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ANS

23/6/92.

Dear Valued Customer.

My husband and I could not find an established house on a block we wished for. Which was a Red Cedar house on a bushy block. So in the end we went to Clark Real Estate in M.T. Evelyn.

We were greeted by a pleasant gentleman and explained to him what we were after and we did not want to exceed the \$90,000 limit all up. I thought no way could he find anything close enough (for work reasons, - around Ringwood Viera.) Anyway Don did come up with a large 1/4 acre block in Mealsville with plenty of bush around us so it didn't feel like an Estate Block. And best of all a four bedroom house with Ensuite and other features for \$58,000 which included a Septic Tank. The figure was \$90,000. So we signed up. We were told we'd be in by Easter 92.

But, we should have checked how long it took for a building permit in the Mealsville Shire. We were told it would be 3-4 weeks, it ended up taking over two months. That was just for the permit to start to build. Don't make this mistake, if you plan on being in your new home in 3-4 mths you might be sadly mistaken. We were lucky in one way because friends and my work stored things for us, and our dogs stayed on my sisters farm. It all adds up to be