

DATED

2020

PHILLIP JOHN BOND AND JULIEANNE ELIZABETH BOND

VENDORS STATEMENT

Property: Ayresford Road, Ecklin South 3265

Jellie McDonald
Solicitors
77 Fairy Street
Warrnambool VIC 3280
Tel: (03) 5560 3444
Fax: (03) 5560 3456
DX 28014 Warrnambool
Ref: MM:200920

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	Ayresford Road, Ecklin South 3265
-------------	-----------------------------------

Vendor's name	Phillip John Bond	Date / /
Vendor's signature		

Vendor's name	Julianne Elizabeth Bond	Date / /
Vendor's signature		

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):
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1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Attached is a certificate with the required specified information.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not applicable.

8. SERVICES

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

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

Register Search Statement Volume 6702 Folio 373
Copy TP775943E
Register Search Statement Volume 7478 Folio 185
Copy TP534599P
Register Search Statement Volume 10326 Folio 104
Copy TP818686N
Register Search Statement Volume 7486 Folio 051
Register Search Statement Volume 10148 Folio 627
Register Search Statement Volume 10148 Folio 628
Copy PS329412S
Corangamite Planning Certificate
Property report
Planning report
Corangamite Shire rates notices

Corangamite Building Approval

Southern Rural Water Works Licence WLE078121

Southern Rural Water Works Licence BEE076989

DELWP Agricultural Licence

Dairy Licence

VicRoads certificate

Due Diligence Checklist

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

VOLUME 06702 FOLIO 373

Security no : 124086090239G
Produced 16/10/2020 02:06 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 108 Parish of Laang.

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PHILLIP JOHN BOND

JULIEANNE ELIZABETH BOND both of 1095 AYRFORD ROAD TERANG VIC 3264

AB464315D 05/08/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL405470M 07/10/2014

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP775943E 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: AYRESFORD ROAD ECKLIN SOUTH VIC 3265

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS


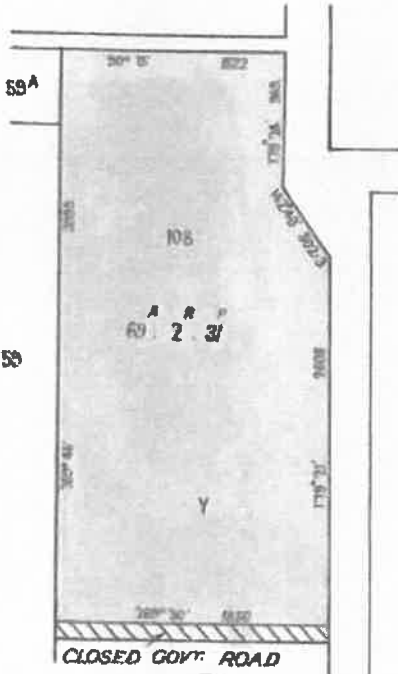
Effective from 22/10/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 775943E
Location of Land Parish: LAANG Township Section: Crown Allotment 108 Crown Portion Last Plan Reference Derived From VOL 6702 FOL 373 Depth Limitation 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 6702 FOL 373 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 11/03/2003 VERIFIED DA	
		COLOUR CODE Y = YELLOW	
			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	
			Sheet 1 of 2 sheets

TITLE PLAN	TP 775943E	
<p>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p>		
<p style="text-align: center;"><u>SIXTY-NINE ACRES TWO ROODS AND THIRTY-ONE PERCHES MORE OR LESS BEING ALLOTMENT ONE HUNDRED AND EIGHT IN THE PARISH OF LAANG COUNTY OF HEYTESBURY</u></p>		
<p>delimited with the measurements and abatals thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTIVE nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1935 in upon or under or within the boundaries of the land hereby granted And reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their license agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work deposits of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted And also reserving to Us Our heirs and successors-</p> <ul style="list-style-type: none"> (i) all petroleum as defined in the Mines (Petroleum) Act 1935 on or below the surface of the said land and (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land. 		
<p>PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 106 of the Land Act 1932.</p>		
<p>AND PROVIDED also that the said land is and shall be subject in the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1932 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and carry mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said grantee</p>		
<p style="text-align: center;">If a executor administrators assigns or transferee by such person for another damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.</p>		
<p>LENGTHS ARE IN LINKS</p>	<p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p>	<p>Sheet 2 of 2 sheets</p>

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

VOLUME 07478 FOLIO 185

Security no : 124086089640H
Produced 16/10/2020 01:50 PM

LAND DESCRIPTION

Lot 1 on Title Plan 534599P.
PARENT TITLE Volume 04977 Folio 314
Created by instrument 2231527 19/07/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PHILLIP JOHN BOND
JULIEANNE ELIZABETH BOND both of 1016 AYRESFORD ROAD TAROON VIC 3265
AH218880T 13/05/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL405470M 07/10/2014
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 TP534599P 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: 1015 AYRESFORD ROAD TAROON VIC 3265

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 534599P						
Location of Land Parish: ECKLIN Township: Section: 13 Crown Allotment: 1A (PT) Crown Portion: Last Plan Reference Derived From: VOL 7478 FOL 185 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 28/05/2000 VERIFIED: AA							
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 1A (PT)</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 1A (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 1A (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201166 x Links	Sheet 1 of 1 sheets							

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

VOLUME 10326 FOLIO 104

Security no : 124086089643E
Produced 16/10/2020 01:50 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 818686N (formerly known as part of Crown Allotment 1A Section 13, part of Crown Allotment 1B Section 13 Parish of Ecklin).

PARENT TITLES :

Volume 05006 Folio 047
Volume 10162 Folio 894 to Volume 10162 Folio 896
Volume 10199 Folio 022
Volume 10199 Folio 031 to Volume 10199 Folio 032
Created by instrument U578956E 27/12/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

PHILLIP JOHN BOND
JULIEANNE ELIZABETH BOND both of 1095 AYRFORD ROAD TERANG VIC 3264
AB464314F 05/08/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL405470M 07/10/2014
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DIAGRAM LOCATION

SEE TP818686N 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

DOCUMENT END


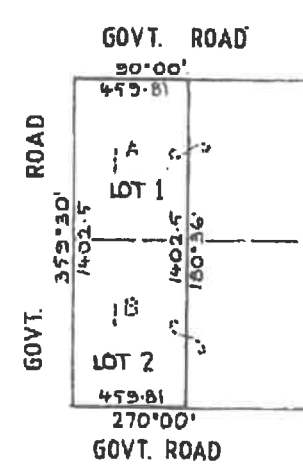
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TITLE PLAN		EDITION 1		TP 818686 N	
Location of Land Parish : ECKLIN Township : Crown Allotments : [PT] 1A, 1B Crown Portion : Section : 13 Last Plan Reference : Title Reference : V 10326 F104 Depth Limitation :			Notations NOTE : LOT 1 = [PT] OF CA 1A - SEC 13 LOT 2 = [PT] OF CA 1B - SEC 13		
Easement information					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA - FOR TITLE DIAGRAM PURPOSES Checked by:  Assistant Registrar of Titles Date 14/14/04
E - Encumbering Easement		R - Encumbering Easement (ROAD)		A - Appurtenant Easement	
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
 <p style="text-align: center;">GOVT. ROAD</p> <p style="text-align: center;">30°00'</p> <p style="text-align: center;">453.81</p> <p style="text-align: center;">1A</p> <p style="text-align: center;">LOT 1</p> <p style="text-align: center;">352.30'</p> <p style="text-align: center;">7402.5</p> <p style="text-align: center;">1402.5</p> <p style="text-align: center;">18</p> <p style="text-align: center;">LOT 2</p> <p style="text-align: center;">453.81</p> <p style="text-align: center;">270°00'</p> <p style="text-align: center;">GOVT. ROAD</p> <p style="text-align: center;">TOTAL AREA: 62.54 ha.</p>					
LENGTHS ARE IN METRES		SCALE	SHEET SIZE A3		
Sheet 1 of 1 Sheet					

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

VOLUME 07486 FOLIO 051

Security no : 124086091596G
Produced 16/10/2020 02:43 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 11 Section A and Crown Allotment 11A Section A Parish of Ecklin.

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PHILLIP JOHN BOND

JULIEANNE ELIZABETH BOND both of 1016 AYRESFORD ROAD TAROON VIC 3265

AH218880T 13/05/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL405470M 07/10/2014

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DIAGRAM LOCATION

SEE TP761124W 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)

ADMINISTRATIVE NOTICES

NIL

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Effective from 22/10/2016

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

VOLUME 10148 FOLIO 627

Security no : 124086089636M
Produced 16/10/2020 01:50 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 329412S.

PARENT TITLES :

Volume 03424 Folio 623 Volume 06207 Folio 268

Created by instrument PS329412S 21/12/1993

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

PHILLIP JOHN BOND of 1016 ARYFORD ROAD TERANG VIC 3264

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JULIEANNE ELIZABETH BOND of 1016 ARYFORD ROAD TERANG VIC 3264

AF213098C 18/07/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL405470M 07/10/2014

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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DIAGRAM LOCATION

SEE PS329412S 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: MCCONNELLS ROAD ECKLIN SOUTH VIC 3265

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

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

VOLUME 10148 FOLIO 628

Security no : 124086089637L
Produced 16/10/2020 01:50 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 329412S.

PARENT TITLES :

Volume 03424 Folio 623 Volume 06207 Folio 268
Created by instrument PS329412S 21/12/1993

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PHILLIP JOHN BOND

JULIEANNE ELIZABETH BOND both of 1095 AYRFORD ROAD TERANG VIC 3264

AB464313H 05/08/2002

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL405470M 07/10/2014

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DIAGRAM LOCATION

SEE PS329412S 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: AYRESFORD ROAD ECKLIN SOUTH VIC 3265

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

DOCUMENT END

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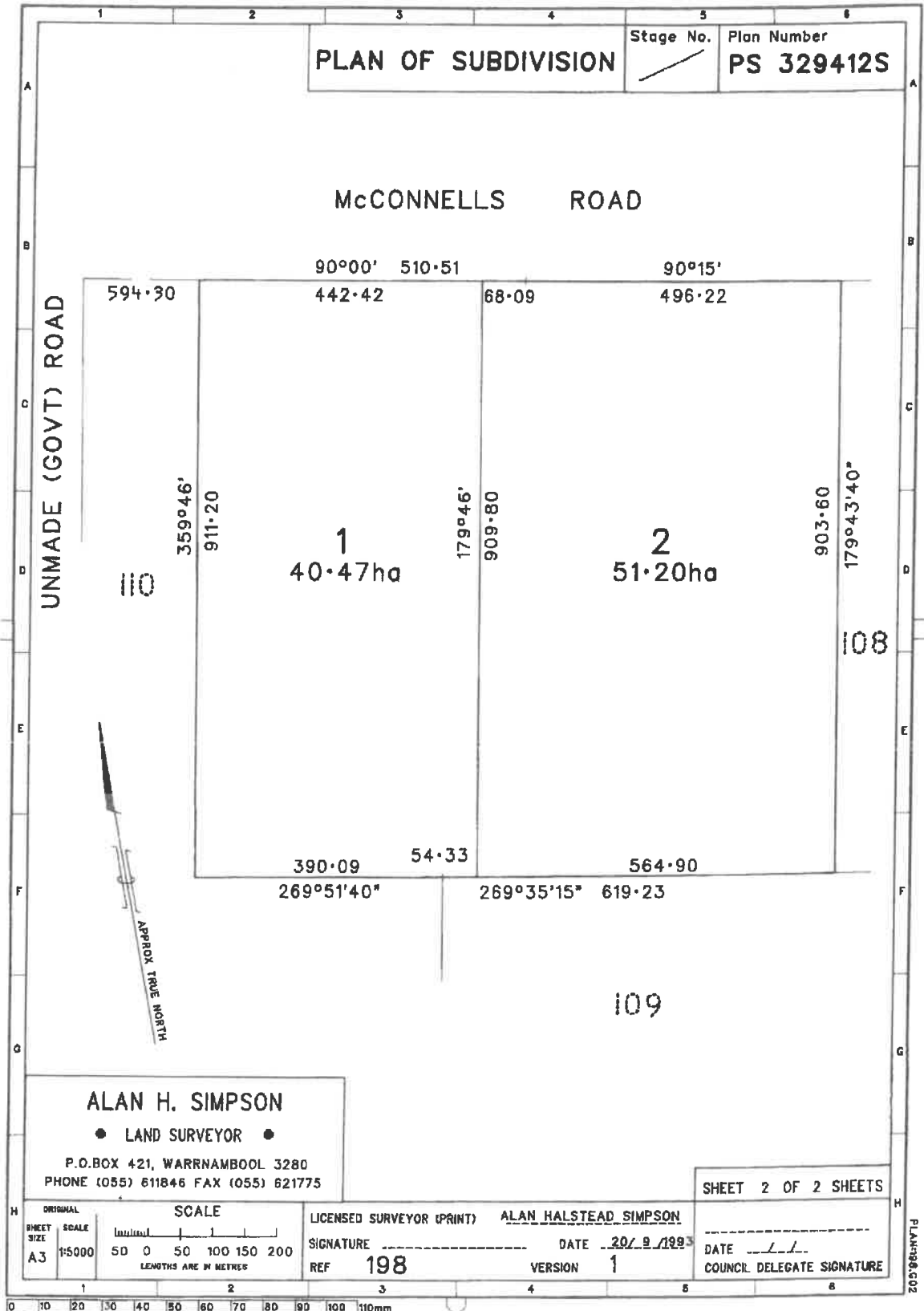
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© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

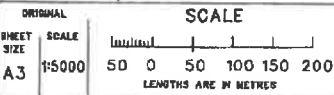
PLAN OF SUBDIVISION		Stage No. /	LTO use only EDITION 1	PS 329412S
Location of Land Parish: LAANG Township: _____ Section: _____ Crown Allotment: 59 & 59A Crown Portion: _____ LTO base record: LITHO (2952) Title References: Vol 3424 Fol 623 Vol 6207 Fol 268 Last Plan Reference: Postal Address: McCONNELLS ROAD LAANG 3264 AMG Co-ordinates: E 662 600 (Of approx. centre of plan) N 5 753 260 Zone 54		Council Certification and Endorsement Council Name: SHIRE OF WARRNAMBOOL Ref: 53/BA/93 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 3(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 Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date / /		
Vesting of Roads or Reserves				
Identifier	Council/ Body/ Person			
Nil	Nil			
Notations				
Depth Limitation: 15.24 m AS TO C.A. 59A		Staging This is/ is not a staged subdivision Planning Permit No. 3729		
Survey: This plan is based on partial survey. See fieldnotes. To be completed where applicable. This survey has been connected to permanent marks no(s). See Fieldnotes. In proclaimed Survey Area no. _____				
Easement Information			LTO use only _____	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			Statement of Compliance / Exemplification Statement	
			Received <input checked="" type="checkbox"/>	
			Date 15/11/1993	
			LTO use only _____	
			PLAN REGISTERED	
			TIME 11:25 am	
			DATE 21/12/93	
			<i>[Signature]</i> Assistant Registrar of Titles	
			SHEET 1 OF 2 SHEETS	
ALAN H. SIMPSON ● LAND SURVEYOR ● P.O. BOX 421, WARRNAMBOOL 3280 PHONE (055) 611846 FAX (055) 621775		LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON SIGNATURE _____ DATE 20/9/1993 REF 198 VERSION 1		DATE / / COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3

PLAN/BA/001



ALAN H. SIMPSON
 • LAND SURVEYOR •
 P.O. BOX 421, WARRNAMBOOL 3280
 PHONE (055) 611846 FAX (055) 621775

SHEET 2 OF 2 SHEETS



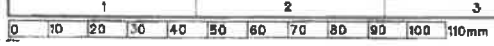
LICENSED SURVEYOR (PRINT) ALAN HALSTEAD SIMPSON

SIGNATURE _____ DATE 20/9/1993

REF 198 VERSION 1

DATE _____

COUNCIL DELEGATE SIGNATURE _____



PLAN: 98.502

Property Report

from www.land.vic.gov.au on 30 October 2020 09:31 AM

Address: 1015 AYRESFORD ROAD TAROON 3265

Lot and Plan Number: This property has 5 parcels. See table below.

Standard Parcel Identifier (SPI): See table below.

Local Government (Council): CORANGAMITE Council Property Number: 2160

Directory Reference: VicRoads 90 F7

This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 1391271 sq. m
(139.1 ha)

Perimeter: 9509 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.

4 dimensions shorter than 52m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

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

Address Details

These addresses have been found for this property

Address
1095 AYRESFORD ROAD ECKLIN SOUTH 3265
1009 AYRESFORD ROAD TAROON 3265
1015 AYRESFORD ROAD TAROON 3265

Parcel Details

Letter in first column identifies parcel in diagram above

	Lot/Plan or Crown Description	SPI		Lot/Plan or Crown Description	SPI
A	Lot 1 TP534599	1\TP534599		PARISH OF ECKLIN	
B	Lot 1 TP818686	1\TP818686	D	Allot. 11 Sec. A	11~A\PP2573
C	Lot 2 TP818686	2\TP818686	E	Allot. 11A Sec. A	11A~A\PP2573

State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: POLWARTH

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Wannon Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR ([Information about choosing an electricity retailer](#))

Planning Zone Summary

Planning Zones: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)
[ROAD ZONE - CATEGORY 1 \(RDZ1\)](#)

Planning Overlays: [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 \(SLO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

Planning scheme data last updated on 28 October 2020.

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 [Planning Schemes Online](#)

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](#)

The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

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

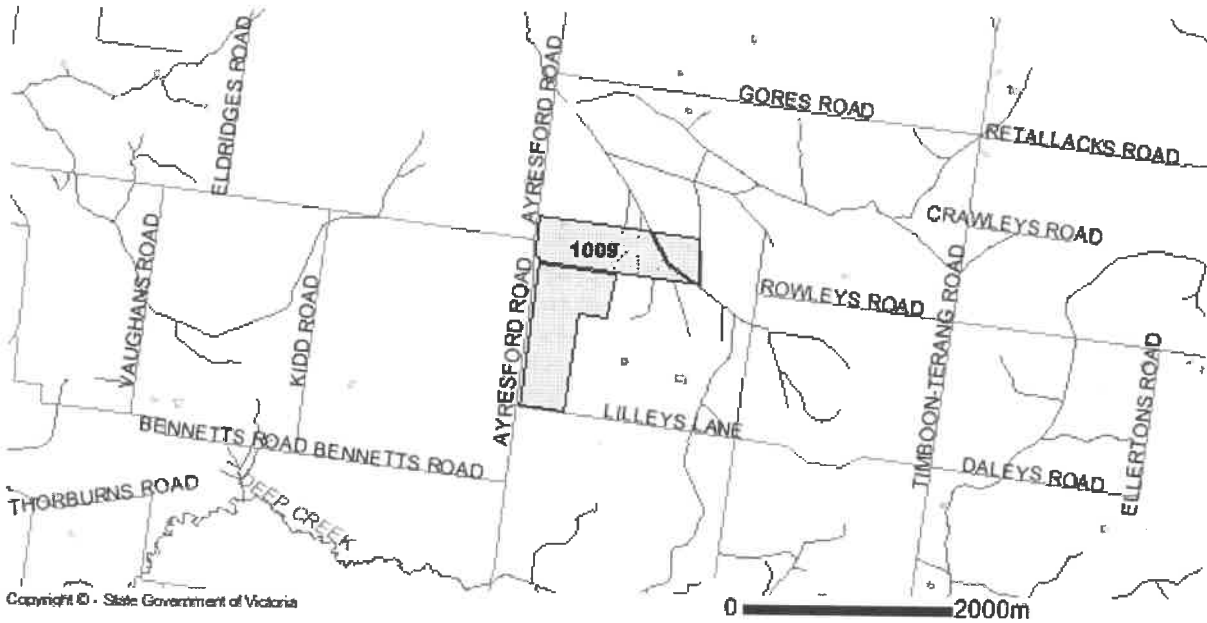
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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

Area Map



Copyright © - State Government of Victoria

- +++++ Railway
- Tram
- River, stream
- Lake, waterbody

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 30 October 2020 09:32 AM

PROPERTY DETAILS

Address: **1009 AYRESFORD ROAD TAROON 3265**
 Lot and Plan Number: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **CORANGAMITE**
 Council Property Number: **2160**
 Planning Scheme: **Corangamite**
 Directory Reference: **Vicroads 90 F7**

www.corangamite.vic.gov.au

[Planning Scheme - Corangamite](#)

This property has 5 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Wannon Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

[View location in VicPlan](#)

STATE ELECTORATES

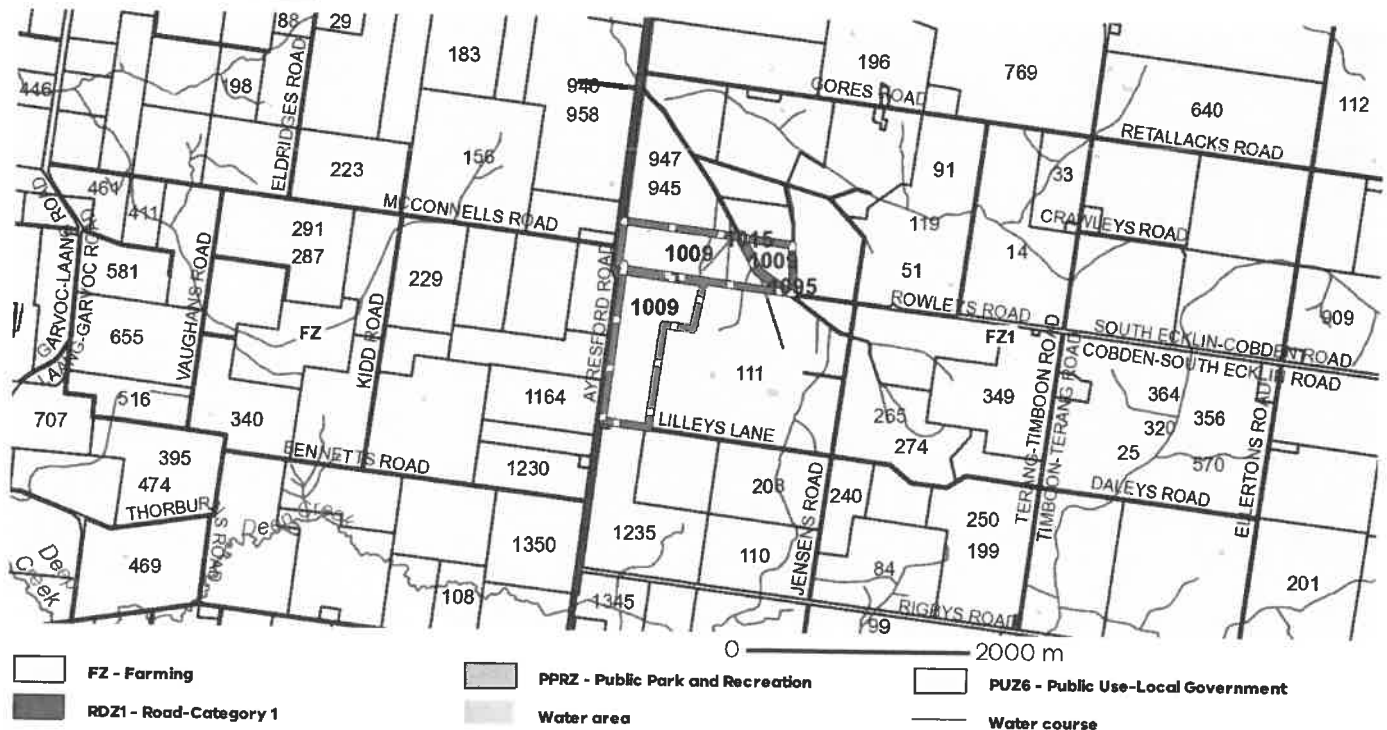
Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **POLWARTH**

Planning Zones

[FARMING ZONE \(FZ\)](#)

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[ROAD ZONE - CATEGORY 1 \(RDZ1\)](#)

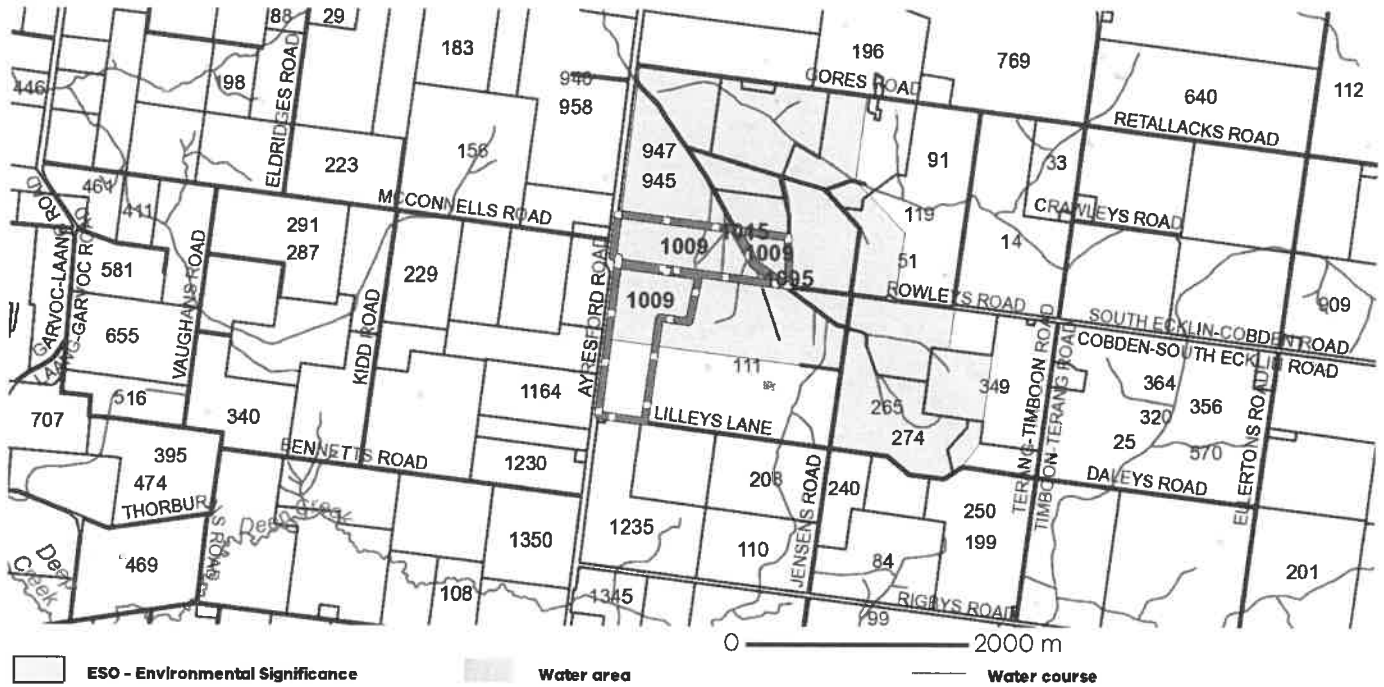


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

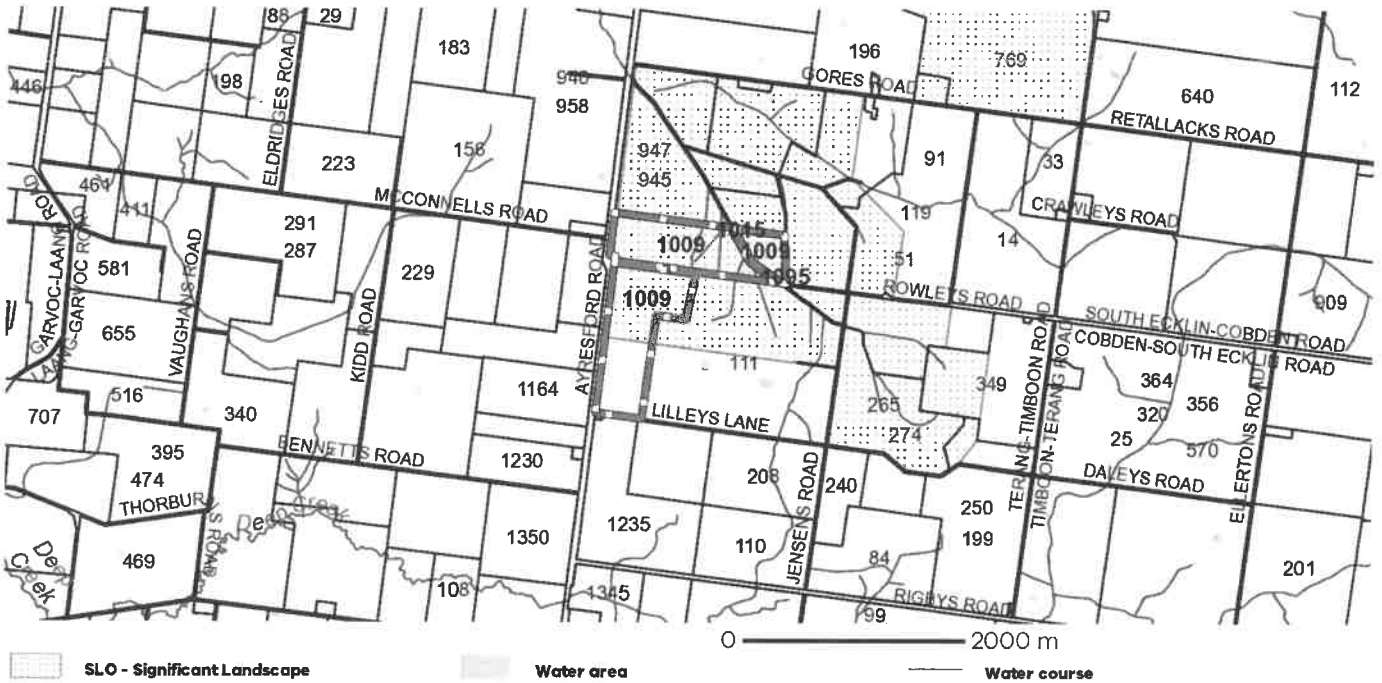
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



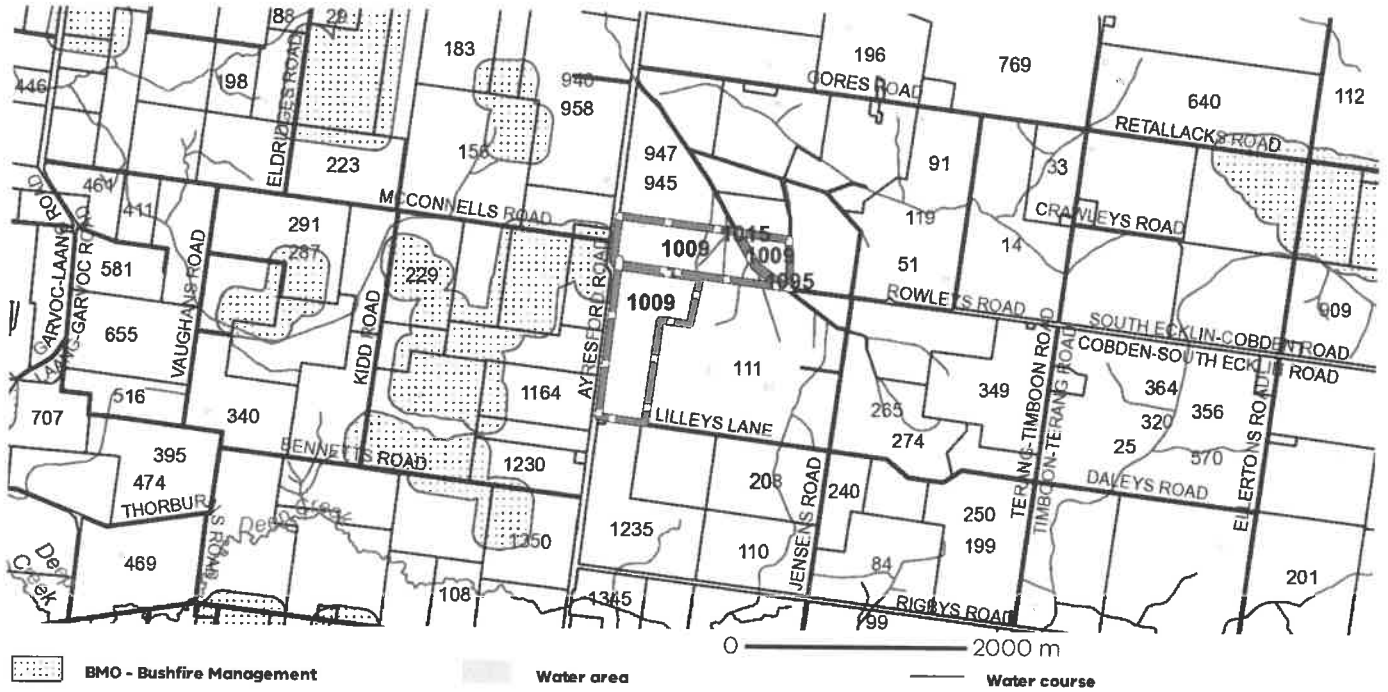
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

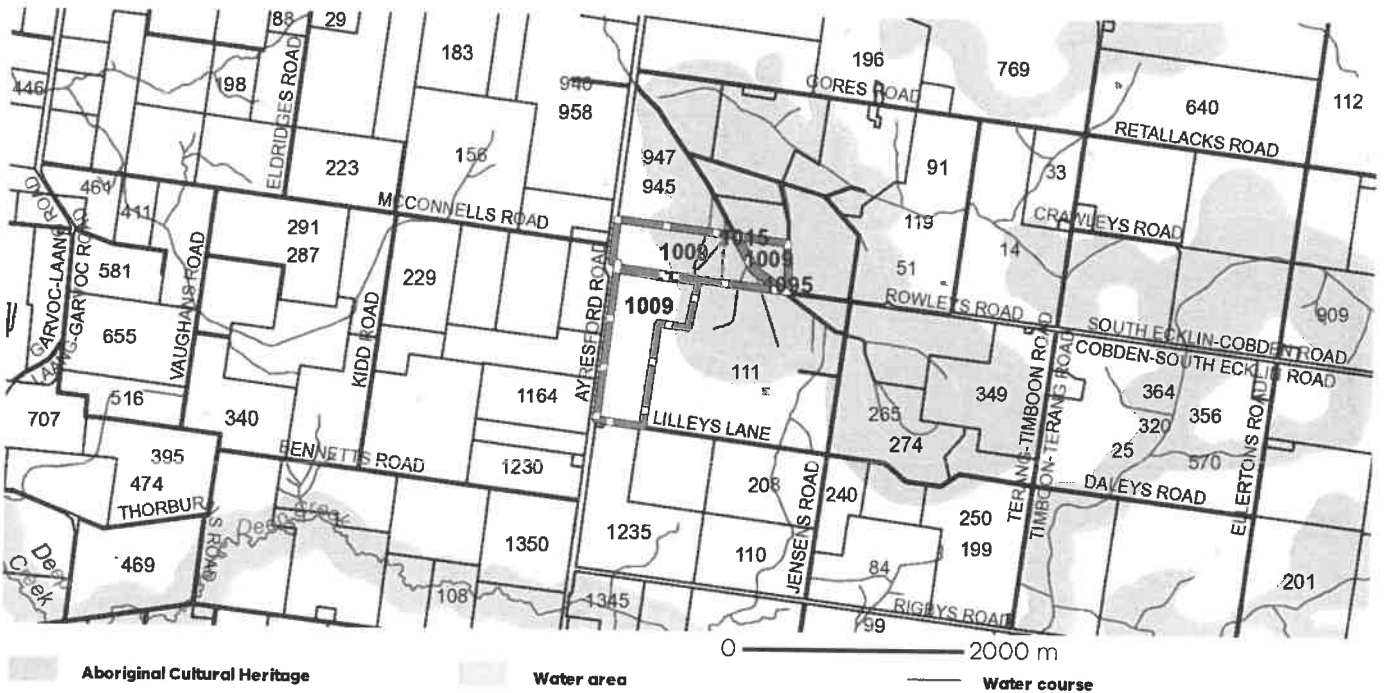
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 28 October 2020.

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>

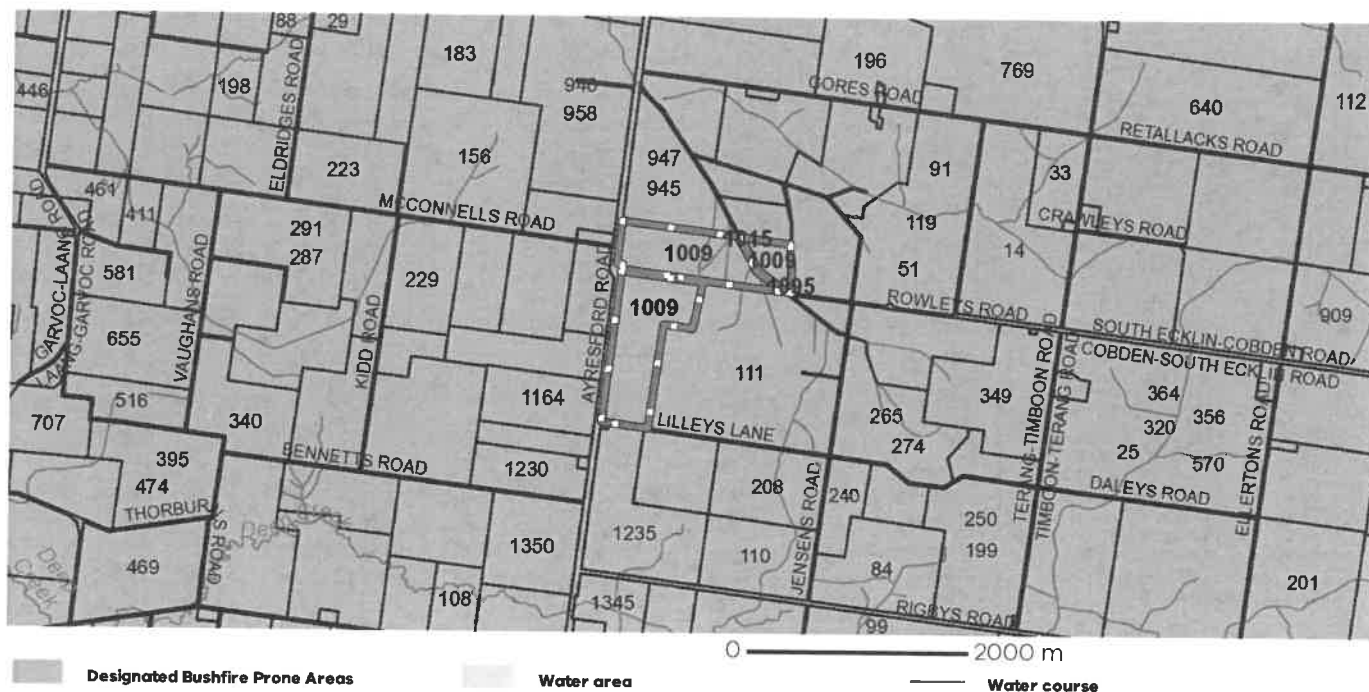
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>

MOYNE SHIRE COUNCIL

ABN: 69 056 376 923



Valuation, Rate and Charge Notice

RATES AND CHARGES DECLARED BY COUNCIL ON THE 23rd JUNE 2020
(CAPITAL IMPROVED VALUE USED FOR RATING PURPOSES)

P J Bond & J E Bond
1015 Ayresford Road
TERANG VIC 3264

MOYNE SHIRE COUNCIL: Princes Street, Port Fairy, 3284
MAIL TO: PO Box 51, Port Fairy, 3284
TELEPHONE: 1300 656 564
WEB: www.moyne.vic.gov.au
OFFICE HOURS: 8.45AM TO 4.45pm MONDAY TO FRIDAY

Rate Account Number	Rating Period	Issue Date	Level of Value	Operative Date of
501270	1/7/2020 - 30/6/2021	27/08/2020	Date 01/01/2020	Valuation 01/07/2020

Site Value	\$290,000	Capital Improved Value	\$360,000	Net Annual Value	\$18,000
------------	-----------	------------------------	-----------	------------------	----------

DESCRIPTION OF PROPERTY: McConnells Road
ECKLIN SOUTH VIC 3265
LAANG Lot 1 PS 329412S 40.470000 HA

Rating Details:

Municipal Charge	\$267.00
General Rates 0.0020724c/\$	\$746.06
Waste Facilities Service Charge - Improved	\$135.00
Fire Service Levy Primary Production Fixed	\$230.00
Fire Service Levy Primary Production Variable (.00019 x CIV)	\$68.40

TOTAL DUE **\$1,446.46**

INSTALMENT AMOUNT PAYABLE BY 30/09/2020 **\$360.46**

Remaining Instalments

30/11/2020	\$362.00
28/02/2021	\$362.00
31/05/2021	\$362.00

Transactions after 20 August 2020 have not been included in this notice.
See reverse side of this notice for important information and payment detail.

	Billers Code: 71944 Ref: 5012 705
--	--------------------------------------

	Billers Code: 71944 Ref: 5012 705
--	--------------------------------------

MOYNE SHIRE COUNCIL

Name
P J Bond & J E Bond
Rate Account Number
501270
Instalment amount
\$360.46
Due date
30/09/2020

BPAY* this payment via internet or phone banking.
BPAY View* - View and pay this bill using internet banking
BPAY View Registration No: 5012705

	Billers Code: 2381 Ref: 5012 705
--	-------------------------------------



*2381 5012705

For credit:
MOYNE SHIRE COUNCIL

Drawer	Bank	Branch
<input type="text"/>	<input type="text"/>	<input type="text"/>
Trancode	User code	Customer reference number
<input type="text" value="831"/>	<input type="text" value="066844"/>	<input type="text" value="5012705"/>

PAYMENT AMOUNT

\$

<066844> <000000005012705> >

MOYNE SHIRE COUNCIL

ABN: 69 056 376 923

MOYNE
SHIRE

Valuation, Rate and Charge Notice

RATES AND CHARGES DECLARED BY COUNCIL ON THE 23rd JUNE 2020
(CAPITAL IMPROVED VALUE USED FOR RATING PURPOSES)

P J Bond & J E Bond
1015 Ayresford Road
TERANG VIC 3264

MOYNE SHIRE COUNCIL: Princes Street, Port Fairy, 3284
MAIL TO: PO Box 51, Port Fairy, 3284
TELEPHONE: 1300 656 564
WEB: www.moyne.vic.gov.au
OFFICE HOURS: 8.45AM TO 4.45pm MONDAY TO FRIDAY

Rate Account Number	Rating Period	Issue Date	Level of Value	Operative Date of
500070	1/7/2020 - 30/6/2021	27/08/2020	Date 01/01/2020	Valuation 01/07/2020
Site Value \$280,000	Capital Improved Value	\$340,000	Net Annual Value	\$17,000

DESCRIPTION OF PROPERTY: Ayresford Road
ECKLIN SOUTH VIC 3265
LAANG Lot 108 28.200000 HA


Rating Details:


General Rates 0.0020724c/\$	\$704.61
Fire Service Levy Primary Production Variable (.000190 x CIV)	\$64.60

TOTAL DUE **\$769.21**
INSTALMENT AMOUNT PAYABLE BY 30/09/2020 **\$193.21**

Remaining Instalments
30/11/2020 \$192.00
28/02/2021 \$192.00
31/05/2021 \$192.00

Transactions after 20 August 2020 have not been included in this notice.
See reverse side of this notice for important information and payment detail.

 Biller Code: 71944
Ref: 5000 700

 Biller Code: 71944
Ref: 5000 700

MOYNE SHIRE COUNCIL

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No: 5000700

Name
P J Bond & J E Bond
Rate Account Number
500070
Instalment amount
\$193.21
Due date
30/09/2020

 Biller Code: 2381
Ref: 5000 700



For credit:
MOYNE SHIRE COUNCIL

Drawer	Bank	Branch
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Trancode	User code	Customer reference number
<input type="text" value="831"/>	<input type="text" value="066844"/>	<input type="text" value="5000700"/>

PAYMENT AMOUNT

\$

<066844> <000000005000700> >

MOYNE SHIRE COUNCIL

ABN: 69 056 376 923

MOYNE
SHIRE

Valuation, Rate and Charge Notice

RATES AND CHARGES DECLARED BY COUNCIL ON THE 23rd JUNE 2020
(CAPITAL IMPROVED VALUE USED FOR RATING PURPOSES)



034-3264 (1)

P J Bond & J E Bond
1015 Ayresford Road
TERANG VIC 3264

MOYNE SHIRE COUNCIL: Princes Street, Port Fairy, 3284
MAIL TO: PO Box 51, Port Fairy, 3284
TELEPHONE: 1300 656 564
WEB: www.moyne.vic.gov.au
OFFICE HOURS: 8.45AM TO 4.45pm MONDAY TO FRIDAY

Rate Account Number	Rating Period	Issue Date	Level of Value	Operative Date of
500056	1/7/2020 - 30/6/2021	27/08/2020	Date 01/01/2020	Valuation 01/07/2020

Site Value	\$320,000	Capital Improved Value	\$420,000	Net Annual Value	\$21,000
------------	-----------	------------------------	-----------	------------------	----------

DESCRIPTION OF PROPERTY: Ayresford Road
ECKLIN SOUTH VIC 3265
LAANG Lot 2 PS 329412 51.330000 HA

Rating Details:

General Rates 0.0020724c/\$	\$870.40
Fire Service Levy Primary Production Variable (.000190 x CIV)	\$79.80

TOTAL DUE **\$950.20**

INSTALMENT AMOUNT PAYABLE BY 30/09/2020 **\$236.20**

Remaining Instalments

30/11/2020	\$238.00
28/02/2021	\$238.00
31/05/2021	\$238.00

Transactions after 20 August 2020 have not been included in this notice.
See reverse side of this notice for important information and payment detail.



Billers Code: 71944
Ref: 5000 569



Billers Code: 71944
Ref: 5000 569

MOYNE SHIRE COUNCIL

Name
P J Bond & J E Bond
Rate Account Number
500056
Instalment amount
\$236.20
Due date
30/09/2020



Billers Code: 2381
Ref: 5000 569



*2381 5000569

For credit:

MOYNE SHIRE COUNCIL

Drawer	Bank	Branch
Trancode	User code	Customer reference number
831	066844	5000569

PAYMENT AMOUNT

\$

<066844> <000000005000569> >



Corangamite Shire
PO Box 84
Camperdown Vic 3260

**CORANGAMITE
SHIRE**

**2020-2021
RATE & VALUATION NOTICE**
Rates, Charges and Levies
For the period 1 July 2020 to 30 June 2021

Phone: (03) 5593 7100
Email: shire@corangamite.vic.gov.au
Web: www.corangamite.vic.gov.au
Office Hours - 8.30 am to 5.00 pm
ABN 87 042 518 438

PJ Bond & JE Bond
1015 Ayresford Road
TAROON VIC 3265



I006836
R1_15859

Property Details:

1015 Ayresford Road TAROON VIC 3265
Lot 1 TP534599P Lots 1/2 TP818686 (Allot pts 1A/1B Sec 13) Allots 11/11A Section A
Parish of Ecklin

Size: 141.42Ha

PAYMENT DUE BY 15 FEBRUARY 2021 OR BY INSTALMENTS

Farm Rate 0.32024% of CIV	\$6,644.98
Municipal Charge	\$202.50
Fire Services Property Levy \$230 + (.00019 x \$2,075,000 CIV)	\$624.25
FSPL Land Use Classification: Farm	
Balance Due	\$7,471.73

Australian Valuation Property Classification Code (AVPCC):
Livestock Production - Dairy Cattle

Payment in Full By
15 February 2021 **\$7,471.73**

OR

Payments of Four Instalments By

1 Due 30/09/2020	\$1,867.73
2 Due 30/11/2020	\$1,868.00
3 Due 28/02/2021	\$1,868.00
4 Due 31/05/2021	\$1,868.00

- To qualify for instalments, you must make the first payment by due date
- Reminder notices will only be issued for the remaining instalments
- Arrears, if any, are included in the first payment

Property Number:	2160
Notice Issue Date:	20/08/2020
Valuation as at:	01/01/2020
Capital Improved Value (CIV):	\$2,075,000.00
Site Value:	\$1,350,000.00
Net Annual Value:	\$103,750.00

PLEASE NOTE: Payments received by Council after 20 August 2020 have not been included in the above amount payable.

GST is not applicable to municipal rates & charges.

Penalty Interest: Arrears and late payments will be charged interest, see reverse for further information.

PAYMENT METHODS - Full details, see overleaf



Biller Code: 5553
Ref: 0000 0001 9543

BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 0000 0001 9543



Post Billpay Code: 0366
Ref: 0000 0001 9543



First Instalment: \$1,867.73



*366 000000019543

Full Payment: \$7,471.73



*366 000000019543

GO GREEN. GO ELECTRONIC.

Receive & pay your rates notices via email

Register now at corangamite.enotices.com.au
with eNotices reference number:

3F36FC0BDW





**CORANGAMITE
SHIRE**

**Building Regulations 2018
Regulation 51
Request for Information from Council**

Landata
GPO Box 527
MELBOURNE VIC 3001
Reference: 41978605-061-9

In accordance with your request, please find attached relevant information for the following property:

PROP NO.: 2160
ADDRESS: 1015 Ayresford Road TAROON VIC 3265
TITLE DETAILS: Lot 1 TP 818686N, Lot 2 TP 818686N, Allot 11 Section A Parish of Ecklin, Allot 11A Section A Parish of Ecklin, Lot 1 TP 534599P

51(1) (a) Details of building permits and certificates of final inspection issued in the preceding 10 years.

Permit No.	Dates Issued	Works	OP / C of FI	Date Issued
BP030276	19/09/2014	Construction of Swimming Pool (Inground, Concrete)	Certificate of Final Inspection	15/12/2016
BPS020400	12/11/2014	Internal Alterations to Ex.Dwelling, Gym, Spa, Pergola & Pool Safety Barrier	-	-

- (b) There have been no determinations issued made under regulation 64(1) and an exemption has not been granted under regulation 231(2) according to information available from the relevant file.
(c) No current notice or order applies as issued by a relevant building surveyor under the Act.

51(2) Special Use Designation:

The land described is not in an area which:

- (a) is liable to flooding within the meaning of regulation 5(2); or
(b) is designated under regulation 150 as an area in which buildings are likely to be subject to attack by termites; or
(c) which a bushfire attack level has been specified in a planning scheme; or
(d) is an area determined under regulation 152 as likely to be subject to significant snowfalls; or
(e) is designated land or;
(f) is designated works

51(3) Inspection approval dates of mandatory notification stage for work carried out on the building or land

Permit No.	Foundations	Frame	Final

AGENTS:

A person shall not act as an agent of an owner or other person having an equity in the property unless he/she is authorised in writing by the owner to do so.

INFORMATION SUPPLIED BY: Natalie Hall

Date Issued: 28 October 2020

Received the amount of \$47.20 for each section being the fee for information designated under regulation 52.

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

LICENCE TO OPERATE WORKS

under Section 67 of the Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the works licence.

Water used under this licence is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

This licence is not to be interpreted as an endorsement of the design and/or construction of any works (including dams). The Authority does not accept any responsibility or liability for any suits or actions arising from injury, loss, damage or death to person or property which may arise from the maintenance, existence or use of the works.

Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.

This licence authorises its holders to operate the described works, subject to the conditions.

Licence Holder(s)

PHILLIP JOHN BOND of 1016 AYRESFORD RD TAROON VIC 3265

JULIEANNE ELIZABETH BOND of 1016 AYRESFORD RD TAROON VIC 3265

Licence Contact Details

JE & PJ BOND

1016 AYRESFORD RD
TAROON VIC 3265

Licence Details

Expiry date	30 Jun 2035
Status	Active
Authority	Southern Rural Water
Name of waterway or aquifer	UNC-Unincorporated
Water system	Unincorporated (GMU)

Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

<i>Works ID</i>	<i>Works type</i>	<i>Use of water</i>
WRK098062	Bore	Irrigation

Description of Licensed Works

WORKS ID WRK098062

Works type	Bore
Works subtype	Drilled bore
Maximum depth	200.000 metres
Constructed depth	42.000 metres

Extraction Details

Service point/s	SP132060 WRK098062
Maximum extraction rate	1.500 megalitres per day (The physical capacity of the works)
Maximum daily volume	1.000 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume	100.000 megalitres
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

Works location

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
663773.0000	5753800.0000	Zone 54

Land description

Volume 7486 Folio 051
CA 11 Section A Parish of Ecklin

Property address

1015 ARYFORD ROAD, TERANG, VIC 3264

Related Instruments

Related entitlements BEE076989

Related water-use entities Nil

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WLI902397	Issue	Approved	06 Apr 2020	06 Apr 2020	

Conditions

Licence WLE078121 is subject to the following conditions:

Preventing pollution

- 1 Water must not be taken through the works if the Authority reasonably believes fuel, or lubricant, or any other matter used in connection with works and appliances associated with this licence, is at risk of contaminating a waterway, or aquifer, or the riparian or riverine environment.
- 2 The licence holder must construct and maintain bund walls around any hydrocarbon-fuel-driven engine, motor, fuel storage, or chemical storage used in connection with this licence, in accordance with the timeframe, specifications, guidelines and standards prescribed by the Authority.

Rosters and restrictions

- 3 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Metering of water taken and used

- 4 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 5 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 6 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 7 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 8 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 9 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 10 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 11 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.

Protecting other water users

- 12 The licence holder must, if required by the Authority, monitor and record water levels in the bore(s) before and after pumping; the licence holder must also provide this information in writing as directed by the Authority.
- 13 The licence holder must, at the licence-holder's expense, if required by the Authority, conduct a pumping test and obtain a hydrogeological report, to the Authority's specification, on the potential for bore operation to interfere with any bore, aquifer, groundwater dependent ecosystem or waterway.
- 14 The licence holder must, if required by the Authority, provide the Authority with the results of water quality tests on samples of water pumped from the bore.
- 15 The licence holder must provide the Authority with safe access to the licensed bore and works for the purposes of obtaining water level measurements, water samples and any other information or data pertaining to the operation of the bore, the works and the aquifer.
- 16 The licence holder must, if required by the Authority, cease taking water entirely, or cease taking water for a given period, or reduce the quantity of water taken during any period if, the Authority reasonably believes, or in accordance with the assessment in a Groundwater Management Plan, the use or disposal of water under this licence may injure or adversely affect any other person or an aquifer or the environment.
- 17 The licence holder must, if required by the Authority, enter into a formal agreement to supply

water to any party affected by interference from bore operation.

- 18 The bore(s) must not be altered or decommissioned without a works licence that authorises alteration, or decommissioning.

Operation and maintenance

- 19 Water may only be taken through the works at the specified location.
- 20 The licence holder must keep all works, appliances and dams associated with this licence, including outlet pipes and valves, in a safe and operable condition, and free from obstacles and vegetation that might hinder access to works.
- 21 Water may only be taken through the works if the works are sited, constructed, operated and maintained to the satisfaction of the Authority.
- 22 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

Protecting biodiversity

- 23 Water must not be taken through the works if the Authority reasonably believes that the taking of water, through the works and appliances associated with this licence, is at risk of causing damage to the environment.
- 24 The licence holder must, if required by the Authority, remedy any damage to the environment that in the opinion of the Authority is a result of the installation, operation or maintenance of the works.

Fees and charges

- 25 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

TAKE AND USE LICENCE

under Section 51 of the Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the take and use licence.

Water used under this entitlement is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

The Authority does not guarantee, by the granting of the licence, that the licensee will obtain any specific quantity or quality of water. The Authority is not liable for any loss or damage suffered by the licensee as a result of the quantity of water being insufficient or the quality of the water being unsuitable for use by the licensee at any particular time or for any particular purpose.

This take and use licence entitles its holders to take and use water as set out under the licence description, subject to the conditions that are specified.

Licence Holder(s)

PHILLIP JOHN BOND of 1016 AYRESFORD RD TAROON VIC 3265

JULIEANNE ELIZABETH BOND of 1016 AYRESFORD RD TAROON VIC 3265

Licence Contact Details

JE & PJ BOND

1016 AYRESFORD RD
TAROON VIC 3265

Licence Description

Expiry date	30 Jun 2035
Status	Active
Authority	Southern Rural Water
Name of waterway, aquifer or works	UNC-Unincorporated
Water system type	Groundwater (Hopkins - Corangamite catchment)
River basin or groundwater unit	Unincorporated (GMU)
Licence volume	100.0 megalitres
Licence volume adjusted for temporary trade	100.0 megalitres
Method of taking	Direct extraction from groundwater
Period during which water can be taken	01 Jul - 30 Jun inclusive
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use
Trading Zone	Unincorporated

Licence Volume Details

Licence volume 100.0 megalitres
Licence volume adjusted for temporary trade 100.0 megalitres

Temporary volume transaction details

<i>Approval date</i>	<i>Volume traded (ML)</i>	<i>Expiry date</i>
Nil		

Extraction Point Details

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>	<i>Location description</i>
663773	5753800	Zone 54	WRK098062

Land on which the Water is to be Used

Land description

Volume 7486 Folio 051
CA 11 Section A Parish of Ecklin

Volume 7486 Folio 051
CA 11A Section A Parish of Ecklin

Volume 6702 Folio 373
CA 108 Parish of Laang

Volume 10148 Folio 628
Lot 2 of Plan PS329412S

Volume 10148 Folio 627
Lot 1 of Plan PS329412S

Volume 7478 Folio 185
Lot 1 of Plan TP534599P

Volume 10326 Folio 104
Lot 1 of Plan TP818686N

Volume 10326 Folio 104
Lot 2 of Plan TP818686N

Property address

1015 ARYFORD ROAD, TERANG, VIC 3264

Maximum area to be irrigated 60.00 hectares

Related Instruments

Related entitlements	Nil
Related works licences	WLE078121
Other related entities	Nil

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
BEI038676	Issue	Approved	06 Apr 2020	06 Apr 2020	

Conditions

This take and use licence is subject to the following conditions:

Method of taking

- 1 Water may only be taken under this licence if it is taken by the method specified in this licence.
- 2 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

Take location

- 3 Water may only be taken under this licence if it is taken at the location specified in the licence under "extraction point details".

Take volume and rate

- 4 The volume of water taken under this licence in any twelve-month period from 1 July to 30 June must not exceed the licence volume, less any volume that has been temporarily transferred to another person or location.
- 5 The maximum volume that may be taken under this licence in any one day is 1.00 megalitres per day.

Temporary transfers to the licence holder

- 6 If there has been a temporary transfer of another licence to take water at the location, and use water on the land, specified in this licence:
 - a) the extra volume of water taken must not exceed the volume transferred, and
 - b) all the conditions of this licence apply to the taking and using of water consequential to the transfer.

Water allocations

- 7 The Authority may determine water allocations at 1 July or during the course of the subsequent twelve-month period that are less than 100% of the licence volume, in which case the licence volume is correspondingly reduced for that twelve-month period.

Take period

- 8 Unless otherwise directed by the Authority, water may be taken at any time between 1 July and 30 June.

Rosters and restrictions

- 9 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.

Metering of water taken and used

- 10 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 11 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 12 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 13 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 14 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 15 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 16 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 17 The Authority may, if it deems necessary, make an estimate of the total volume of water taken

under this licence.

Use of water

- 18 Water taken under this licence may only be used on the land, and for the purposes, specified in the licence.
- 19 The licence holder must at all times provide the Authority with safe access to inspect the land on which water is licensed to be used.

Managing drainage disposal

- 20 Where water use results in drainage from the land specified in the licence, that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the Authority.

Fees and charges

- 21 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD



Department of Environment, Land, Water & Planning

Your Ref : 41982496-072-6
Our Ref : 0513064 & 0510780

27 October 2020

Landata
Email: landata.online@delwp.vic.gov.au

Dear Sir/Madam

PO Box 879
15 Hume and Hovell Road
Seymour Vic 3660
Telephone: (03) 5735 4300
Facsimile: (03) 5792 3230
www.delwp.vic.gov.au
DX 218676

**RE: PROPERTY ENQUIRY - BOND PJ & JE - LOT 1 TP534599, LOT 1-2 TP818686,
ALLOTMENT 11A, 11 SECTION A ECKLIN**

I refer to your recent property enquiry and advise that licence numbers 0513064 & 0510780 may be associated with 1015 Ayresford Road Taroon. These licences are in the name of Bond .

Please be advised that holding the above described licenses does not give the licensee or proposed licensee exclusive use of the Crown Land that the licence is issued over, it only gives consent to use the Crown Land for a specified purpose as listed on the transfer form.

Transfer of these licenses should not be used as a condition of sale as the transfers are not an automatic process and will be subject to approval of the land manager. Please advise prospective purchasers of this information.

Approval to transfer will be sought on receipt of the following information:

- **Enclosed transfer form completed by both parties.**
- **Payment of the transfer fee, being \$59.25 and any outstanding rental as detailed on the transfer form.**
- Payment of the transfer fee and outstanding rental (if applicable) can be made in the following ways:
 - **Cheque or Money Order** – Please make payment out to "Department of Environment, Land, Water & Planning" or "DELWP".
 - **Invoice for payment** – if you wish to opt for the transfer fee and any applicable rental to be invoiced and sent with the licence document following the transfer, please tick the box below the transfer fee on the enclosed form.
- **Copy of a "Notice of Acquisition of an interest in land", titles and/or Rates Notice to enable confirmation of the area to be transferred.**

Please review the enclosed transfer form as it has changed.

The preferred method of sending out Licence documentation following a transfer will be via email. Unless otherwise advised, once the transfer has been completed, the licence document shall be signed electronically and emailed to the email address listed on the covering letter, under your reference. If no covering letter is included the documentation shall be sent to the email address listed on the transfer form. If you wish to discuss this change please email transactioncentre@delwp.vic.gov.au.

Should you have any queries regarding this matter please contact transactioncentre@delwp.vic.gov.au.

Yours sincerely

Transaction Centre

Transaction Centre



Email: transactioncentre@delwp.vic.gov.au

TRANSFER OF LICENCE

Details of present licence holder/s

I/We JULIEANNE ELIZABETH BOND; PHILLIP JOHN BOND

of 1016 AYRFORD, TERANG, Victoria, 3264, Australia

being the holder(s) of Licence No: 0513064

granted under the provisions of the Land Act 1958 do hereby agree to transfer the said licence.

Signature/s: _____ Date: _____

Required to be supplied with completed form:

1. Transfer fee of \$59.25 (GST exempt)

Please send an invoice for the Transfer fee and any outstanding rental (if applicable) with the Licence document following the transfer.

This section to be completed by proposed licence holder/s (Please Print)

I/We _____
(Full Names or Company Name)

of _____
(Proposed Residential Address)

Town: _____ P/Code: _____

(Address for future correspondence, if different to above) Town: _____ P/Code: _____

- do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and
- acknowledge this licence is issued for the purpose of GRAZING

Particulars of adjoining freehold land which is now occupied or owned (or in the process of purchase) by me / us are:

Allotment or Plan No.: _____ Section or Lot No.: _____

Parish: _____ Township: _____

Council Property Number (from Rate Certificate): _____

Signature/s: _____ Date: _____

Preferred Contact phone no.: _____ Email: _____

RENTAL INFORMATION

Licence No. 0513064 – (Unused Road)-Rental is \$ 588.00 has been paid for the period ending 1/10/2093



1: 10,397

Legend

- | | | | |
|--|--|---|--|
| <ul style="list-style-type: none"> □ Township □ Parish □ Parcel Crown Parcel ■ Crown Land ▨ Government Road Plan Noting Apiary ⊙ Temporary Apiary Rights ⊙ Beefarm and Range Licences | <p>Linear Tenure</p> <ul style="list-style-type: none"> — Other Pipelines --- Industrial Commercial licences --- Recreation Amusement licences --- Occupancy licences --- Radio TV Telecom site licences --- Emergency Services Use licences --- Water Supply licences --- Miscellaneous General licences --- Easements --- Pipe Consents | <p>Lease</p> <ul style="list-style-type: none"> ■ General Licence ▨ Delegated Lease ▨ Delegated Licence ▨ Grazing Licence ▨ Riparian Management Licence ▨ Water Frontage Licence ▨ Unused Road Licence ▨ Delegated Management Reserve ▨ Direct Management Reserve | <p>Government Road</p> <ul style="list-style-type: none"> ▨ Government Road ▨ Dual Status Government Road |
|--|--|---|--|

-MapScale-



Overview Map

Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.



Email: transactioncentre@delwp.vic.gov.au

TRANSFER OF LICENCE

Details of present licence holder/s

I/We JULIEANNE ELIZABETH BOND; PHILLIP JOHN BOND
of 1016 AYRESFORD ROAD, TAROON, Victoria, 3264, Australia

being the holder(s) of Licence No: 0510780

granted under the provisions of the Land Act 1958 do hereby agree to transfer the said licence.

Signature/s: _____ Date: _____

Required to be supplied with completed form:

1. Transfer fee of \$59.25 (GST exempt)

Please send an invoice for the Transfer fee and any outstanding rental (if applicable) with the Licence document following the transfer.

This section to be completed by proposed licence holder/s (Please Print)

I/We _____
(Full Names or Company Name)

of _____
(Proposed Residential Address)

Town: _____ P/Code: _____

_____ Town: _____ P/Code: _____
(Address for future correspondence, if different to above)

- do hereby agree to accept the transfer of the said licence to me/us and supply the following information which is true and correct, and
- acknowledge this licence is issued for the purpose of GRAZING

Particulars of adjoining freehold land which is now occupied or owned (or in the process of purchase) by me / us are:

Allotment or Plan No.: _____ Section or Lot No.: _____

Parish: _____ Township: _____

Council Property Number (from Rate Certificate): _____

Signature/s: _____ Date: _____

Preferred
Contact phone no.: _____ Email: _____

RENTAL INFORMATION

Licence No. 0510780 – (Unused Road)-Rental is \$ 1584.66 has been paid for the period ending 1/10/2093



1: 20,795

Legend

- | | | | |
|---|--|---|--|
| <ul style="list-style-type: none"> □ Township □ Parish □ Parcel □ Crown Parcel ■ Crown Land □ Government Road □ Plan Noting □ Apiary ● Temporary Apiary Rights ● Beefarm and Range licences | <p>Linear Tenure</p> <ul style="list-style-type: none"> --- Other Pipelines --- Industrial Commercial licences --- Recreation Amusement licences --- Occupancy licences --- Radio TV Telecom site licences --- Emergency Services Use licences --- Water Supply licences --- Miscellaneous General licences --- Easements --- Pipe Consents | <p>Lease</p> <ul style="list-style-type: none"> ■ General Licence ▨ Delegated Lease ▨ Delegated Licence ■ Grazing Licence ■ Riparian Management Licence ■ Water Frontage Licence ■ Unused Road Licence ■ Delegated Management Reserve ■ Direct Management Reserve | <p>Government Road</p> <ul style="list-style-type: none"> □ Government Road □ Dual Status Government Road |
|---|--|---|--|

-MapScale-



Overview Map

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Dairy Food Safety
VICTORIA

DAIRY INDUSTRY LICENCE

DAIRY FARMER

LICENCE NUMBER:

5090449

THIS LICENCE IS ISSUED TO

P J & J E Bond

P J & J E Bond

1015 Ayresford Road, TAROON, VIC, 3265

under the provisions of the *Dairy Act 2000* and authorises the licence holder to produce and store raw milk at the address stated on this licence, subject to conditions appearing on the reverse of this licence.

01/07/2020 – 30/06/2022

For and on behalf of Dairy Food Safety Victoria

Amanda Hill
Chief Executive Officer

DAIRY FARMER LICENCE CONDITIONS

Pursuant to Section 26(3) of the *Dairy Act 2000 (Vic)*, dairy farmer licences are issued with the following conditions:

The licence holder must:

- a. ensure that the licensed premises is maintained and dairy food is produced, handled and stored in accordance with relevant provisions of the Australian and New Zealand Food Standards Code
- b. ensure an auditor approved by Dairy Food Safety Victoria, or an authorised officer under the Dairy Act, verifies the implementation of, and continued compliance with, an approved dairy food safety program through an audit at a frequency no greater than 24 months and within six months of a new licence being listed
- c. comply with any written corrective action request by an approved auditor or an authorised officer pertaining to their approved food safety program within the stated time frames specified in the request
- d. advise Dairy Food Safety Victoria prior to making any changes pertaining to the premises, equipment or processes carried out at the premises
- e. ensure that milk or any milk product which is sold, delivered or supplied by the licence holder other than:
 - i. for human consumption; or
 - ii. to another holder of a licence under the Dairy Act,
is treated in a manner approved by Dairy Food Safety Victoria so as to deter human consumption and such that the milk or milk product could not reasonably be mistaken as for human consumption.

Level 2, 969 Burke Road, Camberwell VIC 3124
PO Box 8221, Camberwell North VIC 3124

t +61 3 9810 5900 f +61 3 9882 6860 e info@dairysafe.vic.gov.au
www.dairysafe.vic.gov.au



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Jellie McDonald C/- InfoTrack
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 62081

NO PROPOSALS. As at the 26th October 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

1015 AYRESFORD ROAD, TAROON 3265
SHIRE OF CORANGAMITE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 26th October 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 41978605 - 41978605142800 '62081'

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 \(consumer.vic.gov.au/duediligencechecklist\)](http://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.

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