

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

1 Rissmann Drive, Horsham 3400

Vendor's name

Michelle Ann Wentworth

Date

/ /

**Vendor's
signature**



Jun 16, 2021 | 4:27 PM AEST

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

(a) Are contained in the attached certificate/s.

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 vendors 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:

Nil.

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:

Nil.

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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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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Vendor/supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

To:

Purchaser/recipient:

Property address: 1 Rissmann Drive
HORSHAM, VIC 3400


Lot no.: 81 **Plan of subdivision:** PS701230A

The Purchaser/recipient is not required to make a payment under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) in relation to the supply of the above property.

From: Vendor/supplier: MICHELLE ANN WENTWORTH

Dated: __/__/20__ Jun 16, 2021 | 4:27 PM AEST

Signed by or on behalf of the vendor/supplier: _____



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

VOLUME 11427 FOLIO 472

Security no : 124090487044V

Produced 11/06/2021 08:52 AM

LAND DESCRIPTION

Lot 81 on Plan of Subdivision 701230A.
PARENT TITLE Volume 10719 Folio 409
Created by instrument PS701230A 14/06/2013

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MICHELLE ANN WENTWORTH of
AL479323J 11/11/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS468012D 23/08/2019
COMMONWEALTH BANK OF AUSTRALIA

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: 1 RISSMANN DRIVE HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

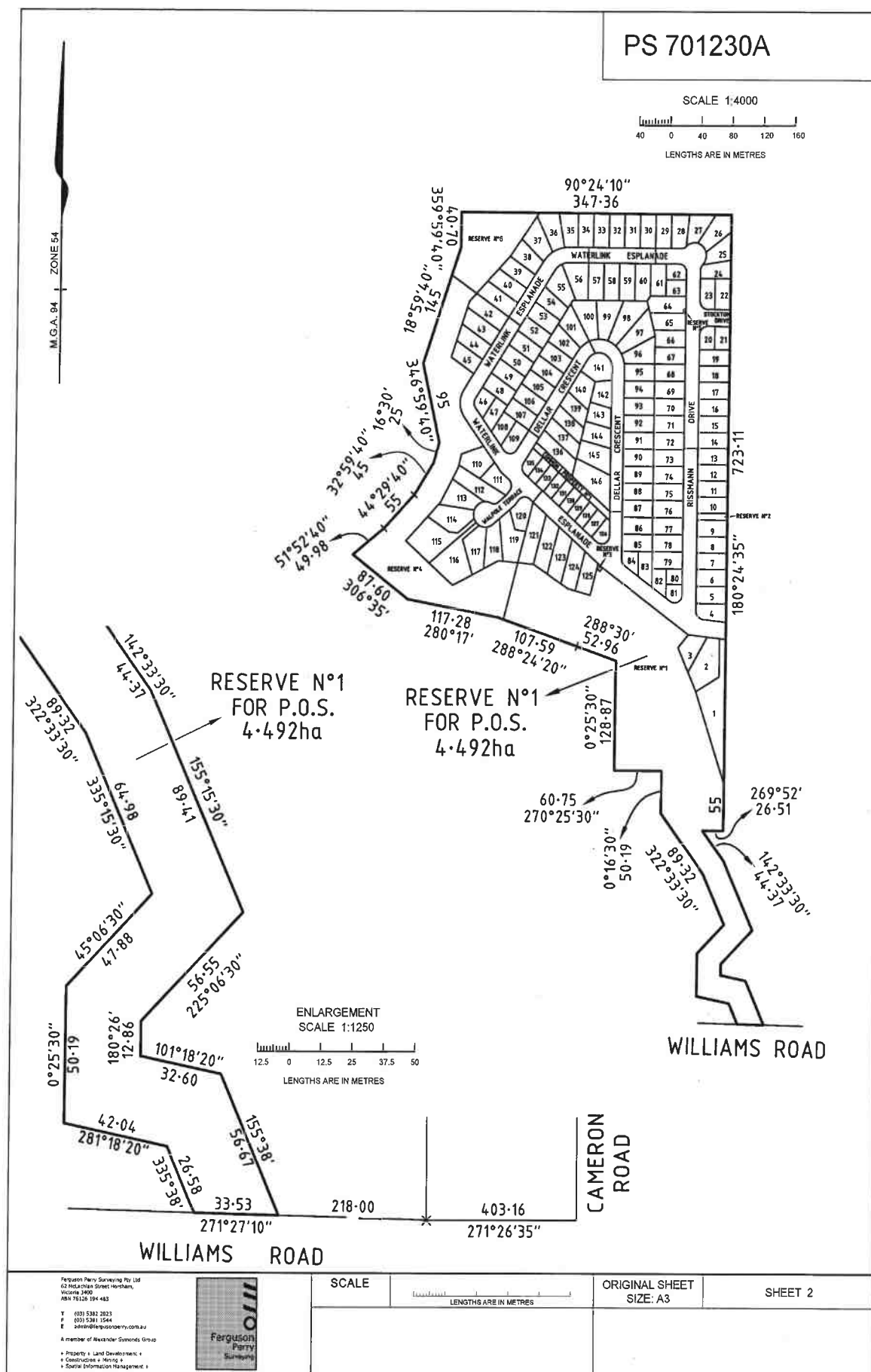
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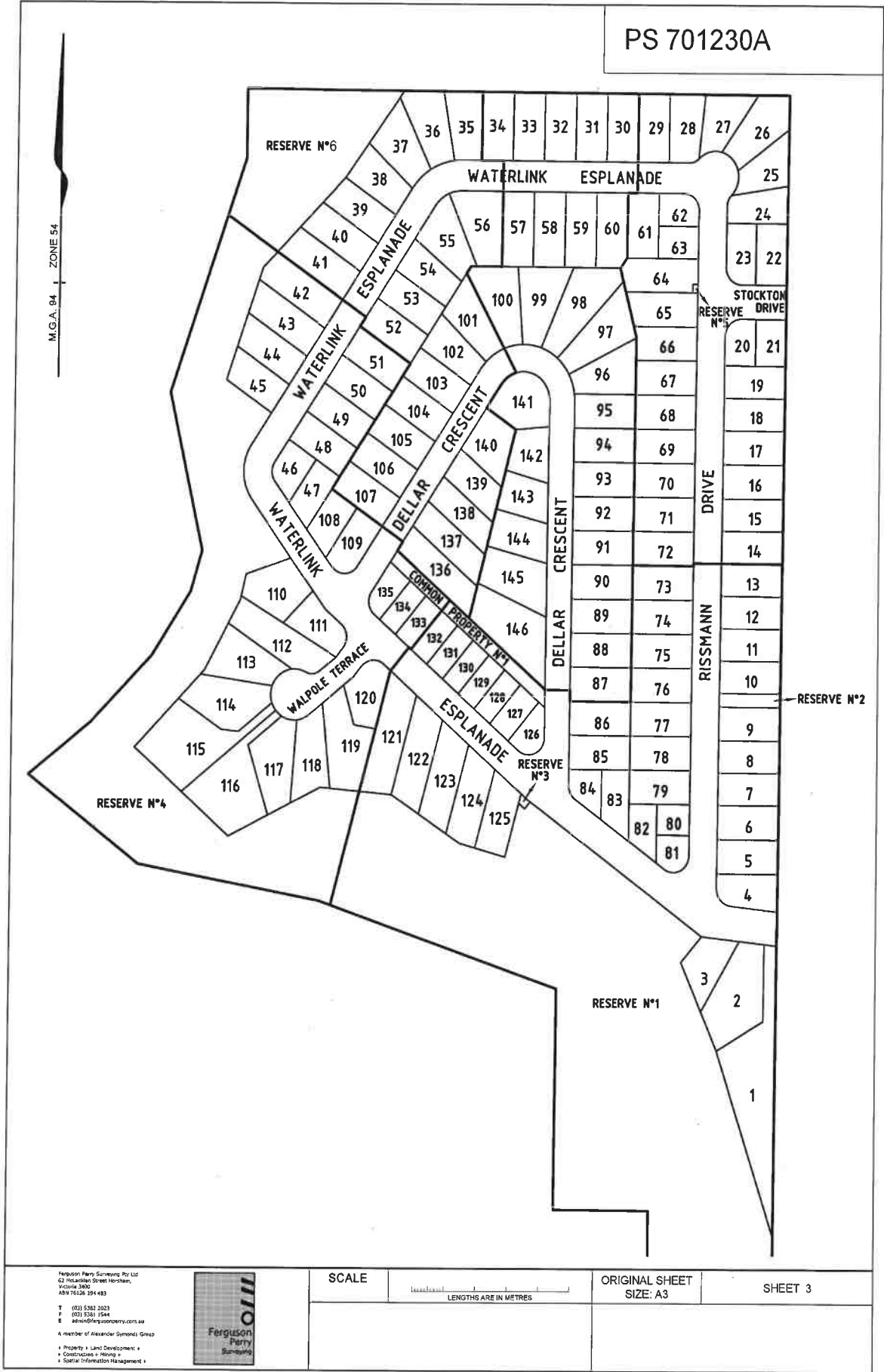
eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/08/2019

DOCUMENT END

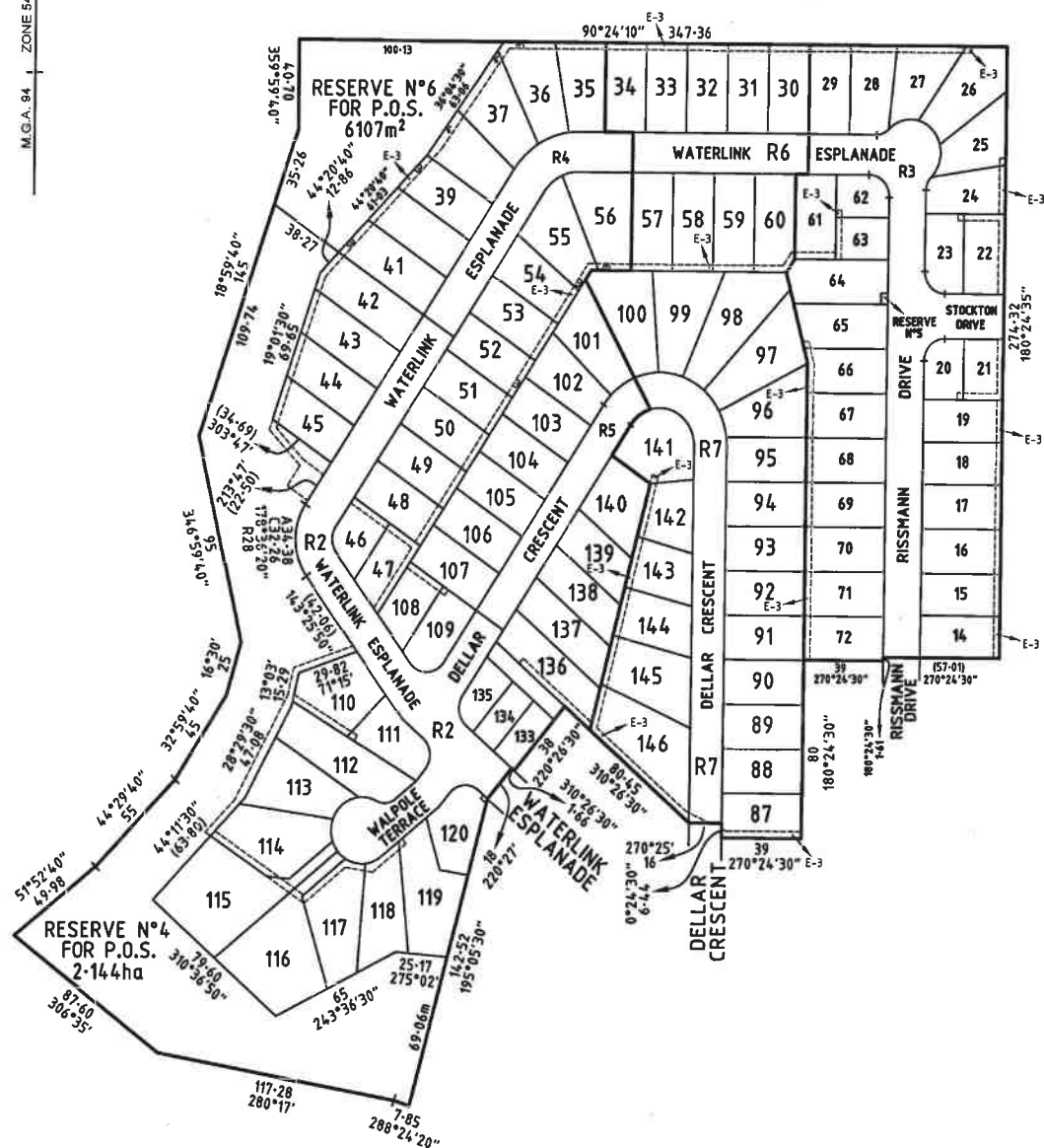
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M.G.A. 94 , ZONE 54



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A member of Alexander Symonds Group

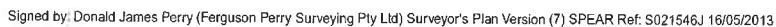
- + Property + Land Development +
- + Construction + Mining +
- + Spatial Information Management +

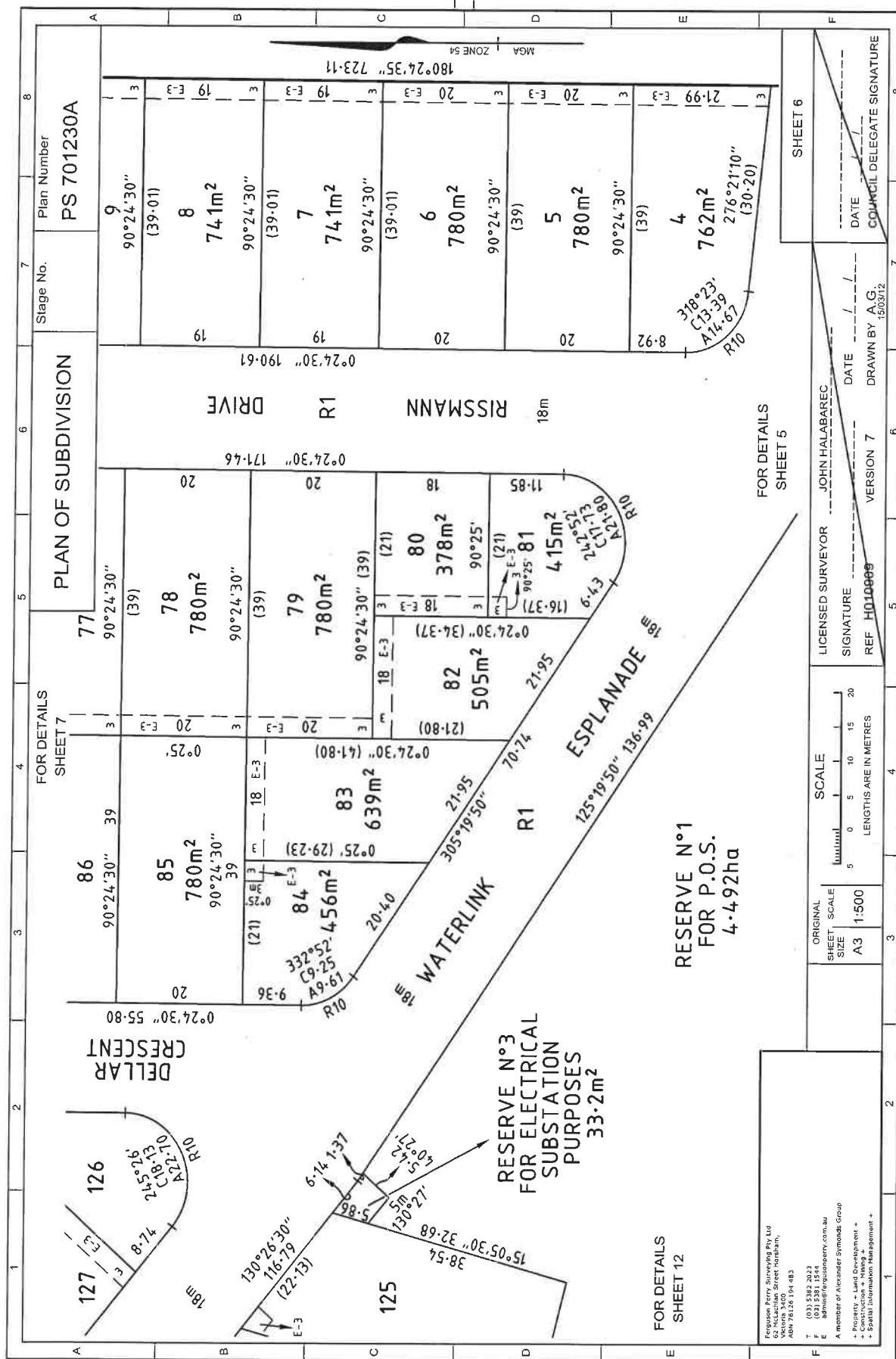


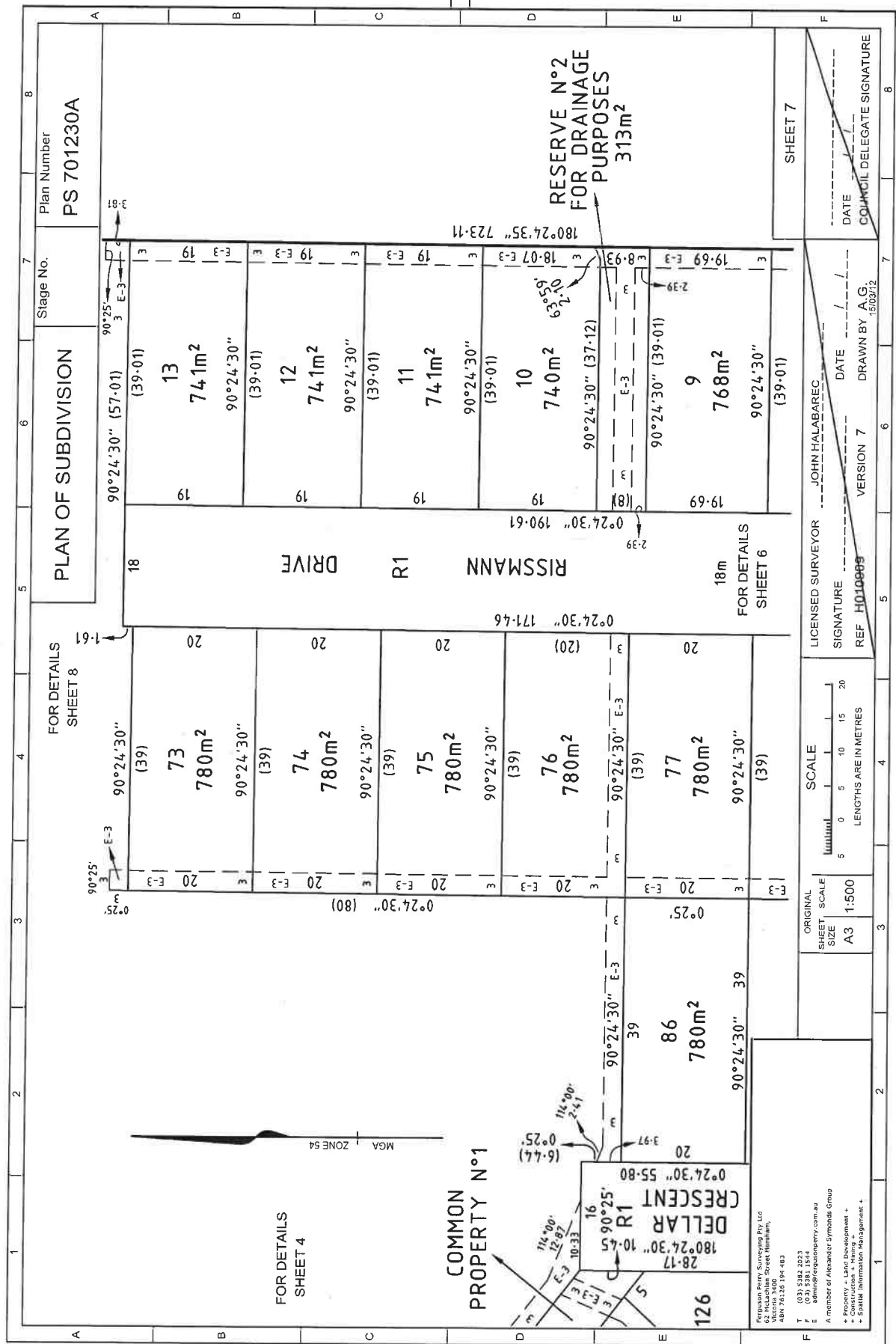
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4







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.

PS 701230A



PS 701230A

FOR DETAILS SHEET 4

LOT 42
1027m²
303°47' (106.35)
(50.08)

LOT 43
957m²
303°47' (50.50)

LOT 44
852m²
303°47' (45.23)

LOT 45
747m²
303°47' (39.96)

LOT 46
554m²
358°36' (16.1)
C11-52
A12-28
R10

LOT 47
608m²
213°47' (30.55)

LOT 48
780m²
123°47' (39)

LOT 49
780m²
123°47' (39)

LOT 50
780m²
123°47' (39)

LOT 51
780m²
123°47' (39)

LOT 108
FOR DETAILS SHEET 11

LOT 109

RESERVE N°4 FOR P.O.S. 2.144ha
A34.38
C32.26
178°36'20"

WATERLINK
ESPLANADE

SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

ORIGINAL SCALE
1:500

Sheet 10
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:
DONALD JAMES PERRY

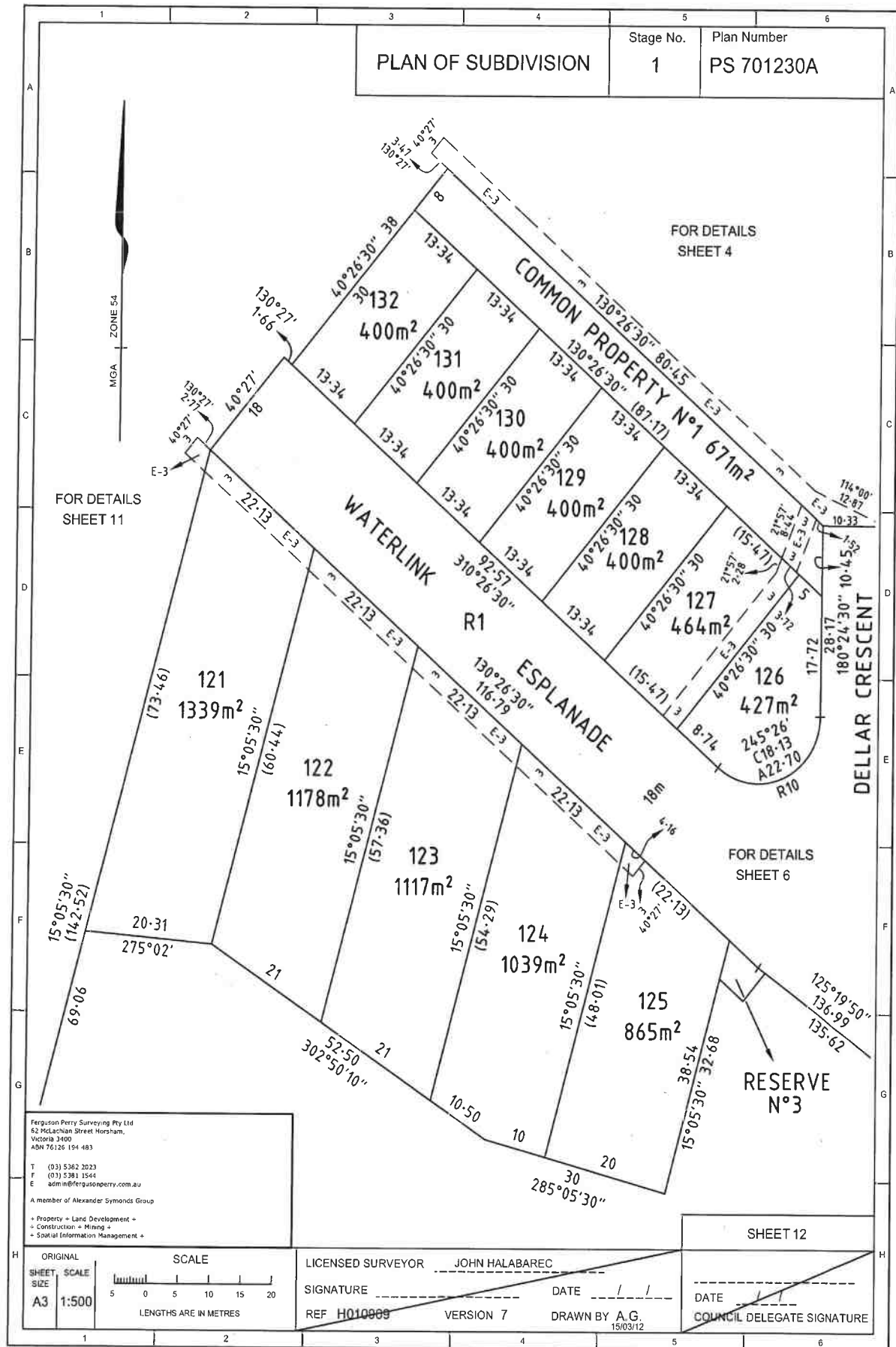
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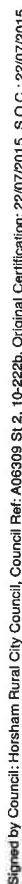
Ferguson Perry Surveying Pty Ltd
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admin@fergusonperry.com.au
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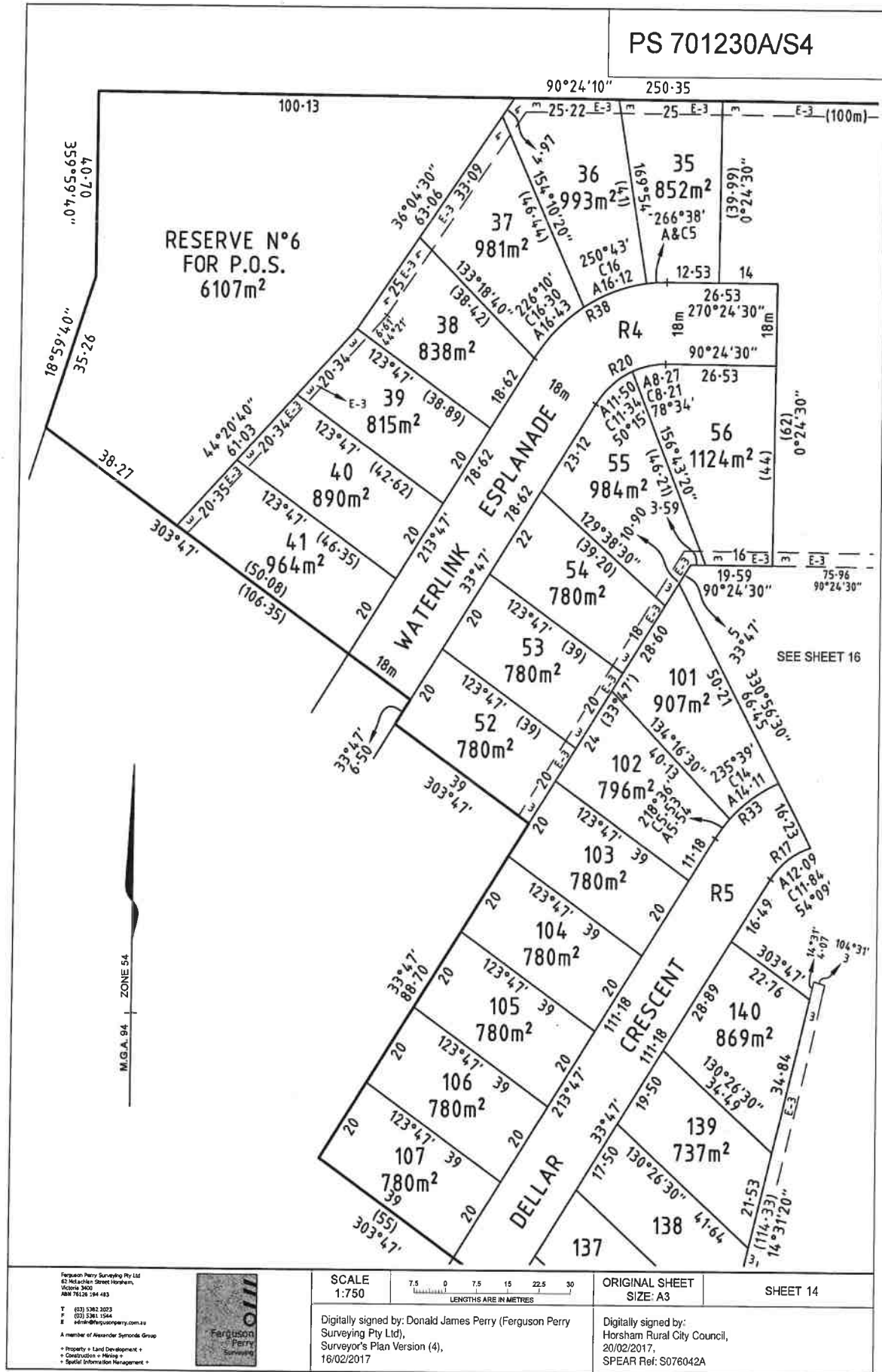
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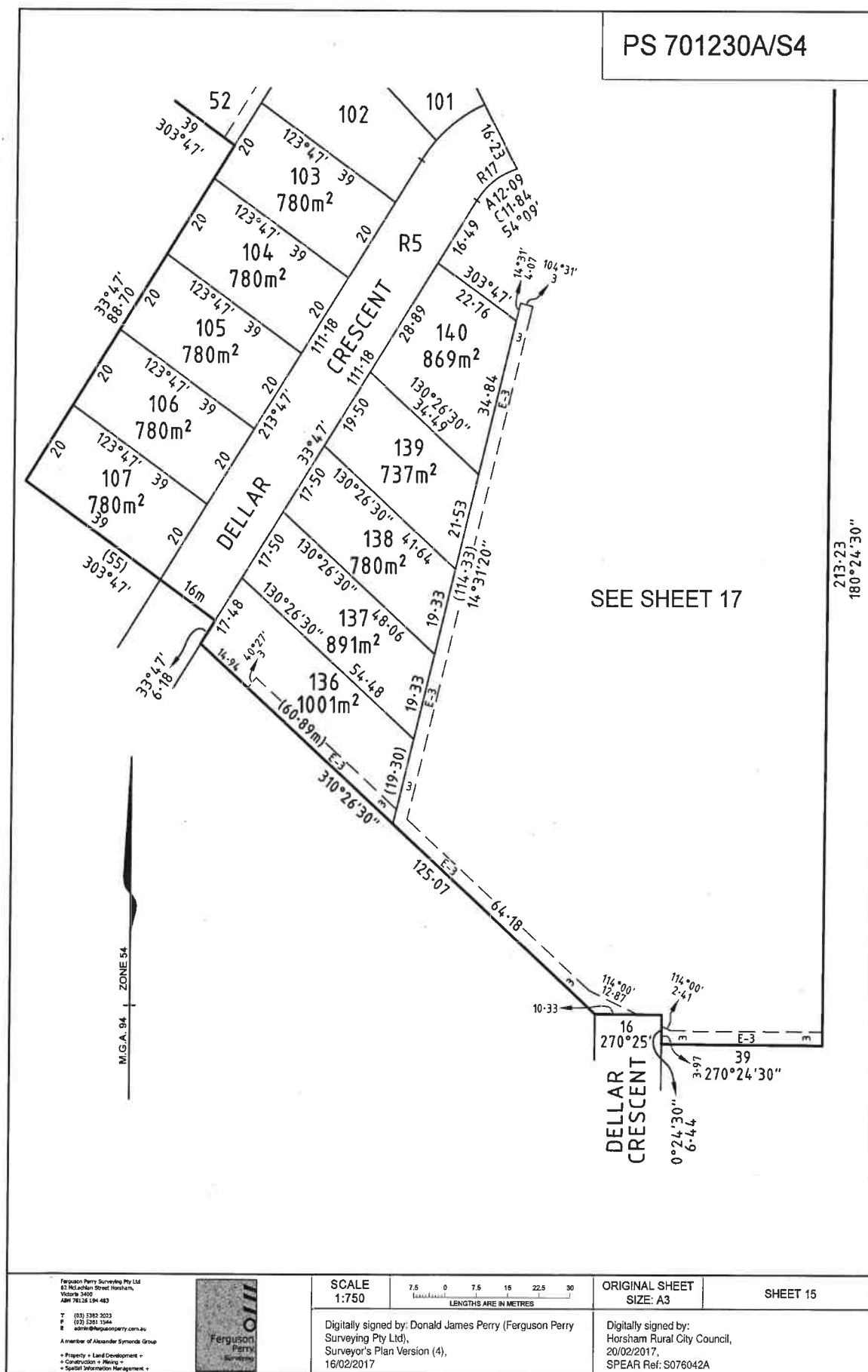
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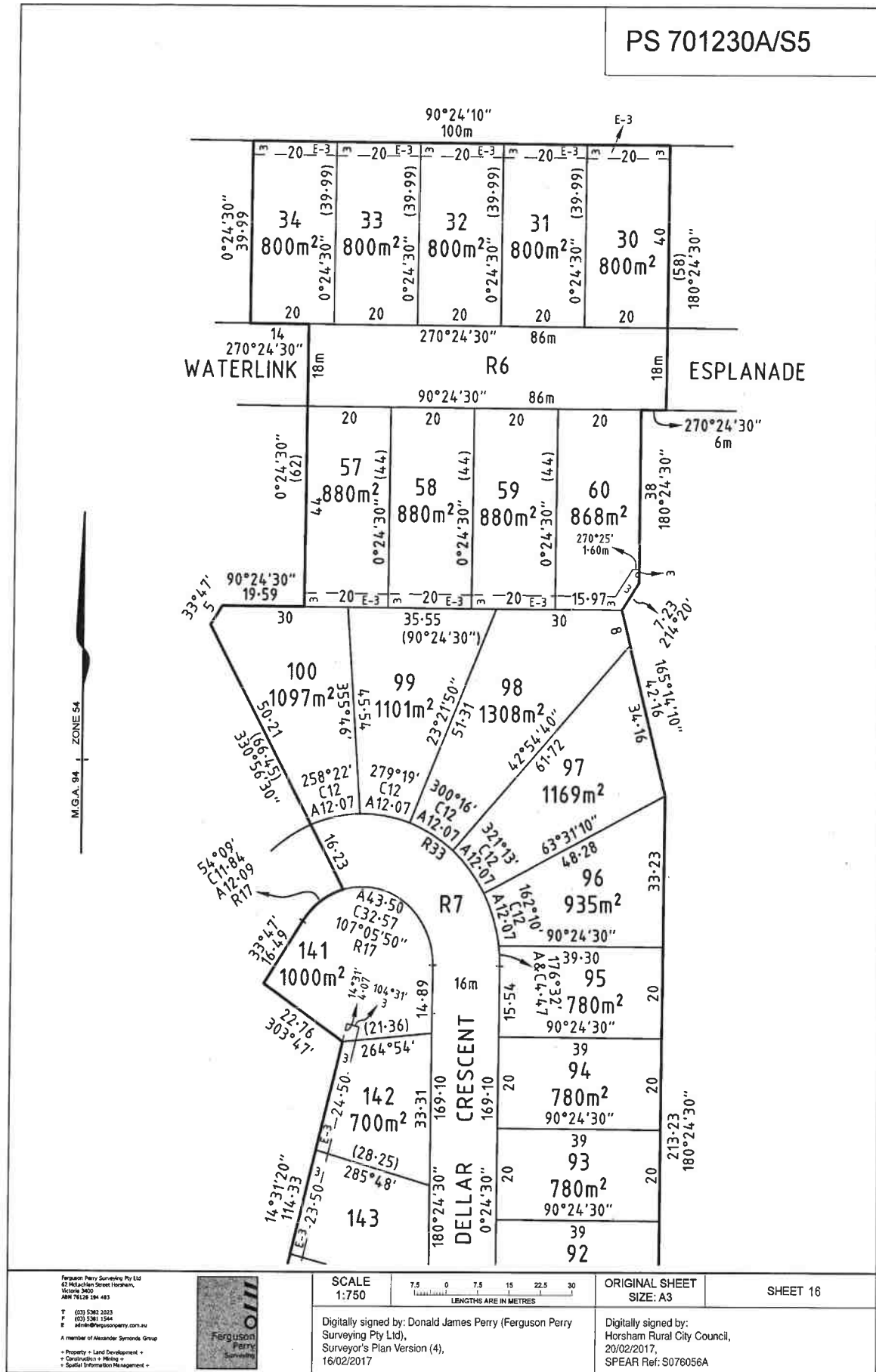
Signed by Council: Horsham Rural City Council, Council Ref: A06309, 10-222a, Original Certification: 20/05/2013, S.O.C.: 20/05/2013











PS 701230A/S5



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



SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Digitally signed by: Donald James Perry (Ferguson Perry
Surveying Pty Ltd),
Surveyor's Plan Version (4),
16/02/2017

ORIGINAL SHEET
SIZE: A3

SHEET 17

Digitally signed by:
Horsham Rural City Council,
20/02/2017,
SPEAR Ref: S076056A

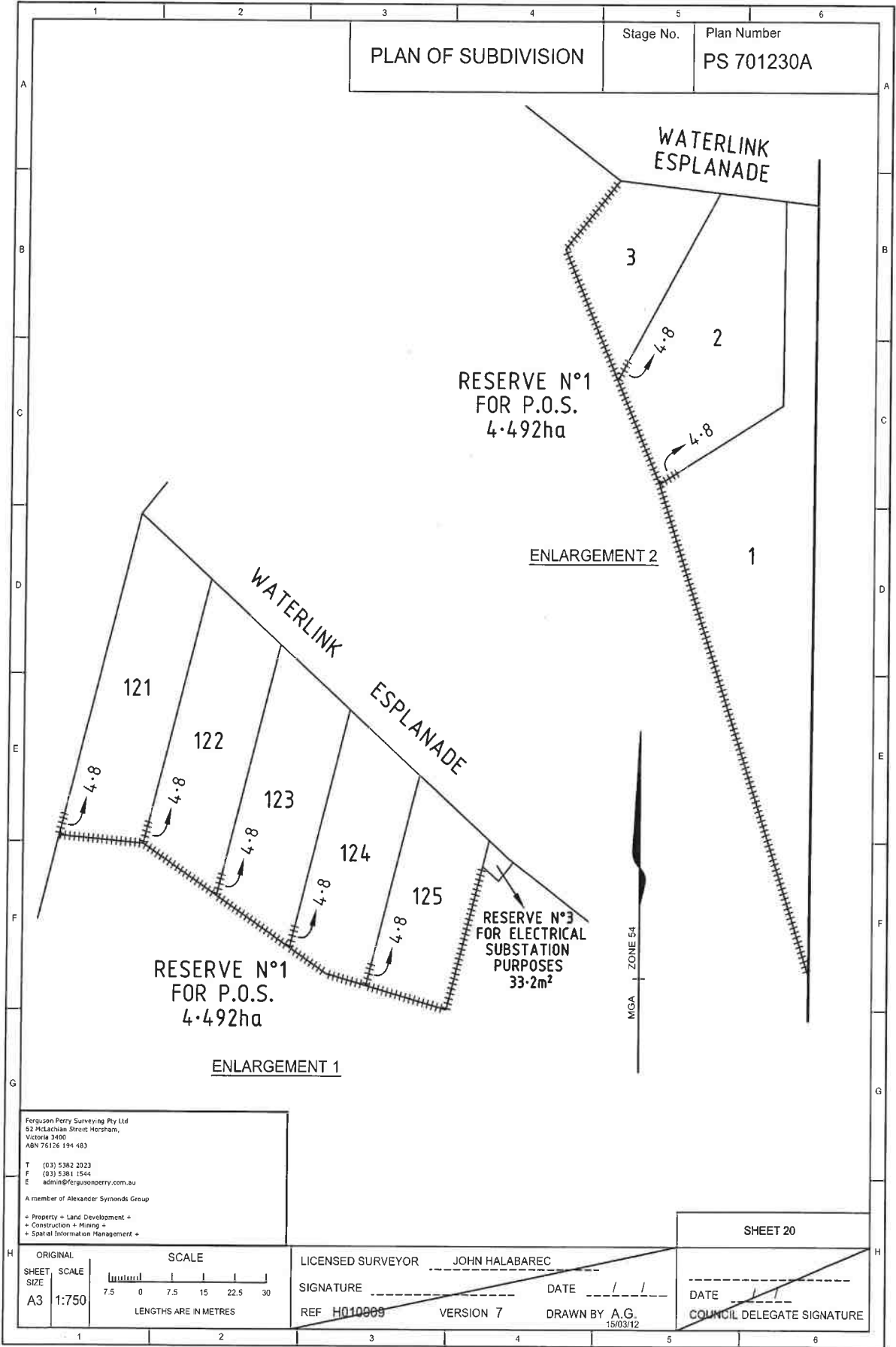
Signed by Council: Horsham Rural City Council. Council Ref: A06309, 10-222a. Original Certification: 20/05/2013. S.O.C.: 20/05/2013

1	2	3	4	5	6
PLAN OF SUBDIVISION				Stage No.	Plan Number PS 701230A
<p>FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:</p> <p>(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR FENCE</p> <p><u>CREATION OF RESTRICTION N°1</u></p> <p>UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED</p> <p>LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.</p> <p>LAND TO BE BURDENED LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.</p> <p><u>DESCRIPTION OF RESTRICTION N°1</u></p> <p>THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOTS ON THIS PLAN SHALL NOT:</p> <p>(1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.</p> <p>(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.</p> <p>(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 OR TERRACE OR SIMILAR IN COLOUR.</p> <p>THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2026</p> <p><u>CREATION OF RESTRICTION N°2</u></p> <p>UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED</p> <p>LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.</p> <p>LAND TO BE BURDENED LOTS 1 TO 3 AND LOTS 121 TO 125 ALL INCLUSIVE ON THIS PLAN</p> <p><u>DESCRIPTION OF RESTRICTION N°2</u></p> <p>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:</p> <p>(1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.50 METRES A.H.D.</p> <p><u>CREATION OF RESTRICTION N°3</u></p> <p>UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED</p> <p>LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.</p> <p>LAND TO BE BURDENED LOTS 126 TO 132 ALL INCLUSIVE ON THIS PLAN.</p> <p><u>DESCRIPTION OF RESTRICTION N°3</u></p> <p>THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 126 TO 132 ALL INCLUSIVE ON THIS PLAN SHALL NOT:</p> <p>(1) CONSTRUCT A DWELLING WHICH HAS A SETBACK FURTHER THAN 4 METRES FROM WATERLINK ESPLANADE.</p> <p>(2) CONSTRUCT A DWELLING OR BUILDING, EXCEPTING ENCROACHMENTS PERMITTED BY REGULATION 409(3) OF BUILDING REGULATIONS 2005, IN THE AREA SHOWN CROSS HATCHED THUS ON SHEET 8 OF THIS PLAN.</p> <p>THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2026</p> <p><u>CREATION OF RESTRICTION N°4</u></p> <p>UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED</p> <p>LAND TO BENEFIT LOTS 1 TO 13, 73 TO 86 AND 121 TO 132 ALL INCLUSIVE ON THIS PLAN.</p> <p>LAND TO BE BURDENED LOTS 1, 2, 3, 121, 122, 123, 124 & 125.</p> <p><u>DESCRIPTION OF RESTRICTION N°4</u></p> <p>THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 1, 2, 3, 121, 122, 123, 124 & 125 SHALL NOT:</p> <p>(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.</p> <p>THE ABOVE CONDITION EXPIRES ON 31st DECEMBER 2026</p>					
<div style="display: flex; justify-content: space-between;"><div style="width: 30%;"><p>Ferguson Perry Surveying Pty Ltd 62 McLachlan Street, Horsham, Victoria 3400 ABN 76126 194 483</p><p>T (03) 5362 2023 F (03) 5361 1544 E admin@fergusonperry.com.au</p><p>A member of Alexander Symonds Group</p><p>+ Property + Land Development + + Construction + Mining + + Spatial Information Management +</p></div><div style="width: 30%; text-align: center;"><p>SHEET 18</p></div><div style="width: 30%; border: 1px solid black; padding: 5px;"><p>ORIGINAL SCALE</p><p>SHEET SIZE A3</p><p>LENGTHS ARE IN METRES</p><p>1 2 3 4 5 6</p></div></div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"><div style="width: 30%;"><p>LICENSED SURVEYOR <u>JOHN HALABAREC</u></p><p>SIGNATURE _____ DATE <u>1 / 1</u></p><p>REF <u>H010009</u> VERSION 7 DRAWN BY <u>A.G.</u> 15/03/12</p></div><div style="width: 30%; border: 1px solid black; padding: 5px;"><p>DATE _____</p><p>COUNCIL DELEGATE SIGNATURE _____</p></div></div>					

Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (7) SPEAR Ref: S021546J 16/05/2013



Signed by Council: Horsham Rural City Council. Council Ref: A06309, 10-222a, Original Certification: 20/05/2013, S.O.C.: 20/05/2013



Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (7) SPEAR Ref: S021546J 16/05/2013

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

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

T (03) 5382 2923
 F (03) 5381 1544
 E admin@fergusonperry.com.au

A member of Alexander Symonds Group

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



SCALE

LENGTHS ARE IN METRES

ORIGINAL
SCALE

Sheet 21

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:
 DONALD JAMES PERRY

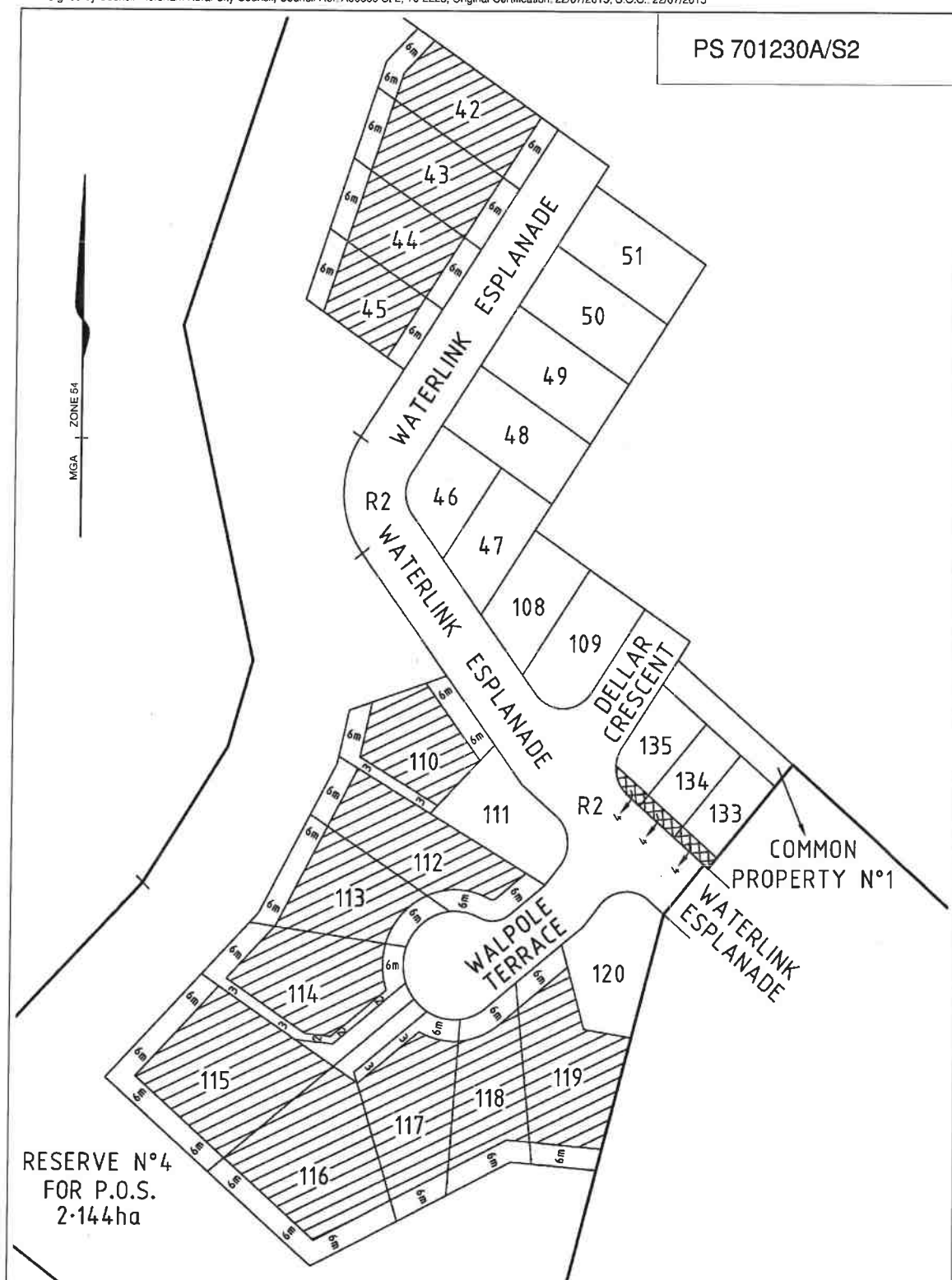
REF H017213

VERSION 2

DRAWN BY B.F. 21-02-14

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

PS 701230A/S2



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

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

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

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:

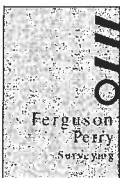
- (1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.60 METRES A.H.D.

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

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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.

PS 701230A/S4

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 58, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41, 52 TO 58, 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 58, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41, 52 TO 58, 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 58, 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 58, 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 58, 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 58, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

LAND TO BE BURDENED LOTS 35 TO 41, 52 TO 58, 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 58, 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.

Ferguson Perry Surveying Pty Ltd
 42 Macaulay Street Northam,
 Victoria 3400
 ABN 78128 316 483

T (03) 5362 2023
 F (03) 5361 1544
 E admin@fergusperry.com.au

A member of Alexander Symonds Group

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 • Construction • Mining •
 • Spatial Information Management •



SCALE

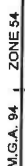
LENGTHS ARE IN METRES

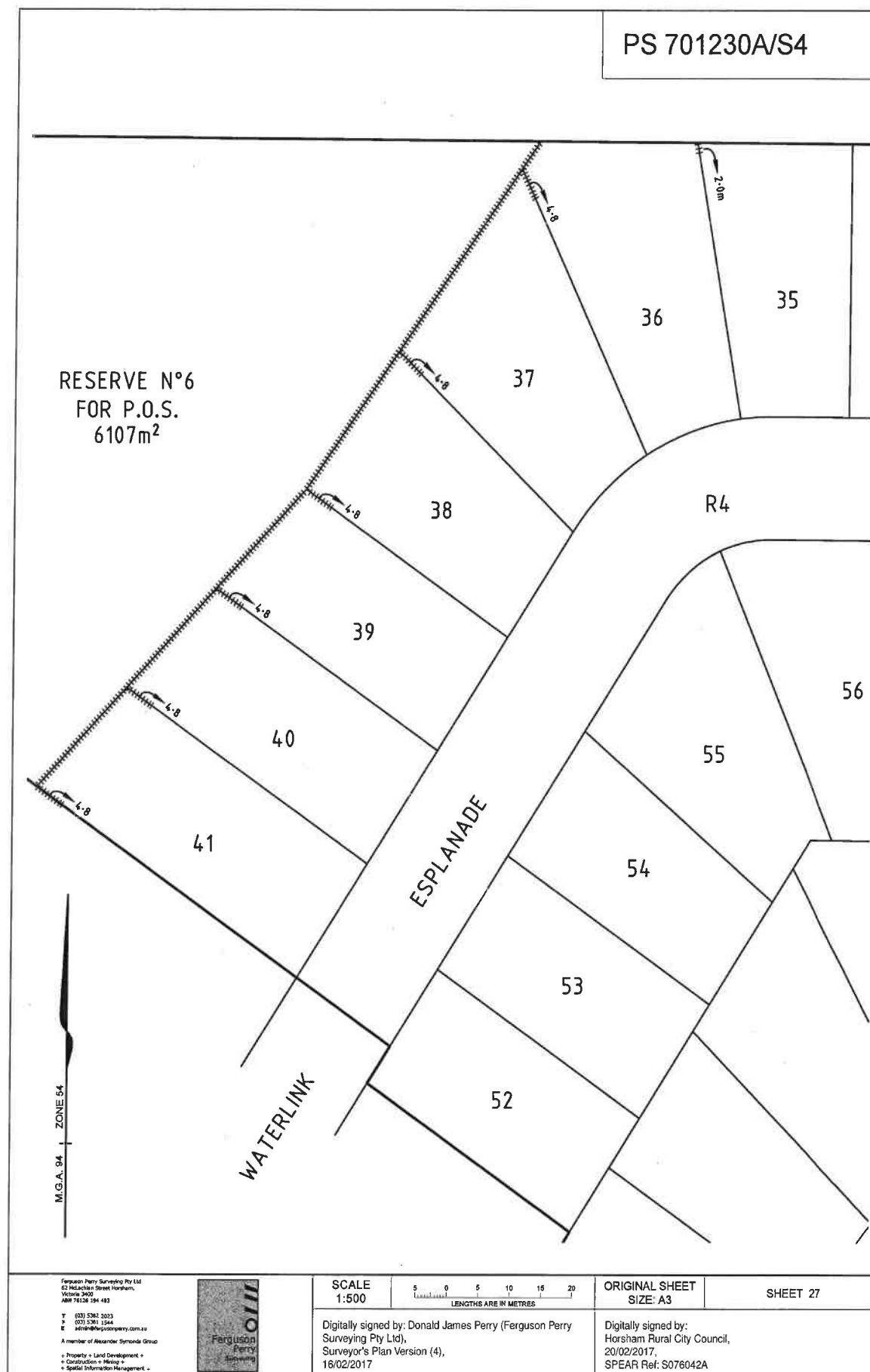
Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd),
 Surveyor's Plan Version (4),
 16/02/2017

ORIGINAL SHEET
 SIZE: A3

SHEET 25

Digitally signed by:
 Horsham Rural City Council,
 20/02/2017,
 SPEAR Ref: S076042A





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

PS 701230A/S5

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
 62 Indochina Street Horsham,
 Victoria 3600
 ABN 75 125 154 483

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 P (03) 5361 1544
 E admin@fergusonperry.com.au

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 + Construction + Mining +
 + Spatial Information Management +



SCALE



Digitally signed by: Donald James Perry (Ferguson Perry
 Surveying Pty Ltd),
 Surveyor's Plan Version (4),
 16/02/2017

ORIGINAL SHEET
 SIZE: A3

SHEET 28

Digitally signed by:
 Horsham Rural City Council,
 20/02/2017,
 SPEAR Ref: S076056A



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

Signed by: Anthony Glenn Bawden (Horsham Rural City Council) 20/05/2013

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.

[illegible]



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 11/06/2021 08:52:53 AM

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



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 11/06/2021 08:52:53 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.



Horsham Rural City
Council urban rural balance

CIVIC CENTRE
18 ROBERTS AVENUE, HORSHAM 3400
Tel: 03 5382 9777 Fax: 03 5382 1111
Email: council@hrcc.vic.gov.au
Weekdays: 8.30am to 5.00pm
TTY: 133 677 ask for 03 5382 9777

NATIMUK OFFICE
62 MAIN STREET, NATIMUK 3409
Tel: 03 5387 1304
Thursday 9.00am to 12 noon

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30TH JUNE 2021
ABN 37 019 724 765

M A WENTWORTH



Date of Notice: 18/08/2020

Date Declared: 27/07/2020

Assessment: 15264

033

DESCRIPTION AND LOCATION OF LAND
1 RISSMANN DRIVE HORSHAM
LOT 81 PS 701230A HORSHAM

SITE VALUE 92,000
CAPITAL IMPROVED VALUE 350,000
NETT ANNUAL VALUE 17,500
EFFECTIVE DATE 01/07/2020
LEVEL OF VALUE DATE 01/01/2020

AREA 415.0000 SQUARE METRES
AVPCC 110 DETACHED DWELLING

RATE DETAILS

RATE DETAILS	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
BALANCE AT 18/08/2020			\$0.00
RESIDENTIAL RATE	0.00527300	350,000	\$1845.55
MUNICIPAL CHARGE RESIDENTIAL	274.00	1	\$274.00
240L GARBAGE URBAN	421.00	1	\$421.00
GOVT PENSION REBATE - RATES			\$0.00
COUNCIL PENSION REBATE - RATES			\$0.00
VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY			
FSPL RESIDENTIAL FIXED	113.00	1	\$113.00
FSPL RESIDENTIAL VARIABLE	0.00005400	350,000	\$18.90
GOVT PENSION REBATE - FSPL			\$0.00

TOTAL \$2,672.45

Payment In Full
Due 15 Feb 2021

\$2,672.45

Or

On Instalments
1st Instalment
Due 30 Sept 2020

\$668.09

2nd Instalment
Due 30 Nov 2020
\$668.12

3rd Instalment
Due 1 Mar 2021
\$668.12

4th Instalment
Due 31 May 2021
\$668.12

Note: Payments received after the due date may be charged interest at 10% pa. Any arrears shown on this notice are due immediately and may accrue interest until paid.



For emailed notices:
hrcc.enotices.com.au
Reference No: BF12EBF6BY



Billers Code: 87221
Ref: 1526 45

BPAY this payment via internet or phone banking
BPAY View[®] Registration No.: 1526 45



Post Billpay
Billpay Code: 2315
Ref: 152645

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

ASSESSMENT: 15264

RATEPAYER NAME:

M A WENTWORTH



PO BOX 511
HORSHAM VIC 3402

POST billpay



*2315 152645

POST billpay



*2315 152645

Urban Water Account
1 Rissmann Drive HORSHAM VIC 3400



GWMWater

11 McLachlan Street (PO Box 481)
Horsham Victoria 3402

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

ABN: 35 584 588 283

tax invoice

account number

2705605

issue date

21/04/2021

Registration Code
1BPAF2

billing and general enquiries

office hours: 1300 659 961

difficulties and faults

24 hours: 1800 188 585



M A Wentworth

Next Reading: 30/06/2021



033
015048

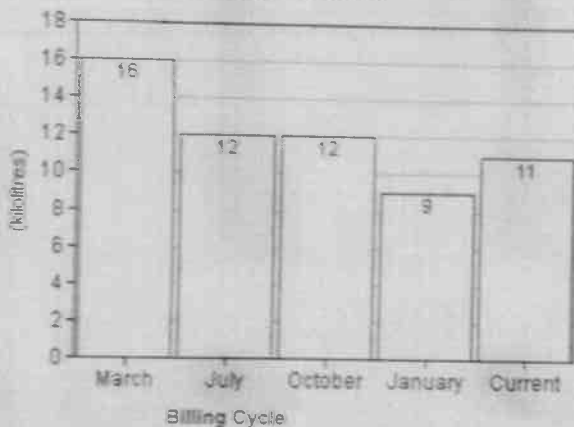
due date

26/05/2021

amount due

\$258.52

Your Usage in KiloLitres



Balance Brought Forward

Opening Balance \$255.01

Transactions since last Account -\$255.01

Current Charges

Sewer Service \$126.94

Water Service \$112.27

Water Usage \$19.31

Total \$258.52

Total Amount Due \$258.52

Total includes GST of \$0.00

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

TARGET YOUR
WATER USE



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

payment slip

POST billpay

M A Wentworth



*347 0000000000002705607

account number

2705605

amount due

\$258.52

If eligible and your concession has not
been deducted please call 1300 659 961.
Please see reverse for details.

amount being paid

Please see over for payment options



Application Number: BLD20180080

FORM 2

Regulation 37(1)

Building Act 1993
Building Interim Regulations 2018**Building Permit No. BS-U 42207/20180151/0 19 July 2018****Issue to**Agent of Owner **Michelle Wentworth**
Postal Address [REDACTED]
Email [REDACTED]
Address for serving or giving of documents: **16 Farrar Avenue Horsham**
Contact Person **Michelle Wentworth**Postcode **3400**Postcode **3400**

Telephone [REDACTED]

Ownership DetailsOwner **Michelle Wentworth**
Postal Address [REDACTED]
Email [REDACTED]
Contact Person **Michelle Wentworth**Postcode **3400**

Telephone [REDACTED]

Property Details

Number 1	Street/Road Rissmann Drive	Suburb Horsham	Postcode 3400
Lot/s 81	LP/PS 701230A	Volume 11427	Folio 472
Crown allotment	Section No	Parish Horsham	County
Municipal District Horsham Rural City Council			

BuilderName **Peter McLennan**
Address **580 McLennans Road Edenhope**Telephone **0429 886 239**Postcode **3318****Details of Building Practitioners and Architects**

a) To be engaged in the building work

Name	Category/class	Registration Number
Peter McLennan	Domestic Builder	DB-U 10868

(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
Leigh Davies	Engineer - Civil	EC 1128
Anthony De Jong	Draftsperson	DP-AD 244

Details of Domestic Building Work InsuranceThe issuer or provider of the required insurance policy is: **VMIA**Insurance policy number : **C355668**Insurance policy date : **18/04/2018**Details of Relevant Planning Permit **N/A**

Nature of Building Work

Proposed Dwelling & Garage

Storeys contains: 2

Version of BCA applicable to permit: 2016

Cost of Building Work: \$310,000.00

Total floor area of new building work in m²: 422.74**Conditions and required Certificates**

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

BCA Class

Part of Building: Dwelling & Garage

Class: 1a, 10a

Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
Horsham Rural City Council	Point of Discharge of Storm Water	610 (Now 133)
Horsham Rural City Council	Construction of buildings on land liable to flooding	153

Protection Work

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

Inspection Requirements

The mandatory inspection notification stages are:

1. Footings Inspection
2. Steel Reinforcement Inspection
3. Frame Inspection
4. Final Inspection

Occupation or User of Building: An occupancy permit is required prior to the occupation or use of this building**Commencement and Completion**

This building work must commence by 19 July 2019

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.

This building work must be completed by 19 July 2020

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.

Relevant Building Surveyor

Name: Adrian Sharman

Address: 1b Adam Street, Quarry Hill, Vic, 3550

Email: admin@viccentral.com.au

Building practitioner registration no.: BS-U 42207

Municipal district: Horsham Rural City Council

Permit no.: BS-U 42207/20180151/0

Date of issue of permit: 19 July 2018



Annexures 'A'
Conditions of Approval
Building Permit No. BS-U 42207/20180151/0 Issued 19 July 2018

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. Glazing to be in acc. with AS 1288 & AS 2047 and in acc. with Human Impact Safety Requirements – NCC 3.6.4
2. Stairs, Landings, Ramps, Barriers & Handrails to be in acc. with NCC Part 3.9
3. Masonry to be constructed in accordance with AS 3700 or AS 4773.1 & AS 4773.2
4. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Interim Regulations 2017, National Construction Code 2016, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder are responsible to obtain any other relevant permits or consents prior to commencing work.
5. Domestic Building Insurance applies in relation to building work approved by this permit.
6. Sanitary facilities for workmen shall be provided on every construction site for the duration of the project in accordance with the Occupational Health and Safety Act.
7. The owner and/or builder shall be responsible to define the boundaries of the allotment.
8. Self-contained Smoke Alarms must be installed in a Class 1 Building, on or near the ceiling in any storey containing bedrooms, in accordance with NCC Volume 2 Part 3.7.2.
9. Gutters and Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.2, and shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor and/or local authority.
 Stormwater drainage must comply with AS 3500.3 & AS/NZS 3500.3.2 and Gutters and Downpipes must be installed in accordance with NCC Volume 2 Part 3.5.2. All stormwater shall be directed to the existing underground drainage system or conveyed to the legal point of discharge as directed by the relevant authority.
10. All construction shall meet the performance requirements of Section 2 of the National Construction Code of Australia.
11. All timber framing to comply with AS 1684.2 – Residential-framed construction.
12. The Wind conditions of this site has been classified as N2. All timber framing is to be constructed in accordance with AS 1684.2 for this wind speed.
13. The building is in a designated area that as likely to be subject to attack by termites and shall be protected in accordance with NCC Volume 2 Part 3.1.3 and AS 3660. The owner is responsible to monitor and maintain future termite activity.
14. The door to the sanitary compartment must: (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the compartment, unless there is a clear space of at least 120 0mm between the closet pan and the nearest part of the doorway, in accordance with NCC Volume 2 Part 3.8.3.3.
15. Prior to booking for a frame inspection, all relevant framing documentation including Truss & wall design, computations & certification, must be submitted to this office for assessment by the RBS.
16. Footings are to be founded to depth where a minimum of 100kPa bearing capacity is achieved.
 Where service pipes exist the adjacent footings shall be founded at a minimum depth of 100mm below the angle of repose taken from 100mm below the edge of the trench.
17. Surface water drainage must be diverted away from the building in accordance with the requirements of NCC Volume 2 Part 3.1.2.3.
18. All stormwater must be directed to the approved Legal Point of Discharge as determined by relevant authority.
19. Thermal insulation to be in accordance with the energy report and NCC Volume 2 Part 3.12
20. The person in charge of the building work on a building site must display a sign indicating the names, registered numbers and contact details of the builder and building surveyor as well as the building permit number and date of issue.
21. The Bushfire Attack Level (BAL) is BAL ----- and the building must be constructed in accordance with the requirements of AS 3959 2009 for this BAL rating.
22. All Wet areas to be constructed in accordance with AS3740 and Part 3.8 NCC Volume 2.
23. The Finished Floor Level to the dwelling to be not less than 127.5 AHD. Confirmation of the finished floor level is to be provided to the RBS by a certified consultant.
24. Prior to the erection of any framework, the structural design for all wall and roof framing, including bracing and lintels, must be submitted to this office for approval.



Project Number: BLD20180080

Form 16

Regulation 192

Building Act 1993

Building Regulations 2018

OCCUPANCY PERMIT

Property Details

Number: 1 Street/Road: **Rissmann Drive** Suburb: **Horsham** Postcode: **3400**
Lot/s: **81** LP/PS: **701230A** Volume: **11427** Folio: **472**
Crown: allotment Section: No Parish: **Horsham** County:
Municipal District: **Horsham Rural City Council**

Building permit details

Building permit number: BS-U 42207/20180151/0
Version of BCA applicable to building permit: 2016

Building Details

Part of building to which permit applies: Permitted use: BCA Class of building: 1a, 10a
Dwelling & Garage
Maximum permissible floor live load: 1.5 kpa

Storeys contained 2

Reporting authorities

The following bodies are 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	Relevant regulation no.
Horsham Rural City Council	Point of discharge of storm water	610 (Now 133)
Horsham Rural City Council	Construction of buildings on land liable to flooding	153

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant building surveyor

Name: Adrian Sharman
Address: 1b Adam Street, Quarry Hill, Vic, 3550
Email: adrian@viccentral.com.au
Building practitioner registration no.: BS-U 42207
Municipal district name: Horsham Rural City Council
Occupancy Permit no. BS-U 42207/20180151/0
Date of issue: 21 May 2020
Date of final inspection: 17 December 2019
Signature:

Delivered by LANDATA[®] on 25/03/2023 16:28 Page 1 of 2

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LP 34352

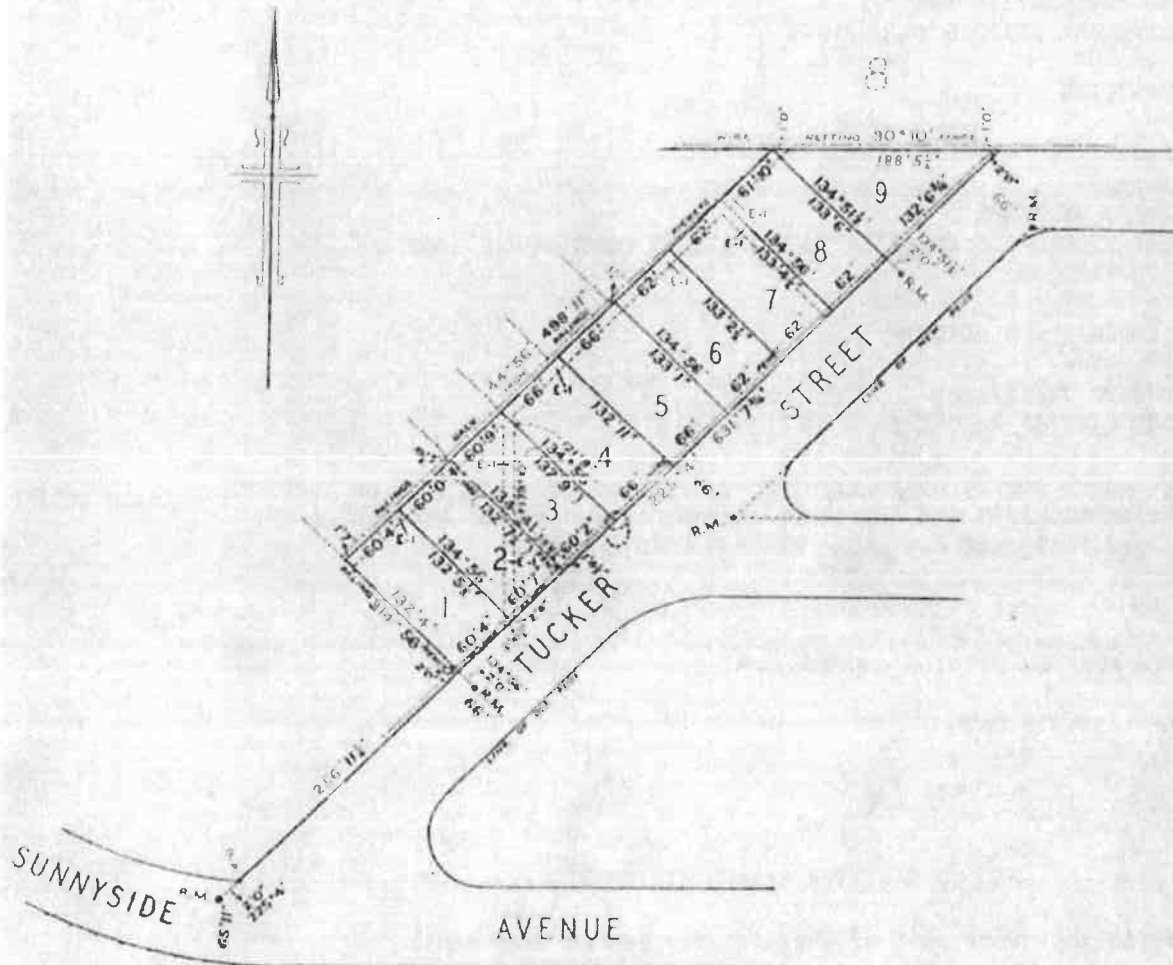
LP 34352
EDITION 1

PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENT 9 SEC. 3
PARISH OF HORSHAM
COUNTY OF BORUNG

SCALE 80 FEET TO AN INCH



34352-1-1



NOTE THE LAND COLORED BLUE IS SIX FEET WIDE AND IS SET APART FOR DRAINAGE AND SEWERAGE PURPOSES.
REFERENCE MARKS ARE 12"x1" GAL IRON PIPES.

COLOUR CODE
E-1 BLUE

LP 34352

FOR APPROPRIATIONS ETC.
SEE BACK HEREOF

LP 34352

Property Report from www.land.vic.gov.au on 11 June 2021 08:42 AM

Address: 1 RISSMANN DRIVE HORSHAM 3400

Lot and Plan Number: Lot 81 PS701230

Standard Parcel Identifier (SPI): 81\PS701230

Local Government (Council): HORSHAM **Council Property Number:** 15264

Directory Reference: VicRoads 544 J7

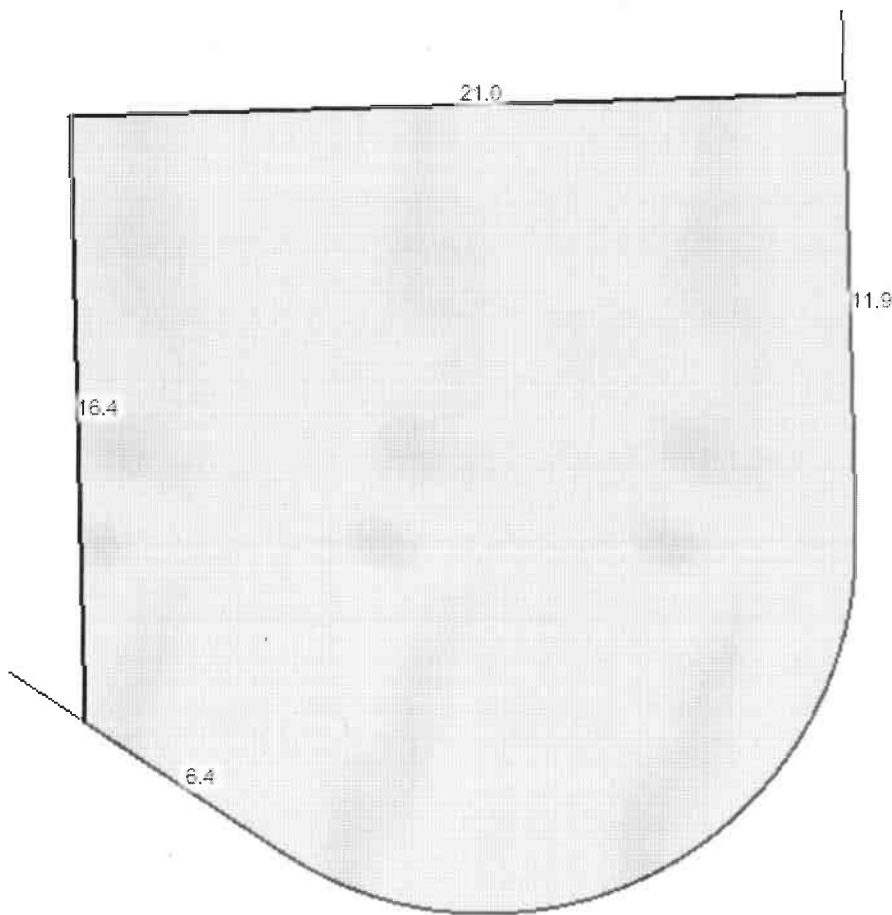
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 414 sq. m

Perimeter: 77 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.

25 dimensions shorter than 1m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

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State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: LOWAN

Utilities

Rural Water Corporation: Grampians Wimmera Mallee Water

Urban Water Corporation: Grampians Wimmera Mallee Water

Melbourne Water: outside drainage boundary

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

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

Planning Overlays: [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 6 \(DPO6\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 9 June 2021.

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

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

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Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 11 June 2021 08:43 AM

PROPERTY DETAILS

Address: **1 RISSMANN DRIVE HORSHAM 3400**
 Lot and Plan Number: **Lot 81 PS701230**
 Standard Parcel Identifier (SPI): **81\PS701230**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **15264**
 Planning Scheme: **Horsham**
 Directory Reference: **VicRoads 544 J7**

www.hrcc.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/horsham

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 Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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 GRZ - General Residential

 PPRZ - Public Park & Recreation

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

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 1 RISSMANN DRIVE HORSHAM 3400

Page 1 of 6

PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 6 (DPO6)

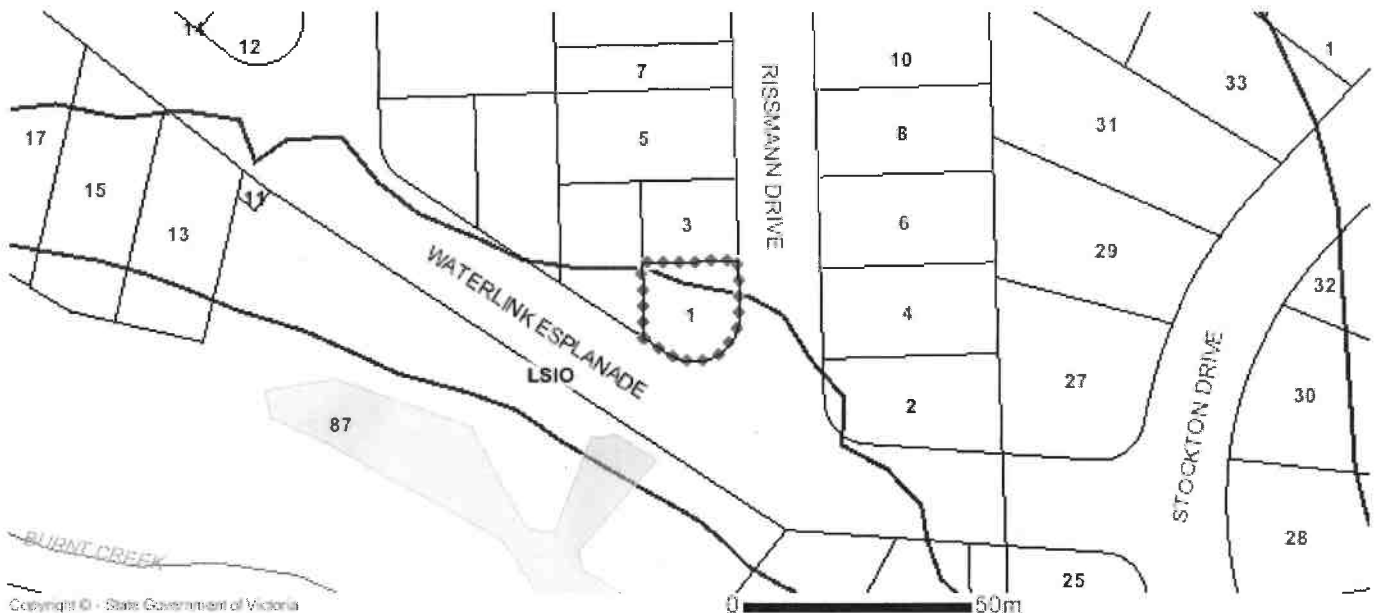


 DPO - Development Plan

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



 LSIO - Land Subject to Inundation

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: 1 RISSMANN DRIVE HORSHAM 3400

Page 2 of 6

PLANNING PROPERTY REPORT

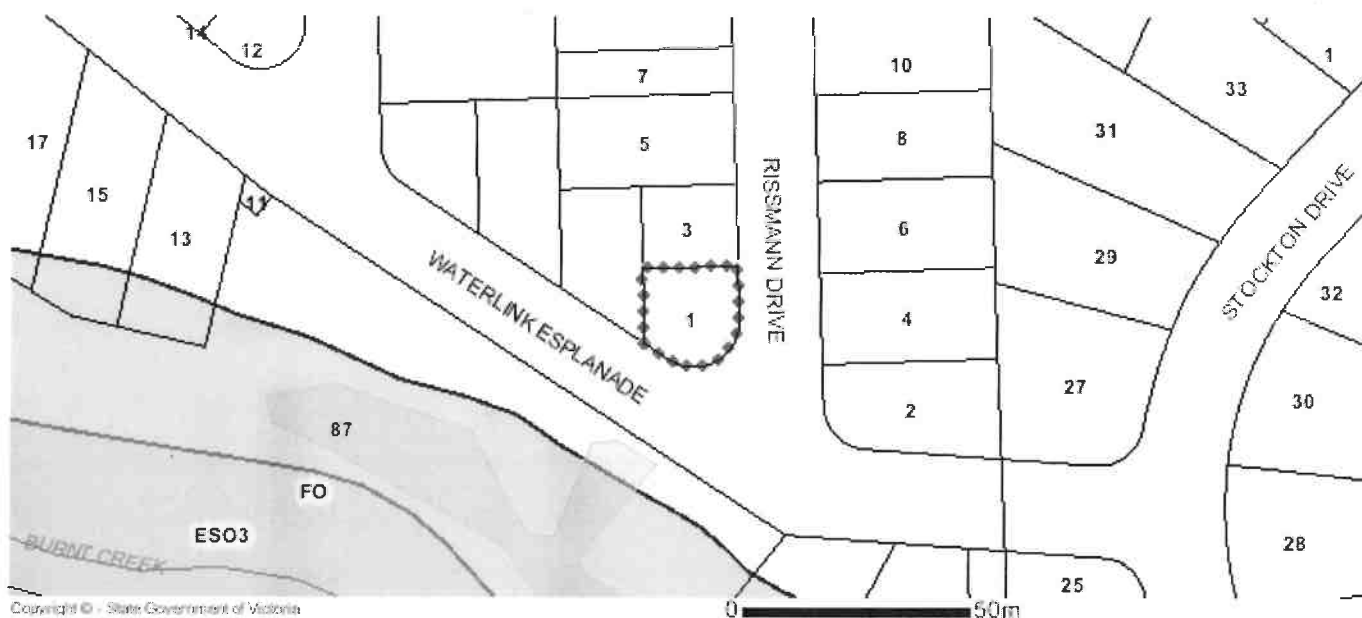
Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

FLOODWAY OVERLAY (FO)



ESO - Environmental Significance

FO - Floodway

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

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.

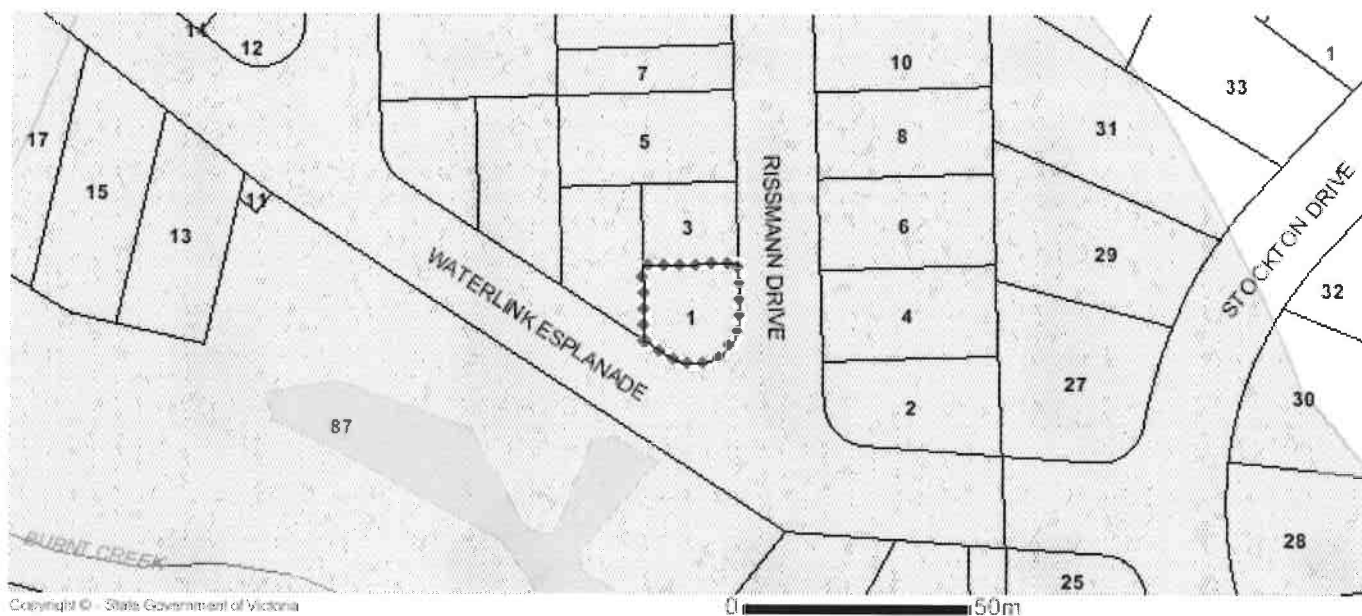
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.gav.nrms.net.au/gavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Aboriginal Heritage

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PLANNING PROPERTY REPORT: 1 RISSMANN DRIVE HORSHAM 3400

Page 4 of 6

PLANNING PROPERTY REPORT

State
GovernmentEnvironment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 9 June 2021.

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

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <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 <http://mapshare.maps.vic.gov.au/vicplan>

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

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PLANNING PROPERTY REPORT



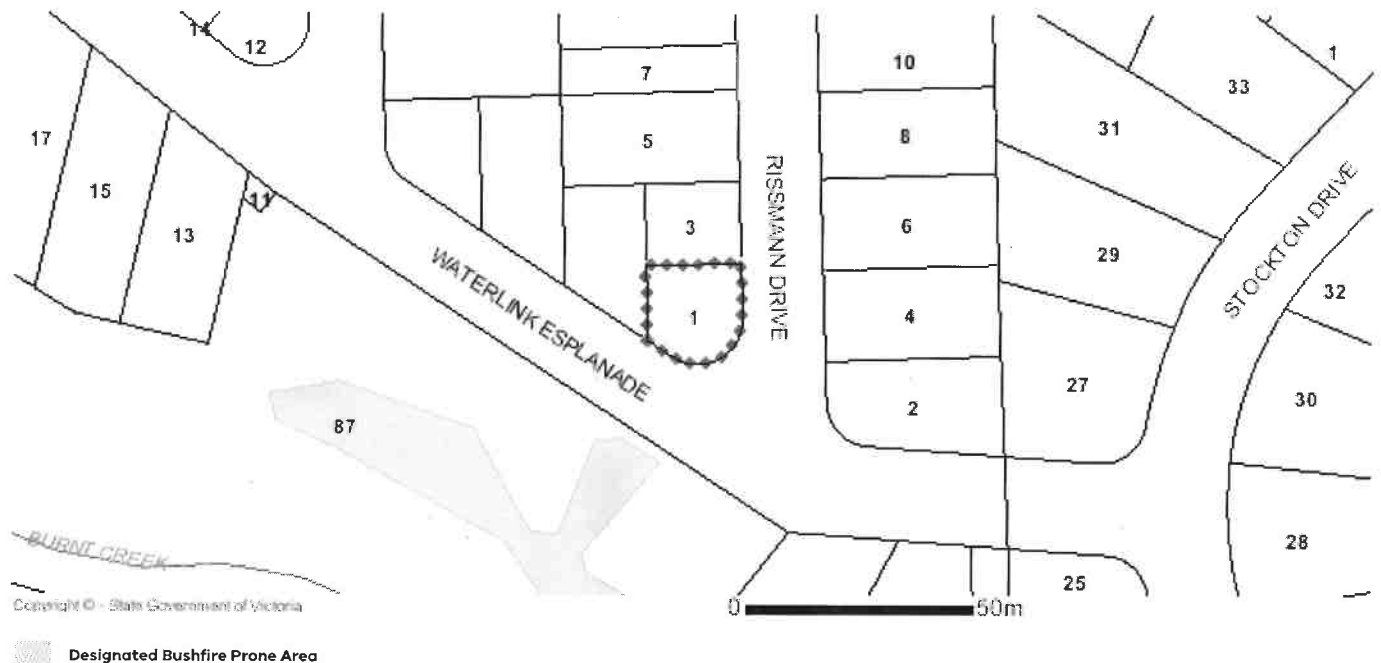
State
Government

Environment,
Land, Water
and Planning

Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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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](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

DATED

2021

MICHELLE ANN WENTWORTH

to

CONTRACT OF SALE OF LAND

Property: 1 Rissmann Drive, Horsham 3400

BROWN & PROUDFOOT

Solicitors
74 Wilson Street
Horsham Vic 3400

Tel: 03 5382 4455
Fax: 03 5382 2215
DX 34009 Horsham
Ref: JSB:JMJ:210731