

# 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.

<b>Land</b>	3 Newton Court, Horsham 3400
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<b>Vendor's name</b>		<b>Date</b> / /
<b>Vendor's signature</b>	Signed by: Jan 21, 2026   8:10 AM AEDT 4D776B295FF542F...	

<b>Vendor's name</b>		<b>Date</b> / /
<b>Vendor's signature</b>	Signed by: Jan 21, 2026   8:06 AM AEDT 4D776B295FF542F...	

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

# 1 FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$5,000.00

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

To

Other particulars (including dates and times of payments):

None to the Vendors knowledge

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 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	<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 existing failure to comply with the terms of any easement, covenant or other similar restriction.

**3.2. Road Access**

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

**3.3. Designated Bushfire Prone Area**

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

**3.4. Planning Scheme**

The required specified information is as follows:

Name of planning scheme	Horsham Rural City Council Planning Scheme
Name of responsible authority	Horsham Rural City Council
Zoning of the land	General Residential Zone (GRZ) General Residential Zone – Schedule 1 (GRZ1)
Name of planning overlay	Development Plan Overlay (DPO) Development Plan Overlay – Schedule 3 (DPO3)
Areas of Aboriginal Cultural Heritage Sensitivity	All or part of this property is an 'area of cultural heritage sensitivity'

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

Not Applicable.

**12 DUE DILIGENCE CHECKLIST**

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

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

**13 ATTACHMENTS**

- Register Search Statement (C/T 10771/406)
- Property Report
- Property Planning Report
- Copy Horsham Rural City Council rate notice
- Copy GWM Water rate notice



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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 10771 FOLIO 406

Security no : 124131483116X  
Produced 20/01/2026 03:37 PM

LAND DESCRIPTION

Lot 89 on Plan of Subdivision 449841W.  
PARENT TITLE Volume 10680 Folio 374  
Created by instrument PS449841W Stage 2 09/12/2003

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

of 3 NEWTON COURT HORSHAM VIC 3400  
AQ503290Y 30/11/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS449841W 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: 3 NEWTON COURT HORSHAM VIC 3400

DOCUMENT END

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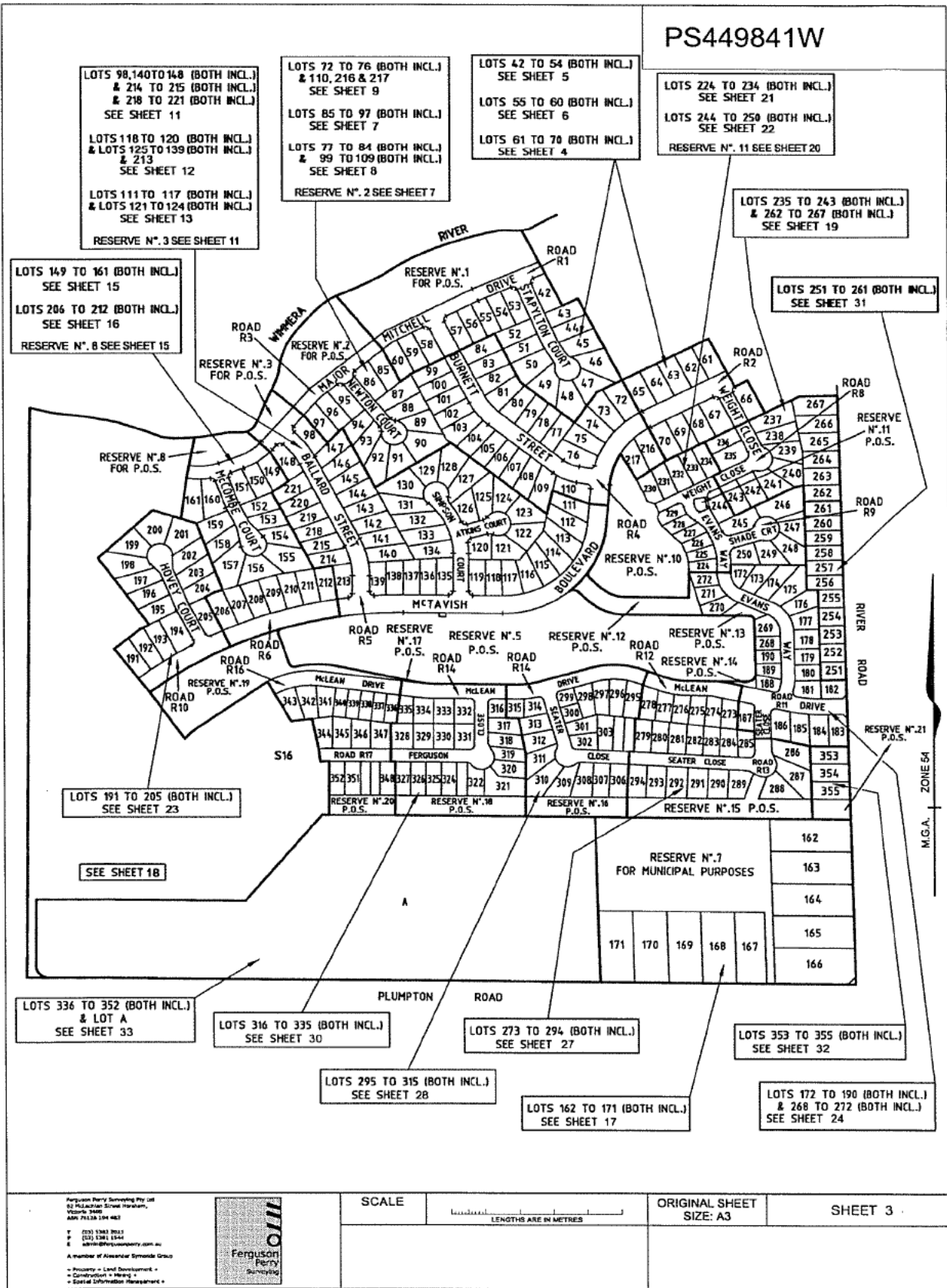
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<b>PLAN OF SUBDIVISION</b>		Stage No.	LTO use only	Plan Number
		EDITION 23		<b>PS 449841 W</b>
<b>Location of Land</b> Parish: HORSHAM Township: _____ Section 9 Crown Allotment: 3 & 4 (PARTS) Crown Portion: _____  LTO base record: VICMAP DIGITAL PROPERTY (RURAL) Title References: VOL. 10423 FOL. 411 VOL. 6641 FOL. 023 Last Plan Reference: PS 409677 J (LOT A)  Postal Address: MAJOR MITCHELL DRIVE HORSHAM 3400 AMG Co-ordinates: E 607010      Zone 54 (Of approx. centre of land N 5934300      Datum AGD66 in plan)		<b>Council Certification and Endorsement</b> Council Name: HORSHAM RURAL CITY COUNCIL      Ref: <i>AD 580x</i> 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988.</del> Date of original certification under section 6 <i>1/1/</i> 3. <del>This is a statement of compliance issued under section 21 of the</del> Subdivision Act 1988. <i>(STAGE 1)</i>  Open Space  (i) A requirement for public open space under section 70 Subdivision Act 1988 has / has not been made.  (ii) The requirement has been satisfied.  (iii) <del>The requirement is to be satisfied at Stage</del>  Council Delegate _____ Council seal _____ Date <i>1/8/2002</i> Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate _____ Council seal _____ Date <i>1/1/</i>		
<b>Vesting of Roads and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This is a staged subdivision Planning Permit No. 01-051		
ROAD R1	HORSHAM RURAL CITY COUNCIL	<b>Depth Limitation:</b> Does not apply		
ROAD R2	HORSHAM RURAL CITY COUNCIL	WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958  <b>WATERWAY NOTATION:</b> LOT S13, RESERVE No. 1, RESERVE No. 2, RESERVE No. 3 & RESERVE No. 8 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE  Survey:-      This plan is based on survey. This survey has been connected to permanent marks no(s). HORSHAM PM'S 48, 50, 96 & 153.		
ROAD R3	HORSHAM RURAL CITY COUNCIL			
ROAD R4	HORSHAM RURAL CITY COUNCIL			
ROAD R5	HORSHAM RURAL CITY COUNCIL			
ROAD R6	HORSHAM RURAL CITY COUNCIL			
ROAD R7	HORSHAM RURAL CITY COUNCIL			
ROAD R8	HORSHAM RURAL CITY COUNCIL			
ROAD R9	HORSHAM RURAL CITY COUNCIL			
ROAD R10	HORSHAM RURAL CITY COUNCIL			
ROAD R11	HORSHAM RURAL CITY COUNCIL			
ROAD R12	HORSHAM RURAL CITY COUNCIL			
ROAD R13	HORSHAM RURAL CITY COUNCIL			
ROAD R14	HORSHAM RURAL CITY COUNCIL			
ROAD R15	HORSHAM RURAL CITY COUNCIL			
ROAD R16	HORSHAM RURAL CITY COUNCIL			
ROAD R17	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 1	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 2	HORSHAM RURAL CITY COUNCIL	LTO use only <b>THIS IS A LAND VICTORIA COMPILED PLAN</b> FOR DETAILS SEE MODIFICATION TABLE HEREIN SHEET 1 OF 42 SHEETS		
RESERVE NO. 3	HORSHAM RURAL CITY COUNCIL	DATE <i>1/8/2002</i> COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3		
RESERVE NO. 5	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 7	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 8	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 10	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 11	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 12	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 13	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 14	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 15	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 16	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 17	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 6	POWERCOR AUST. LTD.			
RESERVE NO. 18	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 21	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 19	HORSHAM RURAL CITY COUNCIL			
RESERVE NO. 20	HORSHAM RURAL CITY COUNCIL			





PS449841W

- LOTS 98,140 TO 148 (BOTH INCL.) & 214 TO 215 (BOTH INCL.) & 218 TO 221 (BOTH INCL.) SEE SHEET 11
- LOTS 118 TO 120 (BOTH INCL.) & LOTS 125 TO 139 (BOTH INCL.) & 213 SEE SHEET 12
- LOTS 111 TO 117 (BOTH INCL.) & LOTS 121 TO 124 (BOTH INCL.) SEE SHEET 13
- RESERVE N°. 3 SEE SHEET 11
- LOTS 72 TO 76 (BOTH INCL.) & 110, 216 & 217 SEE SHEET 9
- LOTS 85 TO 97 (BOTH INCL.) SEE SHEET 7
- LOTS 77 TO 84 (BOTH INCL.) & 99 TO 109 (BOTH INCL.) SEE SHEET 8
- RESERVE N°. 2 SEE SHEET 7
- LOTS 42 TO 54 (BOTH INCL.) SEE SHEET 5
- LOTS 55 TO 60 (BOTH INCL.) SEE SHEET 6
- LOTS 61 TO 70 (BOTH INCL.) SEE SHEET 4
- LOTS 224 TO 234 (BOTH INCL.) SEE SHEET 21
- LOTS 244 TO 250 (BOTH INCL.) SEE SHEET 22
- RESERVE N°. 11 SEE SHEET 20
- LOTS 235 TO 243 (BOTH INCL.) & 262 TO 267 (BOTH INCL.) SEE SHEET 19

- LOTS 149 TO 161 (BOTH INCL.) SEE SHEET 15
- LOTS 206 TO 212 (BOTH INCL.) SEE SHEET 16
- RESERVE N°. 8 SEE SHEET 15
- LOTS 251 TO 261 (BOTH INCL.) SEE SHEET 31

RESERVE N°. 8 FOR P.O.S.

LOTS 191 TO 205 (BOTH INCL.) SEE SHEET 23

SEE SHEET 18

LOTS 336 TO 352 (BOTH INCL.) & LOT A SEE SHEET 33

LOTS 316 TO 335 (BOTH INCL.) SEE SHEET 30

LOTS 295 TO 315 (BOTH INCL.) SEE SHEET 28

LOTS 273 TO 294 (BOTH INCL.) SEE SHEET 27

LOTS 162 TO 171 (BOTH INCL.) SEE SHEET 17

LOTS 353 TO 355 (BOTH INCL.) SEE SHEET 32

LOTS 172 TO 190 (BOTH INCL.) & 268 TO 272 (BOTH INCL.) SEE SHEET 24

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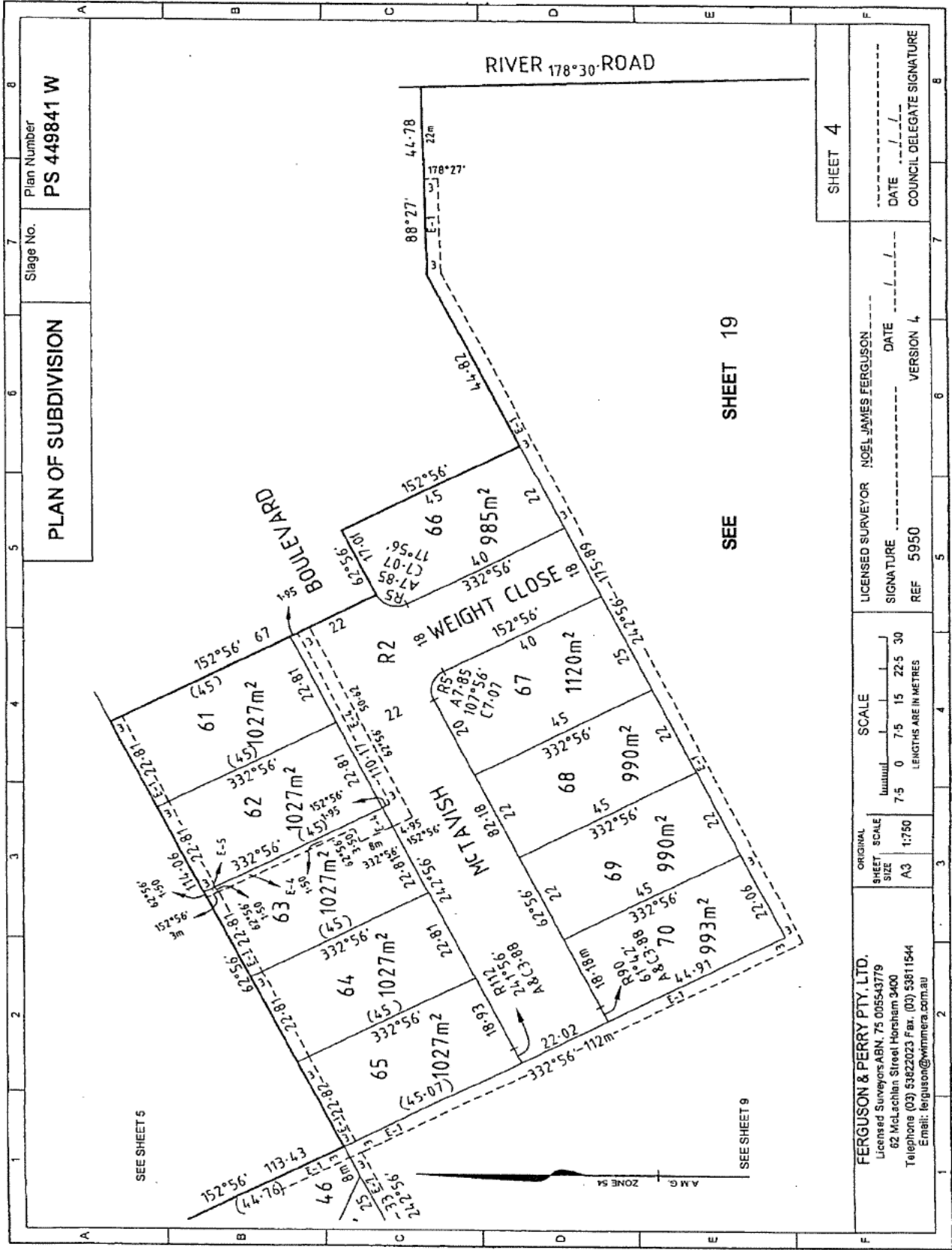


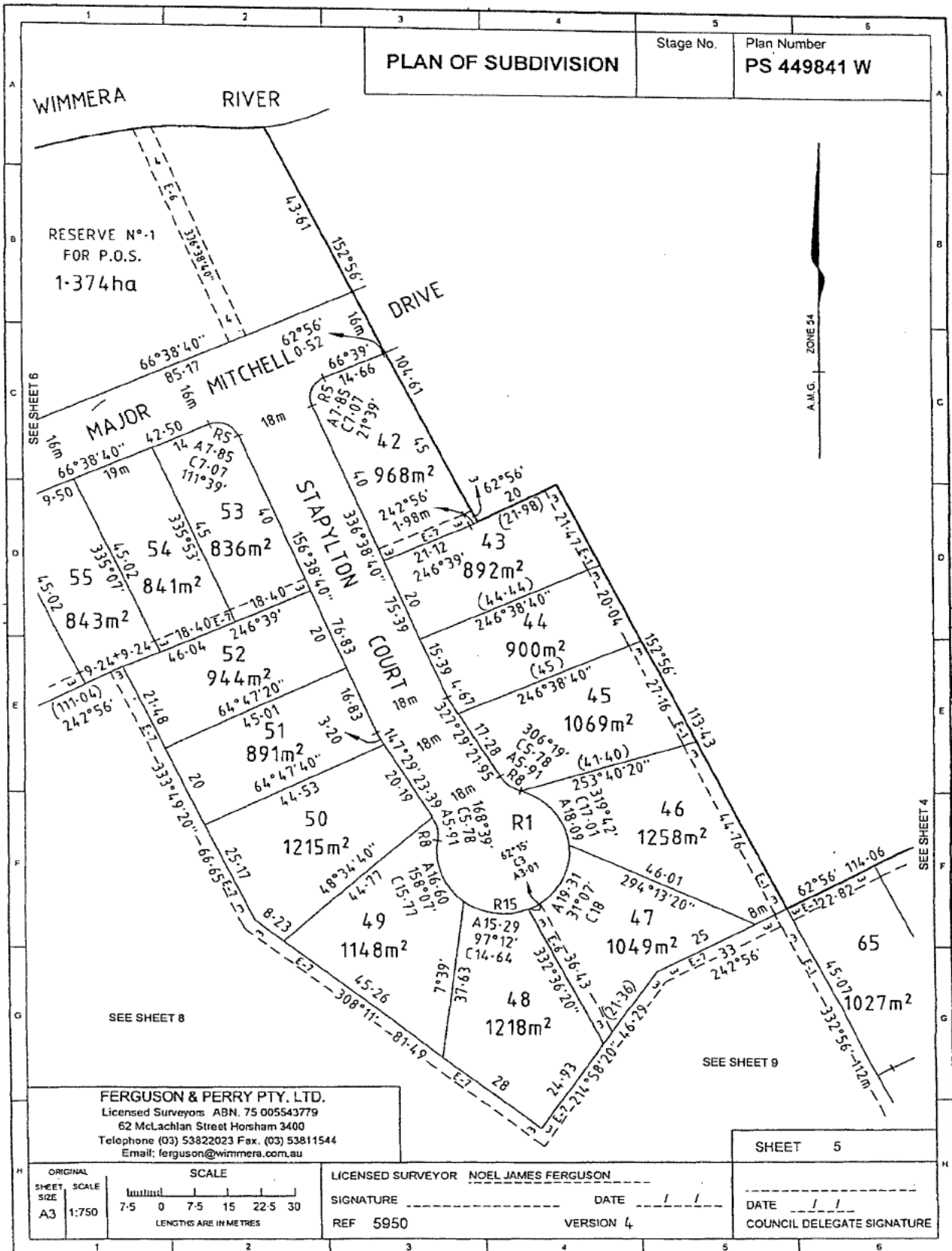
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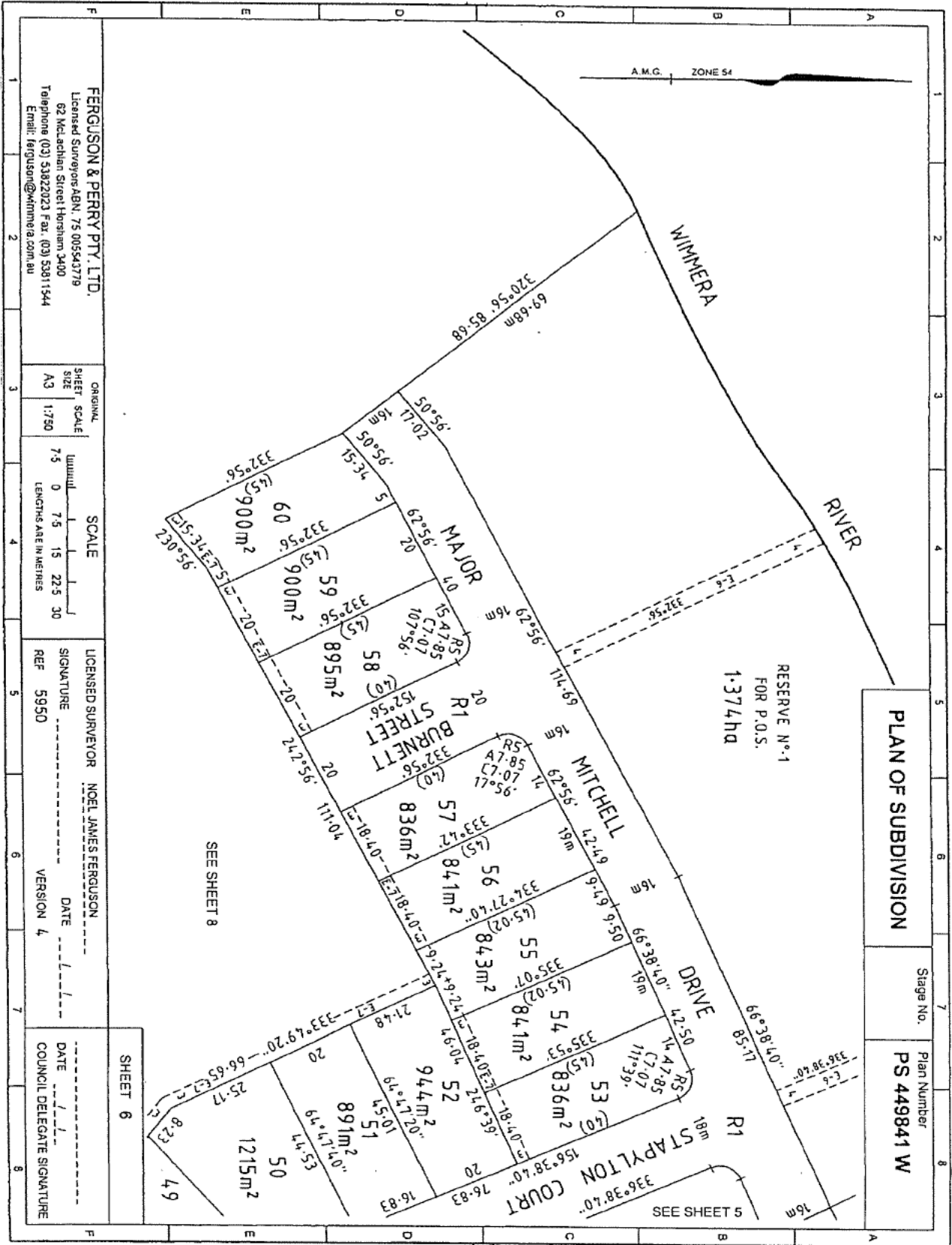
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE: A3

SHEET 3







**FERGUSON & PERRY PTY. LTD.**  
 Licensed Surveyors ABN: 75 00543779  
 62 Macarthur Street Horsham, 3400  
 Telephone (03) 53822023 Fax: (03) 53811544  
 Email: ferguson@mwmimera.com.au

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

LICENSED SURVEYOR SIGNATURE  
 REF 5950  
 NOEL JAMES FERGUSON  
 DATE  
 VERSION 4

SHEET 6  
 DATE  
 COUNCIL DELEGATE SIGNATURE

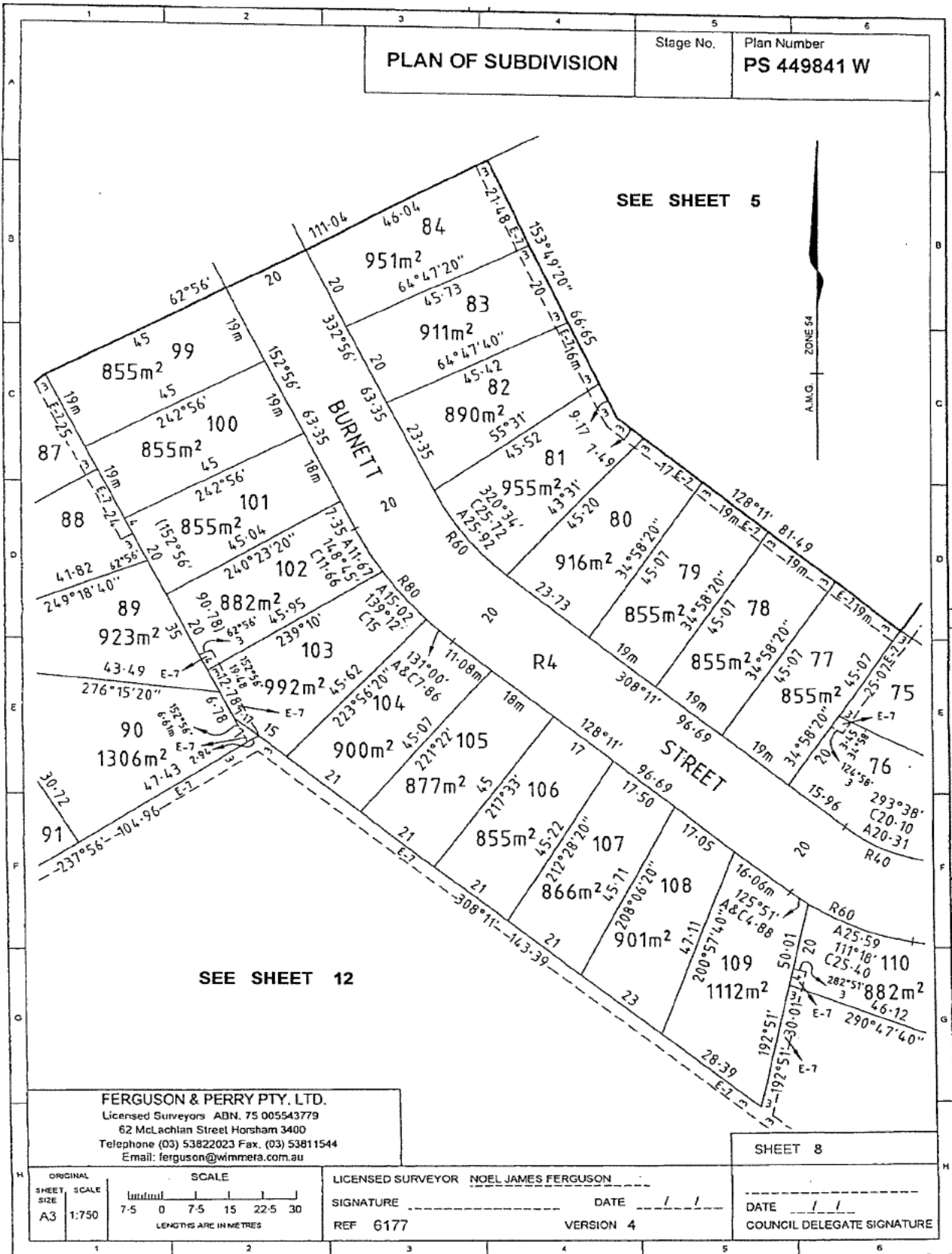
**PLAN OF SUBDIVISION**  
 Stage No. 7  
 Plan Number **PS 449841 W**

RESERVE N°1  
 FOR P.O.S.  
 1.374ha

SEE SHEET 8

SEE SHEET 5





PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 449841 W

SEE SHEET 5

BURNETT STREET

STREET

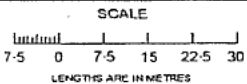
SEE SHEET 12

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 62 McLachlan Street Horsham 3400  
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SHEET 8

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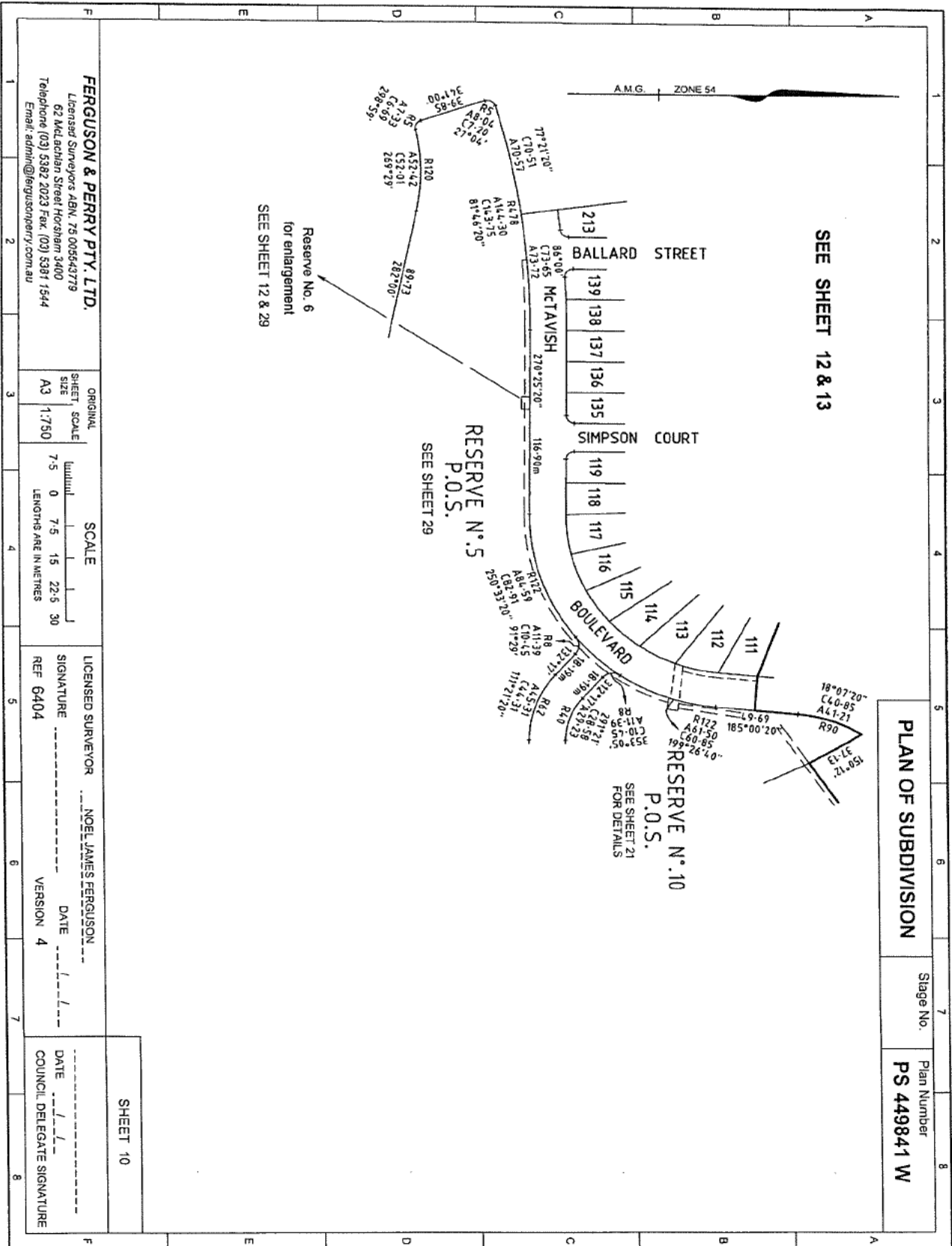
LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE \_\_\_\_\_ DATE / /

REF 6177 VERSION 4

DATE / /  
 COUNCIL DELEGATE SIGNATURE \_\_\_\_\_





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 Email: admin@fergusonperry.com.au

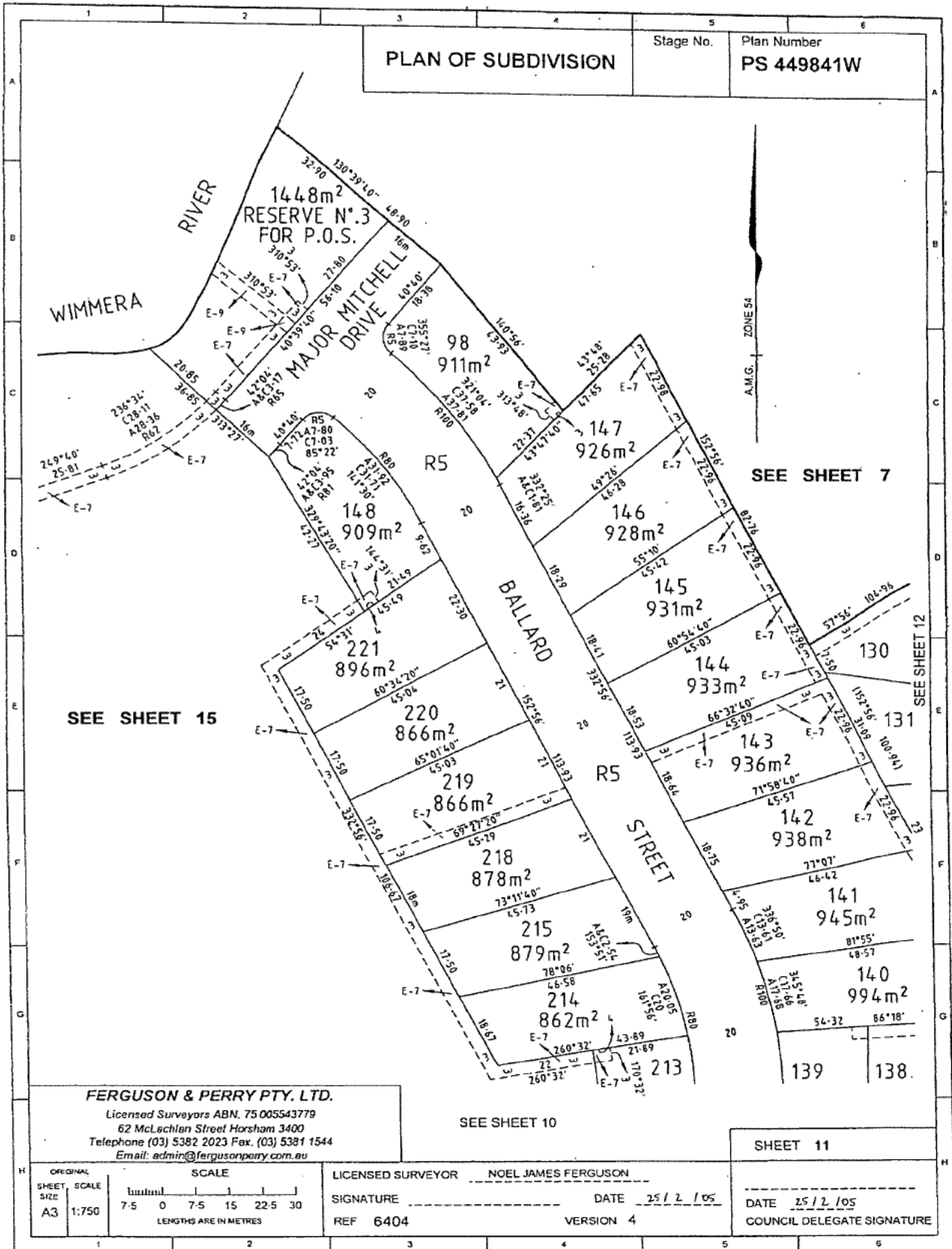
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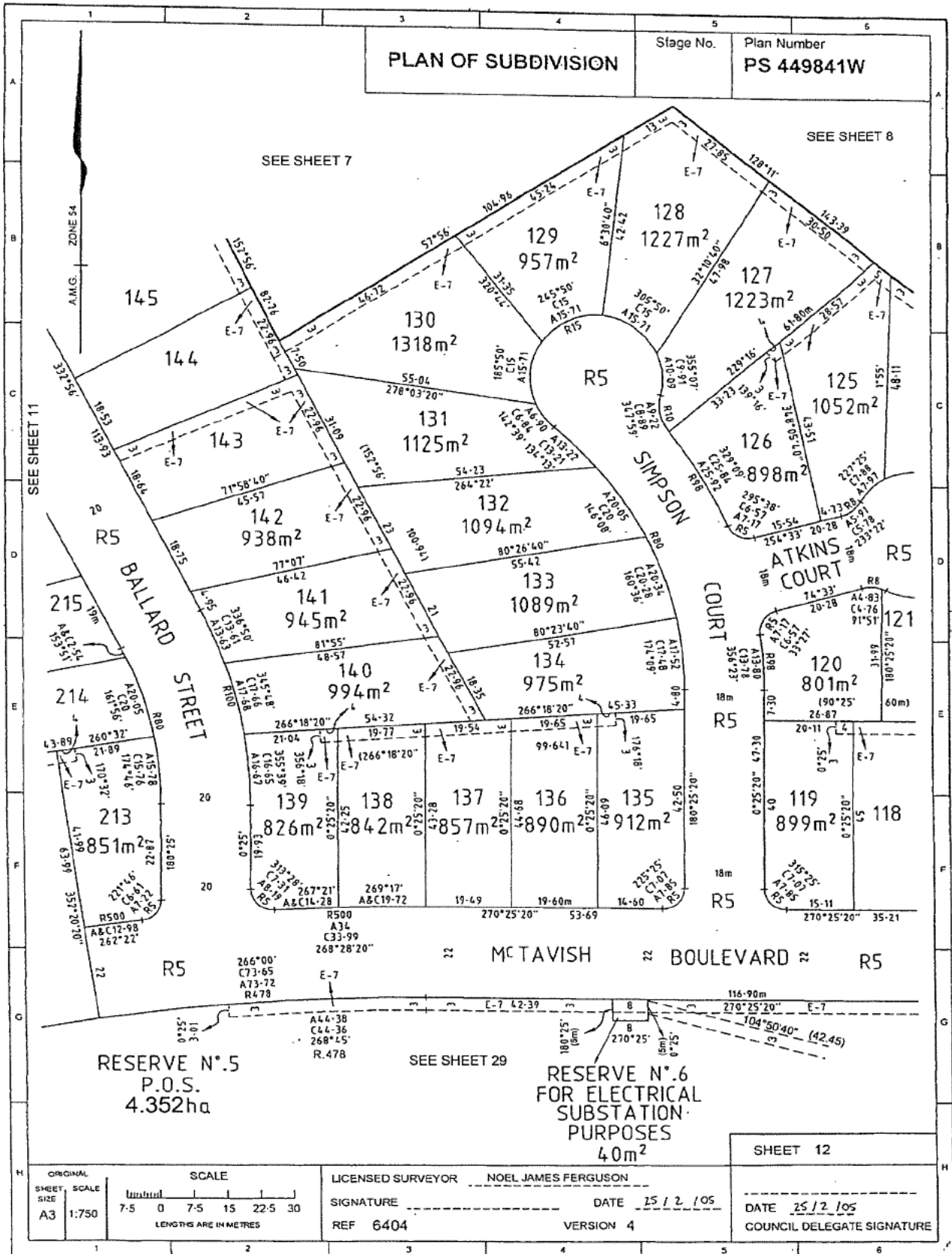
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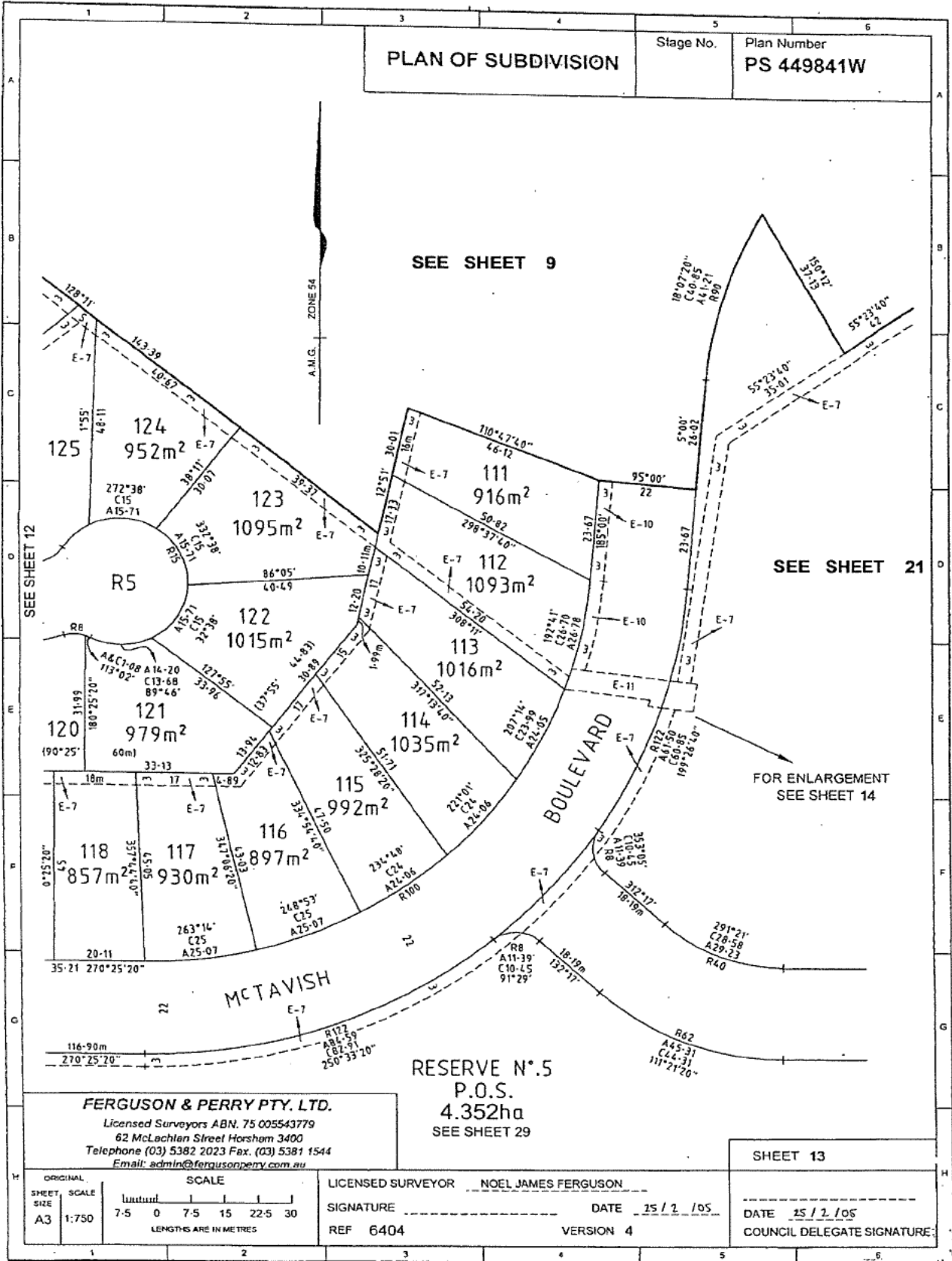
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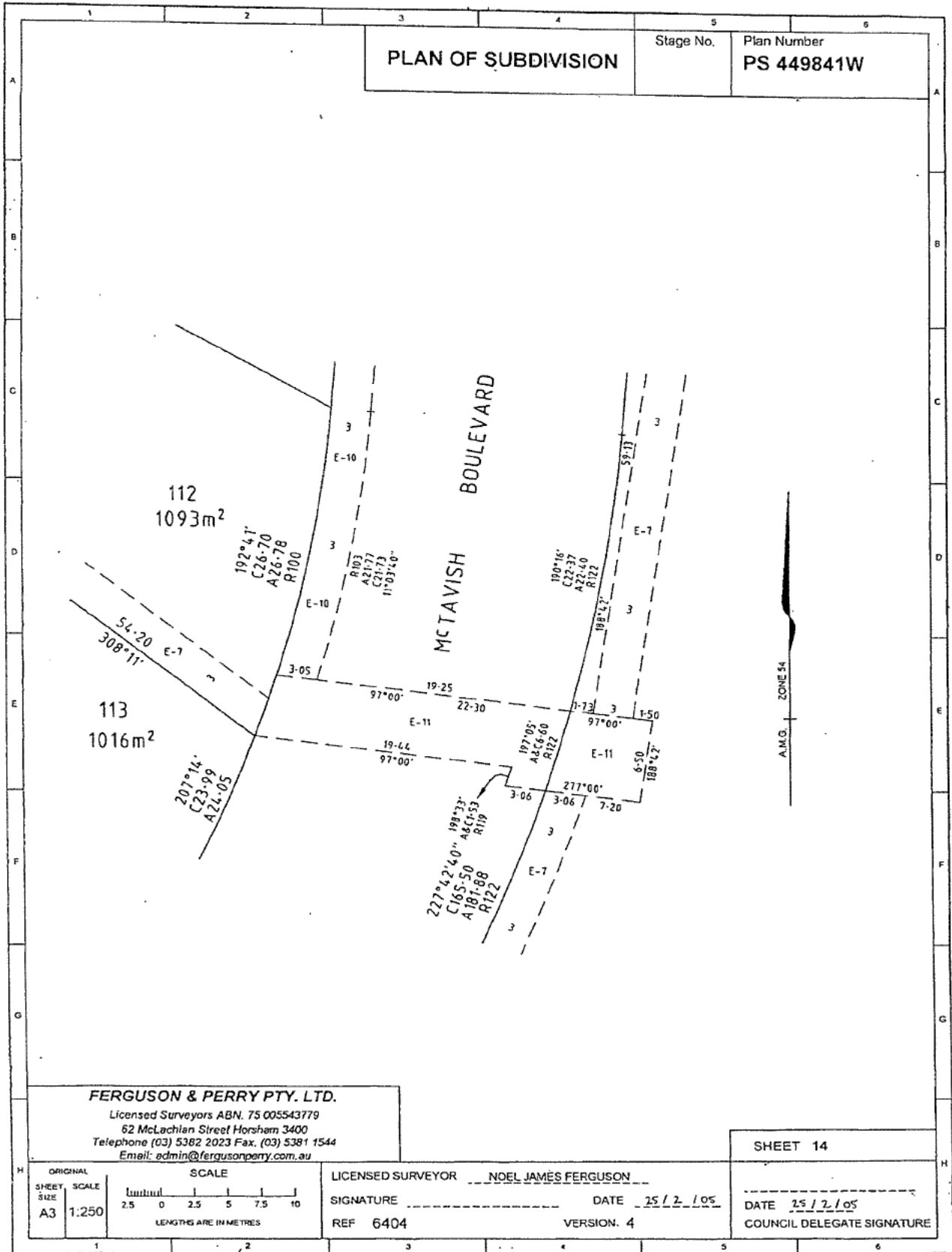
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**PLAN OF SUBDIVISION**  
 Stage No. \_\_\_\_\_  
 Plan Number  
**PS 449841 W**



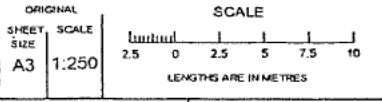






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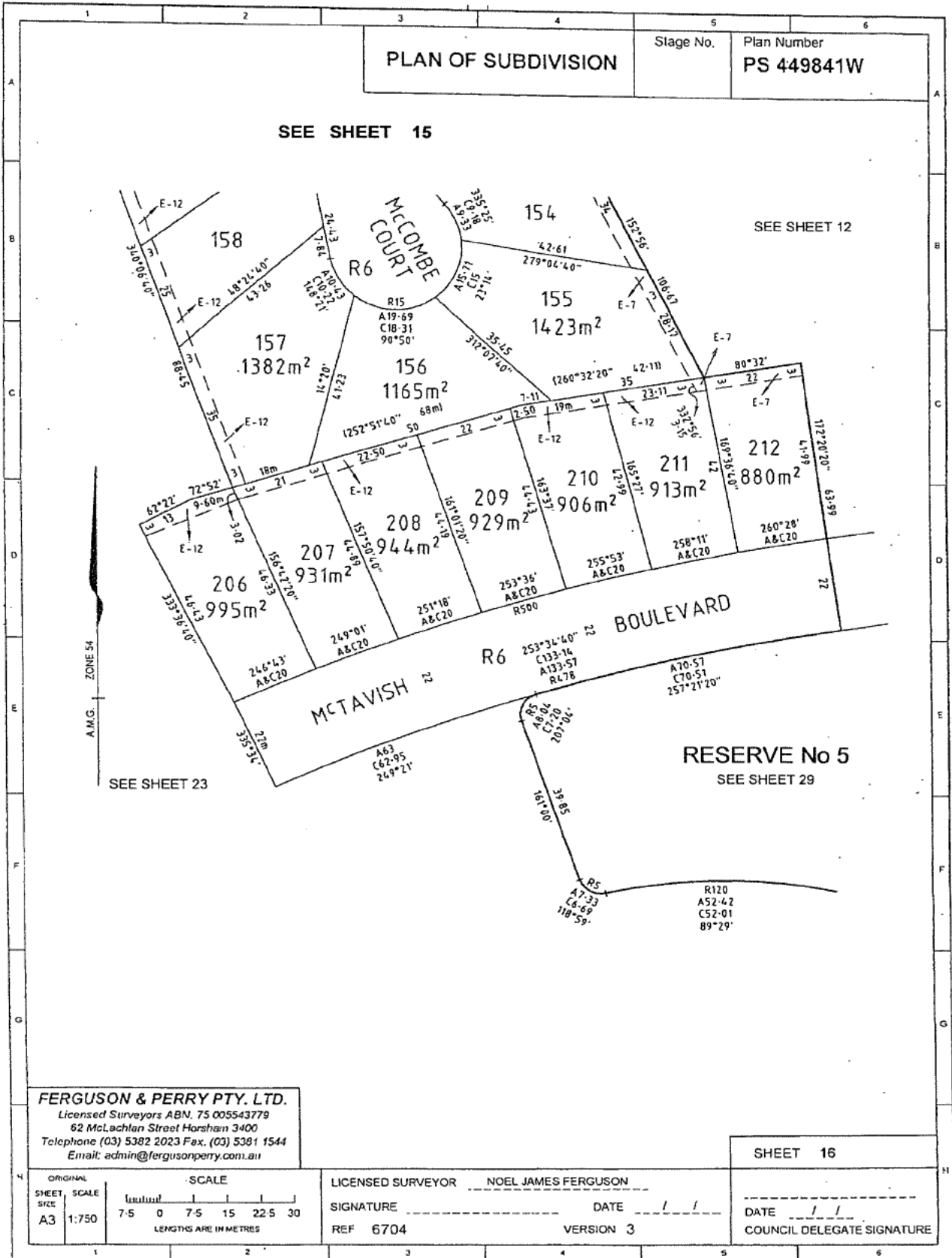
SHEET 14



LICENSED SURVEYOR NOEL JAMES FERGUSON  
 SIGNATURE \_\_\_\_\_ DATE 25/2/05  
 REF 6404 VERSION. 4

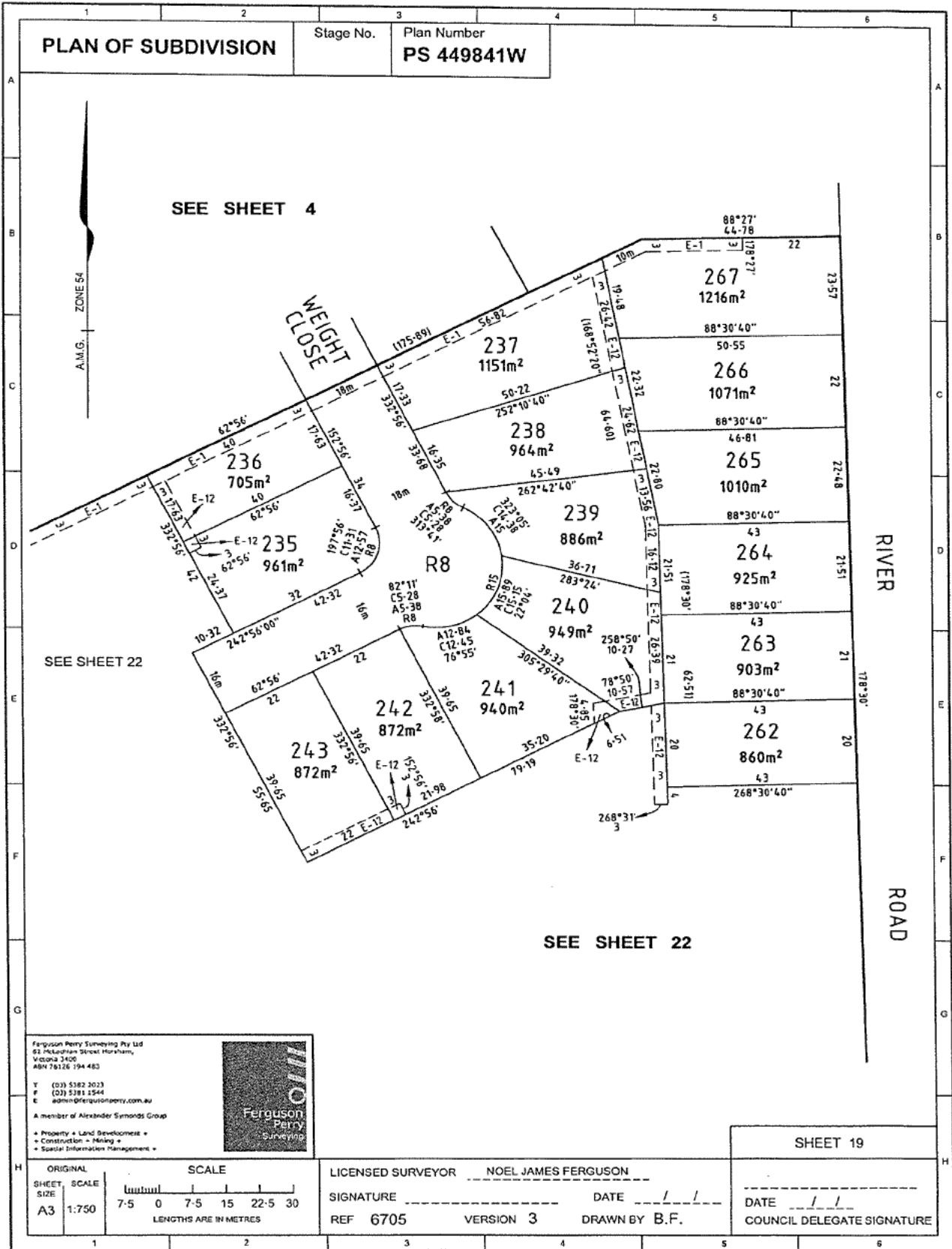
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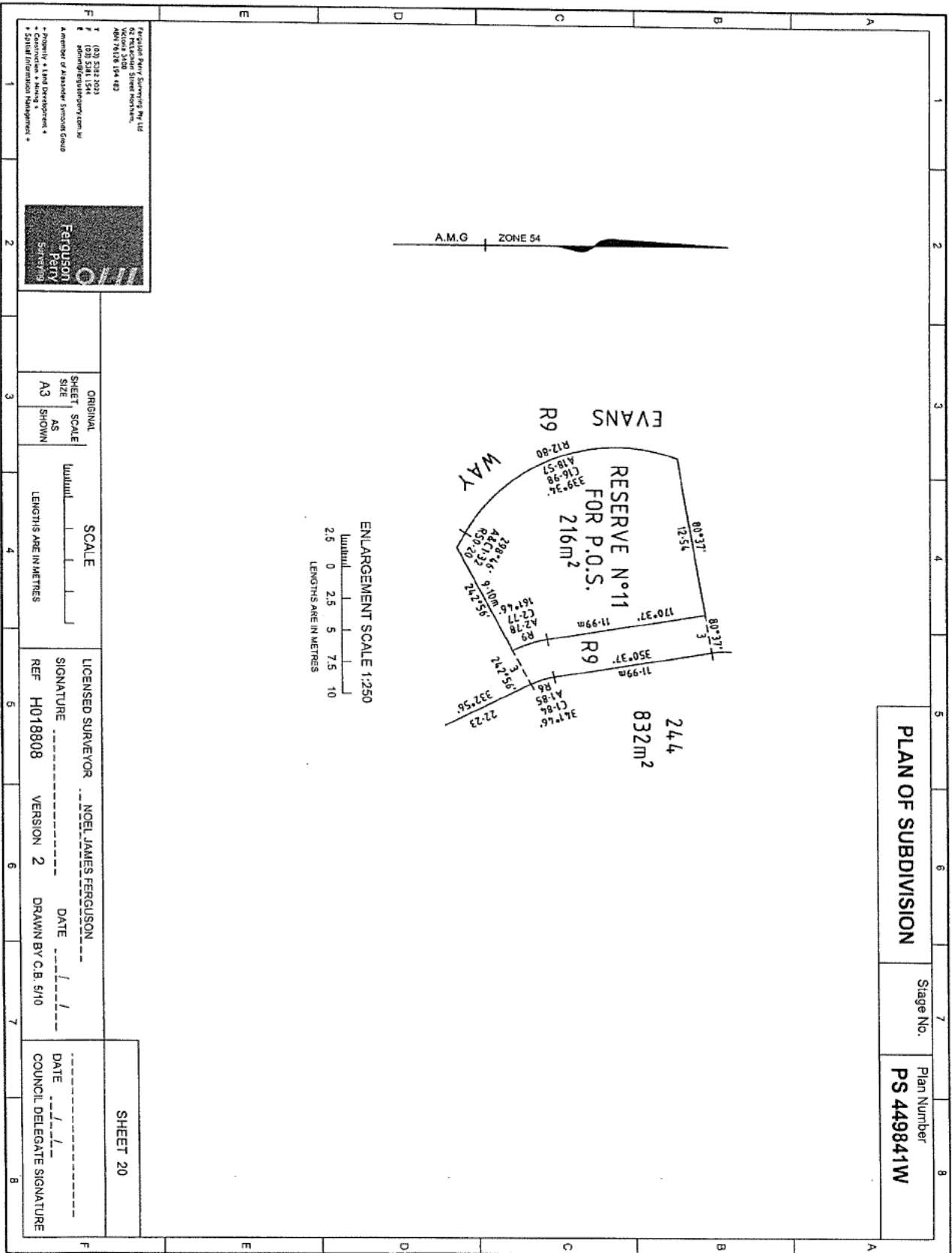


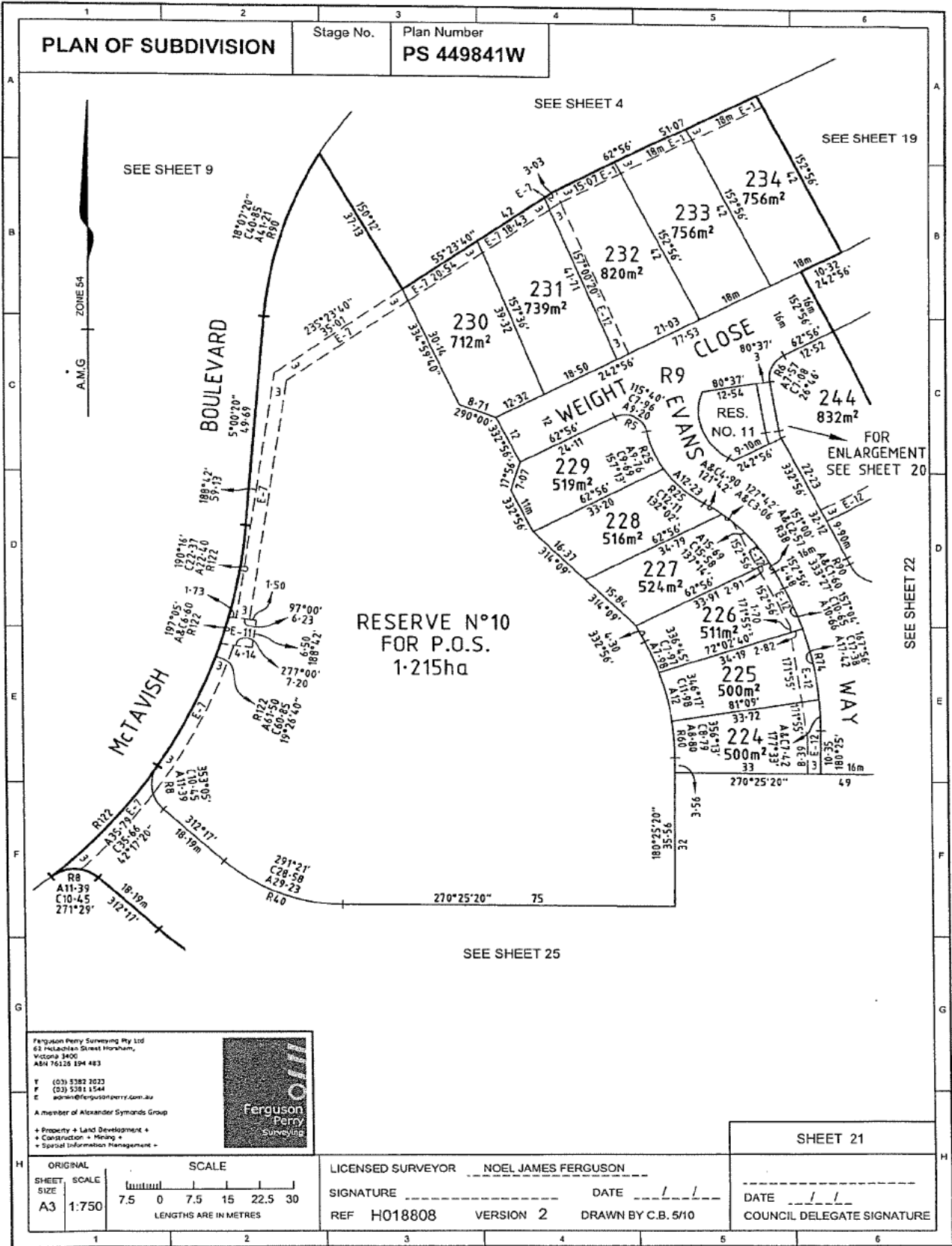












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 + Construction + Mining +  
 + Special Information Management +

ORIGINAL SCALE

SHEET SCALE 1:750

7.5 0 7.5 15 22.5 30

LENGTHS ARE IN METRES

LICENSED SURVEYOR NOEL JAMES FERGUSON

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

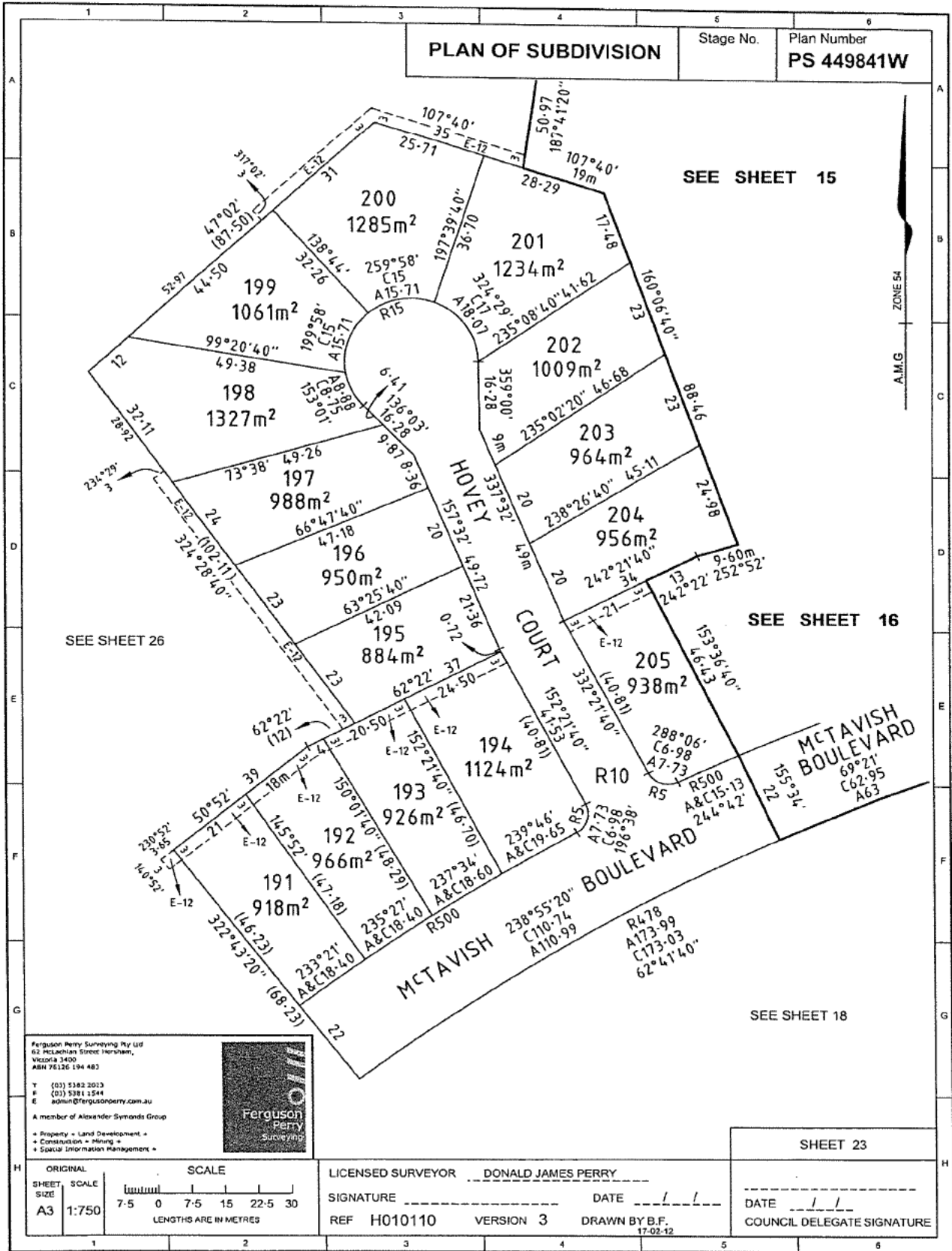
REF H018808 VERSION 2 DRAWN BY C.B. 5/10

SHEET 21

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_





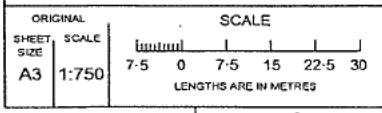
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LICENSED SURVEYOR **DONALD JAMES PERRY**

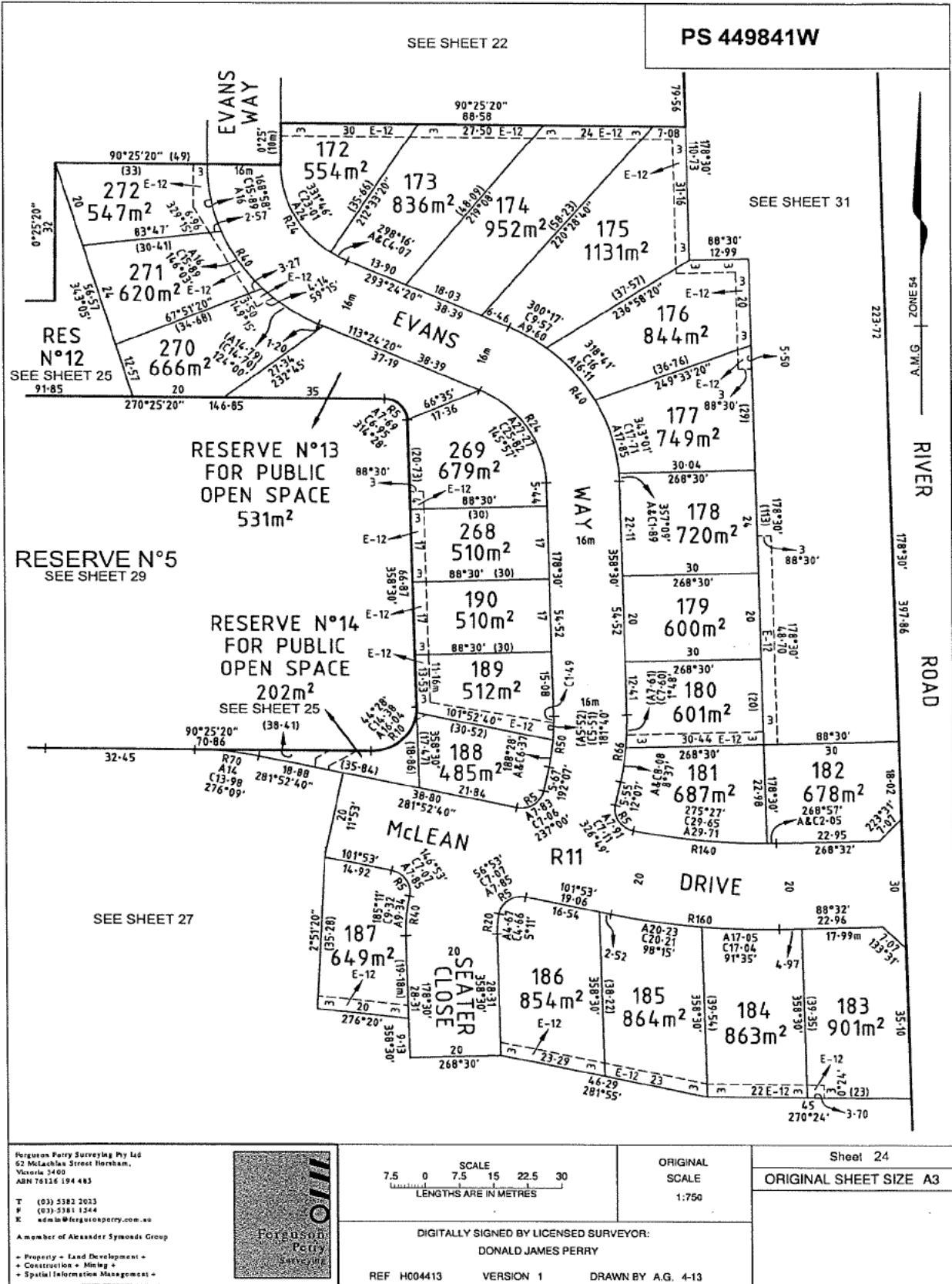
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REF **H010110** VERSION **3** DRAWN BY **B.F.**  
17-02-12

**SHEET 23**

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

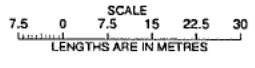


Ferguson Perry Surveying Pty Ltd  
62 MacLachlan Street Hobart,  
Tasmania 7500  
ABN 76116 194 483

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F (03) 5381 1244  
E admin@fergusonperry.com.au

A member of Alexander Symonds Group

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



ORIGINAL SCALE 1:750

Sheet 24 ORIGINAL SHEET SIZE A3

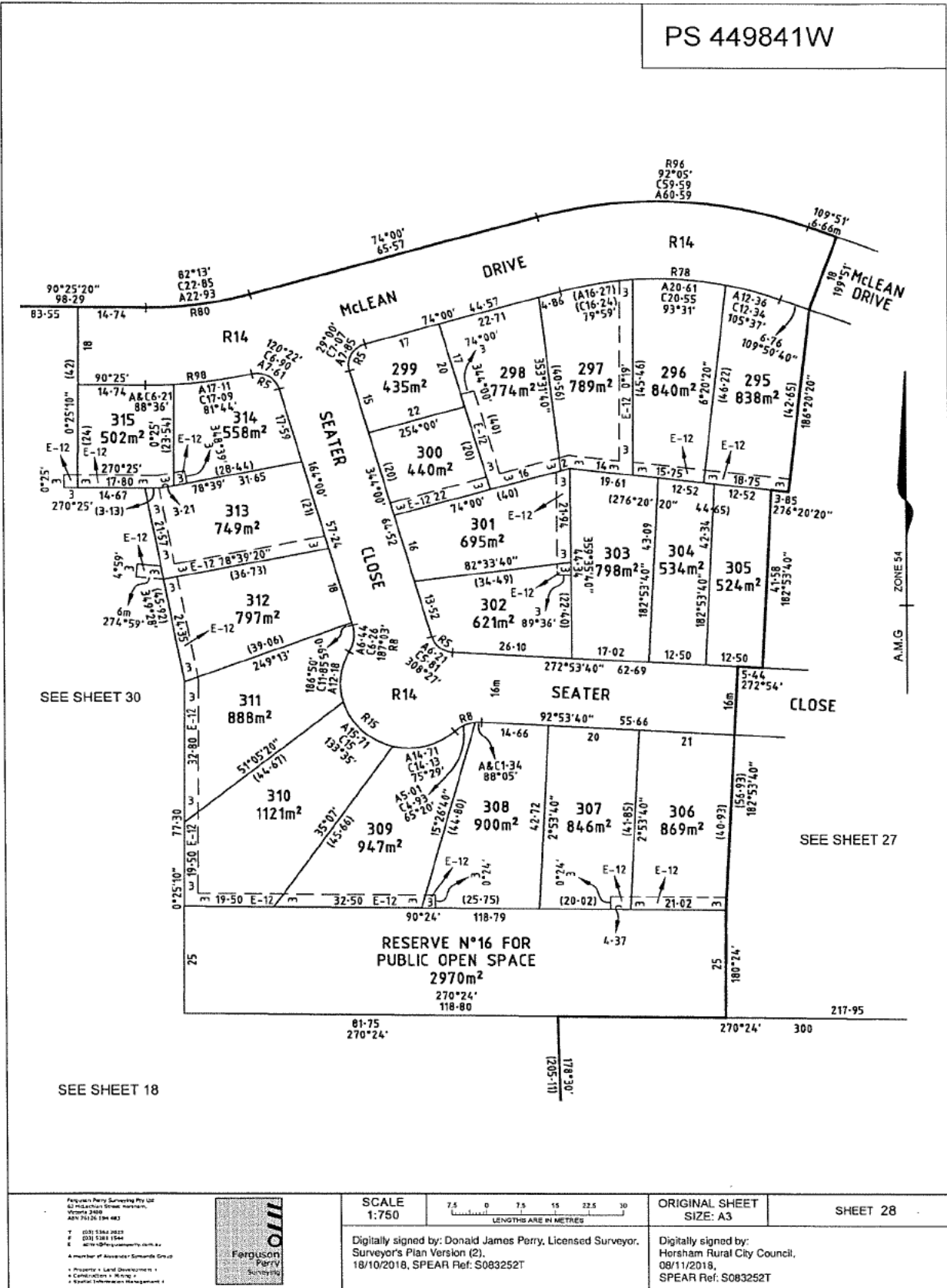
DIGITALLY SIGNED BY LICENSED SURVEYOR:  
DONALD JAMES PERRY

REF H004413 VERSION 1 DRAWN BY A.G. 4-13

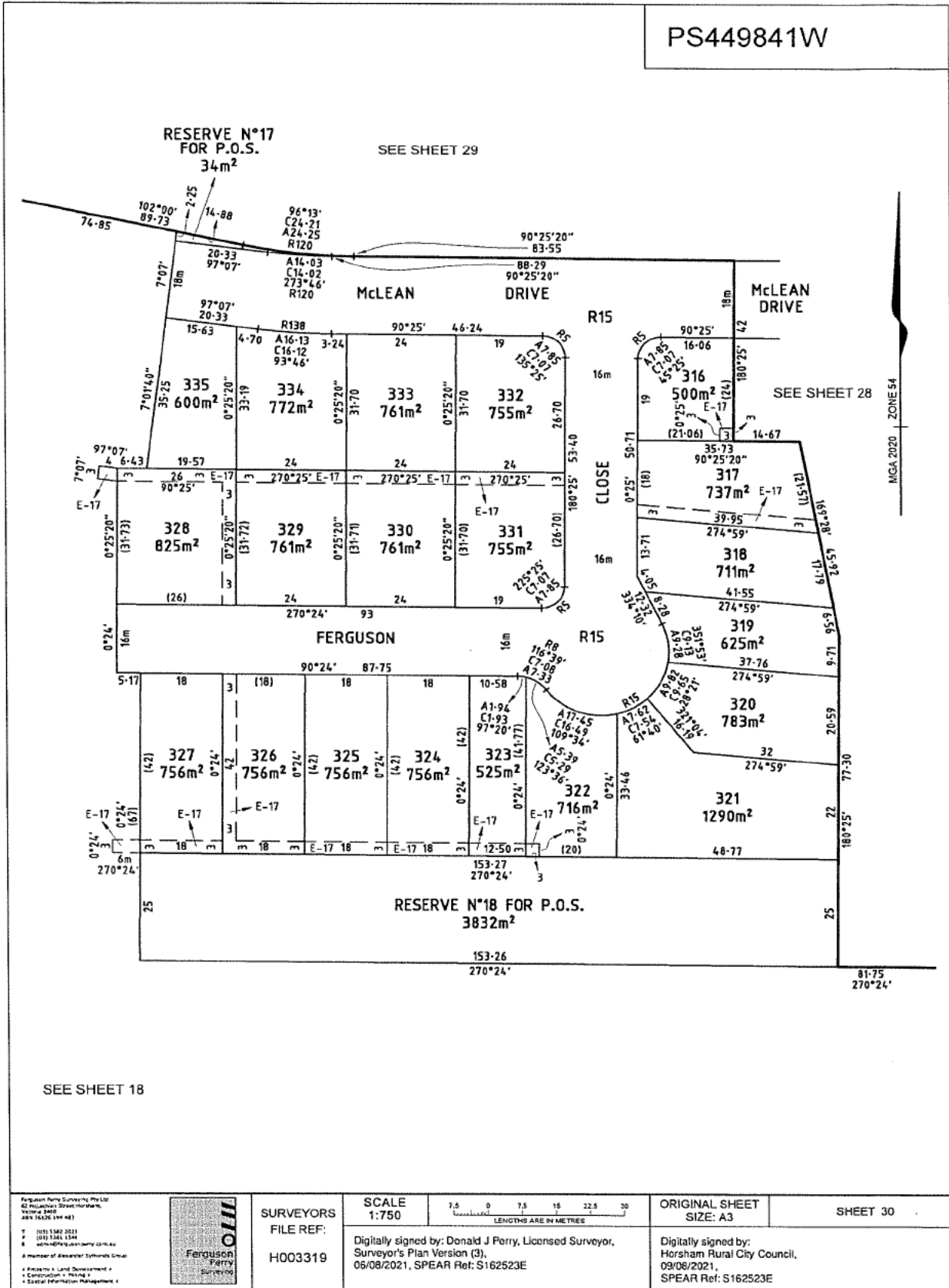




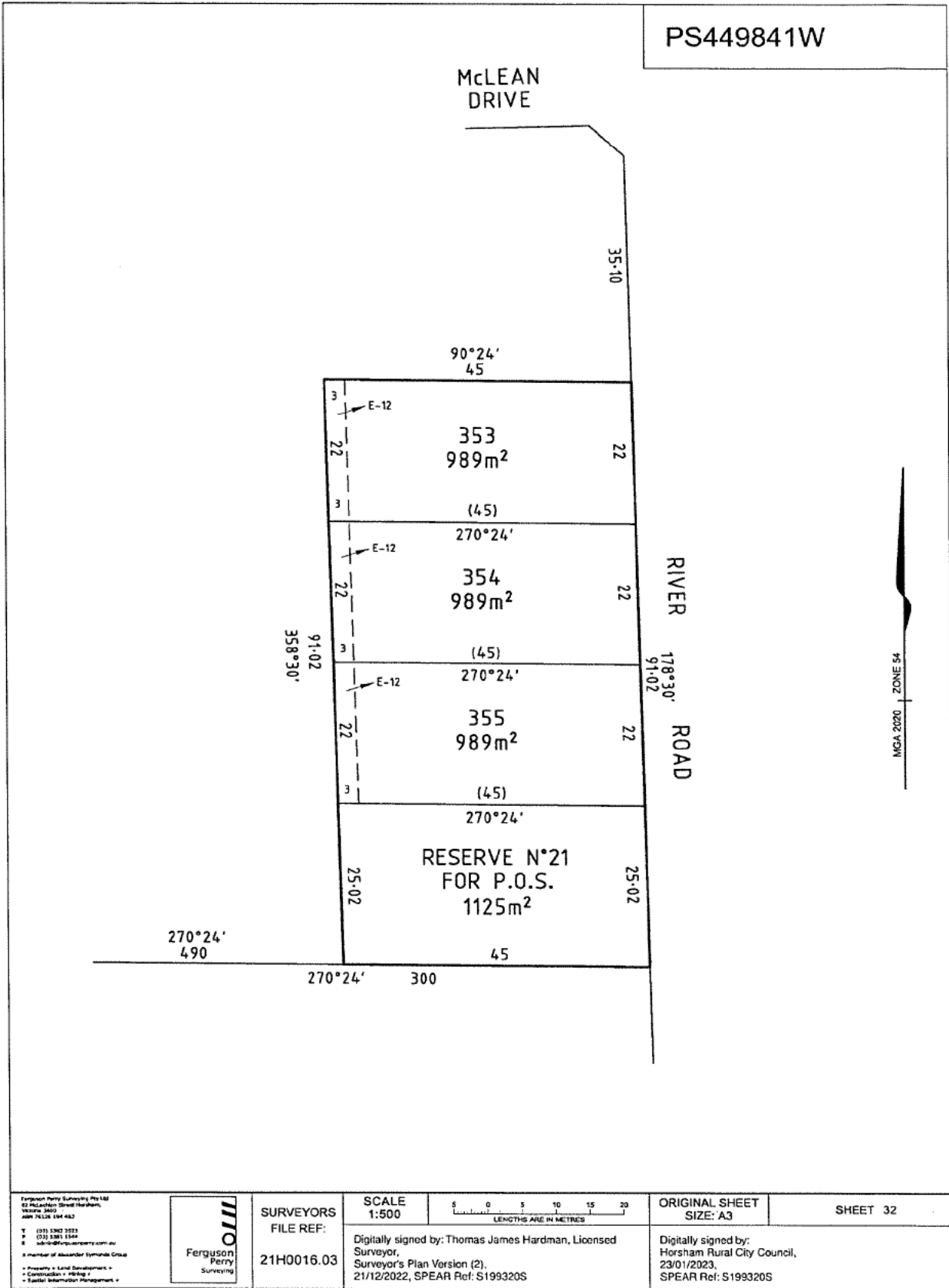


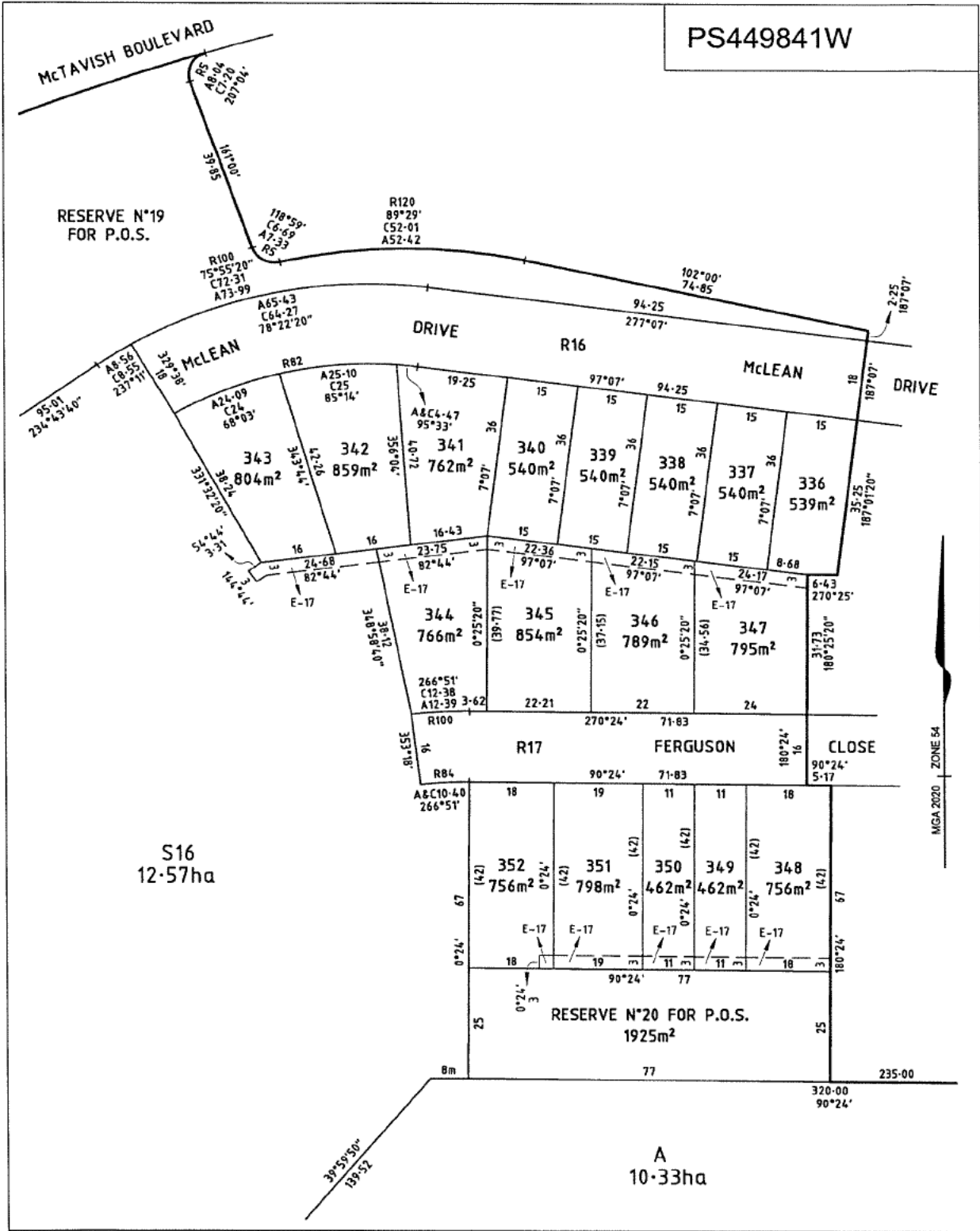












PS449841W

RESERVE N°19  
FOR P.O.S.

S16  
12.57ha

RESERVE N°20 FOR P.O.S.  
1925m²

A  
10.33ha

Ferguson Perry Surveyors Pty Ltd  
62 McLellan Street Horsham,  
Victoria 3800  
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A member of Alexander Symonds Group  
• Property • Land Development •  
• Construction • Planning •  
• Social Infrastructure Management •





SURVEYORS  
FILE REF:  
H001021  
21H0016

SCALE  
1:750  
7.5 0 7.5 15 22.5 30  
LENGTHS ARE IN METRES  
Digitally signed by: Thomas James Hardman, Licensed  
Surveyor,  
Surveyor's Plan Version (4),  
20/02/2023, SPEAR Ref: S199323C

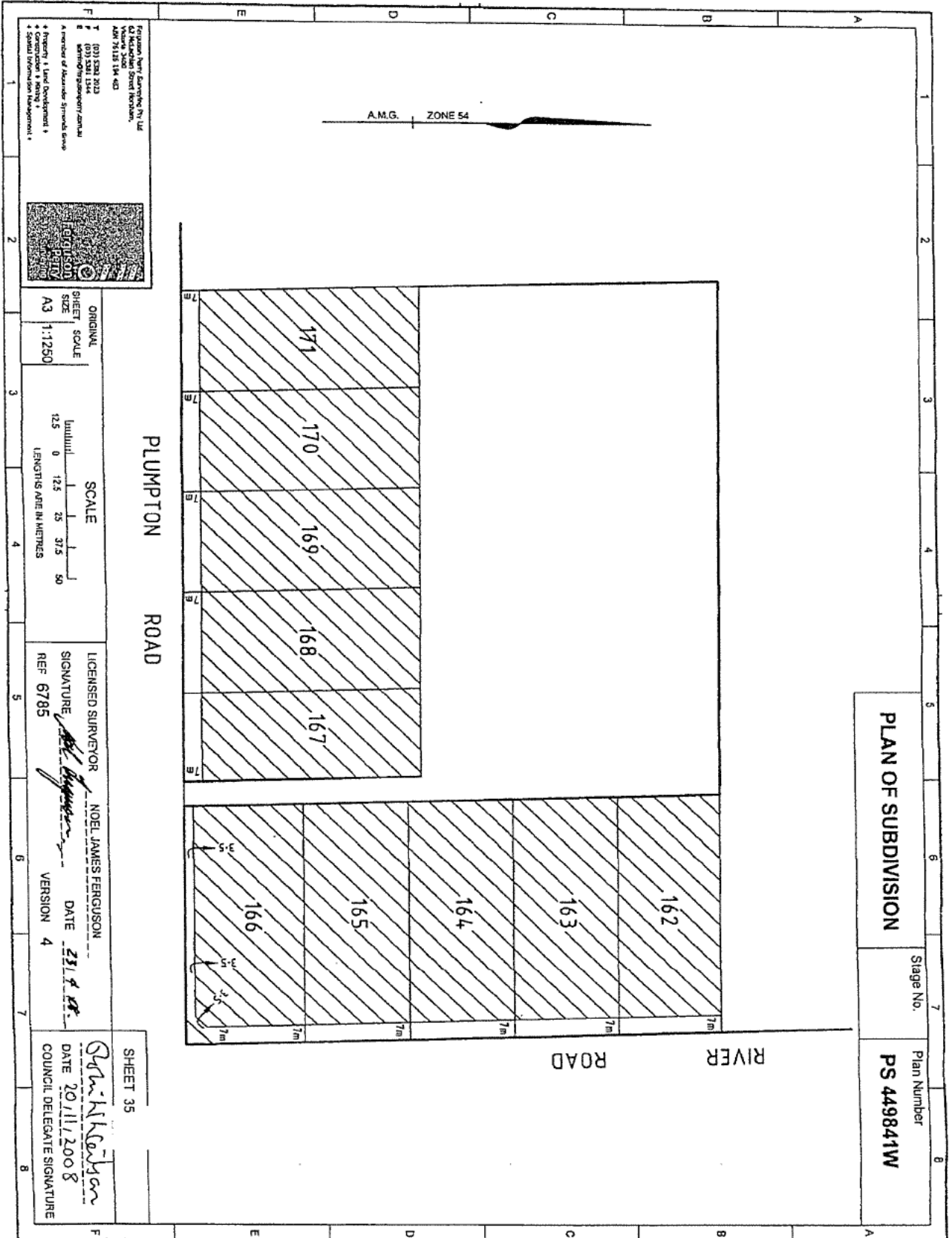
ORIGINAL SHEET  
SIZE: A3  
Digitally signed by:  
Horsham Rural City Council,  
06/03/2023,  
SPEAR Ref: S199323C

SHEET 33

MGA 2020 ZONE 54

1	2	3	4	5	6
A	<b>PLAN OF SUBDIVISION</b>			Stage No.	Plan Number <b>PS 449841W</b>
B					B
C					C
D	<p><b>CREATION OF RESTRICTION</b> UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTION IS TO BE CREATED.</p> <p>FOR THE PURPOSE OF THIS RESTRICTION A DWELLING MEANS A HOUSE.</p> <p><b>LAND TO BENEFIT</b> LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE &amp; LOTS 262 TO 267 INCLUSIVE.</p> <p><b>LAND TO BE BURDENED</b> LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE &amp; LOTS 262 TO 267 INCLUSIVE.</p> <p><b>DESCRIPTION OF RESTRICTION</b> THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE &amp; LOTS 262 TO 267 INCLUSIVE SHALL NOT BUILD A DWELLING ON SUCH LOTS UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER, WHICH TAKES ACCOUNT THAT LOTS 191 TO 205 INCLUSIVE, LOTS 224 TO 250 INCLUSIVE &amp; LOTS 262 TO 267 INCLUSIVE HAVE BEEN SUBJECT TO LAND FILLING.</p>				D
E					E
F					F
G					G
H	<p>Ferguson Perry Surveying Pty Ltd 62 Macaulay Street Morsham, Victoria 3400 ABN 75125 194 482</p> <p>T (03) 5382 2023 F (03) 5341 1544 E admin@fergusonperry.com.au</p> <p>A member of Alexander Symonds Group</p> <p>+ Property + Land Development + + Construction + Mining + + Special Information Management +</p> 			SHEET 33	
H	<p>ORIGINAL SCALE</p> <p>SHEET SCALE</p>  <p>LENGTHS ARE IN METRES</p>		<p>LICENSED SURVEYOR <u>DONALD JAMES PERRY</u></p> <p>SIGNATURE _____ DATE <u>  /  /  </u></p> <p>REF <u>H010110</u> VERSION <u>3</u> DRAWN BY <u>B.F.</u> 17-02-12</p>		<p>DATE <u>  /  /  </u></p> <p>COUNCIL DELEGATE SIGNATURE _____</p>
1	2	3	4	5	6





Signed by Council: Horsham Rural City Council, Council Ref: A06386, 12-099, Original Certification: 22/12/2014, S.O.C.: 22/12/2014

**PS 449841W**

**CREATION OF RESTRICTIONS**

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-


- (A) A DWELLING MEANS A HOUSE.
- (B) A RESIDENTIAL UNIT MEANS A HOUSE ON A REDUCED SITE AREA,
- (C) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

**LAND TO BENEFIT:-**  
LOTS 172 TO 190 INCLUSIVE, AND LOTS 268 TO 272 INCLUSIVE.



**LAND TO BE BURDENED:-**  
LOTS 172 TO 190 INCLUSIVE, AND LOTS 268 TO 272 INCLUSIVE.

**DESCRIPTION OF RESTRICTIONS:-**

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

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED MORE THAN TWO RESIDENTIAL UNITS CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA EACH OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON LOTS 178 AND LOTS 183 TO 186 INCLUSIVE.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING OR RESIDENTIAL UNIT.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING OR RESIDENTIAL UNIT WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON LOTS 182, 183 AND 188 OUTSIDE THE AREA SHOWN THUS  ON SHEET 34 OF THIS PLAN.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON LOTS 188 TO 190 INCLUSIVE AND LOTS 268 TO 272 INCLUSIVE ANY DWELLING OR BUILDING WITHIN THREE METRES OF THE COMMON LOT BOUNDARY OF ANY RESERVE, SAVE FOR RESERVE NO. 13 ON THIS PLAN.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON LOTS 188 TO 190 INCLUSIVE AND LOTS 268 TO 272 ANY BOUNDARY FENCE OR GATE ON OR WITHIN THREE METRES OF ANY RESERVE, SAVE FOR RESERVE NO. 13 ON THIS PLAN, THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL AND CONSTRUCTED OF BLACK SWIMMING POOL STYLE FENCING WITH METAL PICKETS, METAL POSTS AND METAL RAILS. ANY SUCH GATE SHALL BE FITTED WITH AN AUSTRALIAN SAFETY STANDARD SWIMMING POOL TYPE CERTIFIED LATCH.
- (11) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY FENCE ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (12) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (13) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (14) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF THREE TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2030

Ferguson Perry Surveying Pty Ltd 62 Melachlan Street Horsham, Victoria 3400 ABN 76126 194 463  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  LENGTHS ARE IN METRES	ORIGINAL SCALE	SHEET 36 ORIGINAL SHEET SIZE A3
		DIGITALLY SIGNED BY LICENSED SURVEYOR: DONALD JAMES PERRY		
		REF H004413    VERSION 1    DRAWN BY A.G. 4-13		



Signed by Council: Horsham Rural City Council, PP Ref: 12-099, Cert Ref: A06386 St 10, Original Certification: 07/03/2016, S.O.C.: 07/03/2016

**PS 449841W**

**CREATION OF RESTRICTIONS**

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A RESIDENTIAL UNIT MEANS A HOUSE ON ANY LOT ON THIS PLAN WHICH HAS BEEN FURTHER SUBDIVIDED.
- (C) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

**LAND TO BENEFIT:-**  
LOTS 273 TO 294 INCLUSIVE.

**LAND TO BE BURDENED:-**  
LOTS 273 TO 294 INCLUSIVE.

**DESCRIPTION OF RESTRICTIONS:-**

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

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON LOTS 273 TO 285 INCLUSIVE AND ON LOTS 287, 288, 290, 292, AND 294.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OR CONSTRUCT OR CAUSE TO BE CONSTRUCTED MORE THAN TWO RESIDENTIAL UNITS CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA EACH OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON LOTS 286, 290, 291 AND 293.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING OR RESIDENTIAL UNIT.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING OR RESIDENTIAL UNIT WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OR RESIDENTIAL UNIT ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (11) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF THREE TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2035

Ferguson Perry Surveying Pty Ltd  
62 McLachlan Street Horsham,  
Victoria 3400  
ABN 76526 194 463

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E admin@fergusonperry.com.au

A member of Alexander Symonds Group

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



SCALE  
LENGTHS ARE IN METRES

ORIGINAL SCALE

SHEET 38  
ORIGINAL SHEET SIZE A3

DIGITALLY SIGNED BY LICENSED SURVEYOR:

REF H021413 VERSION 3 DRAWN BY B.F. 27-01-16

PS 449841W

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

LAND TO BENEFIT:-  
LOTS 295 TO 315 INCLUSIVE.



LAND TO BE BURDENED:-  
LOTS 295 TO 315 INCLUSIVE.

DESCRIPTION OF RESTRICTIONS:-

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

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING OR RESIDENTIAL UNIT.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT 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 OR PANNELLING OR SIMILAR PRODUCT, COLOUR BOND SHEETING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (11) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF THREE TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.
- (12) FURTHER SUBDIVIDE LOTS 295 TO 315 ALL INCLUSIVE ON THIS PLAN.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2035

<p>Ferguson Perry Surveying Pty Ltd                  62 Nicholson Street Horsham,                  Victoria 3400                  ABN 76120 196 463</p> <p>T (03) 5342 2033                  F (011 5) 81 1544                  E admin@fergusonperry.com.au</p> <p>A member of Alexander Simmonds Group</p> <ul style="list-style-type: none"> <li>• Property &amp; Land Development</li> <li>• Construction &amp; Mining</li> <li>• General Infrastructure Management</li> </ul>		<p>SCALE</p>  <p>LENGTHS ARE IN METRES</p> <p>Digitally signed by: Donald James Perry, Licensed Surveyor,                  Surveyor's Plan Version (2),                  18/10/2018, SPEAR Ref: S083252T</p>	<p>ORIGINAL SHEET                  SIZE: A3</p>	<p>SHEET 39</p> <p>Digitally signed by:                  Horsham Rural City Council,                  08/11/2018,                  SPEAR Ref: S083252T</p>
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PS449841W

**CREATION OF RESTRICTIONS**

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

**LAND TO BENEFIT:-**  
LOTS 316 TO 335 INCLUSIVE.


**LAND TO BE BURDENED:-**  
LOTS 316 TO 335 INCLUSIVE.

**DESCRIPTION OF RESTRICTIONS:-**

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

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES, EXCEPTING LOTS WHICH HAVE BEEN FURTHER SUBDIVIDED WHEREBY RESTRICTION No. 2 SHALL APPLY.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT 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 OR PANNELLING OR SIMILAR PRODUCT, COLOUR BOND SHEETING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (8) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (11) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF 4.5 TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.
- (12) FURTHER SUBDIVIDE ANY LOTS ON THIS PLAN EXCEPTING LOTS 320, 321, 328, 329, 330, 333 AND 334.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

<p>Ferguson Perry Surveyors Pty Ltd 62 Rockdale Street, Melbourne, VIC 3042 ABN 76226 194 483</p> <p>T 03 9542 2021 F 03 9541 1544 E admin@fergusonperry.com.au</p> <p>A member of a Reservoir Surveys Group</p> <p>• Property • Land Development • • Construction • Mining • • Spatial Information Management •</p> 	<p><b>SURVEYORS</b></p> <p>FILE REF:</p> <p>H003319</p>	<p>Digitally signed by: Donald J Perry, Licensed Surveyor, Surveyor's Plan Version (3), 06/08/2021, SPEAR Ref: S162523E</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 40</p> <p>Digitally signed by: Horsham Rural City Council, 09/08/2021, SPEAR Ref: S162523E</p>
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PS449841W

**CREATION OF RESTRICTIONS**

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

**LAND TO BENEFIT:-**  
LOTS 251 TO 261 INCLUSIVE.


**LAND TO BE BURDENED:-**  
LOTS 251 TO 261 INCLUSIVE.

**DESCRIPTION OF RESTRICTIONS:-**

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

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES, EXCEPTING LOTS WHICH HAVE BEEN FURTHER SUBDIVIDED WHEREBY RESTRICTION No. 2 SHALL APPLY.
- (2) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN A SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 80 SQUARE METRES WITHIN THE OUTER WALLS THEREOF OF ANY LOT HAVING AN AREA OF 600 SQUARE METRES OR LESSER AREA.
- (3) INCLUDE THE AREA OF ANY CARPORT, GARAGE, TERRACE, PERGOLA OR VERANDAH IN CALCULATING THE AREA OF A SINGLE DWELLING.
- (4) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING WITH EXTERIOR CLADDING OF OTHER THAN NEW MATERIALS SAVE FOR SECOND HAND BRICKS.
- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT 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 OR PANNELLING OR SIMILAR PRODUCT, COLOUR BOND SHEETING OR SIMILAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
- (6) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY BUILDING HAVING ANY PART OF THE EXTERNAL WALL AREA CONSTRUCTED OF UNPAINTED METAL OR UNPAINTED CEMENT SHEETING.
- (7) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A ROOF ON ANY DWELLING OR RESIDENTIAL UNIT OF ANY MATERIALS OTHER THAN SLATE, CLAY ROOF TILES, CEMENT ROOF TILES, FACTORY PAINTED IRON, GALVANISED IRON OR ZINCALUME.
- (8) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
- (10) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A FENCE WITH ANY ABRUPT CHANGE IN FENCE HEIGHT. ANY CHANGE IN FENCE HEIGHT SHALL BE ACHIEVED BY RAKING THE FENCE HEIGHT OVER A LENGTH OF THREE METRES OF FENCING.
- (11) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING ON ANY LOT UNLESS THEIR BUILDING PERMIT APPLICATION IS SUPPORTED BY A FOUNDATION DESIGN AND SPECIFICATIONS FROM A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER WHICH TAKES INTO ACCOUNT THAT THE LOTS HAVE BEEN SUBJECT TO LAND FILLING.
- (12) USE OR PERMIT TO BE USED THE SAID LAND OR ANY PART THEREOF FOR THE PURPOSE OF PARKING, GARAGING OR SERVICING ANY MOTOR VEHICLE IN EXCESS OF 4.5 TONNES GROSS VEHICLE MASS (GVM) EXCEPT FOR THE PURPOSE OF LOADING OR UNLOADING OF GOODS.

THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

<p>Ferguson Perry Surveying Pty Ltd 43 Richardson Street, Horsham, Victoria 3400 Aust. Tel: 0539 514 483</p> <p>T 0539 5262 2023 F 0539 5261 1944 E <a href="mailto:enquiries@fergusonperry.com.au">enquiries@fergusonperry.com.au</a></p> <p>A member of Alexander Terrance Group</p> <p>• Property • Land Development • • Construction • Mining • • Social Infrastructure Management •</p>		<p><b>SURVEYORS</b></p> <p>FILE REF: H000921 21H0014</p> <p>Digitally signed by: Donald J Perry, Licensed Surveyor, Surveyor's Plan Version (2), 16/03/2022, SPEAR Ref: S185166P</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 41</p> <p>Digitally signed by: Horsham Rural City Council, 16/03/2022, SPEAR Ref: S185166P</p>
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PS449841W

**CREATION OF RESTRICTIONS**

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

FOR THE PURPOSE OF THESE RESTRICTIONS:-

- (A) A DWELLING MEANS A HOUSE.
- (B) A BUILDING MEANS ANY STRUCTURE EXCEPT A HOUSE OR A FENCE.

**LAND TO BENEFIT:-**  
LOTS 353 TO 355 INCLUSIVE.

**LAND TO BE BURDENED:-**  
LOTS 353 TO 355 INCLUSIVE.

**DESCRIPTION OF RESTRICTIONS:-**

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

- (1) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ANY DWELLING OTHER THAN ONE SINGLE DWELLING CONTAINING A FLOOR AREA OR AGGREGATE FLOOR AREA OF NOT LESS THAN 150 SQUARE METRES WITHIN THE OUTER WALLS THEREOF ON ANY LOT HAVING AN AREA IN EXCESS OF 600 SQUARE METRES, EXCEPTING LOTS WHICH HAVE BEEN FURTHER SUBDIVIDED WHEREBY RESTRICTION No. 2 SHALL APPLY.
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- (5) CONSTRUCT OR CAUSE TO BE CONSTRUCTED A DWELLING OF ANY MATERIAL OR MATERIALS OTHER THAN BRICK, BRICK VENEER, CONCRETE, RENDERED POLYSTYRENE FOAM, GLASS, STONE OR ANY COMBINATION OF ANY SUCH MATERIALS NOT HAVING MORE THAN 40% OF THE EXTERNAL WALL AREA (INCLUSIVE OF WINDOW AREA) BUILT OF TIMBER OR SIMILIAR PRODUCT, PAINTED OR RENDERED HARDIE COMPRESSED SHEETING OR PANNELLING OR SIMILIAR PRODUCT, COLOUR BOND SHEETING OR SIMILIAR PRODUCT OR ANY COMBINATION OF SUCH MATERIALS.
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- (8) ERECT OR PLACE ANY DWELLING WHICH HAS BEEN CONSTRUCTED ON A PRIOR SITE OR IS SUPPLIED BY A MANUFACTURER OF TRANSPORTABLE HOMES.
- (9) CONSTRUCT OR CAUSE TO BE CONSTRUCTED ON OR WITHIN FOUR METRES OF THE FRONTAGE OF ANY LOT TO A STREET A FENCE THAT IS MORE THAN 1.2 METRES ABOVE GROUND LEVEL. FOR ANY LOT THAT HAS TWO STREET FRONTAGES THE SMALLER OF THE TWO FRONTAGES SHALL BE DEEMED TO BE THE SAID FRONTAGE.
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THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

Ferguson Perry Surveying Pty Ltd  
62 Macaulay Street, Horsham,  
Victoria 3400  
ABN 29 126 514 483

T (03) 5463 3233  
F (03) 5463 3344  
E info@fergusonperry.com.au

A member of Alexander Simmonds Group

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



**SURVEYORS**  
FILE REF:  
**21H0016.03**

Digitally signed by: Thomas James Hardman, Licensed Surveyor,  
Surveyor's Plan Version (2),  
21/12/2022, SPEAR Ref: S199320S

ORIGINAL SHEET  
SIZE: A3

SHEET 42

Digitally signed by:  
Horsham Rural City Council,  
23/01/2023,  
SPEAR Ref: S199320S

PS449841W/S15

CREATION OF RESTRICTIONS

UPON REGISTRATION OF THIS PLAN, THE FOLLOWING RESTRICTIONS ARE TO BE CREATED.

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LAND TO BENEFIT:-  
LOTS 336 TO 352 INCLUSIVE.


LAND TO BE BURDENED:-  
LOTS 336 TO 352 INCLUSIVE.

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THESE CONDITIONS EXPIRE ON THE 31ST DECEMBER 2040

<p>Ferguson Perry Surveying Pty Ltd 65 Nicholson Street Horsham Victoria 3400 ABN 96126 195 443</p> <p>T (03) 5364 2243 F (03) 5363 1544 E <a href="mailto:survey@fergusonperry.com.au">survey@fergusonperry.com.au</a></p> <p>A member of Alexander Edmunds Group</p> <p>• Property &amp; Land Development • • Construction &amp; Mining • • Rental Information Management •</p>		<p><b>SURVEYORS</b></p> <p>FILE REF: H001021 21H0016</p> <p>Digitally signed by: Thomas James Hardman, Licensed Surveyor, Surveyor's Plan Version (4), 20/02/2023, SPEAR Ref: S199323C</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 5</p> <p>Digitally signed by: Horsham Rural City Council, 06/03/2023, SPEAR Ref: S199323C</p>
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# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

**PLAN NUMBER**  
**PS449841W**

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOTS 72 TO 97, 99 TO 110, 216, 217 & S3, ROADS R3 & R4 & RES NO.2	STAGE 2		9/12/2003	12:58PM	2	AB
LOT S3	LOTS 98, 111-148, 213-215 218-221 & S4, ROAD R5 & RES. NO. 3 TO 7	STAGE 3	PS449841W/S3	1/4/2005	9.59 AM	3	SZ
LOT S3		REMOVAL OF EASEMENT	PS449841W/S3	1/4/2005	9.59 AM	3	SZ
LOT S3		PART REMOVAL OF EASEMENT	PS449841W/S3	1/4/2005	9.59 AM	3	SZ
LOT S4	LOT S5, 149 - 161 (B1) 206 - 212 (B1) & ROAD R6, RESERVE No.8	STAGE PLAN	PS449841W/S4	15/06/06		4	B.P.G.
Lot S5	Lot 162 to 171 & S6	Stage Plan	PS449841W/S5	19/12/2008		5	KMB
		Rectification - Plan amend	AG457099D	17/4/09		6	KMB
LOT S6	LOTS 235 TO 243, 262 TO 267, LOT S7 & ROAD R8	STAGE PLAN & RECTIFICATION	PS449841/S6	27/7/09		7	D.R.
LOT S7 & RES No 4	Lots 224 to 234, lots 244 to 250, S8 Road R9 & Reserve 10 & 11	STAGE	PS449841W/S7	12/5/11		8	A.M
LOTS 247, 248, 249 & S8		REMOVAL OF EASEMENT E-7 (PART) & E-13	AP127198Q	28/06/11		9	REN MARASCO

<b>MODIFICATION TABLE</b>						
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN						
					<b>PLAN NUMBER</b>	
					<b>PS449841W</b>	
MASTER PLAN (STAGE 1) REGISTERED DATE 09/10/2002 TIME 15:16						
<b>WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.</b>						
AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
S8	LOTS 191 - 205 & ROAD R10	STAGE PLAN	PS449841W/S8	13/6/12	10	AH35
S9	LOTS 172 TO 190, 268 TO 272, S10 ROAD R11 AND RESERVES NO. 12 TO 14	STAGE PLAN	PS449841W/S9	29/01/15	11	M.H.
		PLAN AMENDED	AM587556W	25/02/16	12	M.H
LOT S10	LOTS 273-294, ROADS R12, R13 & RESERVE NO. 15	STAGE PLAN	PS449841W/S10	08/04/16	13	C.G.
LOT 183		VARIATION OF RESTRICTION	AM769105G	20/06/16	14	RBB
LOT 188		VARIATION OF RESTRICTION	AM873471L	18/07/16	15	RD
RESERVE NO.5	E-15 & E-16	CREATION OF EASEMENT	PS737838E	02/11/16	16	E.K
EASEMENT TABLE	NIL	RECTIFICATION	AQ326608E	09/10/17	17	D.P.
LOT S11	LOTS 295-315, LOT S12, ROAD R14 & RESERVE NO. 16	STAGE PLAN	PS449841W/S11	18/01/19	18	CV
LOT S12	LOTS 316 TO 335, LOT S13, ROAD R15, RESERVES NO. 17 & 18	STAGE PLAN	PS449841W/S12	28/09/21	19	L.D.R
LOT S13	LOTS 251-261 & LOT S14	STAGE PLAN	PS449841W/S13	14/04/22	20	KL
RESERVE NO. 5	RESERVE NO. 1 ON PS843533L	PLAN AMENDED	PS843533L	09/08/22	21	LJW
LOT S14	LOTS 353-355, S15, RES NO. 21	STAGE PLAN	PS449841W/S14	09/03/23	22	RJS
S15	LOTS 336-352, A & S16, ROADS R16 & R17, RES NO. 19 & 20	STAGE PLAN	PS449841W/S15	20/06/23	23	CG26



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



3 NEWTON COURT  
 HORSHAM VIC 3400

Date of Notice: 11/08/2025

Date Declared: 23/06/2025

Assessment: 13119



033  
 I003848  
 DLX1\_10355

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  
 3 NEWTON COURT HORSHAM  
 LOT 89 PS 449841W HORSHAM

SITE VALUE 305,000  
 CAPITAL IMPROVED VALUE 864,000  
 NETT ANNUAL VALUE 43,200  
 EFFECTIVE DATE 01/07/2025  
 LEVEL OF VALUE DATE 01/01/2025

AREA 923.0000 SQUARE METRES  
 AVPCC 110 DETACHED DWELLING

RATE DETAILS	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
ARREARS AT 11/08/2025			\$0.00
RESIDENTIAL RATE	0.00383400	864,000	\$3312.58
MUNICIPAL CHARGE RESIDENTIAL	200.00	1	\$200.00
URBAN BIN SERVICE	543.00	1	\$543.00
GOVT PENSION REBATE - RATES			\$0.00
COUNCIL PENSION REBATE - RATES			\$0.00
<b>VICTORIA STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND</b>			
ESVF RESIDENTIAL FIXED	136.00	1	\$136.00
ESVF RESIDENTIAL VARIABLE	0.00017300	864,000	\$149.47
GOVT PENSION REBATE - ESVF			\$0.00

TOTAL RATES AND CHARGES OWING **\$4,341.05**  
 TOTAL INCLUDES ESVF CHARGES FOR THE CURRENT YEAR

<b>Payment In Full</b> Due 16 Feb 2026 <b>\$4,341.05</b>	Or	<b>On Instalments</b> Instalment 1 Due 30 Sept 2025 <b>\$1,085.27</b>	Instalment 2 Due 1 Dec 2025 \$1,085.26	Instalment 3 Due 2 Mar 2026 \$1,085.26	Instalment 4 Due 1 Jun 2026 \$1,085.26
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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](http://hrcc.enotices.com.au) Reference No: 5886A1107L

Billcode: 87221 Ref: 1311 93

Post Billpay Bilcode: 2315 Ref: 131193

ASSESSMENT: 13119

BPAY this payment via internet or phone banking BPAY View Registration No.: 1311 93

Pay in person at any post office, phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au)

RATEPAYER NAME:

PO BOX 511 HORSHAM VIC 3402



27/9/25 N 292750813436

**PAYMENT OPTIONS**

The rates and charges levied on this notice can be paid **IN FULL** by 16 February 2026 OR by **FOUR INSTALLMENTS** as follows:

- FIRST** 30 September 2025
- SECOND** 1 December 2025
- THIRD** 2 March 2026
- FOURTH** 1 June 2026

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 16 February 2026.

**ALLOCATION OF PAYMENTS**

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

**NOTE: Rates and Charges Includes State Imposed and Council Rates and 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 a 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 owners. 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 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 the Valuer- General Victoria.

**RATE IN THE \$**

All rating differentials adopted by Council for 2025/2026, are shown for comparative purposes only.

Capital Improved Value		\$	864,000
Residential	0.003834 cents		3,312.58
Farm	0.002014 cents		1,740.10
Commercial	0.003834 cents		3,312.58
Industrial	0.003834 cents		3,312.58
Culture & Recreation	0.001917 cents		1,656.29

**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 \$266.00) and a Council rebate of \$50.00 on their Council rates, as well as a \$50.00 rebate on the Emergency Services and Volunteers Fund on their principal place of residence. Those whose rebate appears on this notice need not to 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 2025, 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](http://hrcc.vic.gov.au/Our-Council/Rates-Valuations/Valuations) or lodged online at [ratingvaluationobjections.vic.gov.au](http://ratingvaluationobjections.vic.gov.au). It is suggested that you discuss your concerns with the valuer appointed to Council by the Valuer-General Victoria or Council Rates staff before lodging an objection. Contact Council on (03) 5382 9777 or via [council@hrcc.vic.gov.au](mailto:council@hrcc.vic.gov.au)

**NOTE: Objection to a valuation does not excuse you from paying your rates and charges by the due dates. Unpaid rates will attract interest at the specific rate and conditions.**

**LAND TAX**

Notice is given that Council valuations may be used by the 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](http://www.sro.vic.gov.au)

**EMERGENCY SERVICES AND VOLUNTEERS FUND**

From July 2025 the Fire Services Property Levy was replaced by the Emergency Services and Volunteers Fund. All funds collected by Council will go to the State Government to support a range of emergency services. Refer to [www.sro.vic.gov.au/emergency-services-and-volunteers-fund](http://www.sro.vic.gov.au/emergency-services-and-volunteers-fund) or call the ESVF support line on 1300 819 033.

**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](http://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](http://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. Applications can be found on Council's website at [hrcc.vic.gov.au/Residents/Rates-and-Valuations/Rates-and-Charges](http://hrcc.vic.gov.au/Residents/Rates-and-Valuations/Rates-and-Charges)

**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 or tyres) in a 8' x 4' trailer or car boot delivered to the Horsham or Quantong Transfer Stations. Please present this notice to the site attendant to redeem. Valid until issue of your next Annual Rate Notice. For more information on the free load of waste visit [hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges](http://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](http://hrcc.vic.gov.au/Our-Council/Rates-Valuations/Rates-and-Charges). For more information and to set up reminders on your bin day please download Council's Waste app by visiting [hrcc.vic.gov.au/Residents/Waste-and-recycling/HRCC-Waste-App](http://hrcc.vic.gov.au/Residents/Waste-and-recycling/HRCC-Waste-App)

Owner/s

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

Council has complied with the Victorian Government's rates cap of 3.00 per cent. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

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

**Urban Water Account**

3 Newton Court HORSHAM VIC 3400



**GWM**Water

account number

2202190

issue date

27/10/2025

**Registration Code**  
4MK107

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

11 McLachlan Street (PO Box 481)  
Horsham Victoria 3402

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

ABN: 35 584 588 263

tax invoice

due date

24/11/2025

amount due

\$286.12



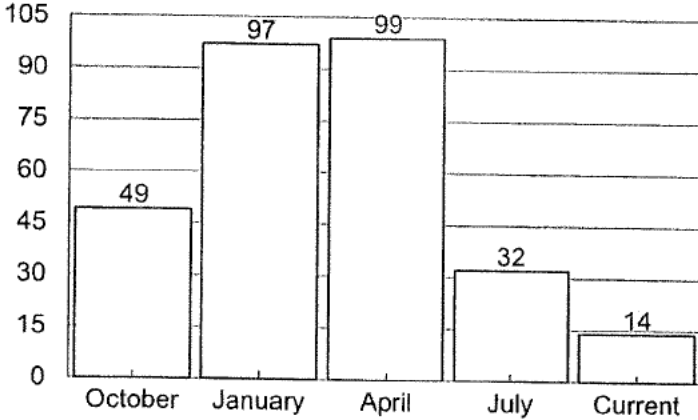
Next Reading: 31/12/2025

3 Newton Court  
HORSHAM VIC 3400



033  
1010172  
DLX2\_2471

Your Usage in KiloLitres



**Balance Brought Forward**

Opening Balance	\$318.12
Transactions since last Account	-\$318.12

**Current Charges**

Sewer Service	\$142.36
Water Service	\$117.80
Water Usage	\$25.96
<b>Total</b>	<b>\$286.12</b>

**Total Amount Due \$286.12**

Total includes GST of \$0.00

Penalty interest of 5.7 % per annum will apply to overdue balances  
Use water wisely: [www.targetyourwateruse.vic.gov.au](http://www.targetyourwateruse.vic.gov.au)



Register to receive your notice via email

GO TO [GWMWATER.ENGNOTICES.COM.AU](http://GWMWATER.ENGNOTICES.COM.AU)  
YOUR REFERENCE NO: 38971FEB0Z

**payment slip**

account number

2202190

amount due

\$286.12



\*347 0000000000002202192

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

amount being paid



Please see over for payment options

17/11/25 N311755677005

**SEWER SERVICE**

Service No	Date From	Date To	Days	Rate	Amount
140180	1/10/2025	31/12/2025	91	\$1.5644 per day	\$142.36

**WATER SERVICE**

Service No	Size	Date From	Date To	Days	Rate	Amount
140180	20.00mm	1/10/2025	31/12/2025	91	\$1.2945 per day	\$117.80

**WATER USAGE**

Service No	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kilolitres)	Amount
140180	24V01710T	1/07/2025	125	2/09/2025	139	14.00 @ \$1.8545/kL	\$25.96

**Transactions since last Account**

Date	Description	Transaction Amount
23/08/2025	Receipt via BPay	<u>-\$318.12</u>
		<b>-\$318.12</b>

**CUSTOMER SUPPORT - We're here to help**  
 We understand that personal circumstances can change, and this may affect your ability to pay this account. Please call us on 1300 659 961 during business hours to discuss available support options.

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

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

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

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

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

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

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

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

**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.

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



POSTbillpay Code: 0347  
 Ref 0000002202192

Phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au)



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



**Direct debit**  
 Go to [gwmwater-pay.enotices.com.au](http://gwmwater-pay.enotices.com.au) to deduct payments directly from your bank account or credit card.



**Centrepay**  
 Services Australia Go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information.  
 GWMWater's Reference Number: 555 062 362L



Billers Code: 79855  
 Ref: 2202190

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

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

Created at 20 January 2026 03:18 PM

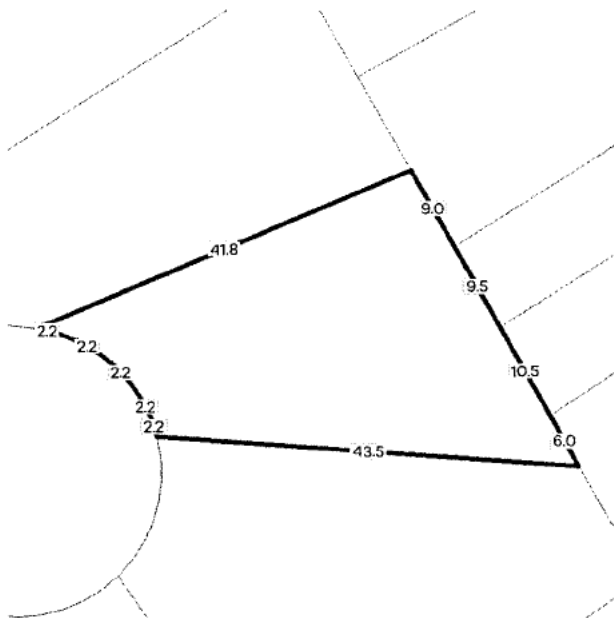
## PROPERTY DETAILS

Address: **3 NEWTON COURT HORSHAM 3400**  
 Lot and Plan Number: **Lot 89 PS449841**  
 Standard Parcel Identifier (SPI): **89\PS449841**  
 Local Government Area (Council): **HORSHAM**  
 Council Property Number: **13119**  
 Directory Reference: **Vicroads 544 F8**

[www.hrcc.vic.gov.au](http://www.hrcc.vic.gov.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 923 sq. m

**Perimeter:** 138 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.

3 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

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

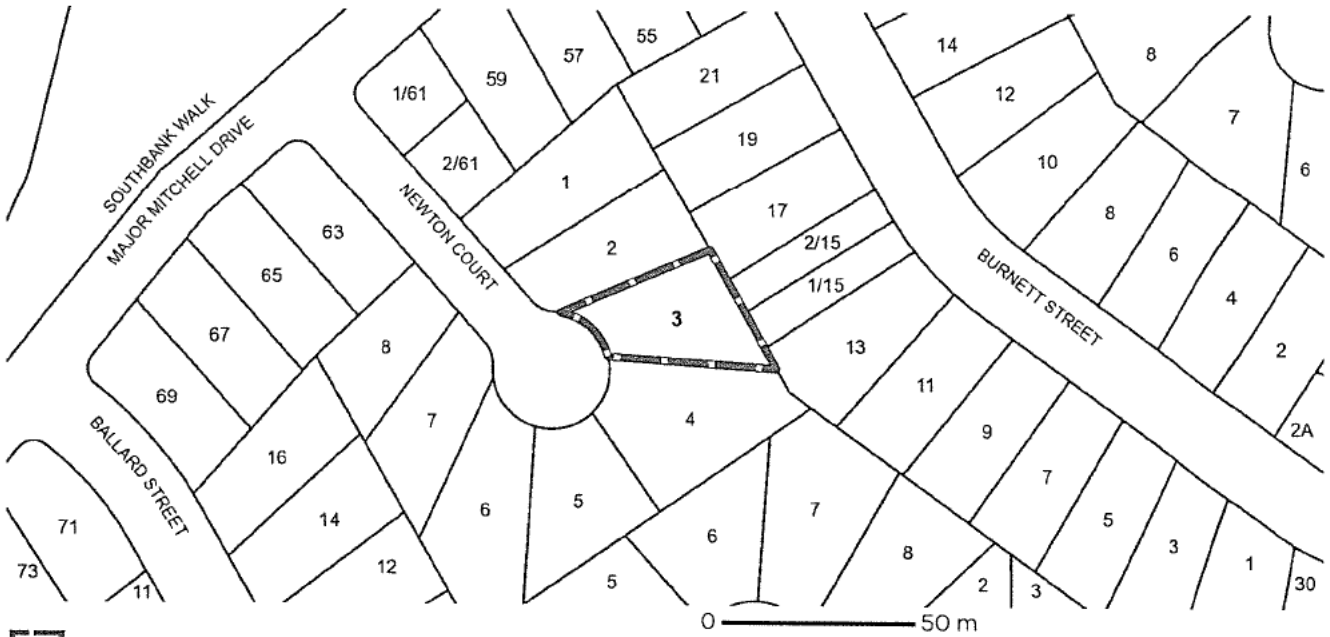
**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

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

# PROPERTY REPORT



## Area Map



 Selected Property

# PLANNING PROPERTY REPORT



Department of Transport and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 20 January 2026 03:18 PM

## PROPERTY DETAILS

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 Council Property Number: **13119**  
 Planning Scheme: **Horsham**  
 Directory Reference: **Vicroads 544 F8**

[www.hrcc.vic.gov.au](http://www.hrcc.vic.gov.au)

[Planning Scheme - Horsham](#)

## UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**  
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 Melbourne Water: **Outside drainage boundary**  
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## STATE ELECTORATES

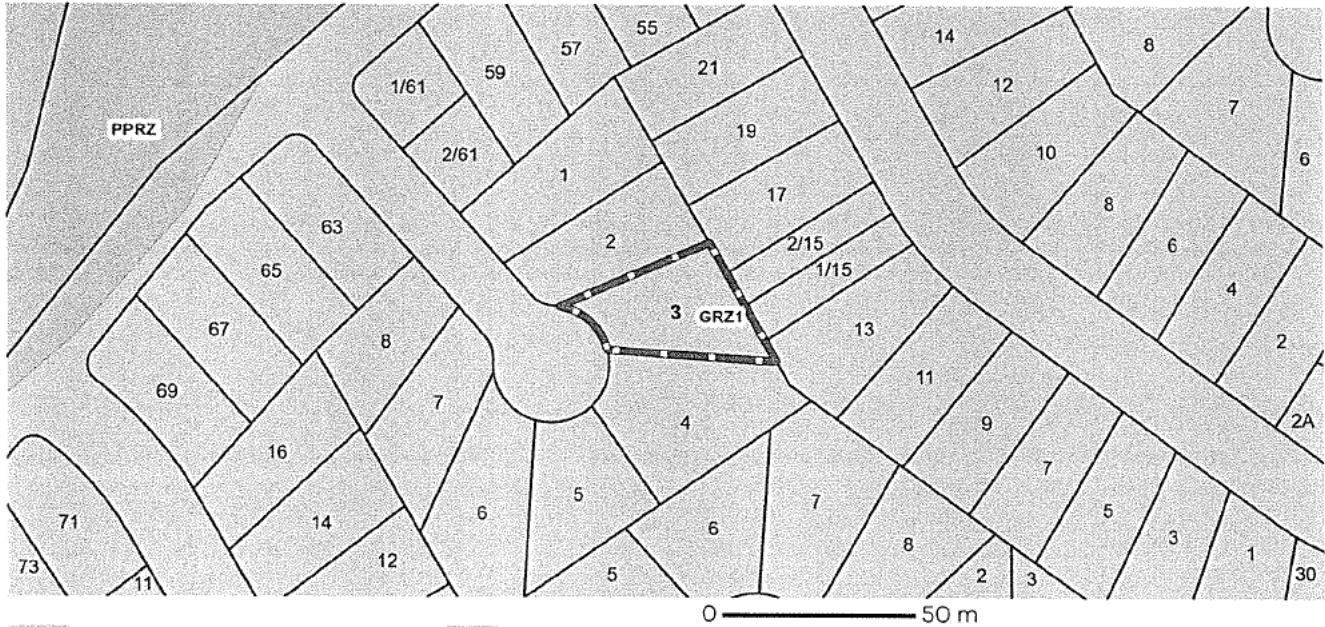
Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **LOWAN**  
 Registered Aboriginal Party: **Barengi Gadjin Land Council**  
 Aboriginal Corporation: **Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

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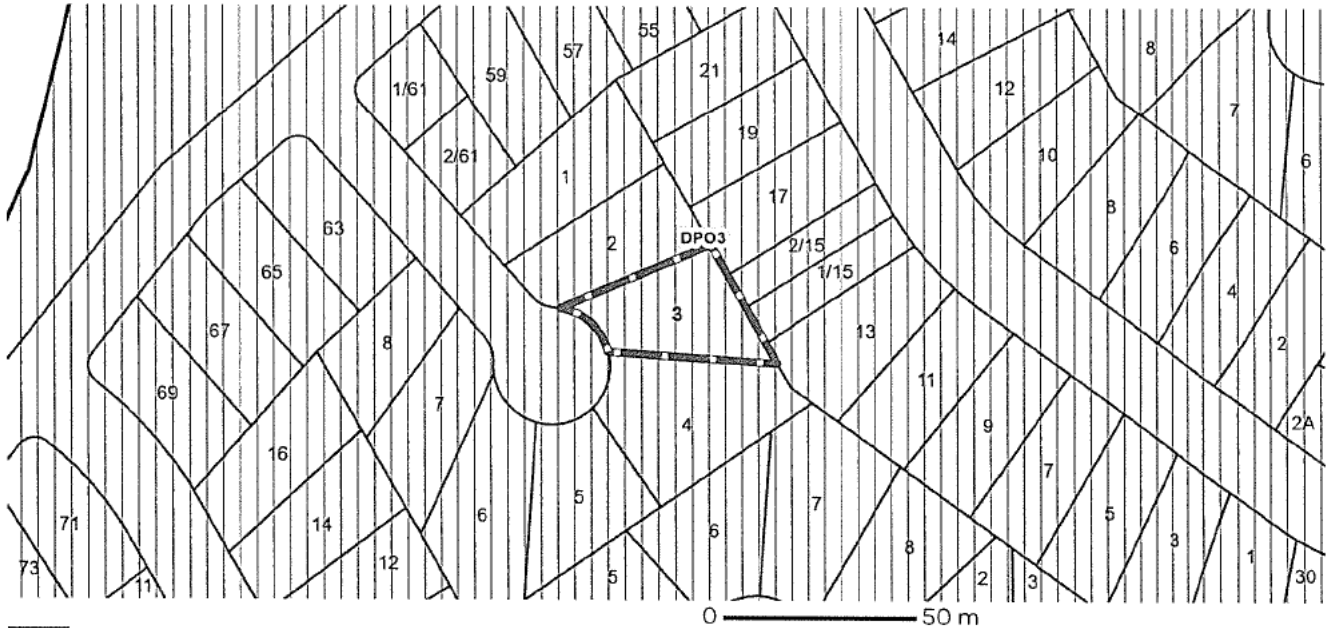
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT

**Planning Overlays**

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 3 (DPO3)



 **DPO - Development Plan Overlay**

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

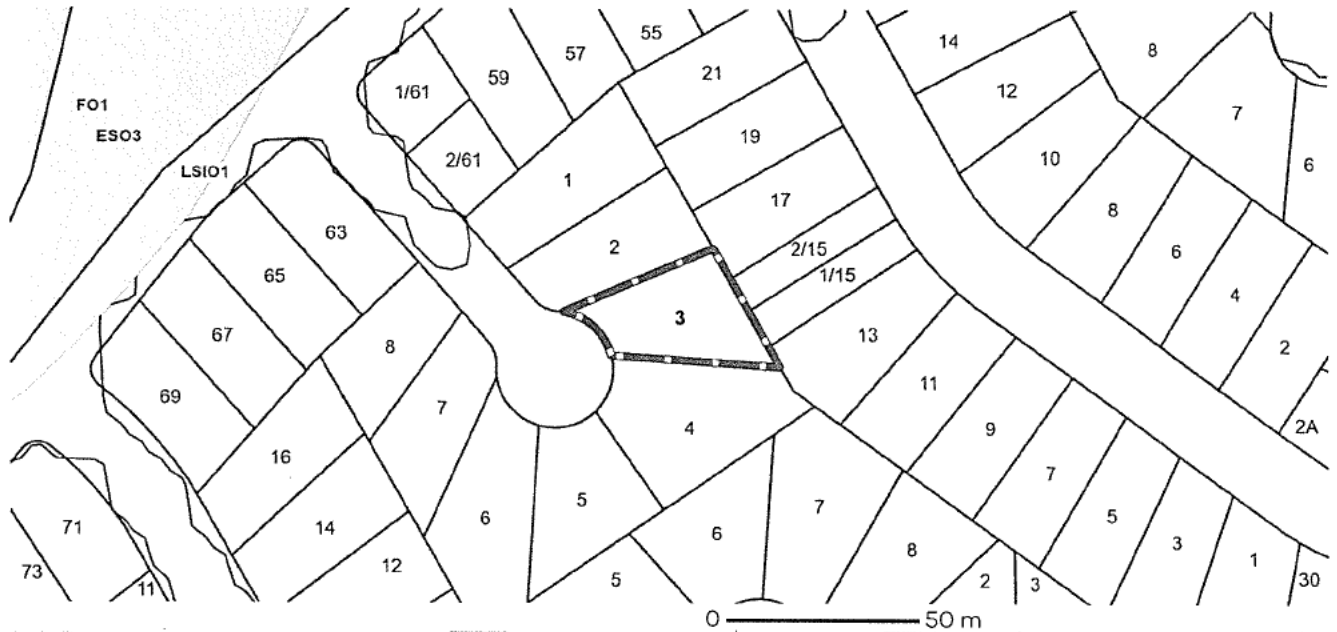
**OTHER OVERLAYS**




Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

FLOODWAY OVERLAY (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



 **ESO - Environmental Significance Overlay**  **FO - Floodway Overlay**  **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



Department of Transport and Planning

## 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.

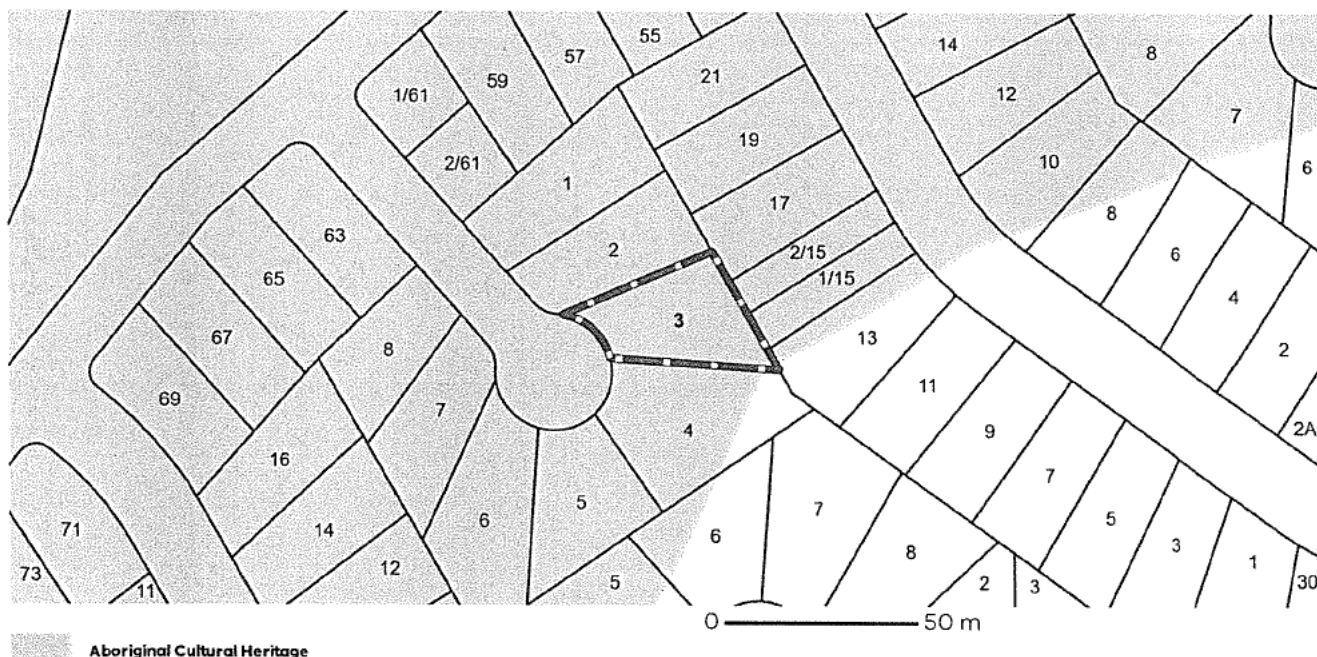
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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.qchris.vic.gov.au/qcvQuestion1.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



Department  
of Transport  
and Planning

## Further Planning Information

Planning scheme data last updated on 20 January 2026.

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

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

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

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

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

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

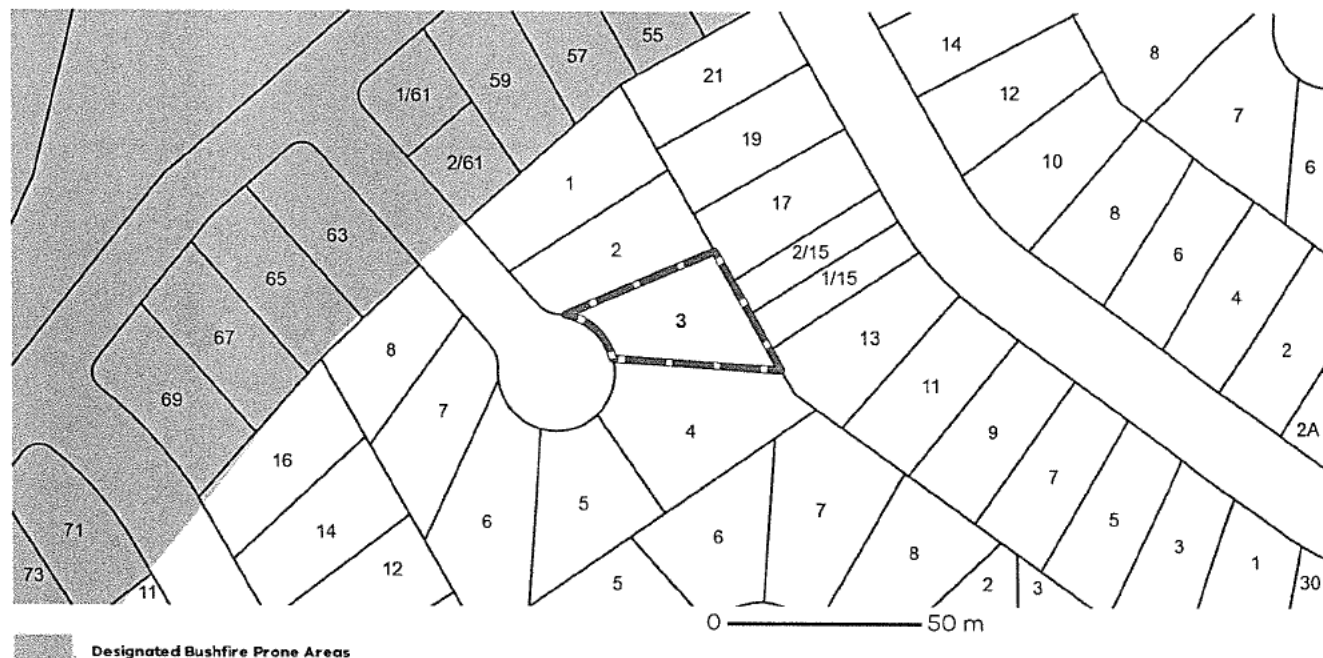
## Designated Bushfire Prone Areas

**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 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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## 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

2026

to

---

**CONTRACT OF SALE OF LAND**

---

**Property: 3 Newton Court, Horsham 3400**

**MAURICE STEWART LEGAL**

Lawyers

30 Victoria Street

Nhill Vic 3418

Tel: (03) 5391 1711

Fax:

Ref: LKP:MSL260013