

DATED

2024

CHARLES WILLIAM TORNEY

VENDORS STATEMENT

Property: 16 Riverdale Court, Warrnambool



Licensed Conveyancers
92C Liebig Street
Warrnambool VIC 3280
Tel: 03 5561 7223
Ref: TJ:AS:240384

Vendor Statement

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

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

The vendor may sign by electronic signature.

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

Land

16 Riverdale Court, Warrnambool 3280

Vendor's name

Charles William Torney

Date

11/4/24

**Vendor's
signature**



**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1 FINANCIAL MATTERS

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

- (a) Are contained in the attached certificate/s.

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

	To	
Other particulars (including dates and times of payments):		

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): -

Is in the attached copies of title documents.

Sewers and drains (if any) may be laid outside registered easements.

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

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

3.2. Road Access

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

☐

3.3. Designated Bushfire Prone Area

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

3.4. Planning Scheme

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.

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.

9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10 SUBDIVISION

10.1. Unregistered Subdivision

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

Not Applicable.

10.2. Staged Subdivision

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

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

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

13 ATTACHMENTS

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

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

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

Register Search Statement – 09989/158

Survivorship Application

Copy Plan – LP220085C

Property and Planning Reports

Warrnambool City Council – rates notice

Wannon Water – rates notice

Due Diligence Checklist

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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 09989 FOLIO 158

Security no : 124113980843H
Produced 08/04/2024 09:17 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 220085C.

PARENT TITLES :

Volume 09601 Folio 919 Volume 09908 Folio 196

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

CHARLES WILLIAM TORNEY

DORIS JEAN TORNEY both of 16 RIVERDALE COURT WARRNAMBOOL VIC 3280

AL877179T 12/05/2015

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP220085C 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: 16 RIVERDALE COURT WARRNAMBOOL VIC 3280

DOCUMENT END

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Lodger Details

Lodger Code
 Name
 Address
 Lodger Box
 Phone
 Email
 Reference TJ:240384 Torney ASP

NOTICE OF DEATH / SURVIVORSHIP

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest held by deceased

FEE SIMPLE

Land Title Reference

9989/158

Deceased Registered Proprietor

Given Name(s) DORIS JEAN
 Family Name TORNEY

Applicant Registered Proprietor

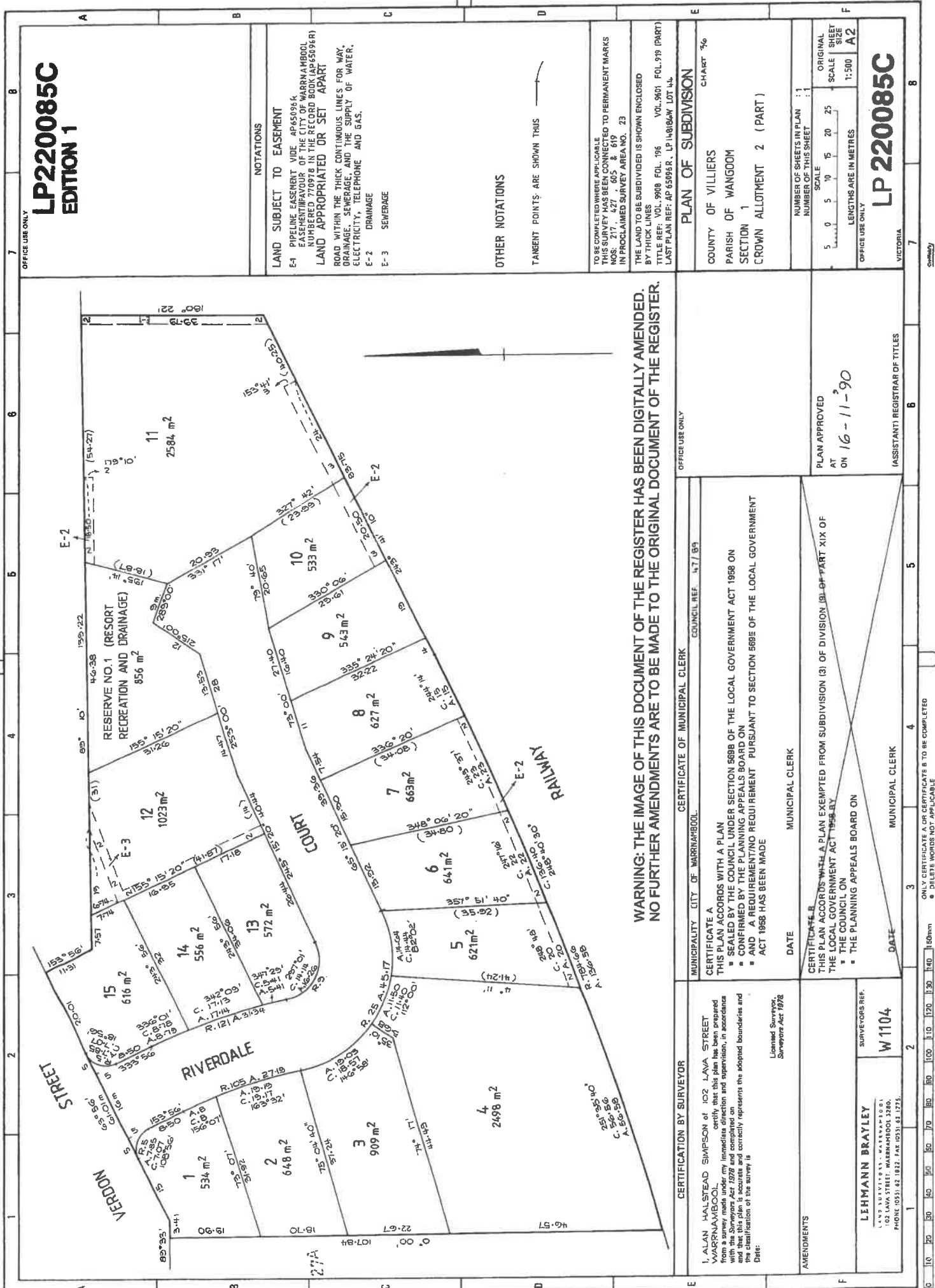
Given Name(s) CHARLES WILLIAM
 Family Name TORNEY
 Address
 Property Name GILLIN PARK VILLAGE
 Unit Type UNIT
 Unit Number 6
 Street Number 45
 Street Name MAHONEYS
 Street Type ROAD
 Locality WARRNAMBOOL
 State VIC
 Postcode 3280

The applicant applies to be registered as the proprietor of the estate and/or interest in the land specified held jointly with the deceased.

Execution

Executed on behalf of
 Signer Name
 Signer Organisation
 Signer Role
 Execution Date

Reference: TJ:240384 Torney ASP



LP220085C
EDITION 1

NOTATIONS

LAND SUBJECT TO EASEMENT

E-1 PIPELINE EASEMENT VIDE AP450964
EASEMENT IN FAVOUR OF THE CITY OF WARRNAMBOOL
NUMBERED 710978 IN THE RECORD BOOK (AP450964)
LAND APPROPRIATED OR SET APART
ROAD WITHIN THE THICK CONTIGUOUS LINES FOR WAY,
DRAINAGE, SEWERAGE, AND THE SUPPLY OF WATER,
ELECTRICITY, TELEPHONE AND GAS.
E-2 DRAINAGE
E-3 SEWERAGE

OTHER NOTATIONS

TANGENT POINTS ARE SHOWN THIS

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS
NOS. 217, 427, 605 & 619
IN PROCLAIMED SURVEY AREA NO. 23

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
BY THICK LINES
TITLE REF. VOL. 9908 FOL. 196 VOL. 9401 FOL. 918 (PART)
LAST PLAN REF. AP 65096 R, LP 141816A W, LOT 4 L

PLAN OF SUBDIVISION

COUNTY OF VILLIERS
PARISH OF WANGOOM
SECTION 1
CROWN ALLOTMENT 2 (PART)

NUMBER OF SHEETS IN PLAN : 1
NUMBER OF THIS SHEET : 1
SCALE : 1:1
ORIGINAL SCALE : 1:500
SHEET SIZE : A2
LENGTHS ARE IN METRES

LP220085C

VICTORIA

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

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

MUNICIPALITY CITY OF WARRNAMBOOL
COUNCIL REF. 47/84
CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
SEAL BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1988 ON
CONFIRMED BY THE PLANNING APPEALS BOARD ON
AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 568B OF THE LOCAL GOVERNMENT
ACT 1988 HAS BEEN MADE

DATE
MUNICIPAL CLERK
CERTIFICATE B
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION 98 OF PART XIX OF
THE LOCAL GOVERNMENT ACT 1988 BY
THE COUNCIL ON
THE PLANNING APPEALS BOARD ON

Licensed Surveyor,
Surveyors Act 1978

LEHMANN BRAYLEY
LAND SURVEYORS - WARRNAMBOOL
102 LAVA STREET, WARRNAMBOOL 3280,
PHONE (051) 42 1812, FAX (051) 61 1715.

SURVEYORS REF.
W1104

PLAN APPROVED
AT
ON 16-11-90
(ASSISTANT) REGISTRAR OF TITLES

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
DELETE WORDS NOT APPLICABLE

220085C

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 08 April 2024 09:23 AM

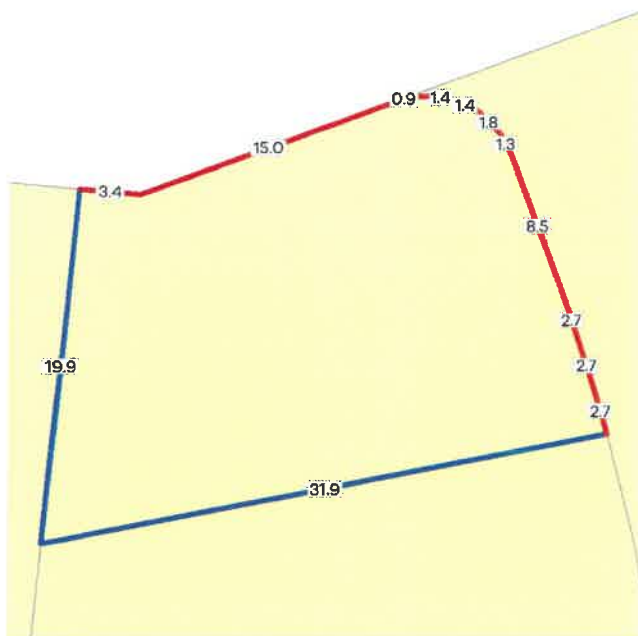
PROPERTY DETAILS

Address: **16 RIVERDALE COURT WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 LP220085**
Standard Parcel Identifier (SPI): **1\LP220085**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **140047**
Directory Reference: **Vicroads 515 Q9**

www.warrnambool.vic.gov.au

SITE DIMENSIONS

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



Area: 534 sq. m

Perimeter: 95 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.

1 overlapping dimension label is not being displayed

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

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

UTILITIES

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

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 08 April 2024 09:23 AM

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Planning Scheme: **Warrnambool**
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www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

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STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

Planning Overlays

No planning overlay found

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Read the full disclaimer at <https://www.delwp.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: 16 RIVERDALE COURT WARRNAMBOOL 3280

Page 1 of 4

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

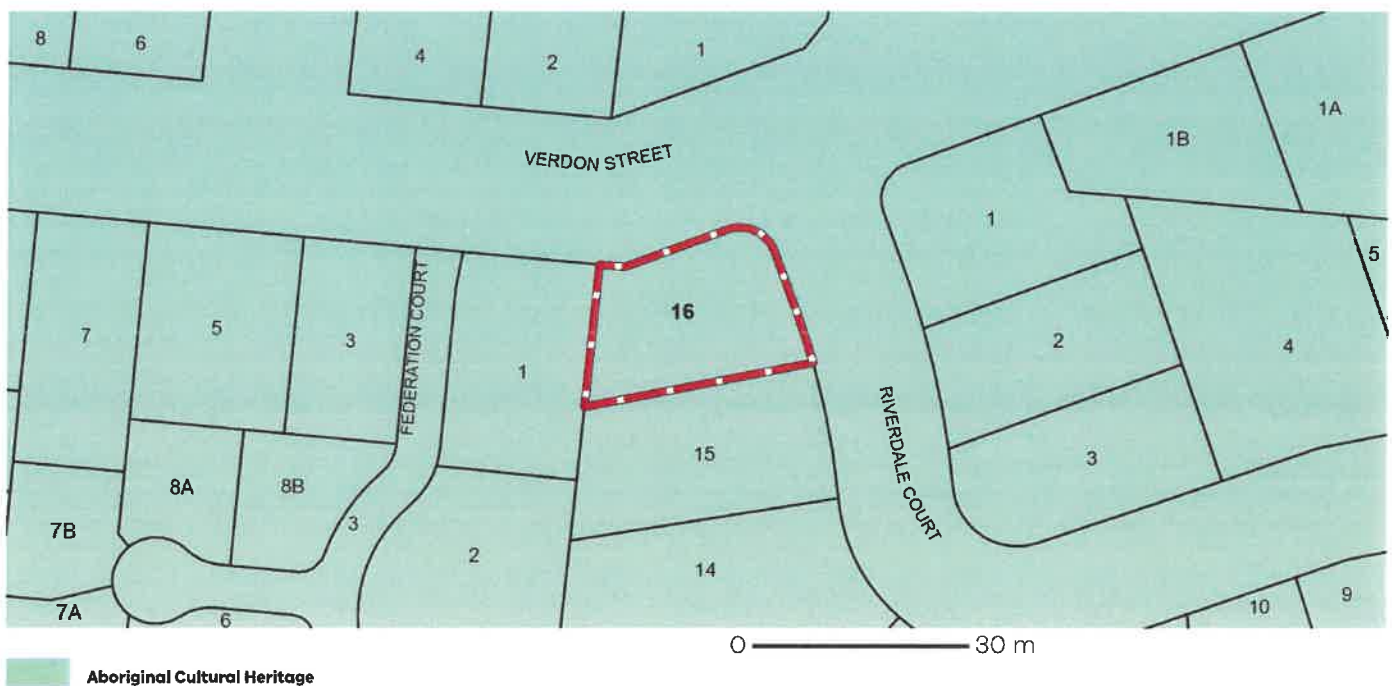
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 7 December 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>

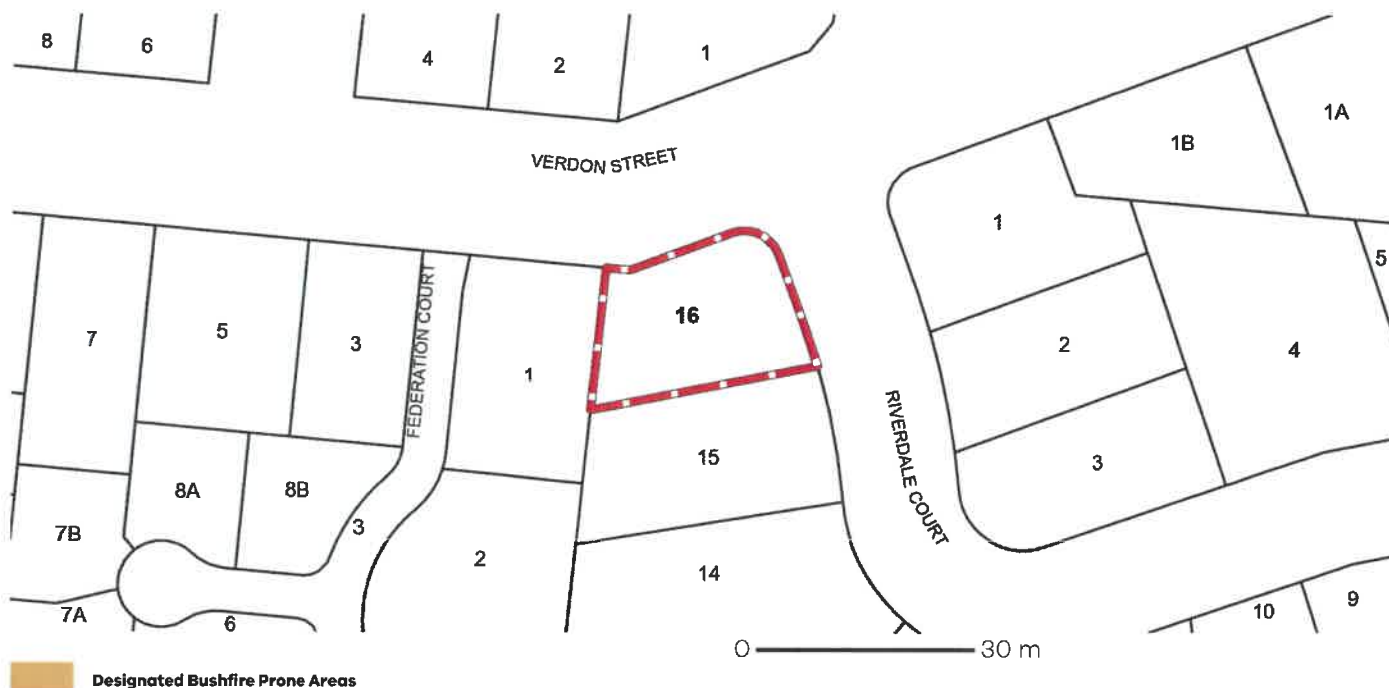
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

Rate Period 1 July 2023 to 30 June 2024

Civic Centre 25 Liebig Street
Warrnambool Victoria Australia
PO Box 198 Warrnambool VIC 3280

(03) 5559 4800
1300 003 280
(03) 5559 4900

www.warrnambool.vic.gov.au
ABN 44 694 264 321
contact@warrnambool.vic.gov.au



034-3280 (1559)

Mr Charles W Torney &
Mrs Doris J Torney
16 Riverdale Ct
WARRNAMBOOL VIC 3280

Account Enquiries
8:30 am to 5:00 pm Mon - Fri
(03) 5559 4800
Account Number
140047

Issued 09/08/2023

Rates & Charges Balance

Description and location of the property

16 Riverdale Ct WARRNAMBOOL VIC 3280
L1 LP220085C
AVPCC: Detached Dwelling

Have your next notice
sent via email.

ezyBILL

warrnambool.ezybill.com.au



\$1,563.91

SITE VALUE	\$270,000
CAPITAL IMPROVED VALUE	\$495,000
NET ANNUAL VALUE	\$24,750

Summary of Charges Levied and Outstanding

Balance brought forward		-\$279.41
Other Land Rate	495,000 @ .002580	\$1,277.10
Municipal Charge	1 @ \$294.65	\$294.65
Waste Management Charge	1 @ \$427.00	\$427.00
Pensioner Rebate Government		-\$253.20
Fire Service Levy Residential Fixed	1 @ \$125.00	\$125.00
Fire Service Levy Residential Variable	495,000 @ .000046	\$22.77
Pension Rebate on Fire Service Levy		-\$50.00
Rates & Charges Balance		\$1,563.91

Instalments

2nd Instalment	\$461.00	Due	30/11/2023
3rd Instalment	\$461.00	Due	28/02/2024
4th Instalment	\$461.00	Due	31/05/2024

Payments since 03/08/23 have not
been included in this statement

Due Date	Total Due
----------	-----------

1st Instalment Amount

30/09/2023 \$180.91

**Please Note existing Direct Debit arrangement will
continue to be processed for payment of this account -
Notice provided for information purposes only.**

**If you are experiencing financial hardship, help is
available. Go to www.warrnambool.vic.gov.au/hardship
or call Council on 5559 4800 to discuss options.**

Payment Options - see reverse

Ratepayer: Mr Charles W Torney &
Account No. 140047



Billor Code: 94276
Cust Ref No 1400472

BPAY this payment via Internet or phone banking
BPAYVIEW® - View and pay this bill using internet banking.
BPAY View Registration No.: 1400472



*2395 140047 2



Post
Billpay

Billpay Code: 2395
Ref: 140 0472

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

Amount
\$180.91

Due by
30/09/2023



Wannon Region Water Corporation
ABN 94 007 404 851

TAX INVOICE / STATEMENT



C W & D J Torney
16 Riverdale Ct
WARRNAMBOOL VIC 3280



034
1000048

1300 926 666

www.wannonwater.com.au

Date of Issue: 05 Mar 2024

Next Reading: 23 May 2024

Account Number

52-0890-1150-01-1

Invoice Number

5112653

We will debit

\$ 187.94

As authorised from your
nominated account on:

03 April 2024

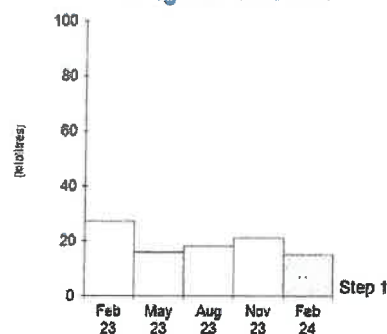
A Concession has been applied.

Service Address: 16 Riverdale Ct, Warrnambool VIC 3280

Classification: Residential

Opening Balance	\$184.12
Payment received on 28 Dec 2023	\$184.12 CR
Balance	\$0.00
Current Charges	
Water Usage	\$23.93
Water Service	\$49.60
Sewerage Service	\$209.21
Water Pension Concession	\$47.40 CR
Sewerage Pension Concession	\$47.40 CR
Total	\$187.94
Total Amount Due	\$187.94
Total includes GST of	\$0.00

Usage in kilolitres



Av. Daily Use 0.153 kL/day

Av. Daily Cost \$1.92/day

**If you're worried
about paying your bill,
you're not alone.**

We're here for you with practical
options to help ease the pressure.

The sooner you get in touch, the sooner we can help –
and we'll keep supporting you for as long as you need.



Call us on 1300 926 666

Wannon Water Invoice Details

WATER USAGE

Service	Meter No	Previous	Current	Usage
MS21125	16V018142	23/11/23	505 29/02/24 520	15.000kL

Water Usage Calculation for 23/11/23 to 29/02/24

	Usage	Rate	Amount
Step 1	15.000kL	@ \$1.5952/kL	\$23.93

WATER SERVICE

Service	Size	Date From	Date To	Days Billed	Rate	Amount
MS21125	20mm	23/11/23	29/02/24	98	@ \$0.5061/day	\$49.60

SEWERAGE SERVICE

Service	Date From	Date To	Days Billed	Rate	Amount
MS21125	23/11/23	29/02/24	98	@ \$2.1348/day	\$209.21



Subject to Wannon Water's Customer Charter, penalty interest of 6.9% will accrue on account balances that remain unpaid 14 days after the Payment Due date.



Residential properties with own separate meter: Tenant pays for water usage & the Landlord pays all other charges.



Moved House: If you have vacated your property and your details have not been updated, please notify us immediately.



Concessions: If you have a Centrelink Pension, Healthcare Card or Department of Veteran Affairs Gold Card, you may be eligible for a concession. Register on-line at www.wannonwater.com.au, or contact us for details.



Financial Hardship: Contact us to set up a payment plan or discuss rebates & concessions.



Special Services: Hearing or speech impaired? Contact us via the National Relay Service on 13 66 77. Also provided is a free interpreter service; contact the Translation & Interpreter Service on 13 14 50

HOW TO PAY

Credit Card



Use your credit card to make a payment at wannonwater.com.au

Account Number
5208 9011 5001 1

BPAY

Make a payment via internet or phone banking.

Billers Code: 566455
Ref: 5208 9011 5001 1



Post Billpay

Pay in person at any Post Office, call 13 18 16 or go online to postbillpay.com.au

Billpay Code: 0342
Ref: 0520 8901 1500 11

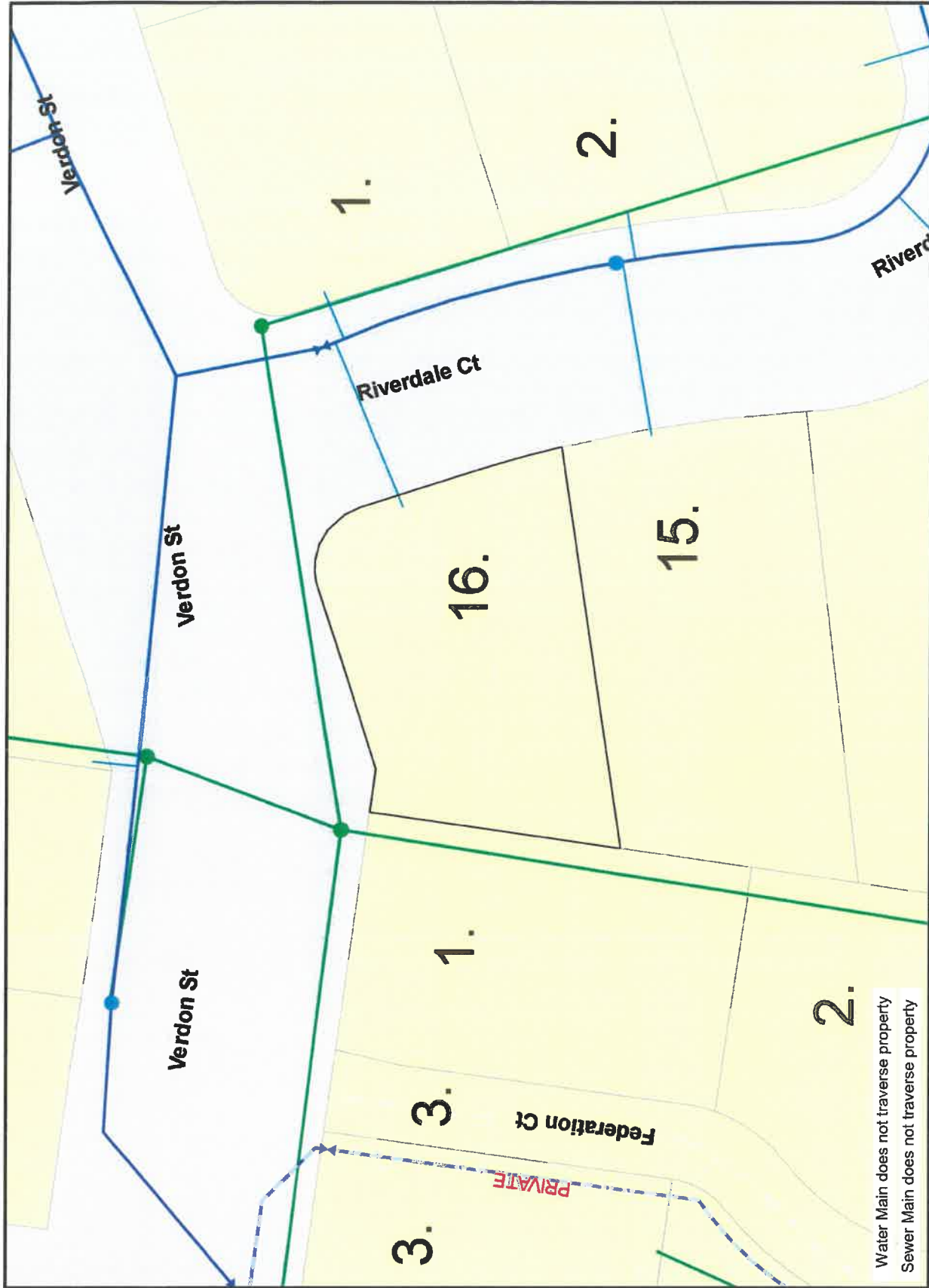


Direct Debit

Register at wannonwater.com.au to have your bill automatically paid in full on the due date or by instalments.

Call 13 18 16 to pay by credit card over the phone and use the **Post Billpay** codes.

We will debit
\$ 187.94



Map Legend

Sewer

- Gravity Main
- Rising Main
- Private Main
- Manhole / SAP
- Junction
- Lamphole
- End Cap
- Service Connection

Water

- Water Main
- Private Main
- Hydrant (Fire Plug)
- Valve
- Cross Over
- Junction
- End Cap
- Service Connection
- Raw Water Main
- Recycled WaterMain

Roofwater

- Trunk Main
- Gravity Collection Main
- Pressure Main
- Maintenance Shaft
- Inspection Shaft

Land

- Parcel Boundary
- Parcel of Interest



A4 Sheet

Address: 16 Riverdale Court Warrnambool VIC 3280

Property Number: 52-0890-1150

Date: 14-04-2015

Scale 1: 429

Information Statement Map



Wannon Region Water Corporation
PO Box 1158, Warrnambool VIC 3280
Ph. 1300 926 666
Fax. (03) 5565 6050
info@wannonwater.com.au
www.wannonwater.com.au

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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)