

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.



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Vendor Statement

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included

Delete as appropriate wherever an asterisk (*) appears. "Nil" may be written in any of the rectangular boxes if appropriate. Additional information may be added to section 13 where there is insufficient space.

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

571 Ontario Avenue, MILDURA VIC 3500

+ Vendor's name

ISAAC BROUGHAN DEWIS

Date

/ /

+ Vendor's signature

DocuSigned by:

02-Dec-20 | 08:

715DAFCE78A3408...

+ Vendor's name

MICHELLE ELISE JONES

Date

/ /

02-Dec-20 | 08

+ Vendor's signature

DocuSigned by:

715DAFCE78A3408...

+ Purchaser's name

Date

/ /

+ Purchaser's signature

+ Purchaser's name

Date

/ /

+ Purchaser's signature

Ref: TJR/2203506

Important information

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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:

\$

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)	plus usage
(3)		(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 knowledge¹, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

Apart from the usual adjustment of rates and charges.

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 a Law Institute of Victoria published "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~~

¹ Other than GST Payable in accordance with the contract.

~~becomes entitled to possession or receipts of rents and profits.~~

☐ ~~*Attached is a Law Institute of Victoria published "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 of 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:	

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 and any apparent or implied or necessary easements for services, drains, sewers, party walls and wires not located in registered easements by prescription.

~~OR~~

☐ *Is as follows:

--

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

--

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 Planning Scheme |
| (b) | Name of the responsible authority | Mildura Rural City Council |
| (c) | Zoning of the land | |
| (d) | Name of the planning overlay | |

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 owners corporation within the meaning of the Owners Corporations Act 2006:~~

☐ 6.1 ~~*Attached is a current owners 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 action 151(4)(a) of the Owner Corporations Act 2006 and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.~~

~~OR~~

☐ 6.3 ~~*The owners corporation is an inactive owners corporation.²~~

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 ☐ Gas supply ☒ Water supply ☐ Sewerage ☐ Telephone services ☐

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**

Not Applicable

11. ☐ ***DISCLOSURE OF ENERGY INFORMATION**

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

(a) 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

OR

☐ * Are as follows:

² An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

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 a Law Institute of Victoria published "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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 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



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

Page 1 of 1

VOLUME 09569 FOLIO 080

Security no : 124086779305W
Produced 25/11/2020 02:19 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 146387W.
PARENT TITLE Volume 09323 Folio 073
Created by instrument LP146387W 29/08/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHELLE ELISE JONES
ISAAC BROUGHAN DEWIS both of 571 ONTARIO AVENUE MILDURA VIC 3500
AS547706D 20/09/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS547707B 20/09/2019
COMMONWEALTH BANK OF AUSTRALIA

COVENANT L352436A 05/11/1984

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 LP146387W 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: 571 ONTARIO AVENUE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 18601V BANKWEST
Effective from 20/09/2019

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	LP146387W
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/11/2020 14:35

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

146387^W

LP146387W

EDITION 1

APPROVED 6 / 8 / 84

PLAN OF SUBDIVISION OF:
LOT 18 SECTION 32 BLOCK E
ON L.P. 2380 BEING PART OF
CROWN PORTION 2
PARISH: MILDURA
COUNTY: KARKAROOO

75 125 0 125 25 375 50 75 100
LENGTHS ARE IN METRES

APPROPRIATIONS

ENCUMBRANCES & OTHER NOTATIONS
THE WHOLE OF THE LAND IS ENCUMBERED BY THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER No 293831. THE LAND COLOURED BLUE IS ENCUMBERED BY A DRAINAGE EASEMENT RESERVED IN TRANSFER No H 365948. THE LAND COLOURED GREEN IS ENCUMBERED VIDE C/T VOL. 9323 FOL. 073. LOT 2 IS THE BALANCE OF TITLE AND NOT SUBJECT TO SURVEY. FOR REFERENCE MARKS & DATUM SEE FIELDNOTES.

V.9323 F.073

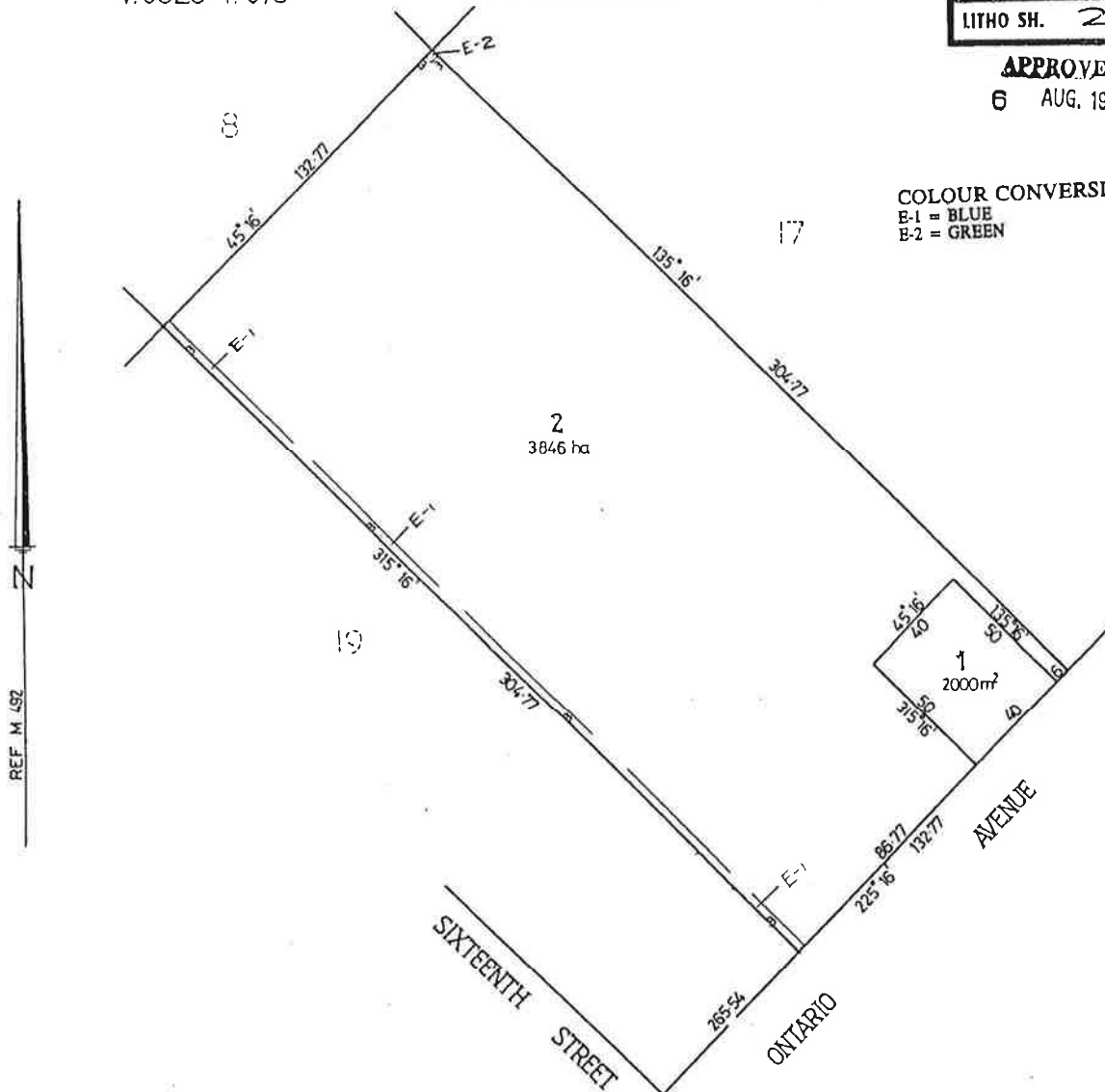
LITHO SH. 2

APPROVED

6 AUG. 1984

COLOUR CONVERSION

E-1 = BLUE
E-2 = GREEN





Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 12 478 237 077



Ms M E Jones & Mr I B Dewis
571 Ontario Avenue
MILDURA VIC 3500



033
1012073
R2_8591

Total Rates & Charges For this Year

\$3,402.37

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

571 Ontario Avenue MILDURA VIC 3500
Lot 1 PS 146387 Sec 32 Blk E

AVPCC: 110 - Detached Home

RATING DETAILS

Residential Rate
Waste Management

0.00620605	456000	\$2,829.96
434.79	1	\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	113.00	1	\$113.00
Residential Fire Levy (Variable)	0.000054	456000	\$24.62

PAYMENT DEADLINES EXTENDED

First instalment due by 14 October 2020.
Second instalment due by 14 December 2020.

COVID-19 SUPPORT

Relief options are available to assist ratepayers experiencing financial hardship.
Visit mildura.vic.gov.au/coronavirus or call us for details.

TOTAL AMOUNT

\$3,402.37

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2021 \$3,402.37		Due 14 Oct 2020 \$850.60	Due 14 Dec 2020 \$850.59	Due 28 Feb 2021 \$850.59	Due 31 May 2021 \$850.59

Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Ms M E Jones & Mr I B Dewis
571 Ontario Avenue MILDURA VIC 3500
Assessment No: 22400

Payment In Full: \$3,402.37
Or 1st Instalment: \$850.60



Biller code: 93922
Ref: 224006

BPAY this payment via Internet or phone banking.
BPAY View® View and pay this bill using internet banking.
BPAY View Registration No.: 224006

POST billpay



Full Payment *41 224006



Post Billpay Biller code: 0041
Ref: 224006

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

Centrepay Ref:
555 054 730B

Internal Use Only



URBAN SUPPLY INFORMATION STATEMENT



Statement No: IS21/83865
Page: 1 of 2
Our Ref: 5868
Issue Date: 30/11/2020
Your Ref: 42943059-033-0

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2021.

Owner Name(s) MS ME JONES & MR IB DEWIS
Situate: 571 ONTARIO AVENUE MILDURA VIC 3500
Description: Lot 1 LP 146387W Par Mildura Vol 9569 Fol 080

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/10/2020 to 31/12/2020	
Sewerage Service Tariff		122.96
Water Service Tariff		52.09
Water by Measure to 27/11/2020		200.21
Receipts, Concessions & Rebates		(245.20)
Balance Due		\$130.06

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3505
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Water Supply:	Potable Water
Sewer Supply:	Reticulated Sewer System

Last Billed Water Consumption Details -

Period Of Usage: 10/6/2020 to 9/9/2020 (91 Days)

50 kl @ \$0.45250 Step1 Rate + 50 kl @ \$0.82350 Step2 Rate + 6 kl @ \$1.05850 Step3 Rate = \$70.15

Period Of Usage: 9/9/2020 to 27/11/2020 (79 Days)

87 kl @ \$0.45250 Step1 Rate + 87 kl @ \$0.82350 Step2 Rate + 18 kl @ \$1.05850 Step3 Rate = \$130.06

Water Meter Details

Serial No.	Size	Date Read	Reading
16101115	20	27/11/2020	3372

Other Information:

Corporation sewer main located outside property boundary.

Customer has requested account to be delivered through BPAY View to the Customer's on-line banking facility.

Customer is advised that at the time of settlement, the current electronic Property account needs to be de-activated

If you wish to make the settlement payment for this property via BPay please use the following information: **Biller Code 78477 Payment Reference Number 700058688.**

This Statement was issued from the Mildura Office

Signed:

DocuSigned by:

 F84DF3A05A28456...

On behalf of:

LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

Legislative changes in Plumbing Regulations are such that Lower Murray Water is unable to ensure that internal plumbing services are complete. A physical inspection by a Registered/Licensed Plumber is advised.

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

- | | | | |
|--------------------|--------------------------------|-------------------------|-----------------------|
| <u>Urban Water</u> | <u>Urban Sewer</u> | <u>Rural Irrigation</u> | <u>Rural Drainage</u> |
| Pipeline | Gravity Pipeline | Channel | Channel |
| Retired Pipeline | Pressure Main Pipeline | Pipeline | Gravity Pipeline |
| | Rising Main Pipeline | Retired Channel | Rising Main |
| | Retired Gravity Pipeline | Retired Pipeline | Retired Channel |
| | Retired Pressure Main Pipeline | | Retired Pipeline |
| | Retired Rising Main Pipeline | | |

	15.96	31.9
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1: 838

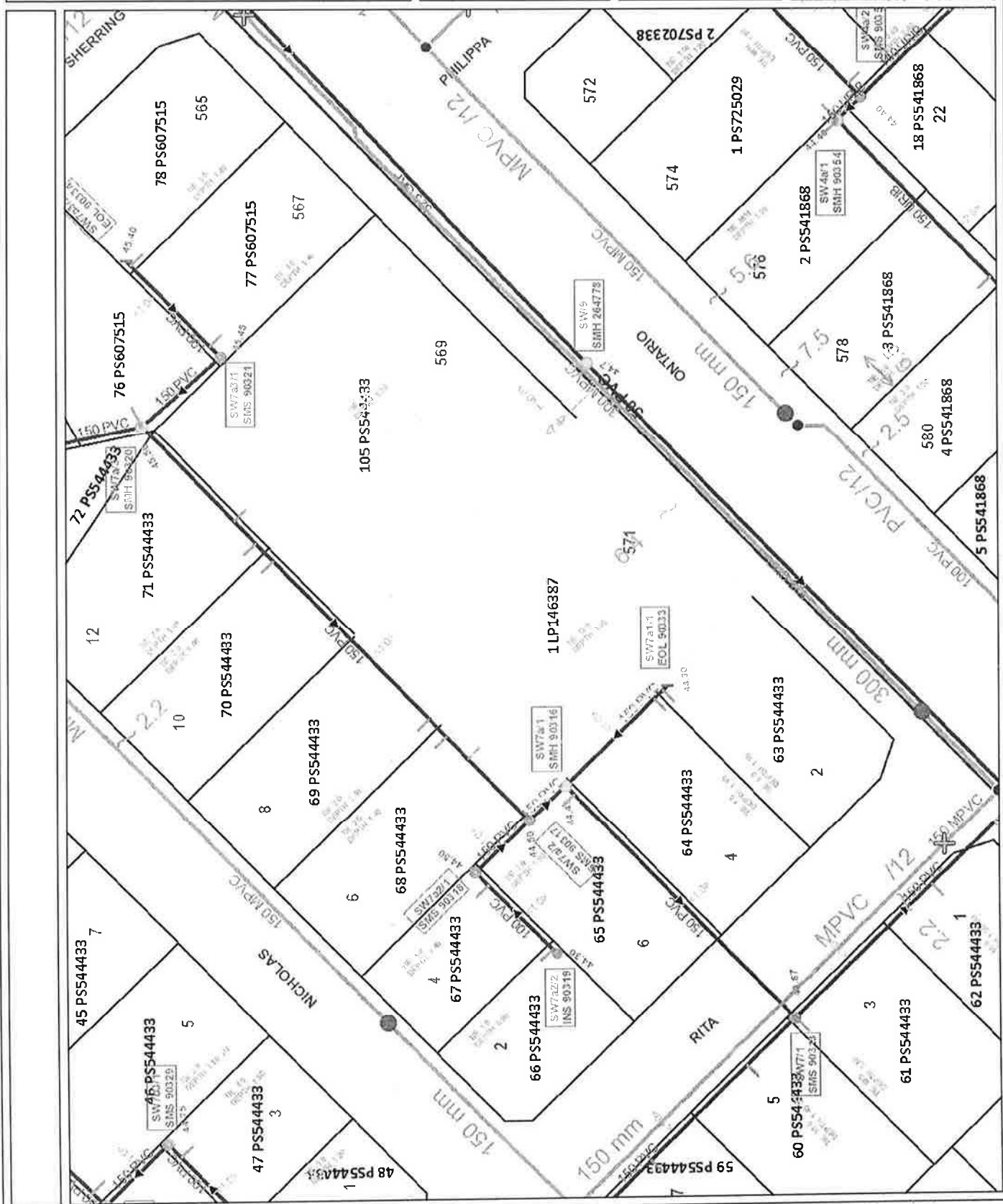
Printed: 26/11/2020

GDA_1994_MGA_Zone_54

© Lower Murray Urban
and Rural Water Corporation

Notes/Comments

LMW DISCLAIMER:The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party. Note:For further assistance please contact LMW.



Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / HEINZ & PARTNERS

Your Reference: 2203506
Certificate No: 40549208
Issue Date: 26 NOV 2020
Enquiries: ESYSPROD

Land Address: 571 ONTARIO AVENUE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18614831	1	146387	9569	80	\$0.00

Vendor: MICHELLE JONES & ISAAC DEWIS

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ISAAC BROUGHAN DEWIS	2020	\$175,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$361,000

SITE VALUE: \$175,000

AMOUNT PAYABLE: \$0.00

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 40549208

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
9. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
10. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
11. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$175,000

Calculated as \$0 plus (\$175,000 - \$0) multiplied by 0.000 cents.

Land Tax Clearance Certificate - Payment Options

BPAY 	Billir Code: 5249 Ref: 40549208
Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. www.bpay.com.au	

CARD 	Ref: 40549208
Visa or Mastercard. Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/paylandtax	



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Heinz & Partners C/- InfoTrack (FilePro)
12/201 Kent Street
SYDNEY 2000
AUSTRALIA

Client Reference: 353790

NO PROPOSALS. As at the 25th November 2020, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

571 ONTARIO AVENUE, MILDURA 3500
RURAL CITY OF MILDURA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 25th November 2020

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 42949291 - 42949291162403 '353790'

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 11 November 2020 11:04 AM

PROPERTY DETAILS

Address: **571 ONTARIO AVENUE MILDURA 3500**
Lot and Plan Number: **Lot 1 LP146387**
Standard Parcel Identifier (SPI): **1\LP146387**
Local Government Area (Council): **MILDURA**
Council Property Number: **22400**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 534 H9**

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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Read the full disclaimer at <https://www2.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).

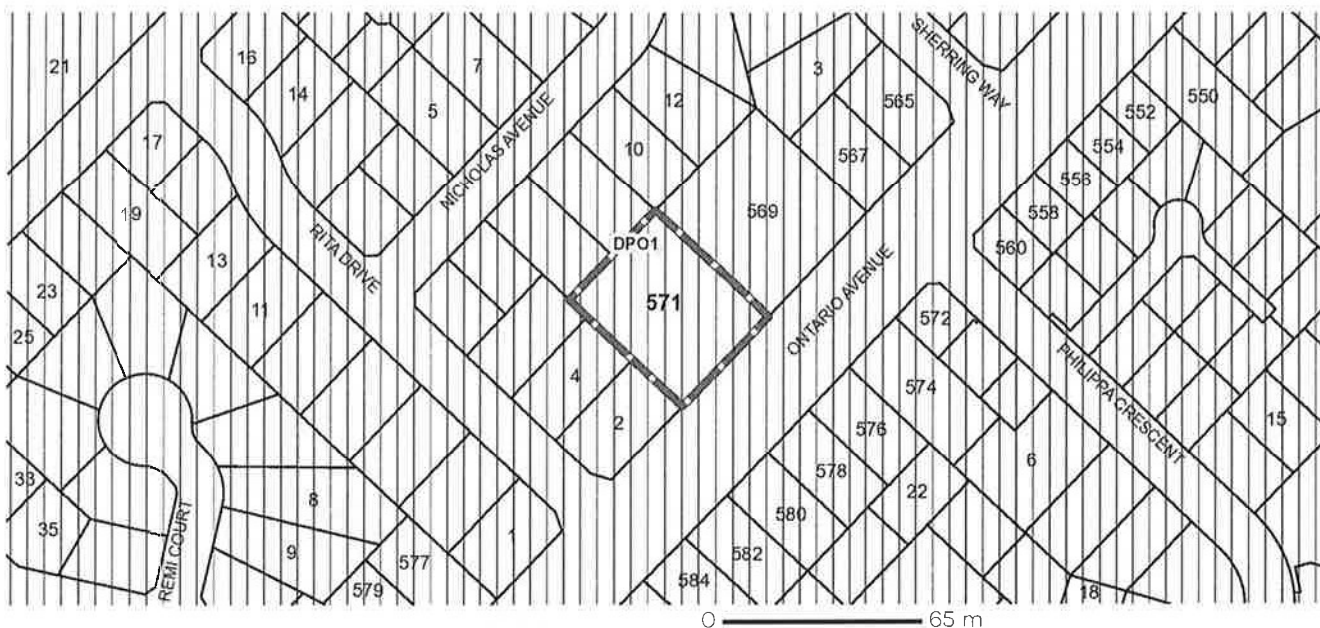
PLANNING PROPERTY REPORT: 571 ONTARIO AVENUE MILDURA 3500

Page 1 of 5

Planning Overlays

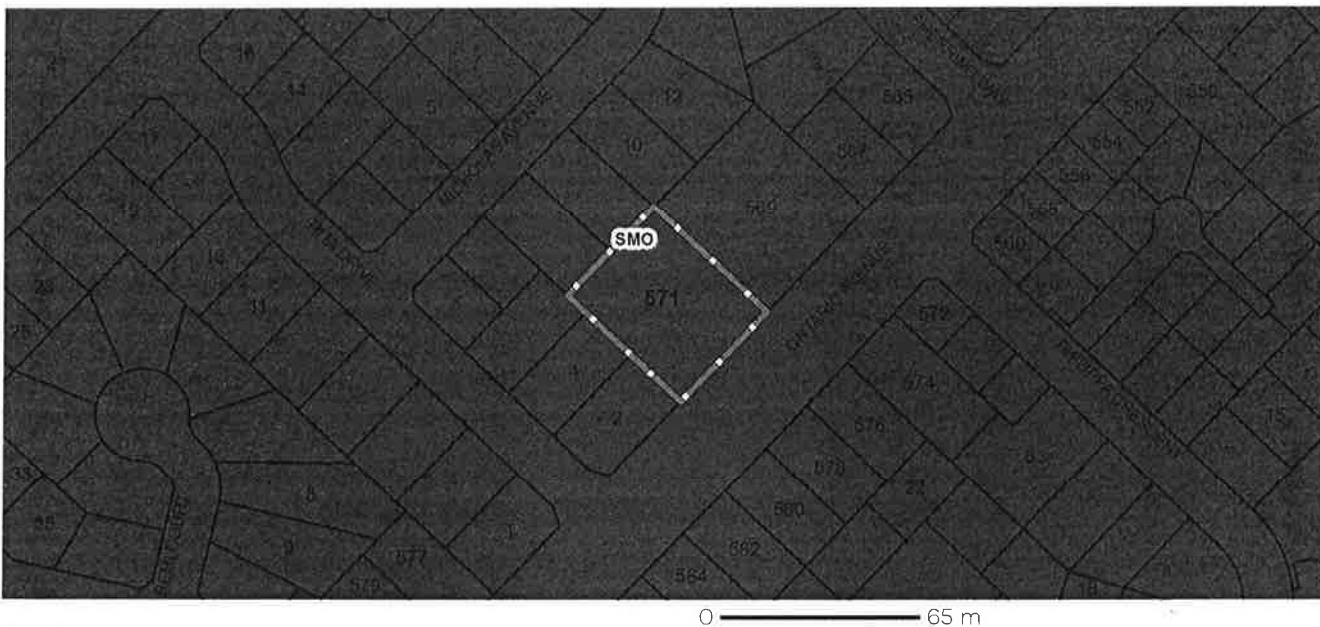
DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



SALINITY MANAGEMENT OVERLAY (SMO)

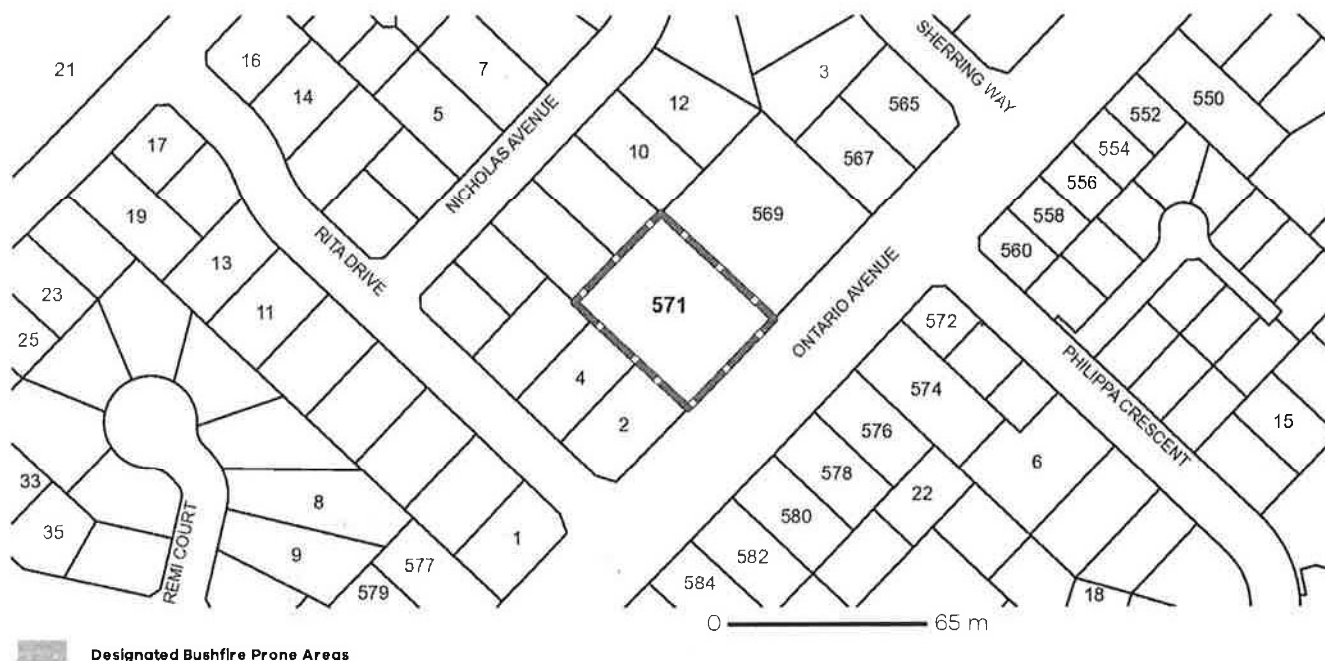
SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)



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>