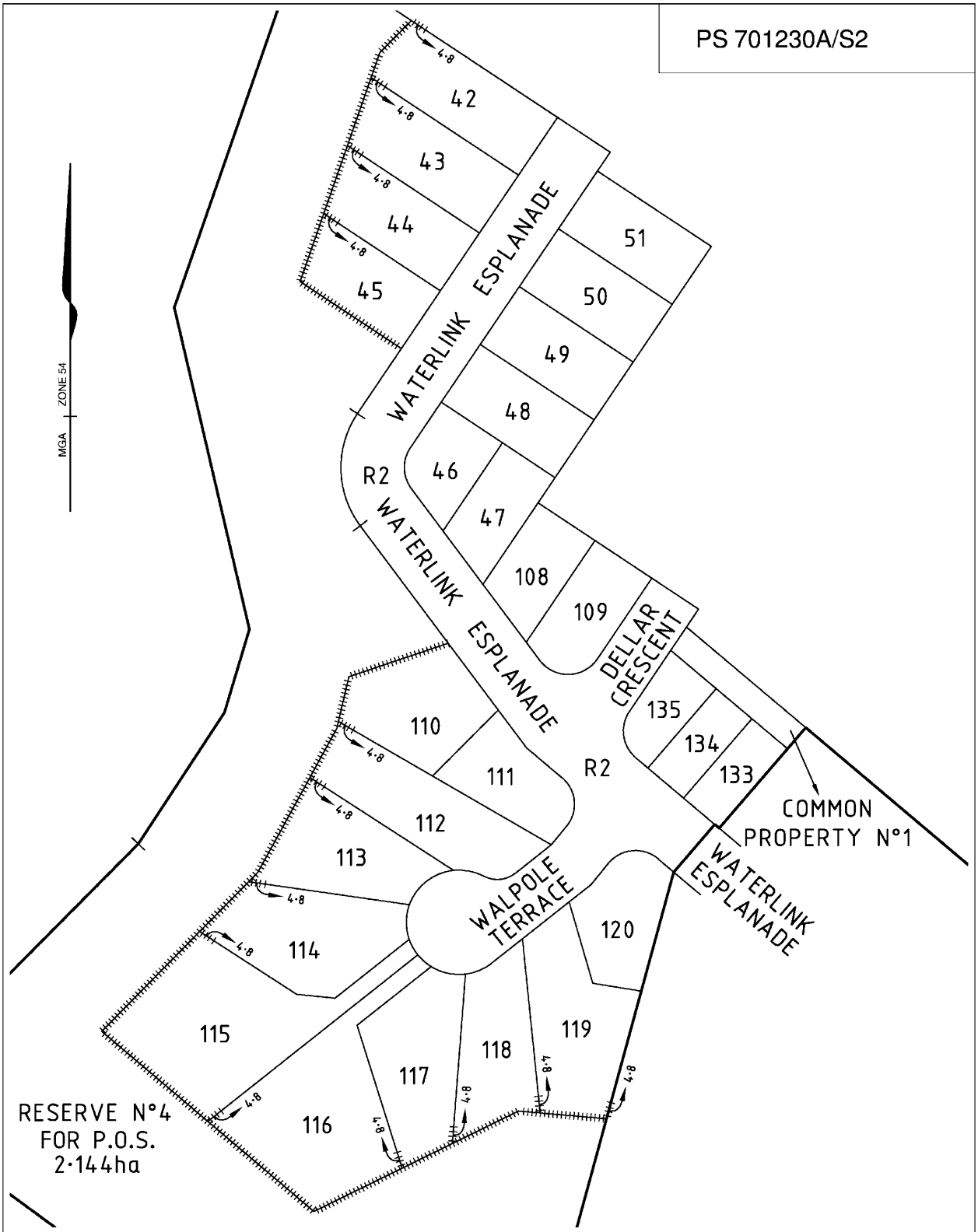
ORIGINAL SHEET SIZE A3

Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (2) SPEAR Ref: S047405E 25/05/2015

DocuSign Envelope ID: 4BBDDA09-E3CE-43EB-B5E2-5B38A9C3C24D

Signed by Council: Horsham Rural City Council, Council Ref: A06309 St 2, 10-222b, Original Certification: 22/07/2015, S.O.C.: 22/07/2015

PS 701230A/S2



Ferguson Perry Surveying Pty ltd
62 Mclachlan Street Horsham,
Victoria 3400
ABN 76126 194 483

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E admin@fergusonperry.com.au

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+ Construction + Mining +
+ Spatial Information Management +

Ferguson Perry Surveying

SCALE
10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1000

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

REF H017213 VERSION 2 DRAWN BY B.F. 21-02-14

Sheet 23

ORIGINAL SHEET SIZE A3

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Signed by Council: Horsham Rural City Council, Council Ref: A06309 St 3, 10-222b, Original Certification: 22/07/2015, S.O.C.: 22/07/2015

PS 701230A/S3

FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:

(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT
(B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR FENCE

CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 14 TO 29, AND 61 TO 72 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 14 TO 29, AND 61 TO 72 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°1

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOTS ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS

(2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE,RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.

(3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.

(4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.

(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.

(6) SAVE FOR THE FENCING SPECIFIED IN RESTRICTION N°4 AND ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2029

CREATION OF RESTRICTION N°2

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 14 TO 29, AND 61 TO 72 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 24 TO 29 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°2

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 24 TO 29 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.60 METRES A.H.D.

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SCALE
LENGTHS ARE IN METRES

ORIGINAL SCALE

Sheet 24
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

REF H017213.02 VERSION 2 DRAWN BY C.B. 31-01-14

Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (PS701230A/S3 Version 2) SPEAR Ref: S047410V 25/05/2015, Amended: 26/08/2015.

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FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:

(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT
(B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR FENCE

CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°1

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOTS ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS

(2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE,RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.

(3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.

(4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.

(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.

(6) CONSTRUCT ANY DWELLING OR BUILDING ON ANY LOT OUTSIDE THE AREA SHOWN HATCHED THUS ▨ ON SHEET 6 OF THIS PLAN, UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY.

(7) SAVE FOR THE FENCING SPECIFIED IN RESTRICTIONS N°3 AND N°4 AND ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2030

CREATION OF RESTRICTION N°2

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41, 52 TO 56, 107 AND 136 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°2

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 35 TO 41, 52 TO 56, 107 AND 136 ALL INCLUSIVE ON THIS PLAN ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.50 METRES A.H.D.

CREATION OF RESTRICTION N°3

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°3

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 35 TO 41 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) BUILD A FENCE, OTHER THAN SWIMMING POOL STYLE FENCE COLOURED BLACK WITH METAL PICKETS AND METAL POSTS AND METAL RAILS WITH A TOTAL HEIGHT ABOVE THE GROUND LEVEL OF 1.80 METRES, ALONG THE BOUNDARIES SHOWN THUS ++++ ON SHEET 7 OF THIS PLAN.

CREATION OF RESTRICTION N°4

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 AND 36 ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°4

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 35 AND 36 ON THIS PLAN SHALL NOT:

(1) BUILD A FENCE ON THEIR NORTHERNMOST BOUNDARY OTHER THAN AN OPEN STYLE FENCE THAT WOULD PERMIT WATER TO PASS FREELY THROUGH THE FENCE; FOR EXAMPLE, POST AND WIRE FENCING.

CREATION OF RESTRICTION N°5

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°5

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 35 TO 41, 52 TO 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) ALTER THE CONSTRUCTED SURFACE LEVELS OF ANY LOT TO RESTRICT THE SURFACE FLOW OF WATER TO THE STREET FRONTAGE OF THE LOT IN CONTRAVENTION OF THE ENGINEERING DRAINAGE DESIGN.

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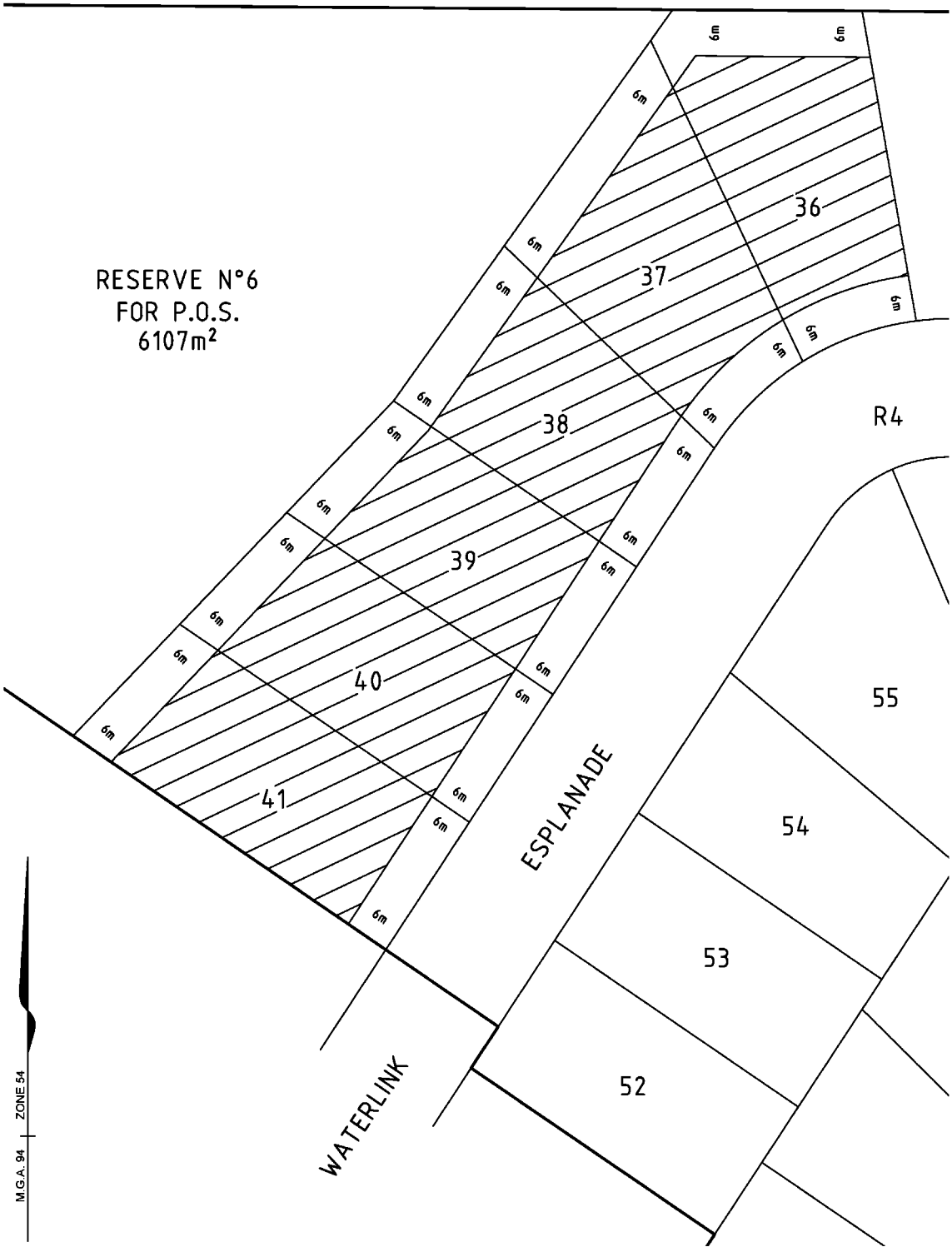
Ferguson Perry Surveying

SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 25
Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017		Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076042A	

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PS 701230A/S4



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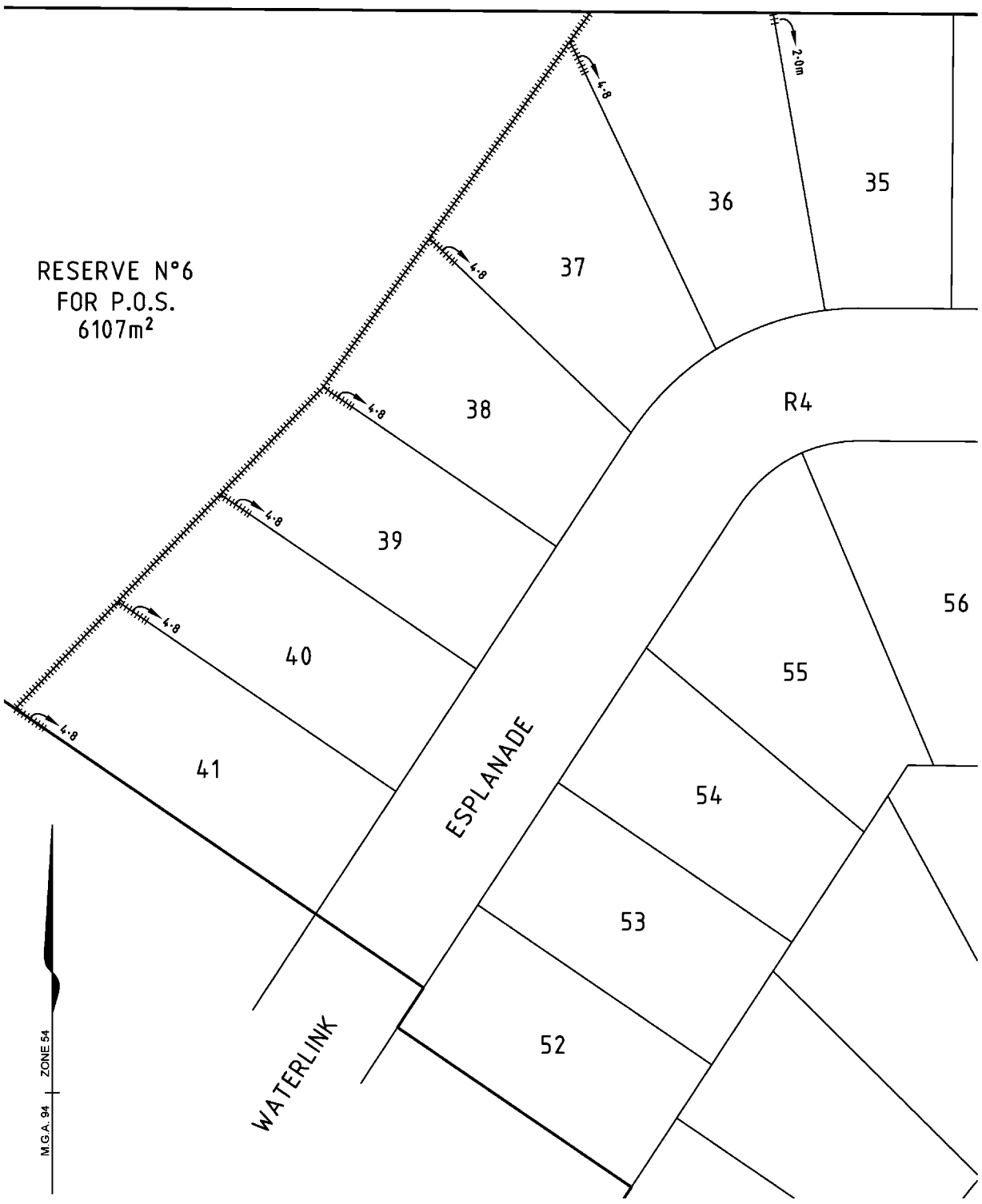
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SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 26
Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017		Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076042A	

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PS 701230A/S4



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SCALE 1:500	LENGTHS ARE IN METRES (5 0 5 10 15 20)	ORIGINAL SHEET SIZE: A3	SHEET 27
Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd), Surveyor's Plan Version (4), 16/02/2017		Digitally signed by: Horsham Rural City Council, 20/02/2017, SPEAR Ref: S076042A	

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FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:

(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT
(B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR FENCE

CREATION OF RESTRICTION N°1

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°1

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOTS ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS

(2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE,RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.

(3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.

(4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.

(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.

(6) SAVE FOR ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2030

CREATION OF RESTRICTION N°2

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 30 TO 33 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°2

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 30 TO 33 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.55 METRES A.H.D.

CREATION OF RESTRICTION N°3

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 34 ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°3

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOT 34 ON THIS PLAN SHALL NOT:

(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.50 METRES A.H.D.

CREATION OF RESTRICTION N°4

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED

LAND TO BENEFIT LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°4

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 30 TO 34, 57 TO 60, 87 TO 100 AND 141 TO 146 ALL INCLUSIVE ON THIS PLAN SHALL NOT:

(1) ALTER THE CONSTRUCTED SURFACE LEVELS OF ANY LOT TO RESTRICT THE SURFACE FLOW OF WATER TO THE STREET FRONTAGE OF THE LOT IN CONTRAVENTION OF THE ENGINEERING DRAINAGE DESIGN.

Ferguson Perry Surveying Pty Ltd
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SCALE	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 28
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Plan of Subdivision PS701230A/S1

Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S021546J
Plan Number: PS701230A/S1
Responsible Authority Name: Horsham Rural City Council
Responsible Authority Reference Number 1: A06309
Responsible Authority Reference Number 2: 10-222a
Surveyor's Plan Version: 7

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement has been satisfied for: Stage 1

Digitally signed by Council Delegate:	Tony Bawden
Organisation:	Horsham Rural City Council
Date:	20/05/2013

DocuSign Envelope ID: 4BBDDA09-E3CE-43EB-B5E2-5B38A9C3C24D

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS701230A

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.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 42-51,108-120,133-135, S3, R-2 & RESERVE NO.4	STAGE PLAN	PS701230A/S2	28/08/15	2	E.T.H
LOT S3	LOTS 14-29, 61-72, S4, R-3 & RESERVE NO.5.	STAGE PLAN	PS701230A/S3	28/08/15	2	E.T.H
LOTS 14-29, 42-51, 61-72, 108-120 & 133-135		RECTIFICATION	AM152095K	02/09/15	3	E.T.H
LOT S4	LOTS 35-41, 52-56, 101-107, 136-140, S5 ROAD R4-R5 & RESERVE NO. 6	STAGE PLAN	PS701230A/S4	28/03/17	4	C.G.
LOT S5	LOTS 30-34, 57-60, 87-100, 141-146, ROAD & R6-R7	STAGE PLAN	PS701230A/S5	28/03/17	4	C.G.

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS701230A

The land in PS701230A is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 126 - 135.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
54 HAMILTON STREET HORSHAM VIC 3400

OC018578P 14/06/2013

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
OC018578P 14/06/2013

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 126	10	10
Lot 127	10	10
Lot 128	10	10
Lot 129	10	10
Lot 130	10	10
Lot 131	10	10

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 01/12/2020 09:18:28 AM

OWNERS CORPORATION 1
PLAN NO. PS701230A

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 132	10	10
Lot 133	10	10
Lot 134	10	10
Lot 135	10	10
Total	**100.00**	**100.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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Form 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

Building Permit

Permit No: BS-U 30656 8290965847679

Issued To

Name:	JG King Homes
ACN/ARBN:	006627210
Address:	146 Firebrace Street HORSHAM, VIC 3400
Email:	JessicaR@jgking.com.au
Contact:	Jessica Roberts
Phone:	(03) 5381-1288

Ownership Details

Name:	
Address:	
Email:	
Contact:	
Phone:	

Properly Details	Lot (76) 11 Rissmann Drive HORSHAM VIC 3400
Title Details:	LP/PS: PS701230, Vol: 11427, Folio: 467
Municipal District:	Horsham Rural City Council
Standard Parcel Identifier:	76\PS701230
Council Property Number:	15259

Builder

Name:	JG King P/L
ACN/ARBN:	006627210
Registration No:	CDB-U 49366
Address:	146 Firebrace Street HORSHAM, VIC 3400
Phone:	(03) 5381-1288

This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders

Name:	Jessica Roberts
Address:	146 Firebrace Street HORSHAM, VIC 3400
Phone:	(03) 5381-1288

Building practitioner or architect engaged to prepare documents for this permit

Name	Registration No.	Role	Category/Class
Enrik Pty Ltd	CEC 57118	Engaged to prepare documents	Engineer - Civil (Company)
JG King P/L	CDB-U 49366	Engaged to prepare documents	Builder - Domestic - Unlimited (Company)

DocuSign Envelope ID: 4BBDDA09-E3CE-43EB-B5E2-5B38A9C3C24D

Details of Domestic Building Work Insurance

Name of builder:	JG King P/L
Insurance Provider:	VMIA
Policy Number:	C452903
Policy cover:	$300,000
Policy Issued:	2/08/2019

Nature of Building Work

Construction of a detached dwelling

Storeys contained:	1
Rise in storeys:	N/A
Effective height:	N/A
Type of construction:	N/A
Version of BCA applicable to Permit:	BCA 2016 Vol 2
Stage of building work permitted:	As shown on the approved plans
Total floor area of new building work in m^2:	189.6
Cost of building work (this stage):	$229,698
Cost of building work (all stages):	$229,698

Building Classification

Nature of Work	Part of Building	BCA Classification
Construction of	Single storey dwelling	1ai
Construction of	Attached garage	10a

Prescribed Reporting Authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below.

Reporting Authority	Matter Reported On or Consented To	Regulation No.
Council	Point of discharge of storm water	reg. 133(2)

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements

The mandatory notification stages are -

1. **Steel**
2. **Frame**
3. **Final**

Occupation or Use of Building

An Occupancy Permit is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by **9/08/2020**

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

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This building work must be completed by **9/08/2021**.

If the building work to which this building permit applies is not completed by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Permit Conditions

This building permit is subject to the following conditions

No	Condition
1	Hoardings must be provided where necessary to protect the public from injury or access to the building site. A permit may be required from the local authority for Asset Protection prior to commencing building work.
2	Brittle floor coverings (>16m2) are recommended not to be placed within three months of pouring the concrete floor under clause 5.3.7 of AS2870 unless extra measures are taken to control shrinkage cracking. These include the use of SL92 or an additional sheet in affected slab panels or otherwise the selection of a bedding system suitable for the expected slab movement.
3	Any person installing piles must— (a) keep a record of all pile-driving operations undertaken during the construction including any determination of allowable loadings; and (b) make the records available for inspection by the relevant building surveyor during the progress of the pile-driving operations; and (c) within 28 days of the completion of the piledriving operations forward the complete records of the pile-driving operations to the relevant building surveyor.
4	All glazing is required to comply with the NCC Part 3.6 and/or AS1288.
5	Articulation joints are to be installed as per the approved plans, ensure that a continuous 10mm spacing is provided where articulation joints abut windows or doors.
6	Truss computations and layouts to be submitted for approval prior to the frame inspection.
7	Wall framing specifications and layouts to be submitted for approval prior to the frame inspection.
8	Bracing layout and computations to be submitted for approval prior to the frame inspection.
9	The owner and/or builder shall be responsible to define, by survey, the boundaries of the allotment, and that the siting of the building complies with the endorsed plans.
10	This building permit is not evidence that the design complies with any restrictive covenant or other encumbrance burdening the subject land. It is the owner(s) responsibility to ensure compliance with any encumbrance. The owner may be subject to enforcement proceedings by a Council or legal proceedings from other beneficiaries if they do not comply with any relevant encumbrance.
11	The Domestic Building Contracts and Tribunal Act 1995 applies to the building work approved by this permit.
12	The work must be carried out strictly in conformity with the endorsed plans and specifications, one copy of which must be kept on site and made available for inspection while the work is in progress.
13	There must be no unauthorized encroachment of any part of the work beyond the building alignment.
14	Note: Section 148 of the Water Act 1989 prohibits a person from building a structure or placing any filling within 1 metre laterally of any works of an Authority without a consent of that Authority.
15	Any building work done pursuant to this building permit shall comply with the Building Act 1993 and the Building Regulations 2018 and with any conditions or requirements imposed in accordance with the Act or Regulations.
16	It is the responsibility of the owner to comply with any local laws including obtaining asset protection permits and the like.
17	Provide a suitable means of drainage to any site cuts and perimeter of the building to prevent an accumulation of run-off water near the foundations.

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No	Condition
18	Any surface water runoff to be collected with a suitable means of drainage to prevent water entering the adjoining site.
19	Surface water must be diverted away from Class 1 buildings in accordance with BCA 3.1.2.3.
20	Stormwater is to be taken to the legal point of discharge, being the council nominated point.
21	The dwelling is to be protected from Termites in accordance with Part 3.1.3 of the NCC.
22	An exhaust fan or other means of mechanical ventilation may be used to ventilate a sanitary compartment, laundry or bathroom provided contaminated air exhausts- (i) directly to outside the building by way of ducts; or, (ii) into a roof space that— (A) is adequately ventilated by open eaves, and/or roof vents; or (B) is covered by roof tiles without sarking or similar materials which would prevent venting through gaps between the tiles.
23	Construction of shower and flashings in wet areas to comply with Part 3.8.1 of the BCA and AS3740. Particular attention to be given to waterproofing timber floors and floor/wall junctions in rooms where a bath or unenclosed shower is installed and in WC's and laundry. An unenclosed shower includes an enclosure with frameless or semi frameless glass doors, shower curtains or a screen less than 1500 mm long over a bath will necessitate the provision of a floor waste. Certification from a suitable person will be required to ensure that wet areas have been waterproofed in accordance with the BCA.

Relevant Building Surveyor

Name:	Jahan Trevena
ACN/ARBN:	150137054
Address:	PO Box 1077 WENDOUREE VILLAGE VIC 3355
Email:	admin@lhbp.com.au
Building practitioner registration no.:	BS-U 30656
Permit No.:	BS-U 30656 8290965847679
Date of Issue of Permit:	9/08/2019
Signature:	

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vmia
Risk Management and Insurance

MBA INSURANCE SERVICES PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
www.domesticbuildinginsurance.com.au
1800 150 888

Domestic Building Insurance

Certificate of Insurance

Policy Number:
C452903

Policy Inception Date:
02/08/2019

Builder Account Number:
003885

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 the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C01: New Single Dwelling Construction**
At the property:	**11 Rissmann Dr HORSHAM VIC 3400 Australia**
Carried out by the builder:	**JG KING PTY LTD**
Builder ACN:	**006627210**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	
Pursuant to a domestic building contract dated:	**31/07/2019**
For the contract price of:	**$ 229,698.00**
Type of Cover:	**Cover is only provided if JG KING PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* 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.

Issued by Victorian Managed Insurance Authority

Date Generated:02/08/2019
OFFICE USE ONLY: COI-0717-1

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

VICTORIA State Government

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MBA INSURANCE SERVICES PTY LTD
Level 3, 332 Albert Street
East Melbourne VIC 3002
www.domesticbuildinginsurance.com.au
1800 150 888

Period of Cover

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

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

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 in relation to the domestic building work undertaken by the Builder.

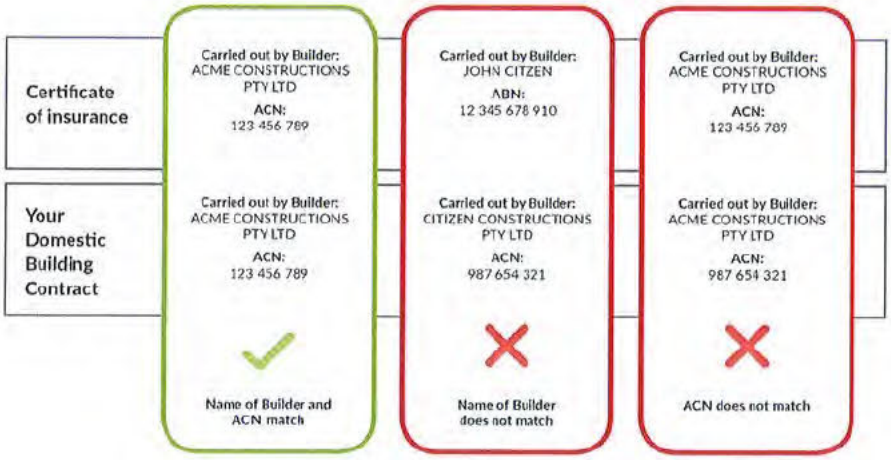
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$640.00**
GST:	**$64.00**
Stamp Duty:	**$70.40**
Total:	**$774.40**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for



Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

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Occupancy Permit

Form 16 - Regulation 192 - Building Act 1993 - Building Regulations 2018

Permit No: BS-U 30656 8290965847679

Property Details: Lot (76) 11 Rissmann Drive HORSHAM VIC 3400
Title Details: LP/PS: PS701230, Vol: 11427, Folio: 467
Municipal District: HORSHAM RURAL CITY COUNCIL

Building Permit Details

Building Permit No.:	8290965847679
Version of BCA applicable to building permit:	BCA 2016 Vol 2

Building Details

Building / Part of Building to which Permit Applies	Permitted Use	BCA Class	Maximum Floor Live Load	Maximum Number of People
Single storey dwelling	Domestic	1ai	1.5	N/A
Attached garage	Domestic	10a	1.5	N/A

Storeys contained:	1
Rise in storeys (for Class 2-9 buildings):	N/A
Effective height:	N/A
Type of construction:	N/A

Suitability for occupation

At the date this occupancy permit is issued, the building or part of a building or place of public entertainment to which this permit applies is suitable for occupation.

Relevant Building Surveyor

Name:	Jahan Trevena
Address:	PO Box 1077 WENDOUREE VILLAGE VIC 3355
Email:	admin@lhbp.com.au
Building practitioner registration no.:	BS-U 30656
Occupancy Permit No.:	BS-U 30656 8290965847679
Date of Issue:	3/04/2020
Date of final inspection:	1/04/2020
Signature:	

DocuSign Envelope ID: 4BBDDA09-E3CE-43EB-B5E2-5B38A9C3C24D

Inspection Report

S35A Building Act 1993
Building Regulations 2018
Regulation 173

Building Permit No: **8290965847679**

Agent: JG King Homes
146 Firebrace Street
HORSHAM 3400

Builder: JG King P/L
146 Firebrace Street
HORSHAM 3400

Property Details: Lot (76) 11 Rissmann Drive HORSHAM VIC 3400

Our Reference: 20190456/0

Building Works: Construction of a detached dwelling

Date/Time Inspected: 1/04/2020 - 4.40pm

Type of Inspection: **Final**

Inspection Result: **Approved**

An inspection of the above property revealed that the building work is in compliance with the provisions of the Act, Regulations, BCA and/or Australian Standards as are relevant to the approved Building Permit documents.

If you have any queries regarding your building inspection, please contact us during business hours on (03) 4344-4040.

Inspection Results
I hereby certify that the part of the building work described above has been inspected by Sean Schmidt (IN-U 42676) and complies with the building permit documentation.

Building Surveyor

Name: Jahan Trevena
Registration No: BS-U 30656

Company: Lighthouse Building Permits

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PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

From www.land.vic.gov.au at 18 January 2024 11:30 AM

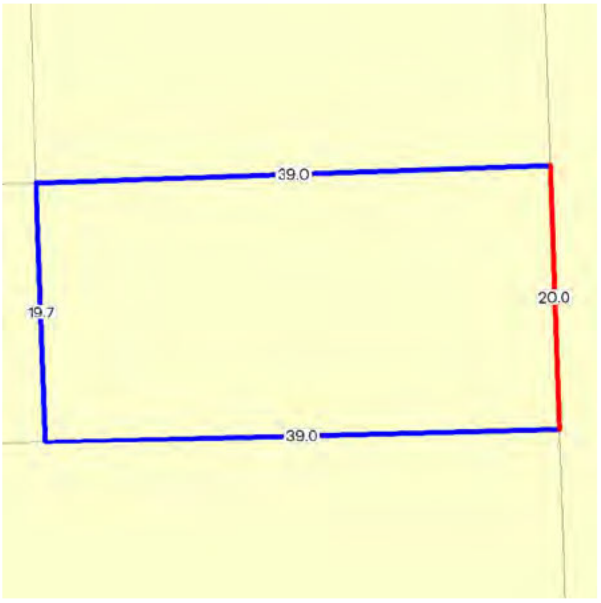
PROPERTY DETAILS

Address:	**11 RISSMANN DRIVE HORSHAM 3400**
Lot and Plan Number:	**Lot 76 PS701230**
Standard Parcel Identifier (SPI):	**76\PS701230**
Local Government Area (Council):	**HORSHAM**
Council Property Number:	**15259**
Directory Reference:	**Vicroads 544 J7**

www.hrcc.vic.gov.au

SITE DIMENSIONS

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



Area: 774 sq. m
Perimeter: 118 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.

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 18 January 2024 11:29 AM

PROPERTY DETAILS

Address:	**11 RISSMANN DRIVE HORSHAM 3400**
Lot and Plan Number:	**Lot 76 PS701230**
Standard Parcel Identifier (SPI):	**76\PS701230**
Local Government Area (Council):	**HORSHAM** www.hrcc.vic.gov.au
Council Property Number:	**15259**
Planning Scheme:	**Horsham** Planning Scheme - Horsham
Directory Reference:	**Vicroads 544 J7**

UTILITIES

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

STATE ELECTORATES

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

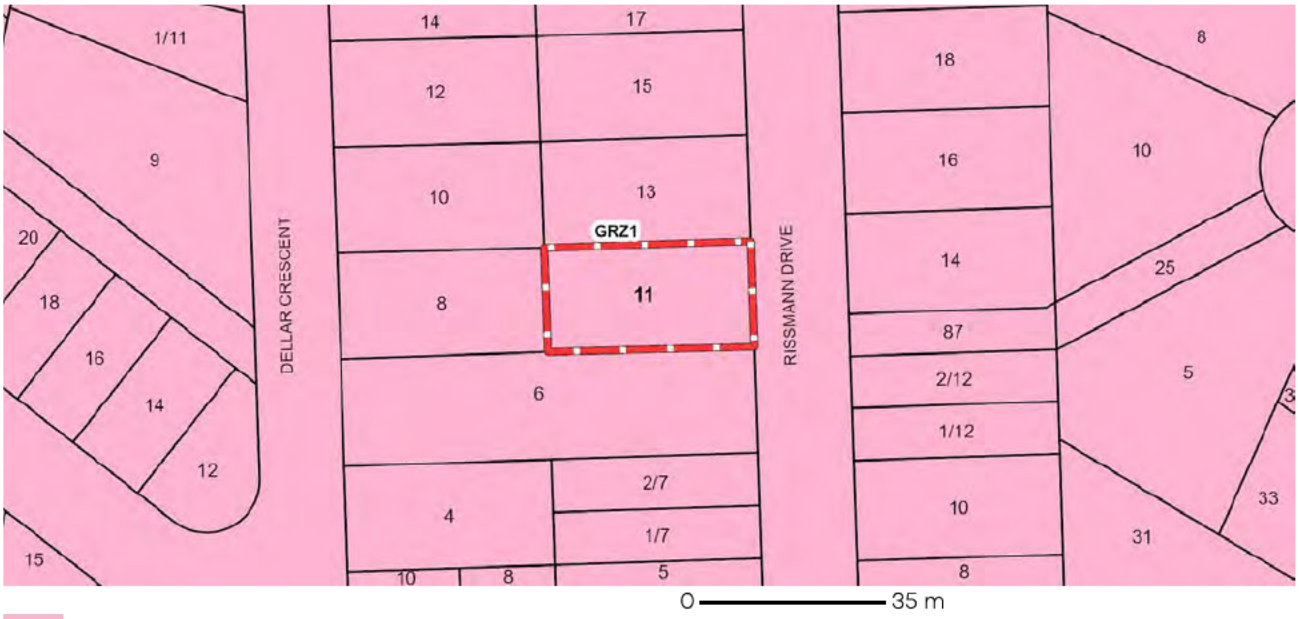
OTHER

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

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

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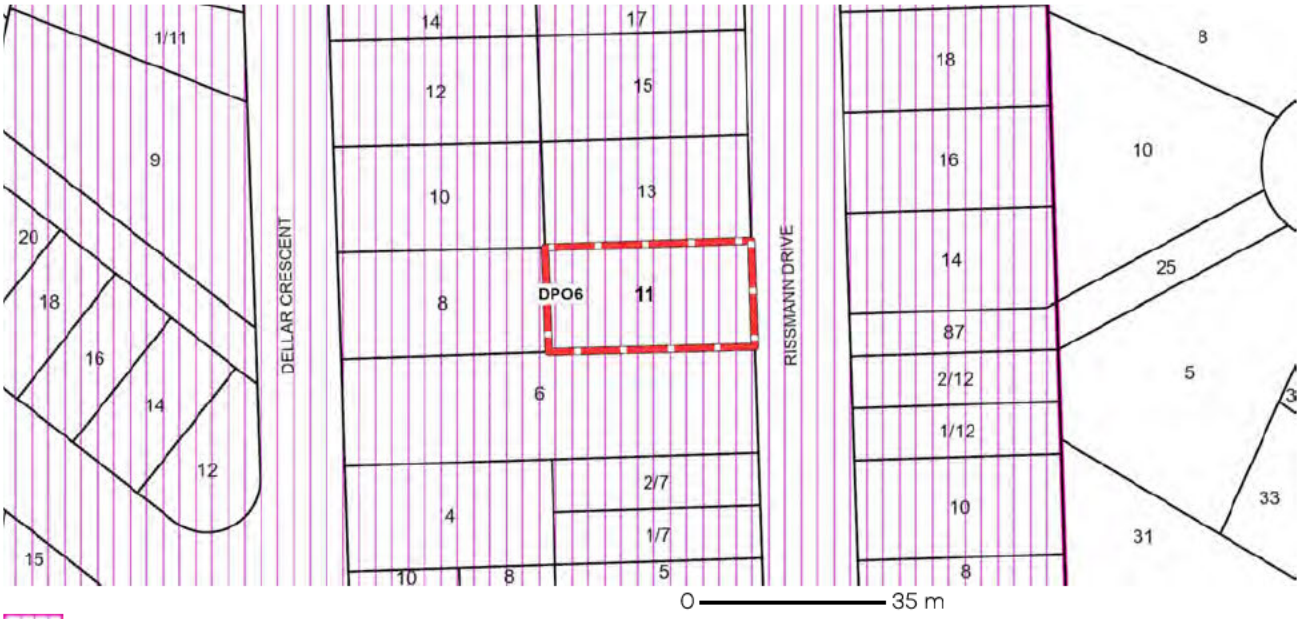
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PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY – SCHEDULE 6 (DPO6)



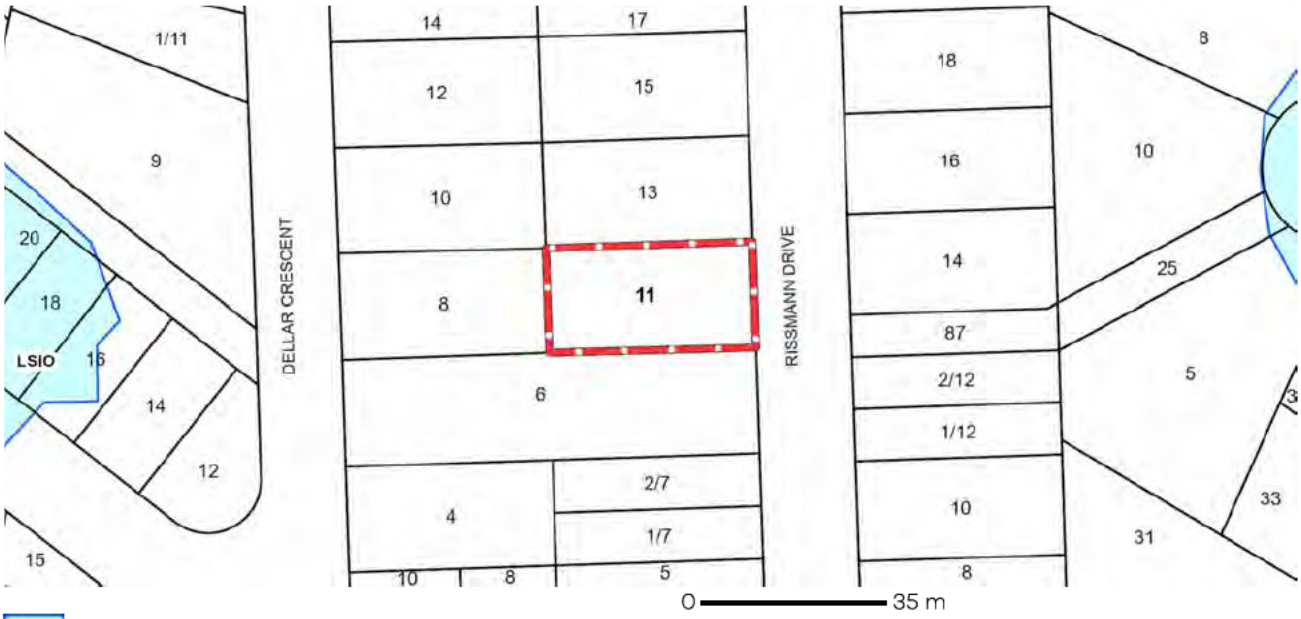
DPO – Development Plan Overlay

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO – Land Subject to Inundation Overlay

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

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

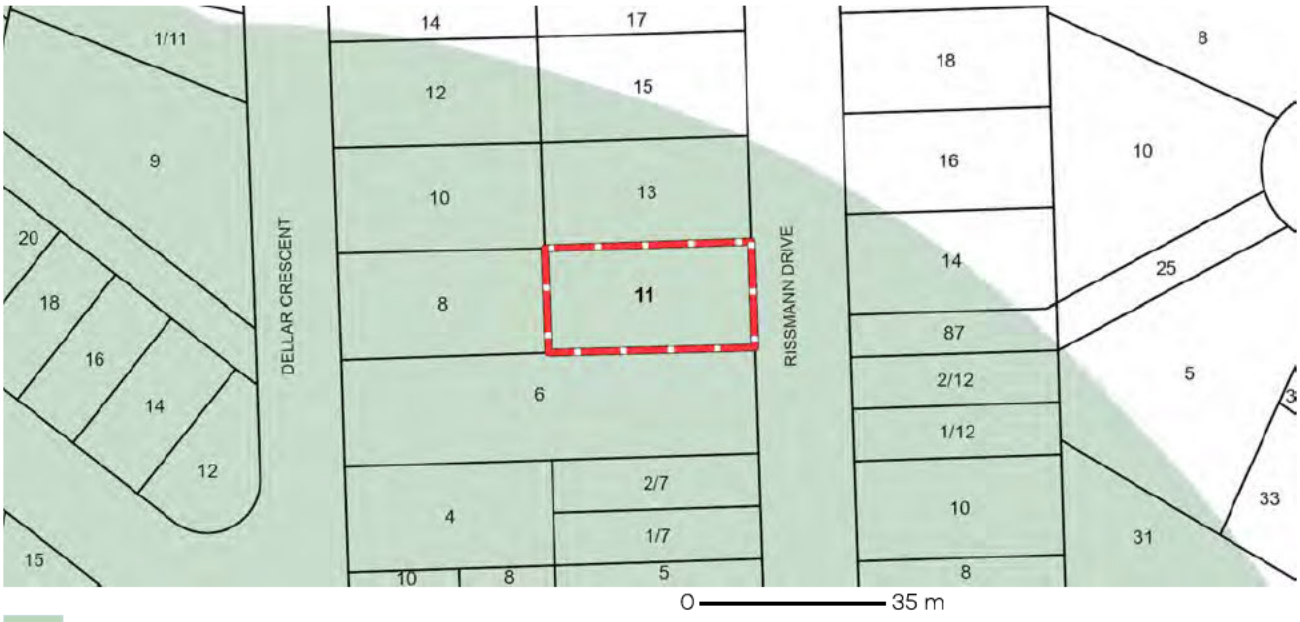
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

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



Aboriginal Cultural Heritage

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

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

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

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

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

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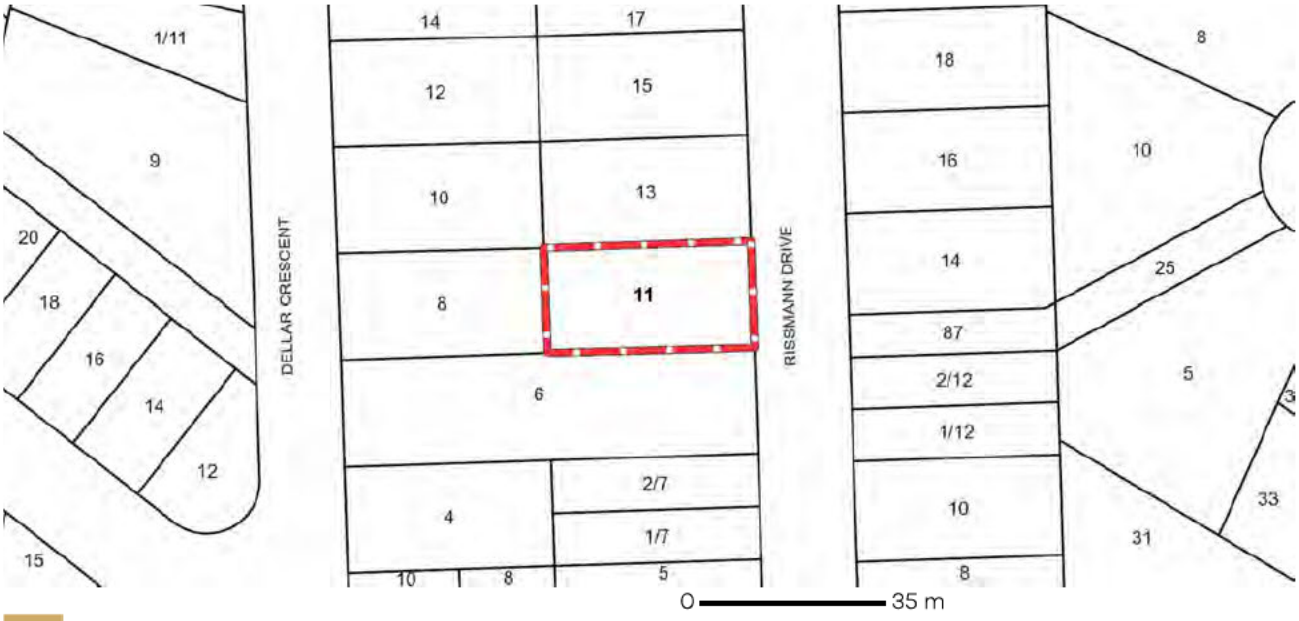
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

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

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

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Residential rental agreement

no more than 5 years

Residential Tenancies Act 1997 Section 26(1)
Residential Tenancies Regulations 2021 Regulation 10(1)

- This is your residential rental agreement. It is a binding contract under the ***Residential Tenancies Act 1997*** (the Act).
- Parts A, B, C and E are the terms of your agreement. Part D is a summary of your rights and obligations.
- Do not sign this agreement if there is anything in it that you do not understand.
- Please refer to *Renters Guide* for details about your rights and responsibility.
- For further information, visit the renting section of the Consumer Affairs Victoria (CAV) website at www.consumer.vic.gov.au/renting or call 1300 558 181.

Part A – Basic terms

This agreement is between the residential rental provider (rental provider) and the renter(s) listed on this form.

1 Date of agreement

This is the date the agreement is signed.

28/10/2022

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2 Premises let by the rental provider

Address of premises

11 Rissmann Drive, Horsham VIC Postcode 3400

3 Rental provider details

Full name(s) or Company name

ACN (if applicable)

(Please fill out details below where no agent is acting for the rental provider)

Address Postcode

Phone number

Email address

Rental provider's agent's details (if applicable)

Full name Ray White Horsham

Address 16C Darlot Street Postcode 3400

Phone number (03) 5382 2422

ACN (if applicable) 116 142 860

Email address horsham.vic@raywhite.com

Note: The rental provider must notify the renter within 7 days if any of this information changes.

4 Renter details

Each renter that is a party to the agreement must provide their details here.

Full name of **renter 1**

Current address: 11 Rissmann Drive, Horsham VIC Postcode 3400

Phone number

Email address

Full name of **renter 2**

Current address Postcode

Phone number

Email address

Full name of **renter 3**

Current address Postcode

Phone number

Email address

Full name of **renter 4**

Current address Postcode

Phone number

Email address

Note: If there are more than four renters, include details on an extra page.

5 Length of the agreement

☑ Fixed term agreement — Start date: 21/11/2022 (this is the date the agreement starts and you may move in)

End date: 20/05/2023

☐ Periodic agreement (monthly) — Start date:

Note: A periodic (e.g. month by month) rental agreement will be formed at the end of the fixed term agreement if the renter and rental provider do not sign a new fixed term agreement and the renter stays in the property.

6 Rent

Rent amount ($): 485

(payable in advance)

To be paid per ☐ week ☑ fortnight ☐ calendar month

Day rent is to be paid: TUESDAY (e.g. each Thursday or the 11th of each month)

Date first rent payment due: 29/11/2022

7 Bond

- The renter has been asked to pay the bond specified below.
- The maximum bond is 1 months' rent (unless the rent is more than $900 per week). In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit.
- The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA) within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond.
- If the renter does not receive a receipt within 15 business days of paying the bond, they can email the RTBA at rtba@justice.vic.gov.au, or call the RTBA at 1300 13 71 64.

Bond amount ($)	2,107
Date bond payment due	21/11/2022

Part B – Standard terms

8 Rental provider's preferred method of rent payment

- The rental provider must permit a fee-free method (other than the renter's own bank fees) payment and must allow the renter to use Centrepay or another form of electronic funds transfer.
- The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

(Rental provider to tick available methods of rent payment)

☐ direct debit ☑ bank deposit ☐ cash ☐ cheque or money order ☐ BPAY

☐ other electronic form of payment, including Centrepay

Payment details (if applicable)

Direct transfer- refer to Approval Letter for payment instructions

9 Service of notices and other documents by electronic methods

- Electronic service of documents must be in accordance with the requirements of the ***Electronic Transactions (Victoria) Act 2000.***
- Just because someone responds to an email or other electronic communications, does not mean they have consented to the service of notices and other documents by electronic methods.
- The renter and rental provider must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.
- The renter and the rental provider must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods, such as email?

The rental provider must complete this section before giving the agreement to the renter.

(Rental provider to tick as appropriate)

☑ Yes - insert email address, mobile phone number or other electronic contact details: horsham.vic@raywhite.com

☐ No

9.2 Does the renter agree to the service of notices and other documents by electronic methods, such as email?

(Renter to tick as appropriate)

Renter 1 ☑ Yes - insert email address, mobile phone number or other electronic contact details

☐ No

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Renter 2	☐ Yes - insert email address, mobile phone number or other electronic contact details ☐ No	
Renter 3	☐ Yes - insert email address, mobile phone number or other electronic contact details ☐ No	
Renter 4	☐ Yes - insert email address, mobile phone number or other electronic contact details ☐ No	

Note: If there are more than four renters, include details on an extra page.

10 Urgent repairs

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.
- For further information on seeking repairs, see **Part D** below.

Details of person the renter should contact for an urgent repair (rental provider to insert details).

Emergency contact name	Ray White Horsham
Emergency phone number	(03) 5382 2422
Emergency email address	horsham.vic@raywhite.com

11 Professional cleaning

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy, unless:

- Professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- Professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned or pay the cost of having all or part of the rented premises professionally cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

12 Owners corporation (formerly body corporate)

Do owners corporation rules apply to the premises? (Rental provider to tick as appropriate)

☐ No ☐ Yes If yes, the rental provider must attach a copy of the rules to this agreement.

13 Condition report

The renter must be given two copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.

(Rental provider to tick as appropriate)

☐ The condition report has been provided

☑ The condition report will be provided to the renter on or before the date the agreement starts

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14 Electrical safety activities

- The rental provider must ensure an electrical safety check is conducted every two years by a licensed or registered electrician of all electrical installations, appliances and fittings provided by a rental provider in the rented premises, and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
- If an electrical safety check of the rented premises has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.

15 Gas safety activities

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

(a) The rental provider must ensure a gas safety check is conducted every two years by a licensed or registered gasfitter of all gas installations and fittings in the rented premises and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If a gas safety check has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.

16 Smoke alarm safety activities

(a) The rental provider must ensure that:

(i) any smoke alarm is correctly installed and in working condition; and

(ii) any smoke alarm is tested according to the manufacturer instructions at least once every 12 months; and

(iii) the batteries in each smoke alarm are replaced as required.

(b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

Note: Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.

(c) The rental provider, on or before the commencement of the agreement, must provide the renter with the following information in writing:

(i) Information on how each smoke alarm in the rented premises operates; and

(ii) Information on how to test each smoke alarm in the rented premises; and

(iii) Information on the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.

(d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.

Note: Regulations made under the ***Building Act 1993*** require smoke alarms to be installed in all residential buildings.

17 Swimming pool barrier safety activities

These safety-related activities only apply if the rented premises contains a swimming pool.

(a) The rental provider must ensure that the pool barrier is maintained in good repair.

(b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.

(c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

(d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the ***Building Act 1993*** on the request of the renter.

18 Relocatable swimming pool safety activities

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, at the rented premises.

(a) The renter must not put up a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.

(b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

Note: Regulations made under ***Building Act 1993*** apply to any person erecting a relocatable swimming pool. This safety-related activity only applies to swimming pools or spas that can hold water deeper than 300 mm.

19 Bushfire prone area activities

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

(a) If the rented premises is in a designated bushfire-prone area under section 192A of the ***Building Act 1993*** and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.

(b) The water tank must be full and clean at the commencement of the agreement.

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Part D – Rights and obligations

This is a summary of selected rights and obligations of renters and rental providers under the ***Residential Tenancies Act 1997*** (the Act). Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

For more information, visit www.consumer.vic.gov.au/renting.

Use of the premises

The renter:

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act.
- must not use the premises for illegal purposes.
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours.
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing.
- must keep the premises reasonably clean.

Condition of the premises

The rental provider:

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in.
- must maintain the premises in good repair and in a fit condition for occupation.
- agrees to do all the safety-related maintenance and repair activities set out in Part C of the agreement.

The renter:

- must follow all safety-related activities set out in Part C of the agreement and not remove, deactivate or interfere with safety devices on the premises.

Modifications

The renter:

- may make some modifications without seeking consent. These modifications are listed on the Consumer Affairs website.
- must seek the rental provider's consent before installing any other fixtures or additions.
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act.
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed.

The rental provider:

- must not unreasonably refuse consent for certain modifications.

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting.

Locks

- The rental provider must ensure the premises:
  - has locks to secure all windows capable of having a lock, and
  - has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock, and
  - meets the rental minimum standards for locks and window locks.
- External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that:
  - is operated by a key from the outside; and
  - may be unlocked from the inside with or without a key.
- The renter must obtain consent from the rental provider to change a lock in the master key system.
- The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.
- The rental provider must not give a key to a person excluded from the premises under a:
  - family violence intervention order; or
  - family violence safety notice; or
  - recognised non-local DVO; or
  - personal safety intervention order.

Repairs

- Only a suitably qualified person must do repairs – both urgent and non-urgent.

Urgent repairs

Section 3(1) of the Act defines *urgent repairs*. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit www.consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.

The rental provider must carry out urgent repairs after being notified.

A renter may arrange for urgent repairs to be done if they have taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.

If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to $2,500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if:

- the renter cannot meet the cost of the repairs; or

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- the cost of repairs is more than $2,500; or
- the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

Non-urgent repairs

- The renter must notify the rental provider, in writing, as soon as practicable of:
  - damage to the premises.
  - breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.
- The rental provider must carry out non-urgent repairs in reasonable time.
- The renter can apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within **14 days** of receiving notice of the need for repair.

Assignment or sub-letting

The renter:

- must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider.

The rental provider may give the renter notice to vacate if the renter assigns or sublets the premises without consent.

The rental provider:

- cannot unreasonably withhold consent to assign or sub-let the premises.
- must not demand or receive a fee or payment for consent, other than reasonable expenses incurred by the assignment.

Rent

- The rental provider must give the renter at least 60 days' written notice of a proposed rent increase.
- Rent cannot be increased more than once every 12 months.
- If the rental provider or agent does not provide a receipt for rent, the renter may request a receipt.
- The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase.

Access and entry

- The rental provider may enter the premises:
  - at any time, if the renter has agreed within the last 7 days.
  - to do an inspection but not more than once every 6 months.
  - to comply with the rental provider's duties under the Act.
  - to show the premises or conduct an open inspection to sell, rent or value the premises.
  - to take images or video for advertising a property that is for sale or rent.
  - if they believe the renter has failed to follow their duties under the Act.
  - to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.
- The renter must allow entry to the premises where the rental provider has followed proper procedure.
- The renter is entitled to a set amount of compensation for each sales inspection.

Pets

- The renter must seek consent from the rental provider before keeping a pet on the premises.
- The rental provider must not unreasonably refuse a request to keep a pet.

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Part E – Additional terms

21 Further details (if any)

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.

Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 55 81 81 for further information or visit unfair contract terms at the Consumer Affairs Victoria website.

- No smoking inside premises.
- No parking on lawn areas including nature strips.
- Carpet to be professionally cleaned at the end of the tenancy.
- If separate booster box is required for digital TV reception renter to provide this at own cost.
- Renter agrees that the property is being rented in its current condition and that no improvements, alterations or additions will be provided by the rental provider other than urgent maintenance, unless a mutually agreed new tenancy with substantial rent increase is negotiated to reflect the value of such changes.
- A $75 cash call out fee will be applied if office keys need to be accessed after hours.
- If a tenant is to break their lease during their tenancy, a lease break fee of two weeks rent plus GST will apply & they will be responsible for paying rent up until the day prior of a new tenancy commencing.

Note: If you need extra space, attach a separate sheet. Both the rental provider and renter should sign and date all attachments.

22 Signatures

This agreement is made under the ***Residential Tenancies Act 1997***.

Before signing you must read **Part D – Rights and obligations** in this form.

Rental provider

Signature of rental provider 1	
Date	28/10/22
Signature of rental provider 2	
Date	

Renter(s)

All renters listed must sign this residential rental agreement.

Signature of renter 1	
Date	28/10/2022
Signature of renter 2	
Date	
Signature of renter 3	
Date	
Signature of renter 4	
Date	

Note: Each renter who is a party to the agreement must sign and date here. If there are more than four renters, include details on an extra page.

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Help or further information

For further information, visit the renting section – Consumer Affairs Victoria website at www.consumer.vic.gov.au/renting or call Consumer Affairs Victoria on **1300 55 81 81**.

Telephone interpreter service

If you have difficulty understanding English, contact the Translating and Interpreting Service (TIS) on 131 450 (for the cost of a local call) and ask to be put through to an Information Officer at Consumer Affairs Victoria on 1300 55 81 81

Arabic

إذا كان لديك صعوبة في فهم اللغة الإنكليزية، اتصل بخدمة الترجمة التحريرية والشفوية (TIS) على الرقم 131 450 (بكلفة مكالمة محلية) واطلب أن يوصلوك بموظف معلومات في دائرة شؤون المستهلك في فكتوريا على الرقم 1300 55 81 81.

Turkish İngilize anlamakta güçlük çekiyorsanız, 131 450'den (şehir içi konuşma ücretine) Yazılı ve Sözlü Tercümanlık Servisini (TIS) arayarak 1300 55 81 81 numerali telefondan Victoria Tüketici İşleri'ni aramalarını ve size bir Danişma Memuru ile görüştürmelerini isteyiniz.

Vietnamese Nếu quí vị không hiểu tiếng Anh, xin liên lạc với Dịch Vụ Thông Phiên Dịch (TIS) qua số 131 450 (với giá biểu của cú gọi địa ph ng) và yêu cầu đ ợc nối đ ờng dây tới một Nhân Viên Thông Tin tại Bộ Tiêu Thụ Sự Vụ Victoria (Consumer Affairs Victoria) qua số 1300 55 81 81.

Somali Haddii aad dhibaato ku qabto fahmida Ingiriiska, La xiriir Adeega Tarjumida iyo Afcelinta (TIS) telefoonka 131 450 (qiimaha meesha aad joogto) weydiisuna in lagugu xiro Sarkaalka Macluumaadka ee Arrimaha Macmiilaha
Fiktooriya tel: 1300 55 81 81.

Chinese 如果您聽不大懂英語，請打電話給口譯和筆譯服務處，電話：131 450（祇花費一個普通電話費），讓他們幫您接通維多利亞消費者事務處（Consumer Affairs Victoria）的信息官員，電話：1300 55 81 81。

Serbian Ако вам је тешко да разумете енглески, назовите Службу преводилаца и тумача (Translating and Interpreting Service – TIS) на 131 450 (по цену локалног позива) и замолите их да вас повежу са Службеником за информације (Information Officer) у Викторијској Служби за потрошачка питања (Consumer Affairs Victoria) на 1300 55 81 81.

Amharic በእንግሊዝኛ ቋንቋ ለመረዳት ችግር ካለብዎ የአስተርጓሚ አገልግሎትን (TIS) በስልክ ቁጥር 131 450 (በአካባቢ ስልክ ጥሪ ሂሳብ) በመደወል ለቪክቶሪያ ደንበኞች ጉዳይ ቢሮ በስልክ ቁጥር 1300 55 81 81 ደውሎ ከመረጃ አቅራቢ ሠራተኛ ጋር እንዲያገናኝዎት መጠየቅ።

Dari

اگر شما مشکل دانستن زبان انگلیسی دارید، با اداره خدمات ترجمانی تحریری و شفاهی(TIS) به شماره 131 450 به قیمت مخابره محلی تماس بگیرید و بخواهید که شما را به کارمند معلومات دفتر امور مهاجرین ویکتوریا به شماره 1300 55 81 81 ارتباط دهد.

Croatian Ako nerazumijete dovoljno engleski, nazovite Službu tumača i prevoditelja (TIS) na 131 450 (po cijeni mjesnog poziva) i zamolite da vas spoje s djelatnikom za obavijesti u Consumer Affairs Victoria na 1300 55 81 81.

Greek Αν έχετε δυσκολίες στην κατανόηση της αγγλικής γλώσσας, επικοινωνήστε με την Υπηρεσία Μετάφρασης και Διερμηνείας (TIS) στο 131 450 (με το κόστος μιας τοπικής κλήσης) και ζητήστε να σας συνδέσουν με έναν Υπάλληλο Πληροφοριών στην Υπηρεσία Προστασίας Καταναλωτών Βικτώριας (Consumer Affairs Victoria) στον αριθμό 1300 55 81 81.

Italian Se avete difficoltà a comprendere l'inglese, contattate il servizio interpreti e traduttori, cioè il Translating and Interpreting Service (TIS) al 131 450 (per il costo di una chiamata locale), e chiedete di essee messi in comunicazione con un operatore addetto alle informazioni del dipartimento "Consumer Affairs Victoria" al numero 1300 55 81 81.

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)