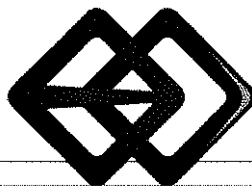


SECTION 32 STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor: Steven Kenneth Gray

Property: 10 Belinda Court MILDURA VIC 3500



VENDORS REPRESENTATIVE
Mildura Property Transfers Pty Ltd

PO Box 1012
MILDURA VIC 3502

Tel: 03 5022 9300
Email: warrick@mildurapropertytransfers.com.au

Ref: Warrick Watts

SECTION 32 STATEMENT
10 BELINDA COURT MILDURA VIC 3500

1. FINANCIAL MATTERS

- (a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Provider	Amount (& interest if any)	Period
Lower Murray Water	\$ 175.05	Per quarter
Mildura Rural City Council	\$3,166.50	Per annum

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

- (b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

2. INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

3. LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. 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 against the Certificate of Title.

(b) BUSHFIRE

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

SECTION 32 STATEMENT
10 BELINDA COURT MILDURA VIC 3500

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

5. BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

Is contained in the attached Certificate/s.

6. OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

- (2) Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):

- any certificate of release from liability to pay;
- any certificate of deferral of the liability to pay;
- any certificate of exemption from the liability to pay;
- any certificate of staged payment approval;
- any certificate of no GAIC liability;
- any notice given under that Part providing evidence of the grant of a reduction of the whole or part of

SECTION 32 STATEMENT
10 BELINDA COURT MILDURA VIC 3500

~~the liability to pay;~~
~~any notice given under that Part providing evidence of an exemption of the liability to pay;~~
OR
~~a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

8. SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

9. TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) In any other case, a copy of -
 - (i) the last conveyance in the Chain of Title to the land; or
 - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
 - (i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
 - (iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
 - (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

SECTION 32 STATEMENT
10 BELINDA COURT MILDURA VIC 3500

10. DUE DILLIGENCE 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 the 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 but the checklist has been attached as a matter of convenience.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Steven Kenneth Gray

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

Register Search Statement - Volume 11631 Folio 398

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

VOLUME 11631 FOLIO 398

Security no : 124084469754D
Produced 22/07/2020 01:24 PM

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 735987W.
PARENT TITLE Volume 08723 Folio 090
Created by instrument PS735987W 04/02/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
STEVEN KENNETH GRAY of 119 DYAR AVENUE MILDURA VIC 3500
AM627802Q 12/03/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM627803N 12/03/2016
NATIONAL AUSTRALIA BANK LTD

COVENANT AM627802Q 12/03/2016

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 PS735987W 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: 10 BELINDA COURT MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

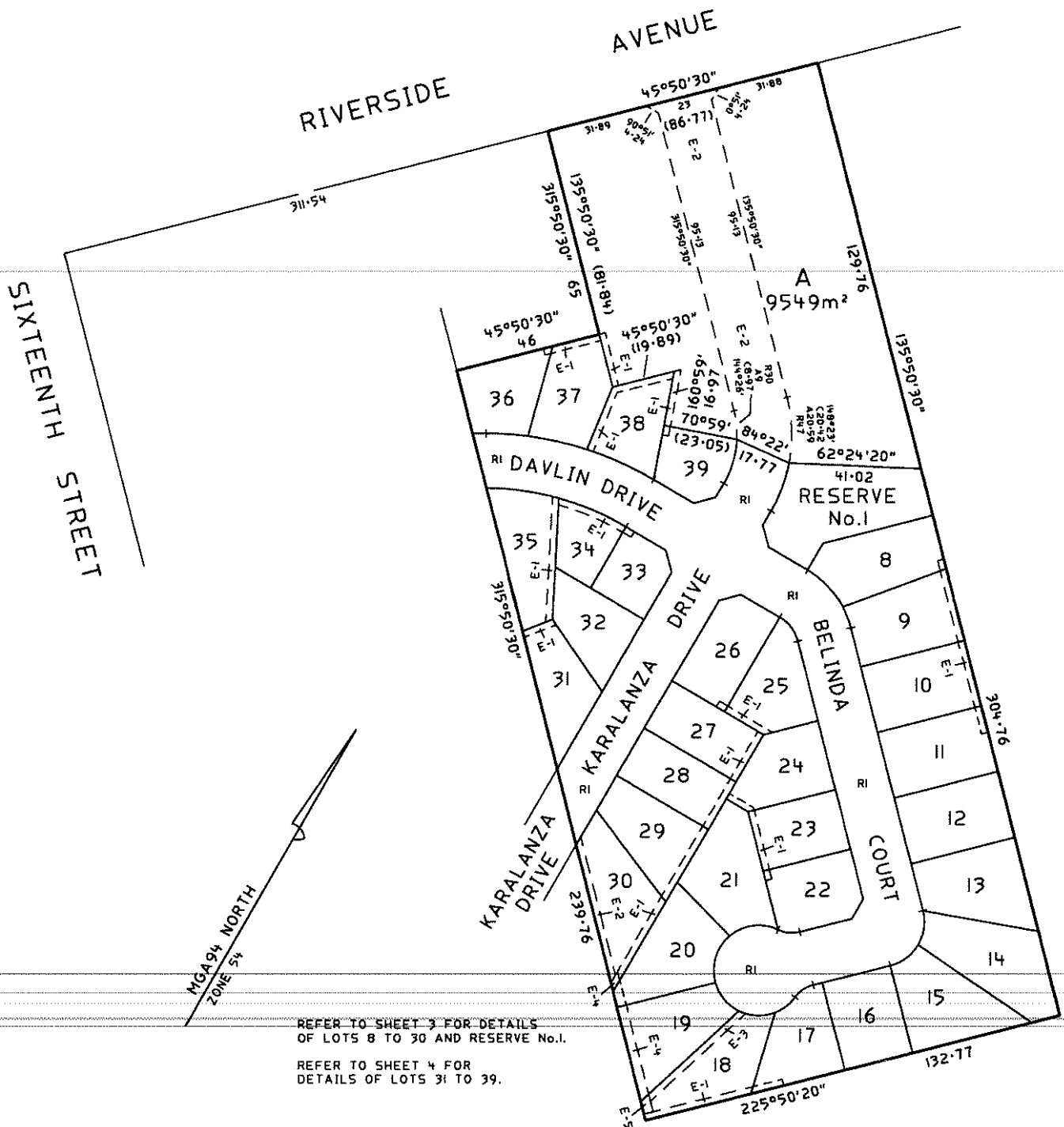
Signed by Council: Mildura Rural City Council, PP Ref: 2007.519, Cert Ref: 007.2007.00000519.001, Original Certification: 26/11/2015, S.O.C.: 18/12/2015

PLAN OF SUBDIVISION		LR use only EDITION 1	PS 735987W	
<p style="text-align: center;">Location of Land</p> <p>Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 2 (PART)</p> <p>Title References: Vol 8723 Fol 090</p> <p>Last Plan Reference: LP 124343 (LOT 2)</p> <p>Postal Address: 616-628 RIVERSIDE AVENUE, MILDURA, 3500.</p> <p>MGA94 Co-ordinates: E 602740 (Of approx. centre of plan) N 6214900 Zone 54</p>		<p style="text-align: center;">COUNCIL NAME : MILDURA RURAL CITY COUNCIL</p>		
Vesting of Roads or Reserves		Notations		
Identifier	Council/Body/Person	<p>THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER No.319609 AFFECT ALL LAND ON THIS PLAN.</p> <p>A WATER SUPPLY & DRAINAGE EASEMENT APPURTENANT TO THE LAND IN THIS PLAN HAS BEEN RESERVED BY INSTRUMENT H365948.</p> <p>OTHER PURPOSE OF THIS PLAN:</p> <p>TO REMOVE THE WATER SUPPLY EASEMENT CREATED BY INSTRUMENT P767636A AND SHOWN AS E-1 ON LP 124343 IN FAVOUR OF LAND IN C/T VOL 9693 FOL 859.</p> <p>GROUND'S FOR REMOVAL OF EASEMENT:</p> <p>BY DIRECTION OF MILDURA RURAL CITY COUNCIL PERMIT No.005.2007.00000519.005</p>		
ROAD RI RESERVE No.1	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL			
Notations				
Depth Limitation:				
<p>Survey:- This plan is / is not based on survey.</p> <p>LOTS 1 TO 7 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p><i>To be completed where applicable.</i></p> <p>This survey has been connected to permanent marks no(s).332,1004, 1133,1144&1164</p> <p>In Proclaimed Survey Area no. _____</p> <p>Staging This is is not a staged subdivision Planning Permit No. 005.2007.00000519.005</p>				
Easement Information				
<p>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)</p>				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE OR ANCILLARY PURPOSES	2	THIS PLAN & SECTION 136 WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
E-2	DRAINAGE (THROUGH UNDERGROUND PIPE)	SEE DIAG.	THIS PLAN	MILDURA RURAL CITY COUNCIL
E-3	DRAINAGE (THROUGH UNDERGROUND PIPE & OVERLAND FLOW)	2	THIS PLAN	MILDURA RURAL CITY COUNCIL
E-4	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN & SECTION 136 WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
	DRAINAGE (THROUGH UNDERGROUND PIPE)		THIS PLAN	MILDURA RURAL CITY COUNCIL
E-5	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN & SECTION 136 WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
	DRAINAGE (THROUGH UNDERGROUND PIPE & OVERLAND FLOW)		THIS PLAN	MILDURA RURAL CITY COUNCIL
FREEMAN & FREEMAN LAND SURVEYORS		SURVEYORS REF : 9123/A		ORIGINAL SHEET SIZE : A3
PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239 EMAIL: ffsurvey@ncable.com.au		ROBERT BRUCE FREEMAN VERSION 6		Sheet 1 of 4 Sheets
		PLAN REGISTERED TIME: 9:16AM DATE: 4/2/2016 M.CURTIS Assistant Registrar of Titles		

Signed by Council: Mildura Rural City Council, PP Ref: 2007.519, Cert Ref: 007.2007.00000519.001, Original Certification: 26/11/2015, S.O.C.: 18/12/2015

PLAN OF SUBDIVISION

PS 735987W



SURVEYORS REF : 9123/A

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502
TELEPHONE: (03) 50236239
EMAIL: ffsurvey@ncable.com.au

SCALE
1:1250

12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE : A3

Sheet 2 of 4 Sheets

ROBERT BRUCE FREEMAN VERSION 6

Signed by Council: Mildura Rural City Council, PP Ref: 2007.519, Cert Ref: 007.2007.00000519.001, Original Certification: 26/11/2015, S.O.C.: 18/12/2015

PLAN OF SUBDIVISION

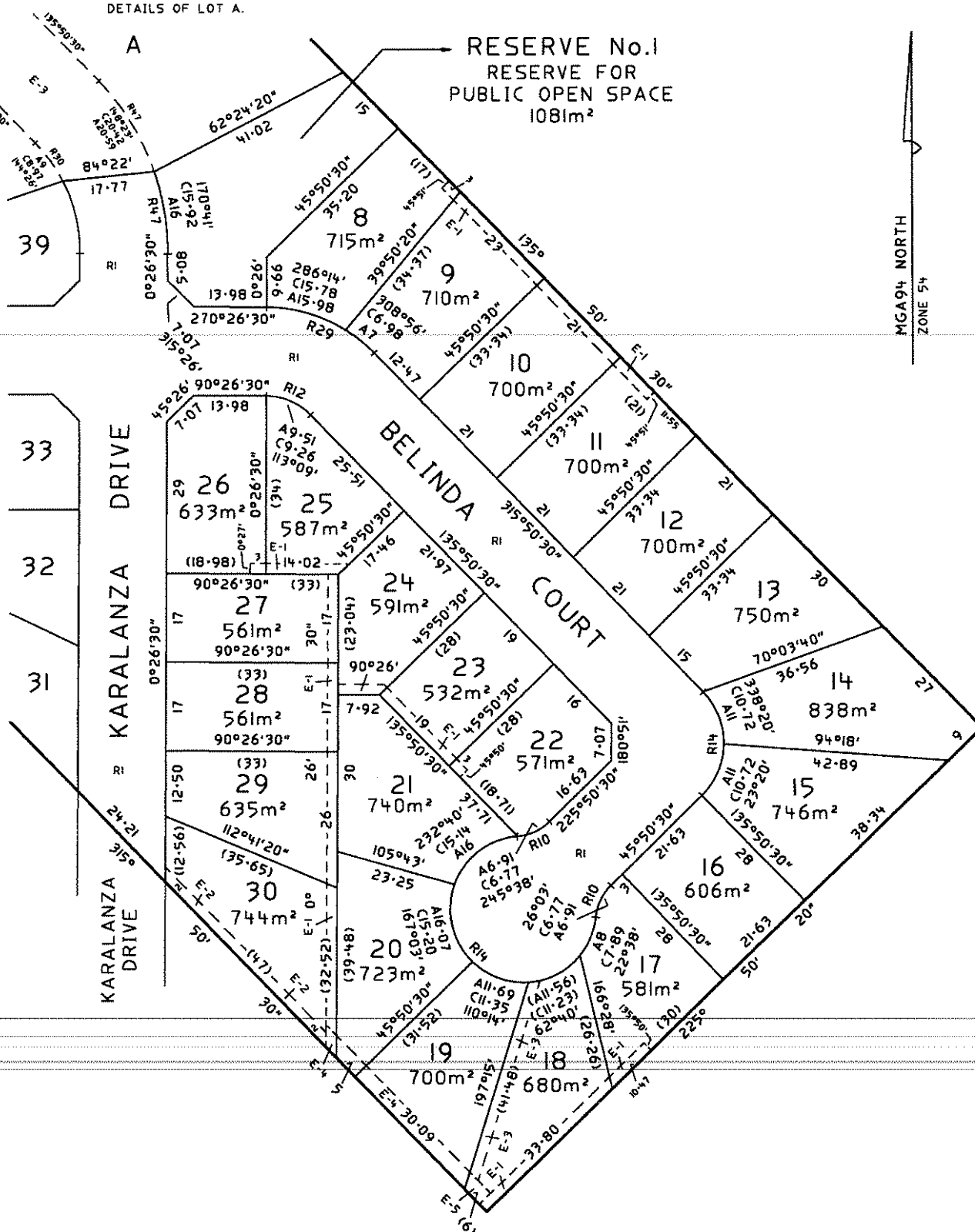
PS 735987W

REFER TO SHEET 2 FOR
DETAILS OF LOT A.

RESERVE No.1
RESERVE FOR
PUBLIC OPEN SPACE
1081m²

MGA94 NORTH
ZONE 54

REFER TO SHEET 4 FOR
DETAILS OF LOTS 31 TO 39.



SURVEYORS REF : 9123/A

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502
TELEPHONE: (03) 50236239
EMAIL: ffsurvey@ncable.com.au

SCALE
1:750

7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE : A3

Sheet 3 of 4 Sheets

ROBERT BRUCE FREEMAN VERSION 6

PS 735987W





Plan of Subdivision PS735987W
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S061102M
Plan Number: PS735987W
Responsible Authority Name: Mildura Rural City Council
Responsible Authority Permit Ref. No.: 2007.519
Responsible Authority Certification Ref. No.: 007.2007.00000519.001
Surveyor's Plan Version: 6

Certification

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

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: Natalie Dean
Organisation: Mildura Rural City Council
Date: 26/11/2015

Signed by: Natalie Jayne Dean (Mildura Rural City Council) 26/11/2015

AM627802Q

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Transfer of Land

Creating an Easement and/or Restrictive Covenant

Section 45 Transfer of Land Act 1958

Lodged by

Name:

Phone:

Address: *2 AS*

Reference: *2000*

Customer Code:

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio) *398*

Volume 11631 Folio ~~410~~

Estate and Interest: (e.g. "all my estate in fee simple")

All its estate in fee simple

Consideration:

Transferor: (full name)

LUCANIA PROPERTIES PTY. LTD. ACN 168007985

Transferee: (full name and address including postcode)

dm STEVEN KENNETH GRAY of *119 Dyar Avenue, MILDURA, Vic 3500*

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant:

AND the said STEVEN KENNETH GRAY for himself and his transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said LUCANIA PROPERTIES PTY LTD ACN 168 007 985 and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 735987W and every part thereof (other than the land hereby transferred) as follows:

1. They will not, with the exception of Lots 25, 33, 34 and 39, erect or cause to be erected upon the said lot more than one main building which shall not be less than one hundred and forty five square metres (145m²) in floor area and that such building and lot or any part thereof shall not be further subdivided under the provisions of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of that Act.

10691409A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

3704566

Page 1 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

AM627802Q


2. They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except for the usual outbuildings) with more than fifty per centum of the external walls of any material other than brick (which definition shall not be extended to mean mud brick) brick veneer, stone, rendered hebel panel or texture coated compressed sheet and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof including any garage or carport shall not be pitched at an angle less than 22.5 degrees for traditional pitched roofs and at an angle not less than 15 degrees for skillion roofs.
3. They will not erect or cause or suffer to be erected on the said lot a transportable, prefabricated or moveable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.
4. They will not erect or cause or suffer to be erected on the rear boundary or any side boundary within the building alignment of the said lot any fence other than a fence of measurement height of 1.80 metres of zincalume steel panel type of construction with an oven baked exterior finish such as colourbond.


AND IT IS HEREBY AGREED AS FOLLOWS:

That the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

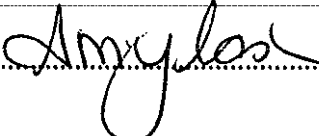
Dated: 1.3.16
Execution and attestation:

Executed by LUCANIA PROPERTIES PTY. LTD.)
ABN 168007985 in accordance with Section 127 of)
the Corporations Act 2001 by being signed by the)
persons who are authorised to sign for the company:)


.....
JANET PATRICE LUKE
LOT 1 RIVERSIDE AVENUE, MILDURA VIC
3500 (Director/Secretary)


.....
PETER GREGORY LUKE
LOT 1 RIVERSIDE AVENUE, MILDURA VIC
3500 (Director)

Signed by STEVEN KENNETH GRAY in the)
presence of:)

Witness: 
.....


.....
STEVEN KENNETH GRAY

10601409A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 2 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Form 2
Building Act 1993 Building Regulations 2006 Regulation 313
BUILDING PERMIT No. BS-U1070 / 160086/0



Issued to

Agent of Owner: **Adam Milne - Milne Constructions Pty. Ltd.**
Postal Address: **PO Box 4211, MILDURA 3502**
Telephone: **5023 5002 / 0438 245 277**

Owner **Steven Gray**
Postal Address **119 Dyar Avenue MILDURA 3500**
Telephone **0459 521 404**

95 Pine Avenue
Mildura Victoria 3500

P 03 5023 4826
F 03 5023 4849
E reception@regionalbuilding.com.au

Property details (include Title details as and if applicable)

Number **10** Street/road **Belinda Court** City/Suburb/Town **MILDURA**
Postcode **3500** Lot/s **16** LP/PS **735987W**
Volume **11631** Folio **398** Crown Allotment
Section Parish **Mildura** Municipal District **Mildura Rural City Council**

Builder 1

Name **Milne Constructions Pty. Ltd.** Ph. **5023 5002 / 0438 245 277**
Address **PO Box 4211, MILDURA** Postcode **3502**

Details of building practitioners and architects:

(a) to be engaged in the building work³ and (b) who were engaged to prepare documents forming part of the application for this permit⁴

Type	Registration number	Name	Company
Builder	DB-U 26786	Adam Milne	Milne Constructions Pty. Ltd.
Drafting	DP-AD 1889	Larry Cavallaro	Jacan Design
Civil Engineer	EC 1367	Larry Dimasi	Inland Consultants

The issuer or provider of the required insurance policy is: **QBE Insurance**

Nature of building work

Construction of a dwelling and garage
Stage of building work permitted **All Stages**
Cost of building work **\$230,000**

Total floor area of new building work **292m²**

Building classification

1ai New Building Dwelling
10a New Building Garage

Alternative Solution

An Alternative Solution was used to determine compliance with the following Performance Requirements of the BCA that relate to this project:

P2.1 - Structural stability and resistance to actions

P2.2.2 - Weatherproofing

P2.2.1 - Building

Prescribed Reporting Authorities -The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed Reporting Authority	Matter Reported On	Regulation
Mildura Rural City Council	Point of discharge of stormwater	610(2)

Occupation or Use of building: An Occupancy Permit is required prior to the occupation or use of this building

Commencement and completion:

This building work must commence by: **08/04/2017**
This building work must be completed by: **08/04/2018**

.../2

Regional Building
Consultants Pty Ltd

ABN 56 056 973 996

Building Act 1993
Building Regulations 2006
Regulation 1006
Form 7



Occupancy Permit
For Building Permit number: BS-U1070 / 160086/0
Certificate number: 160086

Issued to (owner)
Steven Gray
119 Dyar Avenue
MILDURA VIC 3500

95 Pine Avenue
Mildura Victoria 3500

P 03 5023 4826
F 03 5023 4849
E reception@regionalbuilding.com.au

Site
Lot 16 No. 10 Street Belinda Court
Suburb MILDURA Postcode 3500

P/S: 735987W Volume: 11631 Folio: 398
Municipality Mildura Rural City Council

Description of Building Work:
Construction of a dwelling and garage

Nature of Building Work:
1a1 New Building Dwelling
10a New Building Garage

Alternative Solution:
An Alternative Solution was used to determine compliance with the following Performance Requirements of the BCA that relate to this project:
P2.1 - Structural stability and resistance to actions
P2.2.2 - Weatherproofing
P2.2.1 - Building

Prescribed reporting authorities The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed Reporting Authority	Matter reported on	Regulation
Mildura Rural City Council	Point of discharge of stormwater	610(2)

Any directions under Part 4 of the Building Act 1993 have been complied with.

Issued By: WAYNE D. WILKIE **Registration No.:** BS-U1070

Signature:

A handwritten signature in black ink, appearing to read 'Wayne D. Wilkie', is written over a horizontal line.

Certificate date: 08 December 2016

**Domestic Building Insurance
Certificate of Insurance**

Policy Number 420017509BWI-77

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



STEVEN GRAY
PO BOX 477CP
MILDURA 3502

Name of Intermediary
AON-HIA (VIC)
4 / 70 JOLIMONT STREET
MELBOURNE VIC 3002

Account Number
42HIAVIC
Date Issued
24/02/2016

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At the property

LOT 16, BELINDA COURT
MILDURA VIC 3502

Carried out by the builder

MILNE CONSTRUCTIONS PTY LTD
ACN: 111 358 386

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

STEVEN GRAY

Pursuant to a domestic building contract dated

03/02/2016

For the contract price of

\$230,000.00

Type of cover

Cover is only provided if MILNE CONSTRUCTIONS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

Form 2
Building Act 1993 Building Regulations 2006 Regulation 313
BUILDING PERMIT No. BS-U1070 / 160340/0



Issued to
Owner Steven Gray
Postal Address 119 Dyar Avenue MILDURA 3500
Telephone 0459 521 404

95 Pine Avenue
Mildura Victoria 3500

Property details (include Title details as and if applicable)
Number 10 **Street/road** Belinda Court **City/Suburb/Town** MILDURA
Postcode 3500 **Lot/s** 16 **LP/PS** 735987W
Volume 11631 **Folio** 398 **Crown Allotment**
Section **Parish** Mildura **Municipal District** Mildura Rural City Council

P 03 5023 4826
F 03 5023 4849
E reception@regionalbuilding.com.au

Builder 1

Name Adam Milne - Milne Constructions Pty. Ltd. **Ph.** 5023 5002 / 0438 245 277
Address PO Box 4211, MILDURA **Postcode** 3502

Details of building practitioners and architects: (a) to be engaged in the building works and (b) who were engaged to prepare documents forming part of the application for this permit 4

Type	Registration number	Name	Company
Builder	DB-U 26786	Adam Milne	Milne Constructions Pty. Ltd.
Structural Engineer	EC 22090	John Hart	Acame Pty. Ltd.

The issuer or provider of the required insurance policy is: 5 N/A

Nature of building work: Construction of a domestic shed

Stage of building work permitted All Stages

Cost of building work \$10,000

Total floor area of new building work 45m2

Building classification

10a New Building Shed

Occupation or Use of building: A Certificate of Final Inspection is required prior to the occupation or use of this building

Commencement and completion:

This building work must commence by: 15/11/2017

This building work must be completed by: 15/11/2018

Display of Sign:

Pursuant to regulation 317 of the Building Regulations 2006, the person in charge of the building works is to display a sign on the building site at all times. The sign must include the Name, Registered Numbers and Contact Details of the builder and building surveyor and the building permit number & date.

Inspection requirements

The mandatory notification stages are:

Inspection of pad footings & steel reinforcement
Inspection of framework
Final inspection upon completion of all work

Relevant building surveyor

Name: WAYNE D. WILKIE

Registration No. BS-U1070

Signature:

Issued: 15/11/2016

Building Act 1993
Building Regulations 2018
Regulation 200
Form 17



95 Pine Avenue
Mildura Victoria 3500

P 03 5023 4826
E reception@regionalbuilding.com.au

Certificate of Final Inspection

Issued to Owner:

Steven Gray
119 Dyar Avenue,
MILDURA VIC 3500

Property details:

Number 10	Street/road Belinda Court	City/Suburb/Town MILDURA
Postcode 3500	Lot/s 16	LP/PS 735987W
Volume 11631	Folio 398	Crown Allotment
Section	Parish Mildura	Municipal District Mildura Rural City Council

Building Permit Details:

Building Permit Number: BS-U1070/160340/0

Version of BCA applicable to building permit: 2016

Nature of Building Works:

Construction of a domestic shed

Description of Building Work:

Part of Building	Permitted use	BCA Class of building
Shed	Storage	10a

Maintenance Determination

A maintenance determination is **not** required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Relevant building surveyor:

Name: Wayne D. Wilkie
Address: 95 Pine Avenue, Mildura
Email: wayne@regionalbuilding.com.au
Building practitioner registration No. BS-U1070

Certificate No. BS-U1070 /160340/0

Date of Issue: 09 November 2018

Signature:

A handwritten signature in black ink, appearing to be 'WD Wilkie', written over a horizontal line.

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 02 April 2020 03:50 PM

PROPERTY DETAILS

Address: **10 BELINDA COURT MILDURA 3500**
Lot and Plan Number: **Lot 16 PS735987**
Standard Parcel Identifier (SPI): **16\PS735987**
Local Government Area (Council): **MILDURA**
Council Property Number: **412318**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 G9**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

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

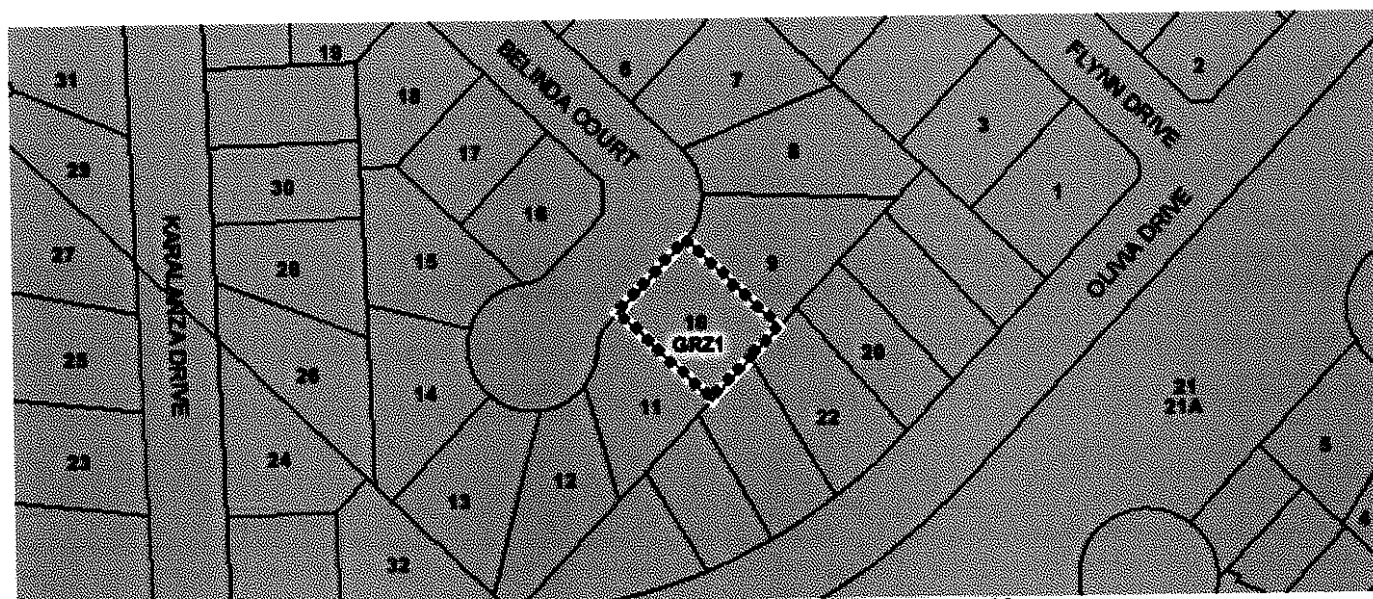
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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0 50m

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).

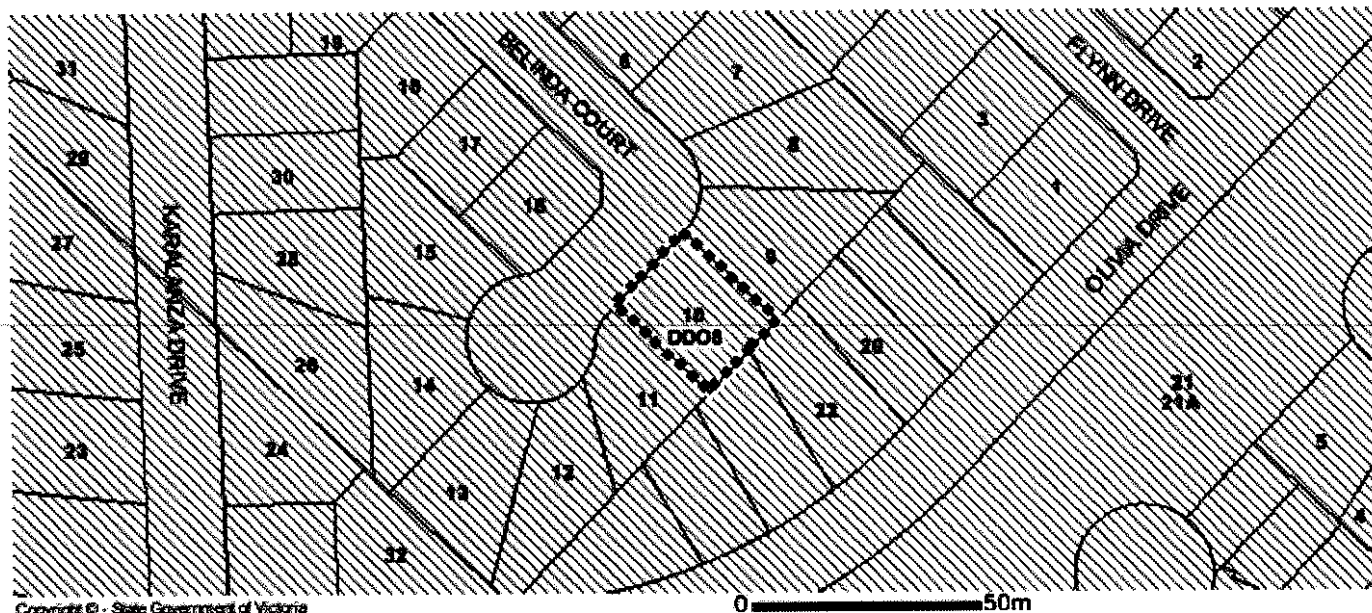
PLANNING PROPERTY REPORT: 10 BELINDA COURT MILDURA 3500

Page 1 of 5

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



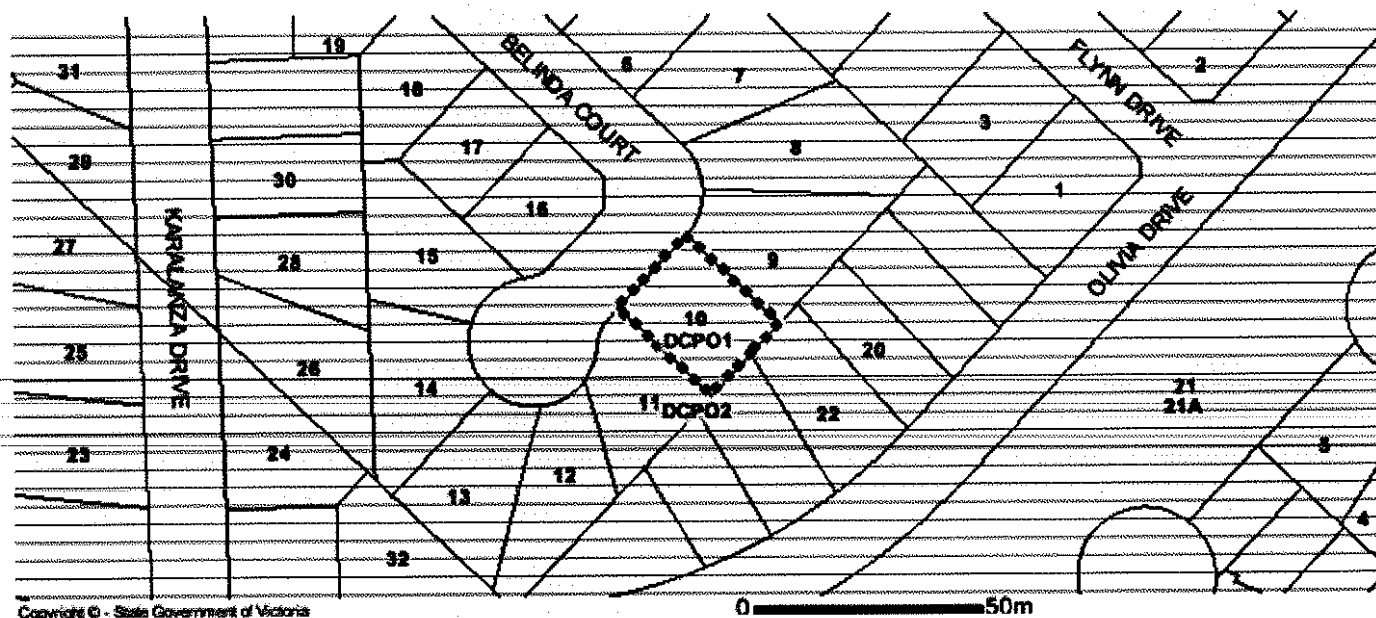
DDO - Design and Development

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

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



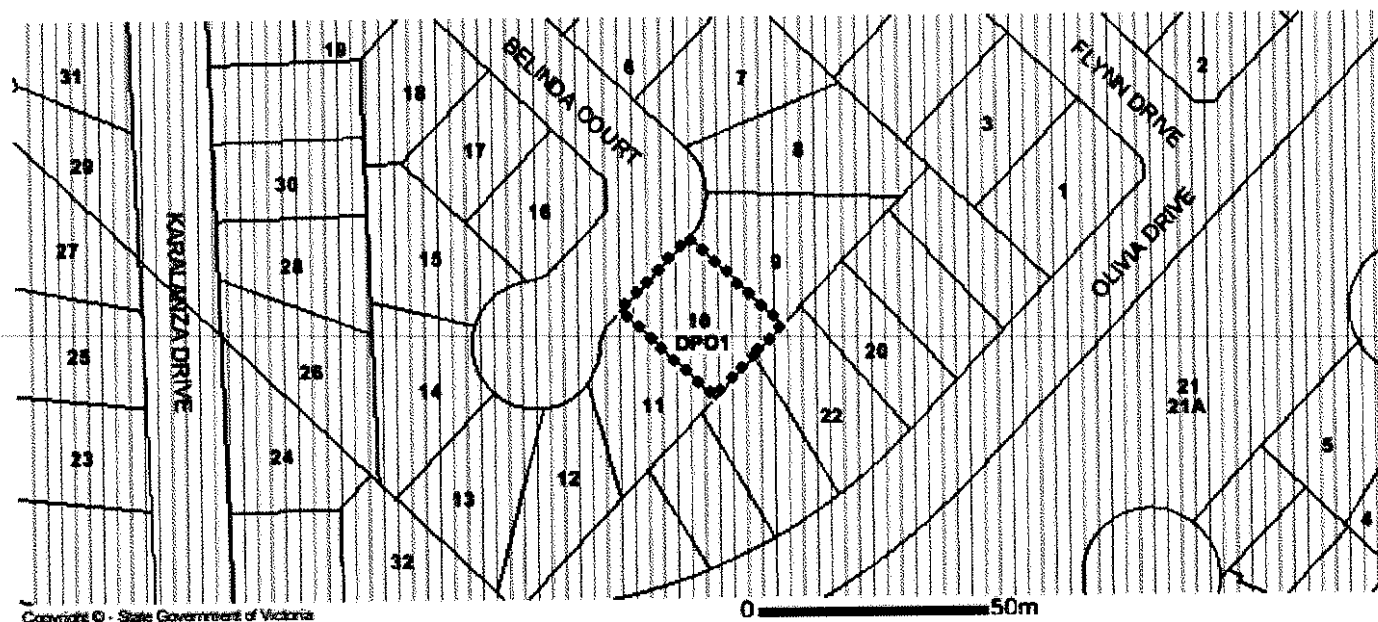
DCPO - Development Contributions Plan

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

Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)

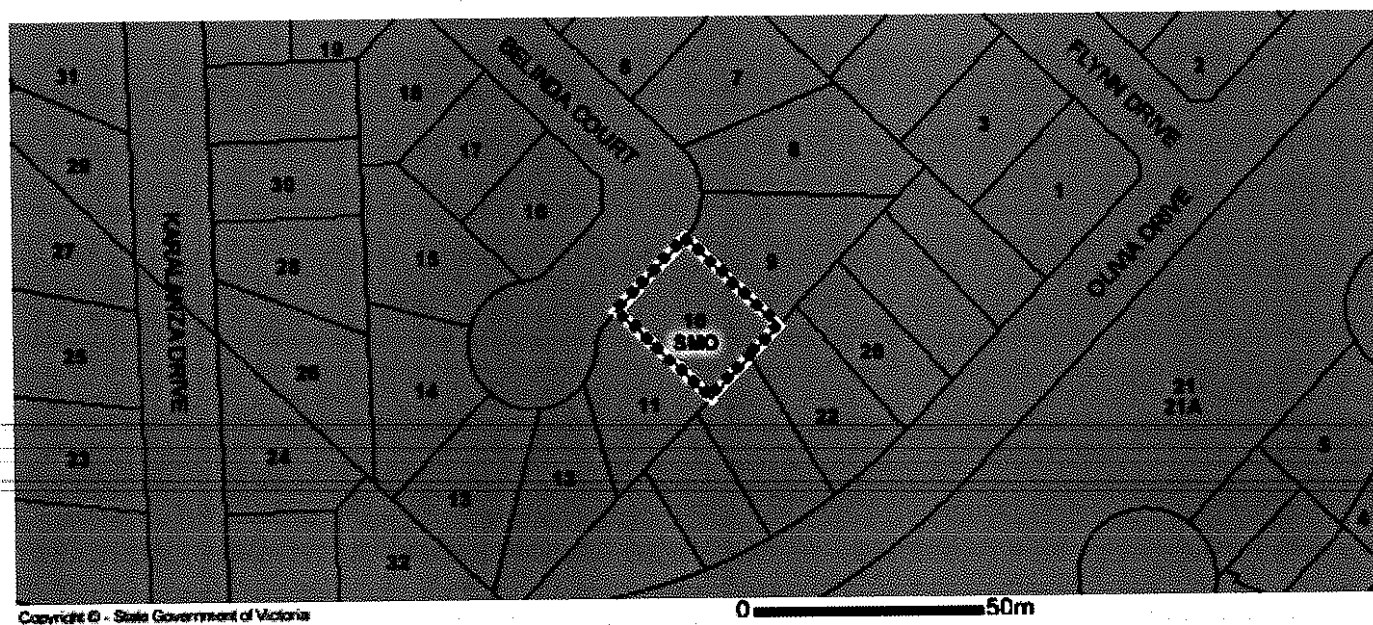


 DPO - Development Plan

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

SALINITY MANAGEMENT OVERLAY (SMO)

SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)



 SMO - Salinity Management

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

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PLANNING PROPERTY REPORT: 10 BELINDA COURT MILDURA 3500

Further Planning Information

Planning scheme data last updated on 1 April 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>

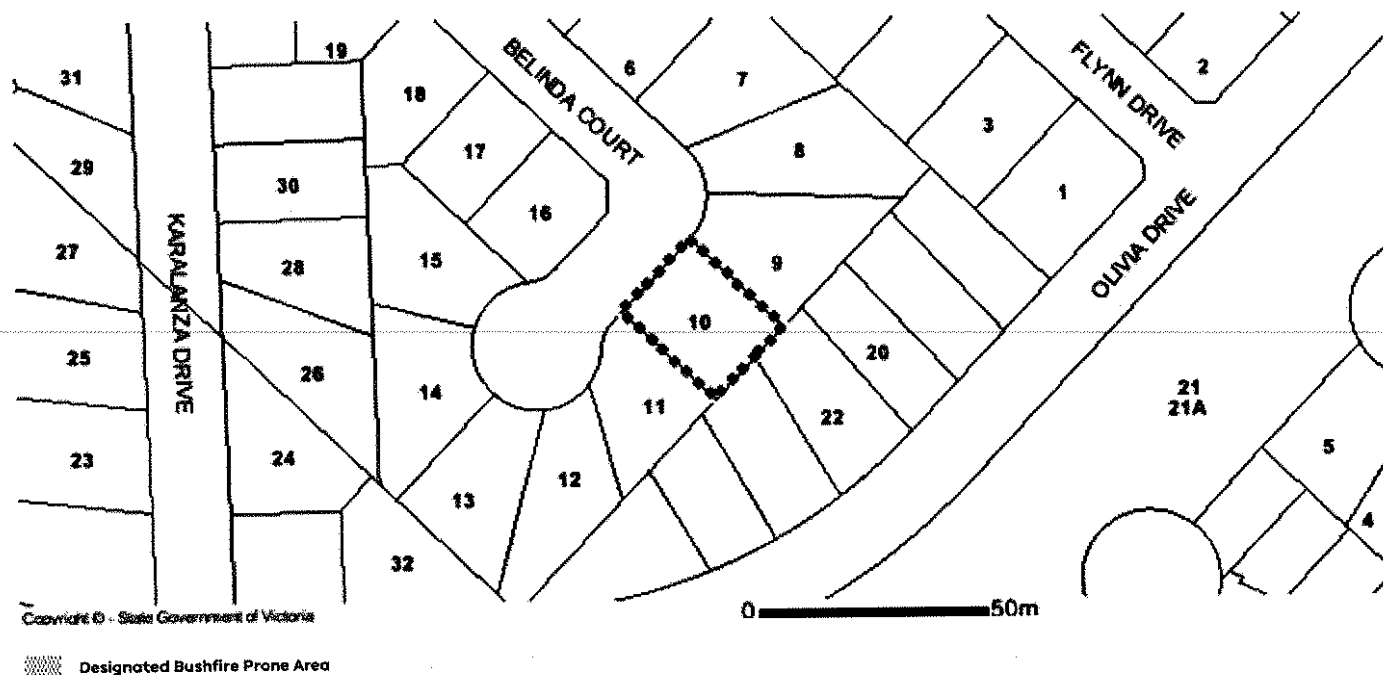
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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 <http://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 www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

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.