

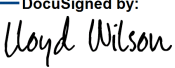
# Vendor Statement

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                  | 25 Dellar Crescent, Horsham 3400                                                                                                                                                                            |             |
| Vendor's name         |                                                                                                                                                                                                             | Date<br>/ / |
| Vendor's signature    | <div>DocuSigned by:<br/><br/>C4ACF21BBB62497...</div> <div>Jun 26, 2025   9:09 AM AEST</div> <div>Director/Secretary</div> |             |
| Purchaser's name      |                                                                                                                                                                                                             | Date<br>/ / |
| Purchaser's signature |                                                                                                                                                                                                             |             |
| Purchaser's name      |                                                                                                                                                                                                             | Date<br>/ / |
| Purchaser's signature |                                                                                                                                                                                                             |             |

## 1 FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$2500.00

### 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.                                                           |
| (b) Is the land tax reform scheme land within the meaning of the CIPT Act?                                                                                                                                                              | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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:<br>OR<br><input checked="" type="checkbox"/> Not applicable   |

## 2 INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

## 3 LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the Vendor's knowledge there is no failure to comply with the terms of any easement, covenant or restriction

### 3.2. Road Access

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

☐

### 3.3. Designated Bushfire Prone Area

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

☐

### 3.4. Planning Scheme

Attached is a certificate with the required specified information.

## 4 NOTICES

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

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

Not Applicable.

### 4.2. Agricultural Chemicals

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

Not Applicable.

### 4.3. Compulsory Acquisition

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

Not Applicable.

## 5 BUILDING PERMITS

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

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 <input checked="" type="checkbox"/> | Gas supply <input checked="" type="checkbox"/> | Water supply <input checked="" type="checkbox"/><br>Available but not connected | Sewerage <input checked="" type="checkbox"/><br>Available but not connected | Telephone services <input checked="" type="checkbox"/> |
|--------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--------------------------------------------------------|

## 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 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

## 12 DUE DILIGENCE CHECKLIST

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

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

Page 1 of 1

VOLUME 11864 FOLIO 834

Security no : 124125629629J  
Produced 25/06/2025 10:23 AM

### LAND DESCRIPTION

Lot 138 on Plan of Subdivision 701230A.  
PARENT TITLE Volume 11594 Folio 437  
Created by instrument PS701230A Stage 4 28/03/2017

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

AX919997X 19/04/2024

### ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS701230A 28/03/2017

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: 25 DELLAR CRESCENT HORSHAM VIC 3400

### ADMINISTRATIVE NOTICES

NIL

eCT Control 22037A NICK GRAHAM LEGAL  
Effective from 19/04/2024

DOCUMENT END



# Imaged Document Cover Sheet

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| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>PS701230A</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>30</b>               |
| Document Assembled                              | <b>25/06/2025 10:23</b> |

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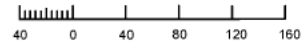
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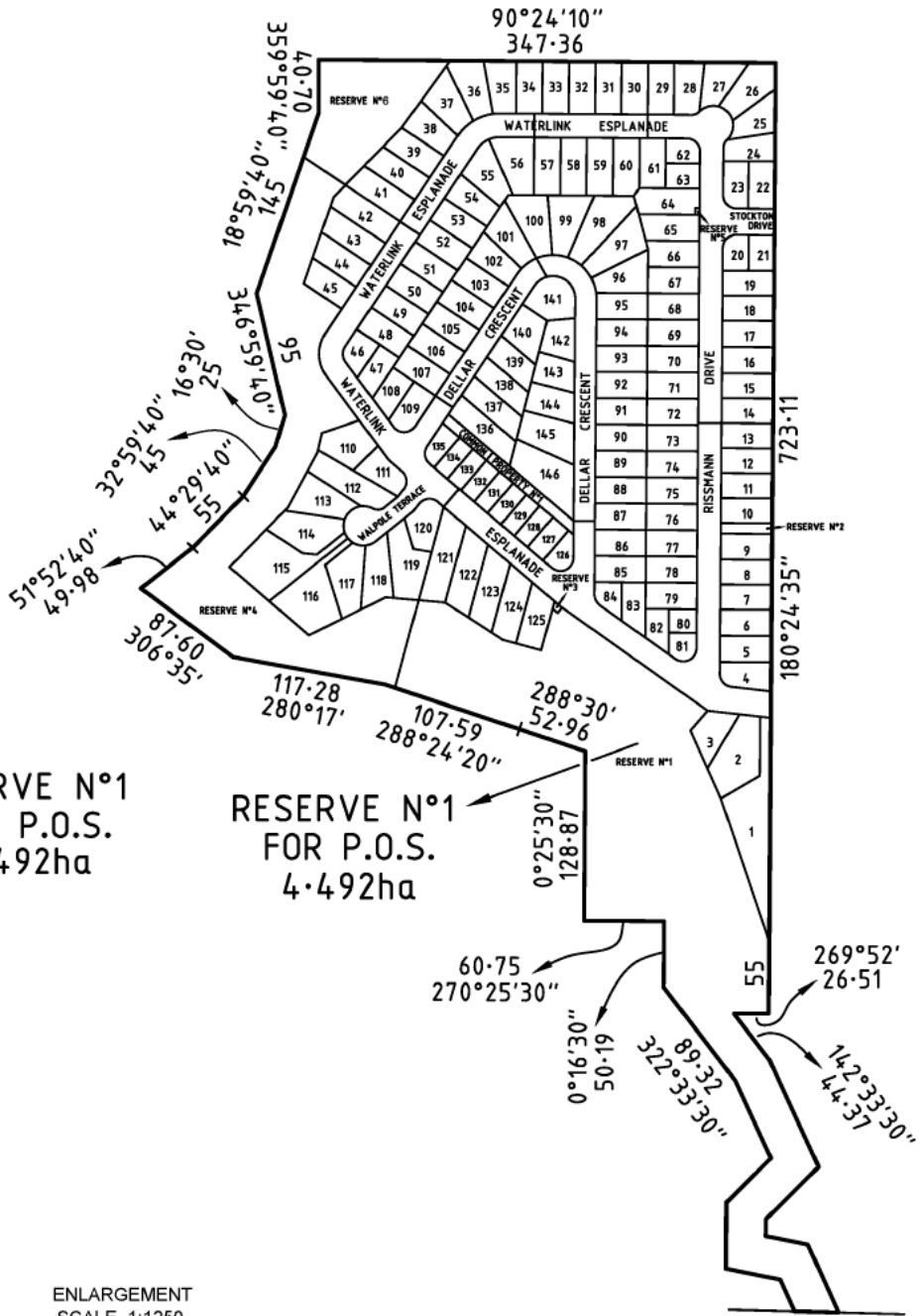


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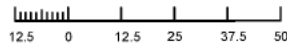
LENGTHS ARE IN METRES



RESERVE N°1  
FOR P.O.S.  
4.492ha

RESERVE N°1  
FOR P.O.S.  
4.492ha

ENLARGEMENT  
SCALE 1:1250



LENGTHS ARE IN METRES

WILLIAMS ROAD

CAMERON  
ROAD

WILLIAMS ROAD

Ferguson Perry Surveying Pty Ltd  
62 McLachlan Street, Melbourne,  
Victoria 3040  
ABN 76126 194 483

T (03) 5382 2023  
F (03) 5381 1544  
E admin@fergusonperry.com.au

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SHEET 2

PS 701230A

M.G.A. 94 | ZONE 54



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62 McLachlan Street, Hensham,  
Victoria 3940  
ABN 76126 194 483

T (03) 5382 2023  
F (03) 5381 1544  
E admin@fergusperry.com.au

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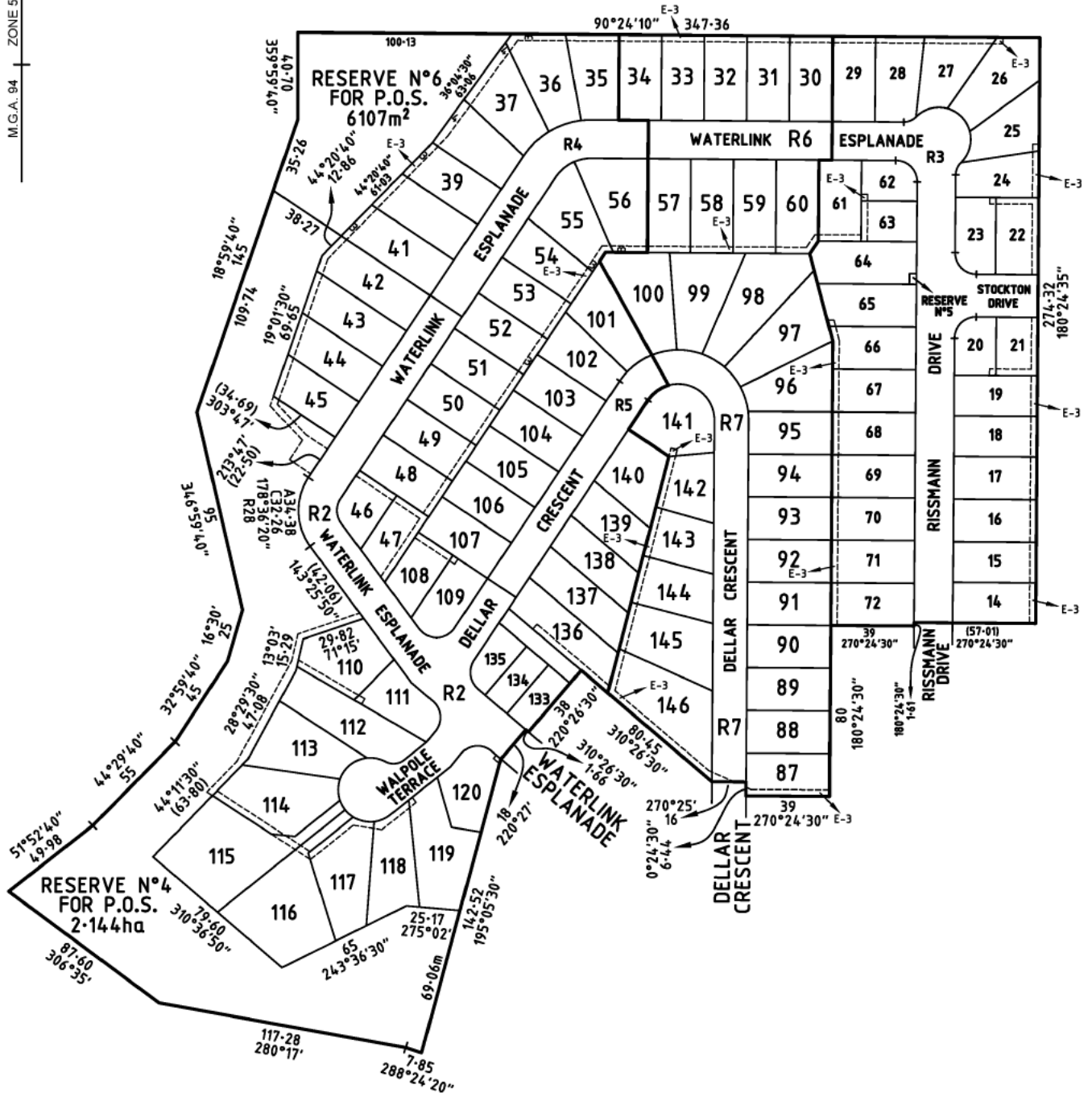


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SHEET 3

PS 701230A

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Victoria 3040  
ABN 76126 194 483

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F (03) 5381 1544  
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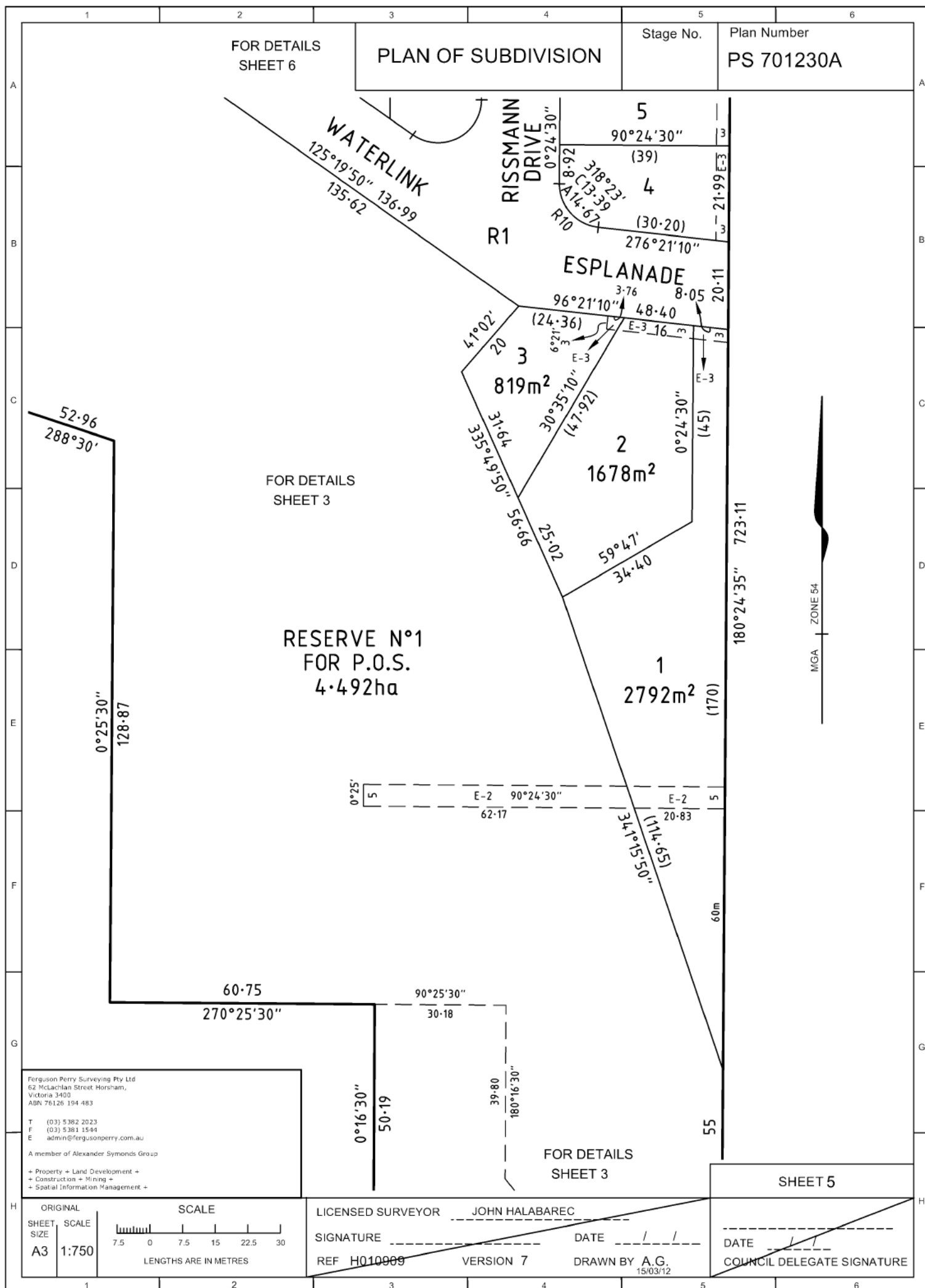
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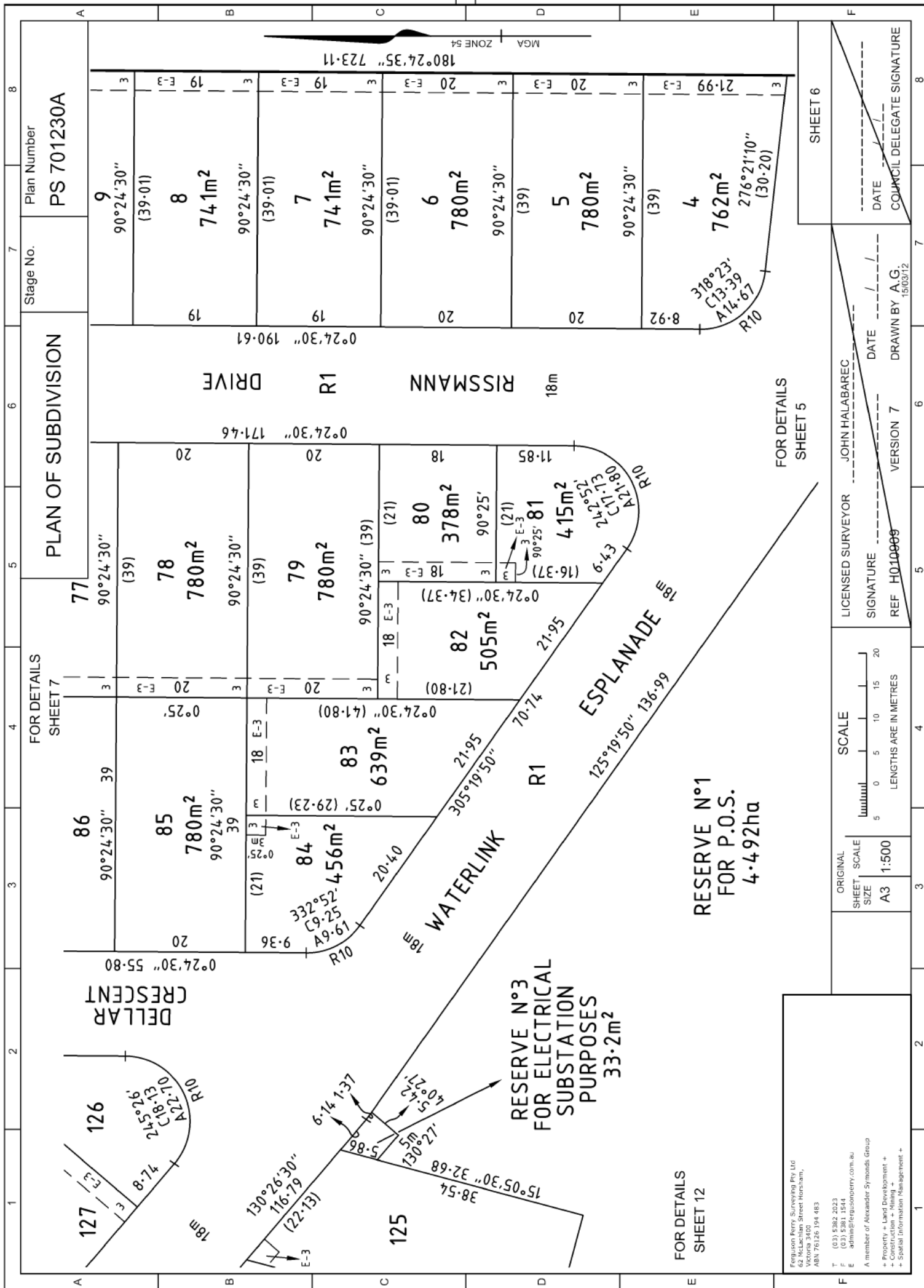
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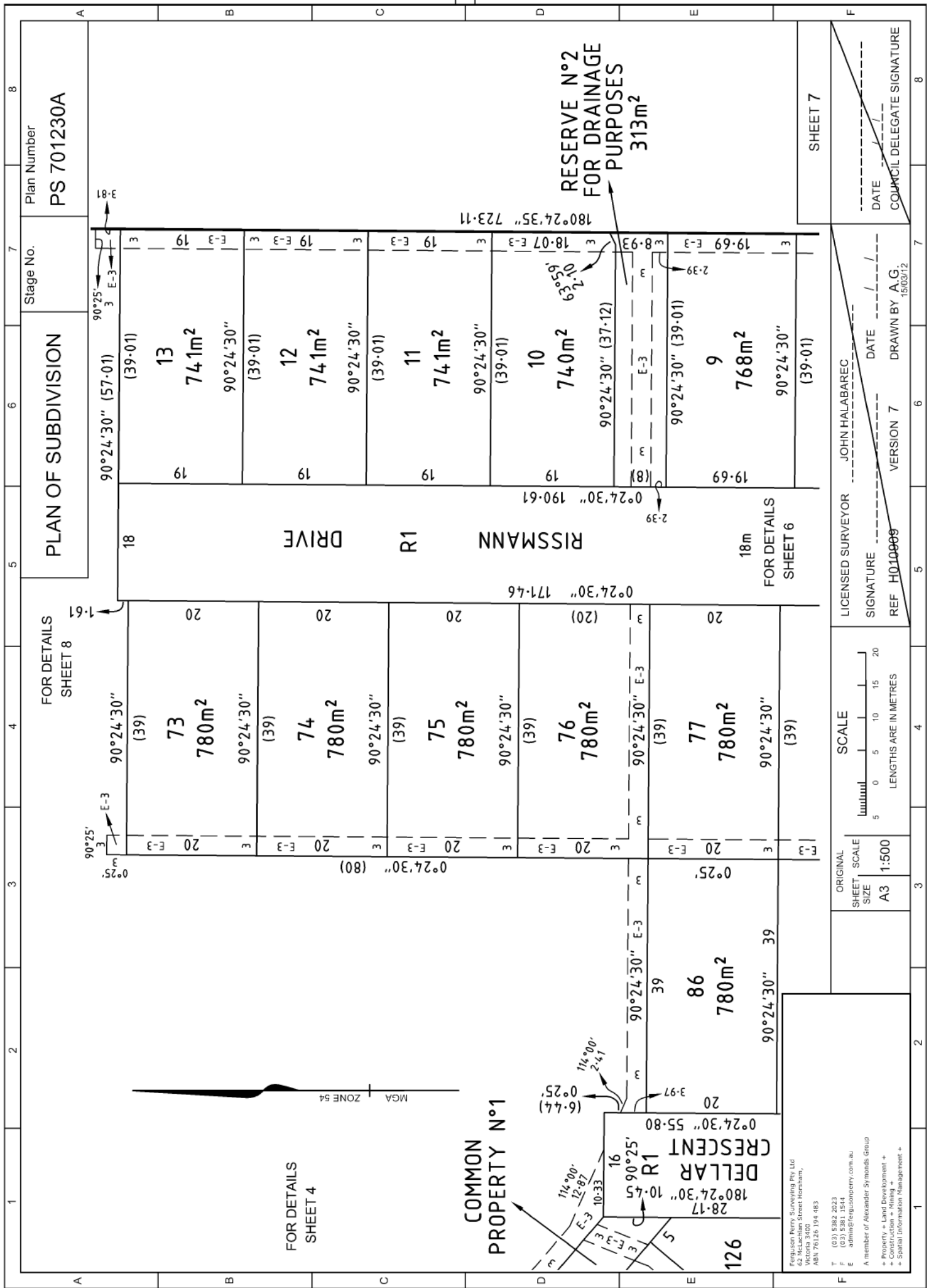


FOR DETAILS  
SHEET 3

FOR DETAILS  
SHEET 3

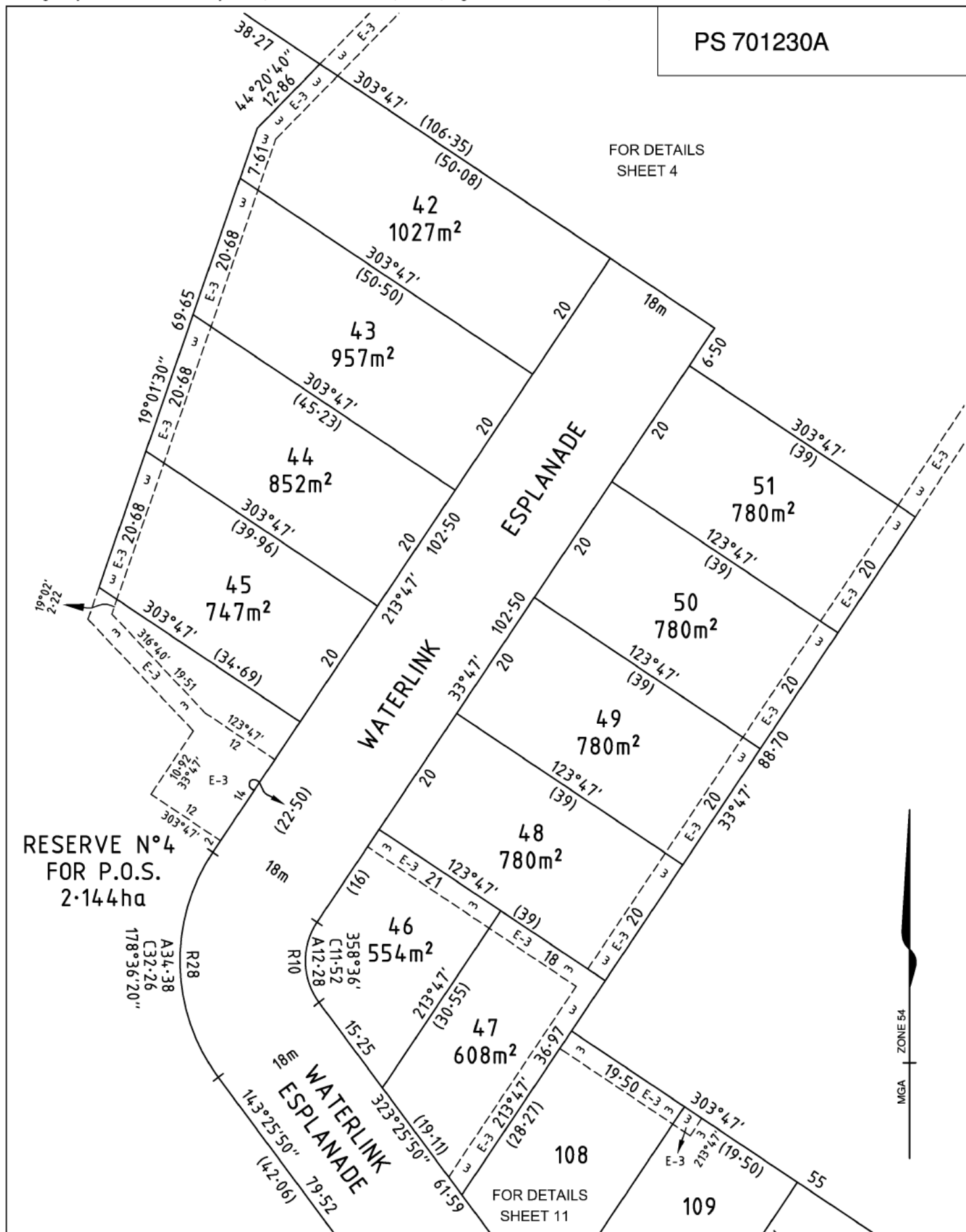
**SHEET 5**





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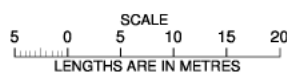
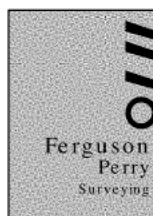


Ferguson Perry Surveying Pty Ltd  
62 McLachlan Street Horsham,  
Victoria 3400  
ABN 76126 194 483

T (03) 5382 2023  
F (03) 5381 1544  
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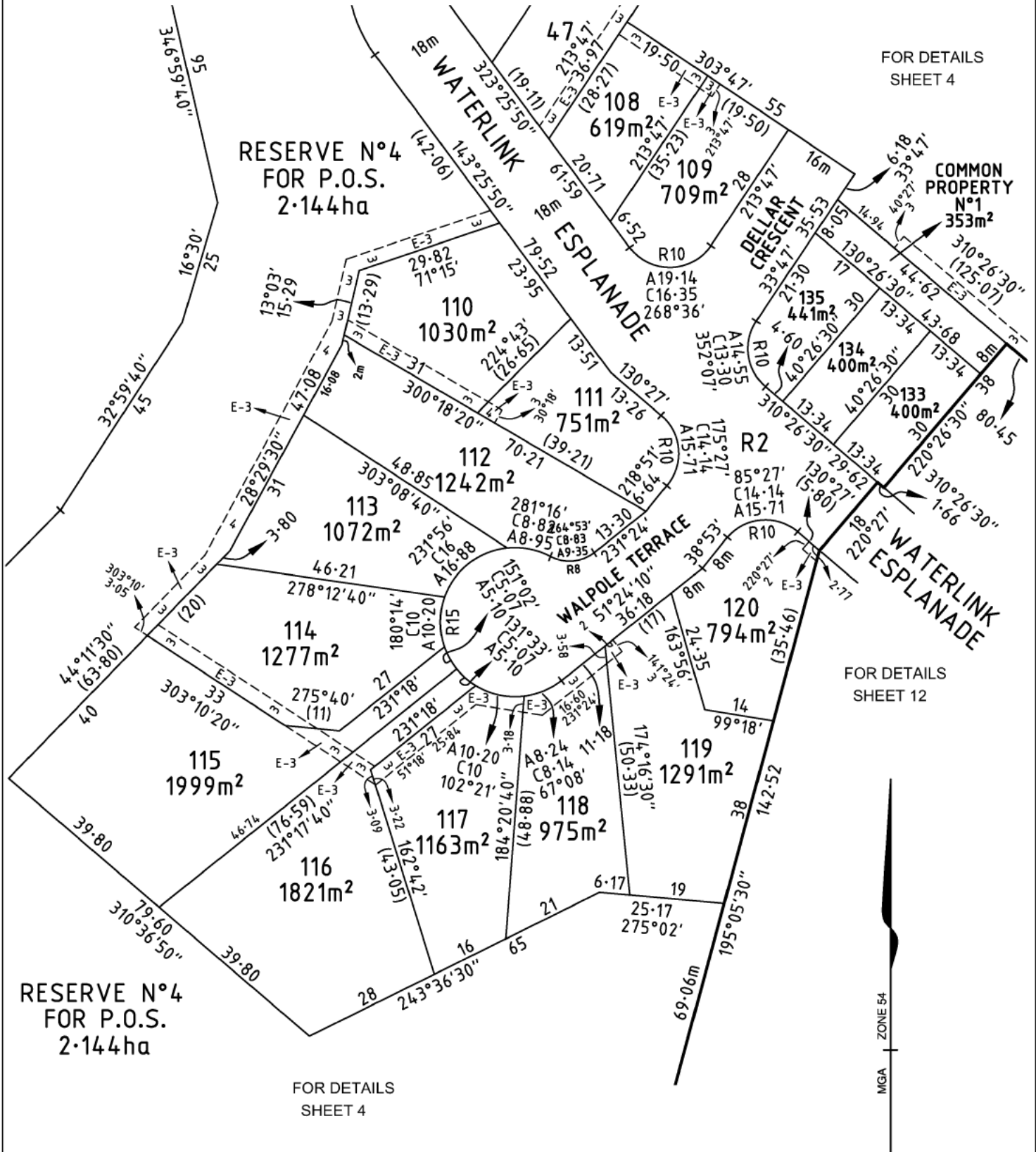
Sheet 10

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PS 701230A

FOR DETAILS  
SHEET 10

FOR DETAILS  
SHEET 4



RESERVE N°4  
FOR P.O.S.  
2.144ha

FOR DETAILS  
SHEET 4

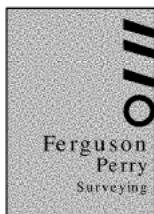
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SHEET 12

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62 McLachlan Street Horsham,  
Victoria 3400  
ABN 76126 194 483

T (03) 5382 2023  
F (03) 5381 1544  
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SCALE  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES

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SCALE  
1:750

Sheet 11

ORIGINAL SHEET SIZE A3

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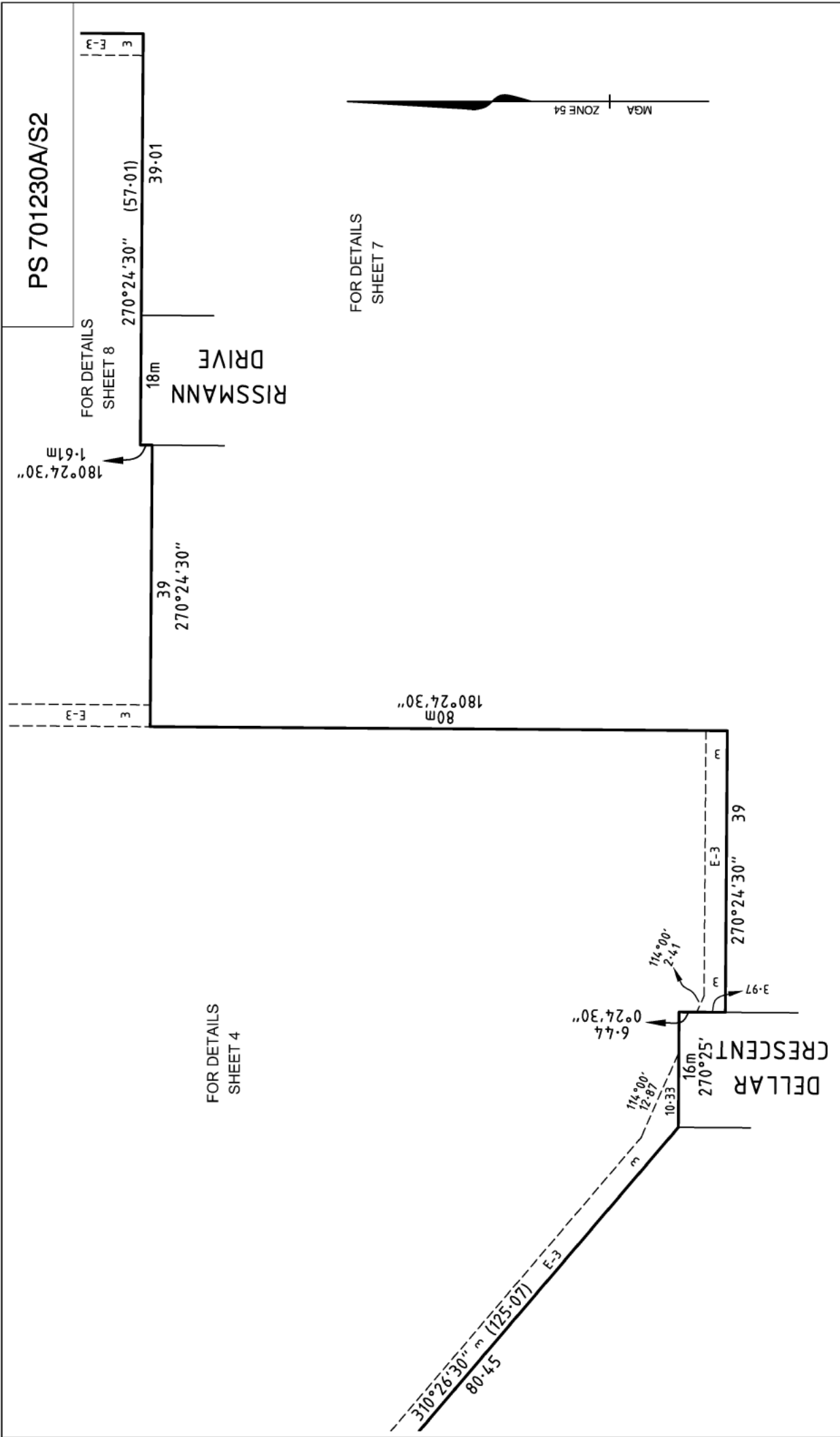
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VERSION 2

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|                          |  |                                                                                                                             |  |
|--------------------------|--|-----------------------------------------------------------------------------------------------------------------------------|--|
| <div>PS 701230A/S2</div> |  | Sheet 13                                                                                                                    |  |
| FOR DETAILS SHEET 8      |  | ORIGINAL SHEET SIZE A3                                                                                                      |  |
| FOR DETAILS SHEET 7      |  | DIGITALLY SIGNED BY LICENSED SURVEYOR:<br>DONALD JAMES PERRY                                                                |  |
| FOR DETAILS SHEET 4      |  | REF H017213    VERSION 2    DRAWN BY B.F. 21-02-14                                                                          |  |
| DELLAR CRESCENT          |  | ORIGINAL SCALE 1:500                                                                                                        |  |
| RISSMANN DRIVE           |  | SIGNED by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (2) SPEAR Ref: S047405E 25/05/2015 |  |

90°24'10" 250.35  
100.13  $\sqrt[4]{\frac{m}{25.22} \frac{E-3}{m} - 25 \frac{E-3}{m} - \frac{E-3}{m} (100m)}$



SEE SHEET 16

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SEE SHEET 17

213.23  
180°24'30"

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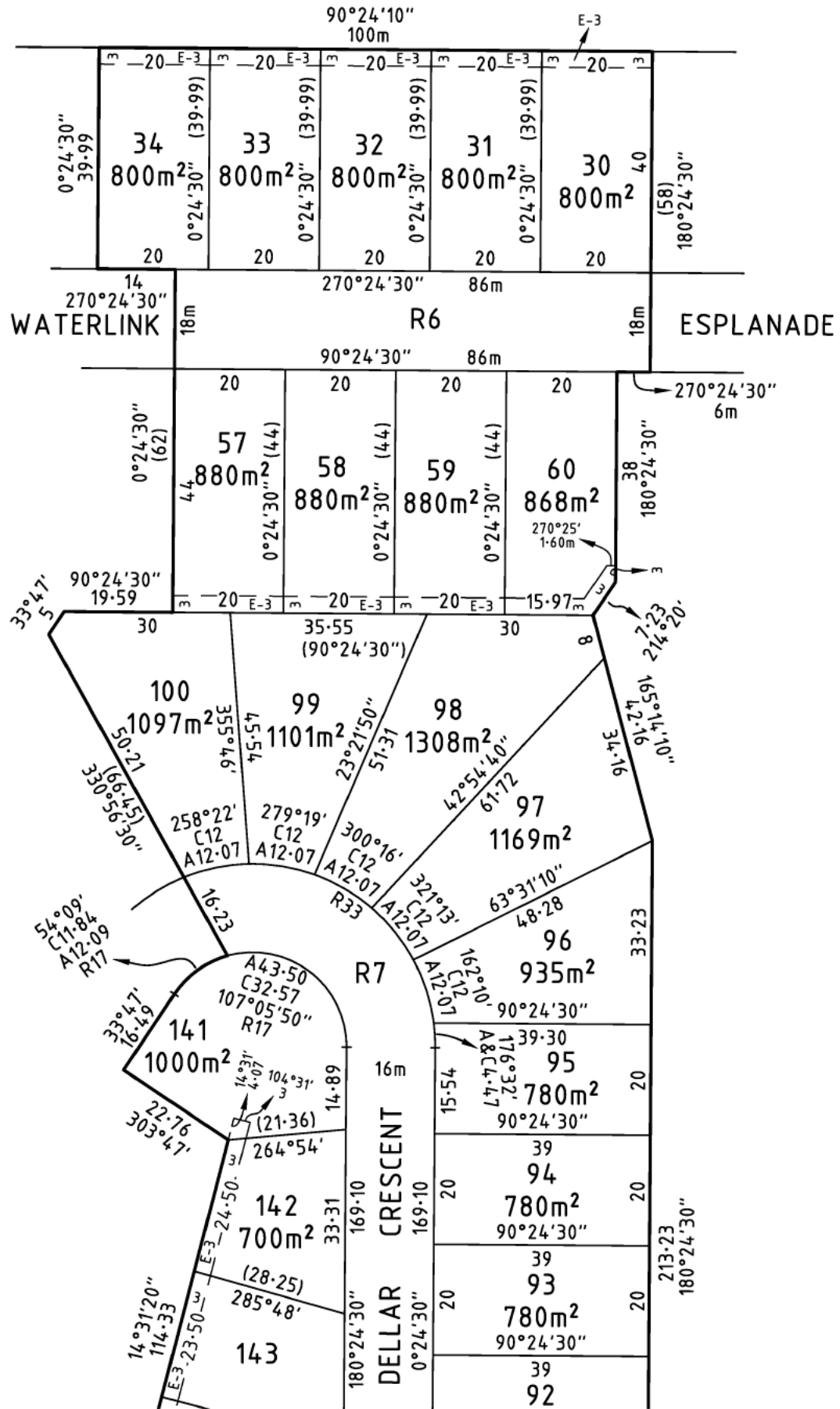


**SHEET 15**

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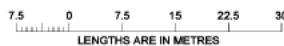
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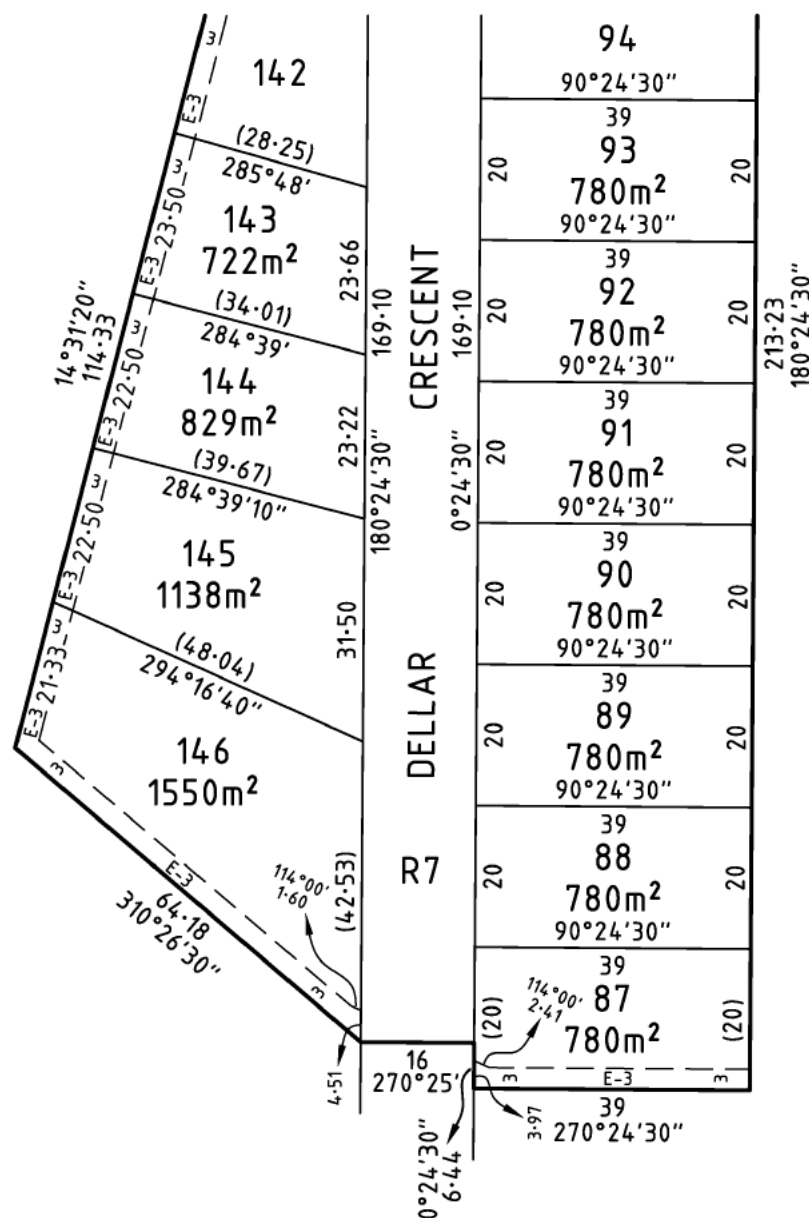
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16/02/2017

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SHEET 16

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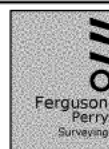


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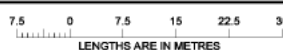
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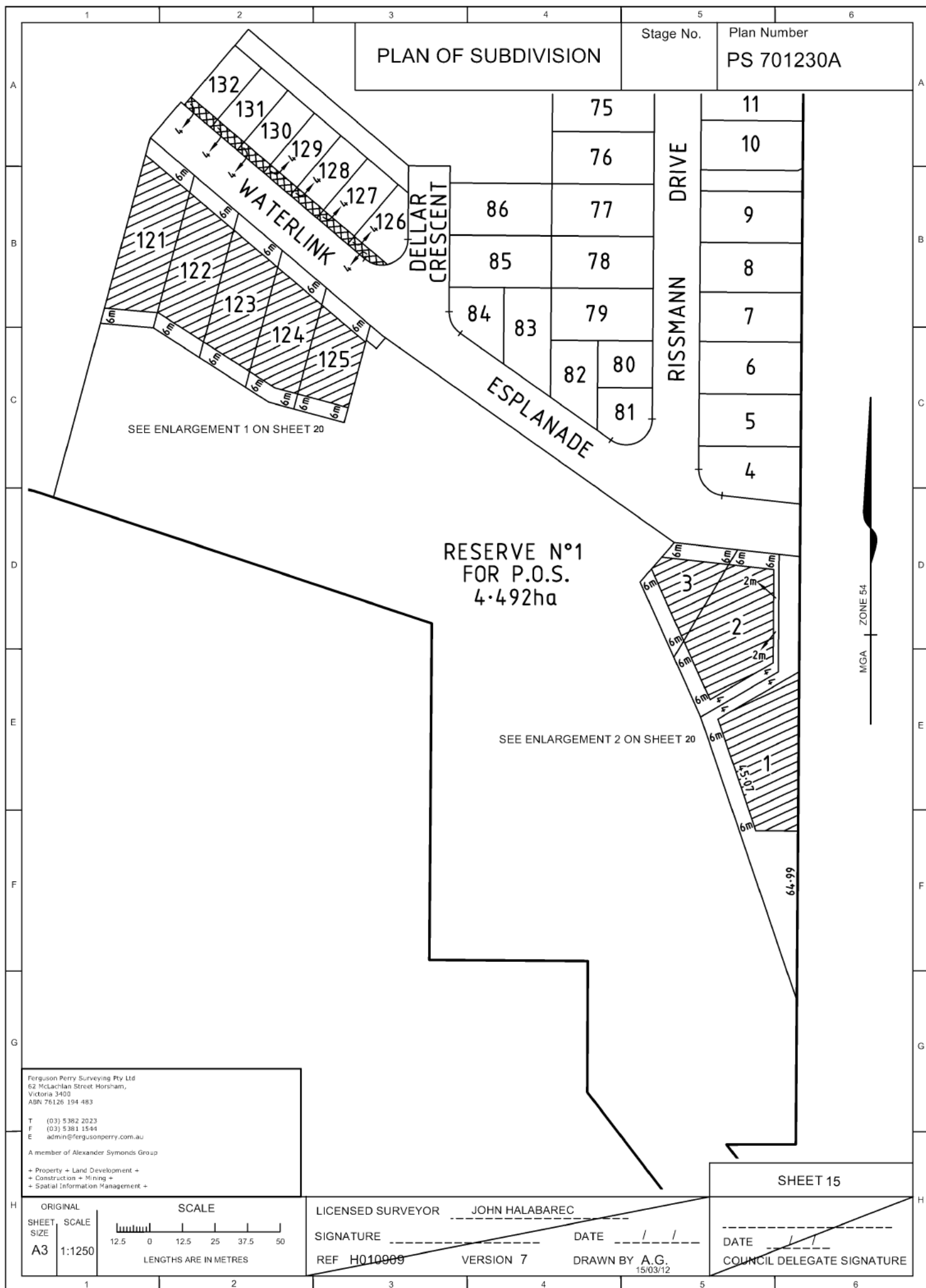
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16/02/2017

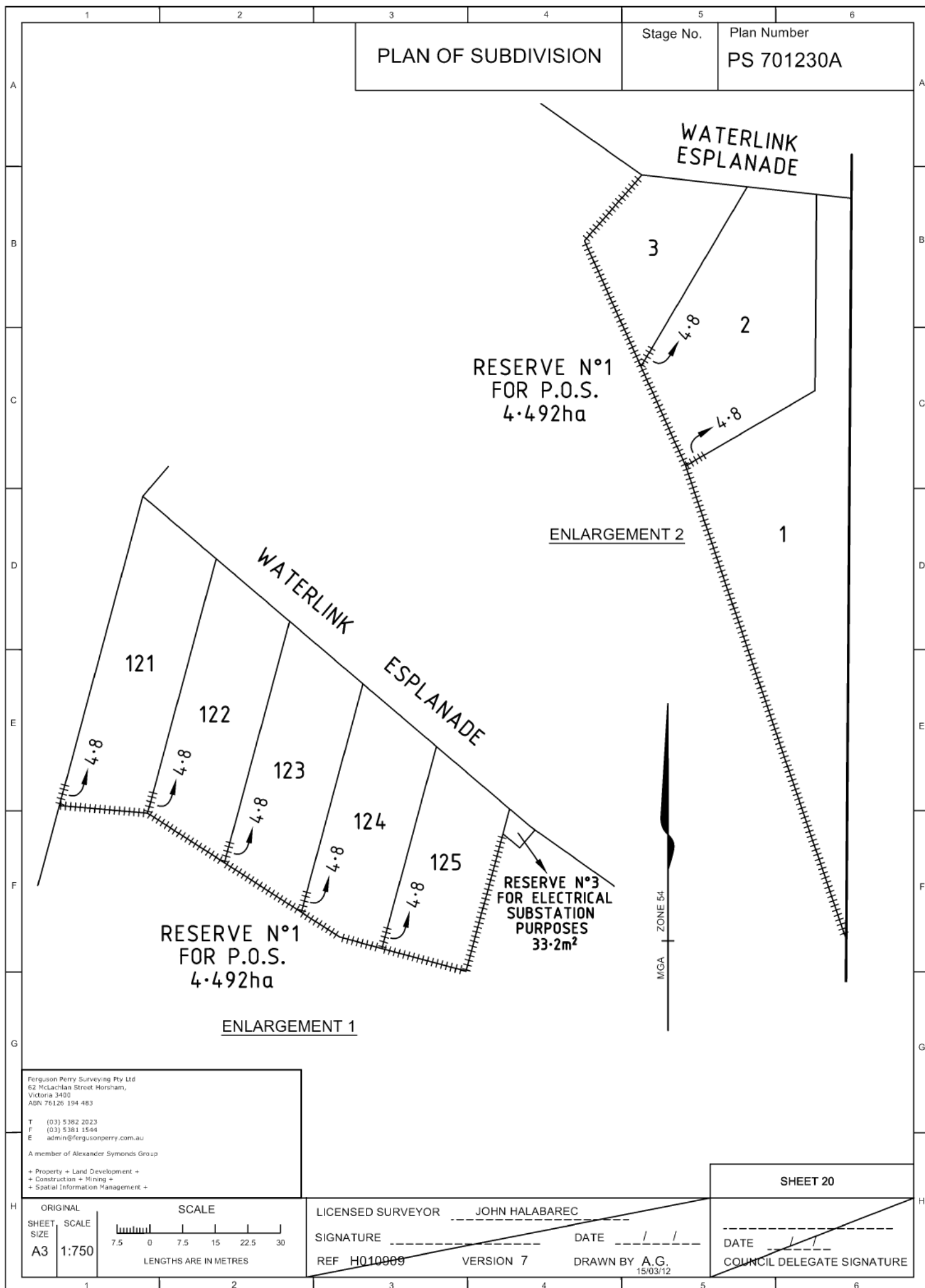
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SHEET 17

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SPEAR Ref: S076056A

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| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |   |   | Stage No. | Plan Number<br><b>PS 701230A</b> |
| <p>FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:</p> <p>(A) A DWELLING MEANS A HOUSE AND INCLUDES ANY ATTACHED GARAGE OR CARPORT<br/>           (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 BEING COLOURBOND® 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 2006, 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 &amp; 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 &amp; 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<br/>62 McLachlan Street Horsham,<br/>Victoria 3400<br/>ABN 76126 194 483</p> <p>T (03) 5382 2023<br/>F (03) 5381 1544<br/>E admin@fergusonperry.com.au</p> <p>A member of Alexander Symonds Group</p> <p>+ Property + Land Development +<br/>+ Construction + Mining +<br/>+ Spatial Information Management +</p> </div> <div style="width: 30%; text-align: center;"> <p><b>SHEET 18</b></p> </div> <div style="width: 30%;"> <p>ORIGINAL</p> <p>SHEET SCALE</p> <p>A3</p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 30%;"> <p>SCALE</p> <p>LENGTHS ARE IN METRES</p> </div> <div style="width: 40%;"> <p>LICENSED SURVEYOR    JOHN HALABAREC</p> <p>SIGNATURE _____ DATE ____/____/____</p> <p>REF H010909    VERSION 7    DRAWN BY A.G. 15/03/12</p> </div> <div style="width: 30%;"> <p>DATE ____/____/____</p> <p>COUNCIL DELEGATE SIGNATURE _____</p> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |   |   |   |           |                                  |





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.

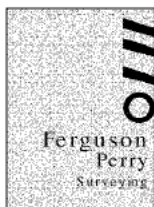
THE ABOVE CONDITION EXPIRES ON 31st DECEMBER 2029

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

T (03) 5382 2023  
F (03) 5381 1544  
E admin@fergusonperry.com.au

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+ Spatial Information Management +



SCALE  
  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE

Sheet 21

ORIGINAL SHEET SIZE A3

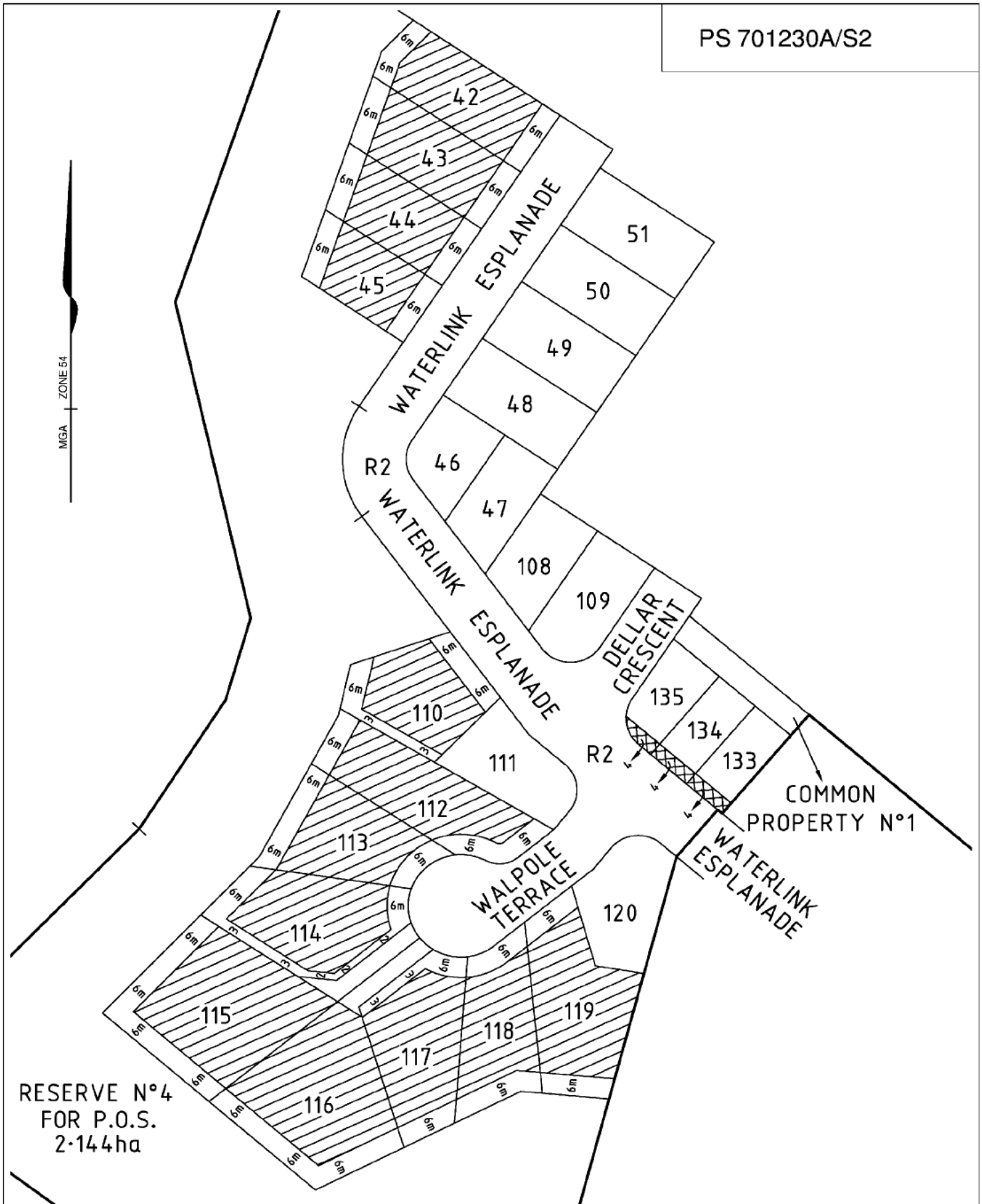
DIGITALLY SIGNED BY LICENSED SURVEYOR:  
DONALD JAMES PERRY

REF H017213

VERSION 2

DRAWN BY B.F. 21-02-14

PS 701230A/S2

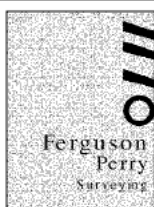


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SCALE  
10 0 10 20 30 40  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:1000

Sheet 22

ORIGINAL SHEET SIZE A3

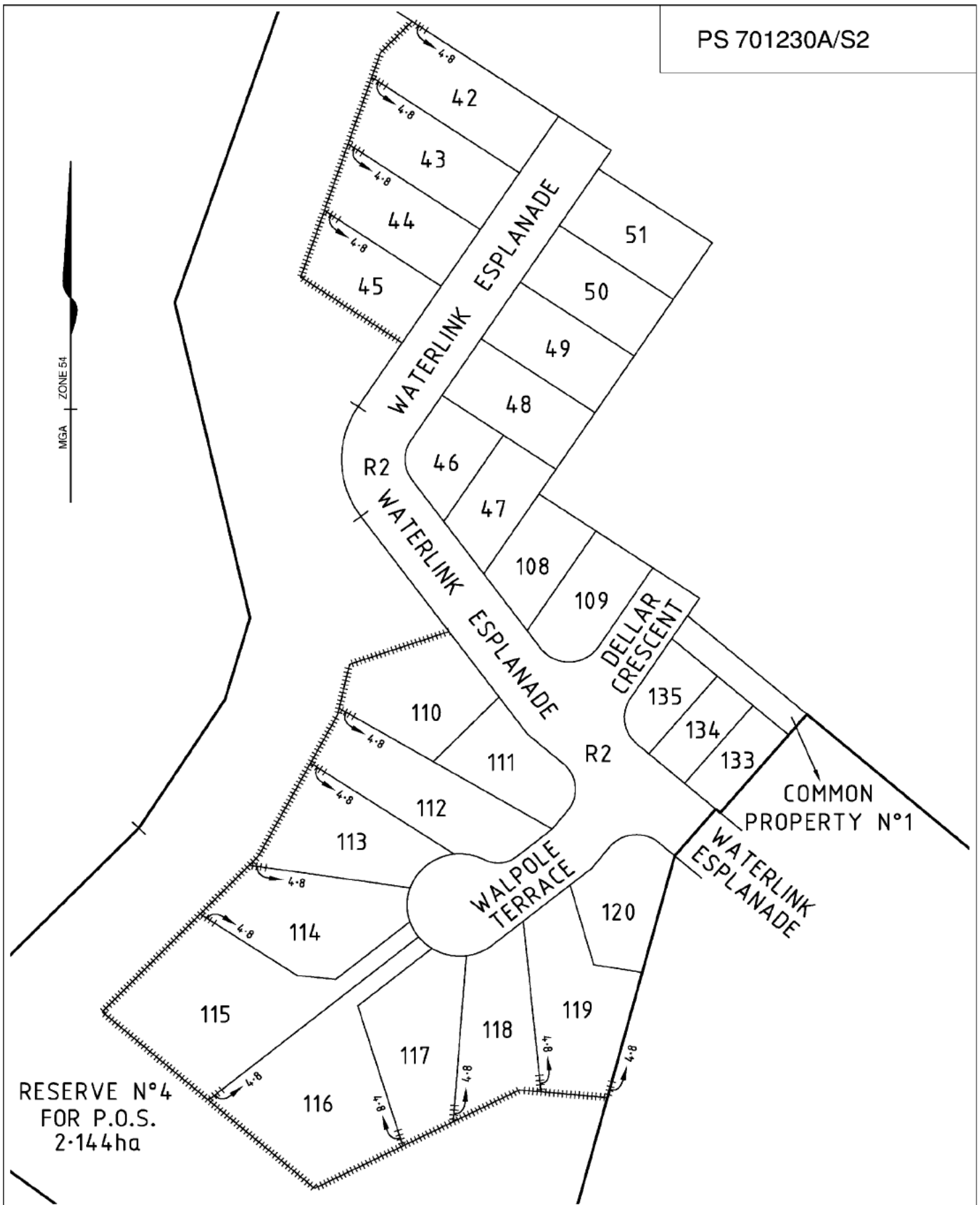
DIGITALLY SIGNED BY LICENSED SURVEYOR:  
DONALD JAMES PERRY

REF H017213

VERSION 2

DRAWN BY B.F. 21-02-14

PS 701230A/S2

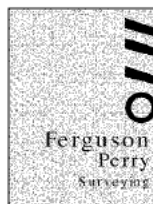


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SCALE  
10 0 10 20 30 40  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:1000

Sheet 23

ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:  
DONALD JAMES PERRY

REF H017213

VERSION 2

DRAWN BY B.F. 21-02-14

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.

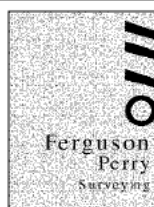
LAND TO BE BURDENED LOTS 24 TO 29 ALL INCLUSIVE ON THIS PLAN.

**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 Melachlan Street Horsham,  
Victoria 3460  
ABN 79126 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

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 56, 101 TO 107 AND 136 TO 140 ALL INCLUSIVE ON THIS PLAN.

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

**DESCRIPTION OF RESTRICTION N°1**

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

- (1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS
- (2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.
- (4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.
- (5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (6) CONSTRUCT ANY DWELLING OR BUILDING ON ANY LOT OUTSIDE THE AREA SHOWN HATCHED THUS  ON SHEET 6 OF THIS PLAN, UNLESS APPROVED BY THE RESPONSIBLE AUTHORITY.
- (7) SAVE FOR THE FENCING SPECIFIED IN RESTRICTIONS N°3 AND N°4 AND ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2030

**CREATION OF RESTRICTION N°2**

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

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

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

**DESCRIPTION OF RESTRICTION N°2**

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

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

**CREATION OF RESTRICTION N°3**

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

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

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

**DESCRIPTION OF RESTRICTION N°3**

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

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

**CREATION OF RESTRICTION N°4**

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

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

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

**DESCRIPTION OF RESTRICTION N°4**

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

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

**CREATION OF RESTRICTION N°5**

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

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

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

**DESCRIPTION OF RESTRICTION N°5**

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

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

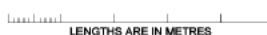
Ferguson Perry Surveying Pty Ltd  
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Victoria 3400  
ABN 76126 194 483

T (03) 5382 2023  
F (03) 5381 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 25

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

PS 701230A/S4

RESERVE N°6  
FOR P.O.S.  
6107m<sup>2</sup>

ESPLANADE

WATERLINK

R4

55

54

53

52

36

37

38

39

40

41

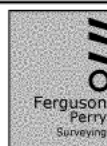
M.G.A. 94 | ZONE 54

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

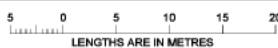
T (03) 5382 2023  
F (03) 5381 1544  
E admin@fergusperry.com.au

A member of Alexander Symonds Group

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



SCALE  
1:500



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

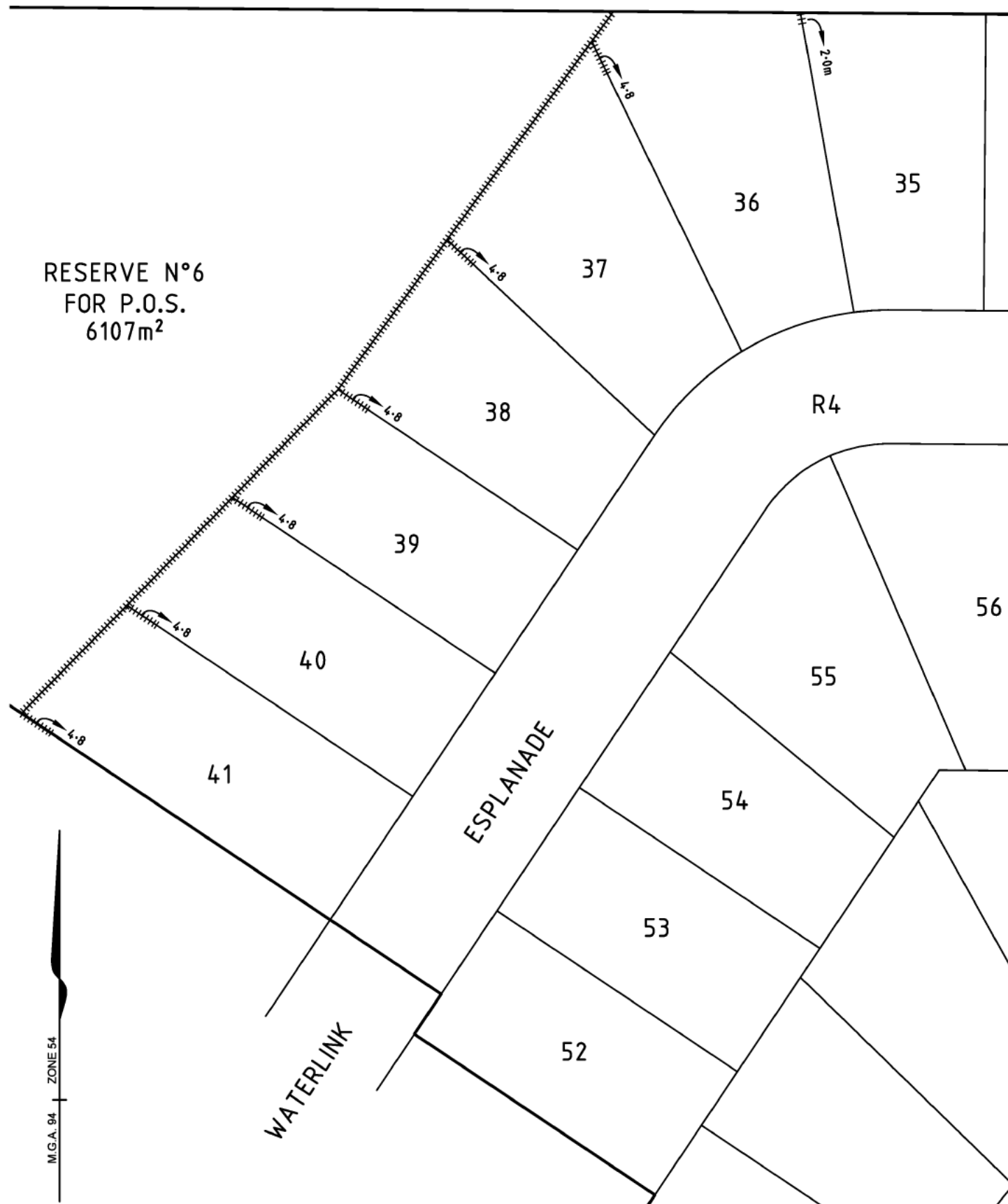
ORIGINAL SHEET  
SIZE: A3

SHEET 26

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

PS 701230A/S4

RESERVE N°6  
FOR P.O.S.  
6107m<sup>2</sup>



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62 McLachlan Street Horsham,  
Victoria 3400  
ABN 76126 194 483

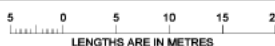
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1:500



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Surveying Pty Ltd),  
Surveyor's Plan Version (4),  
16/02/2017

ORIGINAL SHEET  
SIZE: A3

SHEET 27

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

PS 701230A/S5

FOR THE PURPOSES OF THE FOLLOWING RESTRICTIONS:

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

CREATION OF RESTRICTION N°1

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

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

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

DESCRIPTION OF RESTRICTION N°1

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

- (1) CONSTRUCT A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS  
(2) CONSTRUCT A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS OR STONE OR ANY COMBINATION OF ANY SUCH MATERIALS HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING/PANELLING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.  
(3) CONSTRUCT ANY BUILDINGS HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF ANY EXPOSED METAL OR ANY UNPAINTED CEMENT SHEET, SAVE FOR FACTORY PAINTED COLOURBOND.  
(4) CONSTRUCT ANY DWELLING OR BUILDING HAVING THE ROOF CONSISTING OF ANY FORM OF CEMENT SHEET OR EXPOSED METAL SAVE FOR GALVANISED IRON OR ZINCALUME.  
(5) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN ERECTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.  
(6) SAVE FOR ANY BOUNDARY OF A LOT FACING A ROAD, CONSTRUCT A FENCE OF MATERIAL OTHER THAN FACTORY PAINTED COLOURBOND BEING COLOURBOND® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2030

CREATION OF RESTRICTION N°2

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

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

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

DESCRIPTION OF RESTRICTION N°2

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

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

CREATION OF RESTRICTION N°3

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

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

LAND TO BE BURDENED LOTS 34 ON THIS PLAN.

DESCRIPTION OF RESTRICTION N°3

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

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

CREATION OF RESTRICTION N°4

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

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

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

DESCRIPTION OF RESTRICTION N°4

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

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

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

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E admin@fergusperry.com.au

A member of Alexander Symonds Group

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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

PS701230A

[illegible]

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 24 June 2025 11:51 PM

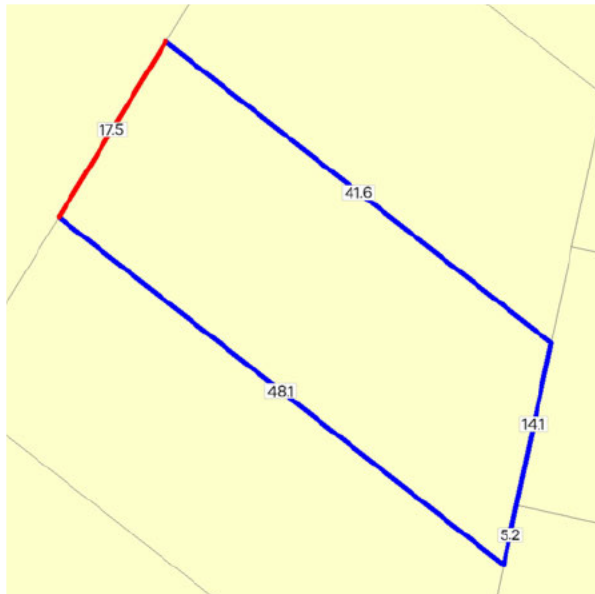
## PROPERTY DETAILS

Address: **25 DELLAR CRESCENT HORSHAM 3400**  
 Lot and Plan Number: **Lot 138 PS701230**  
 Standard Parcel Identifier (SPI): **138\PS701230**  
 Local Government Area (Council): **HORSHAM**  
 Council Property Number: **16120**  
 Directory Reference: **Vicroads 544 J7**

[www.hrcc.vic.gov.au](http://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:** 779 sq. m

**Perimeter:** 127 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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 24 June 2025 11:48 PM

PROPERTY DETAILS

Address: 25 DELLAR CRESCENT HORSHAM 3400  
Lot and P an Number: Lot 138 PS701230  
Standard Parce dentifier (SP ): 138\PS701230  
Loca Government Area (Counci ): HORSHAM  
Counci Property Number: 16120  
P anning Scheme: Horsham  
Directory Reference: Vicroads 544 J7

www.hrcc.vic.gov.au

Planning Scheme Horsham

UTILITIES

Rura Water Corporation: Grampians Wimmera Mallee Water  
Urban Water Corporation: Grampians Wimmera Mallee Water  
Me bourne Water: Outside drainage boundary  
Power Distributor: POWERCOR

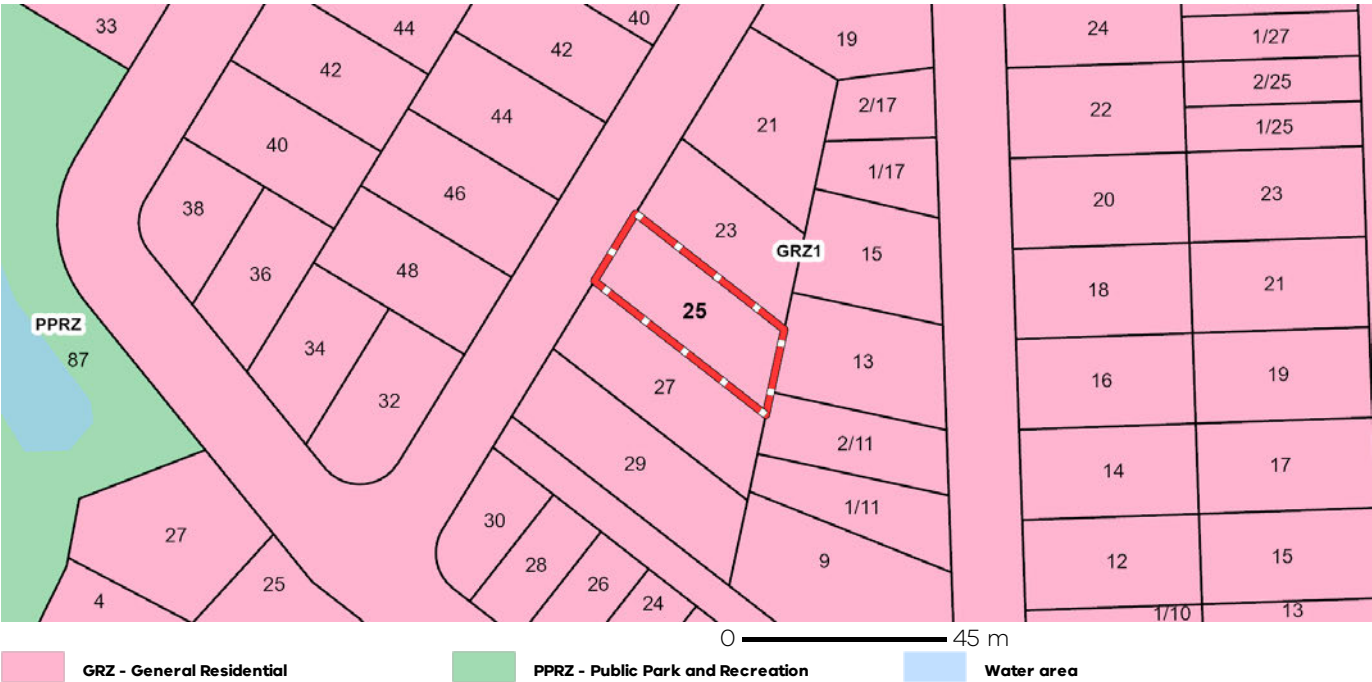
STATE ELECTORATES

is ative Counci : WESTERN VICTORIA  
is ative Assemb y: LOWAN  
Registered Aborigina Party: Barengi Gadjin Land Council  
Aboriginal Corporation

View location in VicPlan

Planning Zones

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



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

PLANNING PROPERTY REPORT

Planning Overlays

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)  
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 6 \(DPO6\)](#)



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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)  
[FLOODWAY OVERLAY \(FO\)](#)  
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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.aav.nrms.net.au/aavQuestion1.aspx>

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



# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Further Planning Information

Planning scheme data last updated on .

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

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

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

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

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

# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

## Native Vegetation

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

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

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



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report

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Produced: 25/06/2025 10:23:15 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: 25/06/2025 10:23:15 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.

## 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)