

# 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> | Lot 1 Midland Highway, Bannockburn 3331 |
|-------------|-----------------------------------------|

|                      |               |             |           |
|----------------------|---------------|-------------|-----------|
| <b>Vendor's name</b> | Mary Dimovski | <b>Date</b> | 21-Jul-23 |
|----------------------|---------------|-------------|-----------|

|                           |                                                                                                                           |  |  |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Vendor's signature</b> | DocuSigned by:<br><br>845F6DF34ADA49B... |  |  |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|--|--|

|                      |                    |             |           |
|----------------------|--------------------|-------------|-----------|
| <b>Vendor's name</b> | Steven Stojanovski | <b>Date</b> | 20-Jul-23 |
|----------------------|--------------------|-------------|-----------|

|                           |                                                                                                                          |  |  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>Vendor's signature</b> | DocuSigned by:<br><br>5B9115FB3238453 |  |  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------|--|--|

|                      |                 |             |         |
|----------------------|-----------------|-------------|---------|
| <b>Vendor's name</b> | Kon Stojanovski | <b>Date</b> | 20/7/23 |
|----------------------|-----------------|-------------|---------|

|                           |                                                                                     |  |  |
|---------------------------|-------------------------------------------------------------------------------------|--|--|
| <b>Vendor's signature</b> |  |  |  |
|---------------------------|-------------------------------------------------------------------------------------|--|--|

|                         |  |             |     |
|-------------------------|--|-------------|-----|
| <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:

\$7,000.00

## 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): |
|------------------------------------------------------------|

## 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:

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 checked="" type="checkbox"/> | Gas supply <input checked="" type="checkbox"/> | Water supply <input type="checkbox"/> | Sewerage <input checked="" type="checkbox"/> | Telephone services <input checked="" type="checkbox"/> |
|--------------------------------------------------------|------------------------------------------------|---------------------------------------|----------------------------------------------|--------------------------------------------------------|

**9 TITLE**

Attached are copies of the following documents:

**9.1 (a) Registered Title**

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

**10 SUBDIVISION**

**10.1. Unregistered Subdivision**

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

Not Applicable.

**10.2. Staged Subdivision**

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

Not Applicable.

**10.3. Further Plan of Subdivision**

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

Not Applicable.

**11 DISCLOSURE OF ENERGY INFORMATION**

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 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**

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

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

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

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 04654 FOLIO 798

Security no : 124107408708H  
Produced 06/07/2023 11:17 AM

LAND DESCRIPTION

Lot 1 on Title Plan 375267A.

PARENT TITLES :

Volume 04584 Folio 773      Volume 04654 Folio 796  
Created by instrument 1072939 02/11/1922

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

MARY DIMOVSKI of 2 LYLE COURT HAMLYN HEIGHTS VIC 3215

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

KON STOJANOVSKI of 7 MAWARRA COURT HIGHTON VIC 3216

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

STEVEN STOJANOVSKI of 1B CARMICHAEL AVENUE NEWTOWN VIC 3220

AR460152N 17/09/2018

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 TP375267A 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: MIDLAND HIGHWAY BANNOCKBURN VIC 3331

DOCUMENT END

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

VOLUME 04654 FOLIO 797

Security no : 124107408723R  
Produced 06/07/2023 11:17 AM

LAND DESCRIPTION

Lot 1 on Title Plan 409207L.

PARENT TITLES :

Volume 04584 Folio 773      Volume 04654 Folio 796  
Created by instrument 1072938 02/11/1922

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 3 equal undivided shares  
Sole Proprietor

MARY DIMOVSKI of 2 LYLE COURT HAMLYN HEIGHTS VIC 3215

As to 1 of a total of 3 equal undivided shares  
Sole Proprietor

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DIAGRAM LOCATION

SEE TP409207L 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: MIDLAND HIGHWAY BANNOCKBURN VIC 3331

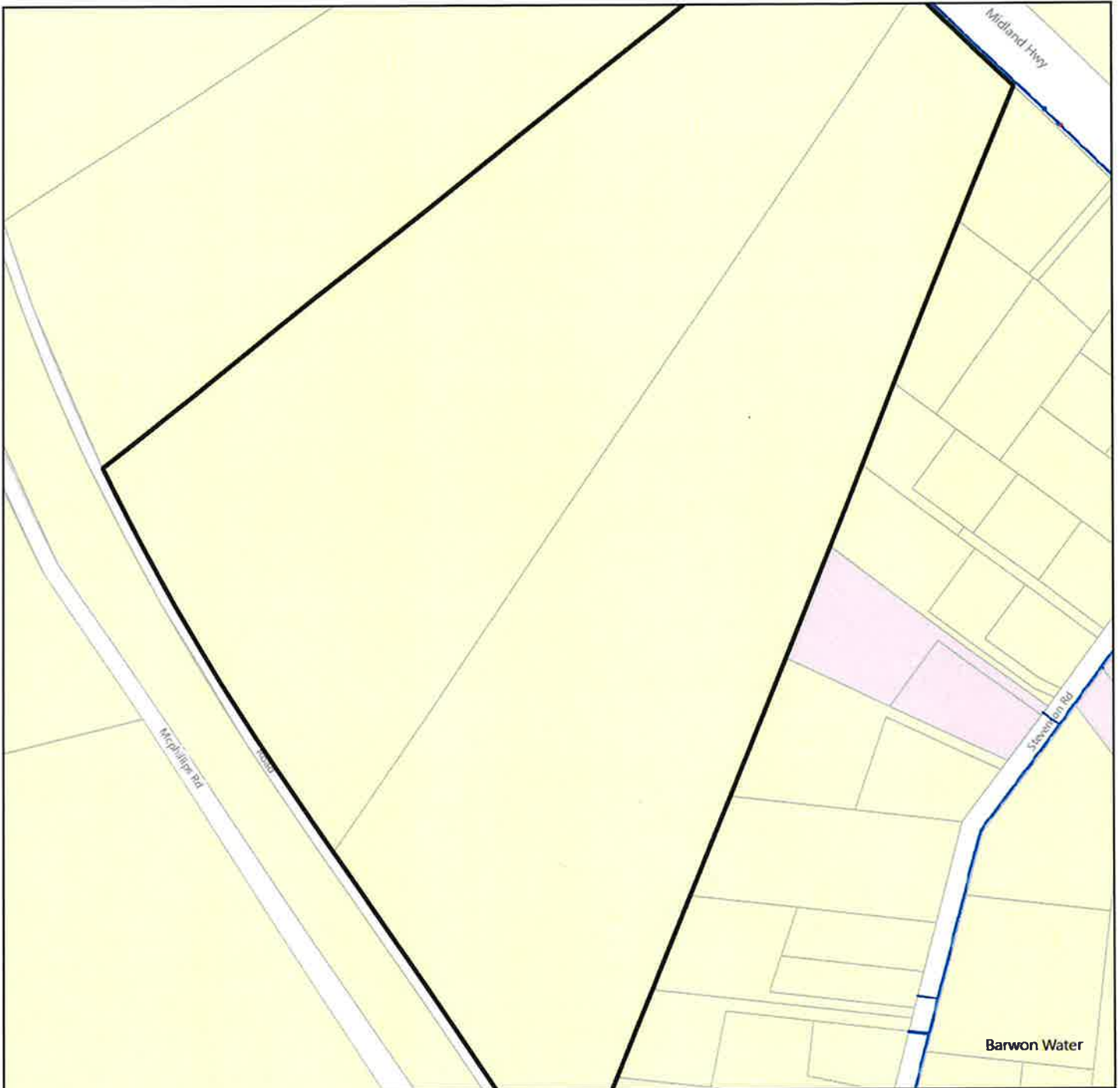
DOCUMENT END



| <b>TITLE PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>EDITION 1</b>                                                                                                                                                   | <b>TP 409207L</b>                                                                                                                                                                                 |                             |  |                                                                                                                                                                            |  |                      |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|--|
| <p><b>Location of Land</b></p> <p>Parish: WABDALLAH</p> <p>Township:</p> <p>Section: B</p> <p>Crown Allotment: 6 (PT)</p> <p>Crown Portion:</p> <p><b>Last Plan Reference:</b></p> <p>Derived From: VOL 4654 FOL 797</p> <p>Depth Limitation: NIL</p>                                                                                                                                                                                                                                   | <p style="text-align: center;"><b>Notations</b></p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |                                                                                                                                                                                                   |                             |  |                                                                                                                                                                            |  |                      |  |
| <p><b>Description of Land / Easement Information</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                    | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 17/04/2000</p> <p>VERIFIED: AD</p> |                             |  |                                                                                                                                                                            |  |                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                    |                                                                                                                                                                                                   |                             |  |                                                                                                                                                                            |  |                      |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">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" style="font-size: small;">PARCEL 1 = CA 6 (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 6 (PT) |  |
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| PARCEL 1 = CA 6 (PT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                    |                                                                                                                                                                                                   |                             |  |                                                                                                                                                                            |  |                      |  |
| LENGTHS ARE IN LINKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                                                                                | Sheet 1 of 1 sheets                                                                                                                                                                               |                             |  |                                                                                                                                                                            |  |                      |  |

| <b>TITLE PLAN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>EDITION 1</b>                                                                                                                                                   | <b>TP 375267A</b>                                                                                                                                                                                               |                             |  |                                                                                                                                                                             |  |                      |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|--|
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                    |                                                                                                                                                                                                                 |                             |  |                                                                                                                                                                             |  |                      |  |
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| PARCEL 1 = CA 6 (PT)                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                    |                                                                                                                                                                                                                 |                             |  |                                                                                                                                                                             |  |                      |  |
| LENGTHS ARE IN LINKS                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                                                                                | Sheet 1 of 1 sheets                                                                                                                                                                                             |                             |  |                                                                                                                                                                             |  |                      |  |





### Property Plan

#### Details

Address: Midland Hwy, Bannockburn, 3331

Lot: 1

Installation: 15644233

Drainage Plan: US2839

Branch Length:

End Point Depth:

Branch Type:

Distance From Manhole:

Potable Water: Connected

Recycled Water: Not Available

Sewer: Not Available

Dry Tapping: N/A

Boundary Tie: Potable Water

Recycled Water

Sewer

Comments:



P.O.Box 659 Geelong 3220 T: 1300 656 007

info@barwonwater.vic.gov.au

www.barwonwater.vic.gov.au

#### Legend

|                |  |  |                      |
|----------------|--|--|----------------------|
| Gravity Sewer  |  |  | Cracked AC Pipe      |
| Pressure Sewer |  |  | Asbestos in Wrapping |
| Potable Water  |  |  | Benzene Detected     |
| Recycled Water |  |  | LEL Detected         |
|                |  |  | Contaminated Ground  |

Scale: 1:5,000

Created: 17/07/2023



#### WARNINGS

Indicates the presence of a hazardous zone. Follow OH&S Guidelines Barwon Water OH&S Alert Entry into any manhole or the construction of a new connection to a live sewer is controlled by confined space and OH&S Regulations.

**DISCLAIMER:** Barwon Water does not provide any warranty, express or implied, as to the accuracy, completeness, currency or reliability of plans provided. Furthermore, Barwon Water does not provide a warranty that the scale of the plans is accurate, or that they are suitable for a specific purpose. These plans are intended for general information only. Barwon Water is not responsible and does not accept liability for any loss, expense or damage (direct or indirect) which has arisen from reliance on any plans provided by Barwon Water. It is the responsibility of users of the plans to ensure the accuracy of the plans by independent means and to take care when undertaking works that have the potential to damage Barwon Water assets.



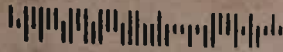
# Rates and Valuation Notice

for the Period 1 July 2022  
to 30 June 2023



GOLDEN PLAINS SHIRE

ABN 86 998 573 276  
All items are GST free



023 0000764

S Stojanovski & M Dimovski  
K Stojanovski  
10 Heme Street  
MANIFOLD HEIGHTS VIC 3218

## Three Payment Options for 2022/23 Rates

### 1. One Full Payment

|                            |                                                 |
|----------------------------|-------------------------------------------------|
| <b>One Payment in Full</b> | <b>\$2,511.69</b><br>Due by<br>15 February 2023 |
|----------------------------|-------------------------------------------------|

### 2. Four Instalment Payments

|                         |                                             |
|-------------------------|---------------------------------------------|
| <b>First Instalment</b> | <b>\$627.99</b><br>Due by 30 September 2022 |
|-------------------------|---------------------------------------------|

|                          |                                            |
|--------------------------|--------------------------------------------|
| <b>Second Instalment</b> | <b>\$627.90</b><br>Due by 30 November 2022 |
|--------------------------|--------------------------------------------|

|                         |                                            |
|-------------------------|--------------------------------------------|
| <b>Third Instalment</b> | <b>\$627.90</b><br>Due by 28 February 2023 |
|-------------------------|--------------------------------------------|

|                          |                                       |
|--------------------------|---------------------------------------|
| <b>Fourth Instalment</b> | <b>\$627.90</b><br>Due by 31 May 2023 |
|--------------------------|---------------------------------------|

### 3. Ten Monthly Payments

Please contact Council to register: 5220 7111

|                             |                                                                         |
|-----------------------------|-------------------------------------------------------------------------|
| <b>Ten Monthly Payments</b> | <b>\$251.16</b><br>Due 15th of the month<br>From Sept 2022 to June 2023 |
|-----------------------------|-------------------------------------------------------------------------|

|                       |                             |
|-----------------------|-----------------------------|
| <b>Rating Period</b>  | 1 July 2022 to 30 June 2023 |
| <b>Valuation Date</b> | 1 January 2022              |
| <b>Issue Date</b>     | 20/07/2022                  |

Kindly Note: Payments received after  
20/07/2022 are not included on this notice.

|                                    |                                                                                    |                   |                      |
|------------------------------------|------------------------------------------------------------------------------------|-------------------|----------------------|
| <b>Property No.</b>                | A15600160                                                                          |                   |                      |
| <b>Property</b>                    | Lot 1 Midland Highway Bannockburn 3331<br>L1 TP375267, L1 TP409207 Area:44.1369 HA |                   |                      |
| <b>Valuations</b>                  | Site Value                                                                         | \$972,000         |                      |
|                                    | Capital Improved Value                                                             | \$972,000         |                      |
|                                    | Net Annual Value                                                                   | \$48,600          |                      |
|                                    | Rate in \$ on CIV                                                                  | 0.001912          |                      |
| <b>Rates and Charges</b>           | <b>Details</b>                                                                     | <b>Current</b>    | <b>Arrears Total</b> |
|                                    | Farm Over 40 Hacre 001912                                                          | \$1,858.46        | \$1,858.46           |
|                                    | Pre-payments                                                                       | -\$0.01           | -\$0.01              |
|                                    | Municipal Charge                                                                   | \$250.00          | \$250.00             |
| <b>Fire Services Property Levy</b> | FSPL Primary Production<br>\$238.00 + (0.00017 x \$972,000.00 CIV)                 | \$403.24          | \$403.24             |
| <b>AVPCC</b>                       | 103 - Vacant Residential Rural/Rural Lifestyle                                     |                   |                      |
|                                    | <b>TOTAL AMOUNT DUE</b>                                                            | <b>\$2,511.69</b> |                      |

S000764Q01 000835 #04127

Register to receive your notice via email

GO TO [erates@goldenplains.vic.gov.au](mailto:erates@goldenplains.vic.gov.au)

## Payment Options



**Online or by phone**  
[www.goldenplains.vic.gov.au/payment](http://www.goldenplains.vic.gov.au/payment)  
Phone: 5220 7111 Ref: 15600160



**Direct Debit**  
Call 5220 7111 for  
an application form



Billor Code: **35238** Ref: **1156 0016 04**  
BPAY® this payment is via internet or phone banking.  
BPAY View® - View and pay this bill using internet banking.  
BPAY View® Registration No.: **1156 0016 04**



**In Person** Pay by cheque, cash or EFTPOS (including credit card)  
at a Council Customer Hub: 2 Pope St, Bannockburn or  
19 Heales St, Smythesdale.



**Mail** Post cheque and payment slip to PO Box 111, Bannockburn Vic 3331



In store at Australia Post,  
online at [auspost.com.au/postbillpay](http://auspost.com.au/postbillpay)  
or call 13 18 16

Billpay Code: **2335**

Property No: 1156 0016 04

Property Address:  
Lot 1 Midland Highway  
Bannockburn 3331

**Full Payment**  
**\$2,511.69**



\*2335 1156001604

**Or First Instalment**  
**\$627.99**



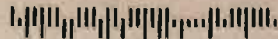
\*2335 1156001604

Barwon Region Water Corporation  
 ABN 38 548 318 314

Date of issue  
 17 June 2023

1300 656 007  
[www.barwonwater.vic.gov.au](http://www.barwonwater.vic.gov.au)

## Tax Invoice/Statement



551684-001 000031 (121) 0023  
 M Dimovski & K & S Stojanovski  
 2 Lyle Ct  
 HAMLIN HEIGHTS, VIC 3215

Account number  
**69000001 00182713**

Payment due  
**17 July 2023**

Total amount due  
**\$ 318.69**

## Your account summary

Service Address: MIDLAND HWY BANNOCKBURN 3331

|                      |                    |
|----------------------|--------------------|
| Previous balance     | \$153.77 DR        |
| Payments/adjustments | \$153.77 CR        |
| Your balance         | \$0.00             |
| New charges          | \$318.69 DR        |
| <b>Total</b>         | <b>\$318.69 DR</b> |

### Your average daily use in litres per day

|        |             |
|--------|-------------|
| Jun 23 | 5481        |
| Mar 23 | 711         |
| Dec 22 | 54          |
| Sep 22 | 0 estimated |
| Jun 22 | 0           |

From July 1, 2022, while the Consumer Price Index (CPI) is 5.1%, a medium-sized business using 3,000 kilolitres per year will see an increase of less than CPI of 2.9% on their annual bill. This translates on average to \$89.37 a quarter.

The price adjustment will allow us to continue meeting our service commitment, in line with the 2018-2023 Price Submission, approved by the Victorian Essential Services Commission.

**If you need help paying your bill, we have many support options available in the leaflet attached.**

## We're here to help you with your water bill

If you're concerned about being able to pay your water bill, we offer extra support and flexibility to suit your situation. We have a number of customer support options available and can tailor an option to suit your individual needs.

### Get in touch, we're here to help.

For more information, please call us on 1300 656 007 between 8 am and 6 pm, Monday to Friday. We will put you in touch with a specialist who will deal with your enquiry promptly and sensitively.

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



**Installation Type: Non Residential Farms (vacant no house)**

LOT 1 TP375267, LOT 1 TP409207

| Bill Details as at 17 JUN 2023 |                    | Value            | GST               | Price            |
|--------------------------------|--------------------|------------------|-------------------|------------------|
| WATER VOLUME                   | 143 kL at \$2.2286 | 318.69           | 0.00              | 318.69           |
| <b>Total</b>                   |                    | <b>\$ 318.69</b> | <b>\$ 0.00</b>    | <b>\$ 318.69</b> |
| Balance brought forward        |                    |                  |                   | 0.00             |
|                                |                    |                  | <b>Please pay</b> | <b>\$ 318.69</b> |

**PLEASE NOTE:** The supply of water is subject to the conditions of your Water Supply Agreement. These conditions outline important information that you should ensure you are familiar with. Once water is past our point of supply to the private line, we do not guarantee its quality. The condition and maintenance of the private line is the owner's responsibility. As per the agreement, we also do not guarantee the quantity, pressure or continuity of supply. Please contact us should you have any enquiries regarding your agreement. Payment of this invoice is acknowledgement that you understand and accept all of the conditions of this agreement.

**Reading Details**

| Meter No. | Current Read Date | Current Reading (kL) | Previous Read Date | Previous Reading (kL) | Consumption (kL) |
|-----------|-------------------|----------------------|--------------------|-----------------------|------------------|
| 0831430   | 10MAY23           | 00517                | 14MAR23            | 00374                 | 143              |
| 2371783   | 06JUN23           | 00005                | 10MAY23            | 00000                 | 5                |

**Need help paying your bill?**

Contact us to set up a payment plan and talk about grants, rebates and concessions.

**Residential Tenants and Landlords**

Tenants with separate meters pay water volume charges only.

**Moving house?**

Please let us know at least 2 days before you move in or out so we can arrange a meter reading and update your details.

**Communication assistance**

Hearing or speech impaired? Contact us via the National Relay Service on 13 36 77. We provide a free interpreter service. Contact the Translation and Interpreter Service on 13 14 50.

Servizio Interpreti  
DolmetschdienstSlužba za usluge tumačenja  
Служба за преводавањеУслуга тумача  
传译服务**Contact Us**

1300 656 007

Email [info@barwonwater.vic.gov.au](mailto:info@barwonwater.vic.gov.au)**General enquiries, billing and payment options**

Mon - Fri, 9.00am - 5.00pm

**Emergencies and faults**

24 hours, 7 days

Statement No 711706106

**Payment Options****Direct Debit**

To arrange a direct debit, please call or visit our website.



Billers Code: 585224

Ref: 8900 0001 0018 2713 1

Contact your financial institution to pay from your cheque, savings or credit account.

**Centrelink**

Centrelink recipients can arrange automatic payments through Centrepay. Contact us for details.

**By Cheque**

Post the payment slip with your cheque payable to Barwon Water to: PO Box 14206, Melbourne City MC VIC 8001. Please do not use staples or pins.



Billpay Code: 0803

Ref: 8900 0001 0018 2713 1

- In person at any post office
- Online at [www.postbillpay.com.au](http://www.postbillpay.com.au)
- Call 13 18 16 for credit card payments

Account number

69000001 00182713

Payment due

17 July 2023

Total amount due

\$ 318.69

Statement No 711706106

POST billpay



\*803 89000001001827131 318.69 1

+00000069000001&gt; +002579+ &lt;0001827131&gt;

&lt;0000031869&gt; +444+

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 17 July 2023 01:49 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP375267**  
 Address: **MIDLAND HIGHWAY BANNOCKBURN 3331**  
 Standard Parcel Identifier (SPI): **1\TP375267**  
 Local Government Area (Council): **GOLDEN PLAINS**  
 Council Property Number: **15600160 (Part)**  
 Planning Scheme: **Golden Plains**  
 Directory Reference: **Vicroads 93 D2**

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

[Planning Scheme - Golden Plains](#)

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **GEELONG**

## OTHER

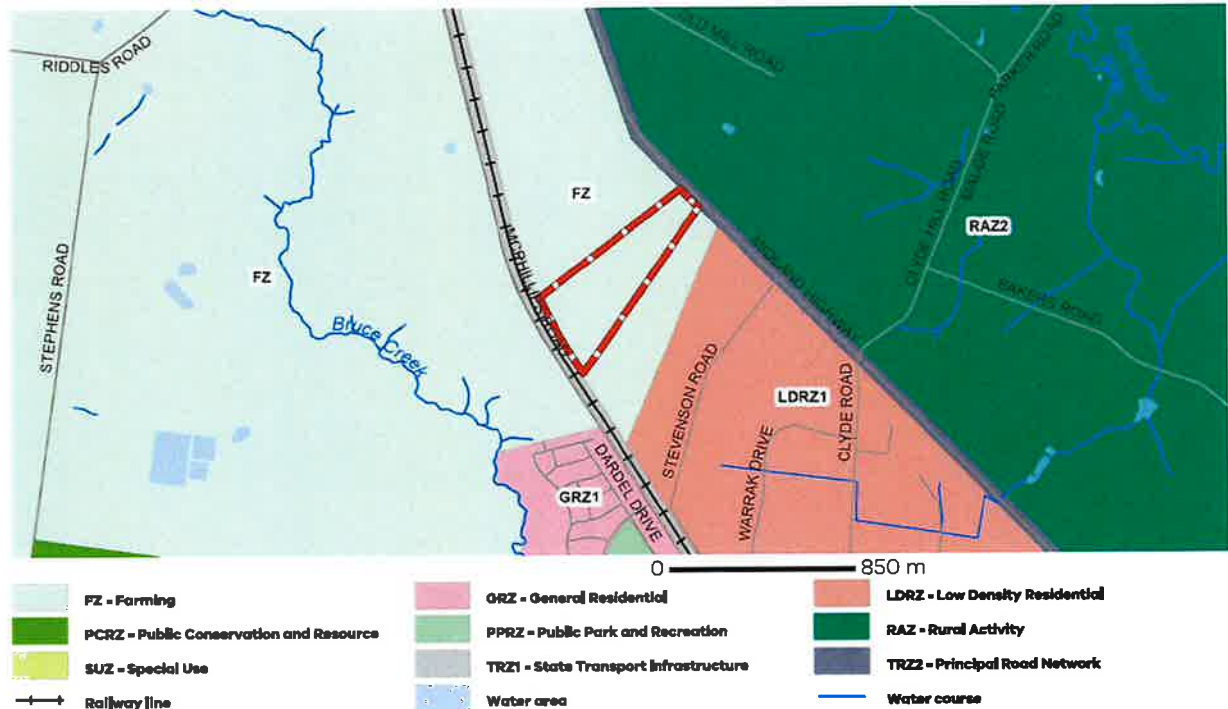
Registered Aboriginal Party: **Wadawurrung Traditional Owners  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

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

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

PLANNING PROPERTY REPORT: Lot 1 TP375267

Page 1 of 5

# PLANNING PROPERTY REPORT

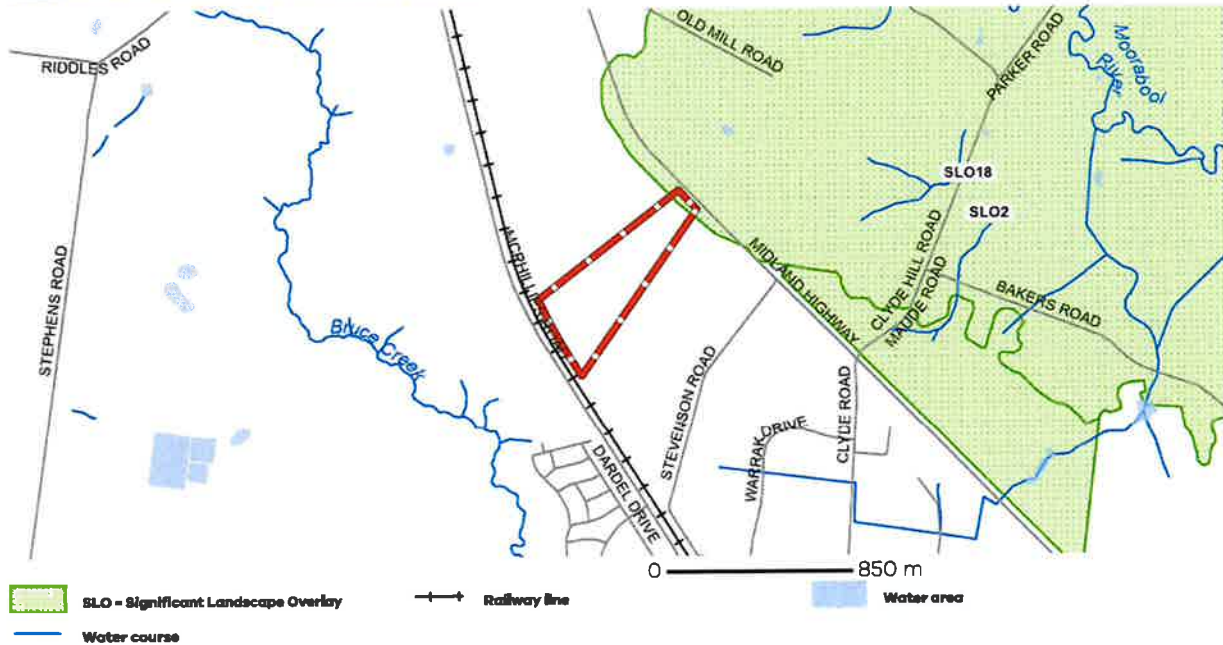


Environment,  
Land, Water  
and Planning

## Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 18 (SLO18)



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

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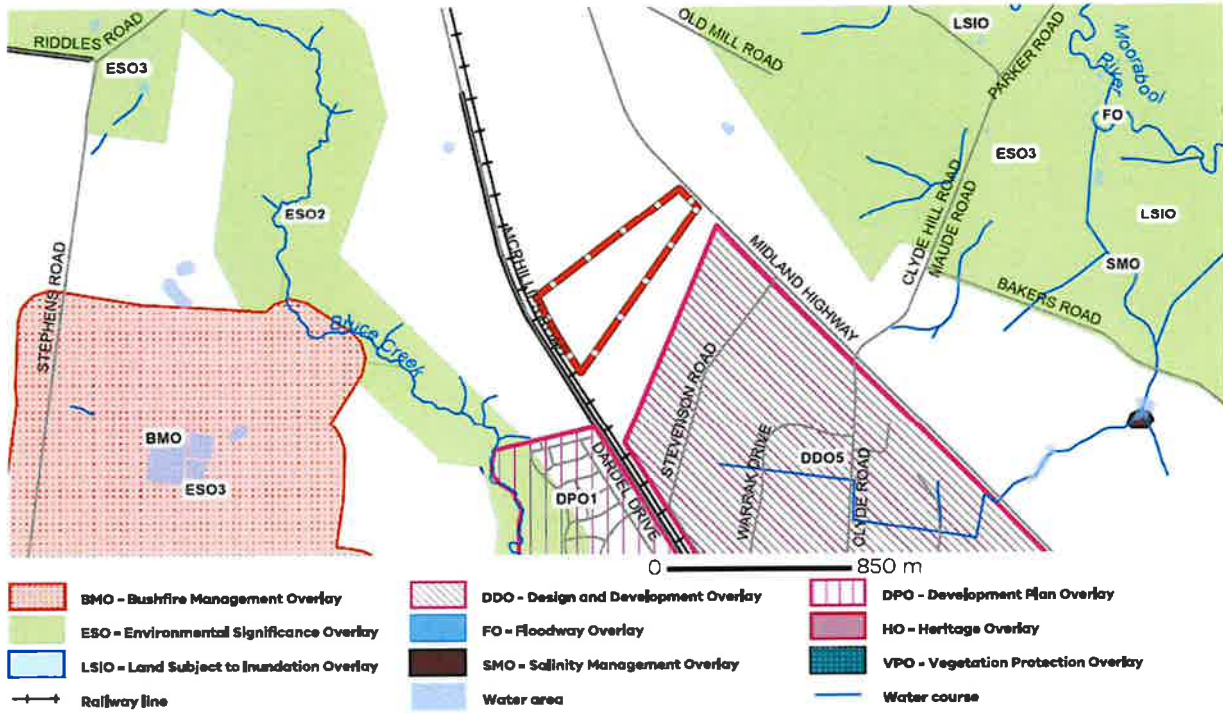
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT

## OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

- [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
- [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
- [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
- [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
- [FLOODWAY OVERLAY \(FO\)](#)
- [HERITAGE OVERLAY \(HO\)](#)
- [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
- [SALINITY MANAGEMENT OVERLAY \(SMO\)](#)
- [VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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# PLANNING PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 12 July 2023.

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://maashare.maps.vic.gov.au/vicplan>

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

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PLANNING PROPERTY REPORT: Lot 1 TP975267

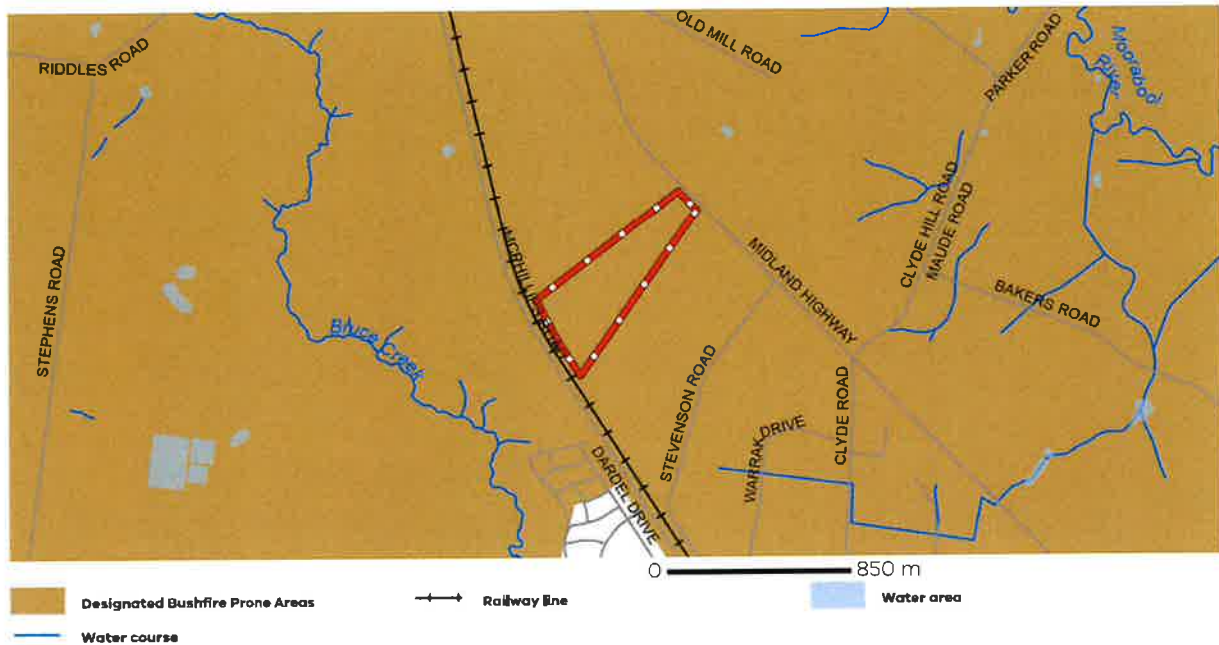
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

**This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

## Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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PLANNING PROPERTY REPORT: Lot 1 TP975267

Page 6 of 8

# PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 17 July 2023 01:48 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP409207**  
 Address: **MIDLAND HIGHWAY BANNOCKBURN 3331**  
 Standard Parcel Identifier (SPI): **1\TP409207**  
 Local Government Area (Council): **GOLDEN PLAINS** [www.goldenplains.vic.gov.au](http://www.goldenplains.vic.gov.au)  
 Council Property Number: **15600160 (Part)**  
 Planning Scheme: **Golden Plains** [Planning Scheme - Golden Plains](#)  
 Directory Reference: **Vicroads 93 D2**  
 This parcel is one of 2 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **GEELONG**

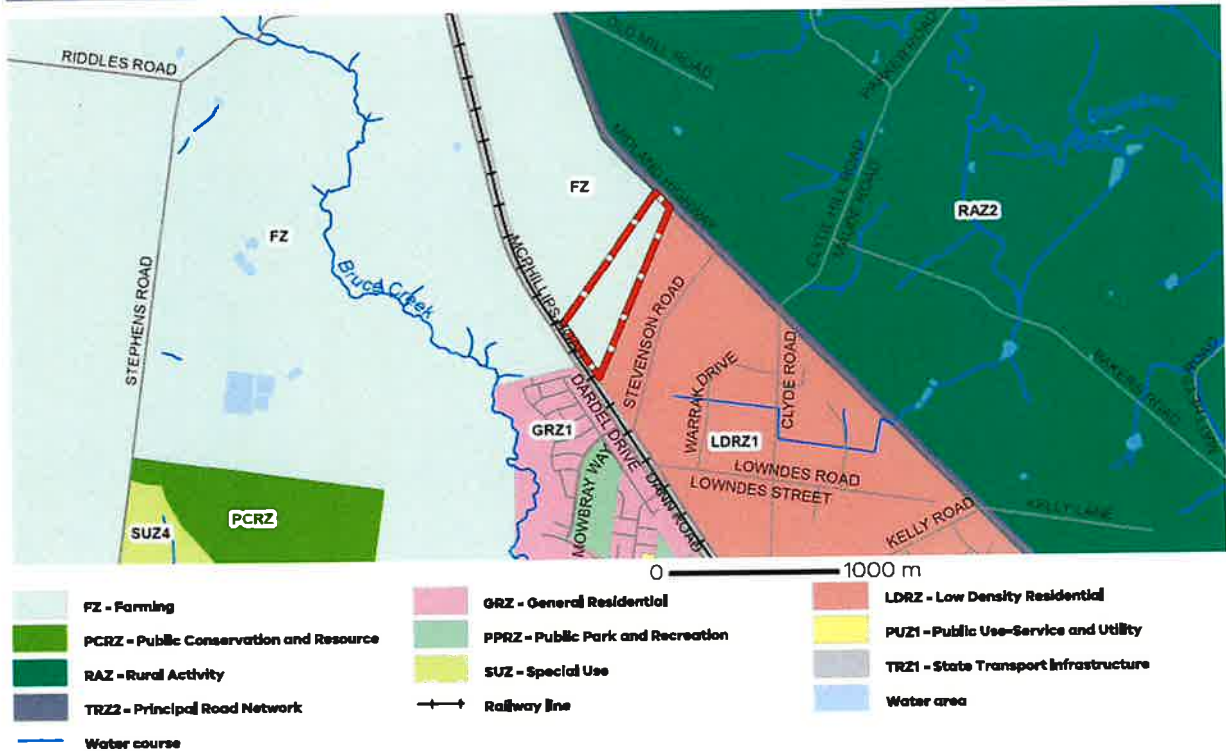
## OTHER

Registered Aboriginal Party: **Wadawurrung Traditional Owners Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[FARMING ZONE \(FZ\)](#)  
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

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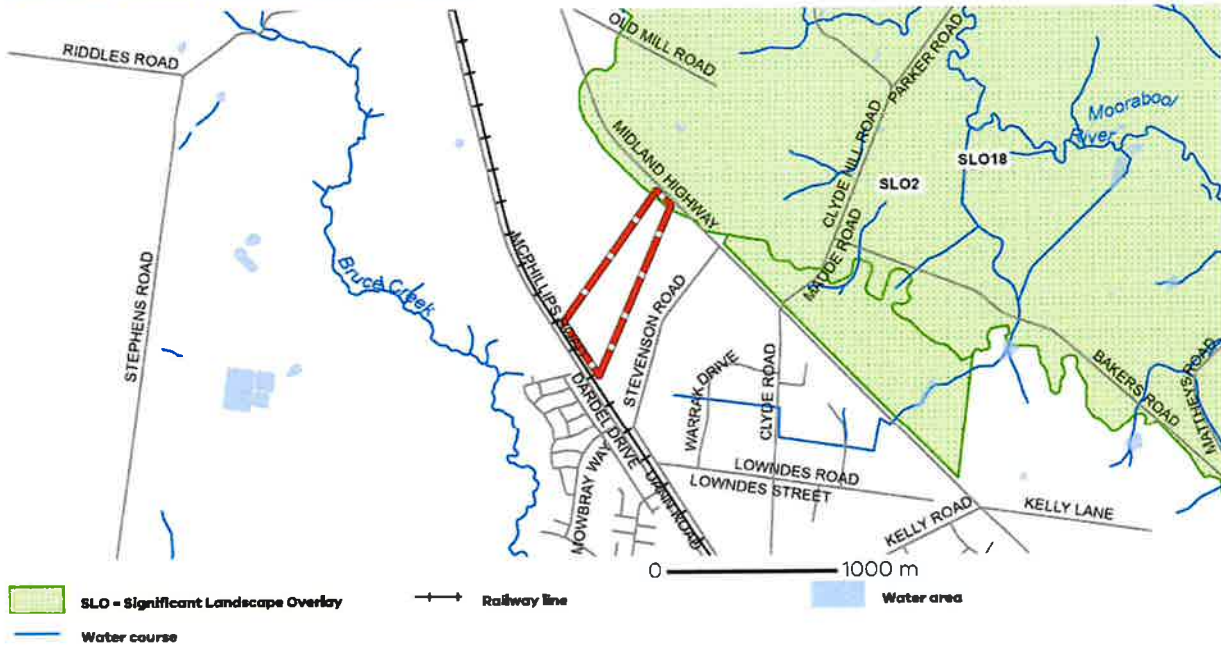
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# PLANNING PROPERTY REPORT

## Planning Overlays

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 18 (SLO18)



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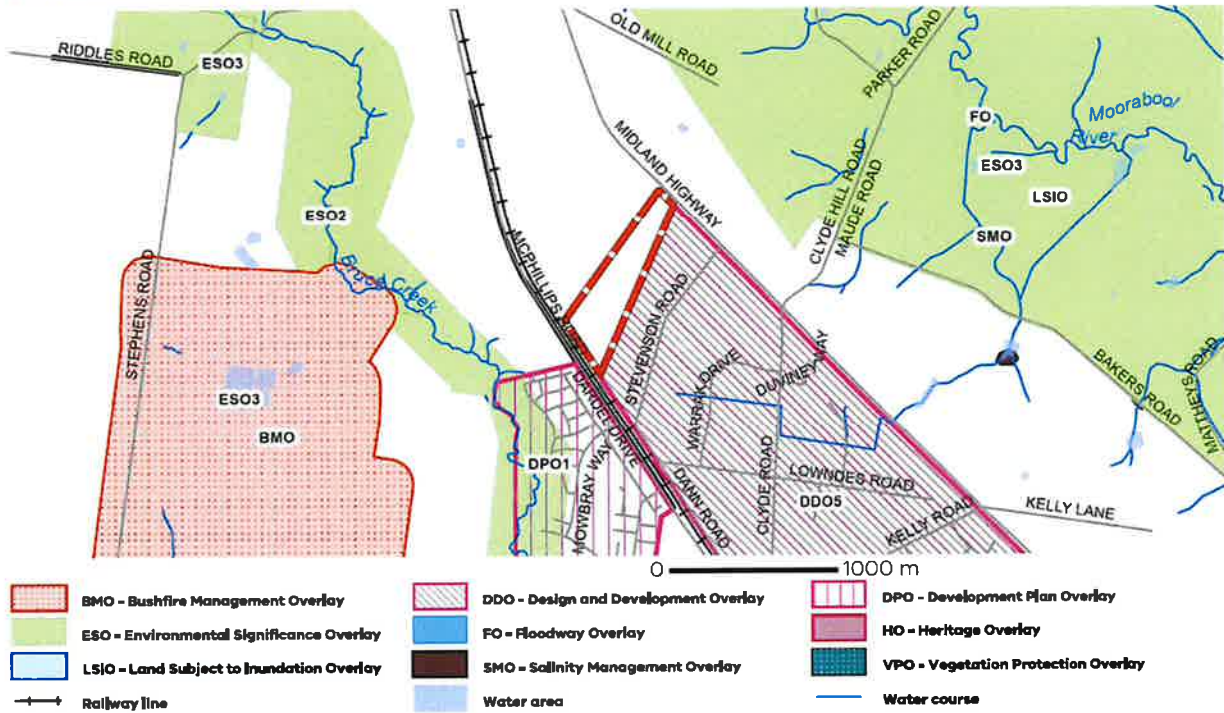
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# PLANNING PROPERTY REPORT

## OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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- [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
- [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
- [ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)
- [FLOODWAY OVERLAY \(FO\)](#)
- [HERITAGE OVERLAY \(HO\)](#)
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- [VEGETATION PROTECTION OVERLAY \(VPO\)](#)



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# PLANNING PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 12 July 2023.

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PLANNING PROPERTY REPORT: Lot 1 TP409207

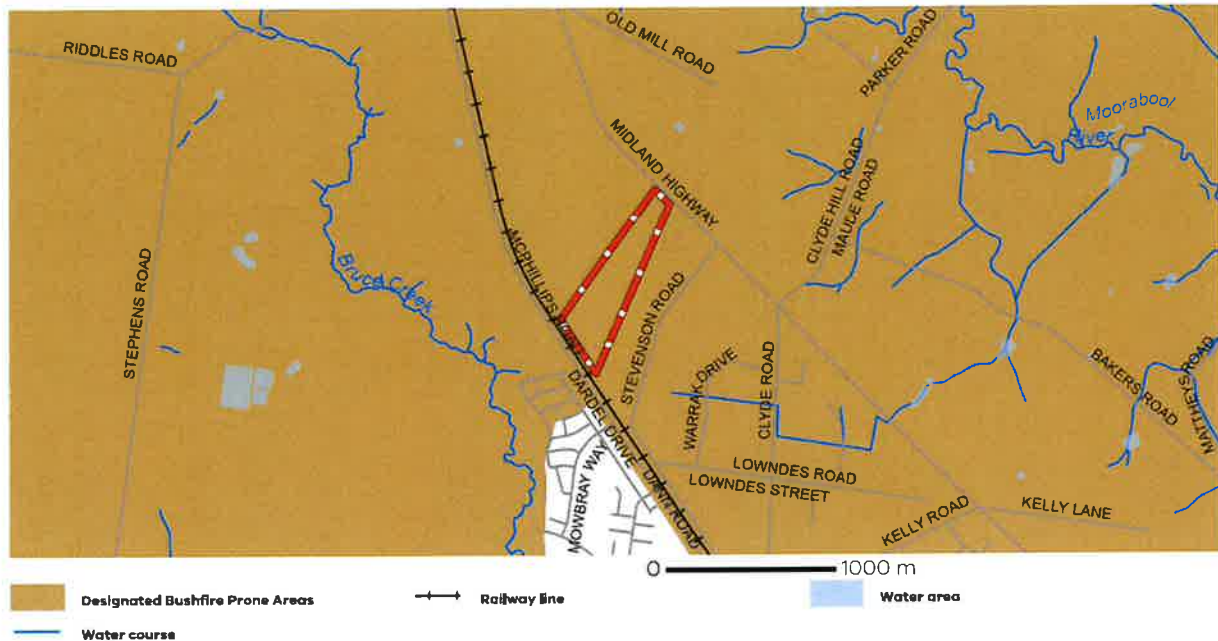
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

## Native Vegetation

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

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PLANNING PROPERTY REPORT: Lot 1 TP409207

Page 5 of 5

# PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 July 2023 11:38 AM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP375267**  
 Address: **MIDLAND HIGHWAY BANNOCKBURN 3331**  
 Standard Parcel Identifier (SPI): **1\TP375267**  
 Local Government Area (Council): **GOLDEN PLAINS**  
 Council Property Number: **15600160 (Part)**  
 Directory Reference: **Vicroads 93 D2**

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

## SITE DIMENSIONS

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



**Area:** 224399 sq. m (22.44 ha)

**Perimeter:** 2289 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.

9 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](#)

## PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an \* in the table below

| Lot/Plan or Crown Description | SPI        |
|-------------------------------|------------|
| * Lot 1 TP375267              | 1\TP375267 |
| Lot 2 TP409207                | 1\TP409207 |

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **GEELONG**

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

PROPERTY REPORT: Lot 1 | P3/5267



# PROPERTY REPORT



## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this parcel 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>

### Area Map



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PROPERTY REPORT: Lot 1 IP3/S267

Page 2 of 2

# PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 July 2023 11:37 AM

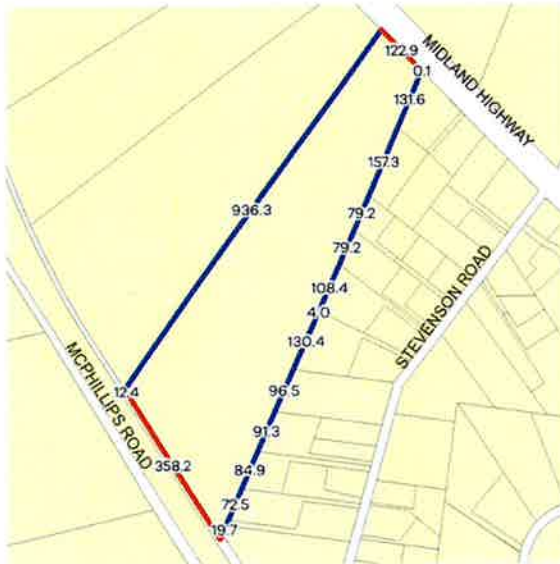
## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP409207**  
 Address: **MIDLAND HIGHWAY BANNOCKBURN 3331**  
 Standard Parcel Identifier (SPI): **1\TP409207**  
 Local Government Area (Council): **GOLDEN PLAINS**  
 Council Property Number: **15600160 (Part)**  
 Directory Reference: **Vicroads 93 D2**

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

## SITE DIMENSIONS

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



**Area:** 225209 sq. m (22.52 ha)

**Perimeter:** 2515 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](#)

## PARCEL DETAILS

This is 1 parcel of 2 parcels comprising this property. The parcel searched for is marked with an \* in the table below

| Lot/Plan or Crown Description | SPI        |
|-------------------------------|------------|
| Lot 1 TP375267                | 1\TP375267 |
| * Lot 1 TP409207              | 1\TP409207 |

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
 Legislative Assembly: **GEELONG**

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PROPERTY REPORT: Lot 1 TP409207

# PROPERTY REPORT



## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

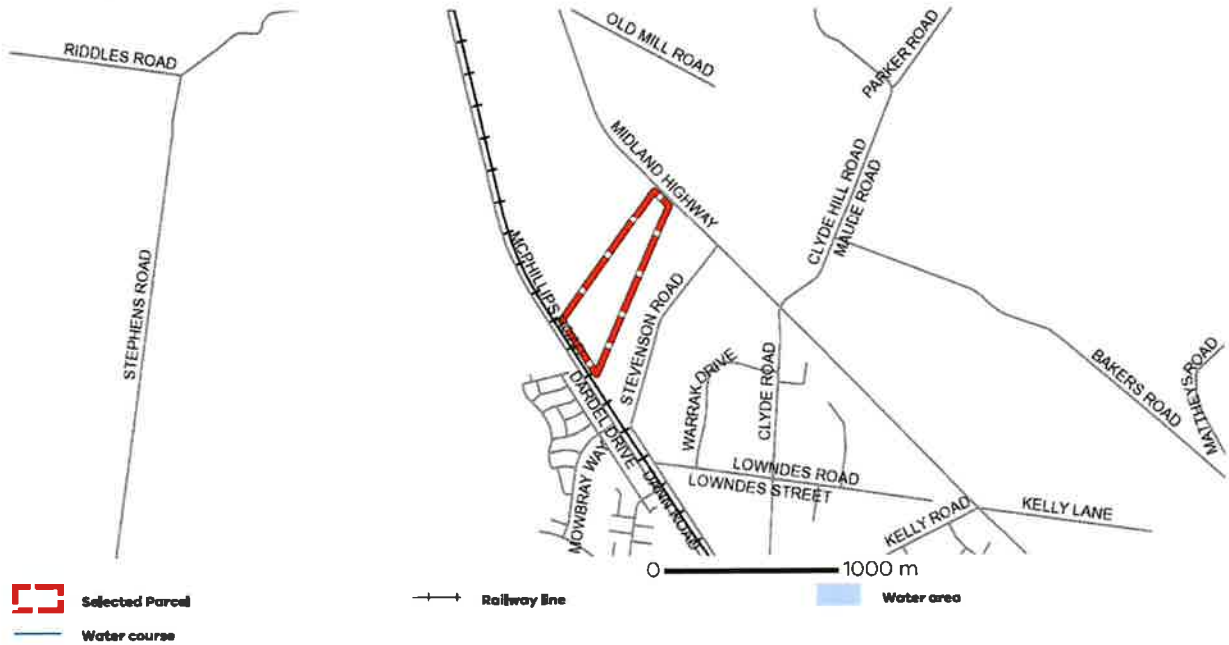
The Planning Property Report for this parcel can found here – [Planning Property Report](#).

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>

### Area Map



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PROPERTY REPORT: Lot 1 | P40920/

## 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)