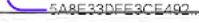


Vendor Statement

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	16 Lilac Street, Horsham 3400	
Vendor's name		Date / /
Vendor's signature		
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.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110 – Detached Dwelling
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ Yes ☒ No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR ☒ Not applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

3.2. Road Access

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

☐
3.3. Designated Bushfire Prone Area

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

☐
3.4. Planning Scheme

Attached is a certificate with the required specified information.

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

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

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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)*

Vendor's GST Withholding Notice

Vendor/supplier GST withholding notice

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

To:

Purchaser/recipient:

Property address: 16 Lilac Street
Horsham, VIC 3400

Lot no.: 27 **Plan of subdivision:** LP14657

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:

Dated: __/__/20__

Signed by or on behalf of the vendor/supplier:

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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 08046 FOLIO 357

Security no : 124129454132Q
Produced 29/10/2025 02:31 PM

LAND DESCRIPTION

Lot 27 on Plan of Subdivision 014657.
PARENT TITLE Volume 06269 Folio 681
Created by instrument 2632594 02/04/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

P629388P 25/01/1990

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP014657 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

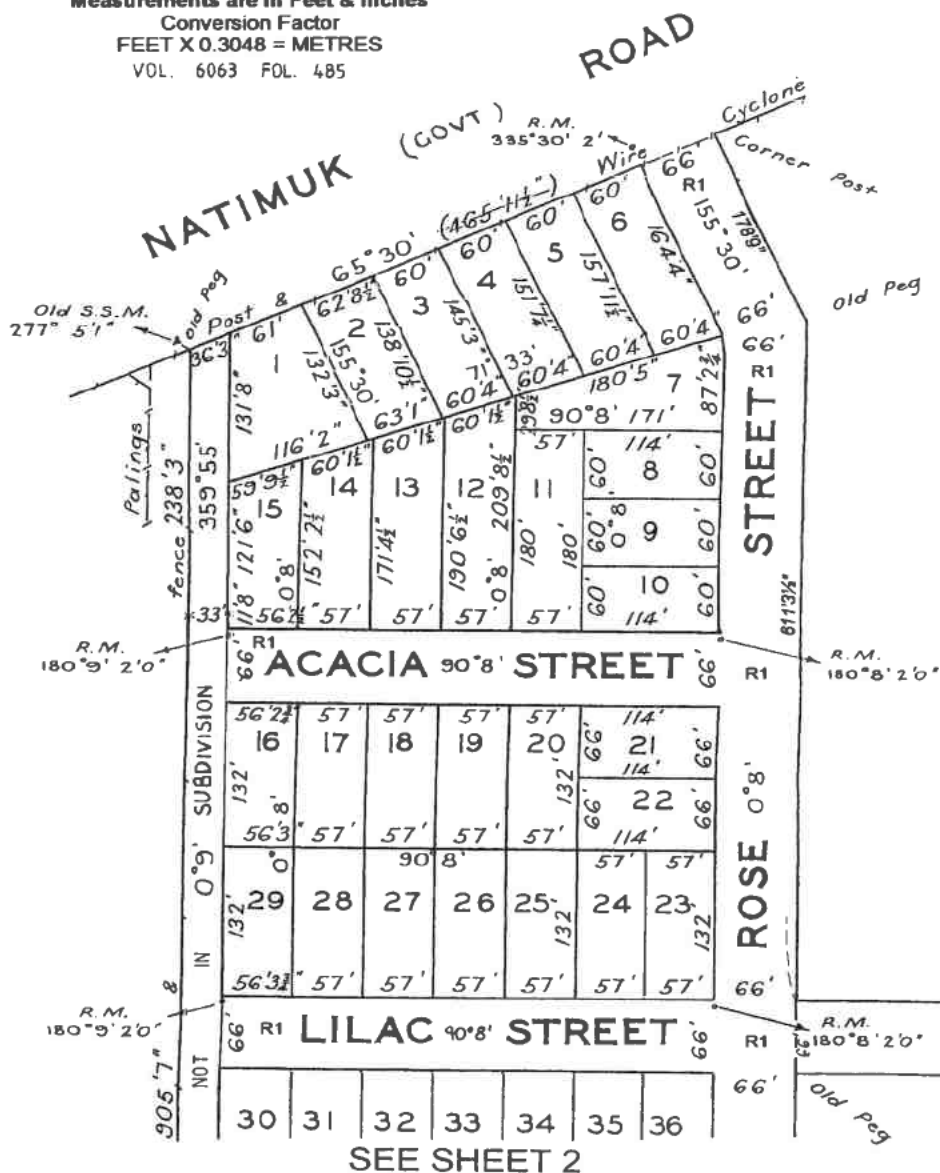
Additional information: (not part of the Register Search Statement)

Street Address: 16 LILAC STREET HORSHAM VIC 3400

DOCUMENT END

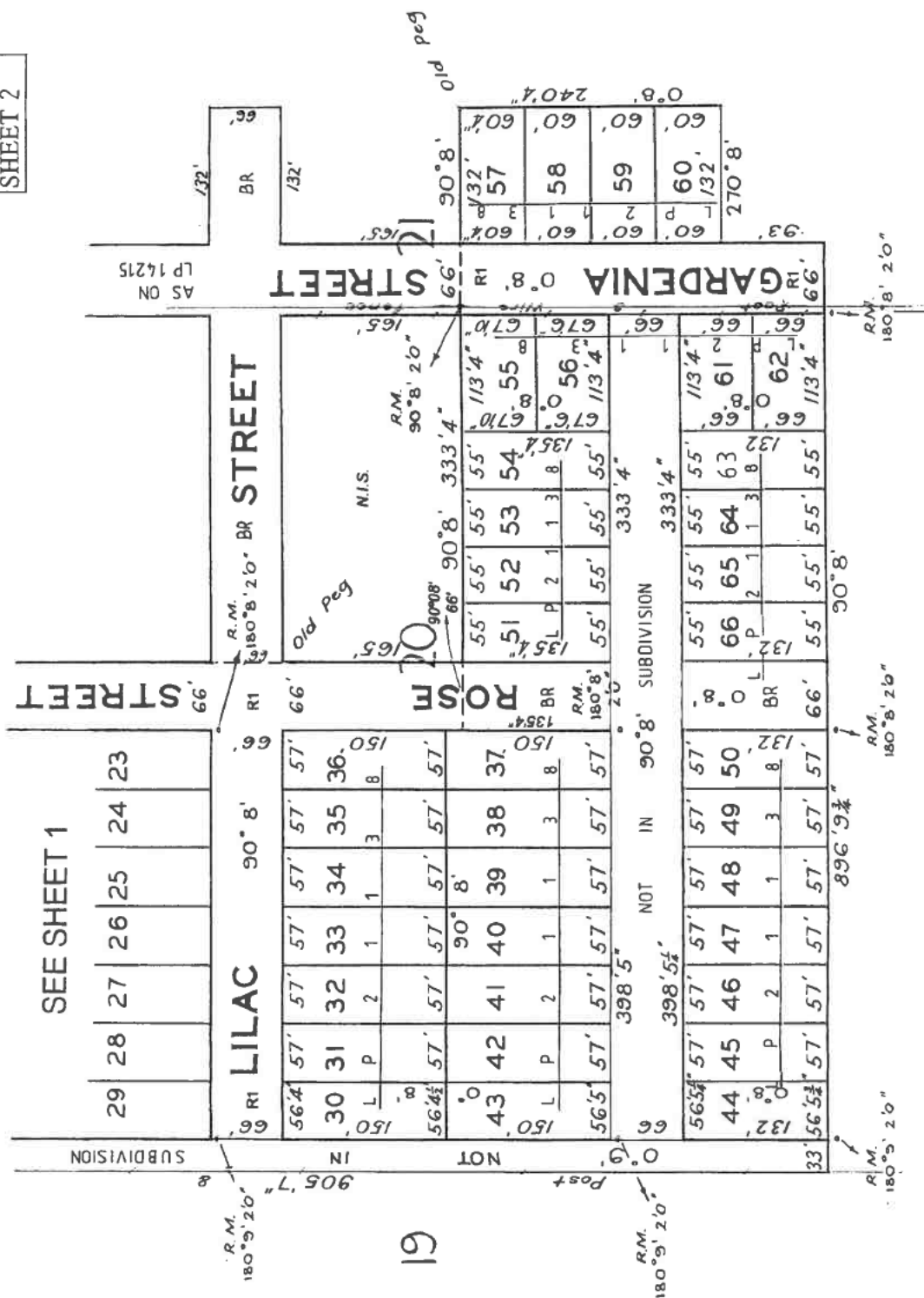
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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LP 14657

2 SHEETS
SHEET 2



RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

LP 14657

[illegible]

Enduring power of attorney (financial) : Form

▣ Enduring power of attorney (financial)

This enduring power of attorney is made under Part XIA of the *Instruments Act 1958* and has effect as a deed.

Print date here This enduring power of attorney is made on 3RD AUGUST 2004

Cross out the following option if you wish to appoint more than one attorney

Print your full name here 1.

Print your address here

Print the full name of your attorney here

Print your attorney's address here

to be my attorney.

or

Cross out the following option if you wish to appoint one attorney.

Print your full name here 1. I,

Print your address here

Print the full name of your first attorney here

Print your first attorney's address here

Print the full name of your second attorney here

Print your second attorney's address here

of

appoint

of

and

of

Cross out the following next two lines if wish to appoint only two attorneys

Print the full name of your third attorney here

Print your third attorney's address here

and

of

Tick one of the following options

☐ jointly to be my attorneys

☐ jointly and severally to be my attorneys

Cross out the following option if you do not wish to appoint an alternative attorney

Print your full name here 1a. I,

Print your address here

Print the full name of your alternative attorney here

Print the address of your alternative attorney here

Print the name of the original attorney(s) you are appointing here

of

appoint

of

as an alternative attorney for

I Certify that the within paper writing is a true copy of the original document.

Dated 3 19 109

Deputy Registrar Magistrates Court

ADAM BELLMAN
Registrar

Magistrates Court of Victoria

22 ROBERTS AVE HORSHAM 3400

2. I authorise my attorney(s) to do on my behalf any thing that I may lawfully authorise an attorney to do.

Cross out the following option if it does not apply

3. The authority of my attorney(s) is subject to the following conditions, limitations, and instructions:

[Handwritten signature: BTE]

4. I declare that this power of attorney begins:

Tick one box only

☒ Immediately.

☐ on this date: _____

☐ on this occasion: _____

Print the date you want the power of your attorney(s) to begin here

Print the occasion you want the power of your attorney(s) to begin here

If you do not complete this clause, the power begins immediately.

5. I declare that this power of attorney will continue to operate and have full force and effect even if I subsequently become legally incapable.

Cross out the following option if it does not apply

6. I declare that all previous enduring powers of attorney (financial) signed by me are hereby revoked.

Sign your name here

or

Cross out the following option if it does not apply

Person signing for the donor prints his/her full name here

I, _____
state that: a) I am at least 18 years old
b) I am not a witness for this document or an attorney for the donor.

Person signing at the direction and in the presence of the donor of the power signs here

[Handwritten signature: BTE]

Note: If this enduring power of attorney confers power on two or more attorneys to act jointly, then they have equal authority and can only act with the agreement of them all, and any documents must be signed by all of the attorneys together. If this enduring power of attorney confers power on two or more attorneys to act jointly and severally, then in exercising the powers under the enduring power of attorney any of the attorneys can act and sign documents together or alone.

□ Certificate of witnesses

Print the full name of the witness authorised to witness the signing of statutory declarations here

Print the address of your first witness here

Print the full name of your second witness here

Print the address of your second witness here

A JUSTICE OF THE PEACE FOR VICTORIA
REG. No. 8193
KERRY VINCENT SHADE
CIVIC CENTRE, ROBERTS AVE,
HORSHAM, 3400

We, _____

of _____

and Thalia Gray

of 12 Howard Street Horsham

certify:

Cross out whichever option a) does not apply

a) ~~that the donor has signed this enduring power of attorney (financial) freely and voluntarily in our presence;~~

or

a) that this enduring power of attorney (financial) has been signed in our presence at the direction and in the presence of the donor of the power, and the donor of the power gave that direction freely and voluntarily;

AND

b) that at the time of signing, the donor appeared to each of us to have the capacity necessary to make the enduring power of attorney.

Witness authorised to witness the signing of statutory declarations signs here

Other witness signs here

K. V. Shade J.P.

Thalia Gray

□ Statement of acceptance for attorneys

Print the full name of
proposed attorney here

Print address of
proposed attorney here

Print date here

accept appointment as an attorney under

Tick one box only

☒ this enduring power of attorney

☐ the attached enduring power of attorney

and undertake -

- a) to exercise the powers conferred with reasonable diligence to protect the interests of the donor; and
- b) to avoid acting where there is any conflict of interest between the interests of the donor and my interests; and
- c) to exercise the powers conferred in accordance with Part XIA of the *Instruments Act 1958*.

Signature of the attorney
goes here

Cross out the following option if it does not apply

Print the full name of
proposed attorney here

Print address of
proposed attorney here

Print date here

I, _____
of _____
on _____
accept appointment as an attorney under

Tick one box only

☐ this enduring power of attorney

☐ the attached enduring power of attorney

and undertake -

- a) to exercise the powers conferred with reasonable diligence to protect the interests of the donor; and
- b) to avoid acting where there is any conflict of interest between the interests of the donor and my interests; and
- c) to exercise the powers conferred in accordance with Part XIA of the *Instruments Act 1958*.

Signature of the attorney
goes here

Enduring power of attorney (financial) : Form

Gross out the following option if it does not apply

*Print the full name of
proposed attorney here*

*Print address of
proposed attorney here*

Print date here

I, _____
of _____
on _____
accept appointment as an attorney under

Tick one box only

- ☐ this enduring power of attorney
☐ the attached enduring power of attorney

and undertake -

- a) to exercise the powers conferred with reasonable diligence to protect the interests of the donor; and
b) to avoid acting where there is any conflict of interest between the interests of the donor and my interests; and
c) to exercise the powers conferred in accordance with Part XIA of the
Instruments Act 1958

*Signature of the attorney
goes here*

□ Statement of acceptance for alternative attorneys

Print full name of proposed
alternative attorney here

Print address of proposed
alternative attorney here

Print date here

I, _____
of _____
on _____
accept appointment as an alternative attorney under

Tick one box only

- ☐ this enduring power of attorney
☐ the attached enduring power of attorney

and undertake -

- a) to exercise the powers conferred with reasonable diligence to protect the interests of the donor; and
b) to avoid acting where there is any conflict of interest between the interests of the donor and my interests; and
c) to exercise the powers conferred in accordance with Part XIA of the *Instruments Act 1958*.

Signature of the attorney
goes here



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

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30 JUNE 2026

ABN 37 019 724 765



PO BOX 624
HORSHAM VIC 3402

Date of Notice: 11/08/2025

Date Declared: 23/06/2025

Assessment: 3253



033
1000606
DLX1_1703

If you are experiencing Financial Hardship please contact Council's Rates staff on 03 5382 9777
or email council@hrcc.vic.gov.au to confidentially discuss payment plan options.

DESCRIPTION AND LOCATION OF LAND
16 LILAC STREET HORSHAM

LOT 27 LP 14657 (CA 20PT 21PT SEC 5) HORSHAM TOWNSHIP/HORSHAM

SITE VALUE 161,000
CAPITAL IMPROVED VALUE 300,000
NETT ANNUAL VALUE 15,000
EFFECTIVE DATE 01/07/2025
LEVEL OF VALUE DATE 01/01/2025

AREA 699.0000 SQUARE METRES

AVPCC 110 DETACHED DWELLING

RATE DETAILS

	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
ARREARS AT 11/08/2025			\$0.00
RESIDENTIAL RATE	0.00383400	300,000	\$1150.20
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	\$200.00
URBAN BIN SERVICE	543.00	1	\$543.00
GOVT PENSION REBATE - RATES			-\$266.00
COUNCIL PENSION REBATE - RATES			-\$50.00

VICTORIA STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

ESVF RESIDENTIAL FIXED	136.00	1	\$136.00
ESVF RESIDENTIAL VARIABLE	0.00017300	300,000	\$51.90
GOVT PENSION REBATE - ESVF			-\$50.00

TOTAL RATES AND CHARGES OWING **\$1,715.10**
TOTAL INCLUDES ESVF CHARGES FOR THE CURRENT YEAR

Payment In Full
Due 16 Feb 2026
\$1,715.10

Or

On Instalments
Instalment 1 Due
30 Sept 2025
\$428.79

Instalment 2
Due 1 Dec 2025
\$428.77

Instalment 3
Due 2 Mar 2026
\$428.77

Instalment 4
Due 1 Jun 2026
\$428.77

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.

To have your notices emailed
Register at hrcc.enotices.com.au
Reference No: 2817118761



Biller Code: 87221
Ref: 0325 32

BPAY this payment via internet or phone banking
BPAY View Registration No.: 0325 32



Billpay Code: 2315
Ref: 32532

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



ASSESSMENT: 3253

RATEPAYER NAME:



PO BOX 511
HORSHAM VIC 3402

Urban Water Account

16 Lilac Street HORSHAM VIC 3400

account number

2166755

issue date

28/07/2025

Registration Code
2UUF43

billing and general enquiries
office hours: 1300 659 961
difficulties and faults
24 hours: 1800 188 586



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

due date

25/08/2025

amount due

\$204.34



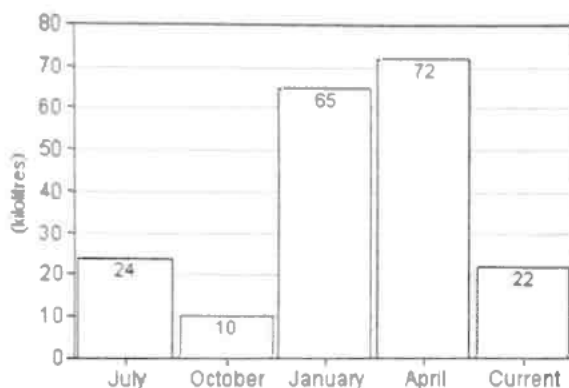
Next Reading: 30/09/2025

16 Lilac St
HORSHAM VIC 3400



033
1011030

Your Usage in KiloLitres



Billing Cycle

Balance Brought Forward

Opening Balance	\$290.16
Transactions since last Account	-\$290.16

Current Charges

Sewer Service	\$142.36
Water Service	\$115.15
Water Usage	\$39.85
Total	\$297.36
Rebate	-\$93.02

Total Amount Due \$204.34

Total includes GST of \$0.00

Penalty interest of 5.7 % per annum will apply to overdue balances

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



Register to receive your notice via email

GO TO GWMWATER.ENOTICES.COM.AU

YOUR REFERENCE NO: E55892CCDB

payment slip

POST billpay



*347 0000000000002166754

account number

2166755

amount due

\$204.34

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

amount being paid

\$204.35



Scan here to pay

Please see over for payment options



SEWER SERVICE

Service No	Date From	Date To	Days	Rate	Amount
136654	1/07/2025	30/09/2025	91	\$1.5844 per day	\$142.36

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
136654	20.00mm	1/07/2025	30/09/2025	91	\$1.2654 per day	\$115.15

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
136654	19V06215T	31/03/2025	912	30/06/2025	934	22.00 @ \$1.8114/kL	\$39.85
136654	19V06215T	01/07/2025	934	01/07/2025	934	0.00 @ \$0.0000/kL	\$0.00

Transactions since last Account

Date	Description	Transaction Amount
14/05/2025	Receipt via Australia Post	-\$290.16
		-\$290.16

CUSTOMER SUPPORT - We're here to help

We understand that personal circumstances can change, and this may affect your ability to pay this amount. Please call us on 1300 659 961 during business hours to discuss available support options.

PAYMENTS

Payments made in the last 14 days may not have been credited to your account prior to issuing this invoice.

PAYMENT PLANS

Payment plans are available should you wish to pay by instalments. Please contact us on 1300 659 961.

LATE PAYMENT PENALTIES

If a final notice is issued, payments not received by the due date of the final notice, may incur an interest penalty calculated from the due date. Please refer to GWMWater's urban and rural customer charters for more information.

ADDITIONAL SERVICES

To access our Translating and Interpreting Service contact 131 450 and ask to be connected to 1300 659 961. Deaf, hearing impaired or speech/communication impaired customers may call the National Relay Service (TTY service) by dialing 133 677 and quoting 1300 659 961.

PENSION AND CONCESSION CARD REBATE

Concession entitlements include all eligible pensioners and health care card holders. Cardholders already registered with GWMWater will automatically receive concessions on each account. By claiming a concession, you will be authorising GWMWater to confirm your eligibility with Services Australia or the Department of Veteran Affairs. This consent will be ongoing and can be revoked by Services Australia, Department of Veteran Affairs or by contacting GWMWater on 1300 659 961.

WATER AND SEWERAGE REBATE SCHEME

The State Government offers a rebate on fixed water and wastewater (sewerage) service charges for eligible not-for-profit organisations. Further details regarding eligibility may be obtained by contacting GWMWater on 1300 659 961.

RESIDENTIAL TENANTS

Tenants living in separately metered properties and who have signed a Residential Tenancy Agreement may be liable for water consumption. Tenants should notify GWMWater 48 hours prior to occupying or vacating a property so that a meter reading can be organised for you. Tenants vacating premises must provide a forwarding address.

To report difficulties and faults at any time, please contact 1800 188 588.

ACCESS TO WATER METERS

From time-to-time GWMWater may require access to the water meter that services your property for maintenance and meter reading purposes. We ask that water meters are kept accessible and clear of obstructions where possible.

ESTIMATED READINGS

Where a meter reading has been estimated this will be indicated by an 'E' on your account. If you believe the estimate is not appropriate you may provide a self-read to GWMWater by providing a clear photo of the meter reading. You may request your most recent account to be amended when providing a self-read.

ENVIRONMENTAL CONTRIBUTION

Charges for water and wastewater services include a contribution toward GWMWater's environmental levy. The environmental contribution levy will be used to improve and protect our rivers and water sources, save water in towns and farms, and support water recycling initiatives.

CHANGE OF ADDRESS

Please phone GWMWater on 1300 659 961 if your postal address has changed.

For assistance using any of these payment options, please call GWMWater on 1300 659 961.



POSTbillpay Code: 0347
Ref 0000002166754

Phone 13 18 16 or go to postbillpay.com.au



In person
Present this invoice intact to any post office or GWMWater, 11 McLachlan Street, Horsham



Direct debit
Go to gwmwater-pay.enotices.com.au to deduct payments directly from your bank account or credit card.



Centrepay
Go to servicesaustralia.gov.au/centrepay for more information.
GWMWater's Reference Number: 555 062 362L



Billor Code: 79855
Ref: 2166755

Contact your participating bank, credit union or building society to pay this account from your cheque, savings or credit card account. Please quote biller code.

PROPERTY REPORT



Energy,
Environment
and Climate Action

Created at 29 October 2025 02:20 PM

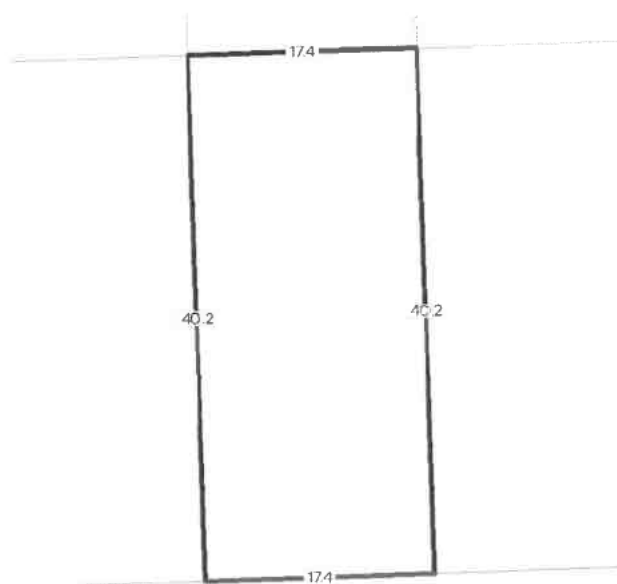
PROPERTY DETAILS

Address: **16 LILAC STREET HORSHAM 3400**
 Lot and Plan Number: **Lot 27 LP14657**
 Standard Parcel Identifier (SPI): **27\LP14657**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **3253**
 Directory Reference: **Vicroads 544 D7**

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: 698 sq. m

Perimeter: 115 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/>

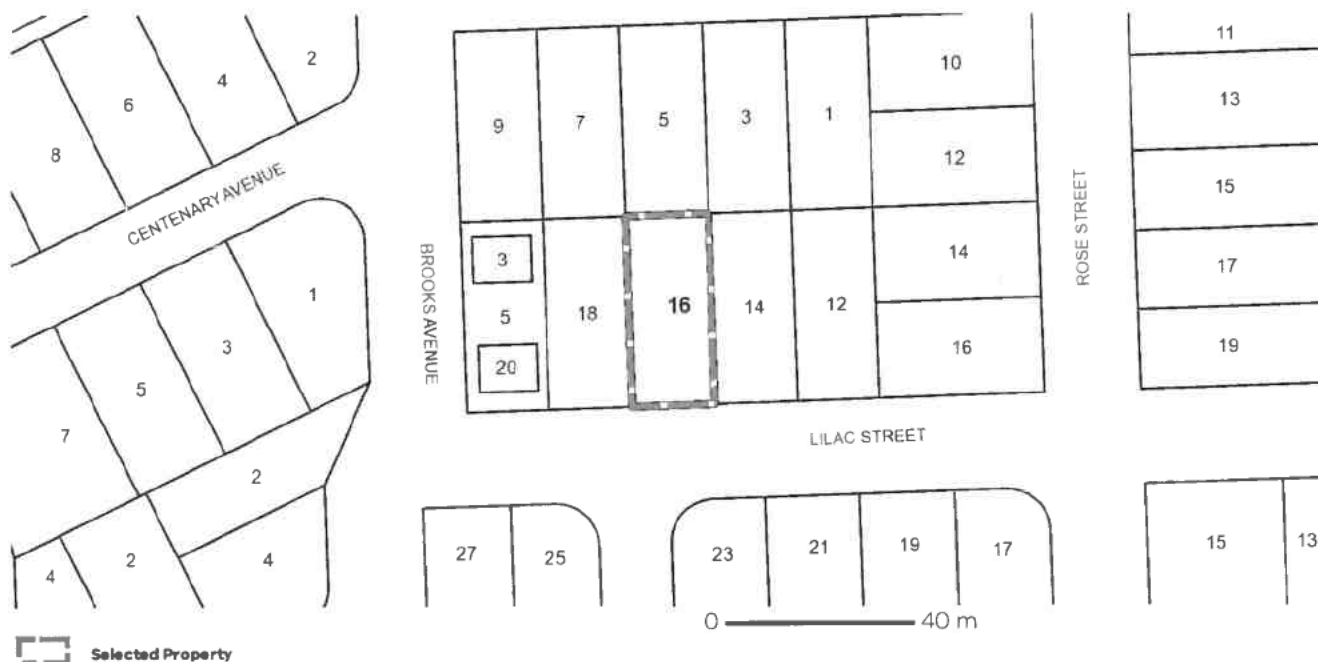
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



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PROPERTY REPORT: 16 LILAC STREET HORSHAM 3400

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 28 October 2025 01:41 PM

PROPERTY DETAILS

Address: 16 LILAC STREET HORSHAM 3400
Lot and Plan Number: Lot 27 LP14657
Standard Parcel Identifier (SPI): 27\LP14657
Local Government Area (Council): HORSHAM
Council Property Number: 3253
Planning Scheme: Horsham
Directory Reference: Vicroads 544 D7

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

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

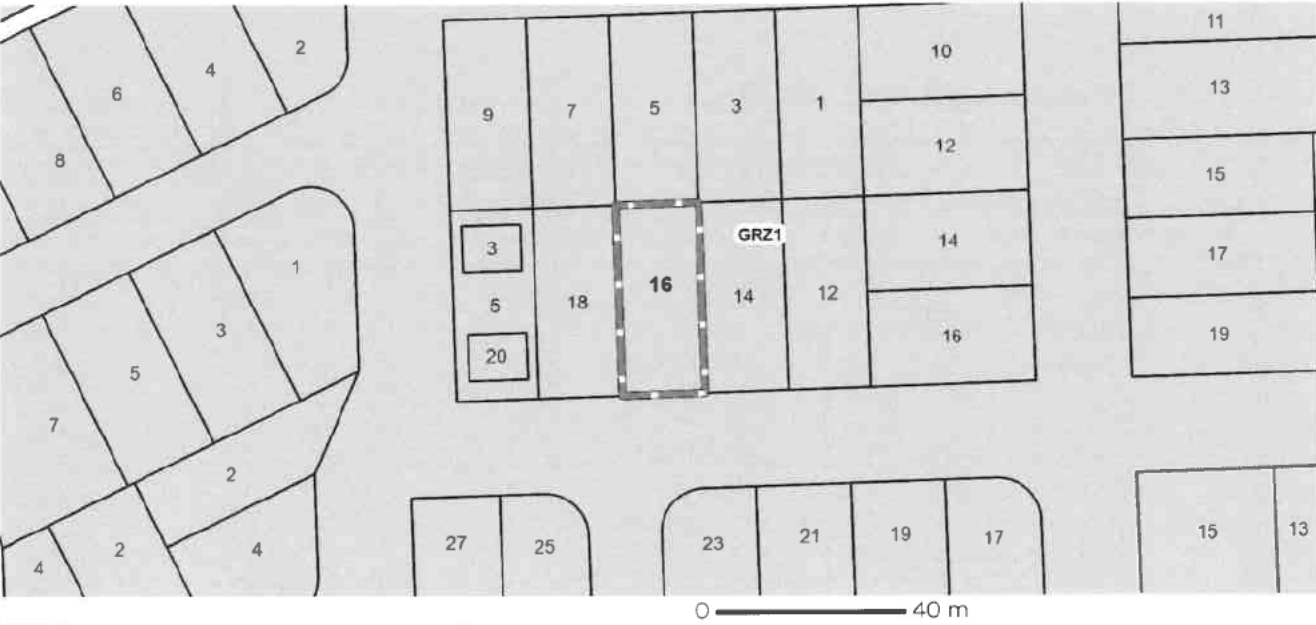
STATE ELECTORATES

Legislative Council: WESTERN VICTORIA
Legislative Assembly: LOWAN
OTHER
Registered Aboriginal Party: Barengi Gadjin Land Council
Aboriginal Corporation
Fire Authority: Country Fire Authority

[View location in VicPlan](#)

Planning Zones

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



GRZ - General Residential
PUZ6 - Public Use-Local Government
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

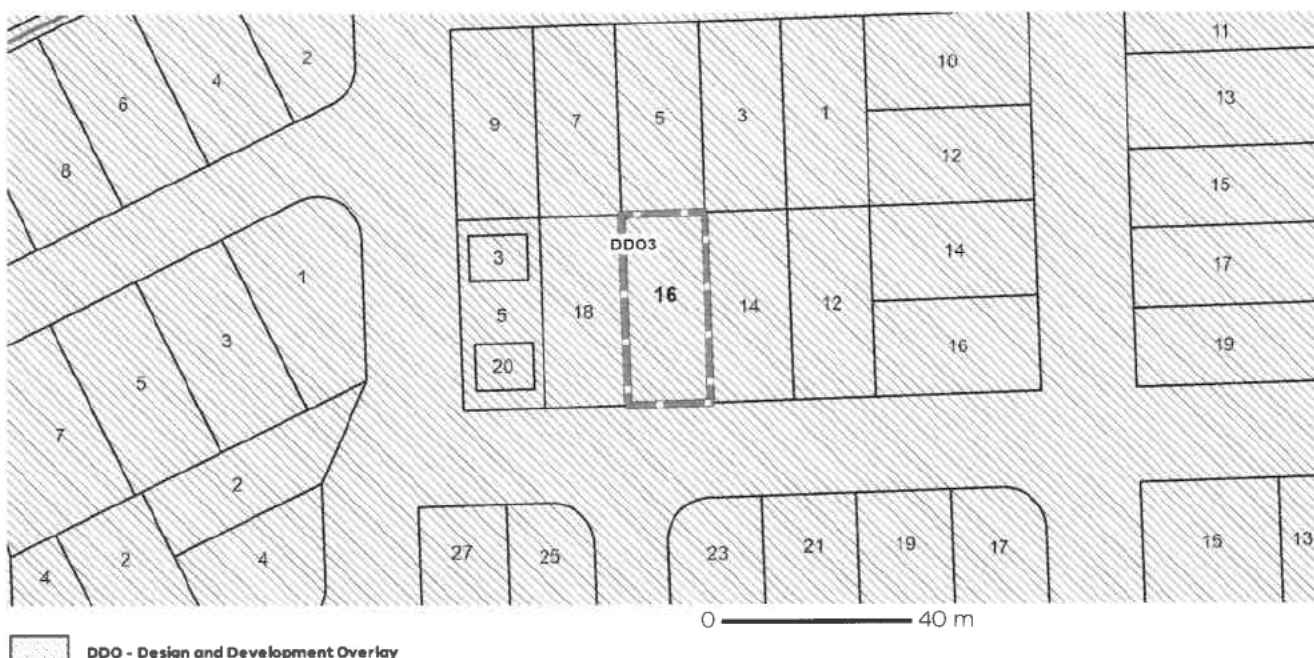


Department
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and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



Further Planning Information

Planning scheme data last updated on 23 October 2025.

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

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

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

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

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

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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).

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PLANNING PROPERTY REPORT



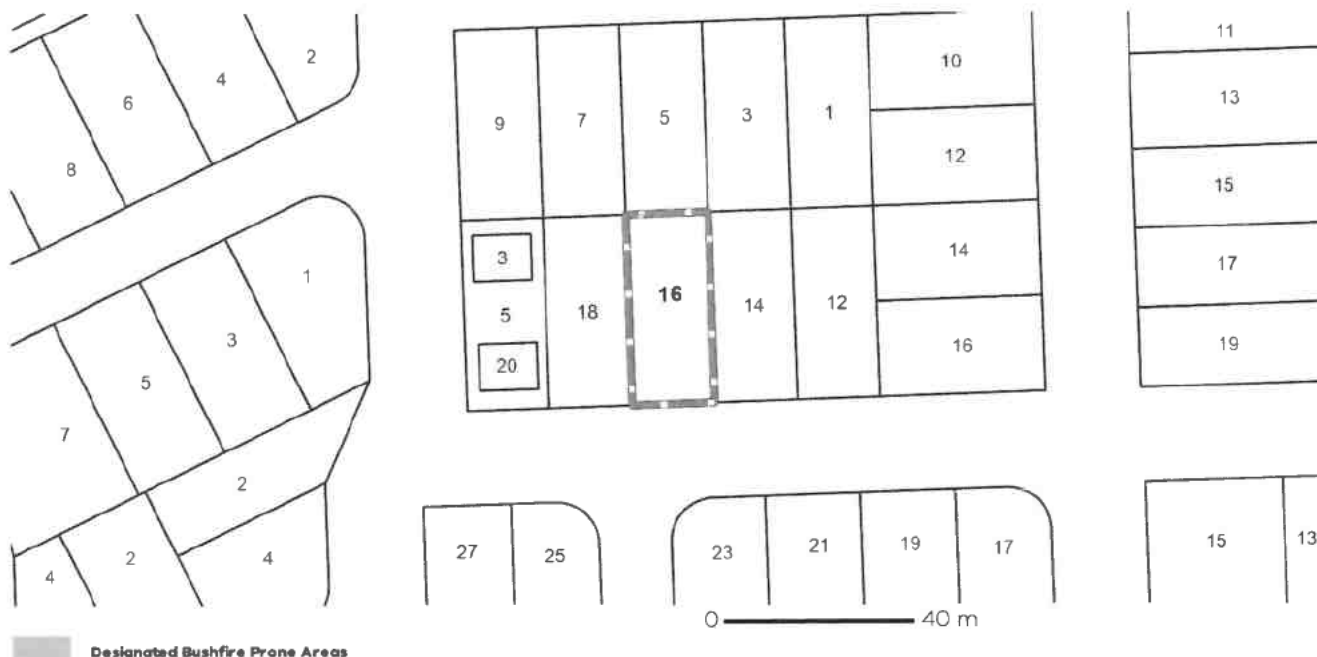
Department
of Transport
and Planning

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 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.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](https://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.

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

2025

to

CONTRACT OF SALE OF LAND

Property: 16 Lilac Street, Horsham 3400

BROWN & PROUDFOOT

Solicitors

74 Wilson Street
Horsham Vic 3400

Tel: 03 5382 4455

Fax: 03 5382 2215

Ref: AEW:SAS:250963