



# **Vendor Statement**

**Thomas Edward Nevill and Olivia Rose Nevill (formerly  
Olivia Rose Kightly)**

**Property:13 Haslem Street, Kyabram**

Douglas Property Lawyers  
Level 1, 187-189 Allan Street, Kyabram VIC 3620  
PO Box 987, Echuca VIC 3564  
Mob:0434 376 219  
Ref:AD:20230167

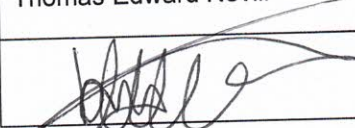
# Vendor Statement


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>	13 Haslem Street, Kyabram 3620
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<b>Vendor's name</b>	Thomas Edward Nevill	<b>Date</b> / /
<b>Vendor's signature</b>		4/10/2023

<b>Vendor's name</b>	Olivia Rose Nevill	<b>Date</b> / /
<b>Vendor's signature</b>		4/10/2023

<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) are contained in the attached certificates.
- b) amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:
  - (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
  - (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

## 1.2 Particulars of any Charges (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

See attached Land Information Certificate

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

## 3.2 Road Access

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

## 3.3 Designated Bushfire Prone Area

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

### 3.4. Planning Scheme

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 are as follows:

If any, are as contained in the attached search(es), certificate(s) and/or statement(s)

### 4.2. Agricultural Chemicals

Particulars of any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes; if any, are as contained in in the attached search(es), certificate(s) and/or statement(s).

### 4.3. Compulsory Acquisition

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

Not Applicable.

## 5 BUILDING PERMITS

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

Not Applicable.

## 6 OWNERS CORPORATION

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

Not Applicable.

## 7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

## 8 SERVICES

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

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

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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

## 10 SUBDIVISION

### 10.1. Unregistered Subdivision

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

Not Applicable.

#### 10.2. Staged Subdivision

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

Not Applicable.

#### 10.3. Further Plan of Subdivision

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

Not Applicable.

### 11 DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

### 12 DUE DILIGENCE CHECKLIST

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

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

### 13 ATTACHMENTS

*(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 (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 05162 FOLIO 278

Security no : 124109387370N  
Produced 27/09/2023 03:25 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 011159.  
PARENT TITLE Volume 03627 Folio 303  
Created by instrument 1278777 04/08/1926

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
THOMAS EDWARD NEVILL  
OLIVIA ROSE KIGHTLY both of 13 HASLEM STREET KYABRAM VIC 3620  
AS970596V 07/02/2020

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV398708A 04/03/2022  
GOULBURN MURRAY CREDIT UNION CO-OPERATIVE 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 or imaged folio set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE LP011159 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: 13 HASLEM STREET KYABRAM VIC 3620

### ADMINISTRATIVE NOTICES

NIL

eCT Control 19228L SMR LEGAL  
Effective from 04/03/2022

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>LP011159</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>27/09/2023 15:28</b>

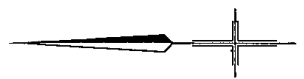
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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION  
 PART OF CROWN ALLOTMENT 29  
**PARISH OF KYABRAM EAST**

COUNTY OF RODNEY  
 VOL 3627 FOL 303  
 VOL 3627 FOL 305  
 Measurements are in Links  
 Conversion Factor  
 LINKS X 0.201168 = METRES

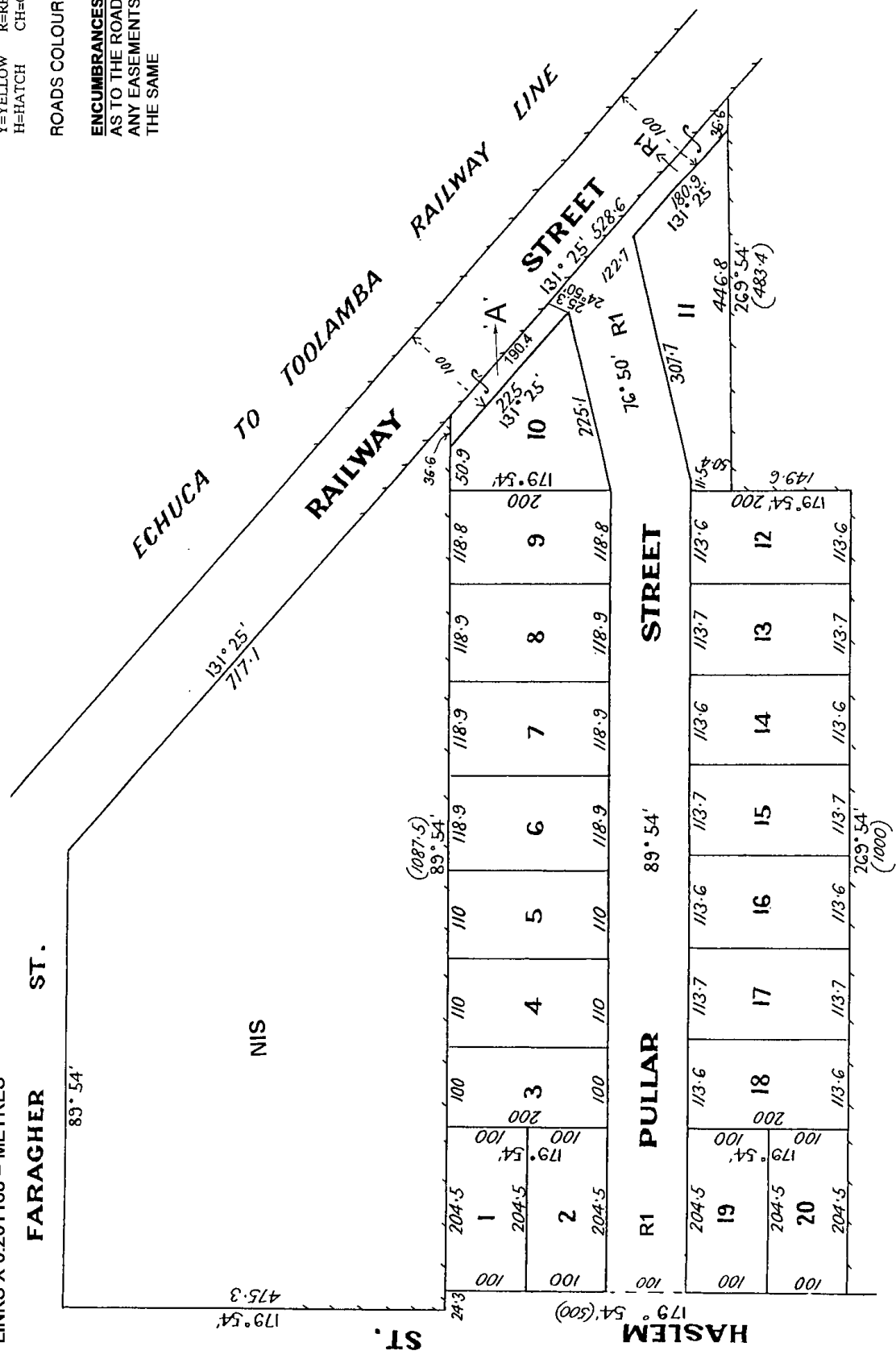


**LP 11159**  
 EDITION 3  
 PLAN MAY BE LODGED  
 16 - 11 - 25

**COLOUR CODE**  
 BL=BLUE C=GREEN  
 R1=BROWN P=PURPLE  
 Y=YELLOW R=RED  
 H=HATCH CH=CROSS HATCH

**ROADS COLOURED BROWN**

**ENCUMBRANCES**  
 AS TO THE ROAD R1:  
 ANY EASEMENTS AFFECTING  
 THE SAME







# PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987  
and the Planning and Environment Regulations 2005

## CERTIFICATE REFERENCE NUMBER

966948

## APPLICANT'S NAME & ADDRESS

DOUGLAS PROPERTY LAWYERS C/- INFOTRACK (LEAP) C/-  
LANDATA

DOCKLANDS

## VENDOR

NEVILL, THOMAS EDWARD

## PURCHASER

TBC, TBC

## REFERENCE

707794

This certificate is issued for:

LOT 1 PLAN LP11159 ALSO KNOWN AS 13 HASLEM STREET KYABRAM  
CAMPASPE SHIRE

The land is covered by the:

CAMPASPE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE
- is within a LAND SUBJECT TO INUNDATION OVERLAY
- and a SPECIFIC CONTROLS OVERLAY

A detailed definition of the applicable Planning Scheme is available at :  
(<http://planningschemes.dpcd.vic.gov.au/schemes/campaspe>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian  
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

27 September 2023

**Sonya Kilkenny**  
Minister for Planning

Additional site-specific controls may apply.  
The Planning Scheme Ordinance should be  
checked carefully.

The above information includes all  
amendments to planning scheme maps  
placed on public exhibition up to the date  
of issue of this certificate and which are  
still the subject of active consideration

Copies of Planning Schemes and  
Amendments can be inspected at the  
relevant municipal offices.

LANDATA@  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

**Please note: The map is for reference purposes only and does not form part of the certificate.**



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### Choose the authoritative Planning Certificate

#### *Why rely on anything less?*

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.  
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.  
Next business day delivery, if further information is required from you.

### Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

## PROPERTY DETAILS

Address: **13 HASLEM STREET KYABRAM 3620**  
 Lot and Plan Number: **Lot 1 LP11159**  
 Standard Parcel Identifier (SPI): **1\LP11159**  
 Local Government Area (Council): **CAMPASPE**  
 Council Property Number: **16586**  
 Planning Scheme: **Campaspe**  
 Directory Reference: **Vicroads 599 P4**

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

[Planning Scheme - Campaspe](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**  
 Urban Water Corporation: **Goulburn Valley Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **MURRAY PLAINS**

## OTHER

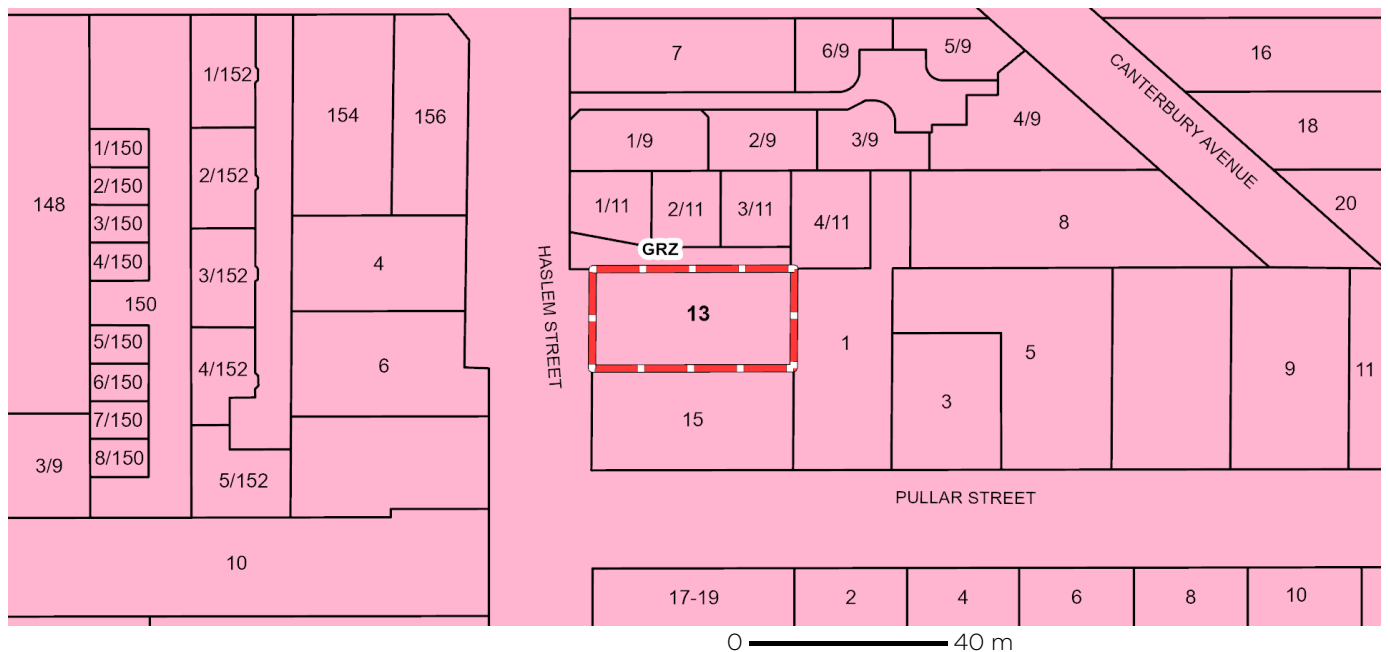
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[SCHEDULE TO THE GENERAL RESIDENTIAL ZONE \(GRZ\)](#)



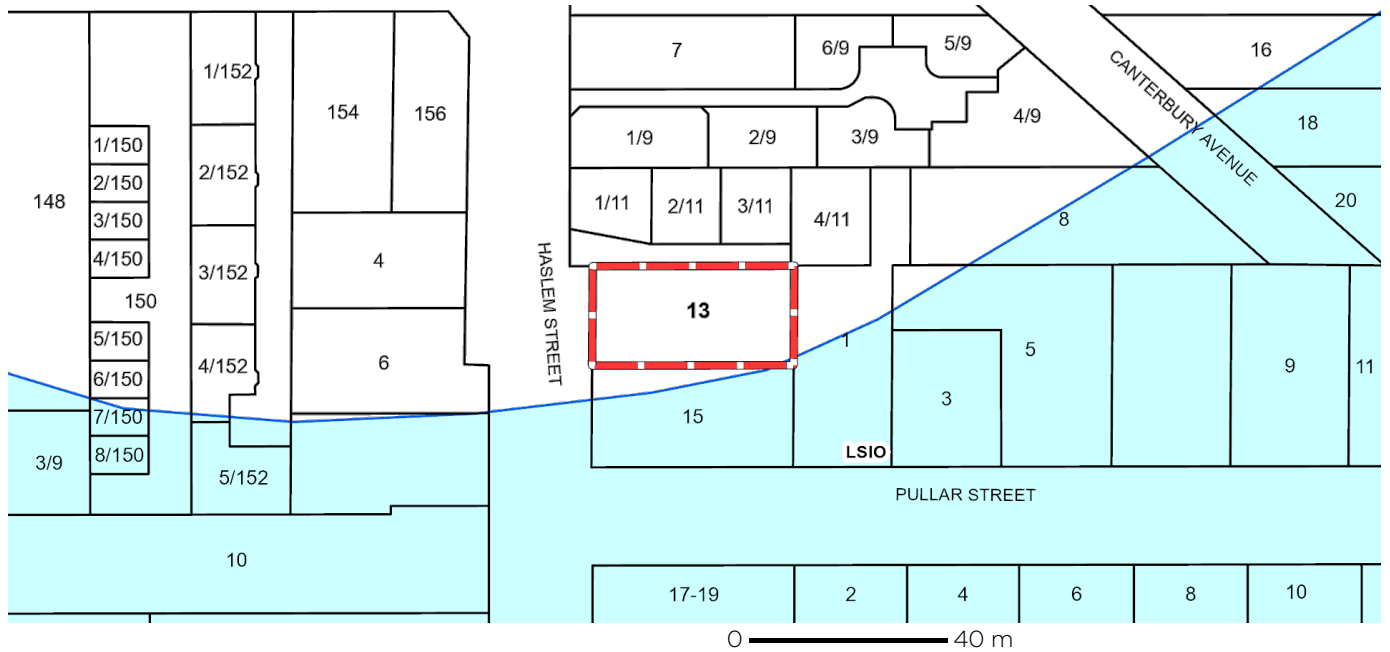
**GRZ - General Residential**

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

## Planning Overlays

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

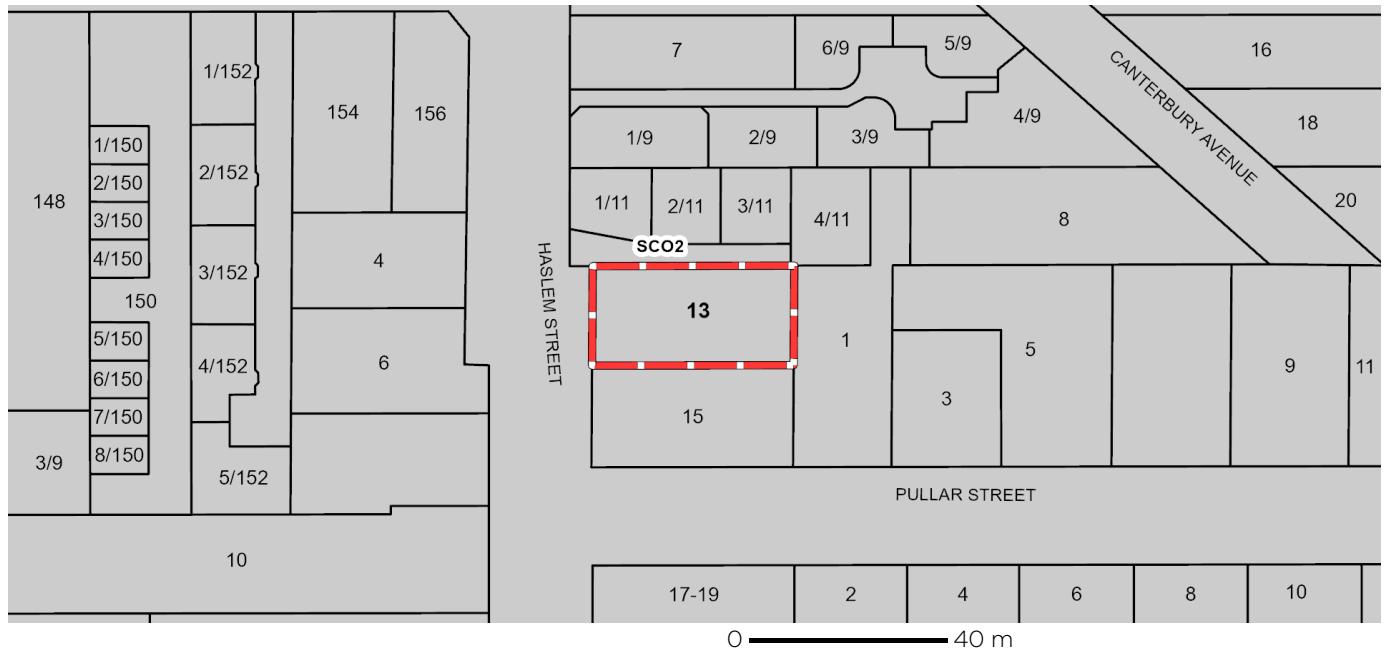


**LSIO - Land Subject to Inundation Overlay**

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

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO2 SCHEDULE \(SCO2\)](#)



**SCO - Specific Controls Overlay**

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

## Further Planning Information

Planning scheme data last updated on 27 September 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://mapshare.maps.vic.gov.au/vicplan>

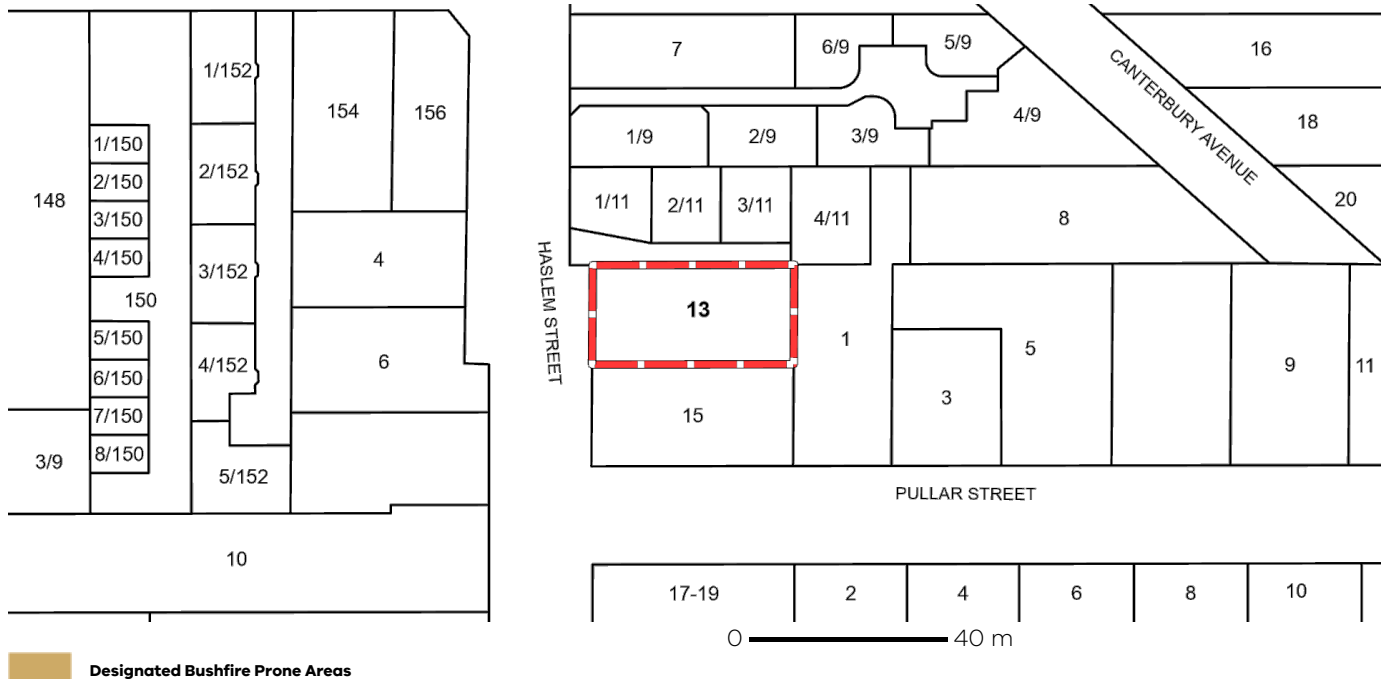
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(environment.vic.gov.au)) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))



**LAND INFORMATION CERTIFICATE**  
Section 325 Local Government Act 2020

This certificate provides information regarding valuation, rates, charges, other money owing and any orders and notices made under the **Local Government Act 2020**, the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

27 September 2023

Landata  
Gpo Box 527  
MELBOURNE VIC 3001  
**Certificate No:** CerR/D011109

**Bill Code:** 102087  
**Reference No:** 010000165869  
**Email Acquisition to:** shire@campaspe.vic.gov.au  
**Your Reference:** 70383736-015-5 Douglas  
Property Lawyers

**PROPERTY DETAILS**

**Property Number:** 16586  
**Property Owner/s:** Thomas E Nevill & Olivia R Kightly  
**Property Address:** 13 Haslem Street KYABRAM VIC 3620  
**Property Description:** LOT 1 LP 11159 PSH KYE  
**Land Area:** 827.00m2  
**AVPCC** 110.3 - Detached Dwelling (existing)

**VALUATION DETAILS**

**Site Value:** \$177,000 **Valuation Date:** 01/01/2023  
**Capital Improved Value:** \$306,000  
**Net Annual Value:** \$15,300 **Effective Date:** 01/07/2023

Council utilises the Capital Improved Valuation (C.I.V.) for rating purposes

**RATES AND CHARGES DETAILS**

Details for financial year ending 30th June 2024:

Rate Category		
Current General Rates	928.04	
Current Municipal Charge	200.00	
Current Recycle Charge	64.00	
Current Fire Service Levy & Rate	139.08	
Current Waste Charge	170.00	
Current Organics Charge	57.00	
Current Rates Year Charges - SUB TOTAL		1,558.12
<b>Current Rates Year Adjustments\Payments</b>	<b>0.00</b>	<b>0.00</b>
Payments Received	-388.12	0.00
<b>Current Rates Year Adjust\Payments - SUB TOTAL</b>		<b>-388.12</b>
	0.00	0.00
<b>Scheme Charges</b>		<b>0.00</b>
Scheme Charges - TOTAL	0.00	0.00
<b>TOTAL BALANCE OUTSTANDING</b>	<b>0.00</b>	<b>\$1,170.00</b>



**LAND INFORMATION CERTIFICATE**  
Section 325 Local Government Act 2020

This certificate provides information regarding valuation, rates, charges, other money owing and any orders and notices made under the **Local Government Act 2020**, the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

**ORDERS:**

**IS THE LAND:**

- |     |   |     |
|-----|---|-----|
| (a) | Liable to flooding?   | Yes |
| (b) | Along with all other land in the Campaspe Shire, designated as likely to be subject to infestation by termites (pursuant to Building Regulations 2006, Regulation 803)? | Yes |
| (c) | Likely to be subject to significant snowfalls?  | No  |

**CULTURAL & RECREATION LAND:** There is no potential liability for rates under the Cultural and Recreational Lands Act 1963. The Liability is:

**SECTIONS 173, 174A.** There is no potential liability for the land to become rateable under Sections 173 or 174A of the Local Government Act 1989. The liability is:

**RECREATIONAL PURPOSES:** There is no outstanding amount required to be paid for recreational purposes for any transfer of land required to Council for Recreational purposes under Section 18 of the Subdivision of Land Act 1988, or the Local Government Act 1958. The liability is:


**OTHER:** There are no notices or order on the land that have been served by Council under the Local Government Act 1958, or 1989, or any other act or regulation, or under Local Law of the Council which have a continuing application as at the date of this certificate. The orders are as follows:

**RECOVERY OF MONEY OWED TO COUNCIL:** There is no outstanding monies owed to Council by a former owner / occupier of any building or land (other than rates or charges or money for personal services carried out by Council). The liability on the present occupier / owner is:

**ELECTRICITY INDUSTRY ACT 2000:** There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

**SECTION 181C:** There is no environmental upgrade charge in relation to the land which is owed under section 181C of the act.

Should you have any queries regarding this Certificate, please contact Council's rates department on 03 5481 2200 or [shire@campaspe.vic.gov.au](mailto:shire@campaspe.vic.gov.au) and quote Certificate reference **CerR/D011109**.

<p>I hereby certify that as at the issue date the information given in this certificate is true and correct disclosure of the rates and other monies and interest payable to the Shire of Campaspe together with any notices or orders referred to in this certificate.</p>	<div style="text-align: right;">                   27 September 2023  <b>Authorised Officer</b>                      <b>Issue Date</b> </div>
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**NOTE:**

- (1) In accordance with Section 175(1) of the Local Government Act 1989, the purchaser **MUST PAY** all rates and charges outstanding at the time that person become owner of the land. Any rates unpaid after the final date for payment will incur interest at the prescribed rate. The final date for payment is: 15 Feb 2024
- (2) Any structural improvements or alterations to this property may result in the property being revalued. Supplementary valuations may be returned by Councils valuer at any stage during the rating year which may result in additional rates being assessed for part, or all of the rating year.
- (3) The information provided on the land certificate in relation to flooding is based upon the Campaspe Planning Scheme "Land Subject to Inundation Overlay". This control is based upon information provided to Council by the Department of Natural Resources and Environment. Council does not take any responsibility for the accuracy of this information. This information does not include inundation that may occur from urban stormwater systems.



ABN 84 578 076 056  
Tel: 1300 360 007  
Fax: (03) 5831 1467

mail@gvwater.vic.gov.au  
www.gvwater.vic.gov.au

**Goulburn Valley Region Water Corporation**  
104-110 Fryers Street  
Shepparton, Victoria 3630

**P.O. Box 185, Shepparton 3632  
DX 63036 Shepparton**

Secure Electronic Registries Vic P/L ATFT  
Secure Electronic Registries Vic Trust  
Locked Bag 20005  
MELBOURNE VIC 3001

Your Ref: 70383736-024-7  
Statement No: 246897  
Account No: 21-0654-0100-01-2  
Date: 28-Sep-2023

## Information Statement

### Water Act 1989, Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

#### **13 Haslem St, Kyabram VIC 3620**

**Title(s):**

Lot 1, Plan of Sub-division 11159, Volume 05162, Folio 278, Parish of Kyabram East

**Owner(s):**

Nevill, Thomas Edward  
Kightly, Olivia Rose

**Purchaser(s):**

No purchaser listed on application.

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**Account Calculation:**

Fees and Charges (including interest)	\$0.00
Scheme Arrears	\$0.00

<b>Total Amount in Arrears at Date of Issue:</b>	<b>\$0.00</b>
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Service Charges & Estimated Consumption to: (from page 2)	\$293.27
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<b>Total Amount:</b>	<b>\$293.27</b>
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**Goulburn Valley Water would like to remind conveyancers that they are obligated under the Water Act to notify Water Authorities on change of ownership. This is not automatically done via PEXA.**

**Electronic Payment Option:**

Make this payment via internet or phone banking.



<b>Bill Code: 39420</b> <b>Ref: 2106 5401 0001 2</b>
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**Statement No:** 246897  
**Account No:** 21-0654-0100-01  
**Property Address:** 13 Haslem St, Kyabram VIC 3620

**Details for Services provided and their tariffs:**

METERED SERVICE: 26440 (20mm) Meter Number: 18w030928

Sewerage Service Fee:	From 05/06/23 To 01/07/23 = 26 days @ 117.52¢ per day	= \$30.56
Sewerage Service Fee:	From 01/07/23 To 05/10/23 = 96 days @ 126.20¢ per day	= \$121.15
Water Service Fee:	From 05/06/23 To 01/07/23 = 26 days @ 45.24¢ per day	= \$11.76
Water Service Fee:	From 01/07/23 To 05/10/23 = 96 days @ 48.59¢ per day	= \$46.65
Water Volume:	Est. Y.E. 938 (01/07/23) - Prev. Read 923 (05/06/23) = 15 kL	
Water Volume:	Est. Read 992 (05/10/23) - Prev. Read 938 (01/07/23) = 54 kL	
Water Volume Charged:	69.000 kL = 69.000 kL	
Water Volume Charge(2022-23):	15.000 kL @ 113.68¢ per kL	= \$17.05
Water Volume Charge(2023-24):	54.000 kL @ 122.41¢ per kL	= \$66.10

**Note:**

This Statement is valid for 120 days only from the date of issue. Within the valid timeframe, please obtain an update prior to settlement to avoid overpayment.

Consumption charges to the date specified is an ESTIMATION ONLY. A Special Meter Reading certificate may be applied for to obtain accurate consumption charges for property settlement adjustment - standard fees apply. Consumption charges are not applicable to unconnected services.

**Orders and Notices:**

There are no Orders and Notices applicable to this property

**Comments:**

There are no Comments applicable to this property

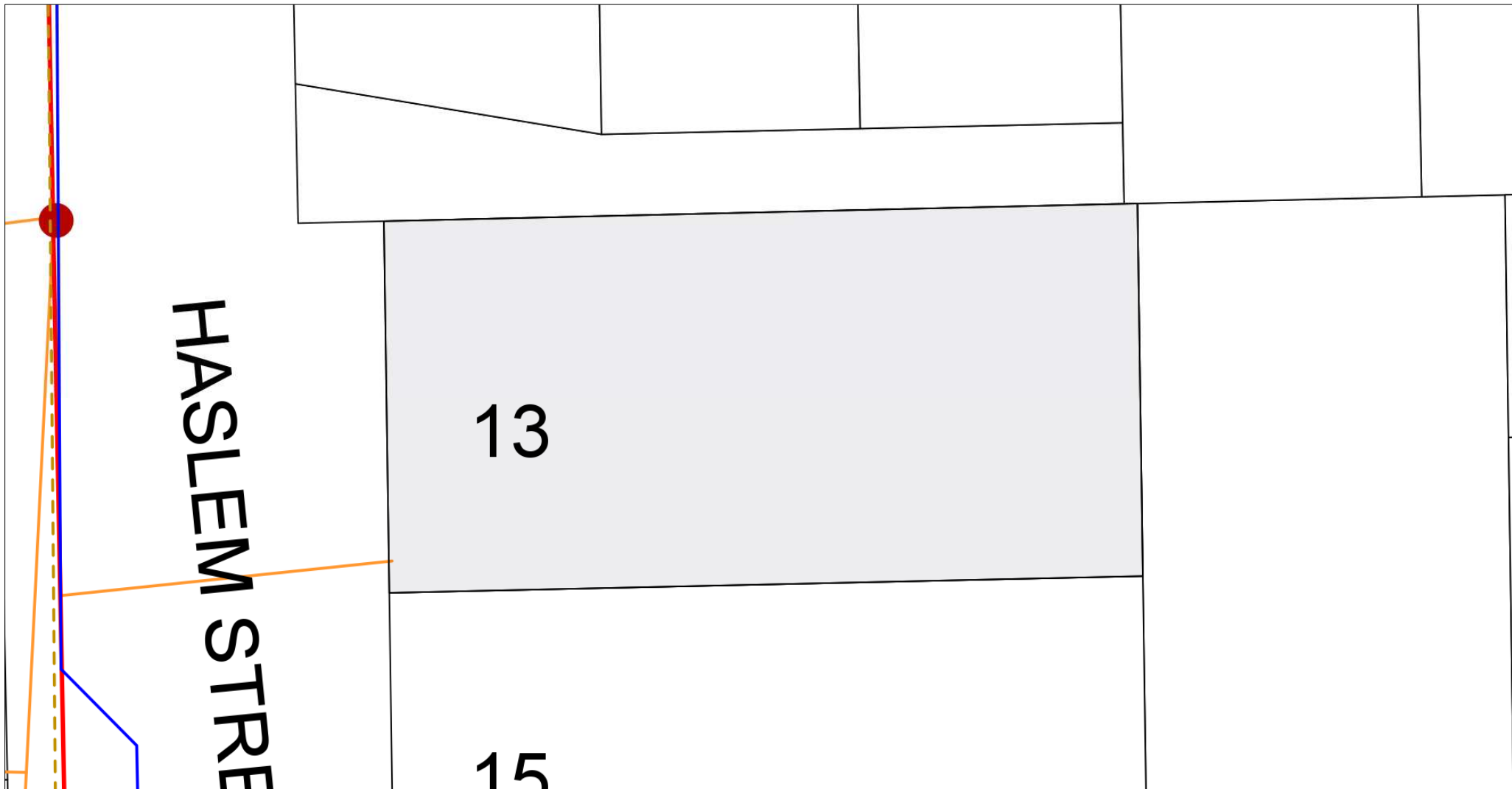
**A financial update for this information statement can now be accessed via -**

[https://goulburnvalleywater.formstack.com/forms/information\\_statement\\_update](https://goulburnvalleywater.formstack.com/forms/information_statement_update)

**I hereby certify that the above Statement is correct.**



**Laurienne Winbanks**  
**Manager - Retail Customers and Billing**



**Address:**

**13 Haslem Street Kyabram VIC 3620**

**Sewer Main DOES NOT traverse property**

**Water Main DOES NOT traverse property**

**Property No:**

**21-0654-0100**

**28-09-2023**

**Scale 1: 300**



**DISCLAIMER**

Goulburn Valley Water provides this information with the understanding that it is not guaranteed to be accurate, correct or complete and conclusions drawn from such information are the responsibility of the user. While every effort has been made to ensure the accuracy, correctness and timeliness of the data, Goulburn Valley Water assumes no responsibility for errors or omissions.

# 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.