

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

33 Carfora Drive, Mildura 3500

Vendor's name

Christopher Lockett

Date

/ /

**Vendor's
signature**

Vendor's name

Shanelle Jane Lockett

Date

/ /

**Vendor's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

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

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

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

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

(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.
--

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

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:

Nil.

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:

Nil.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. OWNERS CORPORATION

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

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*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

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.

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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

13. ATTACHMENTS

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

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

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

--

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10956 FOLIO 301

Security no : 124083776369H

Produced 17/06/2020 12:28 PM

LAND DESCRIPTION

Lot 315 on Plan of Subdivision 535157G.
PARENT TITLE Volume 10897 Folio 044
Created by instrument PS535157G Stage 2 12/07/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTOPHER LOCKETT
SHANELLE JANE LOCKETT both of 378 JONES STREET BROKEN HILL NSW 2880
AK538836K 20/08/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS635099H 21/10/2019
SUNCORP-METWAY LTD

COVENANT AF360877C 25/09/2007

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 PS535157G 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: CARFORA DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL
Effective from 21/10/2019

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS535157G

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION		Stage No.	LTO use only	PLAN NUMBER
		EDITION	3	PS 535157G

<p>Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 3 (PART) LTO base record: VICMAP DIGITAL PROPERTY Title References: Vol 10773 Fol 446</p> <p>Last Plan Reference: PS 519469C (LOT B) Postal Address: DYAR AVENUE, MILDURA, 3500.</p> <p>MGA Co-ordinates: E 605070 (Of approx. centre of plan) N 6218520 Zone 54</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MILDURA RURAL CITY COUNCIL Ref: S0792</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage 4</p> <p>Council Delegate Council seal</p> <p>Date 10 / 2 / 05</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council seal</p> <p>Date / /</p>
---	---

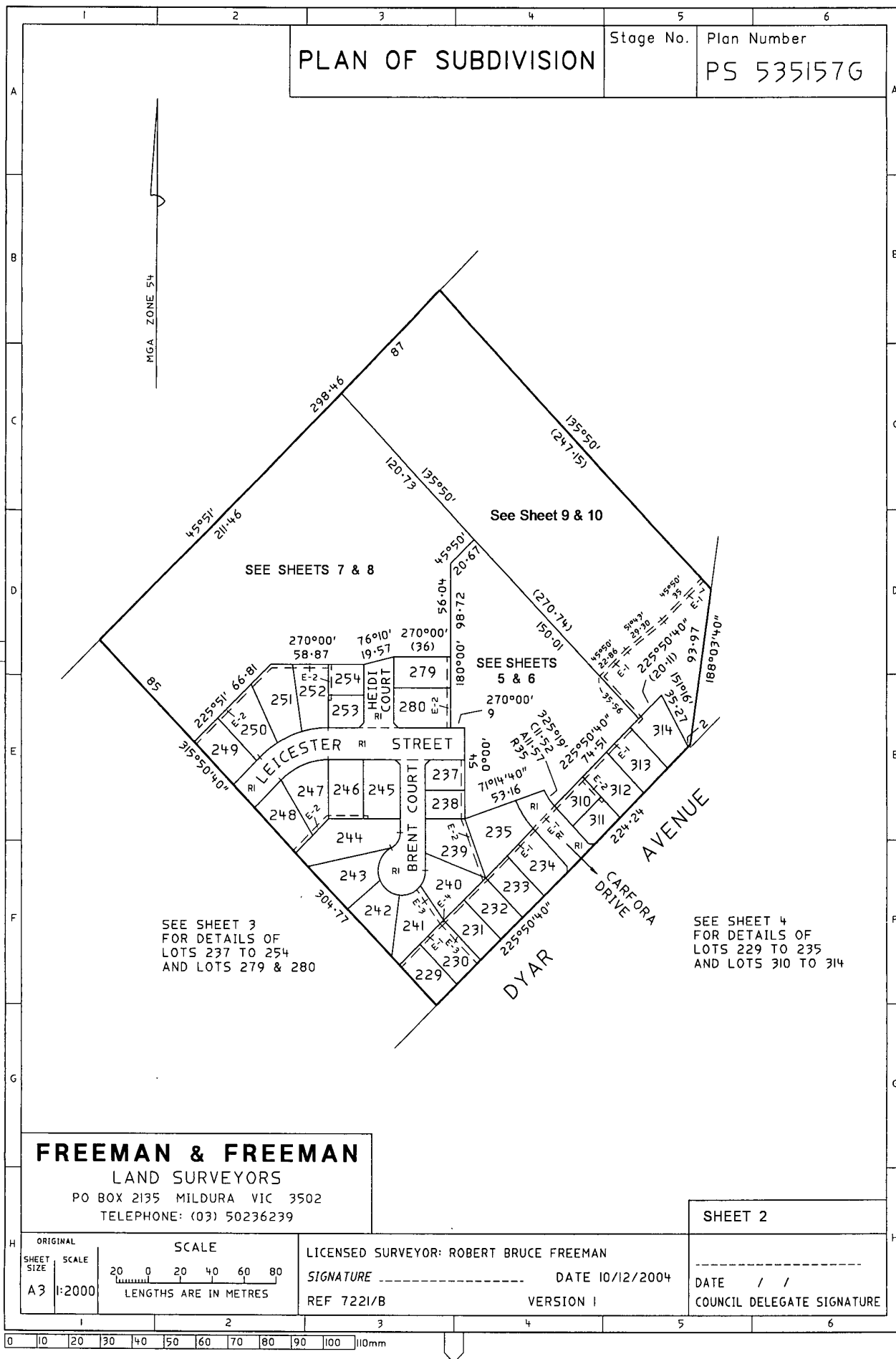
Vesting of Roads or Reserves	
Identifier	Council/Body/Person
ROAD R1 ROAD R2 ROAD R3 RESERVE No. 1 RESERVE No. 2 ROAD R4	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL POWERCOR AUSTRALIA LIMITED MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL

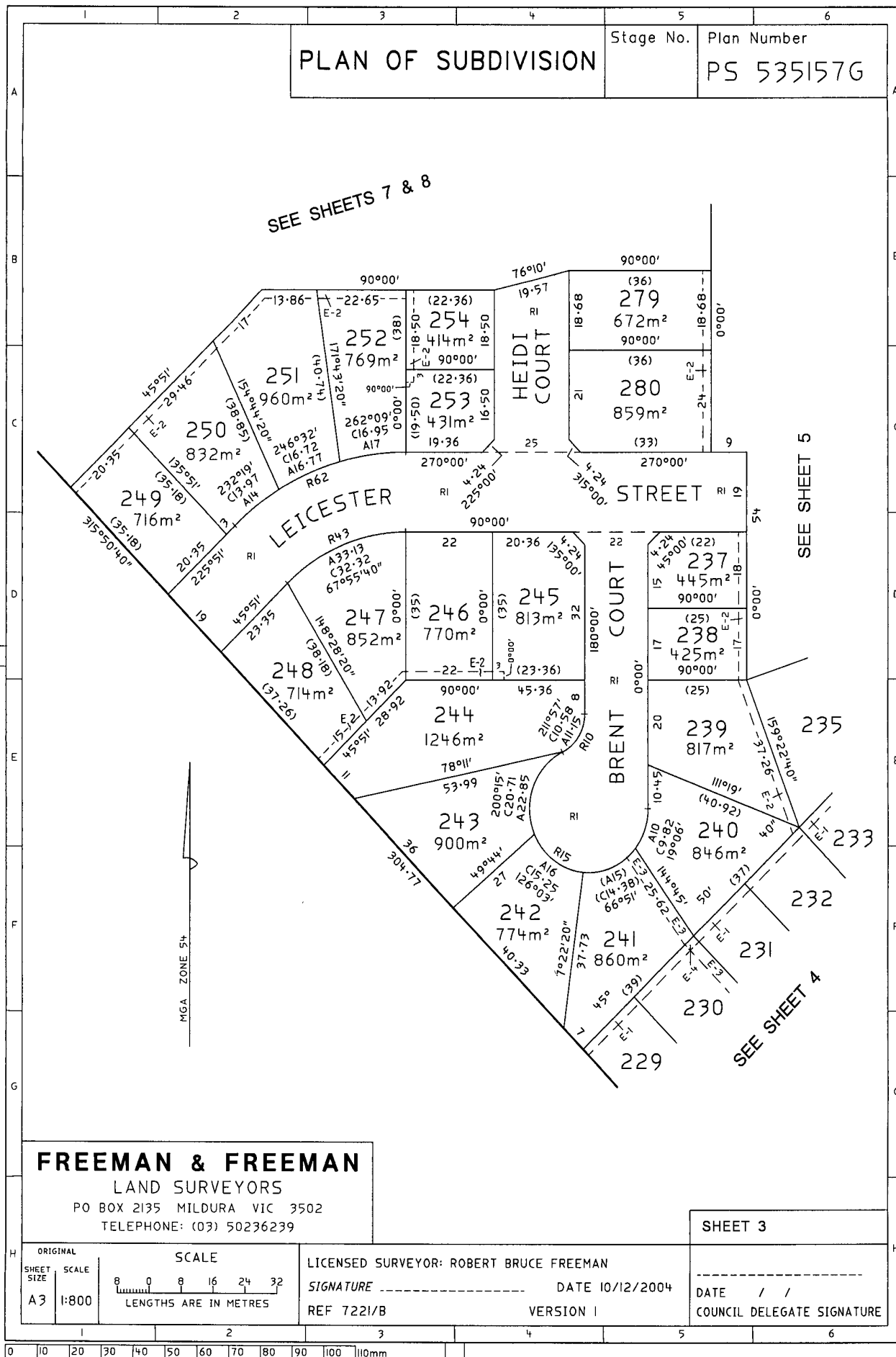
Notations	
<p>Depth Limitation: DOES NOT APPLY</p>	<p>Staging This is/is not a staged subdivision Planning Permit No.P03/053</p>
<p>OTHER NOTATIONS:</p> <p>THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFERS 285910, 340249 AND 302357 AFFECT LAND IN THIS PLAN.</p>	<p>LOTS 1 TO 228 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>Survey:- This plan is / is not based on survey. SEE PS 519469C</p> <p>To be completed where applicable.</p> <p>This survey has been connected to permanent marks no(s). 32,194,402 844,1073,1119 In Proclaimed Survey Area no. _____ & 1122</p>

Easement Information					LTO use only
<p>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)</p>					<p>Statement of Compliance / Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 29/8 /05</p>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SEWERAGE	2	PS 519469C	LOWER MURRAY REGION WATER AUTHORITY	<p style="text-align: center; font-weight: bold;">THIS IS AN LR COMPILED PLAN</p> <p style="text-align: center;">FOR DETAILS SEE MODIFICATION TABLE HEREIN</p> <p style="text-align: center;">Assistant Registrar of Titles</p> <p style="text-align: center;">SHEET 1 OF 11 SHEETS</p>
E-2	SEWERAGE	2	THIS PLAN	LOWER MURRAY URBAN & RURAL WATER AUTHORITY	
E-3	DRAINAGE	3	THIS PLAN	LOTS ON THIS PLAN & MILDURA RURAL CITY COUNCIL	
E-4	SEWERAGE DRAINAGE	2	PS 519469C THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY LOTS ON THIS PLAN & MILDURA RURAL CITY COUNCIL	
R1, R2 & R3 & R4	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN	

<p>LICENSED SURVEYOR: ROBERT BRUCE FREEMAN</p> <p>REF 7221/B VERSION 1 DATE 10/12/2004 SIGNATURE -----</p>		<p>DATE 10 / 2 / 05</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>
---	--	---

<p>FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239</p>	
---	--





FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

ORIGINAL
SHEET
SIZE
A3

SCALE
1:800

SCALE

0 8 16 24 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____ DATE 10/12/2004

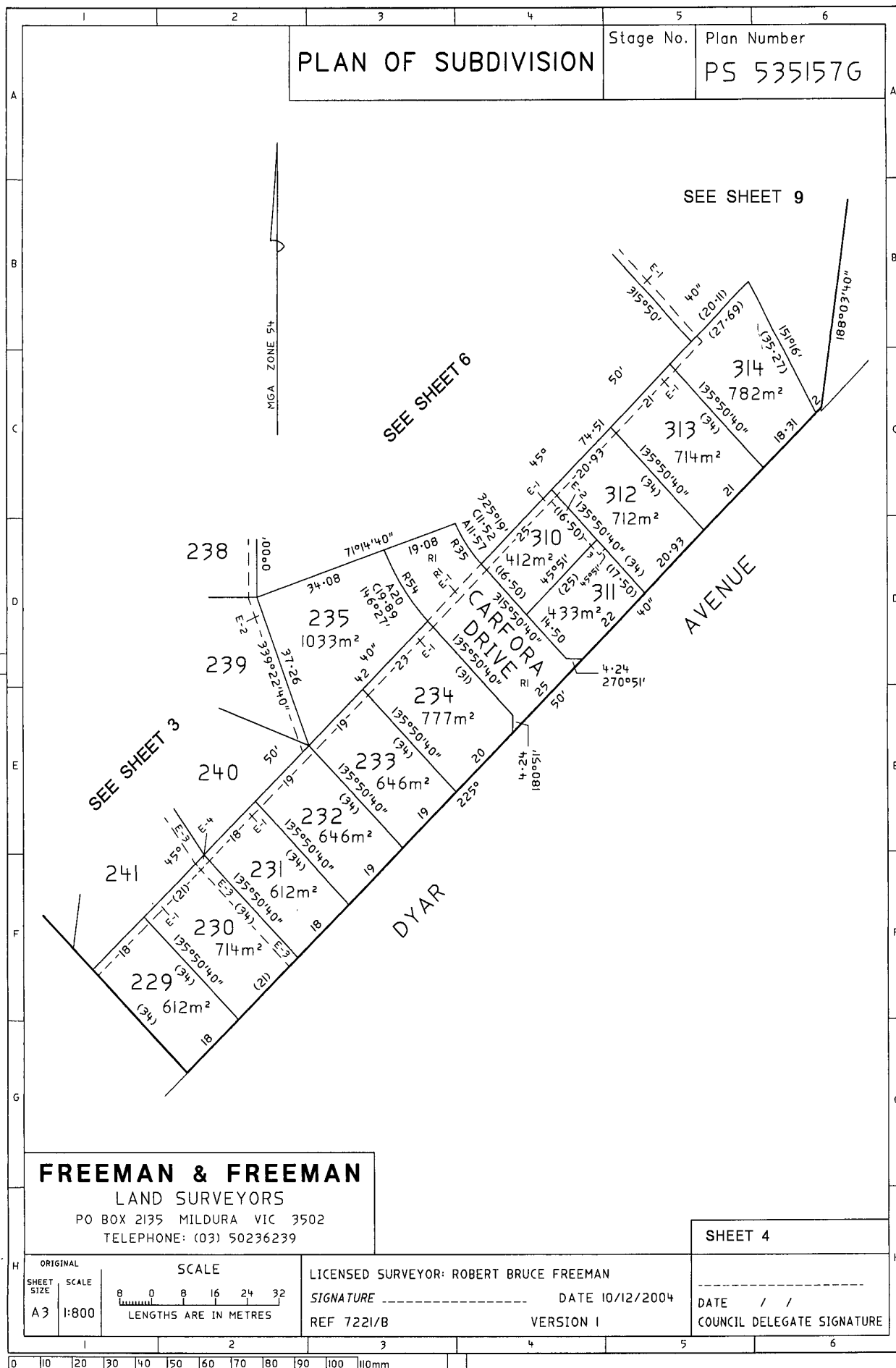
REF 7221/B

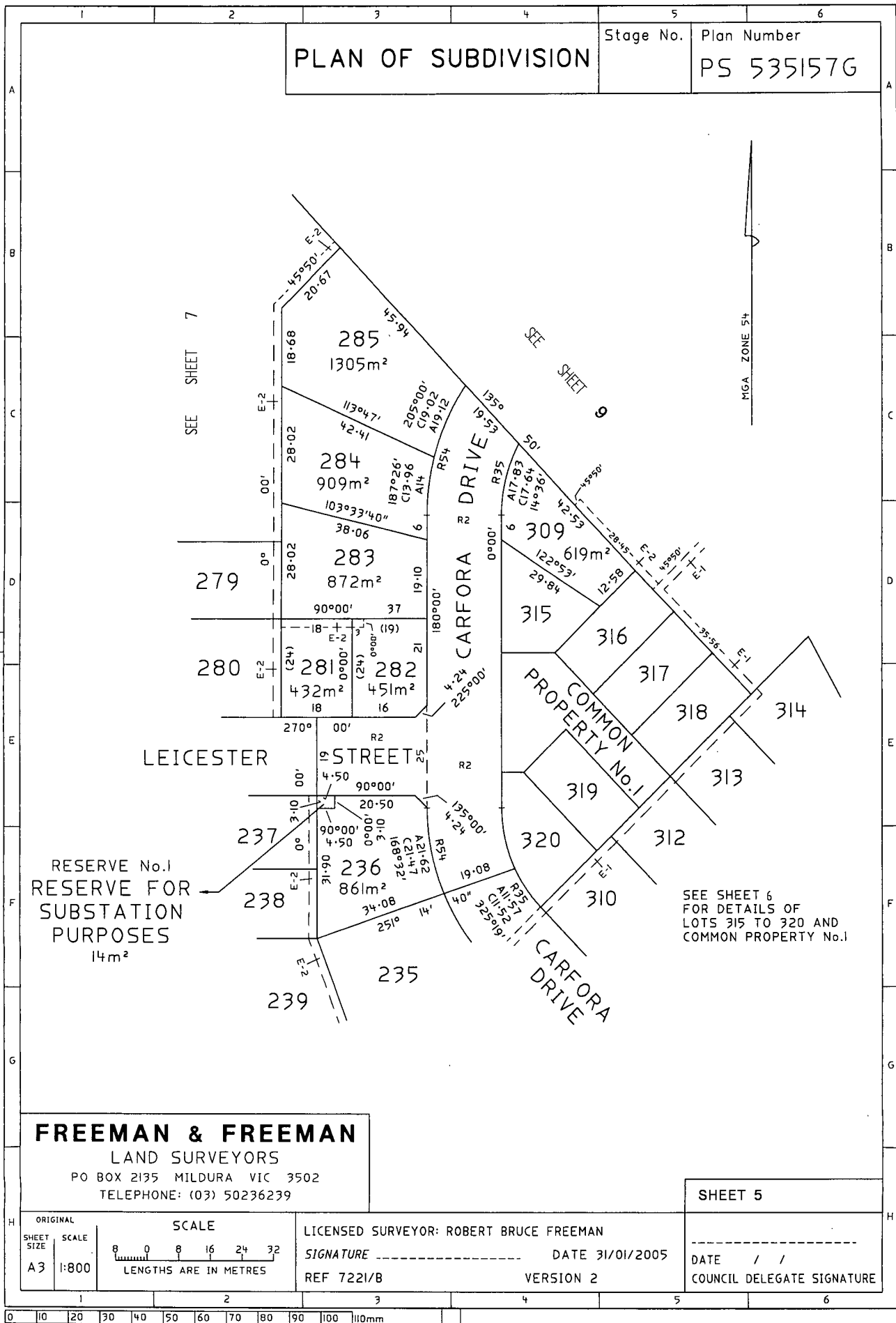
VERSION 1

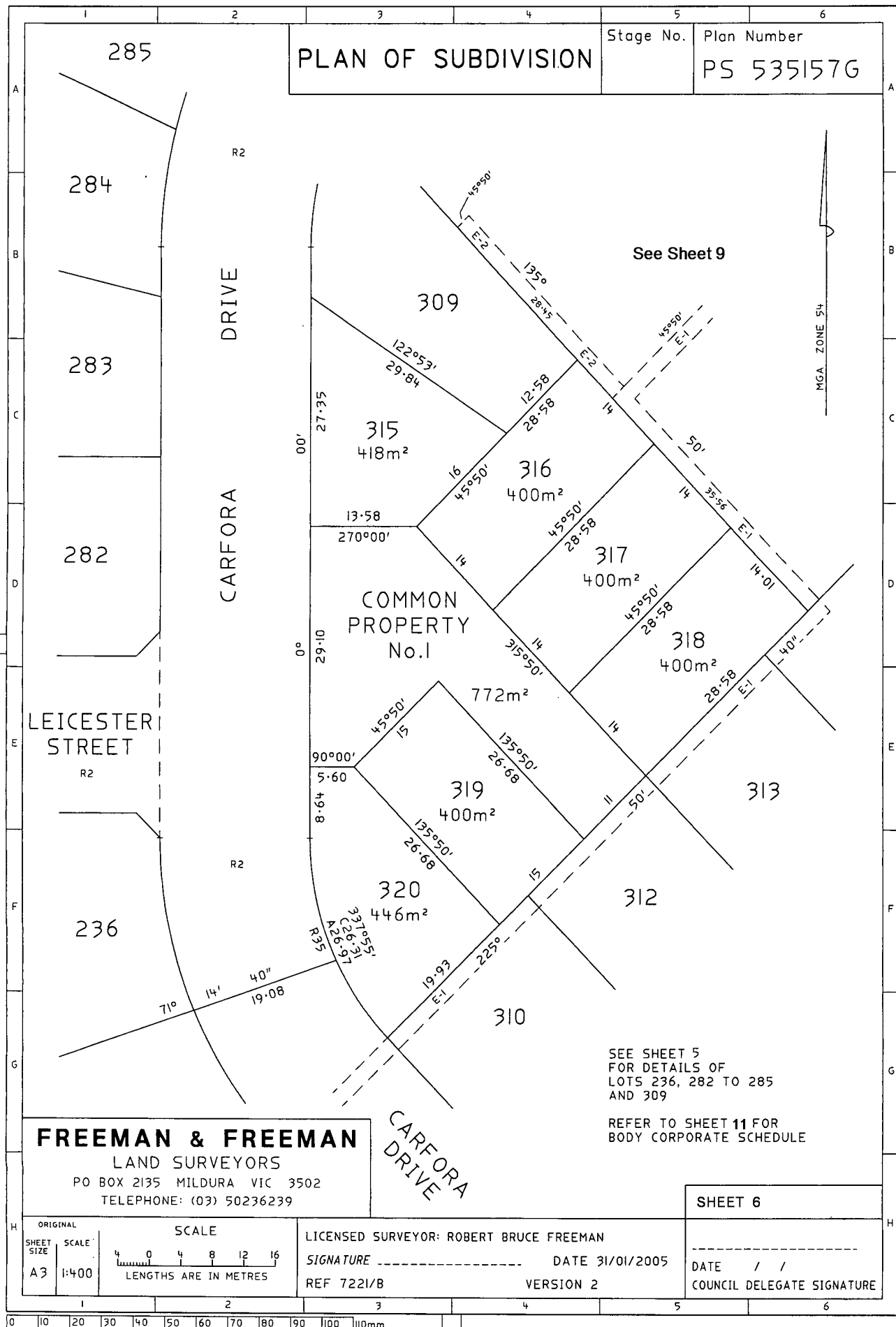
SHEET 3

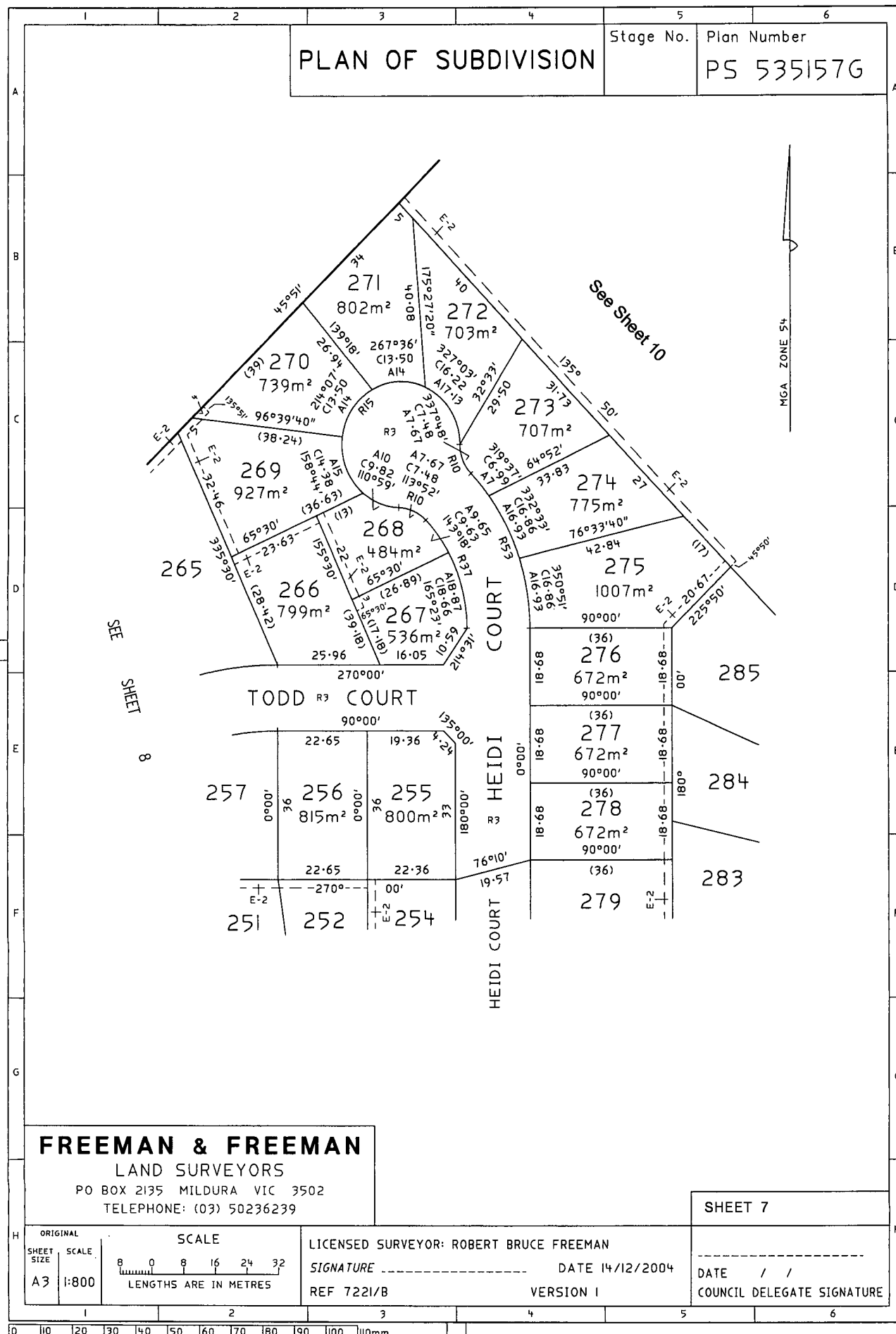
DATE / /
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm









FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 7

ORIGINAL
SHEET
SIZE
A3

SCALE

SCALE
1:800

0 8 16 24 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____

DATE 14/12/2004

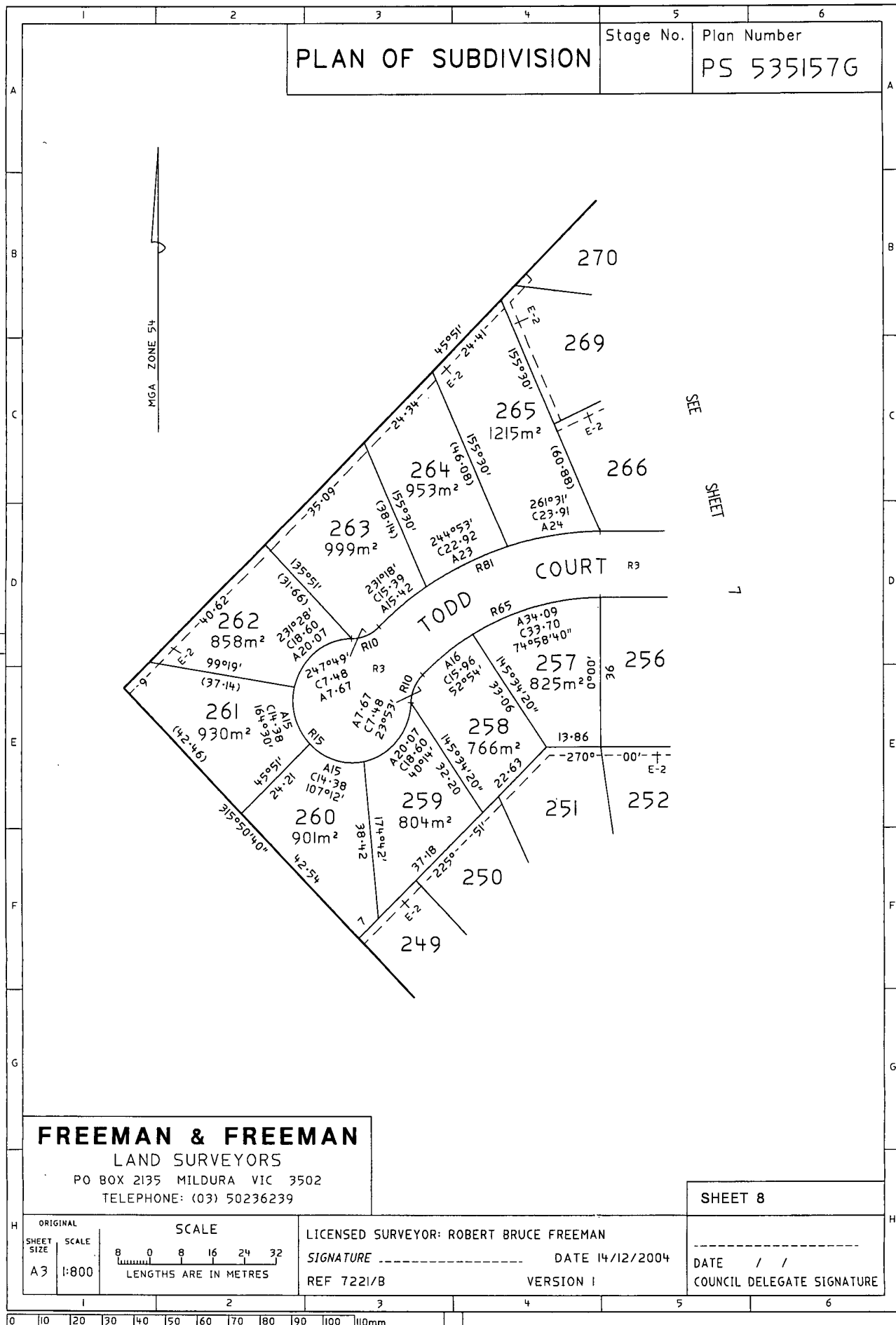
REF 7221/B

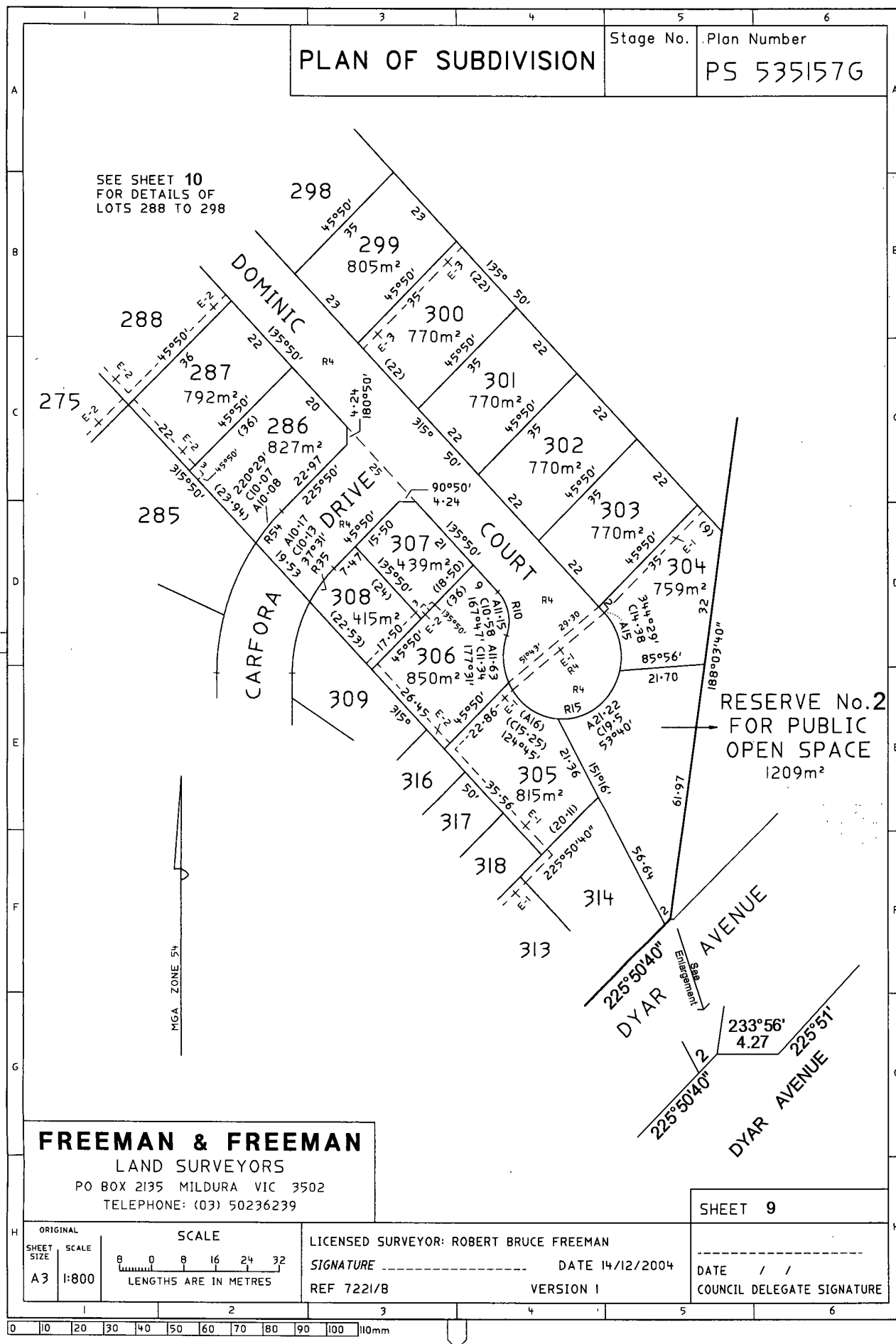
VERSION 1

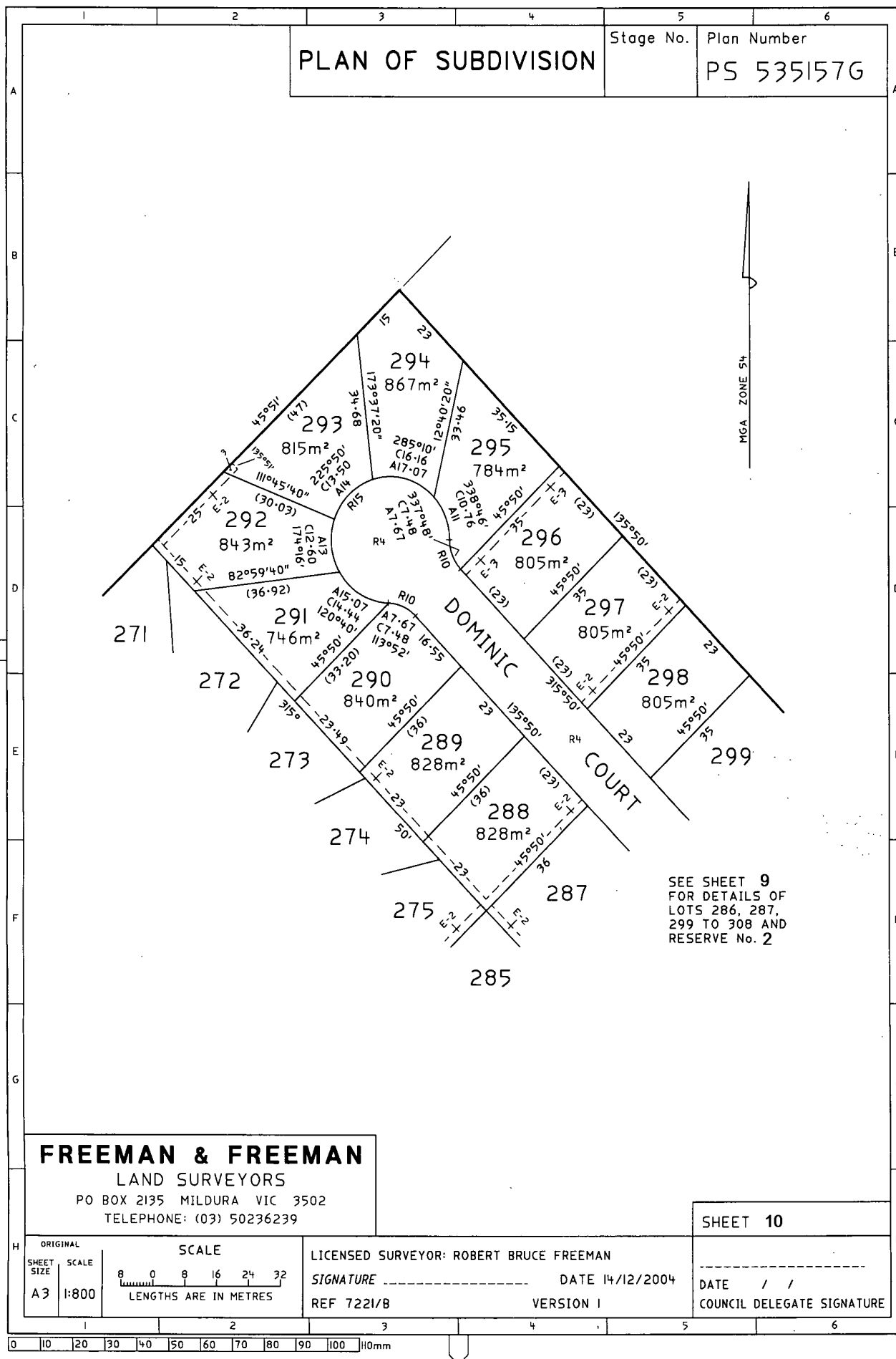
DATE / /

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110mm







PS535157G

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

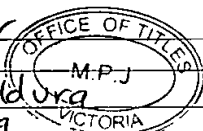
[illegible]

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: David Messenger
 Phone: 023 5982
 Address: 111 Lime Ave Mildura
 Ref: DRM/WQ 17329
 Customer Code: 1252P



Priv The i statut main in the	AF360877C 25/09/2007 \$248 45 	under se of 1 indexes
MADE AVAILABLE/CHANGE CONTROL		
Office Use Only		

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 reference)*

Certificate of Title Volume 10956 Folio 301

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

All Our Estate In Fee Simple

Consideration:

\$61,000.00

Transferor: *(full name)*

PETRUCCI INVESTMENTS PTY. LTD. ACN 060 116 743

Transferee: *(full name and address including postcode)*

MP HOLDINGS (MILDURA) PTY. LTD. ACN 065 460 782
 of 63 Olive Avenue, MILDURA, 3500

Directing Party: *(full name)*

NIL

Creation and/or Reservation and/or Covenant
(MILDURA)

AND THE SAID M.P. HOLDINGS PTY. LTD. For itself and it's transferees the registered proprietor for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said PETRUCCI INVESTMENTS PTY. LTD. And the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 535157G (Stage 2) and every part thereof (other than the land hereby transferred) as follows:

Dated:

Execution and attestation

1. On the said Plan of Subdivision it will not erect or cause or suffer to be erected upon the said lot

Approval No. 1060049A

ORDER TO REGISTER

Please register and issue title to

T2

Page 1 of 2

Signed

Cust. Code:



Anstat Pty Ltd

Original Land Transfer
 Stamped with \$1,264.00
 Doc ID 2258491, 25 Sep 2007
 SRO Victoria Duty, JRMO

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

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.

2. It 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, hebel panel or texture coated compressed sheet and shall not roof such dwelling with material other than tiles, colourbond steel or zing aluminium and that any roof including any garage or carport shall not be pitched at an angle less than ten degrees.

3. It will not erect or cause or suffer to be erected on the said lot any 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. It will not erect or cause or suffer to be erected on the rear boundary or any side boundary within the building alignment of the aid lot any fence other than a fence of a minimum height of 1.80 metres of zincalume steel panel type 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 hreby transferred and that the burden thereof shall be annexed to and run at law and in equity to the said land hreby 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 the 20 day of September 2007.

Signed by PETRUCCI INVESTMENTS PTY. LTD.)
By its Attorney Byran Byrnes under Power of Attorney)
dated the 27th day of August, 2004 in the presence of:)

[Signature]

(MILDURA)

THE COMMON SEAL of M.P. HOLDINGS PTY. LTD. Was hereunto affixed in the presence of it's authorised officers:

[Signature]
Michael Ernest Petrac
Sale Director and Sale
Company Secretary
63 Olive Avenue,
MILDURA, VIC, 3500.



Approval No. 1060049A

T2

Page 2 of 2



Anstat Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

Produced: 17/06/2020 12:32:06 PM

OWNERS CORPORATION 1
PLAN NO. PS535157G

The land in PS535157G is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 315 - 320.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

102 EIGHTH STREET MILDURA VIC 3500

AS094364C 16/04/2019

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 315	16	16
Lot 316	17	17
Lot 317	17	17
Lot 318	17	17
Lot 319	17	17
Lot 320	16	16



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 17/06/2020 12:32:06 PM

OWNERS CORPORATION 1
PLAN NO. PS535157G

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937 037



Mr C & Mrs S J Lockett
C/- Collie & Tierney
PO Box 378
MILDURA VIC 3502



033
1007438
R1_17097

COVID-19

We understand these are uncertain times. If you're experiencing financial hardship, flexible payment plan options are available and you may be able to defer this instalment through to June 30 2020. Please contact us as soon as possible if you need support.

Rate Instalment Notice

1 July 2019 to 30 June 2020

Assessment No: 31214
Issue Date 22 April 2020

Property Location & Description
33 Carfora Drive MILDURA VIC 3500
Lot 315 PS 535157G Sec 9 Blk E

RATING DETAILS

INSTALMENT 4	\$586.99
--------------	----------

For full rating details refer to your annual Rate and Valuation Notice.

TOTAL DUE \$586.99

		Instalment 4: Due 31 May 2020 \$586.99
--	--	---

Note: payments received after 5pm on the due date will be considered late.
Late payments will be charged interest at 10% p.a. from the date the instalment became due.

Payment Slip

Mr C & Mrs S J Lockett
33 Carfora Drive MILDURA VIC 3500
Assessment No: 31214

INSTALMENT 4
AMOUNT DUE: \$586.99



Bill code: 93922
Ref: 312140

BPAY this payment via internet or phone banking.
BPAY View - View and pay this bill using internet banking.
BPAY View Registration No.: 312140



Instalment *41 312140



Post Billpay Bill code: 0041
Ref: 312140

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



MILDURA

741 - 759 Fourteenth Street Mildura 3500
 PO Box 1438 Mildura 3502
 AUSDOC DX 50023
 Tel: (03) 5051 3400 Fax: (03) 5051 3480
 Office Hours 8.00am - 5.00pm Monday - Friday

SWAN HILL

73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSDOC DX 30164
 Tel: (03) 5036 2150 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday



LOWER MURRAY WATER

KERANG

50 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSDOC DX 57908
 Tel: (03) 5450 3960 Fax: (03) 5450 3967
 Office Hours 8.00am - 1.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830

ABN 18 475 808 826
www.lmw.vic.gov.au

Reference No. 043962

URBAN ACCOUNT

Amount Due \$173.95

Due Date 20-MAY-2020

Date Of Issue 16/04/2020

Tariffs and Charges Notice
 4th Quarter 2019/20
 01/04/2020 - 30/06/2020

POST *850 700439623

Property Address : 33 CARFORA DRIVE MILDURA VIC 3500 (Prop:43962) - Urban Account
 Lot 315 PS 535157G Blk E Sec 10 Vol 10956 Fol 301

	Charge	Balance
Water Service Tariff	51.76	51.76
Sewerage Service Tariff	122.19	122.19

TOTAL OWING \$173.95



LMW054J

Payments/Credits since last Notice \$173.95
 Urban customers are advised that Stage 1 water restrictions are currently in effect

Payment Slip - Methods of Payment

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



Direct Debit
 Please contact your local office.



Centrepay
 Use Centrepay to arrange regular deductions from your Centrelink payment, simply call any Lower Murray Water Office.



Billpay Code: 0850
Ref: 7004 3962 3

Pay in person at any Post Office.



Biller Code: 78477
Ref: 7004 3962 3

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

043962

33 CARFORA DRIVE MILDURA VIC 3500 (Prop:43962) - Urban Account



*850 700439623

\$173.95

B PAY	Bill Code: 78477
	Ref: 7004 3962 3
BPAY® - Make this payment via internet or phone banking. BPAY View® - Receive, view and pay this bill using internet banking. BPAY View Registration No: 7004 3962 3	

Amount Due

\$173.95

Payment Ref: 7004 3962 3



By Phone
 Pay by phone (03) 8672 0582.
 Standard call charges apply.

**See reverse for
 In Person and By Mail options**

OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 2nd July 2020

1. OWNERS CORPORATION DETAILS

Plan Number: PS535157G

Address of Plan: 33-35 Carfora Drive Mildura VIC 3500

Lot Number this statement relates to: 315

Unit Number this statement relates to: 33 Carfora

Postal Address: PO Box 3377 MILDURA VIC 3502

2. CERTIFICATE DETAILS

Vendor: Christopher & Shanelle Lockett

Postal Address for Lot 315: 47 Knowlman Road Goulburn NSW 2580

Purchaser:

Person requesting Certificate: Info Track on Behalf of Asset Conveyancing

Reference:

Address:

Fax:

E-mail: ownerscorp@infotrack.com.au

3. CURRENT ANNUAL LEVY FEES FOR LOT 315

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 315 are **1,054.80 per annum** commencing on 1 April 2020.
Levies for this plan are raised over **4 periods**

Period	Amount	Due Date	Status
01/04/20 to 30/06/20	263.70	26/06/20	Paid
01/07/20 to 30/09/20	263.70	01/07/20	To be Issued
01/10/20 to 31/12/20	263.70	01/10/20	To be Issued
01/01/21 to 31/03/21	263.70	01/01/21	To be Issued

Maintenance Fund

There are currently no annual Maintenance Fund levy fees payable for Lot 315.

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 2nd July 2020

For Plan No. PS535157G - Lot 315

4. CURRENT LEVY POSITION FOR LOT 315

Fund	Balance	Paid To
Administrative	0.00	30 June 2020
Maintenance Fund	0.00	
BALANCE	0.00	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 315.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 315 that relate to work performed by the owners corporation or some other act that incurs additional charge.

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 2 July 2020:

Account / Fund	Amount
Administrative Fund	2,485.75
Maintenance Fund	0.00
TOTAL FUNDS HELD AS AT 2 JULY 2020	\$2,485.75

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

Policy

Policy No.	30030
Expiry Date	1-April-2021
Insurance Company	CHU Underwriters Agency Pty Ltd
Broker	Resolute Property Protect Pty Ltd
Premium	3199.41

Cover Type

Cover Type	Amount of Cover
Common Area Contents	\$4,200
Damage (i.e. Building) Policy	\$1,751,806
Fidelity	\$250,000
Government Audit Costs	\$25,000
Government Audit Costs - Appeal Expenses	\$100,000
Government Audit Costs - Legal Defense Expenses	\$50,000
Loss of Rent	\$262,771
Lot Owner's Fixtures and Improvements	\$250,000
Machinery Breakdown Insurance	\$10,000
Property, Death and Injury (Public Liability)	\$10,000,000
Voluntary Workers Personal Accident	\$300,000/\$3,000

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 2nd July 2020

For Plan No. PS535157G - Lot 315

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has not or do not intend in the foreseeable future to enter into any contracts affecting the common property.

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The owners corporation has not granted any authorities or dealings affecting the common property.

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has not made any agreements to provide services to lot owners and occupiers or the general public for a fee.

13. NOTICES OR ORDERS

The owners corporation currently has no orders or notices served in the last 12 months that have not been satisfied.

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

16. PROFESSIONAL MANAGER DETAILS

Name of Manager:	Ace Body Corporate Management (Mildura)
ABN / ACN:	ABN 64 110 072 092 /
Address of Manager:	102 Eighth Street MILDURA VIC 3500
Telephone:	03 5021 3421
Facsimile:	
E-mail Address:	mildura@acebodycorp.com.au

17. ADDITIONAL INFORMATION

Nil.

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 2nd July 2020

For Plan No. PS535157G - Lot 315

SIGNING

The common seal of Plan No. PS535157G, was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.



Registered Manager

Full name: Bruce Watson

Company: ABC Training & Business Services Pty Ltd

Address of registered office: 102 Eighth Street MILDURA VIC 3500



Common Seal
of Owners Corporation

03/07/2020

Date



Ace Body Corporate Management (Mildura)

Phone: 03 5021 3421 Fax: 03 5021 3377
Email: mildura@acebodycorp.com.au
Postal: PO Box 3377 Mildura VIC 3502
ACN: 110 072 092

Professional Personal Service

www.acebodycorp.com.au

Info Track on Behalf of Asset Conveyancing

3rd July 2020

Dear Info Track on Behalf of Asset Conveyancing

Re: OWNERS CORPORATION CERTIFICATE - LOT 315, PLAN NO. PS535157G

In response to your request, we now attach an Owners Corporation Certificate for Lot 315 in Plan No. PS535157G dated 2nd July 2020. This certificate is intended for use for the purpose of section 151 of the *Owners Corporations Act 2006* ("**Act**").

Pursuant to section 151(4)(b) of the Act, we also attach the following:

- (a) A copy of the Rules for this Owners Corporation;
- (b) A statement of advice and information for prospective purchasers of a strata title lot in Victoria in accordance with Regulation 17 of the *Owners Corporations Regulations 2018*; and
- (c) A copy of the minutes of the last annual general meeting of the Owners Corporation showing all resolutions passed at that meeting.

Please note that if you require any further information on the matters reported in the attached Owners Corporation Certificate, you may inspect a copy of the Owners Corporation Register in accordance with section 150 of the Act. An inspection of the Register must be booked in advance by contacting our office during business hours or via email at mildura@acebodycorp.com.au. Please note the inspection of the Register may require the payment of a fee.

Yours faithfully

Registered Manager

Full name: Bruce Watson

Company: ABC Training & Business Services Pty Ltd

Address of registered office: 102 Eighth Street MILDURA VIC 3500

03/07/2020

Date

Owners Corporation Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an Owners Corporation?

The lot you are considering buying is part of an Owners Corporation. Whenever a plan of subdivision creates common property, an Owners Corporation is responsible for managing the common property. A purchaser of a lot that is part of an Owners Corporation automatically becomes a member of the Owners Corporation when the transfer of that lot to the purchaser has been registered with Land Use Victoria.

If you buy into an Owners Corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the Owners Corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an Owners Corporation?

As an owner, you will be required to make financial contributions to the Owners Corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners Corporation rules

The Owners Corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, Occupiers or guests and grievance procedures.

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of Owners Corporation expenses that each Lot Owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an Owners Corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular Owners Corporation you are buying into you can inspect that Owners Corporation's information register.

Management of an Owners Corporation

An Owners Corporation may be self-managed by the Lot Owners or professionally managed by an Owners Corporation Manager. If an Owners Corporation chooses to appoint a professional manager, it must be a Manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.

Model rules as applying to Owners Corporation

1. Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

1. Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
2. This rule does not apply to—
 - a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A Committee may appoint members to a sub-committee without reference to the Owners Corporation.

3. Management and administration

3.1 Metering of services and apportionment of costs of services

1. The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
2. If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
3. Subrule (2) does not apply if the concession or rebate—
 - a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - b) is paid directly to the lot owner or occupier as a refund.

4. Use of common property

4.1 Use of common property

1. An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
2. An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.
3. An approval under subrule (2) may state a period for which the approval is granted.
4. If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
5. An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
6. Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

1. An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
2. An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
3. An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
4. An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
5. The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5. Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External Appearance of lots

1. An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the appearance of their lot.
2. An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

1. An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
2. Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7. Dispute resolution

1. The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
2. The party making the complaint must prepare a written statement in the approved form.
3. If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
4. If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
5. The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
6. A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
7. If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the *Owners Corporations Act 2006*.
8. This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.



Owners Corporation PS535157G (Carfora)

33-35 Carfora Drive, Mildura Vic 3500

28th May 2020

Dear Owner

Below are the **Interim Minutes** of the Annual General Meeting (AGM) of Owners Corporation PS535157G (Carfora) held at 4.30pm on Tuesday 26th May 2020 by Phone Conference.

What are interim minutes?

A quorum was not present at the meeting. The meeting proceeded but all resolutions made are interim resolutions. In accordance with the Owners Corporations Act, 2006, Section 78, notice of all interim resolutions and the minutes of the meeting at which the interim resolutions were made must be forwarded to all lot owners within 14 days of the meeting. Please find below the minutes of that meeting. Section 78, sub-sect (4) of the Owners Corporations Act, 2006 states:

- (4) *Interim resolutions become resolutions of the Owners Corporation:*
- (a) *subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or*
 - (b) *if notice of a special general meeting is given within that 29 day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or*
 - (c) *if notice of a special general meeting is given within that 29 day period and the meeting is not held within 28 days after the notice is given, at the end of that 28 day period.*

Note: The effect of sub-section (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28 day period.

Interim Minutes of Annual General Meeting

1. Meeting attendance

a. Present

Barry Angus (Lot 317) and Anne-Maree Greville – Ace Body Corporate Management (Mildura)

b. Proxies

Nil

c. Apologies

Nil

d. Quorum & Entitlement to Vote

A quorum was not achieved. As such, these minutes have been issued as interim minutes as noted above.

2. Election of Chairperson for the AGM

Resolution: That Anne-Maree Greville is elected Chairperson for the Annual General Meeting.

For: all, **Against:** None

3. Confirm receipt and approve minutes for the previous AGM held 20th May 2019

Resolution: That the Owners Corporation acknowledge and accept the minutes of previous meeting as a true and correct record of proceedings.

For: all, **Against:** None

4. Confirm receipt and approve Manager's Report

Resolution: That the Owners Corporation acknowledge and accept the Manager's Report as presented by the Manager.

For: all, **Against:** None

5. Confirm receipt and approve financial statements for the year ending 31st March 2020

Resolution: That the Owners Corporation acknowledge and accept the financial statements as presented by the Manager.

For: all, **Against:** None

6. Building & liability insurance

- a. Discussed insurance cover details
- b. Sought approval to renew the insurance policy when premium becomes due.
- c. Insurance replacement valuation report was discussed to ensure property is adequately insured
- d. In the event of a claim the relevant lot owner would pay the applicable excess.

Note: A copy of the Product Disclosure Statement (PDS) and Financial Services Guide (FSG) for this insurance will be available at the AGM or can be downloaded from www.chu.com.au. A copy of the Financial Services Guide (FSG) for Resolute Property Protect Pty Ltd is available by contacting the office of ACE Body Corporate Management (Mildura). ACE Body Corporate Management (Mildura) does receive a commission for insurance products.

Duty of Disclosure: The law requires an owners corporation to tell an insurer everything that they know (or could reasonably be expected to know in the circumstance) which is relevant to the insurers decision to insure the owners corporation and the terms on which the insurer offers insurance to the owners corporation. The duty applies before the owners corporation enters into a contract with the insurer (that is, before the insurer accepts the owners corporation application) and also each time the owners corporation alters or renews the policy. If the Owners Corporation does not tell an Insurer everything that is relevant, they may reduce or refuse to pay a claim, cancel the policy or if the owners corporation acts dishonestly, invalidate the policy from its beginning and not be bound by it.

Resolution: That the Owners Corporation **DOES NOT** obtain an insurance valuation report.

For: all, **Against:** None

Resolution: The Owners Corporation resolves to renew the existing insurance policy in line with the rate of building cover currently held with the insurer.

Manager to refer to Chairperson when insurance renewal comes in next year, should the premium requested exceed the approved budget or a more favourable offer is received through our broker.

For: all, **Against:** None

7. Repairs, maintenance, works & other matters

- a) **Grounds/Garden Maintenance** - Complete Garden Care to continue on an as needed basis
- b) **Gutter Cleaning** – This is a lot owner responsibility.
- c) **White ant/pest inspections** – Inspections to all lots are to be carried out during July 2020 as scheduled. White Ant Inspection reports will be posted direct to Lot Owners. Whilst the Owners Corporation arranges the inspections; the Lot Owners will then be responsible for any follow up action or treatment. NOTE: The Owners Corporation is not responsible for any action required in the reports or the terms and conditions of the report from the pest inspection operator.
- d) **Other issues** –
 - i) Removal of Weeds and fallen leaves – To be arranged once all leaves drop. Barry to advise when this occurs.
 - ii) Common Property Watering – Once controller (Located in Unit 4) is able to be accessed, watering of common property to be investigated including any programming. Findings to be discussed with Chairperson to determine if any action required.
 - iii) It was noted that the trees and reeds in garden need trimming again. **Manager** to arranged this at the same time as removal of weeds and fallen leaves.

For: all, **Against:** None

8. Safety Assessment Report

An Owners Corporation (owners/residents), has a duty of care, as far as practical, to ensure the common property is presented as a safe environment for persons to enter and exist and should any hazards or risks come to the attention of owners, they should be promptly reported to the office of the Manager for attention.

Please Note: A Building Health & Safety Report was carried out in October 2017 by AESG.

Motion: That the Owners Corporation **DOES NOT** undertake a common property safety inspection on common property this year.

For: all, **Against:** None

9. Annual Budget – 2020/2021 Financial Year

The following budget was approved.

	Last budget 2019/2020	Actual 2019/2020	Approved Budget 2020/2021
Admin Fees & Charges - MyStrata	\$92.40	\$92.40	\$92.40
Admin – Management Fees - Standard	\$1,200.00	\$1,200.00	\$1,200.00
Admin – Management Fees - Disbursements	\$300.00	\$300.00	\$300.00
Common Property – General Maintenance	\$500.00	\$169.37	\$500.00
Garden/Lawn Maintenance	\$500.00	\$530.00	\$700.00
Insurance Premiums 1.	\$3,400.00	\$0.00	\$3,200.00
Pest Inspections	\$600.00	\$500.00	\$600.00
Reimbursement – Other 2.	\$0.00	\$263.70	\$0.00
Total	\$6,592.40	\$3,055.47	\$6,592.40

1. Insurance paid in previous financial year.
2. Refund to Collie & Tierney due to remittance of monies in error.

Motion: That the Owners Corporation approve the budget as proposed by the Manager. Further, that the Manager has the authority to raise a special levy if there are insufficient funds to meet the ongoing working capital requirements for the Owners Corporation.

For: all, **Against:** None

10. Lot Owner Fees – 2020/2021 Financial Year

The contributions per lot are calculated by multiplying each owners' lot liability by the total to be raised as per below.

Lot No	Unit No/House No	Lot Liability	Annual fee 2020/2021
315	33 Carfora	16	\$1,054.80
316	Unit 1/34 Carfora	17	\$1,120.70
317	Unit 2/34 Carfora	17	\$1,120.70
318	Unit 3/34 Carfora	17	\$1,120.70
319	Unit 4/34 Carfora	17	\$1,120.70
320	35 Carfora	16	\$1,054.80
Total to be Raised		100	\$6,592.40

Motion: That the Owners Corporation approve the lot owner fees as proposed by the Manager and that the fees be payable in quarterly instalments as follows: June 2020, August 2020, November 2020 and February 2021.

For: all, **Against:** None

11. General Business

a. Election of Chairperson for the Owners Corporation

Motion: That the Owners Corporation elect the following Chairperson (lot owner or person who holds proxy for a lot owner): Barry Angus (Lot 317)

For: all, **Against:** None

b. Election of Secretary for the Owners Corporation

Motion: That the Owners Corporation appoint Ace Body Corporate Management (Mildura) as Secretary of the Owners Corporation, but with no voting rights.

For: all, **Against:** None

c. Overdue contributions (arrears)

- i. Present arrears report
- ii. Discussed approval for manager to recover debts

Motion: That the Owners Corporation allow the Manager, at its discretion and when required, to submit accounts in arrears to its legal representatives for debt collection. In accordance with the Owners Corporations Act 2006 Section 32 the costs, including all associated legal fees, incurred in recovering fees, charges and interest owing will be fully recoverable by the indebted lot owner.

For: all, **Against:** None

d. Penalty interest – discussed whether owners want penalty interest levied for late payment of fees

Motion: That the Owners Corporation apply penalty interest in accordance with the Owners Corporations Act 2006 Part 3, Section 29 (1&2). The rate of interest charged will be equal to the maximum rate of interest payable under the Penalty Interests Rates Act 1983. Further that the Owners Corporation refer all requests for the removal of Penalty Interest to the Committee and/or the Chairperson. No Penalty Interest will be removed without a reasonable explanation by the lot owner making the request. The Committee and/or the Chairperson undertake to act in good faith at all times.

For: all, **Against:** None

e. Report Disputes to Meeting – (Part 10, Owners Corporations Act 2006)

There are no complaints, disputes or breaches of rules reported to the Manager.

f. Special & unanimous resolutions – none proposed

g. Delegations

Resolution: That the Owners Corporation delegate the powers and functions of the Owners Corporation to the elected members of the Committee and/or the Chairperson in accordance with the Owners Corporations Act 2006 Section 11, except where a special or unanimous resolution is required. This delegation will remain in force until the next Annual General Meeting when the Committee and/or Chairperson are elected.

For: all, **Against:** None

h. Other business – Nil

i. Close of meeting – as there was no further business to discuss, the meeting was closed at 4.55pm.

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 03 July 2020 12:57 PM

PROPERTY DETAILS

Address: **33 CARFORA DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 315 PS535157**
Standard Parcel Identifier (SPI): **315\PS535157**
Local Government Area (Council): **MILDURA**
Council Property Number: **31214**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 M1**

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 \(GRZ1\)](#)



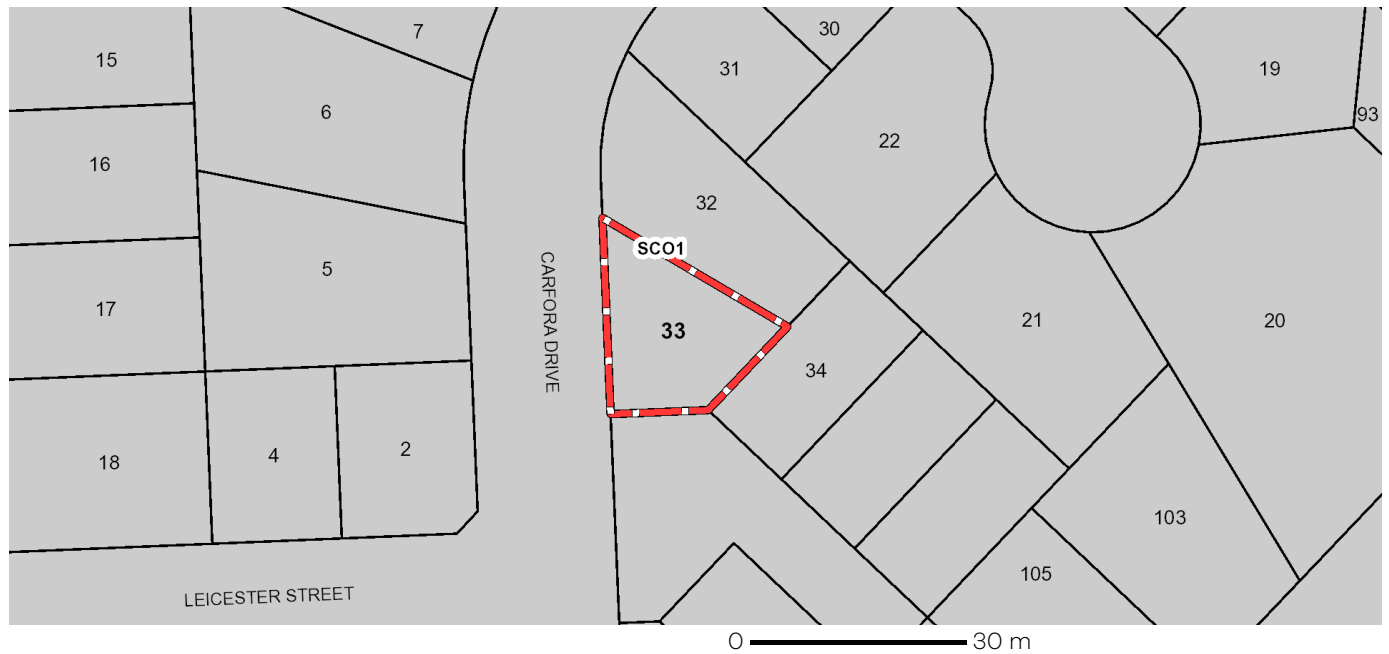
GRZ - General Residential

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

Planning Overlays

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 \(SCO1\)](#)



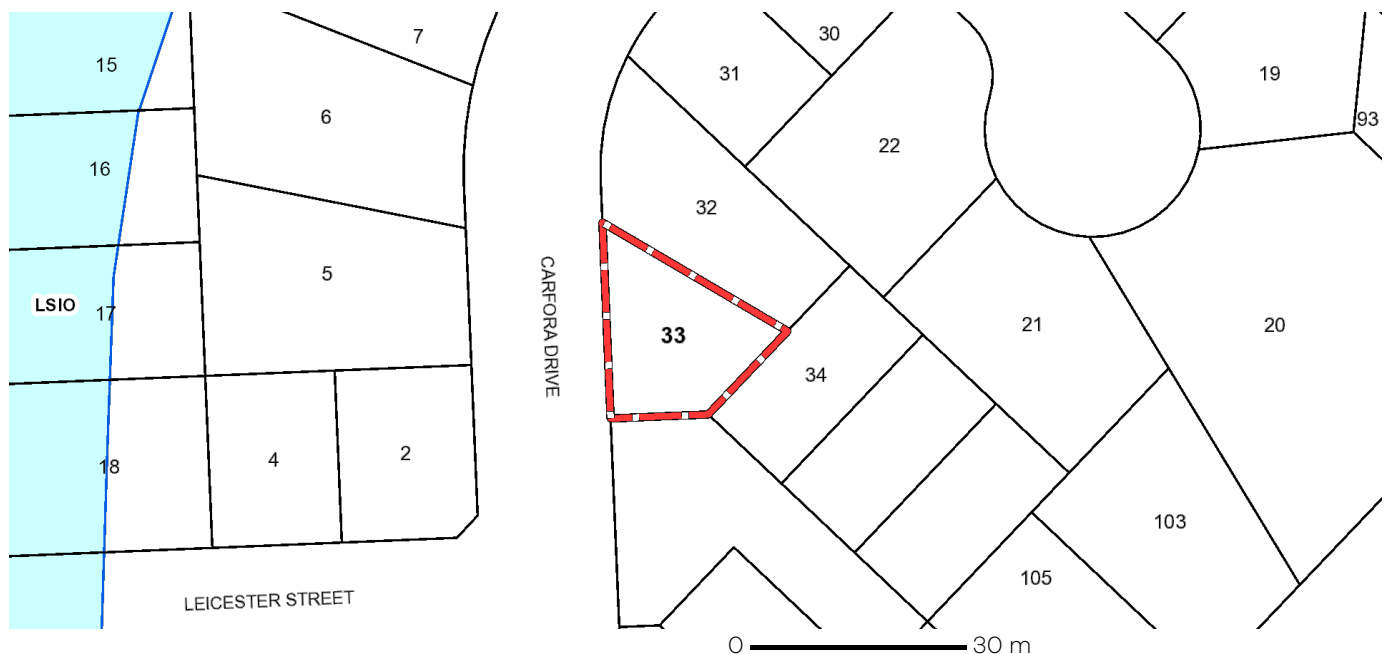
 **SCO - Specific Controls**

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



 **LSIO - Land Subject to Inundation**

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

Further Planning Information

Planning scheme data last updated on 1 July 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.

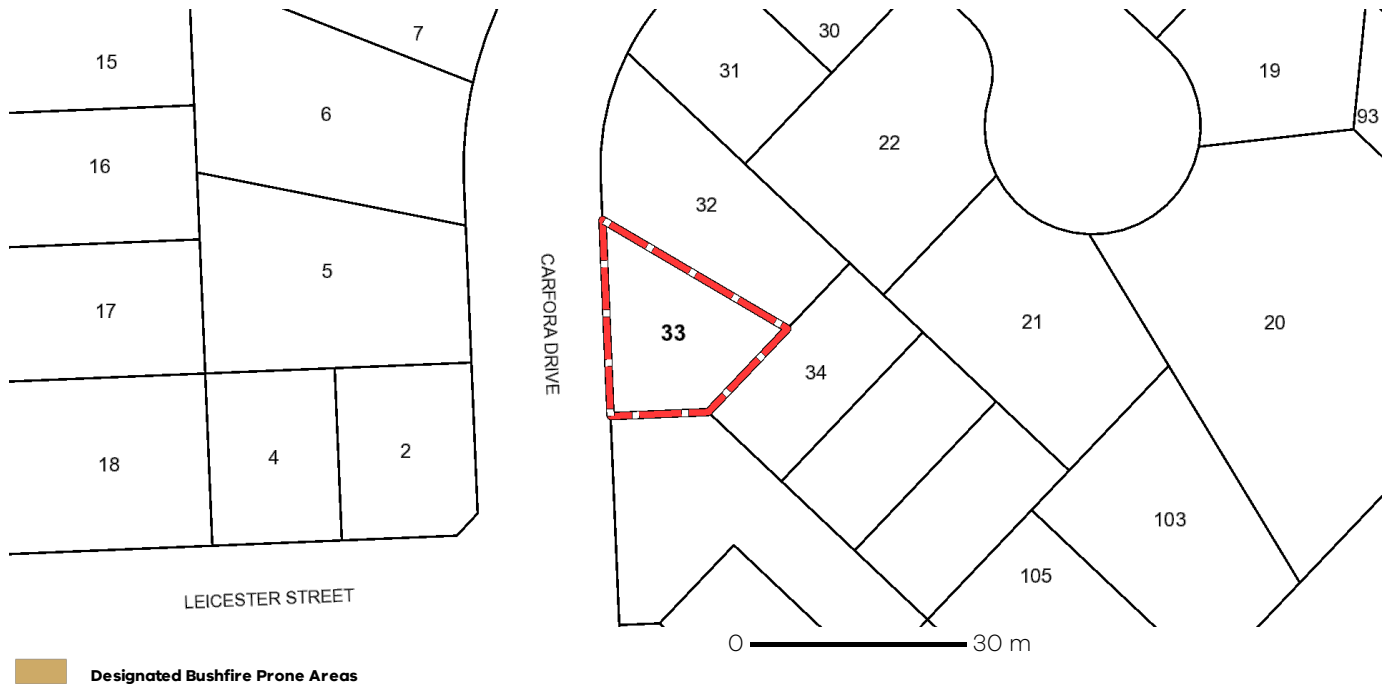
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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>

Property Report from www.land.vic.gov.au on 03 July 2020 12:57 PM

Address: 33 CARFORA DRIVE MILDURA 3500

Lot and Plan Number: Lot 315 PS535157

Standard Parcel Identifier (SPI): 315\PS535157

Local Government (Council): MILDURA **Council Property Number:** 31214

Directory Reference: VicRoads 535 M1

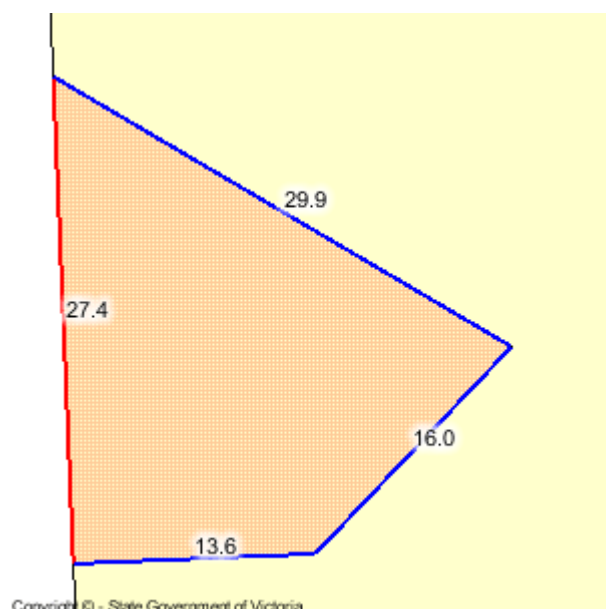
This property is not in a designated bushfire prone area.

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: 418 sq. m

Perimeter: 87 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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Planning Zone Summary

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

Planning Overlay: None

Planning scheme data last updated on 10 June 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



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)