

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	1331 Brimpaen-Laharum Road, Brimpaen 3401
-------------	---

Vendor's name		Date / /
----------------------	--	--------------------

Vendor's signature	Signed by:  58C6TC09TAT1E4BA...	Jul 26, 2024 3:03 PM AEST
---------------------------	---	-----------------------------

Purchaser's name		Date / /
-------------------------	--	--------------------

Purchaser's signature	
------------------------------	--

Purchaser's name		Date / /
-------------------------	--	--------------------

Purchaser's signature	
------------------------------	--

1. FINANCIAL MATTERS

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

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

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

	To	
--	----	--

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

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 type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/> Septic System	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 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: 1331 Brimpaen-Laharum Road
Brimpaen, VIC 3401

Lot no.: 1 **Plan of subdivision:** LP212011E

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: _____

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 09817 FOLIO 222

Security no : 124116871394E
Produced 24/07/2024 11:17 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 212011E.
PARENT TITLE Volume 09554 Folio 719

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 LP212011E 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: 1331 BRIMPAEN-LAHARUM ROAD BRIMPAEN VIC 3401

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack (LEAP) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.



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 2024

ABN 37 019 724 765

1331 BRIMPAEN LAHARUM ROAD
 BRIMPAEN VIC 3401

Date of Notice: 09/08/2023

Date Declared: 26/06/2023

Assessment: 11558

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		SITE VALUE	291,000
1331 BRIMPAEN LAHARUM ROAD BRIMPAEN		CAPITAL IMPROVED VALUE	479,000
LOT 1 LP 212011 (CA 46CPT) WARTOOK		NETT ANNUAL VALUE	23,950
		EFFECTIVE DATE	01/07/2023
		LEVEL OF VALUE DATE	01/01/2023
AREA 16.3900 HECTARES			
AVPCC 530 MIXED FARMING & GRAZING			
RATE DETAILS	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
BALANCE AT 09/08/2023			\$0.00
FARM RATE	0.00202900	479,000	\$971.89
MUNICIPAL CHARGE FARM	200.00	1	\$200.00
RURAL BIN SERVICE	348.00	1	\$348.00
GOVT PENSION REBATE - RATES			\$0.00
COUNCIL PENSION REBATE - RATES			\$0.00
VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY			
FSPL PRIMARY PRODUCTION FIXED	254.00	1	\$254.00
FSPL PRIMARY PRODUCTION VARIABLE	0.00016900	479,000	\$80.95
GOVT PENSION REBATE - FSPL			\$0.00
TOTAL			\$1,854.84

Payment In Full Due 15 Feb 2024 \$1,854.84	Or	On Instalments Instalment 1 Due 2 Oct 2023 \$463.71	Instalment 2 Due 30 Nov 2023 \$463.71	Instalment 3 Due 29 Feb 2024 \$463.71	Instalment 4 Due 31 May 2024 \$463.71
--	----	--	--	--	--

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: AE54D9032S

B PAY
 Biller Code: 87221
 Ref: 1155 84

P Post Billpay
 Billpay Code: 2315
 Ref: 115584

BPAY this payment via internet or phone banking
BPAY View Registration No.: 1155 84

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

ASSESSMENT: 11558



PO BOX 511
 HORSHAM VIC 3402

RATEPAYER NAME:



PAYMENT OPTIONS

The rates and charges levied on this notice can be paid **IN FULL** by 15 February 2024 OR by **FOUR INSTALMENTS** as follows:

FIRST	2 October 2023
SECOND	30 November 2023
THIRD	29 February 2024
FOURTH	31 May 2024

Where the first instalment is paid by the due date – Notices for the second, third and fourth instalments will be issued at least 14 days before the due dates for payment. Please note that the first instalment includes any arrears and interest. **Where the first instalment is not paid by the due date** – The property will not be entered on the four instalment plan and rates will be payable in full by 15 February 2024.

ALLOCATION OF PAYMENTS

1. Legal Costs (if any)
2. Interest Charges (if any)
3. Overdue Rates & Charges (if any)
4. Current Year Rates & Charges

INTEREST PENALTY ON LATE PAYMENTS

Council will waive interest on overdue rates if hardship is experienced and a payment plan is put in place. All other overdue amounts may be charged interest at 10% pa as fixed under the Penalty Interest Rates Act 1983. Where applicable the interest penalty will be applied after the due date of an instalment. For lump sum payers interest penalty will be applied after the due date of the lump sum, but calculated on each of the instalment amounts that are overdue from the day after their due dates.

OTHER PENALTIES FOR FAILING TO PAY

Council may sue in the Magistrates' Court to recover any outstanding rates and/or charges. This will result in further cost for property owner/s. In accordance with Section 181 of the Local Government Act 1989, Council may exercise its right to sell property in order to recover unpaid rates and charges.

RIGHT OF OBJECTION TO DIFFERENTIAL RATING

Under Section 183 of the Local Government Act 1989, if you are aggrieved by Council's decision to classify or not classify your land as a particular type of class for differential rating purposes you may apply to VCAT within 60 days after the date of the notice. However you are invited to first discuss classification with the Valuer appointed to Council by Valuer-General Victoria.

All rating differentials adopted by Council for 2023/2024, are shown for comparative purposes only.

Capital Improved Value		\$ 479,000
Residential	0.004058 cents	\$1,943.78
Farm	0.002029 cents	\$971.89
Commercial	0.003855 cents	\$1,846.55
Industrial	0.004058 cents	\$1,943.78
Culture & Recreation	0.002029 cents	\$971.89

RIGHT OF APPEAL AGAINST RATES

Under Section 184 of the Local Government Act 1989 aggrieved persons have a right of appeal to the County Court within 60 days after the date of the notice in respect of rates and charges on specific grounds.

PENSIONER CONCESSION REBATE

A person holding a current Pensioner Concession Card or DVA Gold Card (TPI or War Widow only) may be entitled to a Government rebate (maximum \$253.20) and a Council rebate of \$50.00 on their Council rates, as well as a \$50.00 rebate on the Fire Services Property Levy on their principal place of residence. Those whose rebate appears on this notice need not reapply. **NOTE: A Health Care Card does not entitle the holder to a rate reduction. Centrepay deductions are also available. Contact Council or Centrelink for more information.**

MUNICIPAL REVALUATION

All properties were revalued by the Valuer General at a level of value date 1 January 2023, subject to supplementary valuations for property changes. Rates levied have been based on the Capital Improved Value shown overleaf

using the rate in the dollar shown. **NOTE: The Capital Improved Value includes the Site Value.**

RIGHT OF OBJECTION TO VALUATIONS

Ratepayers and/or owners have a right under Division 3 of the Valuation of Land Act 1960 to object to the valuations of the property described on the Valuation and Rate Notice on specific grounds set out in this Division. Objections must be lodged within **two months** of the date of issue of this notice. Forms can be downloaded from hrcc.vic.gov.au/Our-Council/Rates-Valuations/Valuations or lodged online at ratingvaluationobjections.vic.gov.au. It is suggested that you discuss your concerns with the Valuer appointed to Council by Valuer-General Victoria or Council Rates staff before lodging an objection. Contact Council on 5382 9777 or via council@hrcc.vic.gov.au **Note: Objection to a valuation does not excuse you from paying your rates and charges by the due dates.**

LAND TAX

Notice is given that Council valuations may be used by other rating authorities for the purpose of a rate or tax. The State Revenue Office uses the site value in assessing land tax. For further information refer to the State Revenue Office website www.sro.vic.gov.au.

FIRE SERVICES PROPERTY LEVY

From July 2013 the Fire Services Levy was removed from insurance premiums and replaced by a property-based levy collected with Council rates. All funds collected by Council will go to the State Government to support fire services. Refer to www.firelevy.vic.gov.au.

FINANCIAL HARDSHIP

Any ratepayer who is having difficulty paying part or all of their rates and charges should contact Council's Rates Department for a confidential discussion about assistance options such as payment plans, interest waivers, deferrals, rates waivers and financial hardship applications. Further information in relation to financial hardship support can be found at hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges

CHANGE OF PROPERTY OWNERSHIP/OCCUPANCY OR MAILING ADDRESS

The Council must be notified in writing of changes of occupancy, ownership or mailing address. When ownership of a property changes, liability for payment of rates remains with the owner recorded with Council until a Notice of Acquisition is received from the transferor or his/her agent. Address alterations should be in writing and lodged with the Rates Department or on Council's website at hrcc.vic.gov.au/Contact-Us/Change-Your-Details

TRANSFERRING OF RATING OBLIGATION

You must supply a copy of the original Valuation and Rate Notice to any legal identity to whom you have transferred your obligation to pay rates associated with the property for which the notice is issued to ensure the due dates and timelines associated with the notice are met.

MUNICIPAL CHARGE

A municipal charge of \$200.00 has been levied on all rateable properties not previously granted an exemption. Exemptions may be granted on eligible farming properties which form part of a single farming enterprise upon application.

FREE LOAD OF WASTE

Ratepayers with a Garbage or Recycling charge listed on the front of this notice are eligible for one free load of waste (other than e-waste, mattresses, tyres or asbestos) in a 6'x 4' trailer or a car boot delivered to the Horsham or Quantong Transfer Stations. Please present this notice to the site attendant to redeem. Valid until 30 June 2024. For more information on the free load of waste please visit hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges.

GARBAGE SERVICE CHARGES

For more information on the current garbage charges please visit hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges
For information on the new 4 bin service please visit hrcc.vic.gov.au/Residents/Waste-Service

Owner/s

Prescribed statement in accordance with Local Government (General) Amendment Regulations 2016.

Council has complied with the Victorian Government's rates cap of 3.5 per cent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- (i) The valuation of your property relative to the valuation of other properties in the municipal district;
- (ii) The application of any differential rate by Council;
- (iii) The inclusion of other rates and charges not covered by the Victorian Government's rates cap, ie waste charges and Fire Services Property Levy (State Government Charge).

Rural Water Account

account number

115447

issue date

22/07/2024

Registration Code
4KBE21

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



GWM Water

11 McLachlan Street (PO Box 481)
Hornsham Victoria 3402

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

ABN: 35 584 588 263
tax invoice

1331 BRIMPAEN-LAHARUM ROAD
WARTOOK VIC 3401



Untreated water supply not
suitable for drinking or food
preparation without further
treatment.

due date

26/08/2024

amount due

\$129.07

Summary and Details on Following Pages

Property ID	Property Description	Amount
115447	CA PT 46C LOT 1 PLAN 212011E WARTOOK	\$129.07
	Total Current Charges	\$129.07
	Total Owing	\$129.07

eNotices

Register to receive your notice via email

GO TO GWMWATER.ENOTICES.COM.AU
YOUR REFERENCE NO: B544CF575J

ity interest of 6.2% per annum will apply to overdue balances.

Payment slip

account number

115447

amount due

\$129.07

POST billpay



0000000000001154473

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

amount being paid



Please see over for payment optio

Scan here to pay



PROPERTY REPORT



Energy, Environment and Climate Action

From www.land.vic.gov.au at 24 July 2024 10:18 AM

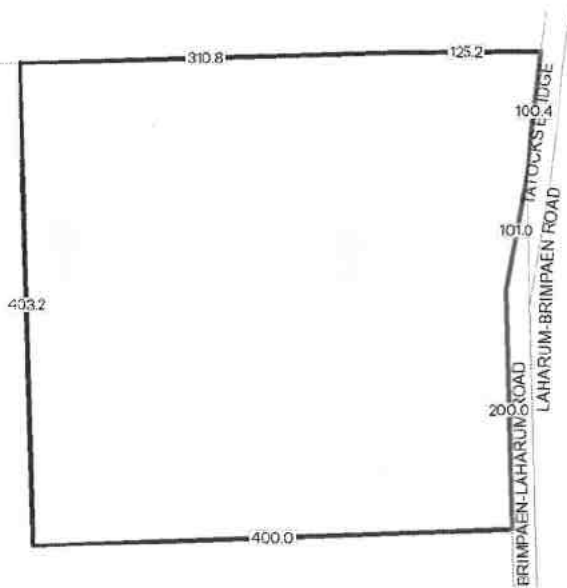
PROPERTY DETAILS

Address: **1331 BRIMPAEN-LAHARUM ROAD BRIMPAEN 3401**
 Lot and Plan Number: **Lot 1 LP212011**
 Standard Parcel Identifier (SPI): **1\LP212011**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **11558**
 Directory Reference: **Vicroads 55 G2**

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: 164832 sq. m (16.48 ha)

Perimeter: 1641 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/>

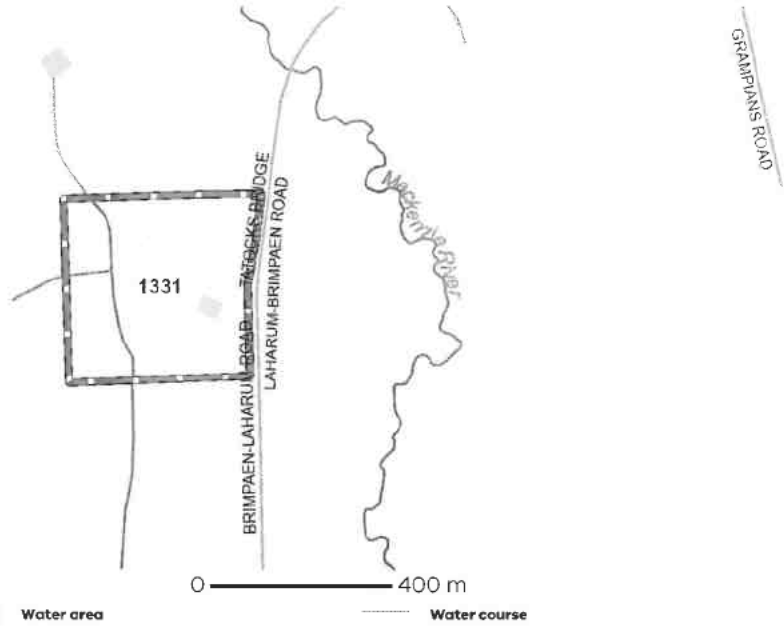
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy, Environment and Climate Action

Area Map



Selected Property

Water area

Water course

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.deca.vic.gov.au/disclaimer>

PROPERTY REPORT: 1331 BRIMPAEN-LAHARUM ROAD BRIMPAEN 3401

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 24 July 2024 08:28 AM

PROPERTY DETAILS

Address: **1331 BRIMPAEN-LAHARUM ROAD BRIMPAEN 3401**
 Lot and Plan Number: **Lot 1 LP212011**
 Standard Parcel Identifier (SPI): **1\LP212011**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **11558**
 Planning Scheme: **Horsham**
 Directory Reference: **Vicroads 55 G2**

www.hrc.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**

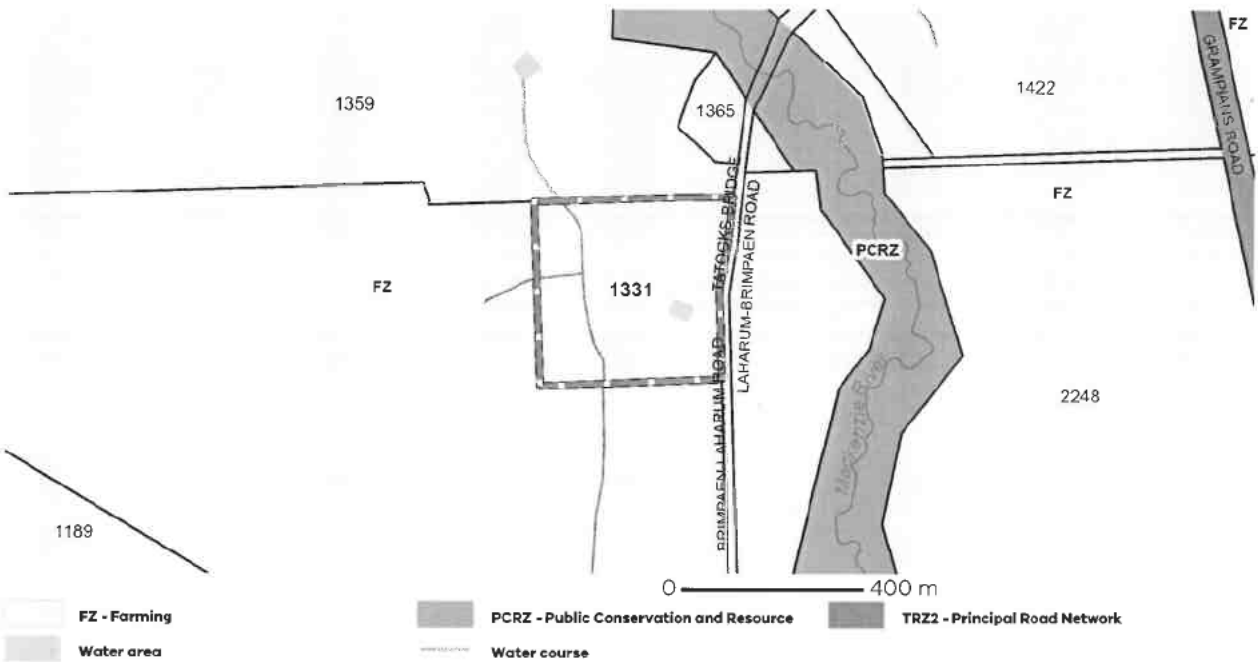
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **LOWAN**
OTHER
 Registered Aboriginal Party: **Barengi Gadjin Land Council**
Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)



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

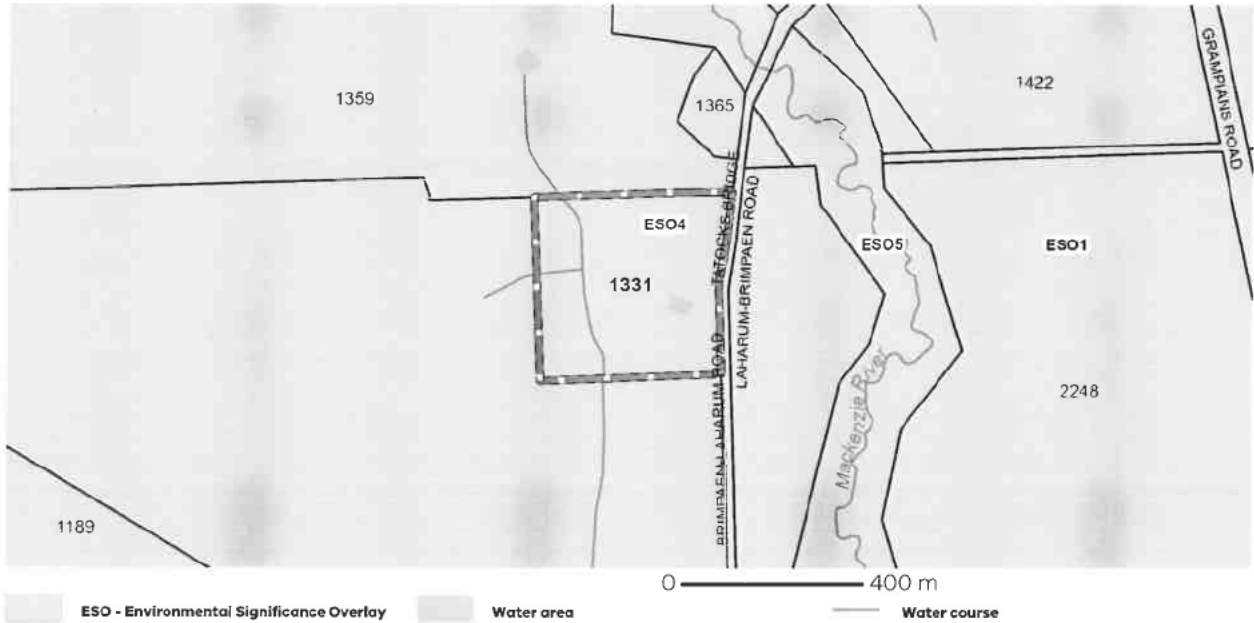
Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 4 (ESO4)

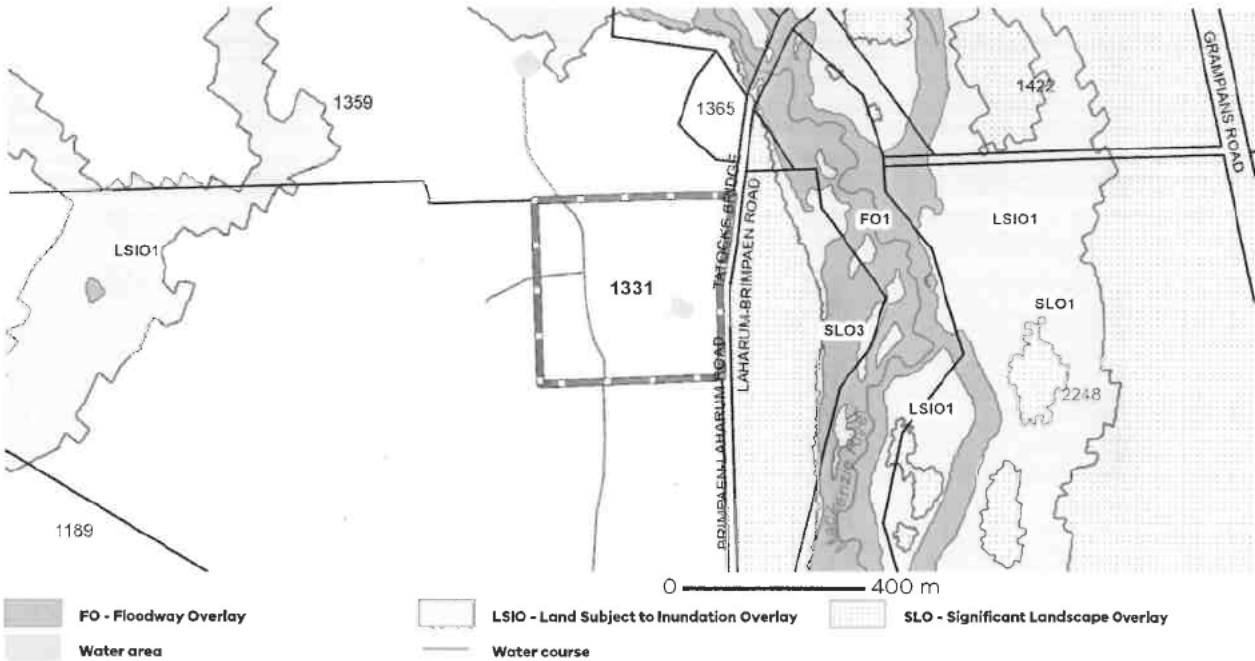


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at: <https://www.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 26 June 2024.

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>

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT

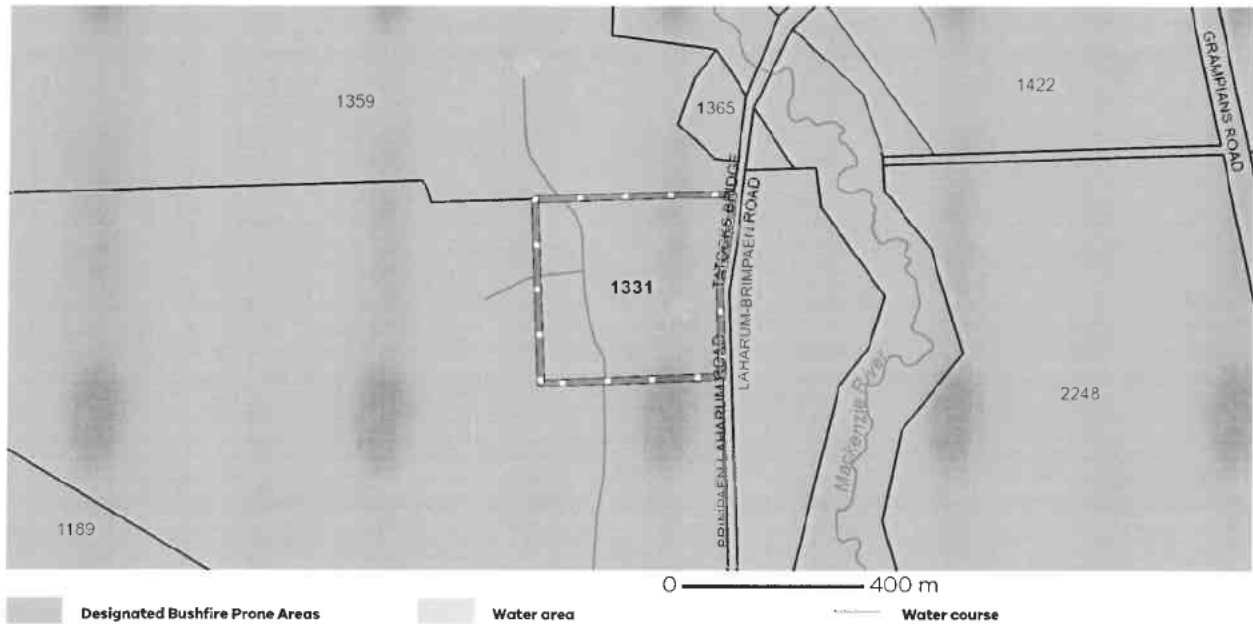


Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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 \(environment.vic.gov.au\)](#)

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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).

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)