

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	1/9 Pryors Road, Horsham 3400
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Vendor's name		Date / /
----------------------	--	--------------------

Vendor's signature	Signed by: 	Jul 16, 2025 4:00 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.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

3.2. Road Access

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

3.3. Designated Bushfire Prone Area

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

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10 SUBDIVISION

10.1. Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3. Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

13 ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)



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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 11426 FOLIO 692

Security no : 124126192400C
Produced 14/07/2025 03:21 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 706435D.
PARENT TITLE Volume 05047 Folio 201
Created by instrument PS706435D 11/06/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AR629430X 07/11/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS706435D 11/06/2013

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

DIAGRAM LOCATION

SEE PS706435D 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: UNIT 1 9 PRYORS ROAD HORSHAM VIC 3400

DOCUMENT END



Imaged Document Cover Sheet

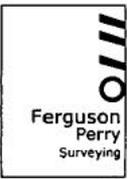
The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	PS706435D
Number of Pages (excluding this cover sheet)	3
Document Assembled	14/07/2025 15:21

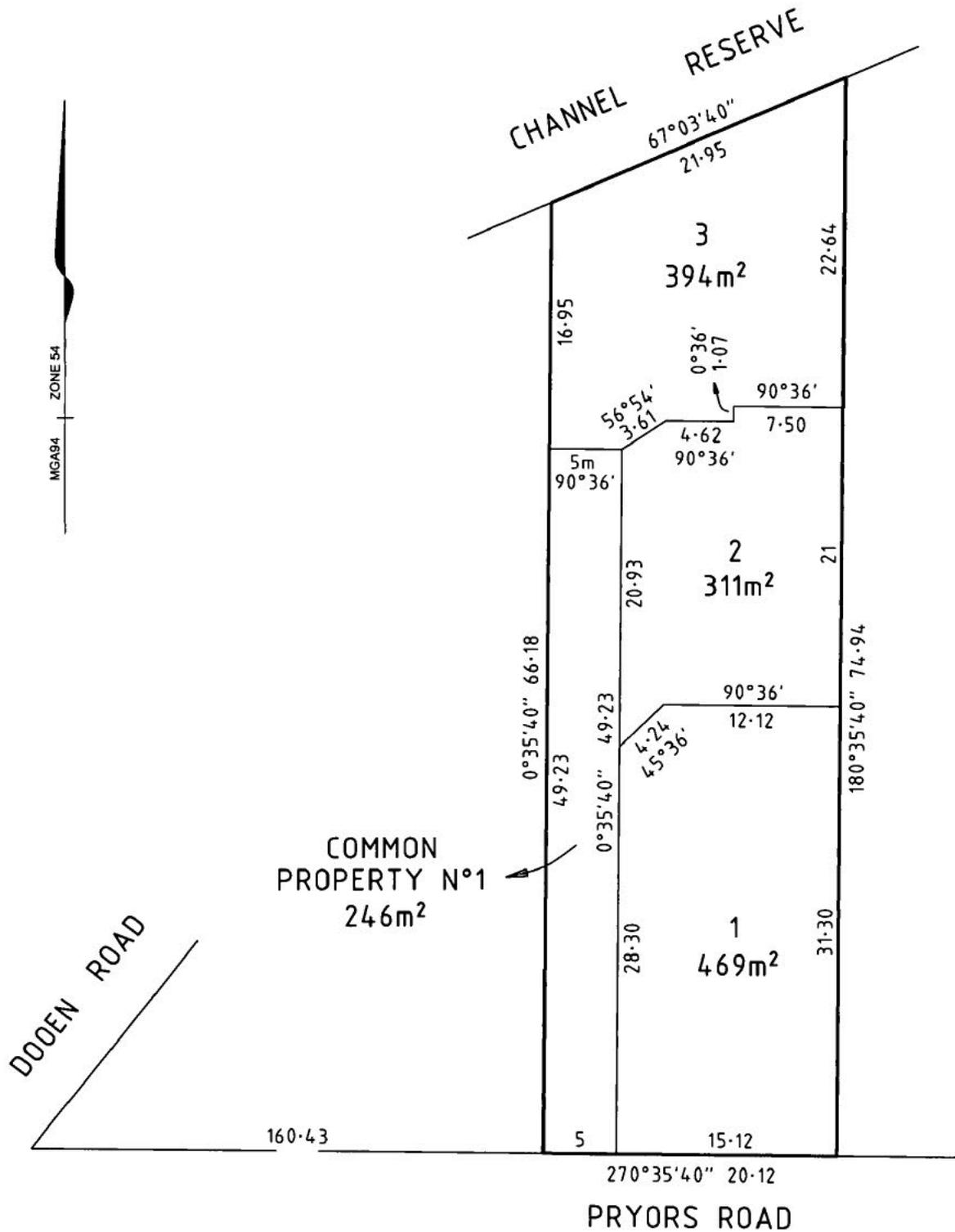
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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		STAGE No. / LR USE ONLY EDITION 1	PS706435D 05/06/2013 \$1,233.60 PS 				
LOCATION OF LAND PARISH: HORSHAM TOWNSHIP: — SECTION: 3 CROWN ALLOTMENT: 3 (PART) CROWN PORTION: — TITLE REFERENCES: Vol.5047 Fol.201 LRS BASE RECORD: VICMAP DIGITAL PROPERTY (RURAL) LAST PLAN REFERENCE/S: TP 714333D POSTAL ADDRESS: 9 PRYORS ROAD (At time of subdivision) HORSHAM, 3400 MGA Co-ordinates: E 608670 DATUM: GDA94 (Of approx. centre of plan) N 5937280 ZONE: 54		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: HORSHAM RURAL CITY COUNCIL REF. <i>A06311</i> 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6: — / — / — 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage: Council Delegate <i>[Signature]</i> Council Seal Date <i>11.06.13</i> Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date <i>— / — / —</i>					
VESTING OF ROADS AND/OR RESERVES							
IDENTIFIER	COUNCIL/BODY/PERSON						
NIL	NIL						
NOTATIONS							
DEPTH LIMITATION: DOES NOT APPLY		Staging This is not a staged subdivision. Planning Permit No. 10-179					
LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including; purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information. OTHER PURPOSE OF PLAN: To create a restriction, See Sheet 3.		THIS PLAN IS BASED ON SURVEY SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) HORSHAM PM's 29 & 58 & DOOEN PM 31 IN PROCLAIMED SURVEY AREA No. —					
EASEMENT INFORMATION							
LEGEND		LRS USE ONLY					
E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	RECEIVED <input checked="" type="checkbox"/>	DATE 05/06/2013	
					LRS USE ONLY PLAN REGISTERED TIME 5:39 pm DATE 11/06/2013 C. Giordano Assistant Registrar of Titles		
					SHEET 1 OF 3 SHEETS		
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 +				LICENSED SURVEYOR (PRINT) DONALD JAMES PERRY... SIGNATURE <i>[Signature]</i> DATE <i>26.9.2012</i> REF. H006010 VERSION 2		<i>[Signature]</i> DATE <i>16/5/13</i> COUNCIL DELEGATE SIGNATURE	
					ORIGINAL SHEET SIZE A3		

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER PS 706435D
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Ferguson Perry Surveying Pty Ltd
 62 McLachlan Street Horsham,
 Victoria 3400
 ABN 76126 154 483

T (03) 5382 2623
 F (03) 5381 1544
 E admin@fergusonperry.com.au

A member of Alexander Symonds Group

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

SCALE

3 0 3 6 9 12 15

LENGTHS ARE IN METRES

ORIGINAL

SCALE 1:300

SHEET SIZE A3

LICENSED SURVEYOR (PRINT) DONALD JAMES PERRY

SIGNATURE *[Signature]* DATE 26/9/2012

REF. H006010 VERSION 2

SHEET 2

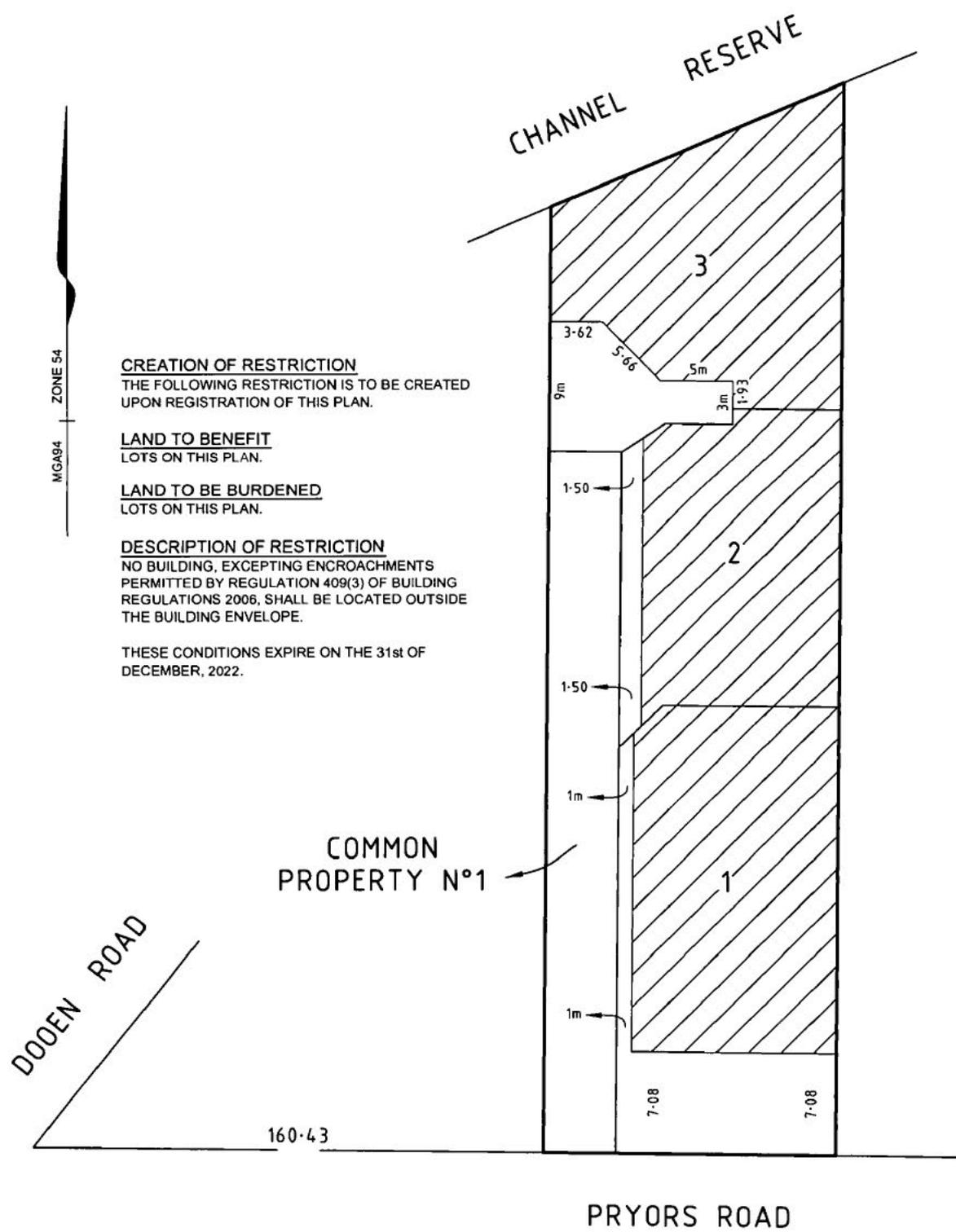
DATE 16/5/13

COUNCIL DELEGATE SIGNATURE *[Signature]*

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 706435D



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

LAND TO BENEFIT
LOTS ON THIS PLAN.

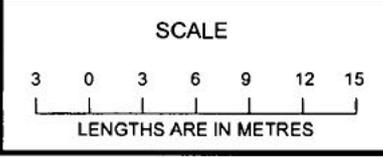
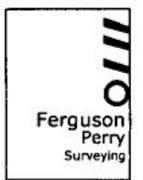
LAND TO BE BURDENED
LOTS ON THIS PLAN.

DESCRIPTION OF RESTRICTION
NO BUILDING, EXCEPTING ENCROACHMENTS PERMITTED BY REGULATION 409(3) OF BUILDING REGULATIONS 2006, SHALL BE LOCATED OUTSIDE THE BUILDING ENVELOPE.

THESE CONDITIONS EXPIRE ON THE 31st OF DECEMBER, 2022.

MGA94 ZONE 54

Ferguson Perry Surveying Pty Ltd
62 McLachlan Street Horsham,
Victoria 3400
ABN 76126 194 483
T (03) 5382 2023
F (03) 5381 1544
E admin@fergusonperry.com.au
A member of Alexander Symonds Group
• Property • Land Development •
• Construction • Mining •
• Spatial Information Management •



ORIGINAL
SCALE SHEET SIZE
1:300 A3

LICENSED SURVEYOR (PRINT) DONALD JAMES PERRY
SIGNATURE *[Signature]* DATE 26/10/2012
REF. H006010 VERSION 2

SHEET 3
[Signature]
DATE 16/5/13
COUNCIL DELEGATE SIGNATURE

PROPERTY REPORT

From www.land.vic.gov.au at 14 July 2025 03:31 PM

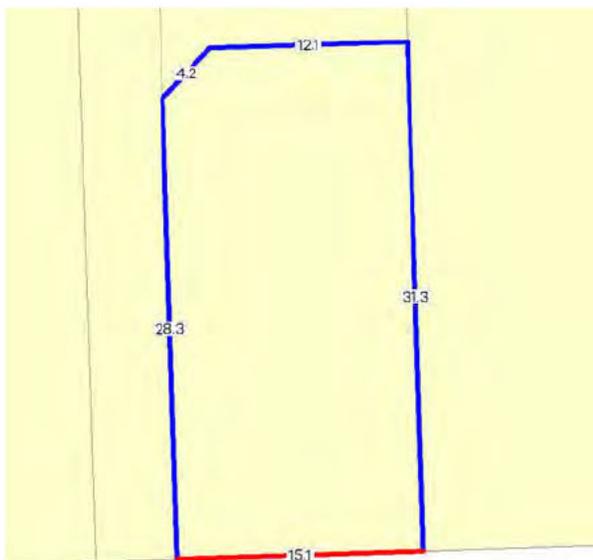
PROPERTY DETAILS

Address: **1/9 PRYORS ROAD HORSHAM 3400**
 Lot and Plan Number: **Lot 1 PS706435**
 Standard Parcel Identifier (SPI): **1\PS706435**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **4097**
 Directory Reference: **Vicroads 544 J3**

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: 469 sq. m

Perimeter: 91 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

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

UTILITIES

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

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **LOWAN**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

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

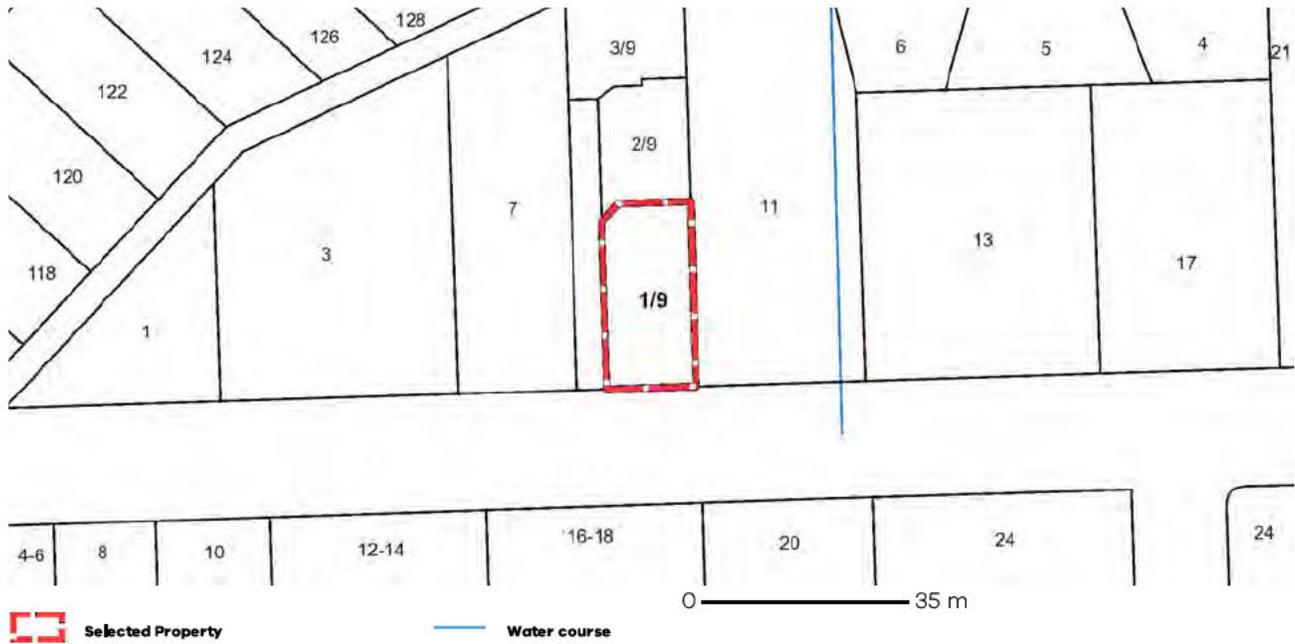
Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 14 July 2025 09:32 PM

PROPERTY DETAILS

Address: **1/9 PRYORS ROAD HORSHAM 3400**
 Lot and Plan Number: **Lot 1 PS706435**
 Standard Parcel Identifier (SPI): **1\PS706435**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **4097**
 Planning Scheme: **Horsham**
 Directory Reference: **Vicroads 544 J3**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

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

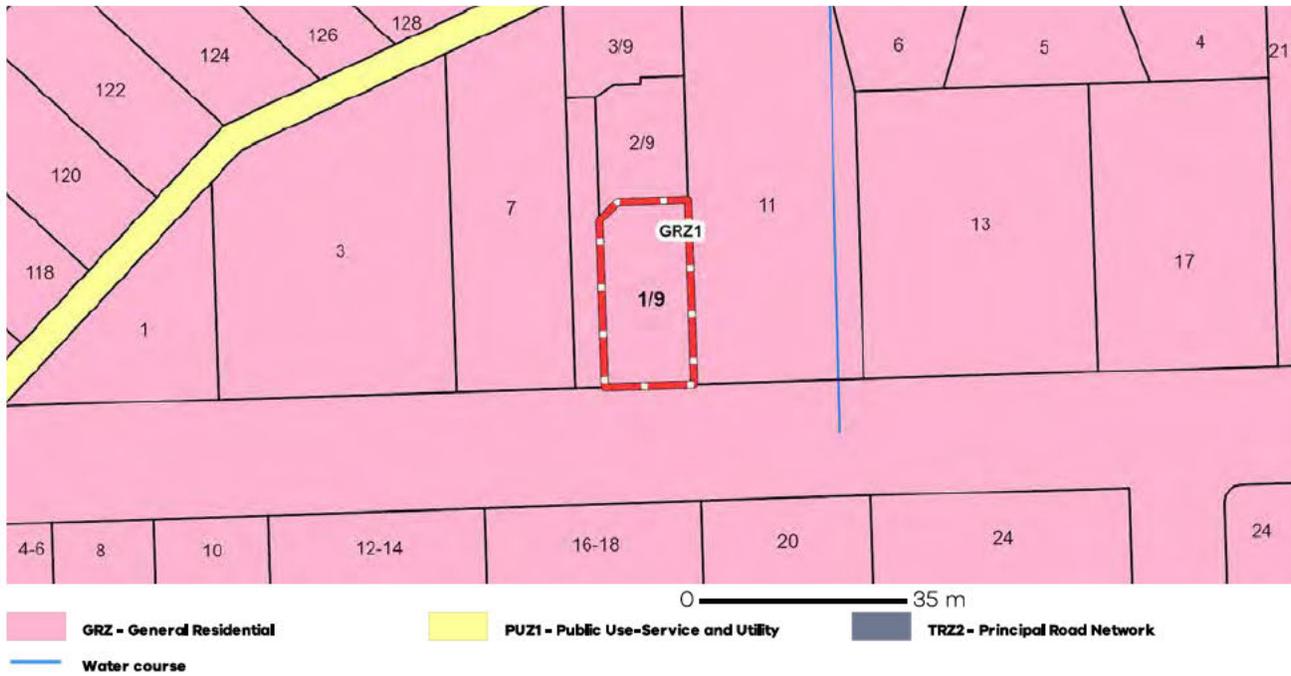
STATE ELECTORATES

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

[View location in VicPlan](#)

Planning Zones

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



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



Department of Transport and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)

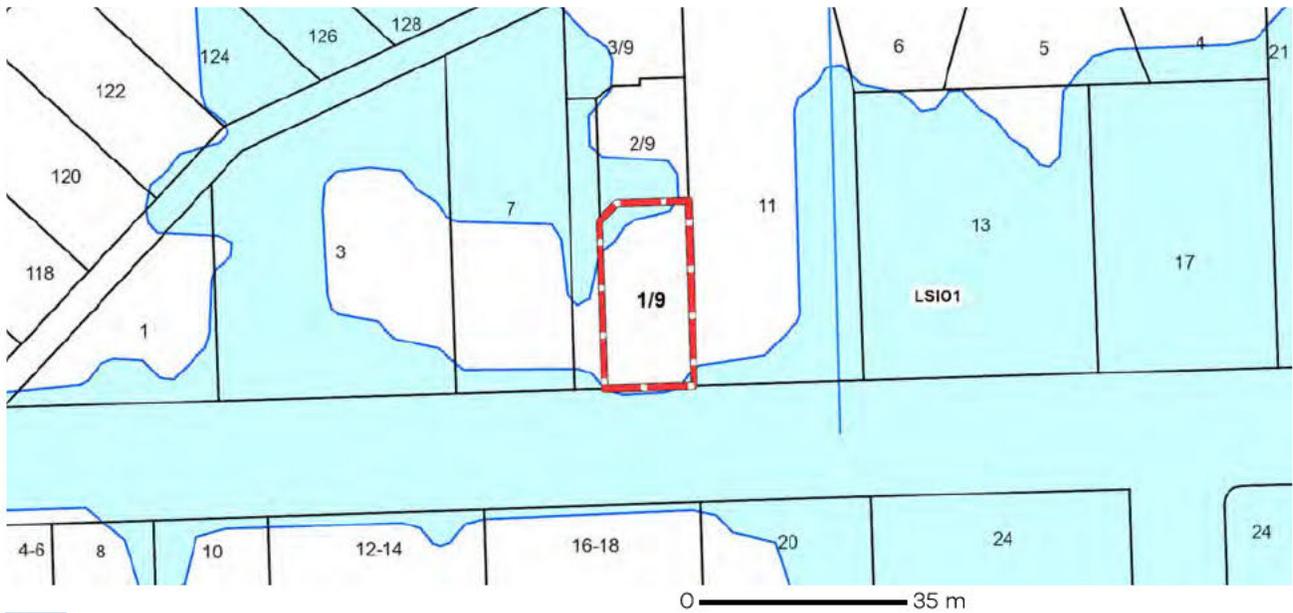


DDO - Design and Development Overlay **Water course**

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 **Water course**

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



Further Planning Information

Planning scheme data last updated on 11 July 2025.

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

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

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

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

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

PLANNING PROPERTY REPORT



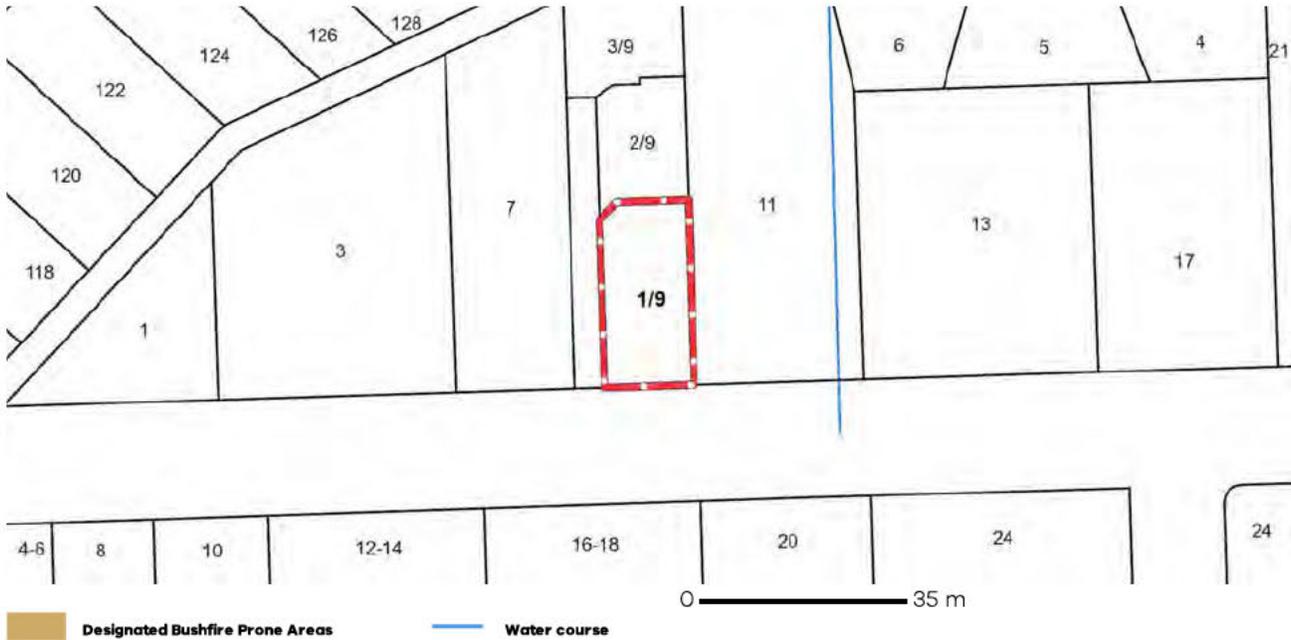
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

Native plants that are indigenous to 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 \(environment.vic.gov.au\)](#)

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS706435D

The land in PS706435D is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 2, 3.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

9 PRYORS ROAD HORSHAM VIC 3400

OC018470L 11/06/2013

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

OC018470L 11/06/2013

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 2	50	50
Lot 3	50	50
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 14/07/2025 03:21:53 PM

**OWNERS CORPORATION 1
PLAN NO. PS706435D**

Statement End.



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 2025

ABN 37 019 724 765



UNIT 1
 9 PRYORS ROAD
 HORSHAM VIC 3400

Paid 3/2/2025
 BPay - BankVic online
 Receipt no. 306605080
 \$2648.86

Date of Notice: 23/08/2024
 Date Declared: 22/07/2024
 Assessment: 4097

033
 RO_58590

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		
UNIT 1 9 PRYORS ROAD HORSHAM LOT 1 PS 706435D HORSHAM	72,000		
	CAPITAL IMPROVED VALUE	460,000	
	NETT ANNUAL VALUE	23,000	
	EFFECTIVE DATE	01/07/2024	
	LEVEL OF VALUE DATE	01/01/2024	
AREA 469.0000 SQUARE METRES AVPCC 110 DETACHED DWELLING			
RATE DETAILS	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
BALANCE AT 23/08/2024			\$0.00
RESIDENTIAL RATE	0.00380400	460,000	\$1749.84
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	\$200.00
URBAN BIN SERVICE	527.00	1	\$527.00
GOVT PENSION REBATE - RATES			\$0.00
COUNCIL PENSION REBATE - RATES			\$0.00
VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY			
FSPL RESIDENTIAL FIXED	132.00	1	\$132.00
FSPL RESIDENTIAL VARIABLE	0.00008700	460,000	\$40.02
GOVT PENSION REBATE - FSPL			\$0.00
	TOTAL		\$2,648.86

Payment In Full Due 17 Feb 2025 \$2,648.86	Or	On Instalments Instalment 1 Due 30 Sept 2024 \$662.20	Instalment 2 Due 2 Dec 2024 \$662.22	Instalment 3 Due 28 Feb 2025 \$662.22	Instalment 4 Due 2 Jun 2025 \$662.22
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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: 1FAD05368I

BPAY Biller Code: 87221
 Ref: 0409 72

Post Billpay Billpay Code: 2315
 Ref: 40972

BPAY this payment via internet or phone banking
BPAY View Registration No.: 0409 72

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

ASSESSMENT: 4097

RATEPAYER NAME:



PO BOX 511
 HORSHAM VIC 3402



The rates and charges levied on this notice can be paid **IN FULL** by 17 February 2025 OR by **FOUR INSTALMENTS** as follows:

FIRST	30 September 2024
SECOND	2 December 2024
THIRD	28 February 2025
FOURTH	2 June 2025

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 17 February 2025

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 may 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 2024/2025, are shown for comparative purposes only.

Capital Improved Value		460,000
Residential	0.003804 cents	1749.84
Farm	0.001902 cents	874.92
Commercial	0.003804 cents	1749.84
Industrial	0.003804 cents	1749.84
Culture & Recreation	0.001902 cents	874.92

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 \$259.50) 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 2024, 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 their agent. Address alterations should be in writing and lodged with the Rates Department on Council's website at hrcc.vic.gov.au/Contacts-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 Waste 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 2025. For more information on the free load of waste please visit hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges.

WASTE SERVICE CHARGES

For more information on the current waste charges please visit hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges. For information on the 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 2.75 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;
- (i) The application of any differential rate by Council;
- (ii) 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).

Urban Water Account

1/9 Pryors Road 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

2180545

issue date

28/04/2025

Registration Code

1EJ658

billing and general enquiries

office hours: **1300 659 961**

difficulties and faults

24 hours: **1800 188 586**



1/9 Pryors Road
HORSHAM VIC 3400

Next Reading: 30/06/2025

Paid 3/5/2025
BPay View - BankVic online
Receipt no. 313954036
\$253.04

033

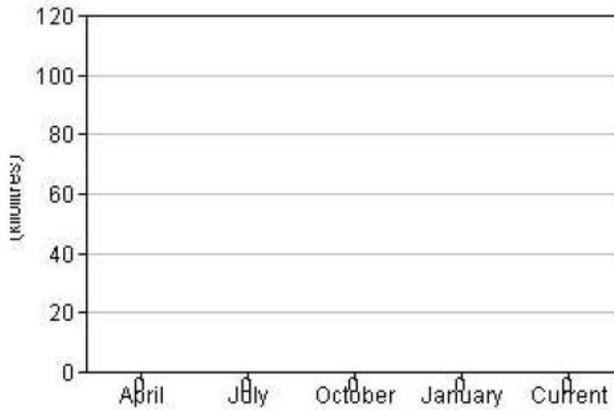
due date

26/05/2025

amount due

\$253.04

Your Usage in KiloLitres



Billing Cycle

Balance Brought Forward

Opening Balance	\$253.04
Transactions since last Account	-\$253.04

Current Charges

Sewer Service	\$139.05
Water Service	\$113.99
Water Usage	\$0.00
Total	\$253.04

Total Amount Due

\$253.04

Total includes GST of \$0.00

Penalty interest of 6.2 % 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: 6DDF8F25FE

payment slip



*347 0000000000002180541

account number

2180545

amount due

\$253.04

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

SEWER SERVICE

Service No	Date From	Date To	Days	Rate	Amount
138023	1/04/2025	30/06/2025	90	\$1.5450 per day	\$139.05

WATER SERVICE

Service No	Size	Date From	Date To	Days	Rate	Amount
138023	20.00mm	1/04/2025	30/06/2025	90	\$1.2666 per day	\$113.99

WATER USAGE

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
138023	19V06820T	30/12/2024	657	31/03/2025	717	60.00 @ \$1.8114/kL	\$0.00 \$0.00CR

Transactions since last Account

Date	Description	Transaction Amount
3/02/2025	Receipt via BPay	<u>-\$253.04</u>
		<u>-\$253.04</u>

PLEASE NOTE

Payments made in the last 7 days may not have been credited to your account prior to issuing this invoice.

PAYMENT PLANS

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

CUSTOMER SUPPORT

If you are experiencing genuine financial hardship in paying your account, GWMWater may be able to assist you. Please contact us on 1300 659 961. You can be assured of sympathetic and confidential consideration of your circumstances.

LATE PAYMENT PENALTIES

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

ADDITIONAL SERVICES

To access our Translating and Interpreting Service contact 131 450 and ask to be connected to 1300 659 961.

Deaf, hearing impaired or speech/communication impaired customers may call the National Relay Service (TTY service) by dialing 133 677 and quoting 1300 659 961.

PENSION AND CONCESSION CARD REBATE

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

WATER AND SEWERAGE REBATE SCHEME

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

RESIDENTIAL TENANTS

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

To report difficulties and faults at any time, please contact 1800 188 586.

ACCESS TO WATER METERS

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

ESTIMATED READINGS

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

ENVIRONMENTAL CONTRIBUTION

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

CHANGE OF ADDRESS

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



In person

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



POSTbillpay Code: 0347

Ref 0000002180541

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



Mail

Tear off deposit slip and mail with cheque to GWMWater, PO Box 481, Horsham 3402



Direct debit

To deduct payments directly from your bank account, contact GWMWater on 1300 659 961.

Centrepay - Reference Number 555 062 362L

Use Centrepay to make regular deductions from your Services Australia payment. Centrepay is a voluntary and easy payment option available to Services Australia customers.

Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions or call GWMWater on 1300 659 961.



Billor Code: 79855

Ref: 2180545

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



BPAY View®
View and pay this bill using internet banking.



WES DAVIDSON
REAL ESTATE

RESIDENTIAL TENANCY AGREEMENT

PROPERTY: 1/9 Pryors Road, Horsham

RENTAL PROVIDER:

RENTER:

Managed by
Wes Davidson Real Estate Pty Ltd
71 Wilson Street, Horsham
Ph 5382 0000 Fax 5382 0600
Email: rentals@wdre.com.au
Web: www.wdre.com.au

Residential Tenancy Agreement

Residential Tenancies Act 1997

Conditions of Agreement

1. THIS AGREEMENT is made on the date specified in item 1 in the Schedule hereto **BETWEEN** the **RENTAL PROVIDER** whose name and address is specified in item 2 in the Schedule whose agent is specified in item 3 in the Schedule and the **RENTER** whose name and address is specified in item 4 in the Schedule.

PREMISES AND RENT

The **RENTAL PROVIDER** lets to the **RENTER** the **PREMISES** specified in item 5 in the Schedule together with those items indicated in the Schedule, for which the **RENTAL** shall be the amount specified in item 6 in the Schedule commencing on the date specified in item 7 of the Schedule and payable by the **RENTER** to the party specified in item 8 in the Schedule.

BOND

The **RENTER** shall pay a **BOND** of the amount specified in item 9 of the Schedule to the **RENTAL PROVIDER/AGENT** on or before the signing of this Agreement. In accordance with the Residential Tenancies Act 1997 the **RENTAL PROVIDER/AGENT** must lodge the **BOND** with the Residential Tenancies Bond Authority within 5 business days of receiving the **BOND**.

FIXED TERM TENANCY

The term of this Agreement shall be as specified in item 10 in the Schedule **COMMENCING** on the date specified in item 11 in the Schedule and **ENDING** on the date specified in item 12 in the Schedule and unless either party terminates this Agreement in accordance with the provisions of the Residential Tenancies Act, 1997 this Agreement shall hereafter continue as a periodic tenancy.

OR

PERIODIC TENANCY

This Agreement shall commence on the date specified in item 13 in the Schedule and continue until terminated in accordance with the Residential Tenancies Act, 1997.

2. CONDITION OF THE PREMISES

The **RENTAL PROVIDER** shall make sure that the premises are maintained in good repair.

3. DAMAGE TO THE PREMISES

- (a) The **RENTER** shall make sure that care is taken to avoid damaging the premises.
- (b) The **RENTER** shall give notice to the **RENTAL PROVIDER** of any damage to the premises as soon as the **RENTER** becomes aware of the damage.
- (c) The **RENTER** must take reasonable care to avoid damaging the premises and any common areas.

4. CLEANLINESS OF THE PREMISES

- (a) The **RENTAL PROVIDER** shall make sure that the premises are in a reasonably clean condition on the day on which it is agreed that the **RENTER** shall enter into occupation of the premises.
- (b) The **RENTER** shall keep the premises in a reasonably clean condition during the period of Agreement.

5. USE OF PREMISES

- (a) The **RENTER** shall not use or allow the premises to be used for any illegal purpose.
- (b) The **RENTER** shall not use or allow the premises to be used in such a manner as to cause a nuisance or cause interference with the reasonable peace, comfort or privacy of any occupier or neighbour.

6. QUIET ENJOYMENT

The **RENTAL PROVIDER** shall take all reasonable steps to make sure that the **RENTER** has quiet enjoyment of the premises.

7. ASSIGNMENT OR SUB-LETTING

- (a) The **RENTER** shall not assign or sub-let the whole or any part of the premises without the consent of the **RENTAL PROVIDER**. The **RENTAL PROVIDER'S** consent shall not be unreasonably withheld.
- (b) The **RENTAL PROVIDER** shall not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred in relation to the preparation of an assignment in writing of this Agreement.

8. RESIDENTIAL TENANCIES ACT, 1997

Both parties to this Agreement shall comply with the provisions of the Residential Tenancies Act, 1997 as they apply to each party. (Note: Reference should be made to Part 2 of the Residential Tenancies Act, 1997 for further rights and duties).

9. The **RENTER** shall pay all charges in respect of the re-connection of electricity, gas and telephone where the rented premises is separately metered for these services and pay for any cost of water usage for the premises if applicable.

10. The **RENTER** shall not do or allow anything to be done which would invalidate any insurance policy on the premises or increase the premium and the **RENTER** shall pay to the **RENTAL PROVIDER** all increased premiums and all other expenses incurred as a consequence of any breach of this term.

11. The **RENTER** agrees to pay the **RENTAL PROVIDER** any excess amount charged, or any additional premium charged by the **RENTAL PROVIDER'S** Insurance Company as a result of accidental breakage of glass, toilet bowls and wash basins in the premises where the damage has been caused by the **RENTER**, or by anyone on the premises with the consent of the **RENTER**.

ADDITIONAL TERMS

Additional terms which do not take away the rights and duties included in the Residential Tenancies Act, 1997 may be set out in this section.

- 50 12. The **RENTER** shall indemnify the **RENTAL PROVIDER** for any loss or damage caused by failure to ensure that care is taken to avoid damaging the rented premises by the **RENTER** or anyone on the premises with the consent of the **RENTER**. Without limiting the generality of the foregoing. The **RENTER** shall indemnify the **RENTAL PROVIDER** for the cost of repairs to plumbing blockages caused by the negligence or misuse of the **RENTER**.
- 51 13. The **RENTER** shall indemnify the **RENTAL PROVIDER** against all liability in respect of injury or damage to any third person or third party property arising from any conduct, act or omission by the **RENTER**, or the **RENTER'S** servants, **AGENT'S** and/or invitees.
- 52 14. The **RENTER** shall not paint or affix any sign or any antenna onto the premises or affix any nail, screw, fastening or adhesive to the interior of the premises without the prior written consent of the **RENTAL PROVIDER** or **AGENT**.
- 53 15. The **RENTER** acknowledges that it is the **RENTER'S** responsibility upon the termination of the Agreement to deliver the keys to the premises to the **AGENT'S** office and to continue paying rent until such time as the keys are delivered.
- 54 16. The **RENTER** shall not use the premises for any purpose other than for residential purposes without the written consent of the **RENTAL PROVIDER**.
- 55 17. The **RENTER** shall not do or allow to be done anything that will cause the shared service facilities to become obstructed, untidy, damaged or used for any purpose other than for which they are intended.
- 56 18. The **RENTER** shall not keep any animal, bird or pet on the premises without the written consent of the **RENTAL PROVIDER**. (Note: written consent of the Body Corporate Committee will be necessary in an own-your-own unit.)
- 57 19. The **RENTER** shall deposit all rubbish including cartons and newspapers in a proper rubbish receptacle with a close fitting lid as required by the Health department or Local Council. Such rubbish receptacle shall be kept only in the place provided and placed out by the **RENTER** for collection by the Local Council or Health Department and returned to its allocated place.
- 58 20. The **RENTER** shall not hang any clothes outside the premises other than where provision for the hanging of clothes has been provided.
- 59 21. The **RENTER** shall not keep or use in the premises any portable kerosene heaters oil burning heaters or heaters of a similar kind.
- 60 22. The **RENTER** shall comply with any Act, Regulation, Rule or direction of any Government, semi Government or statutory body.
- 61 23. The **RENTER** shall allow the **RENTAL PROVIDER** or his **AGENT** to put on the premises a notice or notices 'to let' during the last month of the term of the Agreement. The **RENTER** shall also allow the **RENTAL PROVIDER** or his **AGENT** to put on the premises a notice or notices 'for sale' or 'auction' at any time during the term of this Agreement and permit access to the premises by the **RENTAL PROVIDER** or his **AGENT** to present the property to prospective purchasers or **RENTERS** upon 24 hours' notice or by Agreement with the **RENTER** and the **RENTAL PROVIDER** or the **RENTAL PROVIDER'S AGENT**.
- 62 24. The **RENTER** acknowledges that no promises, representations, warranties or undertakings have been given by the **RENTAL PROVIDER** or **AGENT** in relation to the suitability of the premises for the **RENTER'S** purposes or in respect of the furnishings, fittings or appurtenances of the premises otherwise than as provided herein.
- 63 25. No consent or waiver of any breach by the **RENTER** of the **RENTER'S** obligations under the Residential Tenancies Act, 1997 shall prevent the **RENTAL PROVIDER** from subsequently enforcing any of the provisions of this Agreement.
- 64 26. The **RENTER** agrees to observe and be bound by the Articles of Association of the Service Company or the Rules of the Body Corporate (as the case may be) in so far as they relate to or affect the use, occupation and enjoyment of the premises and the common property provided that the **RENTER** shall not be required to contribute costs of a capital nature or which would, except for this provision, be payable by the **RENTAL PROVIDER**. The standard Rules of the Sub-Division (Body Corporate) Regulations, if not amended, apply to all Bodies Corporate.
- 65 27. In accordance with the provisions of Section 44 of the Residential Tenancies Act, 1997, the **RENTAL PROVIDER** may from time to time at any time, other than within the terms specified in the schedule as the fixed term, increase the rent by giving the **RENTER** at least 60 days' notice of the increase.
- 66 28. This Agreement may be amended only by an Agreement in writing signed by the **RENTAL PROVIDER** and the **RENTER**.
- 67 29. The **RENTER** shall at the **RENTER'S** expense replace all lighting tubes and globes to the premises which become defective during the term of the tenancy unless the defect is proven to be caused by faulty wiring.
- 68 30. The **RENTER** agrees to fully and regularly maintain and water the garden area (within water restriction guidelines), including trees and shrubs, to mow the lawn and to remove all garden weeds and rubbish from the property. The tenant agrees to ensure that the garden and lawn areas are maintained at all times to the same condition as at the commencement of the tenancy agreement. The **RENTER** acknowledges that they are not permitted to park on any lawn or nature strip areas

31. If the **RENTER** wishes to vacate the premises at the expiration of this Agreement the **RENTER** shall give the **RENTAL PROVIDER** or **AGENT** written notice of the **RENTER'S** intention to vacate 28 days prior to the expiration of the Agreement. If the **RENTER** remains in occupation of the premises after the expiration of this Agreement and does not enter into a new fixed term Agreement the **RENTER** must give written notice of the **RENTER'S** intention to vacate the premises specifying the termination date that is not earlier than 28 days after the day on which the **RENTER** gives notice.
32. The **RENTER** acknowledges that pursuant to Section 428 of the Residential Tenancies Act 1997, the **RENTER** shall not refuse to pay rent on the ground that the **RENTER** intends to regard as rent paid by the **RENTER** the bond or any part of the bond paid in respect of the premises. The **RENTER** acknowledges that failure to abide by this section of the Act renders the **RENTER** liable to a penalty of \$1000.
33. The **RENTER** agrees not to carry out any mechanical repairs or spray painting of any motor vehicles, boats or motor cycles in or around the property. The **RENTER** also agrees to be fully responsible for the removal of any motor cycle, car or boat spare parts or bodies or any other equipment used and to fully reinstate the premises or the land on which it is situated to their original condition forthwith. The **RENTER** agrees to clean any oil spill onto the concrete or common areas.
34. The **RENTER** agrees to the Agent, on behalf of the Landlord, to carry out a routine inspection after the first three months of the tenancy and thereafter at regular intervals of not less than six months with the required notification to the **RENTER**. The **RENTER** acknowledges that the Agent may take inside photos of the property during this inspection.
35. The **RENTER** agrees to have all carpets professionally shampooed at the end of the tenancy and to provide a receipt for same. BriTex or 'Do it yourself' hire machines will not be accepted. The **RENTER** also agrees that the interior of the property shall be professionally cleaned to the original state. This will ensure prompt return of the **RENTERS** bond.
36. The **RENTER** must:
- (a) Check each smoke detector in the premises regularly to confirm that it is kept fully operational. These checks are to ensure the safety of the tenant and the security of the premises.
 - (a) Replace the battery in each smoke detector on the 1st week of April & 1st week of October each year (or earlier if this becomes necessary).
 - (a) Immediately notify the Agent of any faulty smoke detector (and confirm this advice to the Agent in writing the same day).
37. The **RENTER** agrees to refrain from using 'BLU TAC' to adhere posters etc. to internal walls and doors. As this is an oil based product it may leave marks which are impossible to remove by normal cleansing and may necessitate a re-paint of the effected areas at the tenants expense.
38. The **RENTER** agrees to refrain from placing and watering pot plants on the carpets as any subsequent damage must be rectified and can often be costly.
39. The **RENTER** is required to keep the rent 2 weeks in advance at all times. If the tenant fails to do this and the rent falls 14 days or more in arrears, an Application will be made to the Victorian Civil Administrative Tribunal to vacate incurring a cost to the tenant of \$55.60 including GST. Rent may be paid by different methods.
1. Ezidebit - Direct Debit form can be filled out upon signing of your Lease or at anytime during your tenancy.
 2. Cash, cheque can be paid at any NAB branch - You must provide a reference number (this can be obtained at our office)
 3. Direct from a Centrelink Payment
40. The **RENTER** is aware that in the event of the Landlord desires to sell the Property during the tenancy then tenant will permit the Landlord or his Agents to affix notices on the property indicating that it is For Sale and to take prospective purchasers through the Property at all reasonable times.
41. The **RENTER** acknowledges that this agency may conduct independent evaluation checks including a Tenancy Check via National Tenancies Database. The information provided will be used only for the purpose of property management.
42. The **RENTER** is aware of the following CONTACT DETAILS FOR URGENT REPAIRS:
- | | |
|---|---|
| AGENT: Wes Davidson Real Estate | REIV ACCREDITED PROPERTY MANAGER: Kylie Horton |
| ADDRESS: 71 Wilson Street, Horsham 3400 | TELEPHONE: (03) 5382 0000 24 HOURS |
| FAX: (03) 5382 0600 | CAN AGENT AUTHORISE URGENT REPAIRS?: YES |
| MAXIMUM AUTHORITY AMOUNT: \$1800 | URGENT REPAIRS CONTACT PHONE NO: (03) 5382 0000 |
43. The **RENTER** acknowledges that they are aware it is NOT the **RENTAL PROVIDER'S** responsibility to insure the tenant's possessions. The rental providers insurance policy covers only the building plus any fixtures and fittings. With the ever-increasing incidence of burglary and theft, it is strongly recommended that you take out content's insurance cover.
44. Lease-Break - Should the tenant find it necessary to vacate the premises prior to the expiration of the tenancy agreement, the tenant shall:
- a) Immediately notify the rental provider/agent in writing of intention to do so.
 - b) Continue to pay rent in accordance with the lease until the commencement of the following tenancy or expiry, whichever is sooner.
 - c) Pay the agent a letting commission equivalent to two (2) weeks rent plus GST and re advertising cost of \$100.00 plus GST. These fees are to be paid within a week to ensure re-advertising.
 - d) Agree that the above costs and expenses may be deducted from the bond, however if funds are insufficient, acknowledge that they are liable for the balance.
 - e) Pay the agent any associated administration costs.
 - f) Pay any costs associated with and charged by utility companies.
45. The **RENTER** acknowledges the right of the Landlord under the Residential Tenancies Act 1997 to issue a notice that will terminate the tenancy at the end of a fixed term agreement.

46. The **RENTER** acknowledges that the Condition Report provided at the commencement of the tenancy must be signed and returned to the Agent within 3 business days after entering into the occupation of the premises. If the Condition Report is not returned, the copy held by the Agent will be accepted as evidence of the general condition of the premises.
47. The **RENTER** acknowledges that if they change the locks on the premises that they are required to supply the Agent with a duplicate copy. The **RENTER** is aware that in the event they lock themselves out of their property after office hours and a staff member is required to attend the office to supply a spare key, the **RENTER** shall pay to the Agent a fee of \$80.00 plus GST.
48. Where a **RENTAL PROVIDER** under a fixed term tenancy agreement lets the Landlord's premises that immediately before entering into the agreement was his Principle Place of Residence, the Landlord may at least 14 days before the end of the term of the agreement give to the Tenant notice to vacate specifying a termination date that is the date of, or a date after the end of the term. This is if the property is the Landlord's Principle place of Residence.
49. The **RENTER** acknowledges that Wes Davidson Real Estate has a No Smoking Policy with all rental properties. The **RENTER** acknowledges that there is to be no smoking inside the rental premises and they will be liable to repair any damage caused if smoking does occur within the rental period.
50. The **RENTER** acknowledges that in the event there are additional cleaning, repairs or yard work to be completed after the property becomes vacant, the **RENTER** has 24 hours only to ensure this work is done or the **AGENT** has permission to deduct the costs from the bond held at the RTBA.
51. The **RENTER** acknowledges that all maintenance reports must be in writing. There are four ways in which this to be done. You may either:
1. Email us at rentals@wdre.com.au
 2. Fax us on 5382 0600
 3. Fill out a maintenance request form on www.wdre.com.au
 4. Fill out a maintenance request form here in the office.

For an urgent repair, please contact the office immediately, but we must also have the report in writing within 24 hours. Please provide us with accurate details to ensure the request is attended to as quickly as possible.

52. If at any time the **RENTER** wishes to get an additional copy of their Lease Agreement there will be a charge of \$11.00.
53. The Agent uses personal information collected from the Principal to act as the Principals agent and to perform their obligations under this agreement. The Agent may also use such information collected to promote the services of the Agent and/or seek potential clients. The Agent may disclose information to other parties including media organisations, potential tenants, clients of the Agent both existing and potential, tradespeople, bodies corporate, financial institutions, government and statutory bodies and third parties as required by law. The Agent may also disclose information to others on the internet. The Agent will only disclose information in this way to other parties as required to perform their duties under this agreement, to achieve the purposes specified above or as otherwise allowed under the Privacy act 1988. If the Principal would like to access this information, they can do so by contacting the Agent at the address and contact numbers contained in this agreement. The Principal can also correct this information if it is inaccurate, incomplete or out of date. Real Estate, and tax laws require some of this information to be collected. If the information is not provided, the Agent may not be able to act effectively on the Principals behalf or at all.

Please notify the agent immediately if you do not wish to receive any correspondence via SMS.

The initial supply of, ongoing record of, and permitted use of your private information is at your discretion except where those details are required to be kept and/or disclosed by law. You may update, alter or delete your information at anytime and without penalty except where those details are required to be kept and/or disclosed by law. If certain information however is not provided, we as agent may not be able to effectively act on your behalf.

If you would like to access your personal information held by us you can do so by contacting us via phone, fax or email as detailed on this agreement. You can also contact us by calling in to the office at 71 Wilson Street Horsham.

In addition, our company would like to clearly alert you to the fact that although it is our intention to protect your privacy at all times there is always a possibility that our firewalls, virus scanning and other security systems may be breached or bypassed and be unable to protect our computer system from corruption via viruses and/or hackers which may result in the unauthorised access to and distribution of personal details from our database. We will not assume liability for breaches of this nature beyond our control.

We reserve the right to alter our privacy policy from time to time, and these changes will be made available for your inspection at www.wdre.com.au.

54. The **RENTER** acknowledges that if he/she vacates the property without advising Wes Davidson Real Estate and any other person takes occupation of the property, the **RENTER** will remain fully responsible and liable for the actions of the person/s, loss of rent and damage to the property as a result of their occupation. The **RENTER** understands that a fee of 1 weeks rent plus GST will be payable for each tenant transfer during the tenancy.

55. The **RENTER** agrees to electronic signatures and communication.

SCHEDULE

Item 1: DATE OF AGREEMENT: Monday 9th October, 2023

Item 2: RENTAL PROVIDER: Name:
Address: 71 Wilson Street
HORSHAM 3400

Item 3: AGENT: Registered Business Name: Wes Davidson Real Estate Pty Ltd
Address: 71 Wilson Street, HORSHAM 3400
Telephone: 03 5382 0000

Item 4: RENTER:
Item 5: PREMISES: 1/9 Pryors Road,
Horsham VIC 3400
Including Chattels (attach inventory if necessary)

Item 6: RENTAL: \$440.00 per weekly
Payable fortnightly in advance

Item 7: COMMENCING ON: 19/10/2023

Item 8: RENTAL PAYMENTS TO AGENT: See Clause 39 of the Lease Agreement for accepted methods

Item 9: BOND: \$1911.00
FIXED TERM AGREEMENT:
Item 10: FIXED TERM: 12 months

Item 11: COMMENCEMENT DATE: 19/10/2023
Item 12: TERMINATION DATE: 18/10/2024

PERIODIC TENANCY:
Item 13: COMMENCEMENT DATE:

Item 14: WATER USAGE: Tenant to pay water usage

SPECIAL CONDITIONS: No parking on nature strip or lawn areas.
Renter to maintain garden and lawns.
No smoking inside.
Premises to be professionally cleaned prior to vacating.

SIGNED by the Rental Provider /Agent

_____ on behalf of

in the presence of:

_____ (Witness)

SIGNED by the Tenant

X _____

in the presence of:

_____ (Witness)

The **RENTER** hereby acknowledges having received a copy of Renting a Home – A guide for Renters and Rental Providers, two copies of the Condition Report and a copy of this Tenancy Agreement in accordance with the provisions of the Residential Tenancies Act, 1997.

X _____

X _____
SIGNED BY RENTER/S



WES DAVIDSON
REAL ESTATE

TENANCY RENEWAL SCHEDULE

Tenant Name:

Address: 1/9 Pryors Road, Horsham

Date of Agreement: 17/09/2024

Fixed Term: 12 Months

Commencement Date: 19/10/2024

Termination Date: 18/10/2025

Rent: \$440 per week increasing to \$450 per week on the 13th November 2024.

I / We hereby renew this Residential Tenancy Agreement on the same terms and conditions as per the initiated original Lease Agreement; however, I / We understand that the rent amount is subject to change upon Lease Renewal

Landlord / Managing Agent signature:

Signed in the presence of:

Tenant signature:

X

Signed in the presence of:

Our ref: 0360925DPJ(1)

29 September 2025

Professional Building Group Pty Ltd
PO Box 838
WARRAGUL VIC 3820

Attention: Mr Jordan Giumelli

Dear Mr Giumelli,

Site: 1, 9 Pryors Road HORSHAM VIC 3400

Insured: Peter Horton

Order No: 23704

Subject: Damages to the building's subfloor

In accordance with your instructions, our Daniel Jones attended the above site in company with the property's real estate agent, Joe Richardson, on 18 September 2025. You requested we provide a report on the cause and extent of damages to the subfloor of the building.

References in this report in square brackets ("[X]") are to photo numbers. A general view of the buildings front and some of the surrounding environment is shown in [1] below.



Photo 1 – Front (southern) elevation of the subject building

SITE DESCRIPTION & BUILDING ORIENTATION

The insured building, which we understand was built in circa 2015, is a single-storey 3-bedroom dwelling.

The construction of the building is comprised of cold-formed metal framed walls (expected) with a mix of brick veneer, cement sheeting and corrugated steel external cladding, cold formed metal framed flooring (expected) with a particleboard underlay and laminate floorboards on top, timber roof framing with corrugated steel roof sheeting.

For the purpose of this report, we refer to the building frontage as facing south towards Pryors Road. The building is bound by neighbouring properties on the south, east and west perimeters of the building.

The site surface is generally level.

The aerial photograph below, which has been extracted from Google Earth, shows the site and its immediate environs as they appeared on 28 March 2024. Other salient features are indicated.



Photo 2 - Aerial photograph of the subject property, Source: Google Earth, Dated 28 March 2024

SALIENT HISTORY

Upon our arrival to site, we discussed the circumstances surrounding the building and damage history with the real estate agent. Our understanding of these matters from this discussion is outlined in the following dot points.

- The house was recently sold, and a builder was engaged to complete an inspection of the house. The builder noted that there was an issue with the subfloor, however there was no specific damage that was noted.
- The wall framing can also be seen through the plasterboard lining in the kitchen and dining room areas (this is understood to have been confirmed by the builder and is not required to be discussed in this report).

OBSERVATIONS

The following observations were recorded and/or photographed at the time of our site attendance. Please refer to photographs in Appendix A of this report. We note the photos included are not a complete inventory of damage to the building:

- The external cladding on the building is a mix between brick veneer, cement sheeting and corrugated steel sheeting [3-6].
- The perimeter of the building is surrounded by a mix of concrete pavement (north and south perimeter) and crushed rock / gravel (east and west perimeter). There appears to be minimal subfloor ventilation provided (4 x No. 100mm x 200mm subfloor vents in total were observed on the west and east perimeter) [3, 5, 7 – 8].
- A gap between the subfloor and the underside of the particleboard sheeting (below the building) was measured to be 150mm on the eastern perimeter and 195mm on the western perimeter [9-10].
- The particleboard below the buildings flooring was measured to be 20mm thick. No major damage was observed (i.e. no water staining or mould growth) however due to access restrictions, only a small section of the particleboard was available for the inspection.
- Vinyl flooring (floorboards) was observed throughout the kitchen, dining and lounge areas. No damage (i.e. delamination or bubbling) was observed to the flooring [14-15].
- No cracking damage was observed to the internal plasterboard lining in the house; however, the wall framing and bracing could be seen through the plasterboard lining on the eastern wall of the lounge and the western wall of the kitchen [14-15].

SOIL CONDITIONS

In our opinion, foundation soils in the vicinity of this site are likely to include reactive clay horizons, which will expand if their moisture content increases, and shrink if their moisture content reduces. These volumetric heaving and shrinkage movements will lead to vertically upward heaving and downward settlement movements, respectively, at the soil surface. Furthermore, the presence of abnormal soil moisture conditions (i.e. caused by, for instance, an absence of impervious paving, poor surface water drainage conditions, trees etc.) can significantly exacerbate the seasonal changes in moisture content. The actual foundation soil conditions at the site can be determined by recovering soil samples, which we can arrange should you consider it warranted.

SPOT LEVEL SURVEY OF THE BUILDING'S INTERNAL FLOOR

To allow an assessment of the degree and direction of movement that might have affected the building superstructure, a survey of spot levels was taken on the top surface of the building's floor structure (on top of carpet, floorboard and tiled coverings). This was undertaken using a Nivcomp Digital Liquid Level.

The results of the level survey are set out below in the form of the measured spot levels on a sketch of the building's floor plan. The measured levels vary in elevation from the datum (zero) point on the southern perimeter (entry to the building) to a maximum of +29mm in the front (eastern) section of the entry hallway. Allowances have been made where necessary to take account of the thickness of floor coverings, floor tiling, and floor slopes in wet areas.

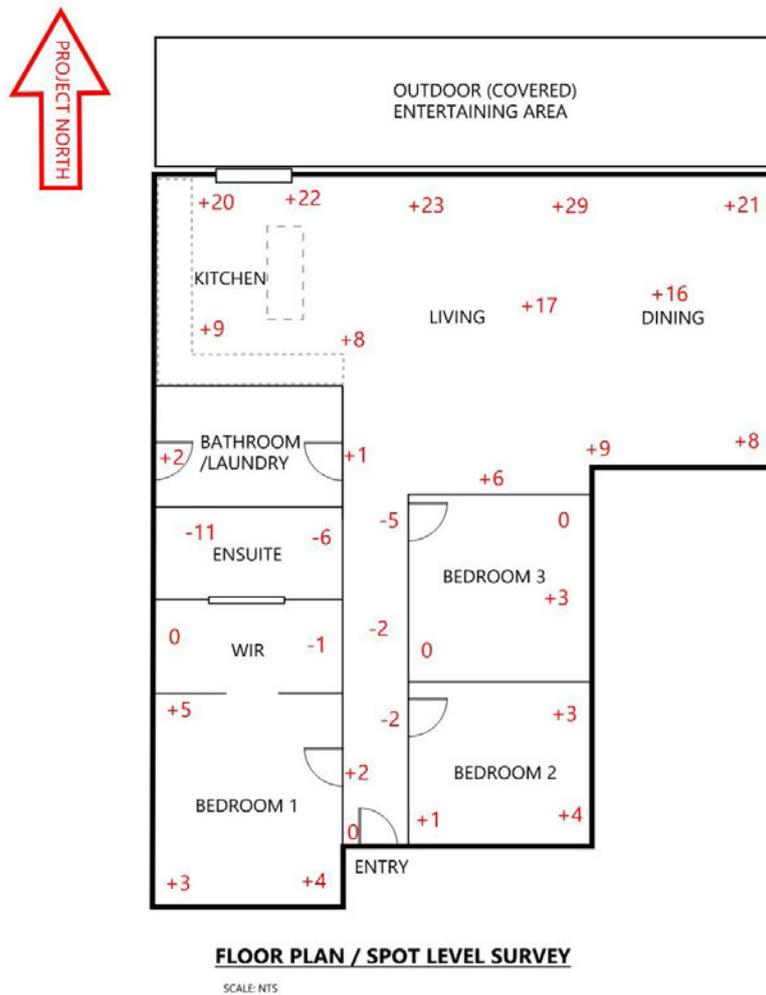


Figure 1 – Floor plan / spot level survey of the building

DISCUSSION – CAUSE OF THE DAMAGE

Based on discussions with the real estate agent, we understand that the owner is concerned about damage to the subfloor area.

However, based on observations made during the site investigation, we are unsure as to the exact damages that have been reported (noting that there has been no specific damage identified to the subfloor area in the investigation / assessment reports provided).

While it is possible that the particleboard (fixed to the base of the house) has moisture damage due to the inadequate subfloor ventilation and perimeter drainage provided to the subject building, we did not observe any major water staining or mould growth in the subfloor area (noting that the access to the subfloor area was limited at the time of the inspection).

Results from the National Leak Detection plumbing investigation (discussed above) further found no leaks in the water supply lines or damage to the sewer and stormwater lines at the subject property.

In line with the national construction code (NCC) 2022, subfloor ventilation (part 6.2) must be provided with openings in a building's external walls. As the building is located in climatic zone C, with no subfloor membrane, the minimum aggregate subfloor ventilation openings must be 6000 mm² / m of wall. As per observations made on site, there appears to be no subfloor ventilation provided on the north and south perimeter of the building and only minimal ventilation provided on the east and west perimeter of the building (2 x No. 100mm x 200mm vents with approximately 50% openings on each side). That is a total of 40000mm² of openings around the building. With a building perimeter of approximately 44m, total openings around the building perimeter is required to be 264,000mm², therefore indicating that the subfloor ventilation is not compliant with the current standards.

While the clearance between the ground surface and the underside of the lowest horizontal member in the subfloor appears to meet the minimum 150mm requirement (NCC Part 6.2.1), the ground beneath the suspended floor must be graded so that the area beneath the building is above the adjacent external finished level and surface water is prevented from ponding under the building (refer figure 3 below – NCC part 3.3.3). Rather than sloping away from the building, the crushed rock build up on the east and west perimeter of the building is graded towards the subfloor area, allowing rainwater to enter and pond below the building [8-9].

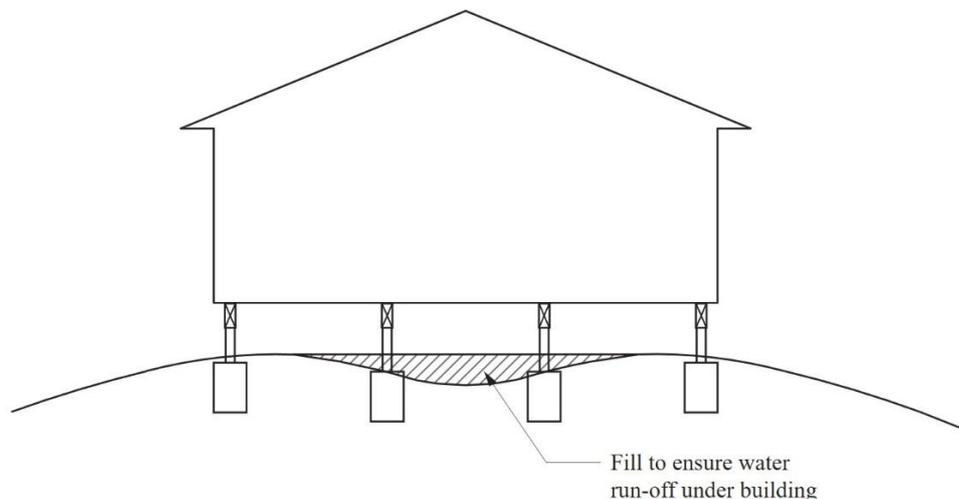


Figure 3 – Subfloor grading diagram (NCC Part 3.3.3)

Therefore, based on the lack of subfloor ventilation and inadequate drainage / grading around the perimeter of the building, the subfloor area is expected to remain damp / moist, creating an environment where long term moisture damage would be expected.

While the underside of the floor could not be investigated in full during the site investigation (due to restricted access), we inspected the internal areas of the house (above the subfloor area). We observed no major signs of movement damage (i.e. wall cracking) with only minor changes in floor levels measured in the spot level survey (refer to the spot level survey results above). If the subfloor area had been structurally compromised, we would have expected to see significant movement damage and damage to the wall framing that is supported by the ground / footings below the building, however, this damage was not observed.

CONCLUSIONS:

As a result of our investigation, we provide the following conclusions:

1. No major damage was observed to the subfloor area below the building.
2. Inadequate subfloor ventilation and inadequate grading / drainage were observed around the perimeter of the building.

We trust this report is sufficient for your present requirements. If you have any further queries regarding this matter, please do not hesitate to contact the undersigned.

Yours faithfully,



Daniel Jones

BE(Hons), BBUS(Mgmt), CPEng, NER, RPEQ, RPE(Vic)

Imparta Engineers

Direct line: (03) 8351 4944

danieljones@impartaengineers.com.au

The conclusions reached in this report have been based on opinions derived from site observations and our experience in understanding the causes of building damage. If you consider that the circumstances in this matter justify any additional testing or measurement, please contact the undersigned so that we can discuss whether any appropriate testing or procedure may be available at this time.

This report is copyright, and may not necessarily apply to circumstances other than those provided to us in the addressee's original instructions. It shall not be used for or by other than the original addressee or their authorised agent.

Client: Professional Building Group Pty Ltd
Order No: 23704
Site: 1, 9 Pryors Road HORSHAM VIC 3400
Our ref: **0360925DPJ(1)**

APPENDIX A

Photographs



Photo 3 – South-west corner of the building (cement sheet cladding)



Photo 4 – South-east corner of the building (Brick veneer and corrugated steel cladding)



Photo 5 – Subfloor ventilation opening on the eastern perimeter (southern end)

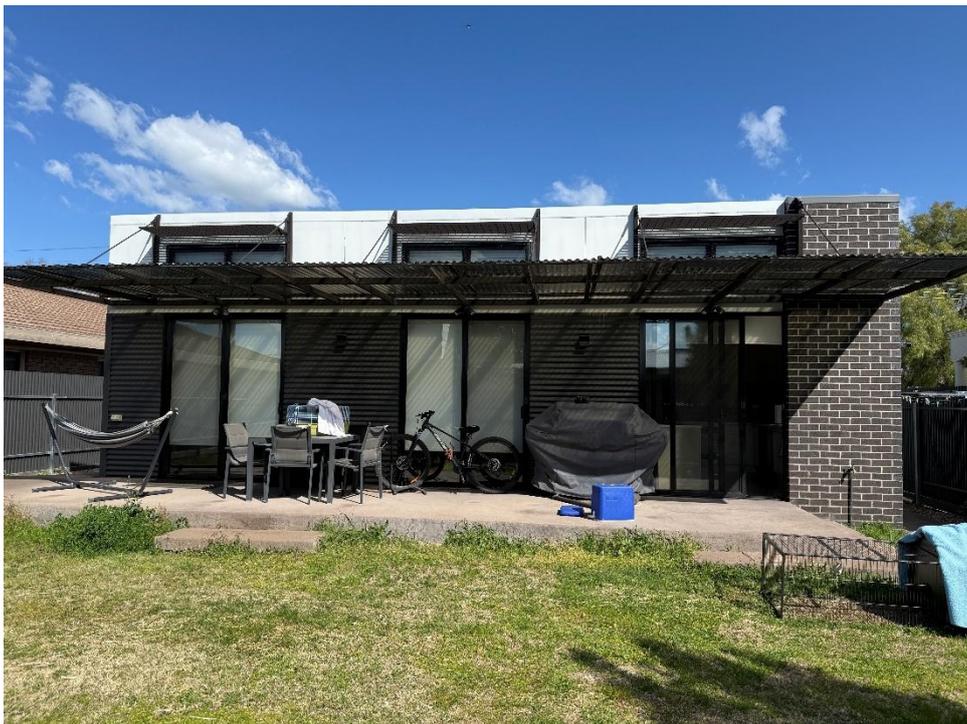


Photo 6 – View of the outdoor entertaining area (rear concrete slab)



Photo 7 – Subfloor ventilation and opening on the eastern perimeter (northern end)



Photo 8 - Subfloor ventilation and opening on the western perimeter (northern end)



Photo 9 – Eastern perimeter slopes down to the subfloor (150mm gap measured to the base)



Photo 10 - Western perimeter slopes down to the subfloor (195mm gap measured to the base)



Photo 11 – View of the subfloor along the western perimeter (steel plated connection to the base)



Photo 12 – Particleboard above the subfloor (western perimeter facing east)



Photo 13 – The particleboard is measured to be 20mm thick



Photo 14 – Kitchen area (facing west). Wall framing observed through the plasterboard lining



Photo 15 – View of the Dining and living area (facing east)

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)

DATED

2025

VENDORS STATEMENT

Property: 1/9 Pryors Road, Horsham 3400

Horsham Conveyancing

63 Pynsent Street
HORSHAM VIC 3400
Tel: 03 5382 5864

Ref: AT:250065