



Suite 2, 263 Heaths Road, Werribee, 3030
Phone: 0397482000
Web: www.convey.com.au (Instant Quote)

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

4 Lancaster Court, Mildura VIC 3502

Vendor's name

Robson Uche IHEZUE

Vendor's signature

 Robson Uche IHEZUE (Sep 30, 2020 09:53 GMT+10)

Purchaser's name

Date
/ /

Purchaser's signature



Purchaser's name

Date
/ /

Purchaser's signature



4 Lancaster Court, Mildura VIC 3502

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:

\$5500

OR

(b) ☐ Are contained in the attached certificate/s.

OR

(c) ☐ Their amounts are:

Authority	Amount	Interest (if any)
(1) Mildura Rural City Council	(1) \$	(1) \$
(2) Lower Murray Water	(2) \$	(2) \$
(3) State Revenue Office	(3) \$	(3) \$
(4)	(4) \$	(4) \$

(d) ☐ There are NO 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, which are not included in the items above; other than any amounts described in this rectangular box.

\$

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.

☐ Attached is an 'Additional Vendor Statement'

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.

☐ Attached is an 'Additional Vendor Statement'

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.

(a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

(b) Particulars of any such policy insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company:

Type of policy:

Policy no:

Expiry date:

Amount insured:

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.

(a) Attached is a copy or extract of any policy of insurance required under the Building Act 1993.

OR

(b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company:

Policy no:

Expiry date:

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

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 document/s

OR

☐ Is as follows:

(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.
 The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered on the certificate of title or title plan.

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 within the meaning of regulations made under 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.

OR

☒ The required specified information is as follows:

(a) Name of planning scheme	Mildura Rural City Council Planning Scheme
(b) Name of responsible authority	Mildura Rural City Council
(c) Zoning of the land	General Residential Zone, (See also attached property report)
(d) Name of planning overlay	Refer to the attached report, if applicable

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 contained in the attached certificates and/or statements

OR

┐ Are as follows

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:

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:

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):

☐ Are contained in the attached certificate

OR

☐ Are as follows:

6. OWNERS CORPORATION

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

6.1 ☐ Attached is a current owner's corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

6.2 ☐ Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owners Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

6.3 ☐ The owner's corporation is an inactive owner's corporation.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an '✓' ☒
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an '✓' ☒
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an '✓' ☒

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an '✓' indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC ☐
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐
- (c) Any certificate of exemption from liability to pay a GAIC ☐
- (d) Any certificate of staged payment approval ☐
- (e) Any certificate of no GAIC liability ☐
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐
- (g) A GAIC certificate issued under Part 9B of the Planning and Environment Act 1987 must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above ☐

8. SERVICES

The services which are marked with an '✓' 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 type="checkbox"/>
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Phone: 0397482000
Web: www.convey.com.au (Instant Quote)

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.

OR

☐ (b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

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.

(a) ☐ Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

(b) ☐ Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

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*.

(a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

(d) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:

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.

- (a) ☐ Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).
- (b) ☐ Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

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 2000m²; (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):

☐ Are contained in the attached building energy efficiency certificate.

OR

☐ Are as follows:

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.)

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)

- | |
|--|
| <ol style="list-style-type: none">1. Register Search Statement Volume 10730 Folio 6532. Copy of Plan 506995N3. Council Bill4. Water Bill5. Property Report6. Planning Property Report |
|--|

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

Page 1 of 1

VOLUME 10730 FOLIO 653

Security no : 124085909382Q
Produced 06/10/2020 05:01 PM

LAND DESCRIPTION

Lot 84 on Plan of Subdivision 504995N.
PARENT TITLE Volume 08332 Folio 222
Created by instrument PS504995N 12/06/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROBSON UCHE IHEZUE of 48 AVOCADO STREET MILDURA VIC 3500
AN030842V 19/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN030843T 19/08/2016
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT AC691349H 23/02/2004

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 PS504995N 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: 4 LANCASTER COURT MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS504995N
Number of Pages (excluding this cover sheet)	4
Document Assembled	06/10/2020 17:05

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

PLAN OF SUBDIVISION

Stage No.

LTO use only

PLAN NUMBER

EDITION 2

PS 504995N

Location of Land

Parish: MILDURA

Township: _____

Section: _____

Crown Allotment: _____

Crown Portion: 2 (PART)

LTO base record: VICMAP DIGITAL PROPERTY

Title References: Vol 8332 Fol 222

Last Plan Reference: L.P.2381 (LOTS 2, 6 & 7, SECTION 17, BLOCK F.)

Postal Address: BENETOOK AVENUE & ELLSWOOD CRESCENT, MILDURA, 3500

AMG Co-ordinates: E 608650

(Of approx. centre of plan) N 6215100 Zone 54

Vesting of Roads or Reserves

Identifier	Council/Body/Person
ROAD RI RESERVE No.1	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL

Council Certification and Endorsement

Council Name: MILDURA RURAL CITY COUNCIL Ref: 50411

I. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6~~ / /

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate

Council seal

Date 13 / 9 / 02

Re-certified under section 11(7) of the Subdivision Act 1988

Council Delegate

Council seal

Date / /

Notations

Depth Limitation: DOES NOT APPLY

Staging

This ~~is~~/is not a staged subdivision
Planning Permit No. P01/109

OTHER NOTATIONS:

THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER NUMBERED 286016 IN THE REGISTER BOOK AFFECT ALL LAND IN THIS PLAN.

LOTS 1 TO 70 (INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.

This survey has been connected to permanent marks no(s). 859,1066,1067, 1068,1084&1099
In Proclaimed Survey Area no. _____

Easement Information

Legend:

E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-2	SEWERAGE	3	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
RI	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN

LTO use only

Statement of Compliance / Exemption Statement

Received



Date 2/6/03

LTO use only

PLAN REGISTERED

TIME 11.29am

DATE 2/6/03

Assistant Registrar of Titles

Sheet 1 of 3 Sheets

LICENSED SURVEYOR ROBERT BRUCE FREEMAN

REF 7009/A

VERSION 2

DATE 15/07/2002

SIGNATURE _____

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

DATE / /

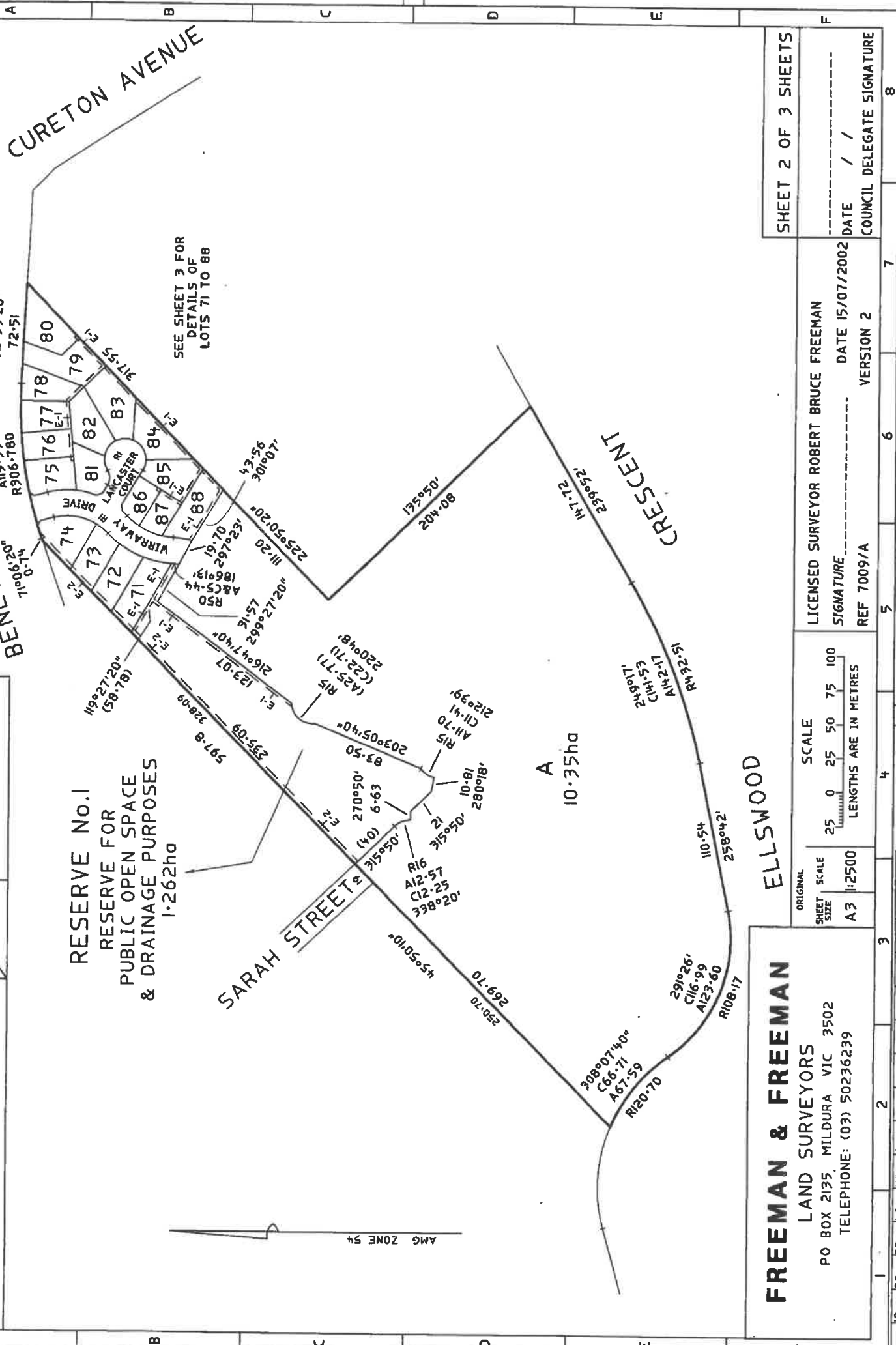
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No. Plan Number

PS 504995N



SEE SHEET 3 FOR
DETAILS OF
LOTS 71 TO 88

RESERVE No.1
RESERVE FOR
PUBLIC OPEN SPACE
& DRAINAGE PURPOSES
1.262ha

FREEMAN & FREEMAN
LAND SURVEYORS
PO BOX 2135, MILDURA VIC 3502
TELEPHONE: (03) 50236239

ORIGINAL
SHEET SIZE
A3 1:2500
SCALE
25 0 25 50 75 100
LENGTHS ARE IN METRES

LICENSED SURVEYOR ROBERT BRUCE FREEMAN
SIGNATURE

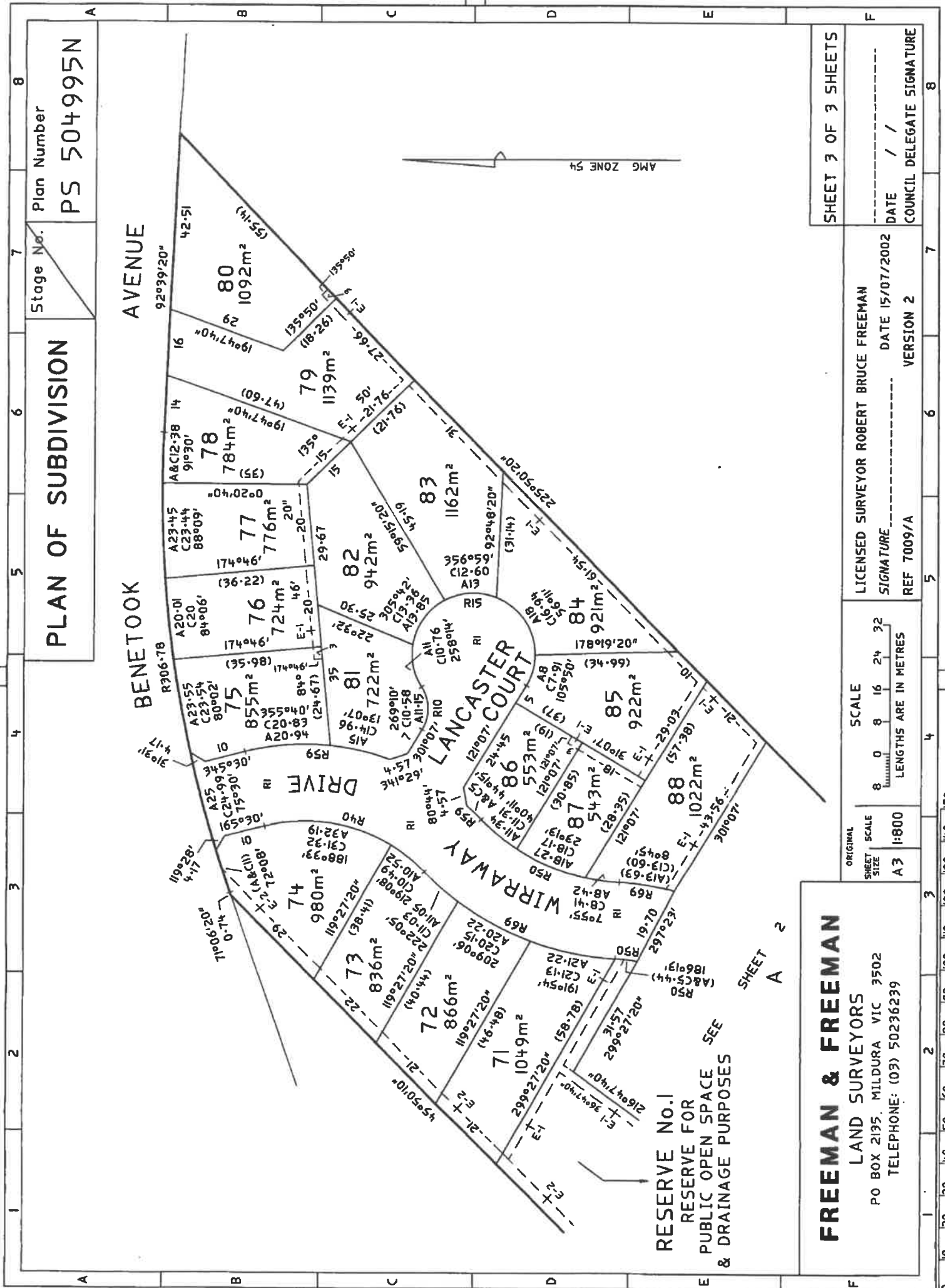
DATE 15/07/2002

VERSION 2

REF 7009/A

COUNCIL DELEGATE SIGNATURE

SHEET 2 OF 3 SHEETS



SHEET 3 OF 3 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR ROBERT BRUCE FREEMAN

SIGNATURE

DATE 15/07/2002

VERSION 2

REF 7009/A

SCALE

8 0 8 16 24 32

LENGTHS ARE IN METRES

ORIGINAL SHEET SCALE SIZE A3 1:800

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER
PS 504995N

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LAND IN THIS PLAN	NIL	AMEND TRANSFER NUMBER SHOWN ON SHEET 1 UNDER "OTHER NOTATIONS" TO 286016	PS519464N	16/09/04		2	S. BOBKO

attachment.outlook.live.net

MILDURA
 100 - 1007 Portland Street Mildura VIC
 3420
 Tel: (08) 9048 2000 Fax: (08) 9048 2001
 Email: info@lmc.vic.gov.au
 24 Hour Supply Emergency
 1800 806 830

LOWER MURRAY
WATER
 ABN 18 475 806 426
water.lmc.vic.gov.au

MILDURA
 100 - 1007 Portland Street Mildura VIC
 3420
 Tel: (08) 9048 2000 Fax: (08) 9048 2001
 Email: info@lmc.vic.gov.au

Reference No. 038748
URBAN ACCOUNT
Amount Due \$24.04
Due Date 24 Aug 2020

MR RU IHEZUE
 88 ELLSWOOD CRESCENT
 MILDURA VIC 3500

Date of Issue: 06/10/2020
 Tariffs and Charges Notice
 1st Quarter 2020/21
 01/07/2020 - 30/09/2020
U POST *850 700387483

Property Address : 4 LANCASTER COURT MILDURA VIC 3500 (Prop:38748) - Urban Account
 Lot 84 PS 504995N Bk F Sec 17 Vol 10730 Fol 653

Water Service Tariff
 Sewerage Service Tariff

Charge	Balance
52.09	52.09
122.96	122.96
CREDITS & Other Receipts	-151.01
TOTAL OWING	\$24.04

REPRINTED ACCOUNT

Payments/Credits since last Notice \$256.48



Payment Site - Methods of Payment

Online at lmc.vic.gov.au - Pay your Account

Direct Debit
 Please contact your bank office

Centrepay
 See Centrepay for more regular debits from your
 bank account. See your bank for more details.

U POST Billpay Code: 8850
 Ref: 700387483

U POST Billpay Code: 78477
 Ref: 700387483

Contact your bank for more details on how to set up your account.
 For more information, visit www.bpay.com.au

038748

4 LANCASTER COURT MILDURA VIC 3500 (Prop:38748) - Urban Account



*850 700387483 \$24.04

B **Pay** **Code: 78477**
Ref: 700387483
BPAY - Make this payment via "BPAY" or phone banking
BPAY View - Receive view and pay this bill using internet banking
BPAY View Registration No: 700387483

Amount Due **\$24.04**

By Phone
 Pay by phone Ref: 700387483
 Standard call charges apply

See reverse for In Person and By Mail options



Property Report from www.land.vic.gov.au on 29 September 2020 08:45 AM

Address: 4 LANCASTER COURT MILDURA 3500

Lot and Plan Number: Lot 84 PS504995

Standard Parcel Identifier (SPI): 84\PS504995

Local Government (Council): MILDURA Council Property Number: 28772

Directory Reference: VicRoads 535 T7

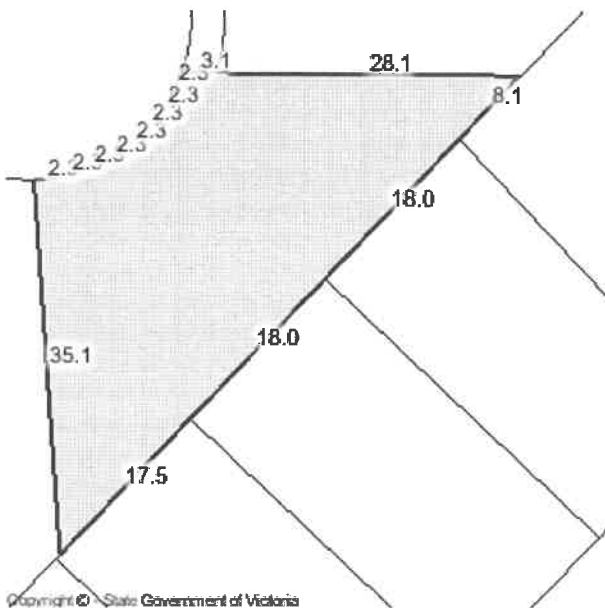
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 923 sq. m

Perimeter: 146 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.

For more accurate dimensions get copy of plan at
Title and Property Certificates

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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LCC 48 of 54

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay: SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 23 September 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

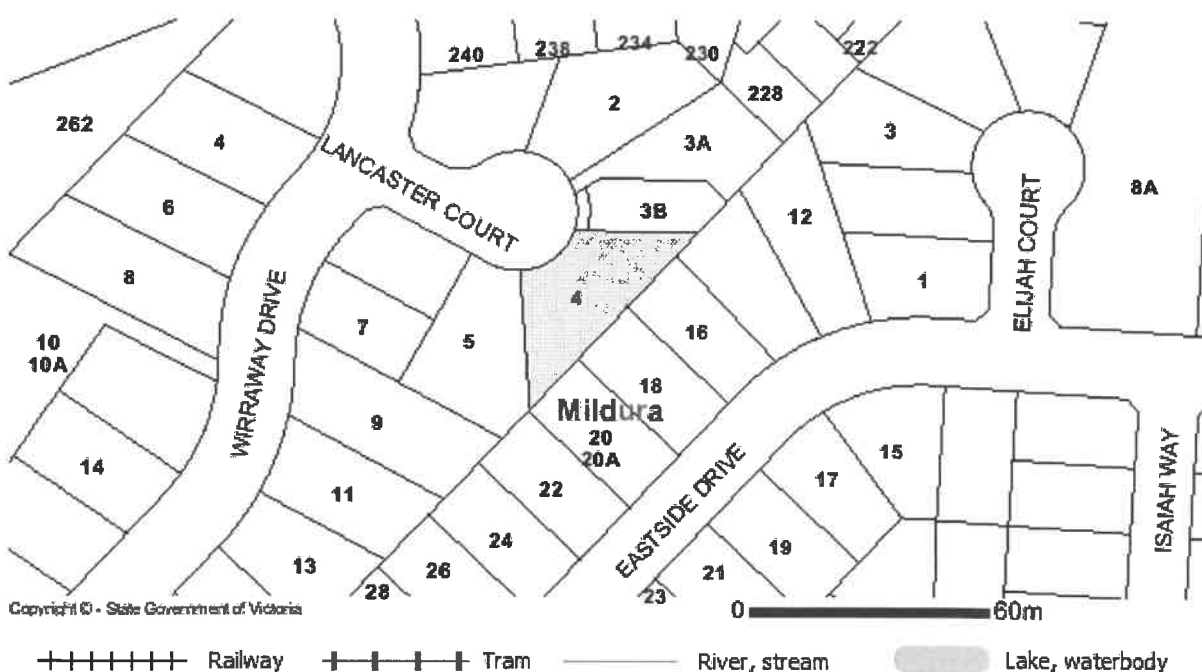
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

Area Map



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LCC 49 of 54

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 29 September 2020 08:45 AM

PROPERTY DETAILS

Address: **4 LANCASTER COURT MILDURA 3500**
Lot and Plan Number: **Lot 84 PS504995**
Standard Parcel Identifier (SPI): **84\PS504995**
Local Government Area (Council): **MILDURA**
Council Property Number: **28772**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 T7**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
Urban Water Corporation: **Lower Murray Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

[View location in VicPlan](#)

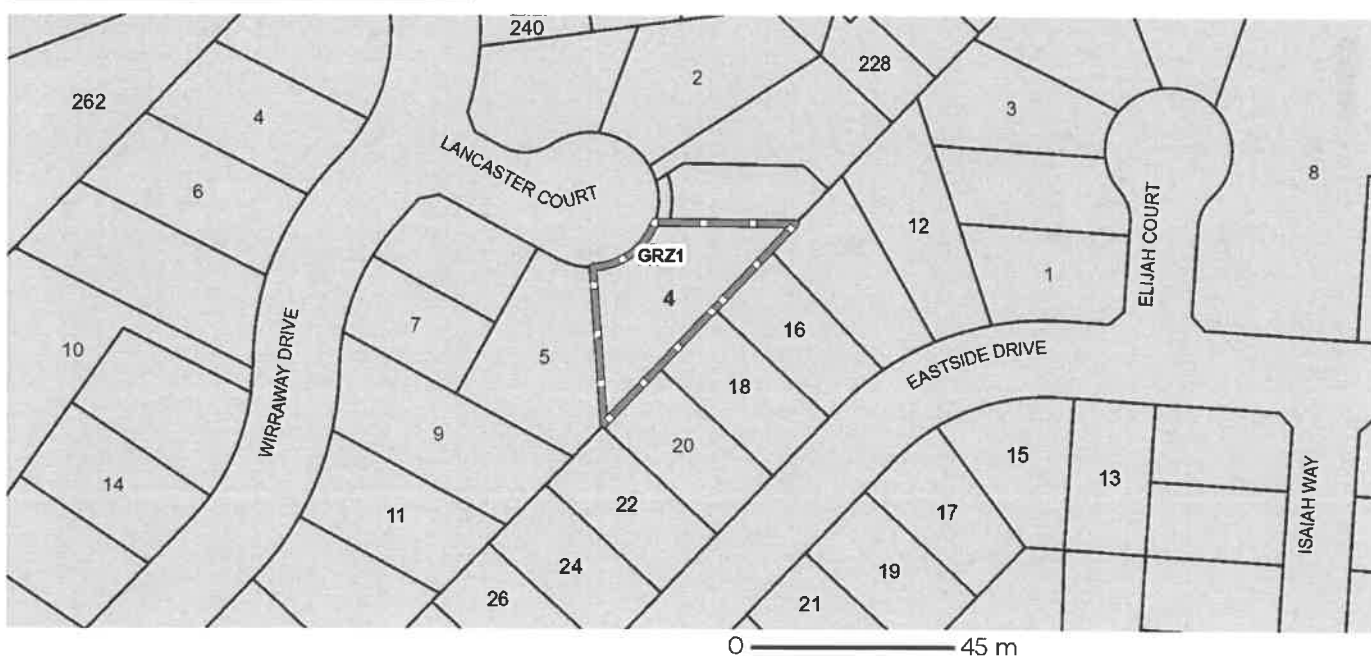
STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



 **GRZ - General Residential**

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

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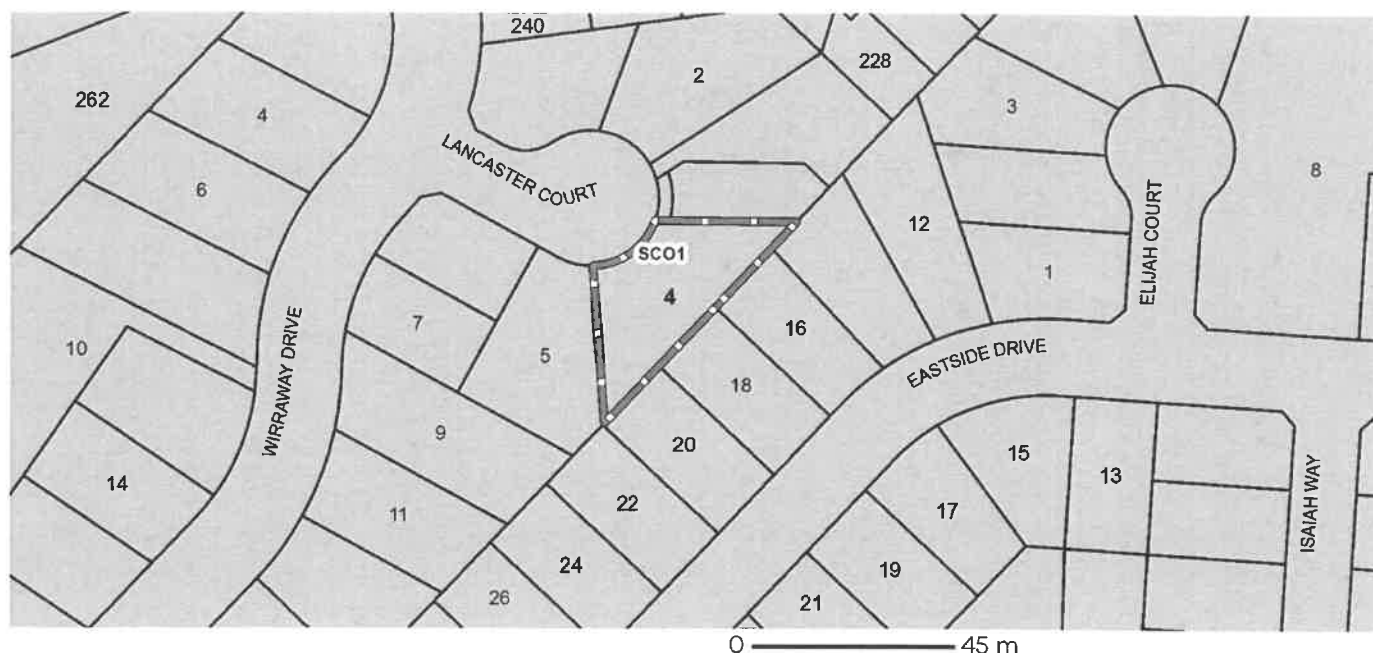
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

LCC 50 of 84

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

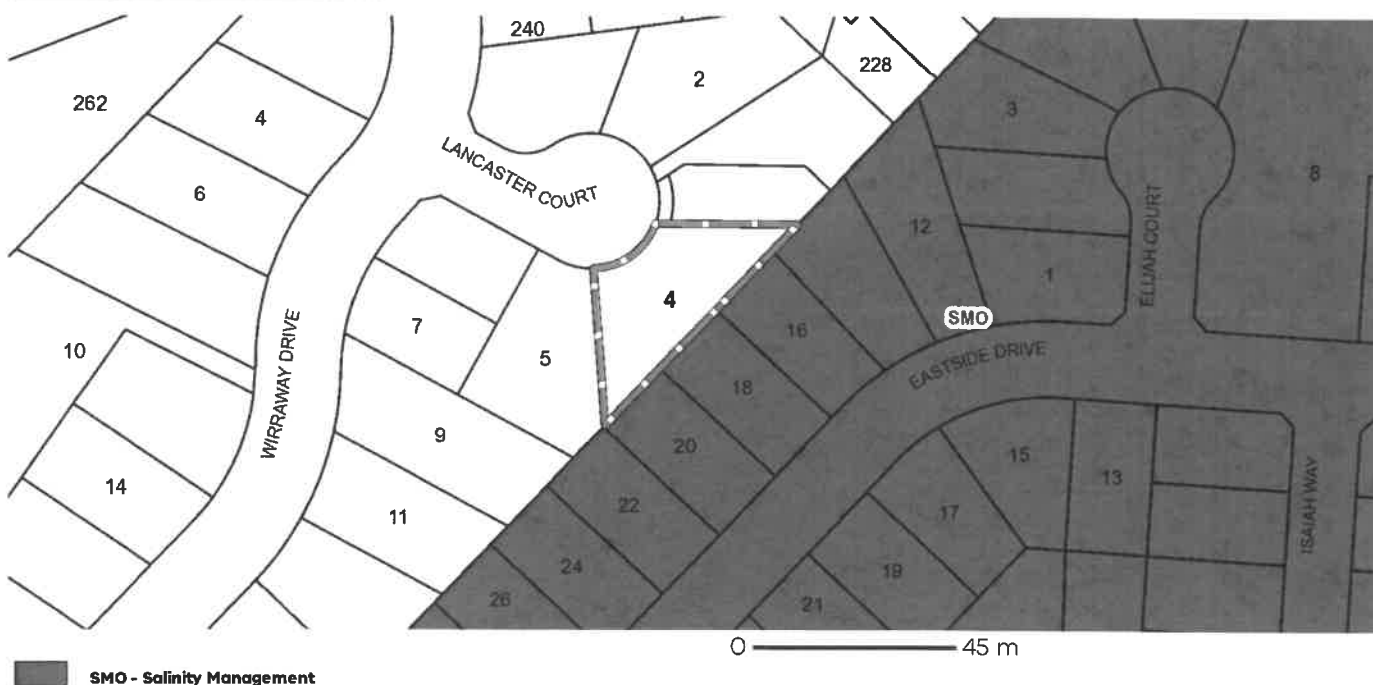
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SALINITY MANAGEMENT OVERLAY (SMO)



Further Planning Information

Planning scheme data last updated on 23 September 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

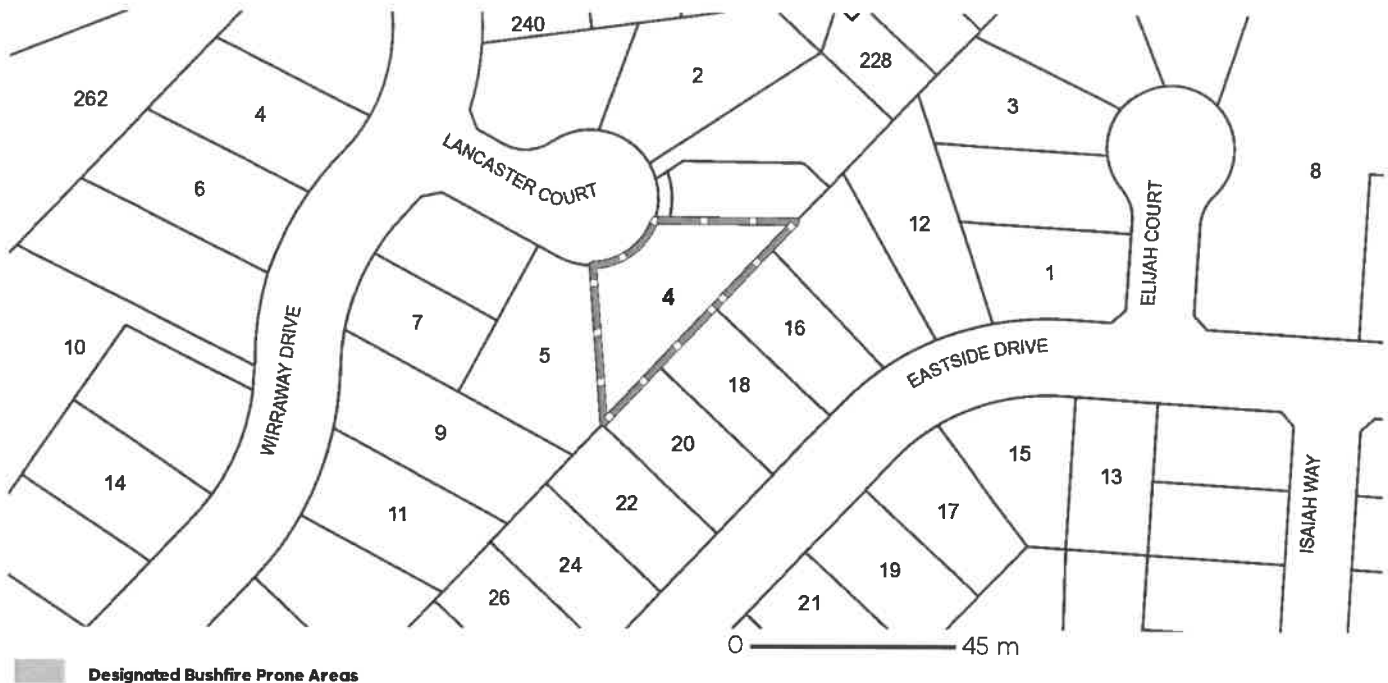
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

VENDOR:

Our Reference : MC20-289-Sale

ROBSON UCHE IHEZUE

**VENDORS STATEMENT
TO THE PURCHASER OF
REAL ESTATE**

Property:

4 Lancaster Court, Mildura

VENDORS' REPRESENTATIVE

Correspondence - Attention: Manager

Suite 2, 263 Heaths Road,
Werribee 3030

Ph: 03 97482000

E-Mail: lowcost@convey.com.au

Fax: Nil

PEXA/SRO Id: - Low Cost Pty Ltd

(All contact should be via email)

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In accordance with the Conveyancers Act 2006 we advise that we are the holders of the following Conveyancing Licence 99L & 98L. The Licensee is Mr Ashley John Clarke. Low Cost Pty Ltd t/as Low-Cost Conveyancing Services