

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 by the vendor with the attached documents before the purchaser signed any contract.

Land: 67 WATERLINK ESPLANADE HORSHAM Vic 3400

Vendors

Vendor

Name	Signature	Date
	 Signed by: EDB130449CC24B8...	Nov 27, 2025 9:29 AM AEDT

Vendor

Name	Signature	Date

Purchasers

Purchaser

Name	Signature	Date

Purchaser

Name	Signature	Date

Important information

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1. FINANCIAL MATTERS

1.1 Rates, Taxes, Charges or Other Similar Outgoings

Details of any outgoing and any interest on them

- Attached

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

- Not Applicable.

1.3 Terms Of Contract

This section 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 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 Land subject to Tax Reform Scheme

Is the land tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024?

- Not Applicable.

AVPCC	Entry date
110 - Detached Dwelling	

2. INSURANCE

2.1 Damage and Destruction

This section 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. When it applies, provide details for any policy of insurance in respect of any damage to or destruction of the land.

- Not Applicable

2.2 Owner-Builder

This section 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. Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

- Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- Not Applicable

3.2 Road Access

Is there road access to the property?

- No

3.3 Designated Bushfire Prone Area

Is the land in a designated bushfire prone area under section 192A of the Building Act 1993?

- Yes

3.4 Planning Scheme

- Attached

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

Are there any 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.

- No

4.3 Compulsory Acquisition

Are there any notices of intention to acquire that have been served under section 6 of the Land Acquisition and Compensation Act 1986?

- No

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 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”)

Words and expressions in this section 7 have the same meaning as in Part 9B of the Planning And Environment Act 1987.

7.1 Work-in-Kind Agreement

This section only applies if the land is subject to a work-in-kind agreement.

7.2 GAIC Recording

This section only applies if there is a GAIC recording. Any of the following certificates or notices must be attached if there is a GAIC recording.

8. SERVICES

Selected services marked with an 'X' are NOT connected to the land.

<input type="checkbox"/> Electricity supply	<input type="checkbox"/> Gas supply	<input type="checkbox"/> Water supply	<input type="checkbox"/> Sewerage	<input type="checkbox"/> Telephone services
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9. TITLE

Attached are copies of the following documents.

- Registered Title
- Evidence of the vendor’s right or power to sell

10. SUBDIVISION

10.1 Unregistered Subdivision

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

10.2 Staged Subdivision

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

10.3 Further Plan of Subdivision

This section 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.

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):

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.

- Consumer Affairs Victoria Due Diligence Checklist

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 1.4 (Sale Subject to Mortgage) applies.



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 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



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

Page 1 of 1

VOLUME 11594 FOLIO 423

Security no : 124130132851B
Produced 21/11/2025 03:27 PM

LAND DESCRIPTION

Lot 28 on Plan of Subdivision 701230A.
PARENT TITLE Volume 11594 Folio 347
Created by instrument PS701230A Stage 3 28/08/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

both of 67 WATERLINK ESPLANADE HORSHAM VIC 3400
AS104633C 18/04/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS701230A 28/08/2015

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: 67 WATERLINK ESPLANADE HORSHAM VIC 3400

DOCUMENT END



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Document Identification	PS701230A
Number of Pages (excluding this cover sheet)	30
Document Assembled	21/11/2025 15:27

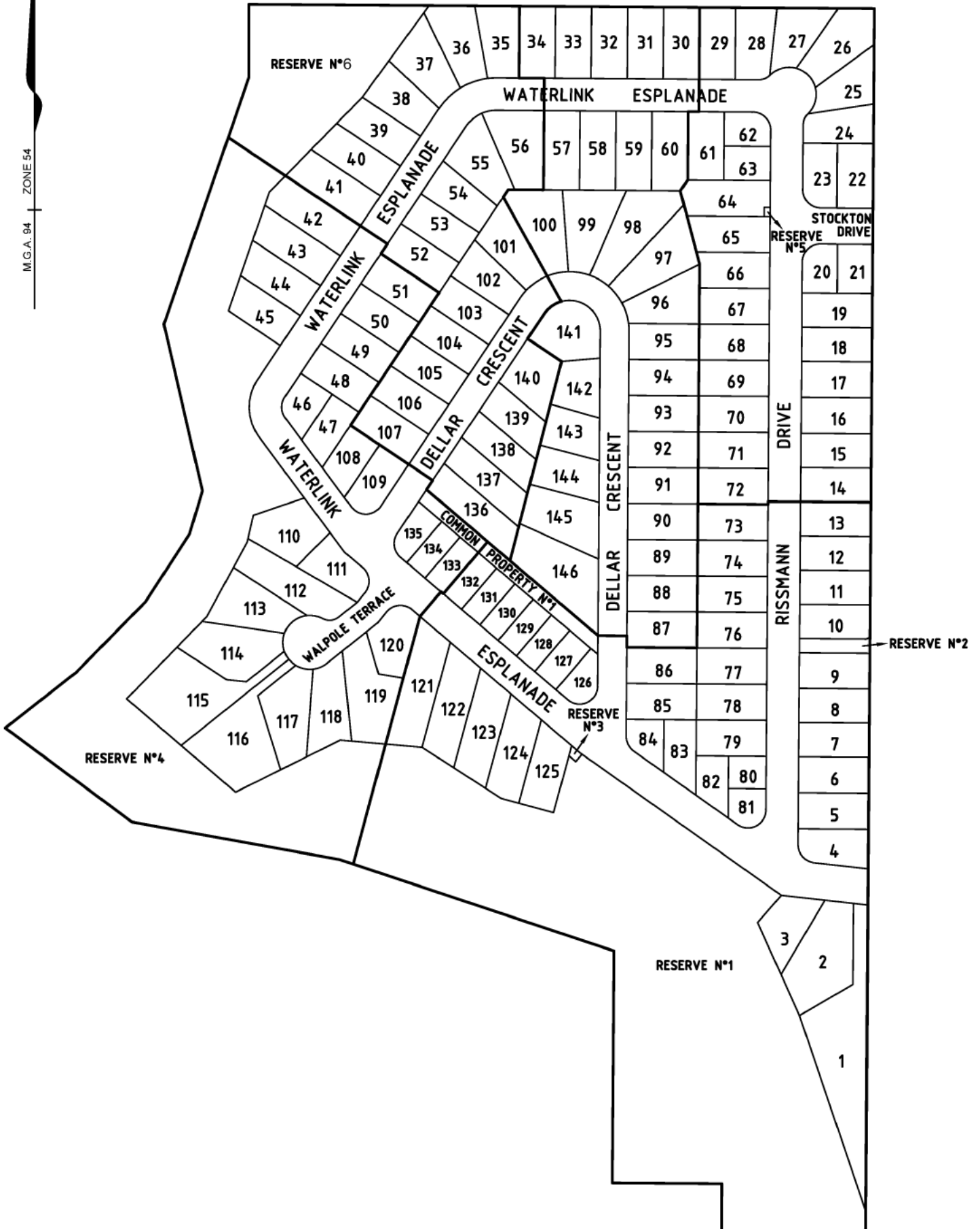
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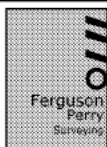
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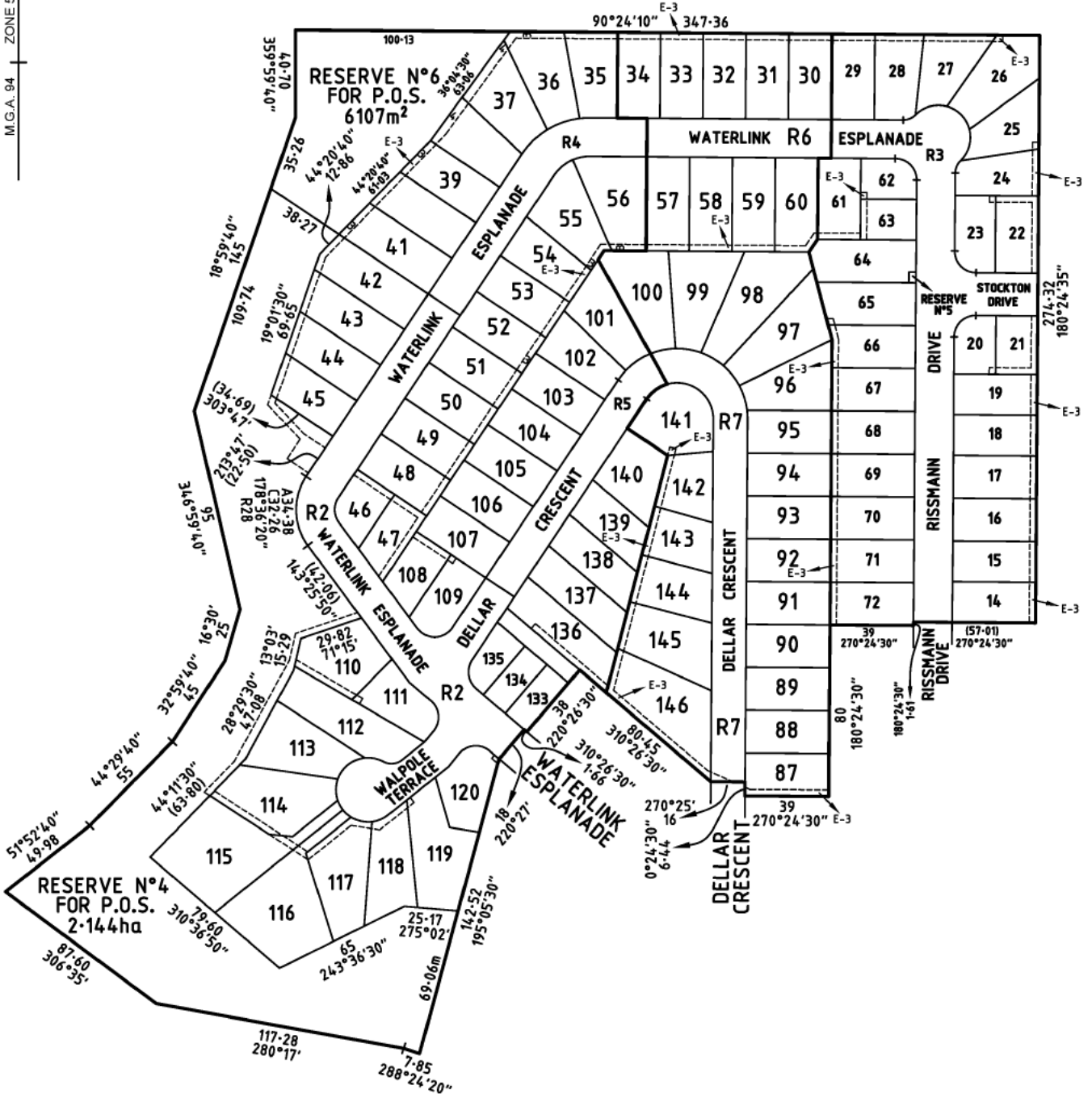
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SHEET 3

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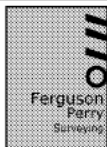


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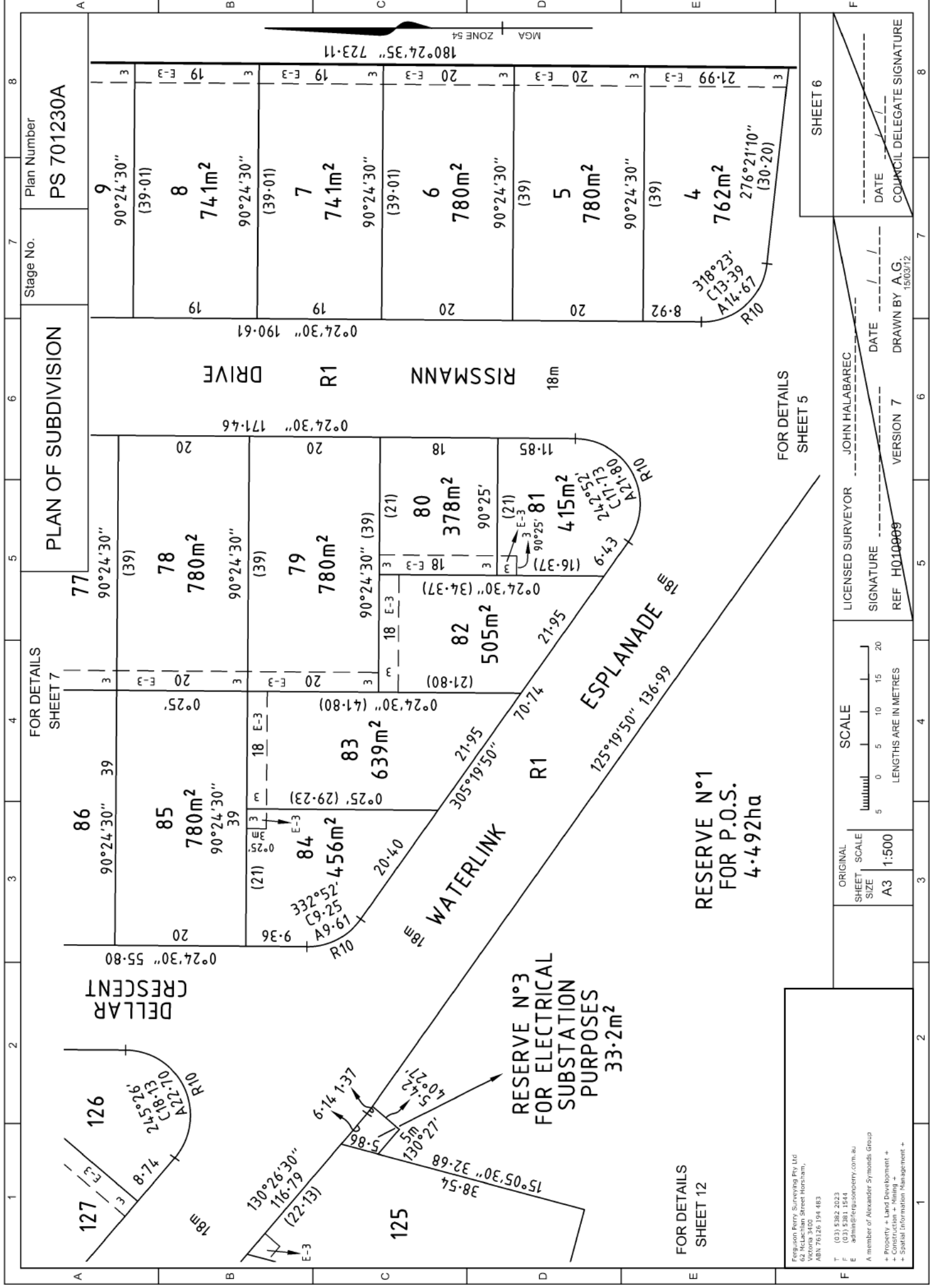


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SHEET 4



Plan Number
PS 701230A

PLAN OF SUBDIVISION

FOR DETAILS
SHEET 7

FOR DETAILS
SHEET 12

DELLAR
CRESCENT

DRIVE
R1

WATERLINK
R1

ESPLANADE
R1

RESERVE N°3
FOR ELECTRICAL
SUBSTATION
PURPOSES
33.2m²

RESERVE N°1
FOR P.O.S.
4.492ha

FOR DETAILS
SHEET 5

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SHEET SCALE
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DATE / / /
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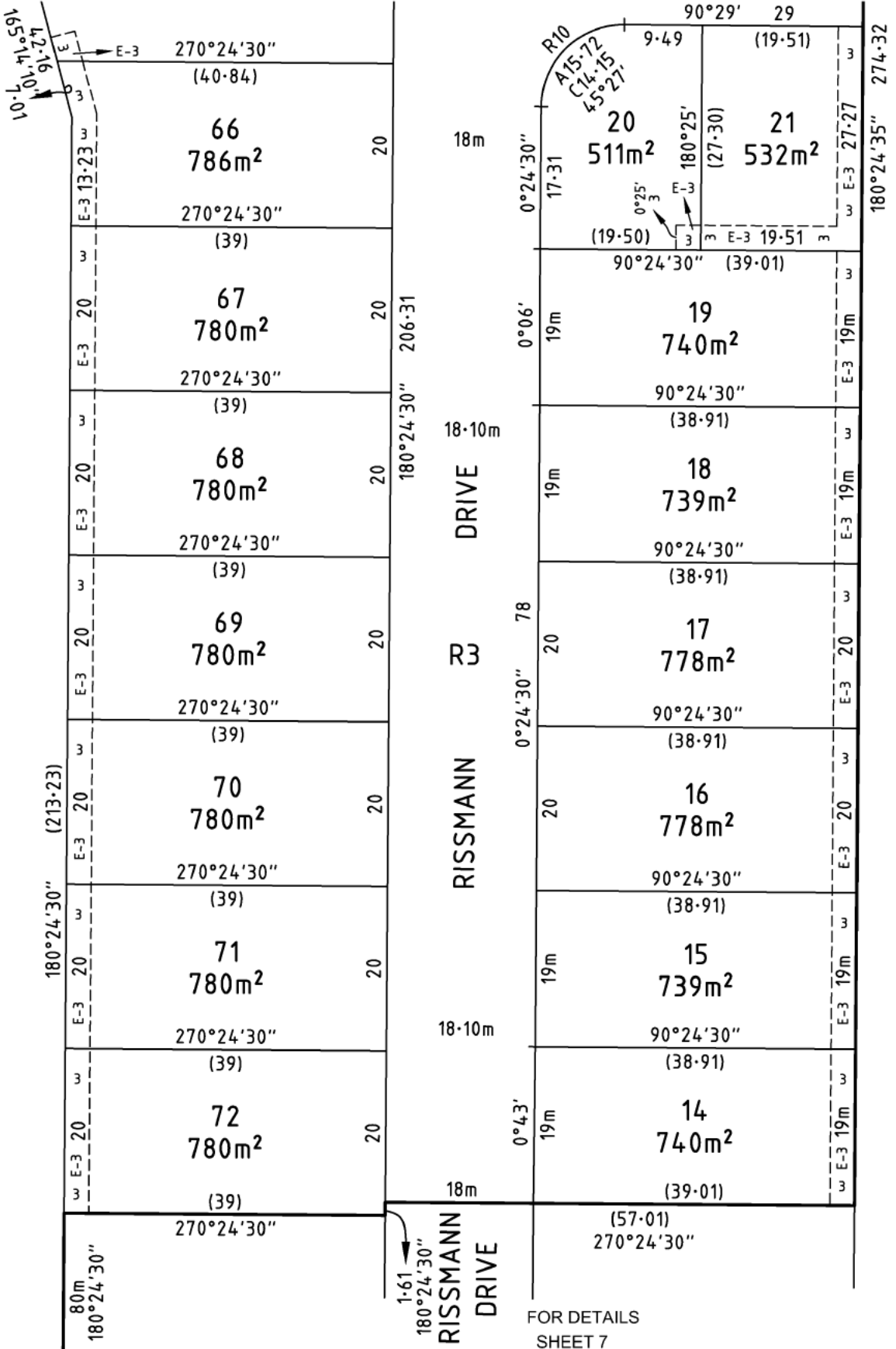
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COUNCIL DELEGATE SIGNATURE
DATE / / /

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SHEET 9

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SHEET 4

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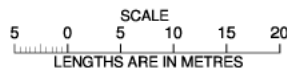
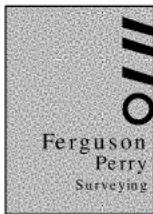


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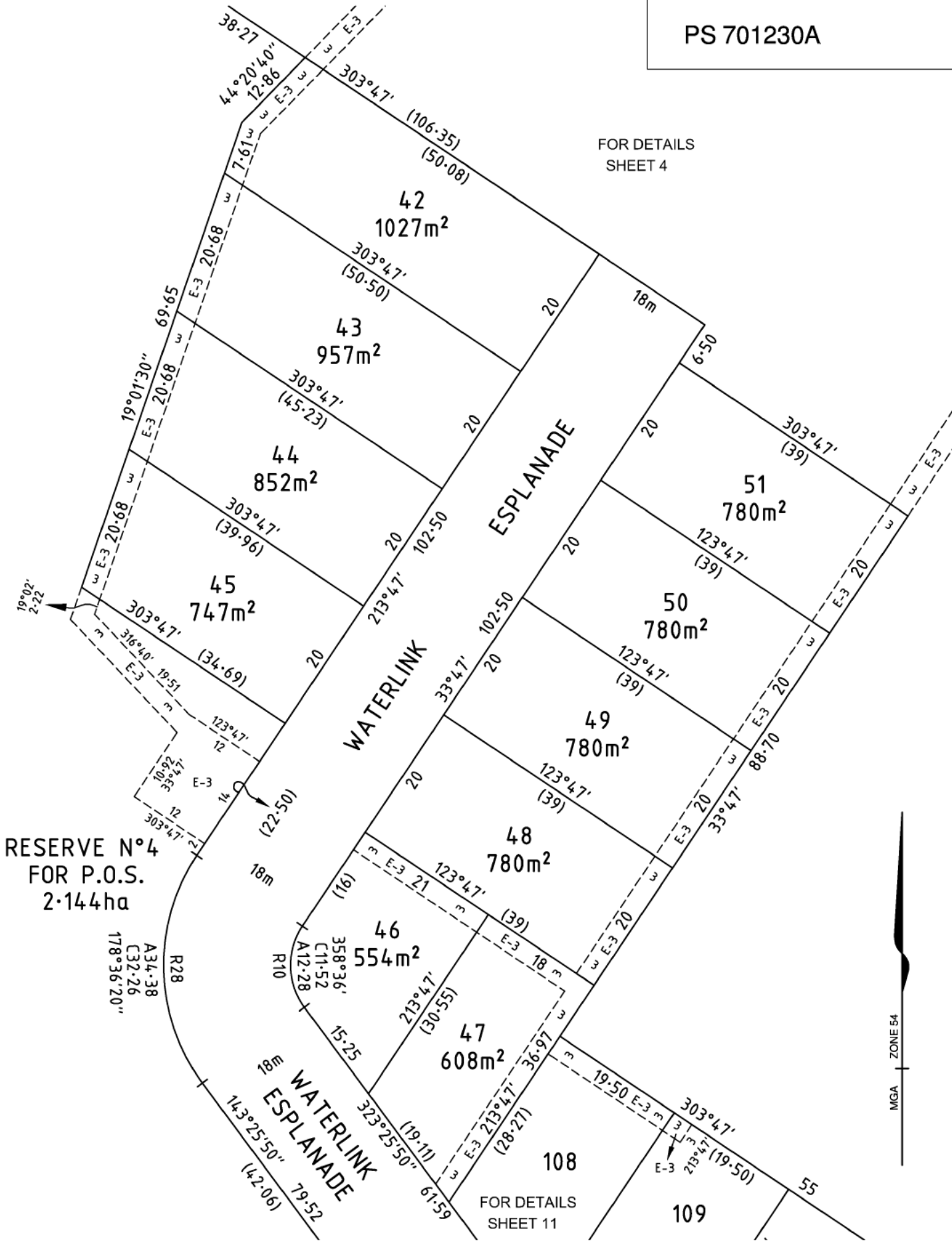
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FOR DETAILS SHEET 4

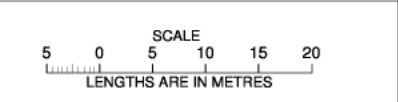
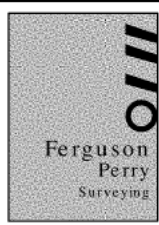


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SHEET 10

FOR DETAILS
SHEET 4

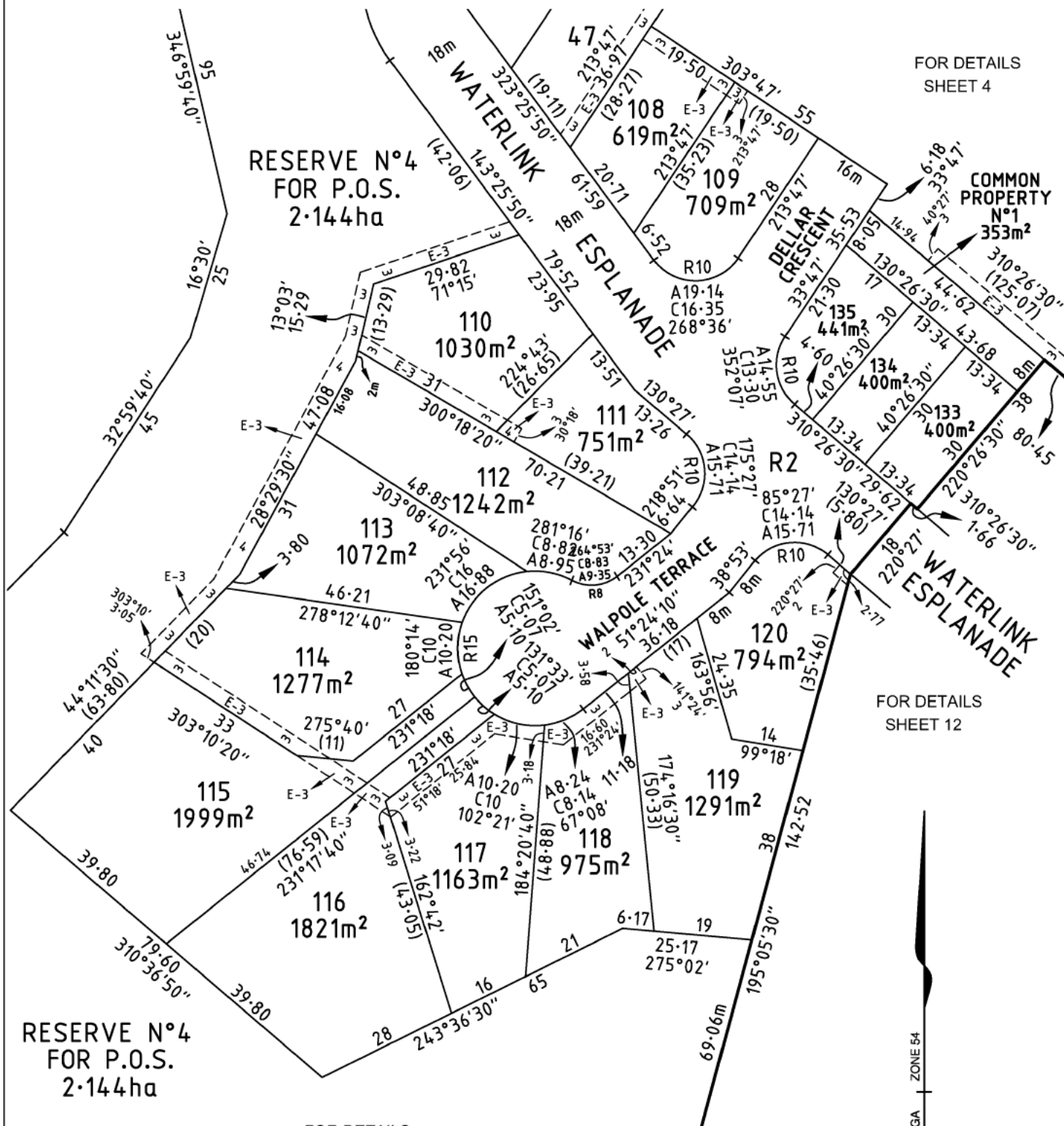
FOR DETAILS
SHEET 12

RESERVE N°4
FOR P.O.S.
2.144ha

COMMON
PROPERTY
N°1
353m²

RESERVE N°4
FOR P.O.S.
2.144ha

FOR DETAILS
SHEET 4

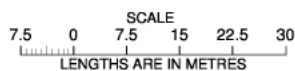
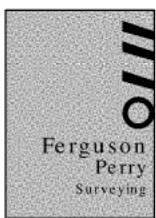


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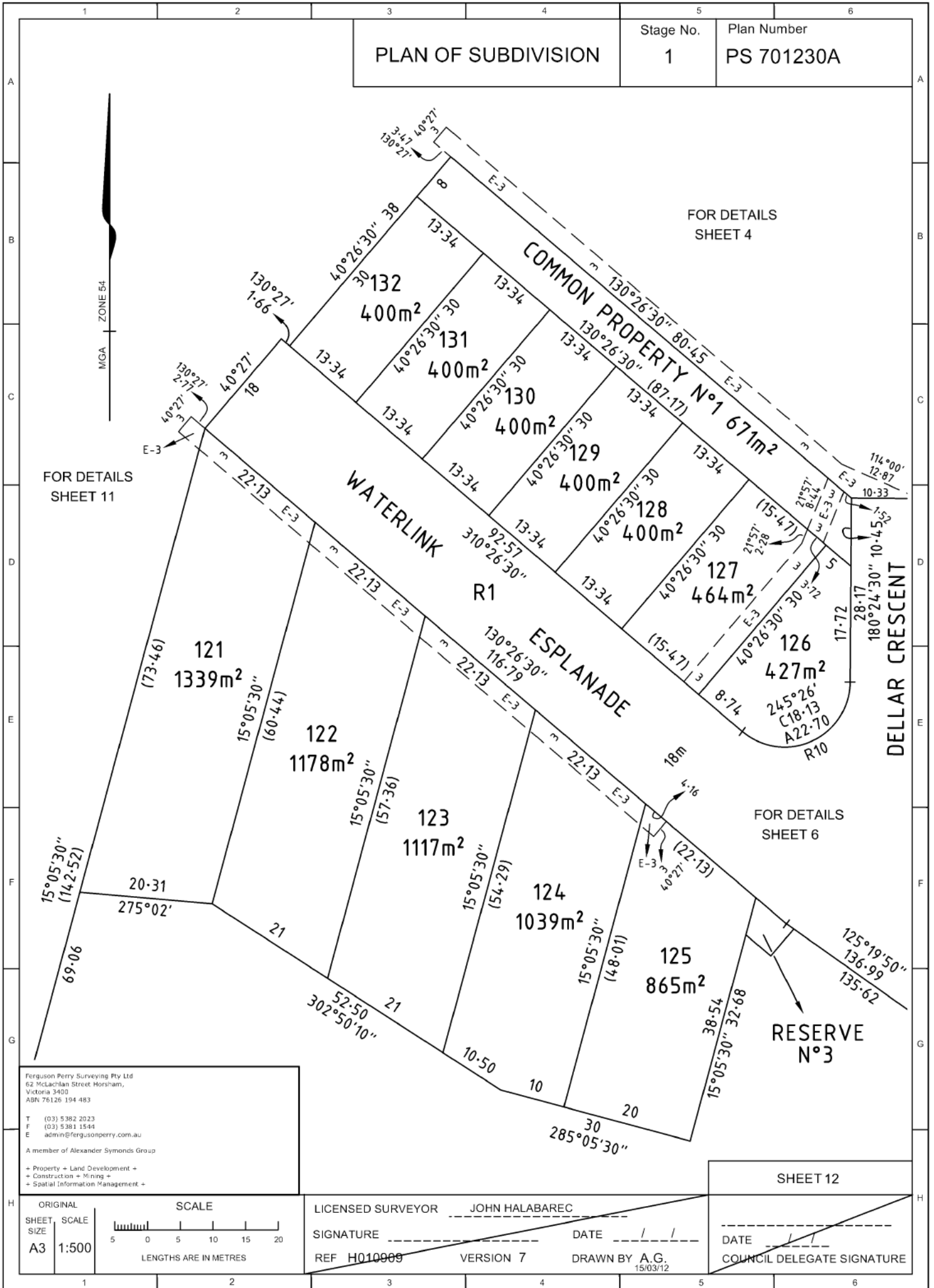
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Sheet 11

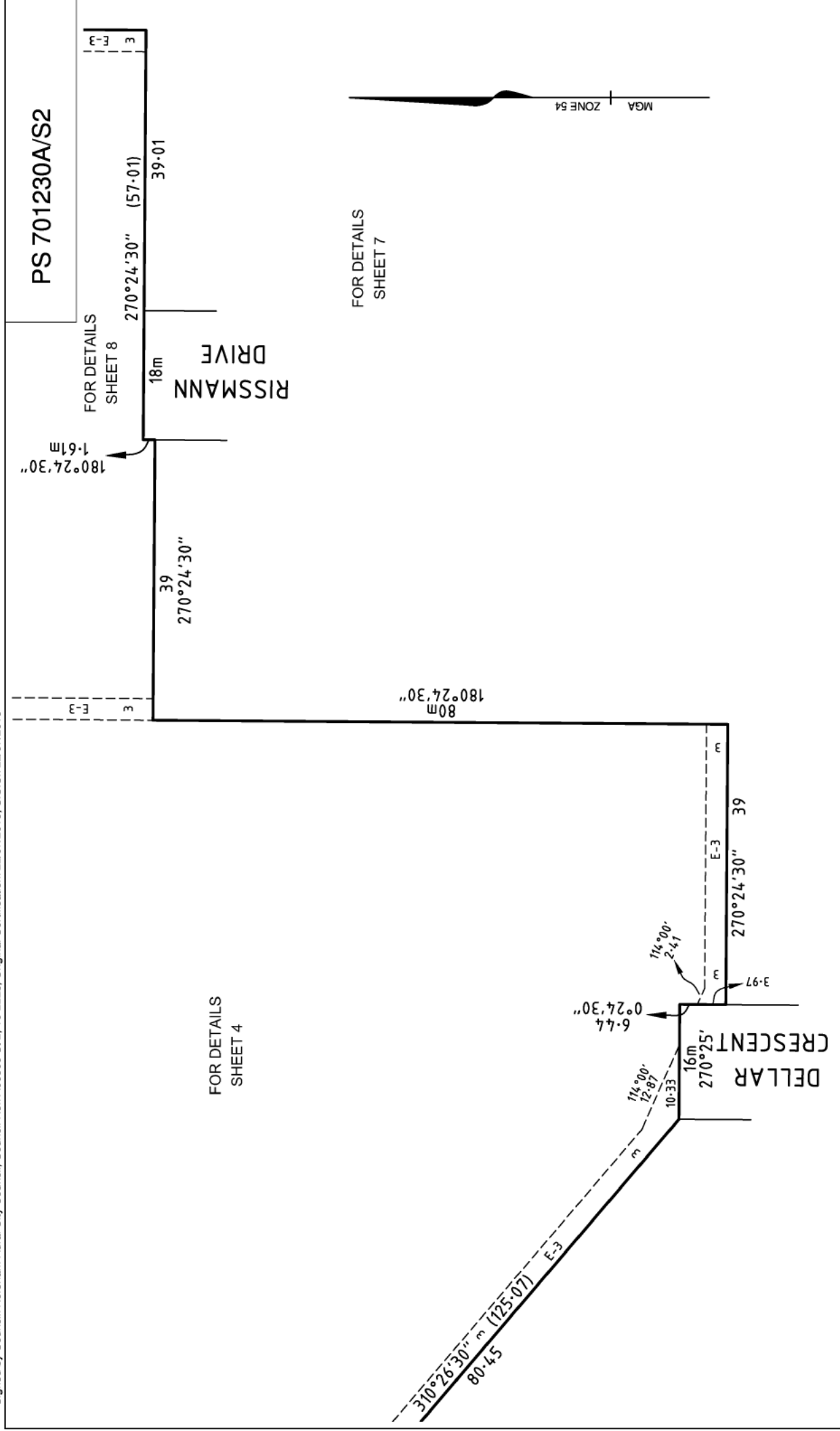
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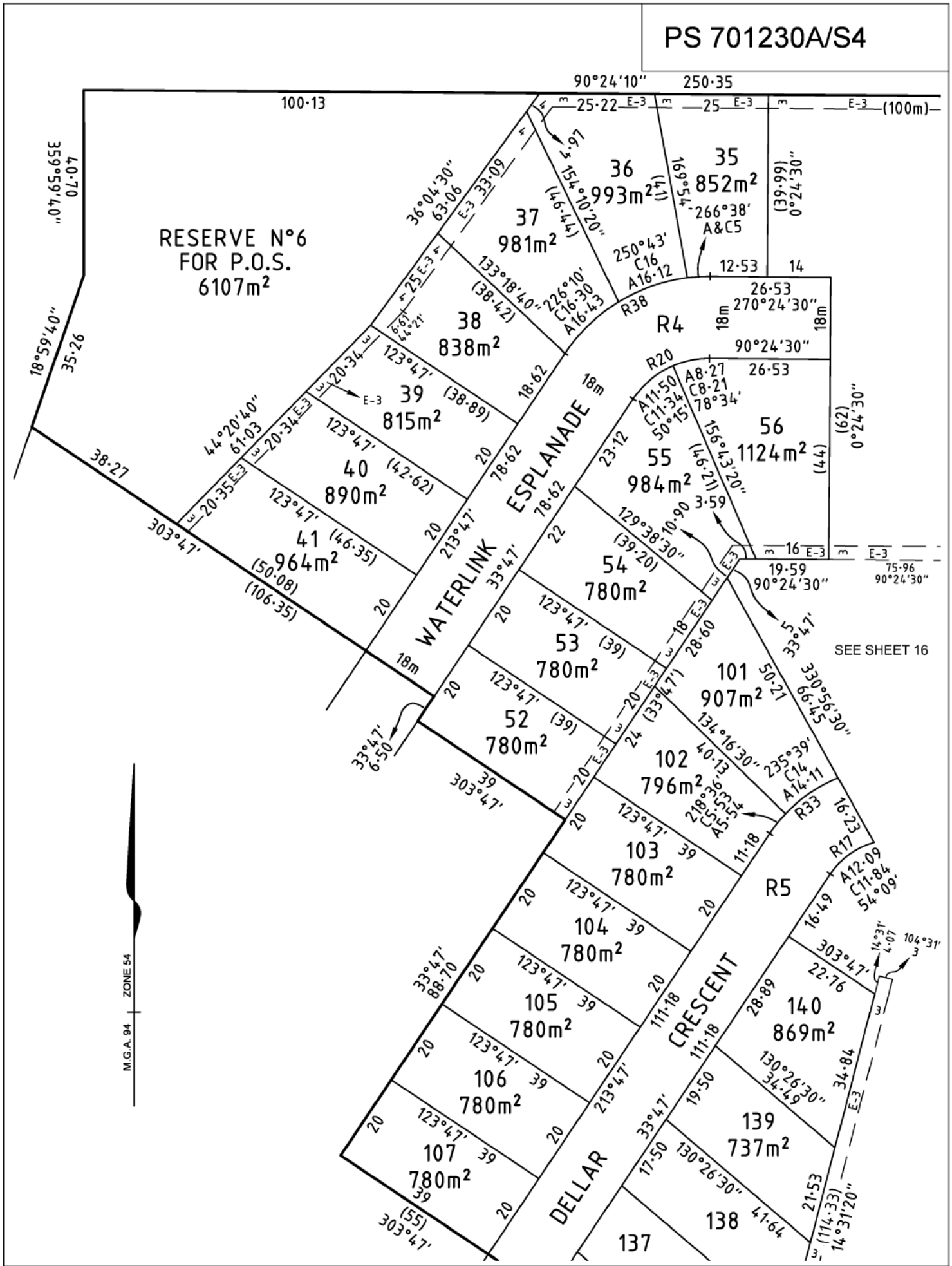


Signed by Council: Horsham Rural City Council, Council Ref: A06309 St 2, 10-222b, Original Certification: 22/07/2015, S.O.C.: 22/07/2015



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	<p>ORIGINAL SCALE 1:500</p>	<p>REF H017213</p> <p>VERSION 2</p> <p>DRAWN BY B.F. 21-02-14</p>	<p>Signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd) Surveyor's Plan Version (2) SPEAR Ref: S047405E 25/05/2015</p>

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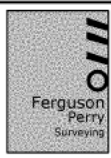
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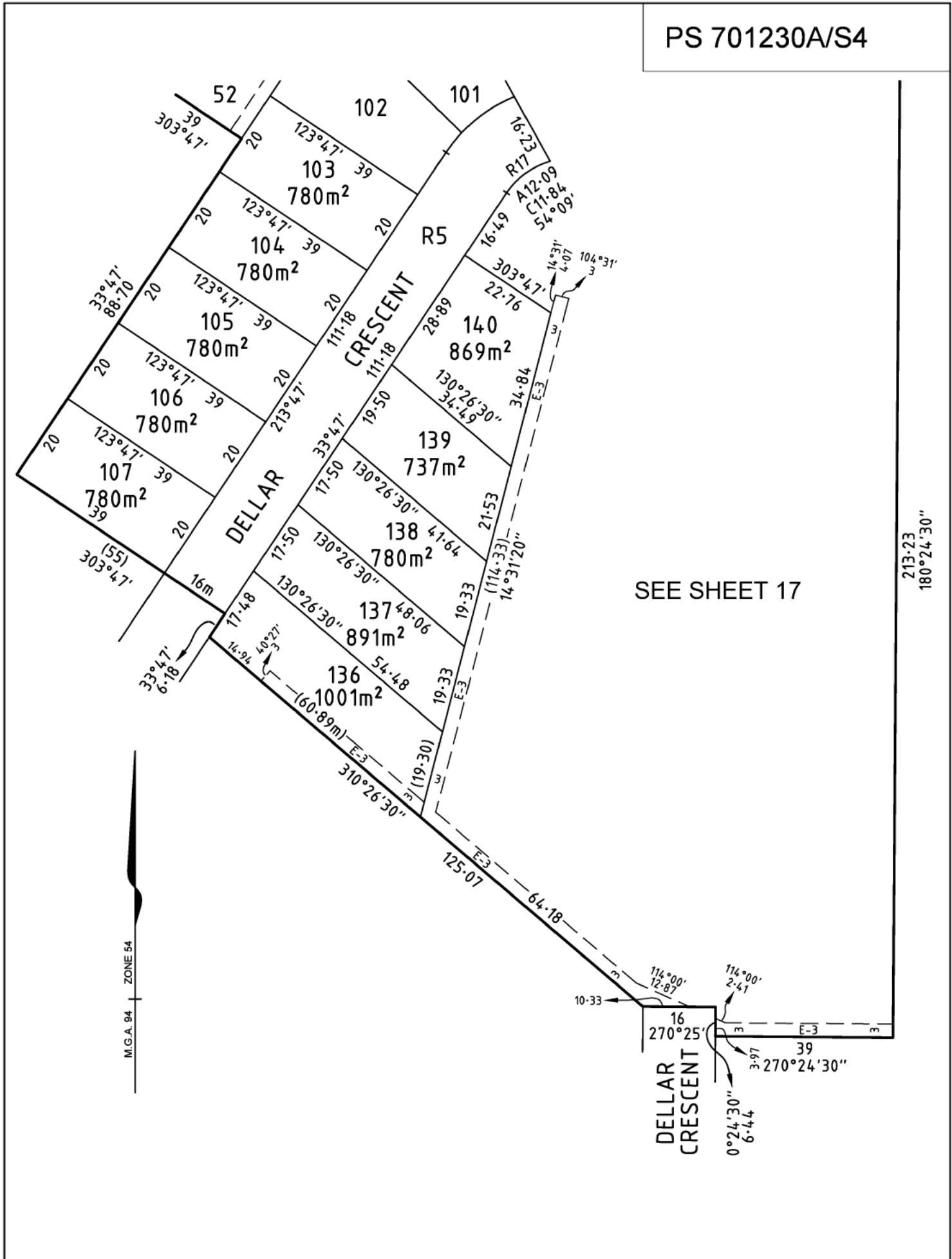
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SHEET 14

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SEE SHEET 17

213.23
180°24'30"

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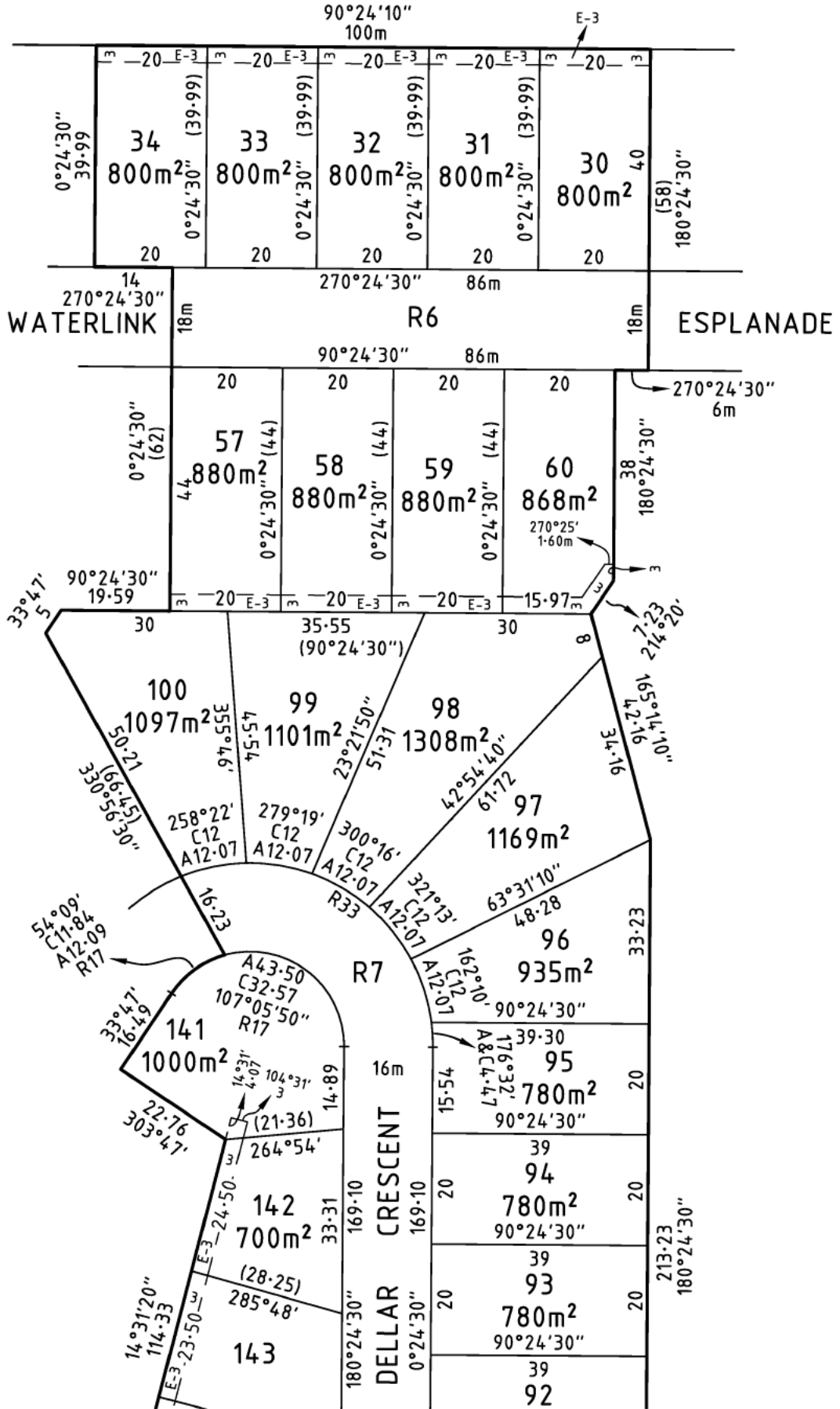
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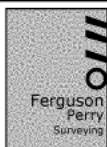


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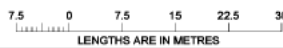
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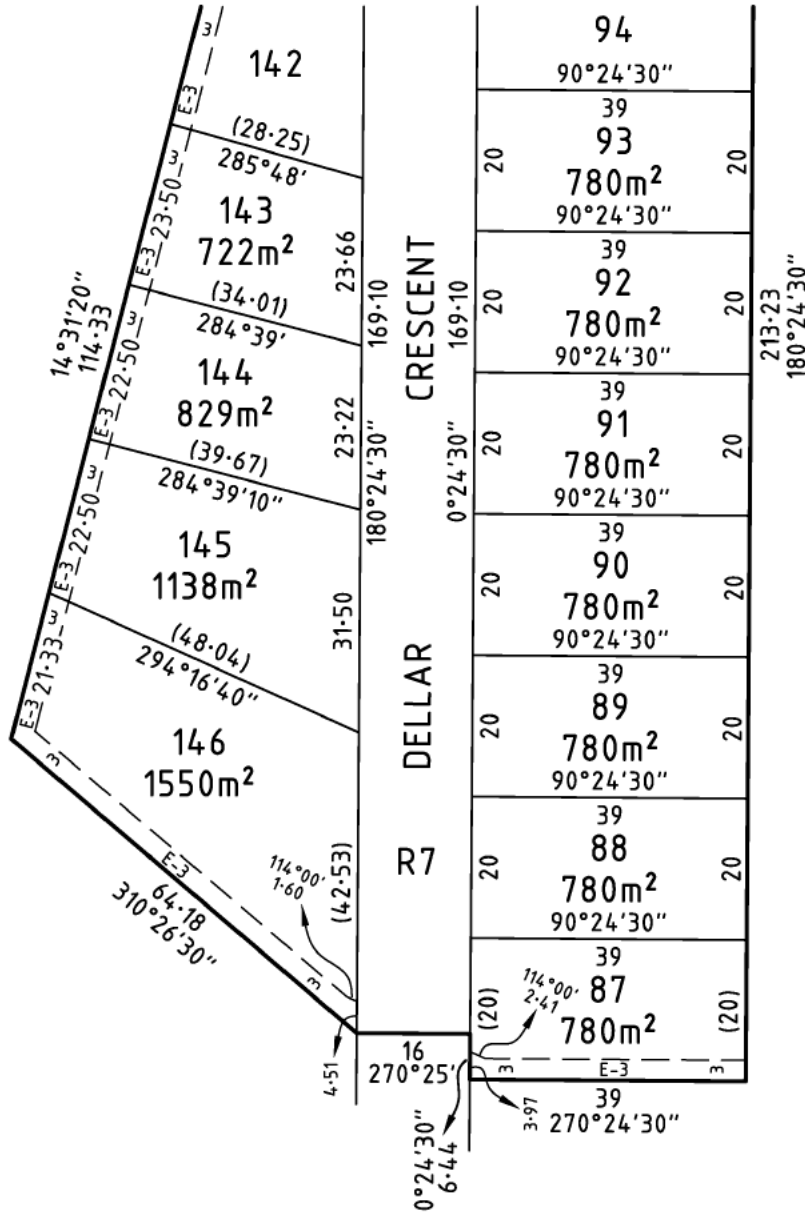
ORIGINAL SHEET
 SIZE: A3

SHEET 16

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

PS 701230A/S5

M.G.A. 94 ZONE 54

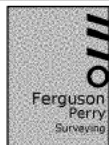


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Victoria 3400
ABN 75126 194 483

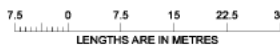
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SCALE
1:750

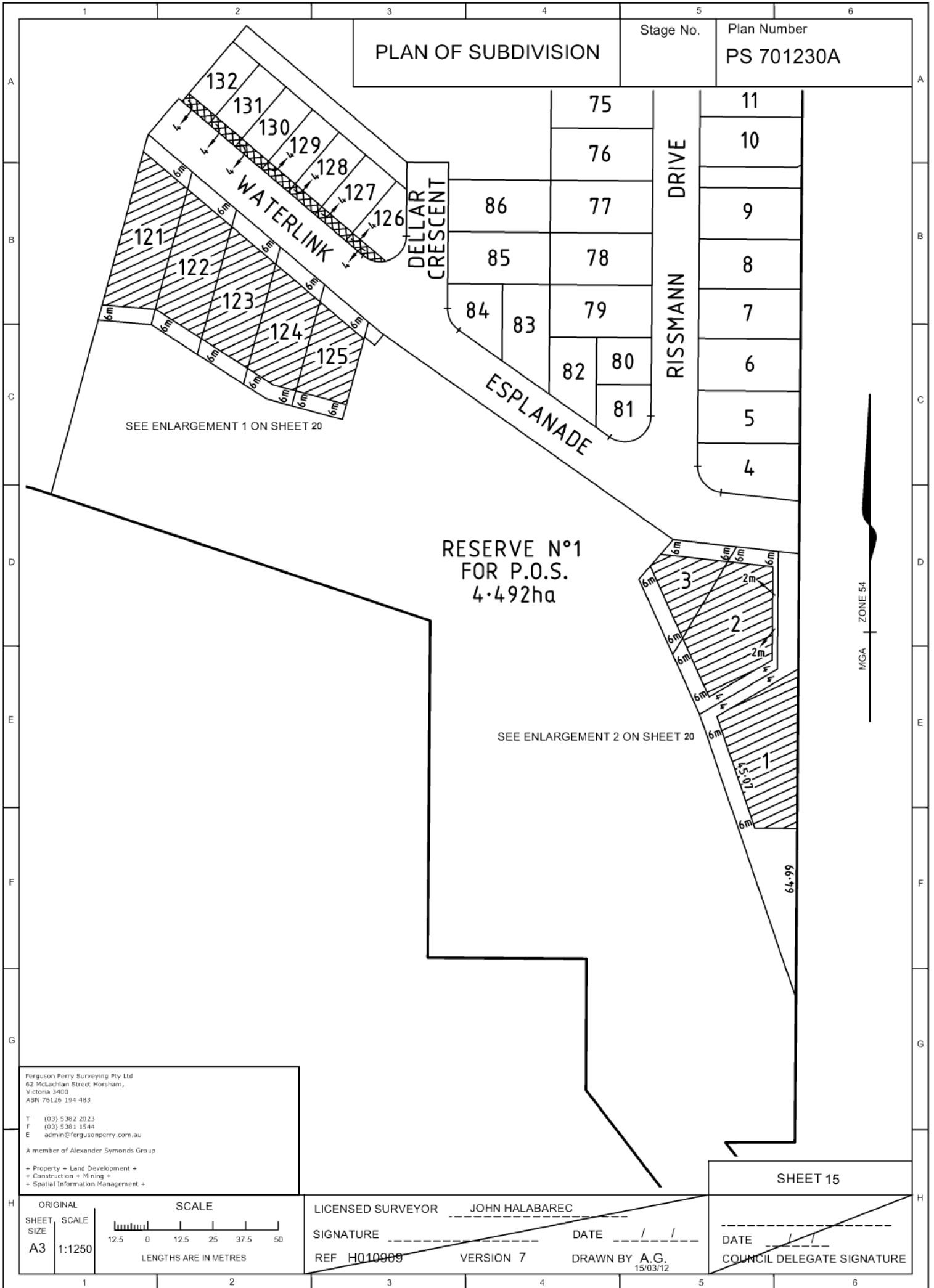


Digitally signed by: Donald James Perry (Ferguson Perry Surveying Pty Ltd),
Surveyor's Plan Version (4),
16/02/2017

ORIGINAL SHEET
SIZE: A3

SHEET 17

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ORIGINAL	SCALE
SHEET SIZE A3	1:1250
LENGTHS ARE IN METRES	

LICENSED SURVEYOR JOHN HALABAREC

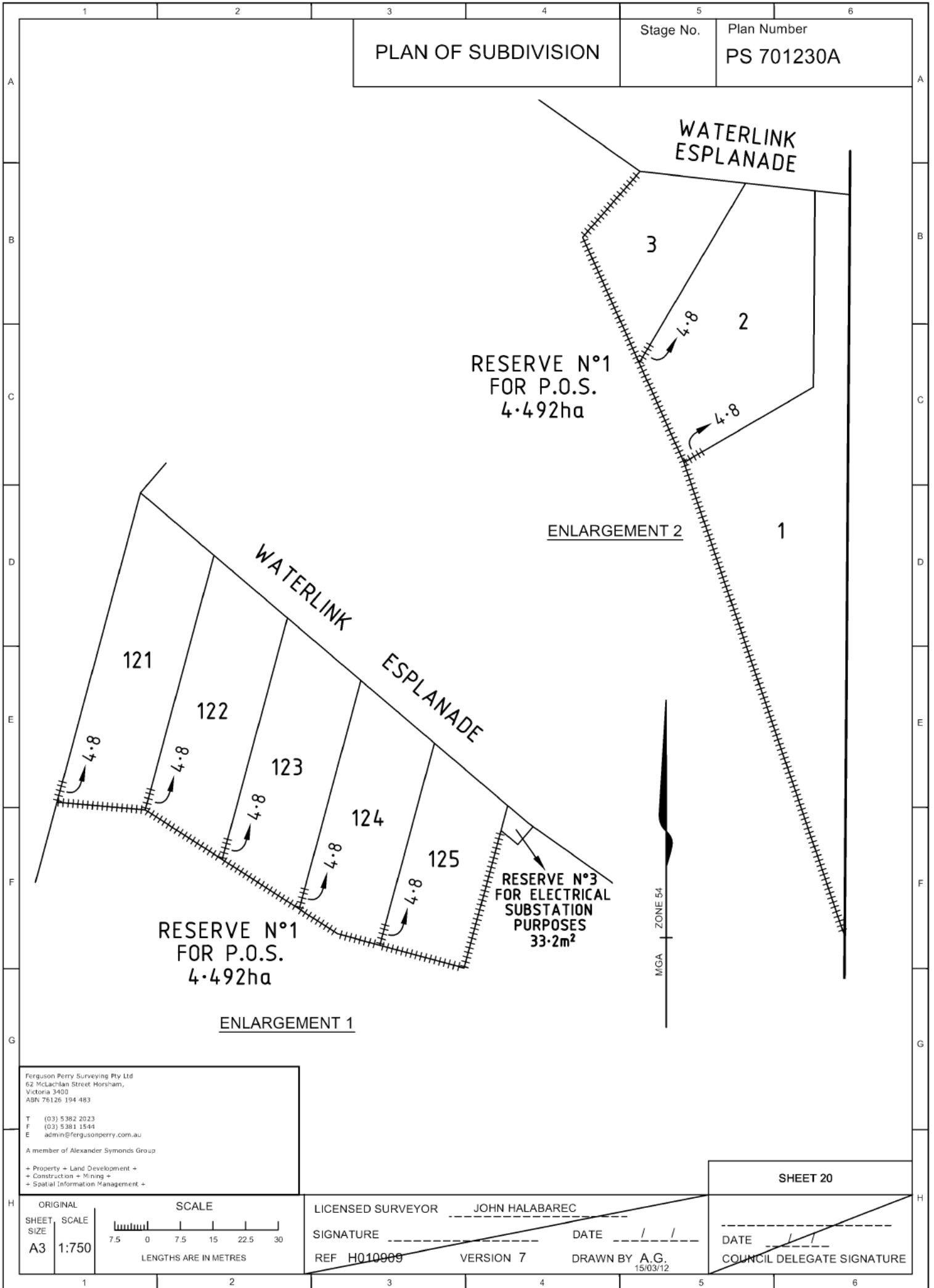
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REF H010009 VERSION 7 DRAWN BY A.G.
15/03/12

SHEET 15

DATE ____/____/____

COUNCIL DELEGATE SIGNATURE _____



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ORIGINAL	SCALE
SHEET SIZE A3	1:750
LENGTHS ARE IN METRES	

LICENSED SURVEYOR JOHN HALABAREC

SIGNATURE _____ DATE ____/____/____

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

SHEET 20

DATE ____/____/____

COUNCIL DELEGATE SIGNATURE _____

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, RENDURED 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 RENDURED 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.

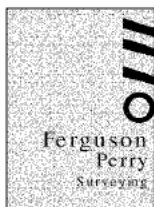
THE ABOVE CONDITION EXPIRES ON 31st DECEMBER 2029

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SCALE
LENGTHS ARE IN METRES

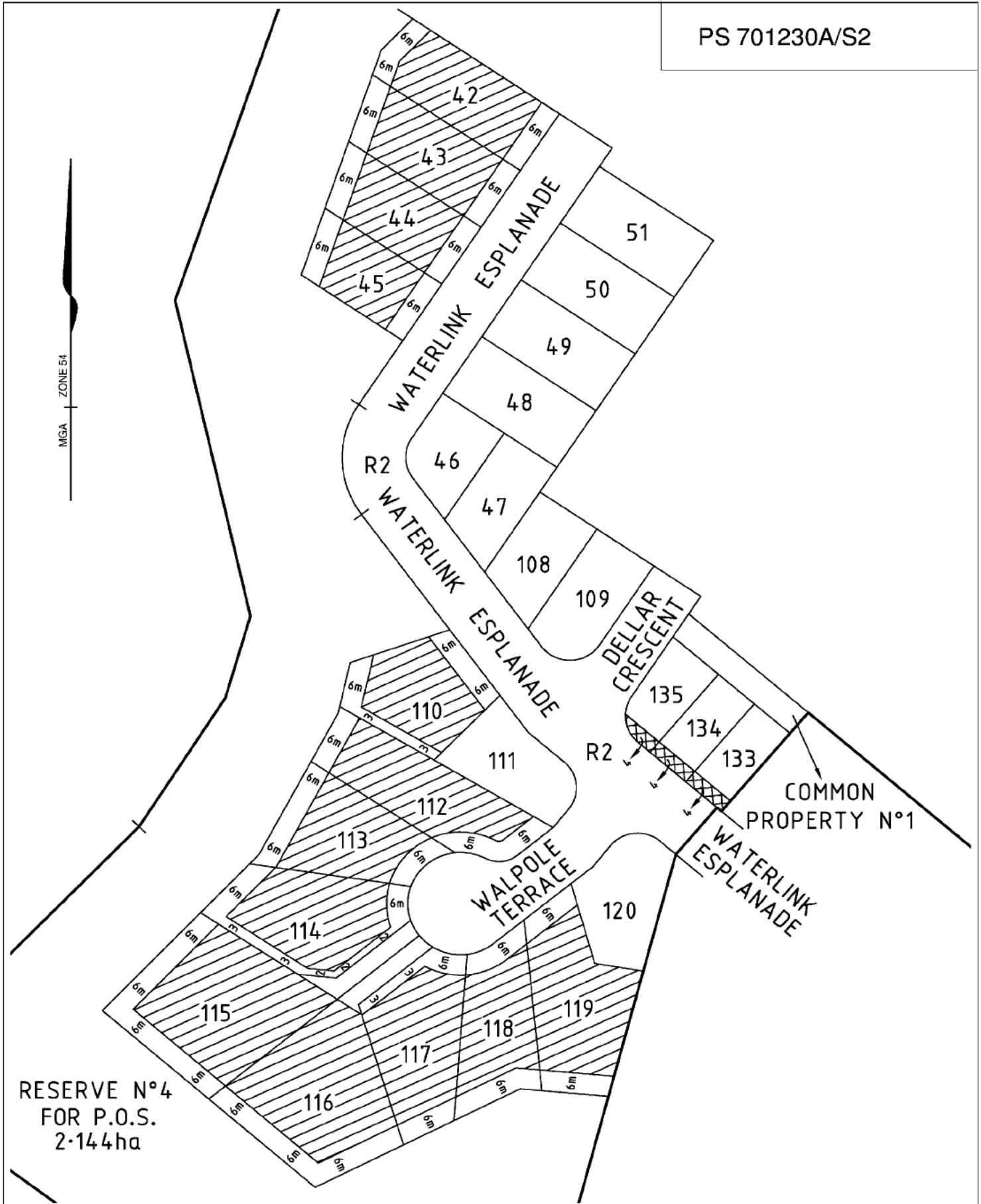
ORIGINAL
SCALE

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

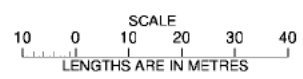
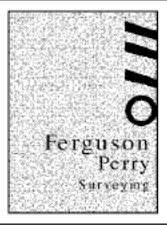


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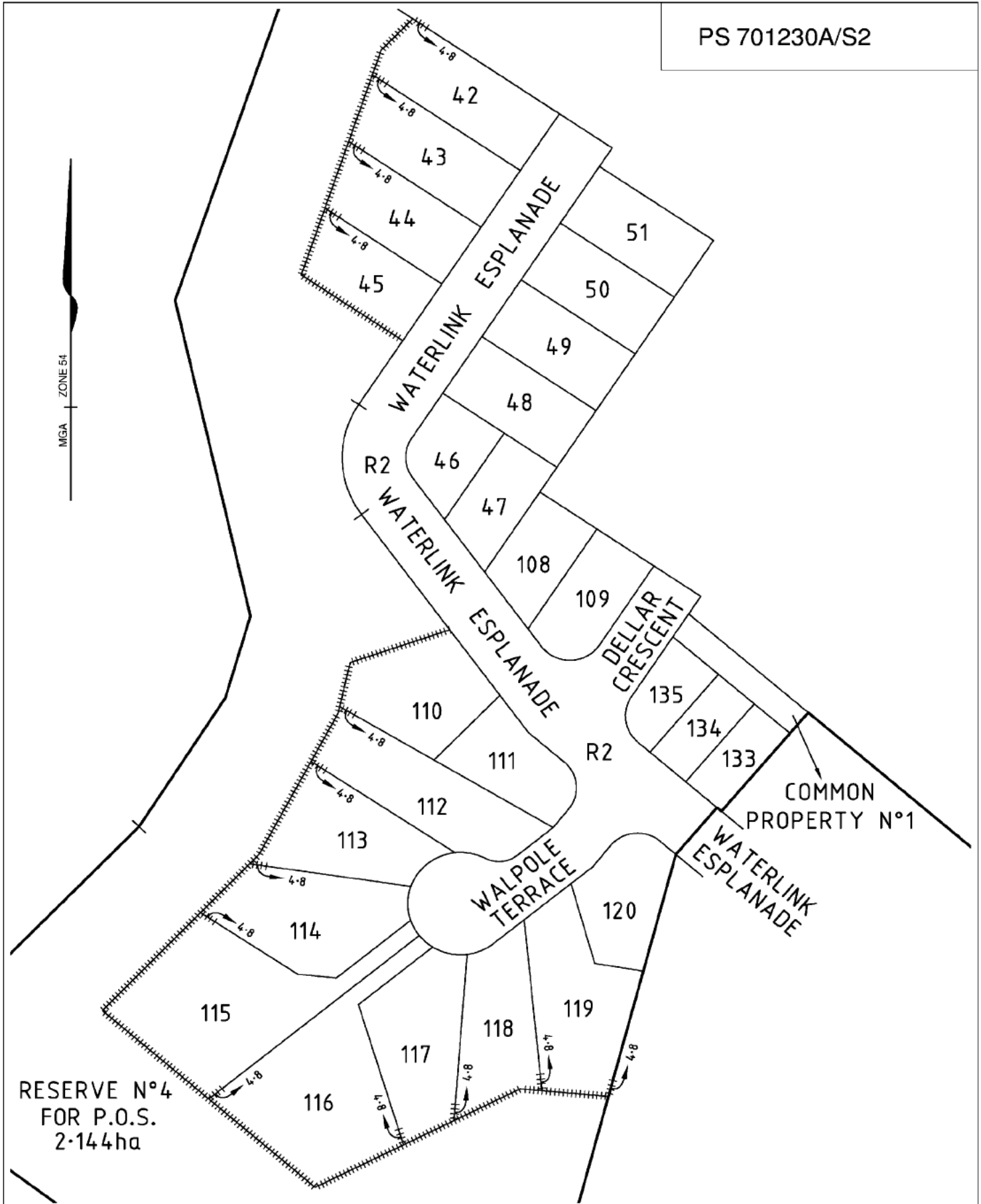
ORIGINAL
 SCALE
 1:1000

Sheet 22
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DIGITALLY SIGNED BY LICENSED SURVEYOR:
 DONALD JAMES PERRY

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

PS 701230A/S2

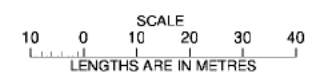
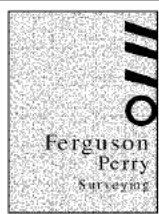


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ORIGINAL
 SCALE
 1:1000

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:

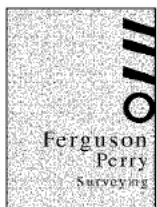
- (1) CONSTRUCT A DWELLING OR BUILDING WITH A FINISHED FLOOR LEVEL BELOW RL 127.60 METRES A.H.D.

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SCALE
LENGTHS ARE IN METRES

ORIGINAL
SCALE

Sheet 24

ORIGINAL SHEET SIZE A3

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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) 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® TERRACE® OR SIMILAR IN COLOUR.

THE ABOVE CONDITIONS EXPIRE ON 31st DECEMBER 2030

CREATION OF RESTRICTION N°2

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

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

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

DESCRIPTION OF RESTRICTION N°2

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

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

CREATION OF RESTRICTION N°3

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

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

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

DESCRIPTION OF RESTRICTION N°3

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

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

CREATION OF RESTRICTION N°4

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

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

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

DESCRIPTION OF RESTRICTION N°4

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

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

CREATION OF RESTRICTION N°5

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

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

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

DESCRIPTION OF RESTRICTION N°5

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

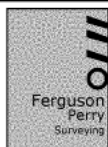
- (1) ALTER THE CONSTRUCTED SURFACE LEVELS OF ANY LOT TO RESTRICT THE SURFACE FLOW OF WATER TO THE STREET FRONTAGE OF THE LOT IN CONTRAVENTION OF THE ENGINEERING DRAINAGE DESIGN.

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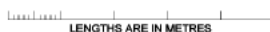
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SCALE



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16/02/2017

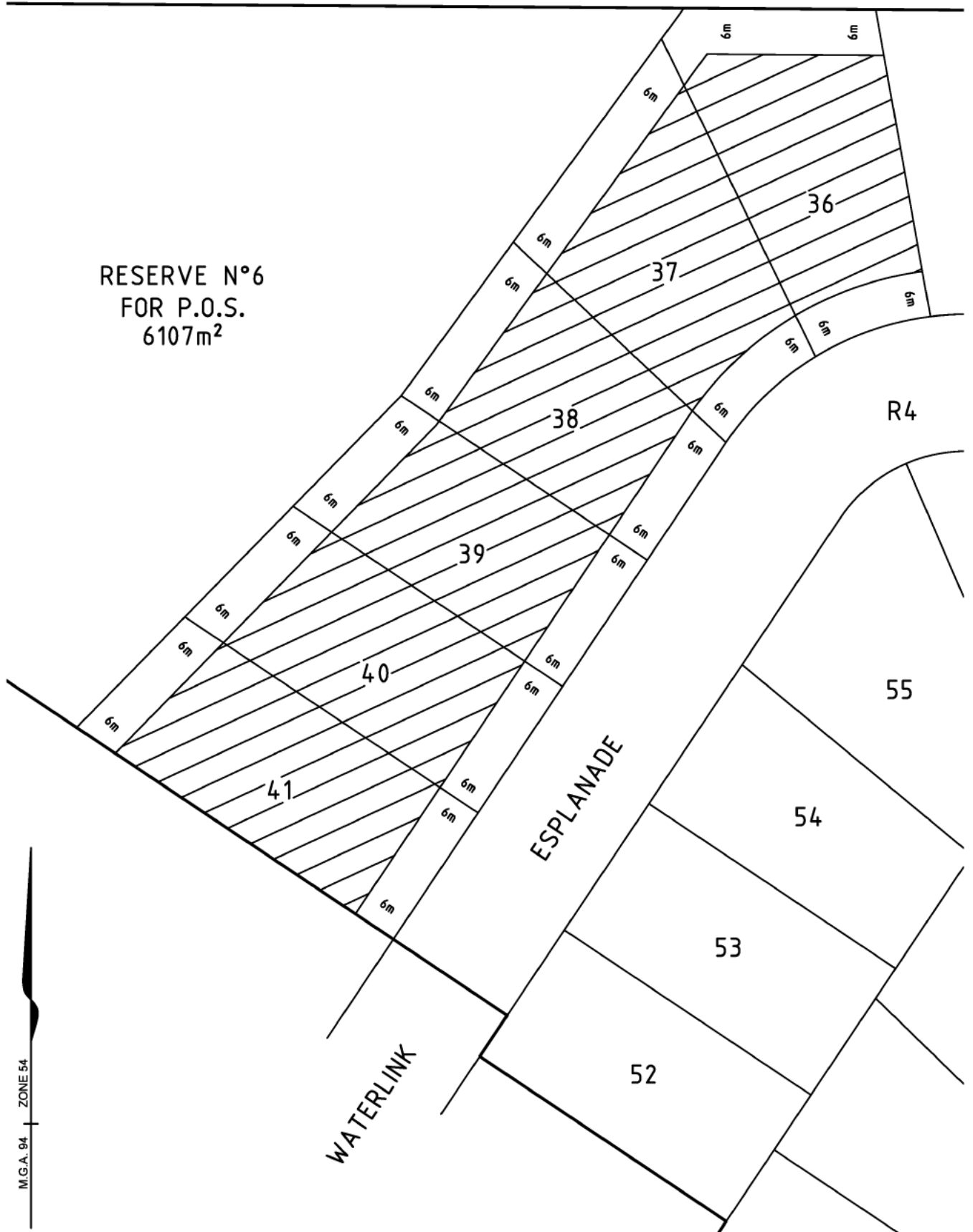
ORIGINAL SHEET
SIZE: A3

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.
6107m²



M.G.A. 94 | ZONE 54

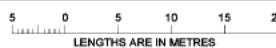
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

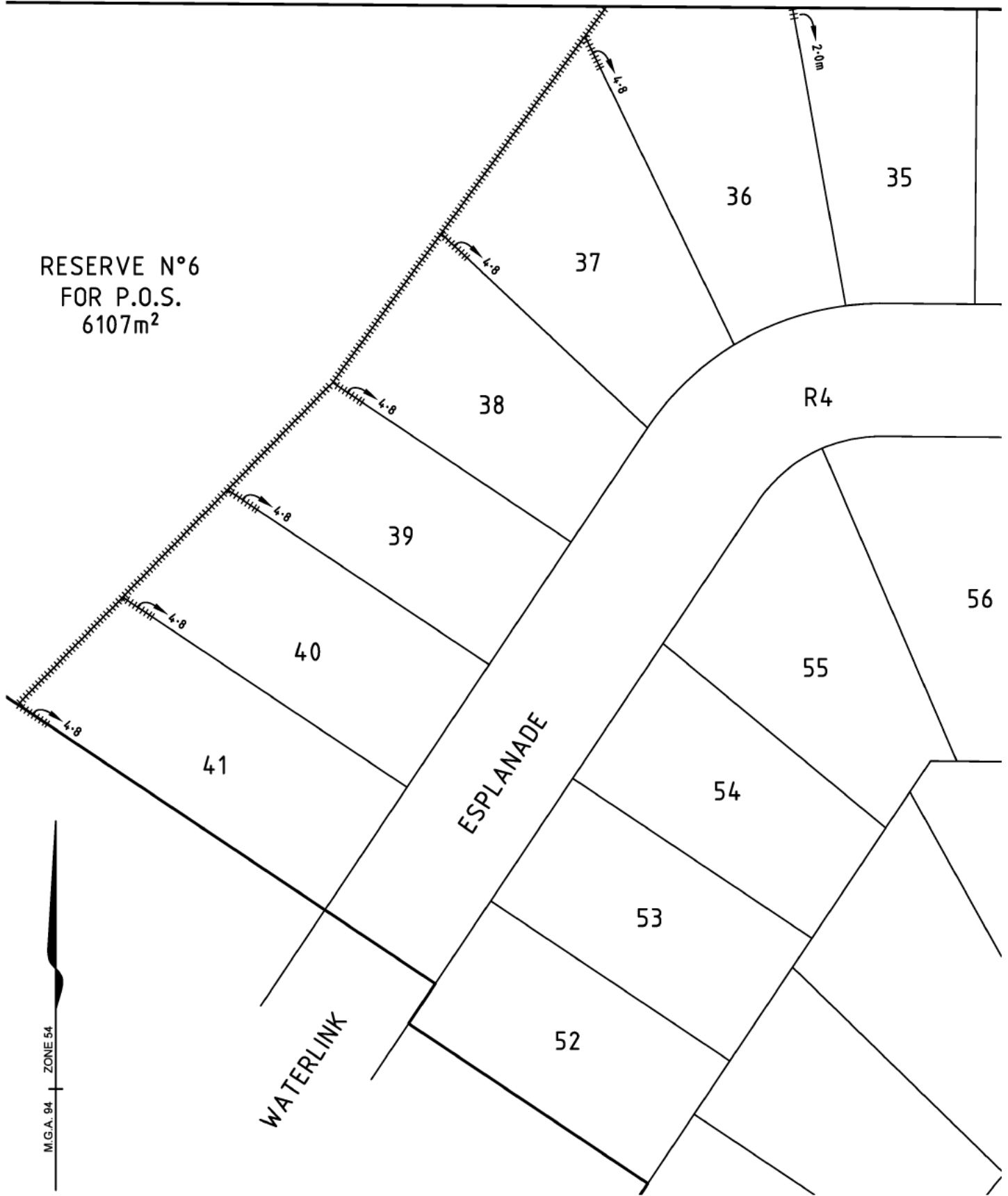
SHEET 26

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16/02/2017

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

PS 701230A/S4

RESERVE N°6
FOR P.O.S.
6107m²

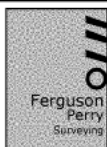


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ABN 76126 194 483

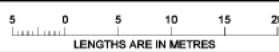
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SCALE
1:500



ORIGINAL SHEET
SIZE: A3

SHEET 27

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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

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

A member of Alexander Symonds Group
+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +



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

PROPERTY REPORT

Created at 21 November 2025 03:36 PM

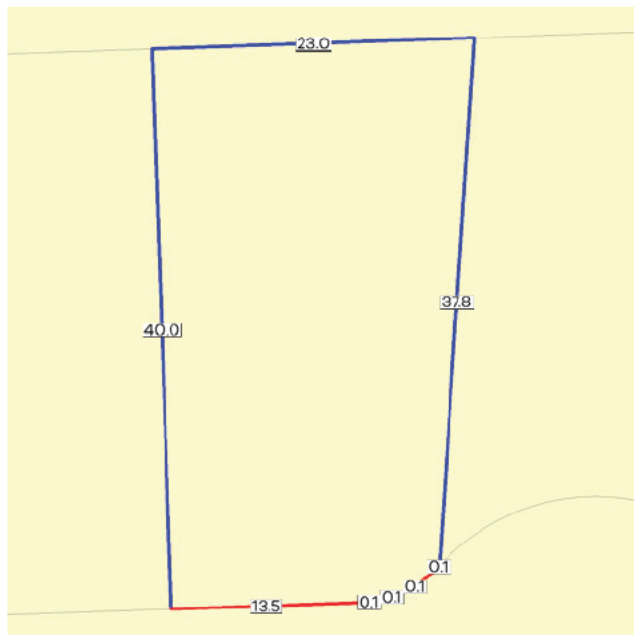
PROPERTY DETAILS

Address: **67 WATERLINK ESPLANADE HORSHAM 3400**
 Lot and P an Number: **Lot 28 PS701230**
 Standard Parce dentifier (SP): **28\PS701230**
 Loca Government Area (Counci): **HORSHAM**
 Council Property Number: **15583**
 Directory Reference: **Vicroads 544 J6**

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: 835 sq. m

Perimeter: 121 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.

42 overlapping dimension labels are not being displayed

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

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

Legis ative Council : **WESTERN VICTORIA**
 Legis ative Assemb y: **LOWAN**

PLANNING INFORMATION

Property P anning deta s have been removed from the Property Reports to avoid dup ication with the P anning Property Reports from the Department of Transport and P anning which are the authoritative source for a Property P anning information.

The P anning Property Report for this property can found here - [P anning Property Report](#)

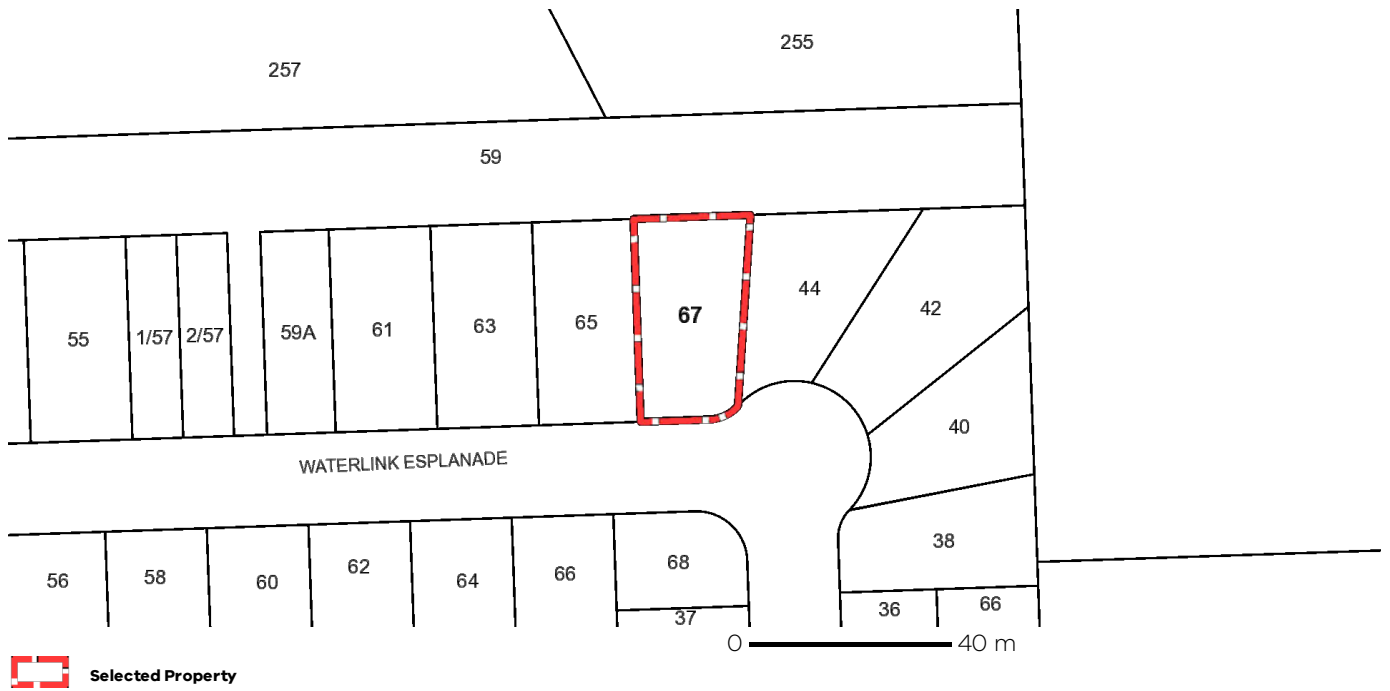
P anning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

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

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 21 November 2025 03:36 PM

PROPERTY DETAILS

Address: **67 WATERLINK ESPLANADE HORSHAM 3400**
 Lot and P an Number: **Lot 28 PS701230**
 Standard Parce identifier (SP): **28\PS701230**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **15583**
 Planning Scheme: **Horsham**
 Directory Reference: **Vicroads 544 J6**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

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

STATE ELECTORATES

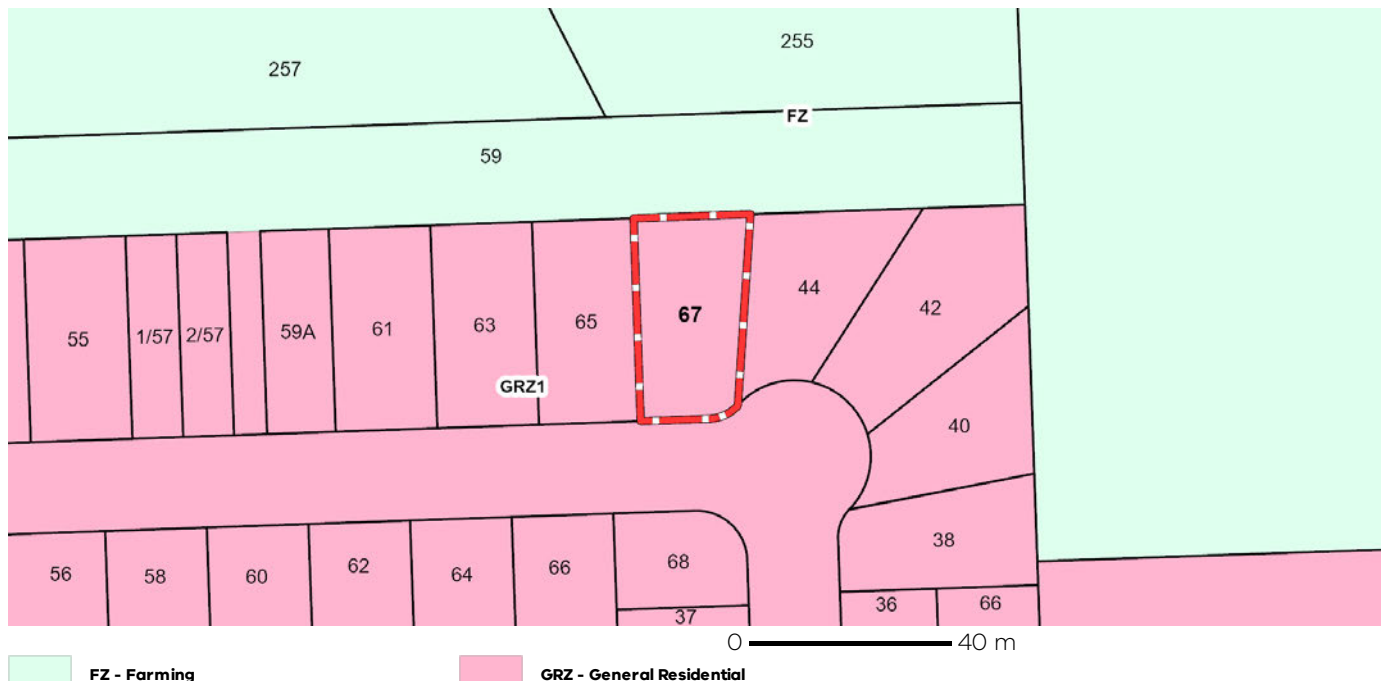
Registered Aboriginal Party: **Barengi Gadjin Land Council**
 Fire Authority: **Country Fire Authority**
WESTERN VICTORIA
LOWAN
Aboriginal Corporation
Country Fire Authority

[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.

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

PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 6 (DPO6)

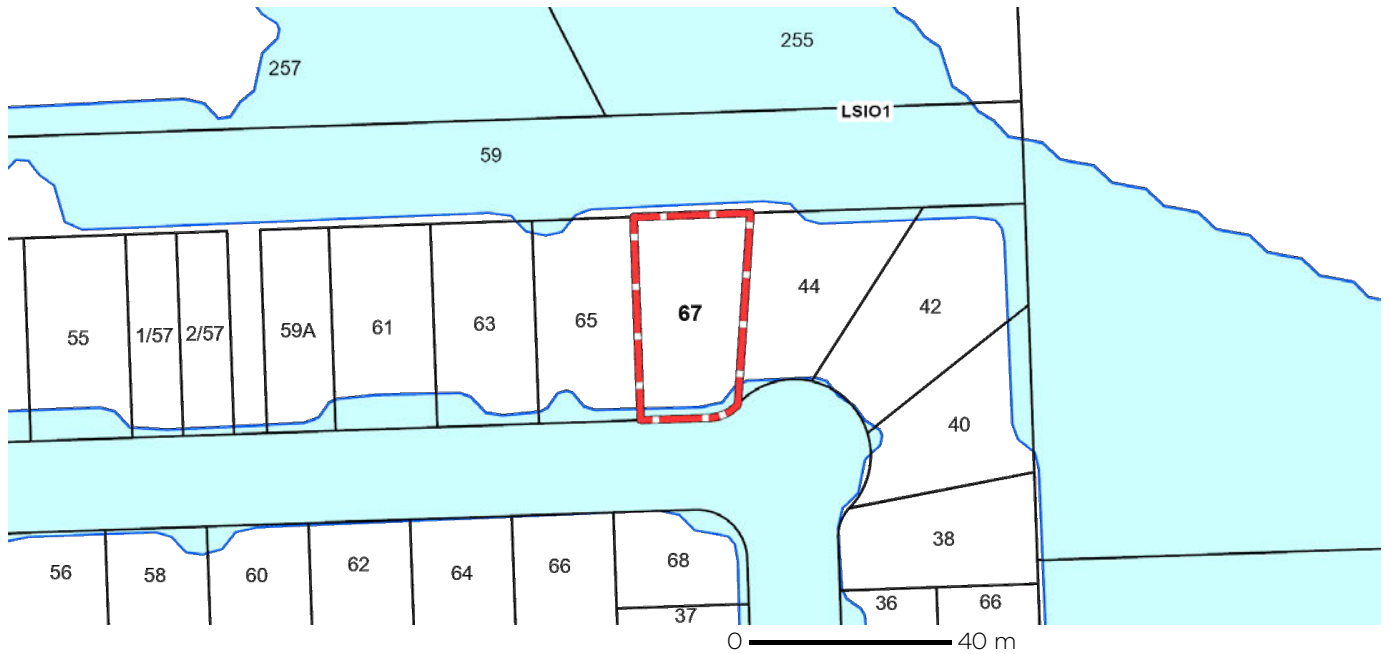


 **DPO - Development Plan Overlay**

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY - SCHEDULE 1 (LSIO1)



 **LSIO - Land Subject to Inundation Overlay**

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

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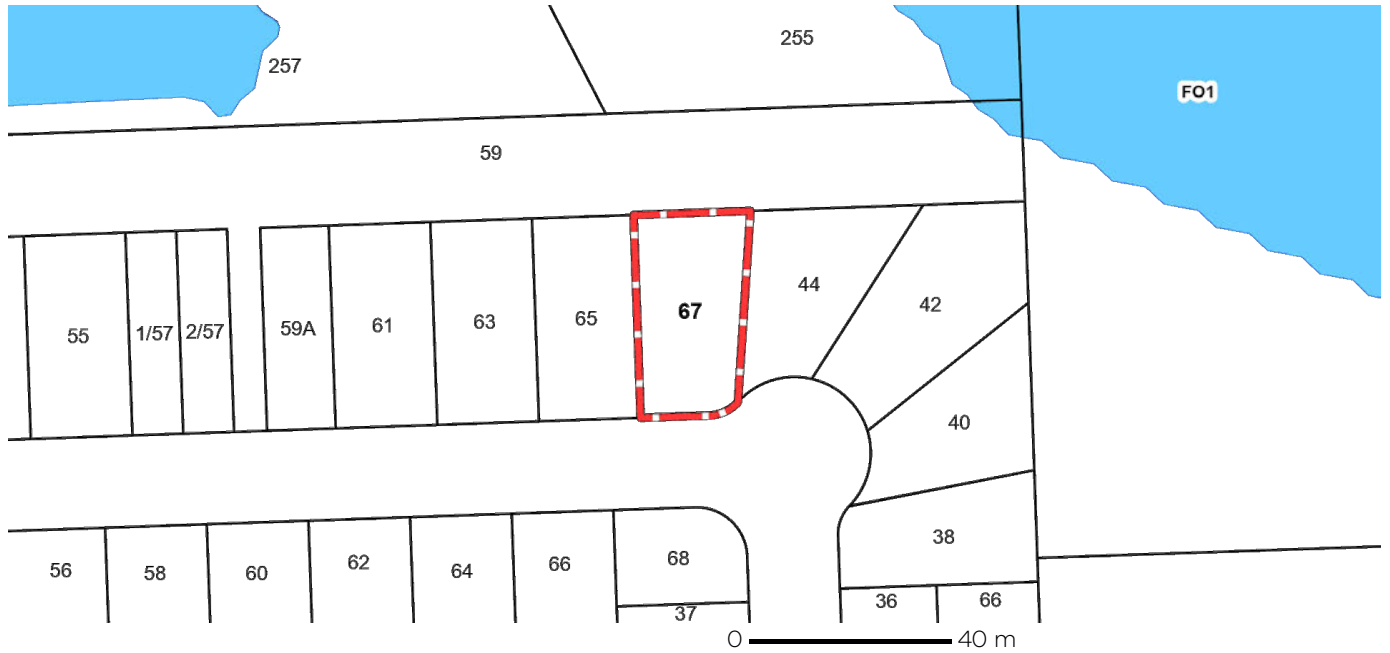
PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)



 **FO - Floodway Overlay**

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 <https://heritage.achris.vic.gov.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 14 November 2025.

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

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

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

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

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

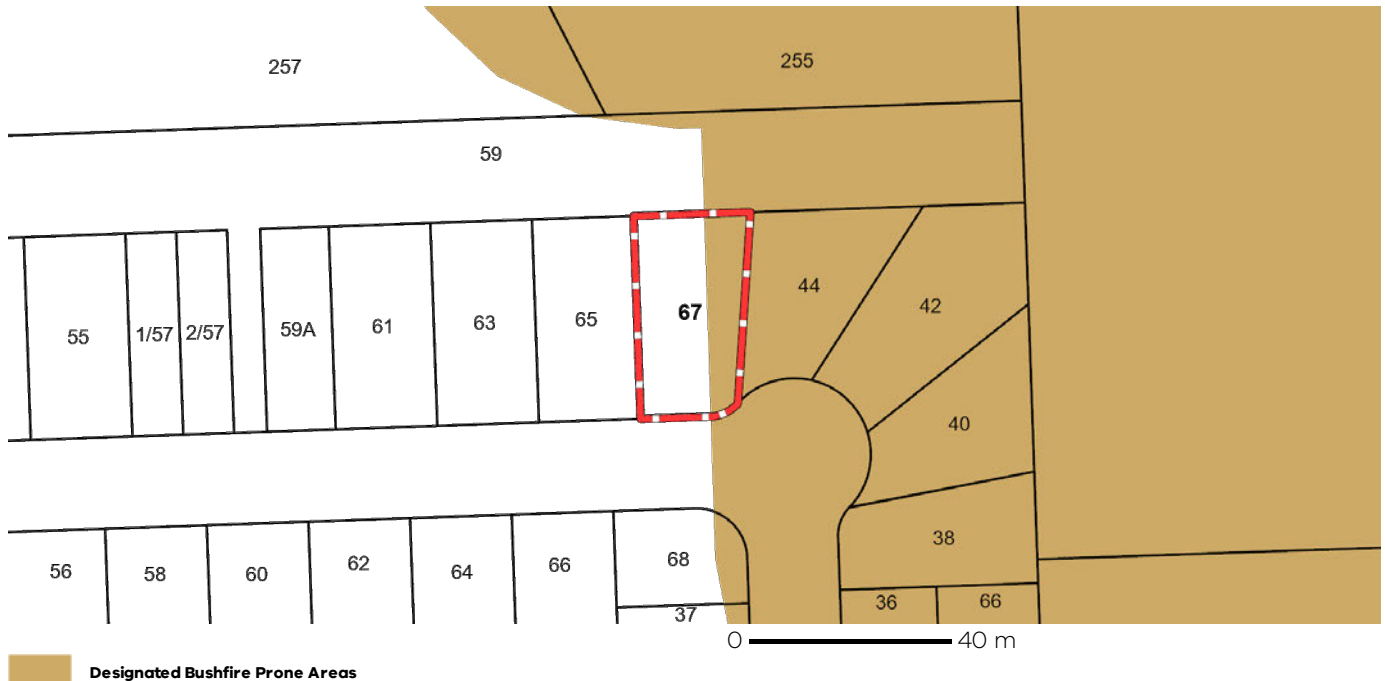
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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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).

Property Clearance Certificate

Land Tax



INFOTRACK / M. BYRON LEGAL

Your Reference:	25HAS001
Certificate No:	94325915
Issue Date:	21 NOV 2025
Enquiries:	ESYSPROD

Land Address: 67 WATERLINK ESPLANADE HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42306096	28	701230	11594	423	\$0.00

Vendor:

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
ROGER ROY HASTINGS	2025	\$216,000	\$0.00	\$0.00


Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$651,000
SITE VALUE (SV):	\$216,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 94325915

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$216,000

Calculated as \$975 plus (\$216,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$6,510.00

Taxable Value = \$651,000

Calculated as \$651,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Biller Code: 5249
Ref: 94325915

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 94325915

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / M. BYRON LEGAL

Your Reference:	25HAS001
Certificate No:	94325915
Issue Date:	21 NOV 2025
Enquires:	ESYSPROD

Land Address: 67 WATERLINK ESPLANADE HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
42306096	28	701230	11594	423	\$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$651,000
SITE VALUE:	\$216,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 94325915

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / M. BYRON LEGAL

Your Reference: 25HAS001**Certificate No:** 94325915**Issue Date:** 21 NOV 2025**Land Address:** 67 WATERLINK ESPLANADE HORSHAM VIC 3400

Lot	Plan	Volume	Folio
28	701230	11594	423

Vendor:**Purchaser:** FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:**\$0.00**

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 94325915

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.



Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 94325917</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 94325917</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Urban Water Account
67 Waterlink Esplanade HORSHAM VIC 3400



GWMWater

11 McLachlan Street (PO Box 481)
Horsham Victoria 3402

Info@gwmwater.org.au
www.gwmwater.org.au

ABN: 35 584 588 263

tax Invoice

account number

2748551

issue date

28/07/2025

Registration Code
8LXD47

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



Next Reading: 30/09/2025

67 Waterlink Esplanade
HORSHAM VIC 3400



033
i011822

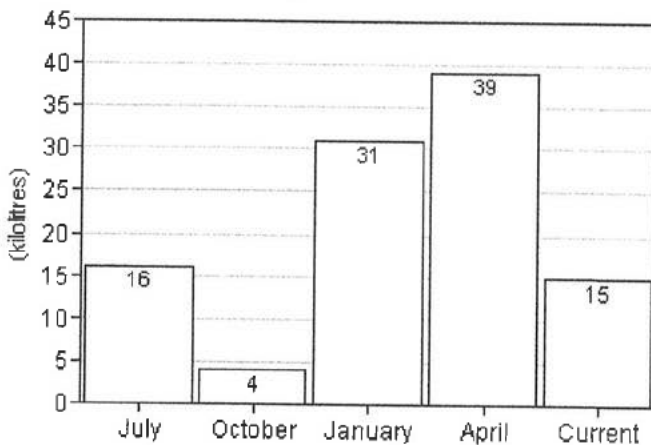
due date

25/08/2025

amount due

\$191.66

Your Usage in KiloLitres



Billing Cycle

Balance Brought Forward

Opening Balance	\$230.38
Transactions since last Account	-\$230.38

Current Charges

Sewer Service	\$142.36
Water Service	\$115.15
Water Usage	\$27.17
Total	\$284.68
Rebate	-\$93.02

Total Amount Due \$191.66
Total includes GST of \$0.00

*Pd 19/8/25
4 25/8/25*

*= 254-61
= 1-00
= 62-95
\$355-95*

Penalty interest of 5.7 % per annum will apply to overdue balances
Use water wisely: www.targetyourwateruse.vic.gov.au



Register to receive your notice via email

GO TO GWMWATER.ENOTICES.COM.AU
YOUR REFERENCE NO: 25F1CB0D7M

payment slip



*347 000000000002748552

account number

2748551

amount due

\$191.66

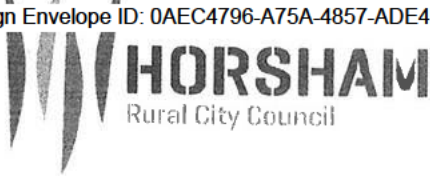
If eligible and your concession has not been deducted please call 1300 659 961. Please see reverse for details.

amount being paid



Scan here to pay

Please see over for payment options



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

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

ABN 37 019 724 765



67 WATERLINK ESPLANADE
 HORSHAM VIC 3400

Date of Notice: 11/08/2025

Date Declared: 23/06/2025

Assessment: 15583



033
 I004063
 DLX1_10833

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
 67 WATERLINK ESPLANADE HORSHAM
 LOT 28 PS 701230A HORSHAM

AREA 836.0000 SQUARE METRES
 AVPCC 110 DETACHED DWELLING

SITE VALUE 211,000
 CAPITAL IMPROVED VALUE 662,000
 NETT ANNUAL VALUE 33,100
 EFFECTIVE DATE 01/07/2025
 LEVEL OF VALUE DATE 01/01/2025

RATE DETAILS

	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
ARREARS AT 11/08/2025			\$0.00
RESIDENTIAL RATE	0.00383400	662,000	\$2538.11
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	\$200.00
URBAN BIN SERVICE	543.00	1	\$543.00
GOVT PENSION REBATE - RATES			-\$266.00
COUNCIL PENSION REBATE - RATES			-\$50.00

VICTORIA STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

ESVF RESIDENTIAL FIXED	136.00	1	\$136.00
ESVF RESIDENTIAL VARIABLE	0.00017300	662,000	\$114.53
GOVT PENSION REBATE - ESVF			-\$50.00

Pd \$791.41 30/9/25

TOTAL RATES AND CHARGES OWING **\$3,165.64**
 TOTAL INCLUDES ESVF CHARGES FOR THE CURRENT YEAR

Payment In Full Due 16 Feb 2026 \$3,165.64	Or	On Instalments Instalment 1 Due 30 Sept 2025 \$791.41	Instalment 2 Due 1 Dec 2025 \$791.41	Instalment 3 Due 2 Mar 2026 \$791.41	Instalment 4 Due 1 Jun 2026 \$791.41
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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: 2634ED7940

BPAY Biller Code: 87221
 Ref: 1558 38

Post Billpay Bilipay Code: 2315
 Ref: 155838

ASSESSMENT: 15583

RATEPAYER NAME:



PO BOX 511
 HORSHAM VIC 3402

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



*2315 155838



*2315 155838