

**VENDOR'S STATEMENT PURSUANT TO 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.*

**VENDOR**                    **LEAKE INVESTMENTS PTY LTD ATF GJ & LM LEAKE FAMILY TRUST (ACN 099 478 350)**

**PROPERTY**                **470 Riverside Avenue, Mildura  
(Lot 3 on Plan of Subdivision 611624D and being the land more particularly described in  
Certificate of Title Volume 11120 Folio 548)**

**1. FINANCIAL MATTERS**

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

(a) Their amounts are as follows:

<b>Authority</b>	<b>Amount</b>	<b>Interest (if any)</b>
Mildura Rural City Council- per annum 2020/21	\$2,882.80	
Lower Murray Water- per qtr 2020/21	\$175.05	

(b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:

- (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
- (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

**1.2 Particulars of any Charges (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.**

Nil.

**1.3 Terms Contract**

This section 1.3 only applies if the 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, particulars are as follows:

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 to the receipt of rents and profits, are as follows:

Nil.

## **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 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 description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant 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.

### **3.2 Road Access**

There is access to the property by road.

### **3.3 Designated Bushfire Prone Area**

The land is not in a bushfire prone area under section 192A of the *Building Act 1993*.

### **3.4 Planning Scheme**

The required specified information is 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 are as follows:

Nil.

#### 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 notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

#### 5. **BUILDING PERMITS**

No building permits have been issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land).

#### 6. **OWNERS CORPORATION**

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

#### 7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

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

##### 7.1 **Work-in-Kind Agreement**

There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

##### 7.2 **GAIC Recording**

The land is not affected by the GAIC.

#### 8. **SERVICES**

The following services are **not** connected to the land:

- (a) telephone services

#### 9. **TITLE**

- 9.1 Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a "diagram location" in the Statement that identifies the land and its location.

#### 10. **DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**

There is no certificate relating to Energy Efficiency Information applicable.

**11. 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 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 with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.*

**The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.**

Date of this Statement:                      ..... / ..... / .....

Signature of the vendor:                      .....  
Signed by Director/Secretary on behalf of Leake Investments Pty Ltd ATF GJ & LM  
Leake Family Trust (ACN 099 478 350)

**The purchaser acknowledges being given a duplicate of this statement signed by the vendor with the attached documents before the purchaser signed any contract.**

Date of this Acknowledgment:              ..... / ..... / .....

Signature of the purchaser:                      .....



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

VOLUME 11120 FOLIO 548

Security no : 124090432698S  
Produced 09/06/2021 09:29 AM

**LAND DESCRIPTION**

Lot 3 on Plan of Subdivision 611624D.  
PARENT TITLES :  
Volume 06238 Folio 461      Volume 09205 Folio 342  
Created by instrument PS611624D 25/02/2009

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
LEAKE INVESTMENTS PTY LTD of 164 LIME AVENUE MILDURA VIC 3500  
AH772094W 08/02/2011

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN609416P 02/03/2017  
NATIONAL AUSTRALIA BANK LTD

COVENANT AH772094W 08/02/2011

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 PS611624D 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: 470 RIVERSIDE AVENUE MILDURA VIC 3500

**ADMINISTRATIVE NOTICES**

NIL

eCT Control      00009E NATIONAL AUSTRALIA BANK  
Effective from 02/03/2017

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Plan</b>
Document Identification	<b>PS611624D</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>09/06/2021 09:31</b>

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**PS611624D**



Stage No. LR use only

**PLAN OF SUBDIVISION**

EDITION 1

**Location of Land**

Parish: MILDURA  
 Township: \_\_\_\_\_  
 Block: E  
 Section: 22  
 Crown Allotment: 10 & 10<sup>A</sup>  
 Crown Portion: \_\_\_\_\_  
 Title References: Vol 6238 Fol 461 &  
 Vol 9205 Fol 342  
 Last Plan Reference: T.P.513561K (LOT 1) &  
 T.P.218939F (LOT 1)  
 Postal Address: RIVERSIDE AVENUE &  
 FIFTEENTH STREET,  
 MILDURA, 3500.  
 MGA94 Co-ordinates: E 603500  
 (Of approx. centre of plan) N 6215650 Zone 54

**Council Certification and Endorsement**  
 Council Name: MILDURA RURAL CITY COUNCIL Ref: 501156

1. This plan is certified under section 6 of the Subdivision Act 1988.
- ~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.  
 Date of original certification under section 6 / /~~
- ~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

**Open Space**

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

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

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

Council Delegate   
~~Council seal~~

Date 9/7/08

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

~~Council Delegate~~  
~~Council seal~~

~~Date / /~~

**Vesting of Roads or Reserves**

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

**Notations**

Depth Limitation: 15.24 Metres below the surface.  
 Applies to C.A. 10, Section 22, Block E.  
 15 Metres below the surface.  
 Applies to C.A. 10<sup>A</sup>, Section 22, Block E.

Staging This ~~is~~ is not a staged subdivision  
 Planning Permit No.P06/478

**OTHER NOTATIONS:**

THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT Vol 6238 Fol 461 AFFECT C.A. 10, SECTION 22, BLOCK E.

THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT Vol 9205 Fol 342 AFFECT C.A. 10<sup>A</sup>, SECTION 22, BLOCK E.

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

To be completed where applicable.

This survey has been connected to permanent marks no(s). 332,333,1102 & 1145  
 In Proclaimed Survey Area no. \_\_\_\_\_

**Easement Information**

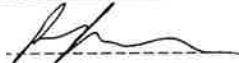
**Legend:** E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement  
 A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	THIS PLAN	LOWER MURRAY URBAN & RURAL WATER CORPORATION
E-2	DRAINAGE	2	THIS PLAN	MILDURA RURAL CITY COUNCIL
E-3	SEWERAGE DRAINAGE	SEE DIAG.	THIS PLAN	LOWER MURRAY URBAN & RURAL WATER CORPORATION MILDURA RURAL CITY COUNCIL
E-4	SEWERAGE	3	THIS PLAN	LOWER MURRAY URBAN & RURAL WATER CORPORATION
RI	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.		THIS PLAN	LOTS ON THIS PLAN

LR use only \_\_\_\_\_  
 Statement of Compliance / Exemption Statement

Received   
 Date 16/02/09


LR use only \_\_\_\_\_  
 PLAN REGISTERED  
 TIME 11:57 AM  
 DATE 25/02/09

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN  
 REF 7946/A VERSION 3 DATE 22/02/2008 SIGNATURE 

Tarek Mahmoud  
 Assistant Registrar of Titles

Sheet 1 of 3 Sheets

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

  
 DATE 9/7/08  
 COUNCIL DELEGATE SIGNATURE

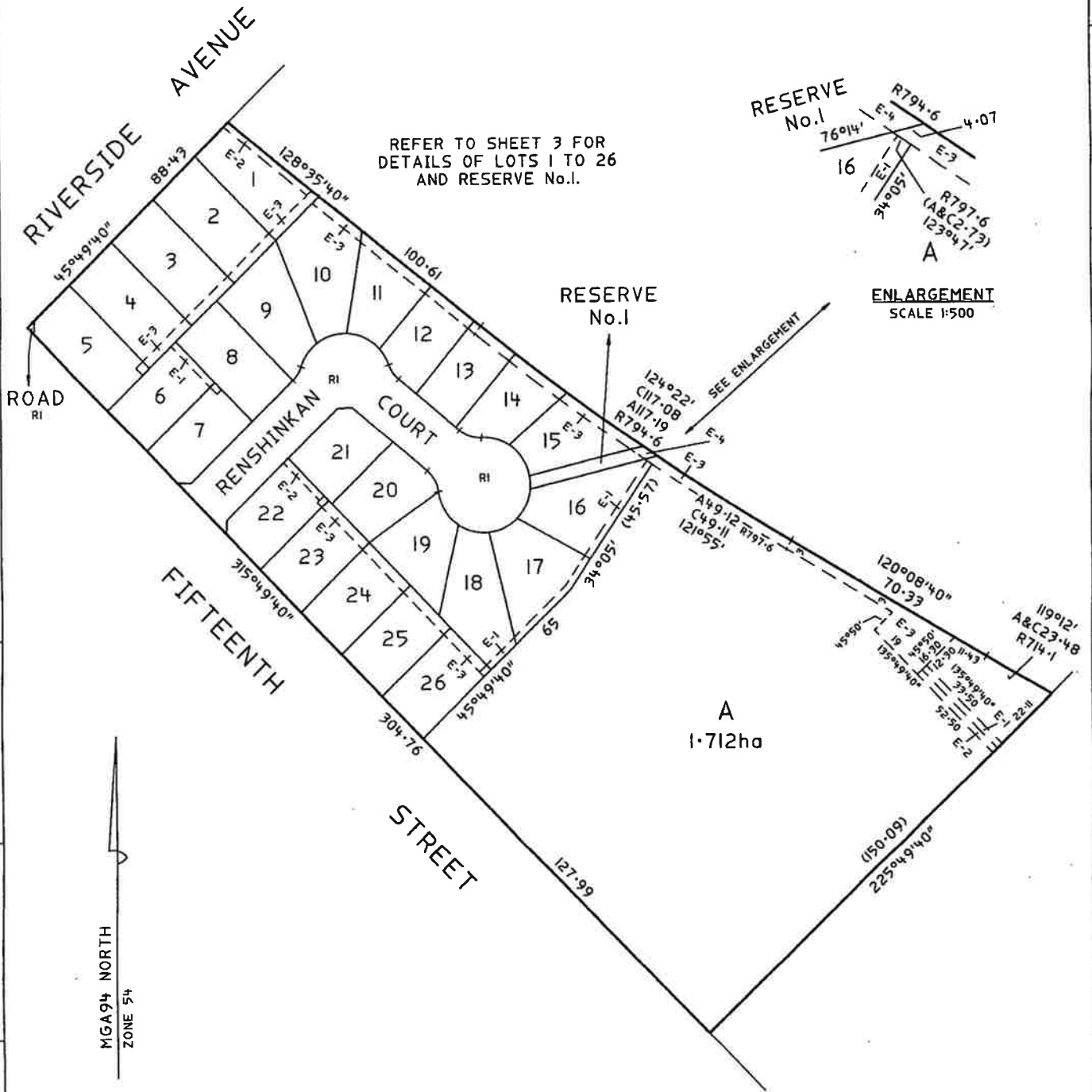
Original sheet size A3

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 611624D



**FREEMAN & FREEMAN**

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

SHEET 2 OF 3 SHEETS

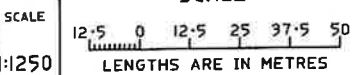
ORIGINAL

SCALE

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

*Robert Bruce Freeman*

SHEET SIZE  
 A3



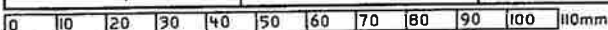
SIGNATURE \_\_\_\_\_ DATE 22/02/2008

DATE 9/7/08

REF 7946/A

VERSION 3

COUNCIL DELEGATE SIGNATURE





# PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 611624D



## FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 3 OF 3 SHEETS

ORIGINAL

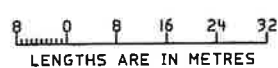
SCALE

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SHEET SIZE

A3

SCALE 1:800

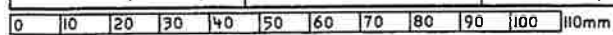


SIGNATURE \_\_\_\_\_ DATE 22/02/2008

REF 7946/A

VERSION 3

DATE 9/7/08  
COUNCIL DELEGATE SIGNATURE



# Transfer of Land

## Section 45 Transfer of Land Act 1958

**AH772094W**

08/02/2011 \$319 45



Lodged by: *Maloney Anderson Legal*  
Name:  
Phone:  
Address:

Reference:  
Customer Code: *13301*

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)

Volume 11120 Folio 548

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

all its estate and interest in fee simple

Consideration:

Transferor: (full name)

VESTA CORP PTY LTD (ACN 111 508 715)

Transferee: (full name and address including postcode)

LEAKE INVESTMENTS PTY LTD (ACN 099 478 350) the registered office of which is situated at 164 Lime Avenue, Mildura

Directing Party: (full name)

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

AND THE SAID Leake Investments Pty Ltd (ACN 099 478 350) for themselves and their 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 VESTA CORP PTY LTD and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 611624D and every part thereof (other than the land hereby transferred) as follows:

- a) They will not erect or cause or suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and thirty square metres (130m<sup>2</sup>) in floor area and that such building shall not be other than a building that is a Class 1a(i) as defined in part A3.2 of the Building Code of Australia 1990 as amended and that such building and lot or any part thereof shall not be registered under the provision of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of that Act.

3050087A

Order to Register

Duty Use Only

**T2**

Please register and issue Certificate of Title to

Original Land Transfer  
Stamped with \$1,670.00  
Doc ID 2671641, 20 Jan 2011  
SRO Victoria Duty, AXP3

\*Law Perfect Pty Ltd  
Page 1 of 3

Signed

Customer Code:

**THE BACK OF THIS FORM MUST NOT BE USED**

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

- b) They will not erect or cause or suffer to be erected or allow to remain upon the said land 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 or stone and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof shall not be pitched at an angle less than ten degrees.
- c) They will not erect or cause or suffer to be erected or allow to remain upon the said land 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.
- d) They will not erect or cause or suffer to be erected or allow to remain upon on the rear boundary or any side boundary within the building alignment of the said land 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.
- e) They shall not use or permit or suffer to be used or allow to be used the said land or any part thereof for any purpose other than residential purposes and they shall not be permitted to store any materials vehicles including but not limited to, trucks, semi trailers or truck trailers of any type other than goods or materials or motor vehicles commonly stored at or on residential premises.
- f) They shall not landscape and maintain all gardens, lawns and garden beds on the said land other than to a good standard having regards to the amenity of the area being all lots on the said Plan of Subdivision.


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 in 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: 24/10/10

Execution and attestation

Executed by VESTA CORP PTY LTD ACN 111 508 715 in )  
 accordance with Section 127 of the Corporations Act 2001 by being )  
 signed by the person who is authorised to sign for the company: )



.....  
Sole Director & Sole Company Secretary

Full name & Usual address

Itario Antonio Dimasi of 476 Seventeenth Street, Mildura VIC  
3500

**AH772094W**



3050087A

Order to Register

Duty Use Only

**T2**

Please register and issue Certificate of Title to

\*Law Perfect Pty Ltd  
Page 2 of 3

Signed

Customer Code:

**THE BACK OF THIS FORM MUST NOT BE USED**

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

# Annexure Page

## Transfer of Land Act 1958



This is page 3 of Approved Form T2 dated 24/10/10  
between VESTA CORP PTY LTD ACN 111 508 715 AND LEAKE  
INVESTMENTS PTY LTD ACN 099 478 350

Signatures of the Parties

Panel Heading

Executed by LEAKE INVESTMENTS PTY LTD ACN 099 478  
350 in accordance with Section 127 of the Corporations Act 2001 by  
being signed by the person who is authorised to sign for the company: )

X

Sole Director & Sole Company Secretary

Full name & Usual address

Graham John Leake of 80 Cherry Avenue , Mildura VIC 3500

3050087A

# A1

\*Law Perfect Pty Ltd  
Page 3 of 3

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

**THE BACK OF THIS FORM MUST NOT BE USED**

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



Mildura Rural City Council

# Land Information Certificate

Date of certificate: 10 June 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 24788  
 Assessment No: 32894  
 Your Reference: 49750249-013-0

## Applicant Details

Landata  
 DX 250639  
 EAST MELBOURNE VIC 3002

## Property Address: 470 Riverside Avenue MILDURA

Description: Lot 3 PS 611624D Sec 22 Blk E  
 Area: 666.0000 Square Metres

Capital Improved Value	\$373,000
Site Value	\$101,000
Net Annual Value	\$18,650
Base Date:	01/01/2020

### RATES, CHARGES AND OTHER MONIES: FOR THE 2020-2021 FINANCIAL YEAR

(Current rates and charges are payable in one lump sum by 15 February or by quarterly instalments due (1<sup>st</sup>) 30 September, (2<sup>nd</sup>) 30 November, (3<sup>rd</sup>) 28 February and (4<sup>th</sup>) 31 May of this financial year.)

Residential Rate	\$2,314.86
Waste Management	\$434.79
Residential Fire Levy (Fixed)	\$113.00
Residential Fire Levy (Variable)	\$20.14
Rate Arrears to 30/06/2020:	\$0.00
Interest to 10/06/2021:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$2,882.79

**Total Rates & Charges Due: \$0.00**

### Additional Monies Owed:

Debtor Balance Owing:

**Total Rates & Charges & Additional Monies Owed: \$0.00**

**Pay via BPay** Biller Code: 93922 Reference Number: 328948

For further information contact  
 Rates Department  
 Mildura Rural City Council  
 PO Box 105, Mildura Vic 3502; or  
 DX 50014, Mildura  
 Telephone: (03) 5018 8122

Certificate updates  
 Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address:  
[helpdesk-revenue@mildura.vic.gov.au](mailto:helpdesk-revenue@mildura.vic.gov.au)



Mildura Rural City Council

# Land Information Certificate

Date of certificate: 10 June 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 24788

Assessment No: 32894

Your Reference: 49750249-013-0

**Property Address: 470 Riverside Avenue MILDURA 3500**

Description: Lot 3 PS 611624D Sec 22 Blk E

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

There are no monies owed for works under the **Local Government Act 1958** or earlier act.

There are no monies owed under Section 94(5) of the **Electricity Industry Act 2000**.

There is no potential liability for rates under the **Cultural and Recreational Lands Act 1963**.

There is not any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the **Subdivision Act 1988** or the **Local Government Act 1958**.

There are not any notices or orders on the land that have been served by Council under the **Local Government Act 1958**, **Local Government Act 1989**, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the **Local Government Act 1989** unless stated in 'Please Note'.

There is no money owed under Section 227 of the **Local Government Act 1989**.

This certificate is not required to (and does not) include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

**PLEASE NOTE:**

I hereby certify that the information given in this certificate is a true and correct disclosure of rates and other monies payable to the Mildura Rural City Council as at the above date, together with any notices served pursuant to the Local Government Act, Local Law or any other Act.

.....David Clohesy..... **DELEGATED OFFICER**

RECEIPT OF \$27.00 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



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

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Martin Irwin & Richards C/- InfoTrack (InfinityLaw)  
135 King Street  
SYDNEY 2000  
AUSTRALIA

Client Reference: 390949

NO PROPOSALS. As at the 9th June 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

470 RIVERSIDE AVENUE, MILDURA 3500  
RURAL CITY OF MILDURA

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

Date of issue: 9th June 2021

Telephone enquiries regarding content of certificate: 13 11 71

**[Vicroads Certificate] # 49750249 - 49750249092908 '390949'**



Mildura Rural City Council

**Request For Building Information**  
Pursuant to regulation 51 Building Regulation 2018

**Applicant's Name and Address:**

Landata  
Landata.online@victorianlrs.com.au

<b>File:</b>	<b>PA32894</b>
<b>Your Ref:</b>	<b>49750249-015-4</b>
<b>Date Issued:</b>	<b>11 June 2021</b>

<b>Property Address:</b>	<b>470 Riverside Avenue – MILDURA</b> <b>Lot 3 on Plan of Subdivision 611624D</b> <b>Volume:11120 Folio:548</b>
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N.B. Please see page 2 for Salinity Statement

**Regulation 51 (1)**

(A) Details of any permit or certificate of final inspection issued in the preceding 10 years

<ul style="list-style-type: none"> <li>• Building Permit 1070/120247/0 issued on 14 August 2012 for the Construction of Detached Dwelling and Garage Occupancy Permit issued on 20 December 2012</li> <li>• Building Permit 1070/120262/0 issued on 27 August 2012 for the Construction of Domestic Shed Final Certificate issued on 18 September 2013</li> </ul>
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(B) Details of any current statement issued under regulation 64(1) or 231(2) of these regulations

Nil
-----

(C) Details of any current notice or order issued by the relevant building surveyor under the Act.

Nil
-----

**Signed:**  
**MARK YANTSES**  
**MUNICIPAL BUILDING SURVEYOR**

**N.B.** Please note that information on this form is taken from Council records and is **NOT** evidence that illegal building works do not exist in relation to this property.



**ATTACHMENT TO REQUEST FOR INFORMATION  
BUILDING REGULATION 51  
SALINITY AFFECTING THE MUNICIPALITY**

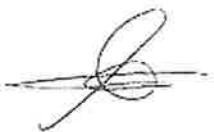
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

Council recommends that you make your own inquiries regarding the presence of high salinity on land which you own or are considering to purchase.

If you are proposing to construct buildings on land in the municipality, you should ascertain whether or not special measures should be taken during the construction of these buildings to minimise any effects that salinity may have.

Council provides this information to assist you to make informed decisions about existing buildings or the construction of new buildings in high salinity areas.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Yantses', with a horizontal line extending to the left.

**Mark Yantses**

**MUNICIPAL BUILDING SURVEYOR**

MY/cm



Statement No: IS21/85649  
 Page: 1 of 2  
 Our Ref: 53790  
 Issue Date: 24/06/2021  
 Your Ref: 49750249-035-2

LANDATA  
 DX 250639  
 EAST MELBOURNE

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

Owner Name(s) LEAKE INVESTMENTS PTY LTD  
 Situate: 470 RIVERSIDE AVENUE MILDURA VIC 3500  
 Description: Lot 3 PS 611624D Blk D Sec 22 Vol 11120 Fol 548

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

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

**TARIFFS AND CHARGES**

TARIFFS & CHARGES LEVIED for period:	1/04/2021 to 30/06/2021	
Sewerage Service Tariff		122.96
Special Read Fee Charge		47.10
Water Service Tariff		52.09
Water by Measure Chg-Info on reverse up to 24/6/2021		0.45
Receipts, Concessions & Rebates		(175.05)
		<hr/>
Balance Due		\$47.55
		<hr/>

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

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

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

E [contactus@lmw.vic.gov.au](mailto:contactus@lmw.vic.gov.au)

[lmw.vic.gov.au](http://lmw.vic.gov.au)



ABN 18 475 808 826

All Emergencies  
**1800 808 830**



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

#### Last Billed Water Consumption Details

Period Of Usage: 4/6/2021 to 24/6/2021 (20 Days)  
1 kl @ \$0.45250 Step1 Rate = \$0.45

#### Water Meter Details

Serial No.	Size	Date Read	Reading
18W069348	20	24/6/2021	1714

#### Other Information:

Corporation sewer main located inside property boundary:-

It should be noted that in most instances the integrity of the Corporations sewer mains are protected by way of sewer easements. A Sewer easement can be in the form of a registered easement as depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits the placement of buildings and or structures over sewer easements.

If you wish to make the settlement payment for this property via BPay please use the following information: **Biller Code 78477 Payment Reference Number 700537905.**

This Statement was issued from the Mildura Office

Signed:

DocuSigned by:  
*Jan Evans*  
FB4DF3A05A28456...

On behalf of:  
**LOWER MURRAY URBAN & RURAL WATER CORPORATION**

#### PLEASE NOTE:

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

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

#### DISCLAIMER:

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

**Legend**

- Urban Water
- Pipeline
- Retired Pipeline
- Urban Sewer
- Gravily Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline
- Rural Irrigation
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline
- Rural Drainage
- Channel
- Gravily Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

0 9.73 19.5  
Meters

1:511

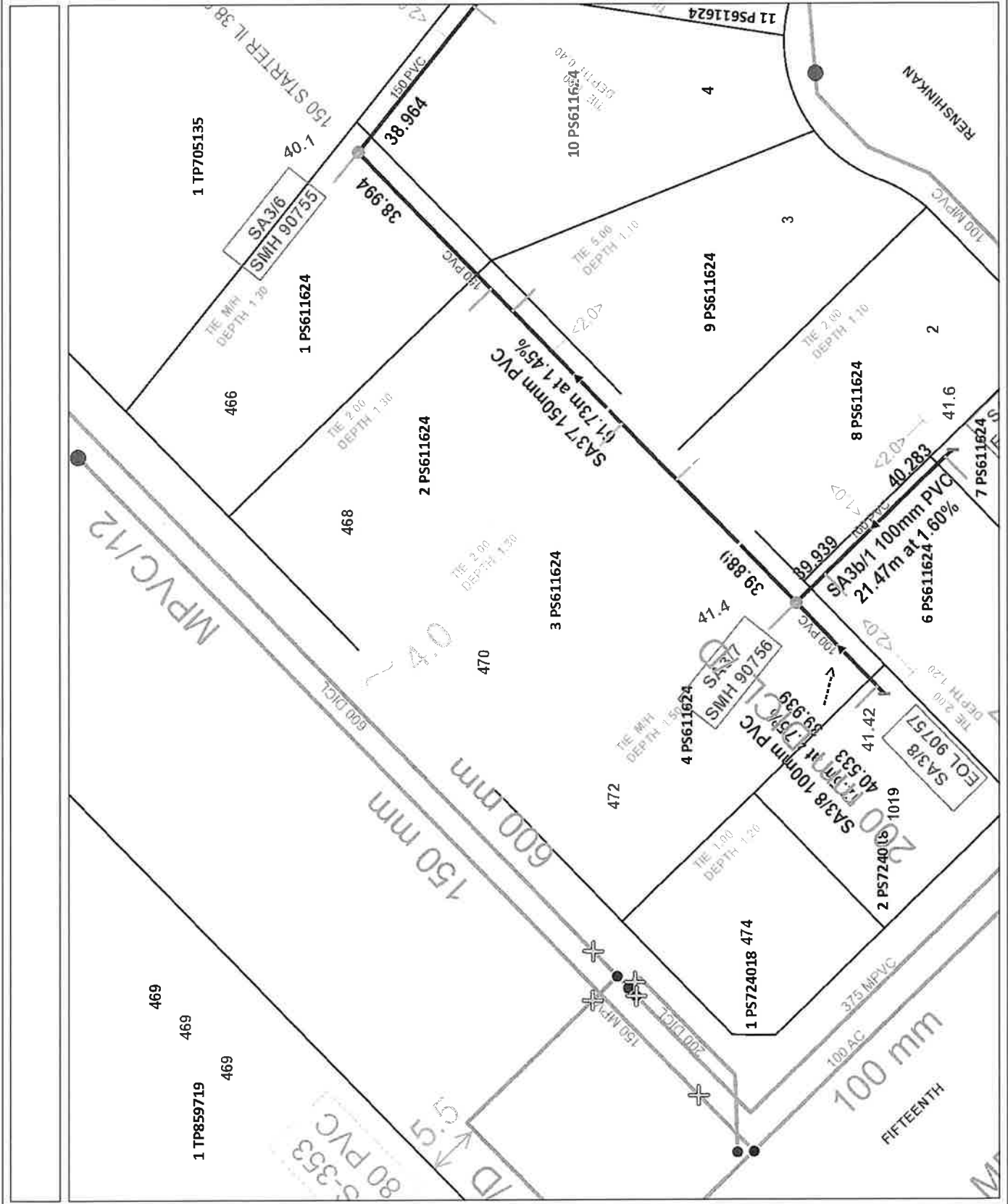
Printed: 09/06/2021

GDA 1994, MGA Zone 54

© Lower Murray Urban and Rural Water Corporation

**Notes/Comments**

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



# Property Clearance Certificate

## Taxation Administration Act 1997



MARTIN IRWIN & RICHARDS LAWYERS

**Your Reference:** DCON:DS:SW 337480-1

**Certificate No:** 47660835

**Issue Date:** 09 JUN 2021

**Enquiries:** ESYSPROD

**Land Address:** 470 RIVERSIDE AVENUE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
37086102	3	611624	11120	548	\$367.00

**Vendor:** LEAKE INVESTMENTS PTY LTD

**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
LEAKE FAMILY TRUST 2002	2021	\$101,000	\$367.00	\$0.00	\$367.00

**Comments:** Land Tax will be payable but is not yet due - please see note 6 on reverse.

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

**Comments:**

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

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

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMP VALUE:</b>	<b>\$373,000</b>
<b>SITE VALUE:</b>	<b>\$101,000</b>
<b>AMOUNT PAYABLE:</b>	<b>\$367.00</b>

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 47660835

---

## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$101,000

Calculated as \$0 plus ( \$101,000 - \$0) multiplied by 0.000 cents.

---

## Property Clearance Certificate - Payment Options

**BPAY**



Billers Code: 5249  
Ref: 47660835

**Telephone & Internet Banking - BPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 47660835

**Visa or Mastercard**

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 08 June 2021 02:30 PM

**Address:** 470 RIVERSIDE AVENUE MILDURA 3500

**Lot and Plan Number:** Lot 3 PS611624

**Standard Parcel Identifier (SPI):** 3\PS611624

**Local Government (Council):** MILDURA **Council Property Number:** 32894

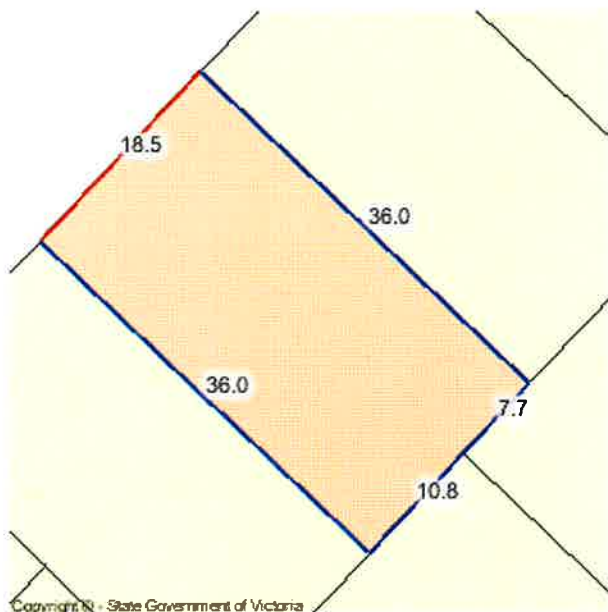
**Directory Reference:** VicRoads 534 H7

**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](http://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:** 666 sq. m

**Perimeter:** 109 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

### State Electorates

**Legislative Council:** NORTHERN VICTORIA

**Legislative Assembly:** MILDURA

### Utilities

**Rural Water Corporation:** Lower Murray Water

**Urban Water Corporation:** Lower Murray Water

**Melbourne Water:** outside drainage boundary

**Power Distributor:** POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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## Planning Zone Summary

- Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)  
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
- Planning Overlays:** DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)  
DEVELOPMENT PLAN OVERLAY (DPO)  
DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)  
SALINITY MANAGEMENT OVERLAY (SMO)  
SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)  
SPECIFIC CONTROLS OVERLAY (SCO)  
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 27 May 2021.

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](http://www.planning.vic.gov.au)

## Area Map



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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 08 June 2021 02:30 PM

## PROPERTY DETAILS

Address: **470 RIVERSIDE AVENUE MILDURA 3500**  
 Lot and Plan Number: **Lot 3 PS611624**  
 Standard Parcel Identifier (SPI): **3\PS611624**  
 Local Government Area (Council): **MILDURA**  
 Council Property Number: **32894**  
 Planning Scheme: **Mildura**  
 Directory Reference: **VicRoads 534 H7**

[www.mildura.vic.gov.au](http://www.mildura.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/mildura](http://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**

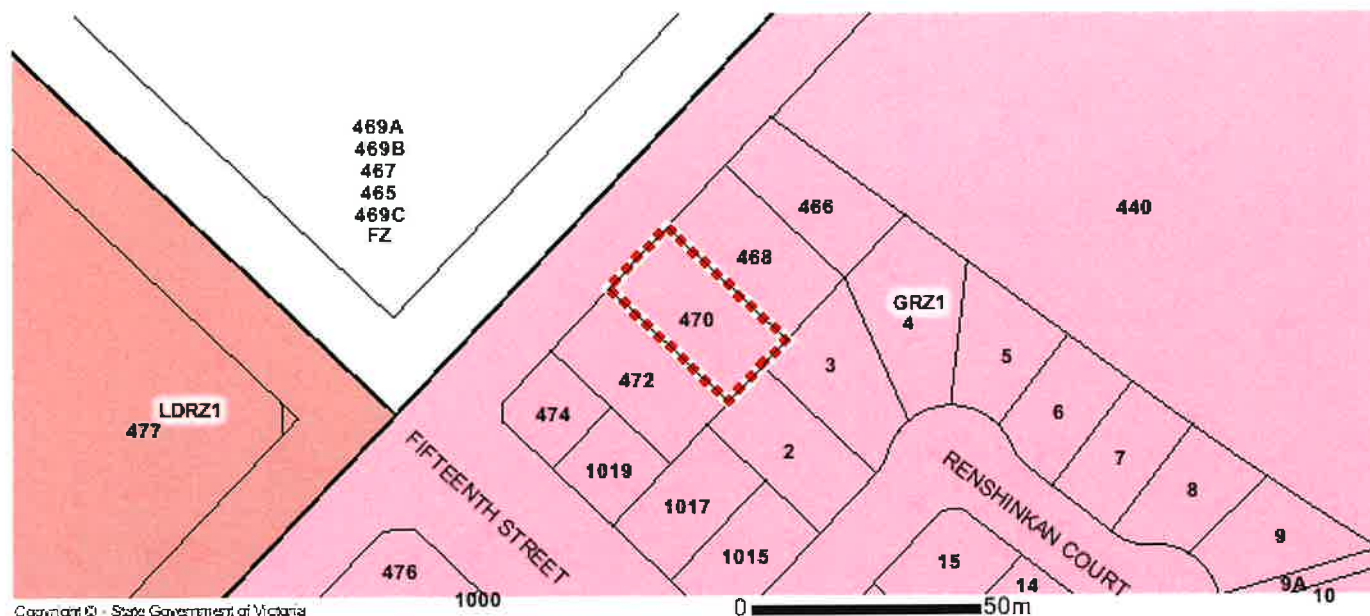
## STATE ELECTORATES

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

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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FZ - Farming
  GRZ - General Residential
  LDRZ - Low Density Residential

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

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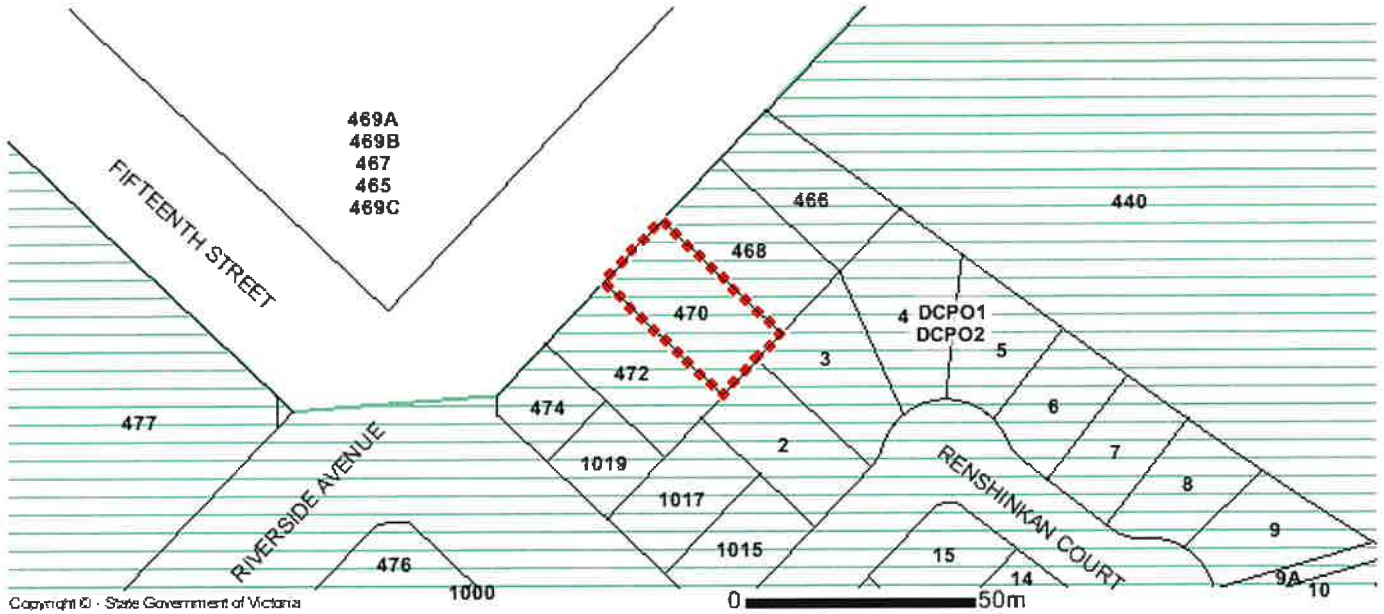
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 \(DCPO2\)](#)

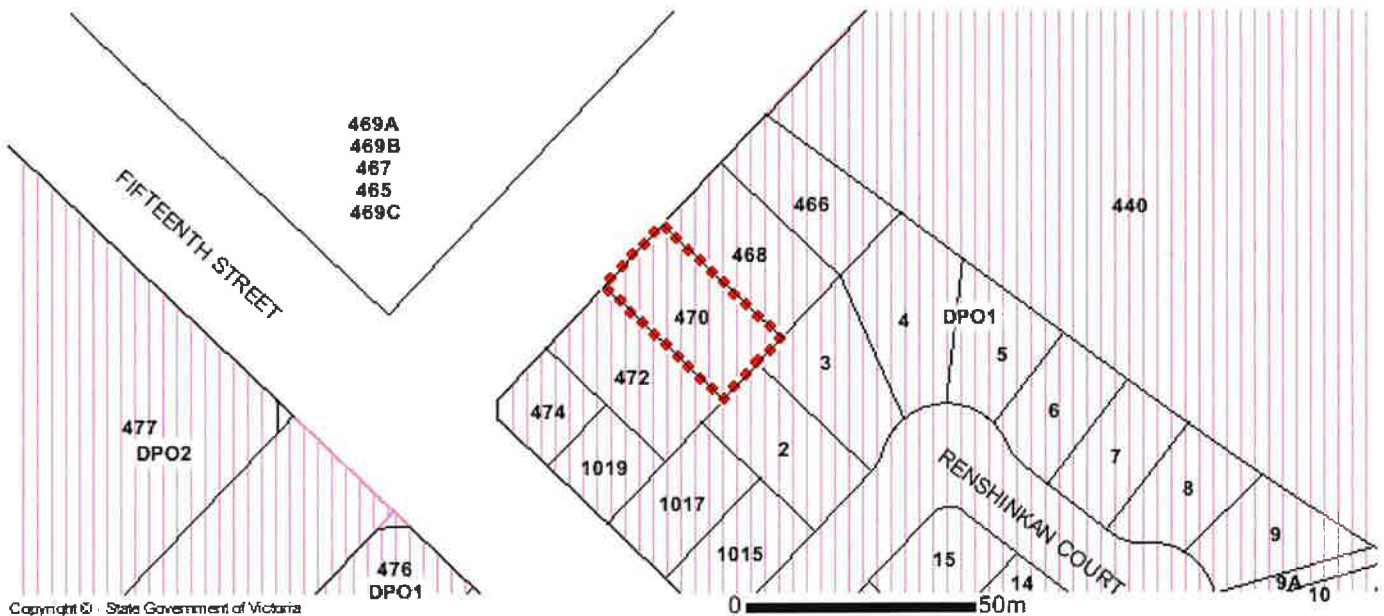


 DCPO - Development Contributions Plan

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

[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.

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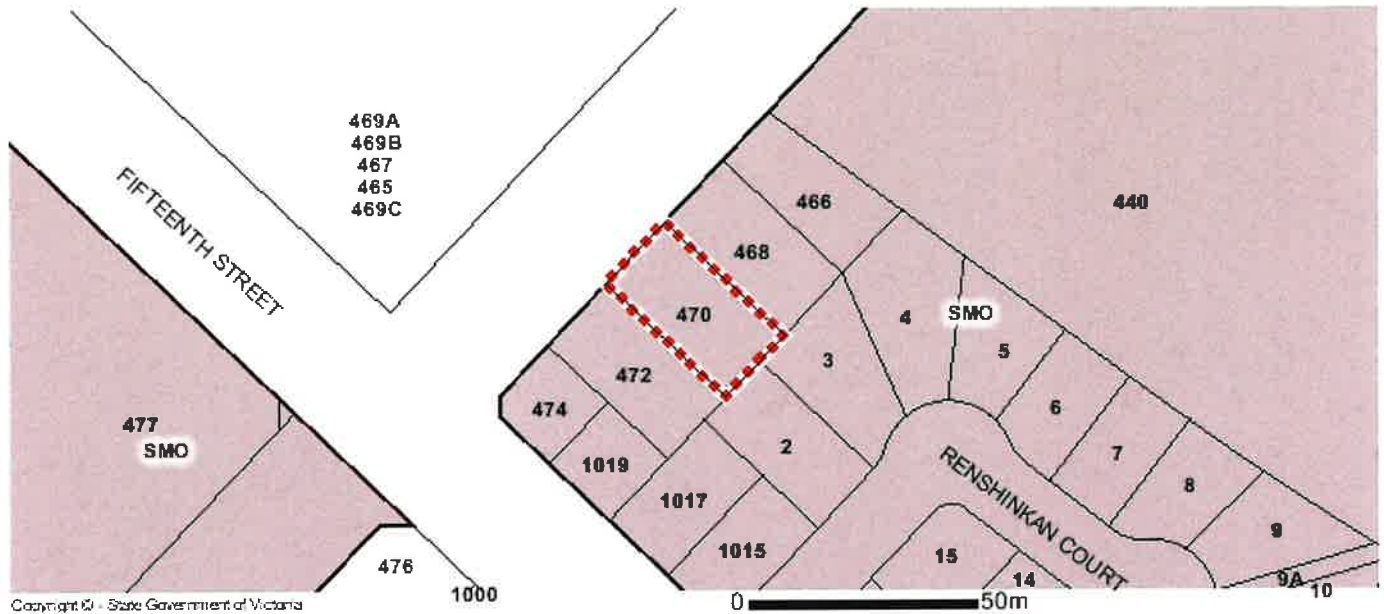
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## Planning Overlays

### SALINITY MANAGEMENT OVERLAY (SMO)

### SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)

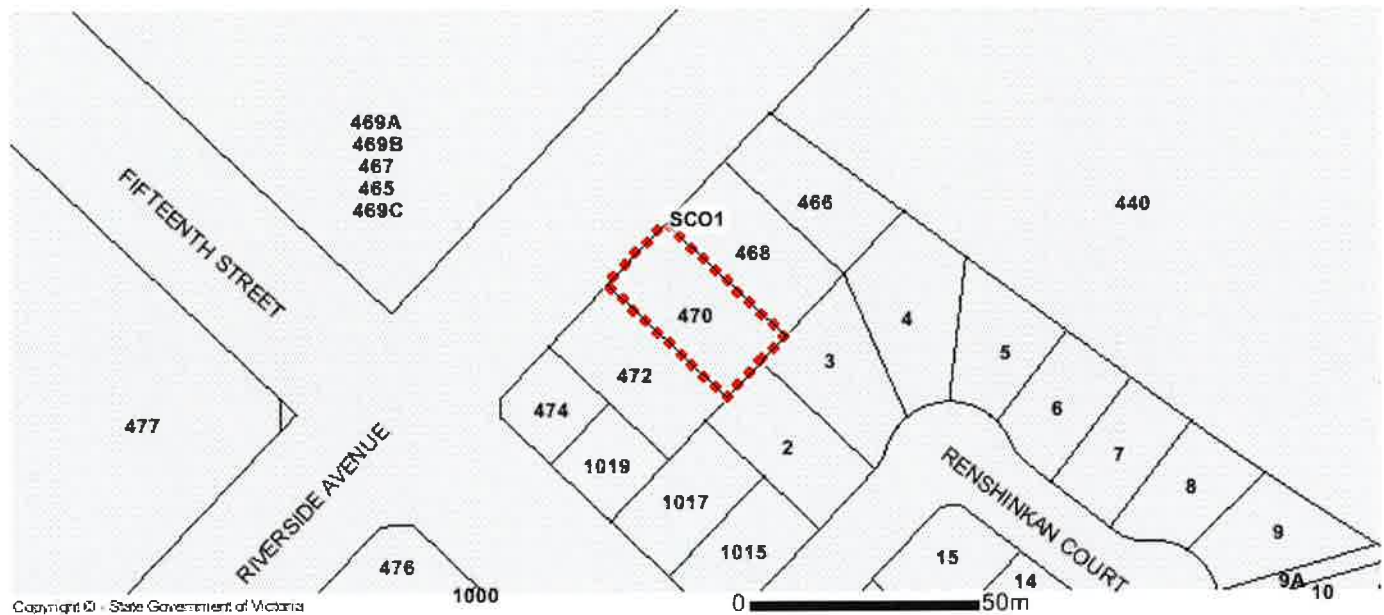


SMO - Salinity Management

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

### 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.

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## Further Planning Information

Planning scheme data last updated on 27 May 2021.

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>

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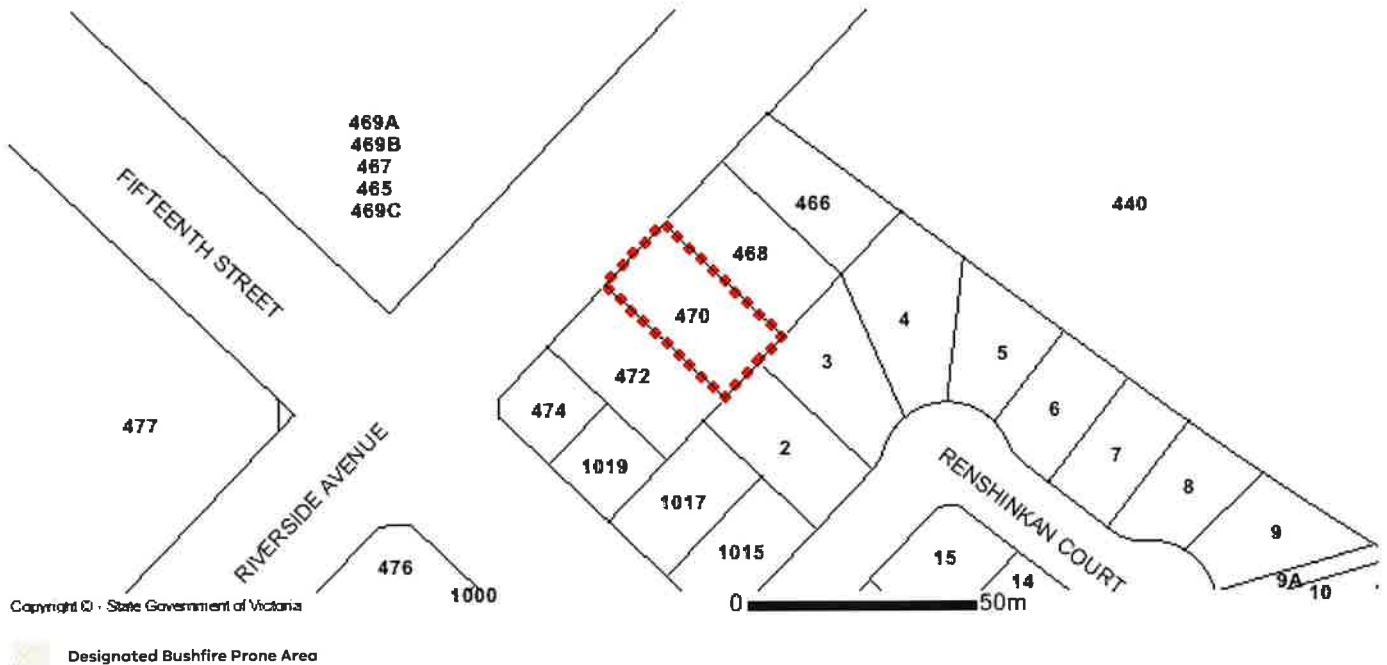
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## 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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://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.

(04/10/2016)

## 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.

LEAKE INVESTMENTS PTY LTD ATF GJ & LM LEAKE FAMILY TRUST (ACN 099 478 350)

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**VENDOR'S STATEMENT**

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Property

**470 Riverside Avenue, Mildura**

MARTIN MIDDLETON OATES LAWYERS

61 Deakin Avenue  
MILDURA VIC 3500  
DX 50022 MILDURA

Tel: 03 5023 7900

Fax: 03 5023 7560

Ref: MO/DCON/DS/SW/337480-1