

SECTION 32 STATEMENT

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

Vendor: Jon Allen Currie and Tenille Amber Currie

Property: 5 Chase Court IRYMPLE VIC 3498

VENDORS REPRESENTATIVE

Mildura Property Transfers Pty Ltd
124A Eighth Street, Mildura 3500

PO Box 1012
MILDURA VIC 3502

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

Ref: Jenni Foster

SECTION 32 STATEMENT
5 CHASE COURT IRYMPLE VIC 3498

1. FINANCIAL MATTERS

- (a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Provider	Amount (& interest if any)	Period
Lower Murray Water	\$ 175.05	Per quarter
Mildura Rural City Council	\$2,701.25	Per annum

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

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

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

2. INSURANCE

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

No such Insurance has been effected to the Vendors knowledge.

3. LAND USE

(a) RESTRICTIONS

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

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

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5 CHASE COURT IRYMPLE VIC 3498

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

(a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor

(b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

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

5. BUILDING PERMITS

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

No such Building Permit has been granted to the Vendors knowledge.

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

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

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

- ~~—any certificate of release from liability to pay;~~
- ~~—any certificate of deferral of the liability to pay;~~

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

OR

- ~~— a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

8. SERVICES

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

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

9. TITLE

Attached are the following document/s concerning Title:

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

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5 CHASE COURT IRYMPLE VIC 3498

relevant municipal council; or
(ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

10. DUE DILLIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the Vendor or the Vendor's Licensed Estate Agent must make a prescribed due diligence checklist available to the Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided but the checklist has been attached as a matter of convenience.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Jon Allen Currie and Tenille Amber Currie

Signature/s of the Vendor

x

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

Register Search Statement - Volume 10689 Folio 334

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

VOLUME 10689 FOLIO 334

Security no : 124085774963X
Produced 29/09/2020 11:22 AM

LAND DESCRIPTION

Lot 42 on Plan of Subdivision 500325J.
PARENT TITLE Volume 08222 Folio 380
Created by instrument PS500325J 19/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JON ALLEN CURRIE
TENILLE AMBER CURRIE both of 5 CHASE COURT IRYMPLE VIC 3498
AK652224F 14/10/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK652225D 14/10/2013
WESTPAC BANKING CORPORATION

COVENANT AC354449L 23/09/2003

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 PS500325J 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: 5 CHASE COURT IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

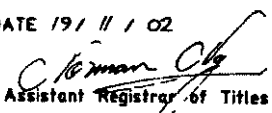
eCT Control 16320Q WESTPAC BANKING CORPORATION

Effective from 23/10/2016

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 29/09/2020, for Order Number 64363269. Your reference: WW: 331-20.

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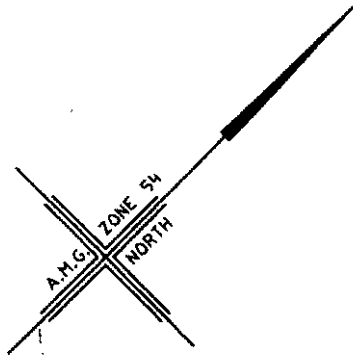
PLAN OF SUBDIVISION				Stage No. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	LTO use only EDITION 1	Plan Number PS 500325J
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 4 (PART) LTO base record: VICMAP DIGITAL PROPERTY Title References: VOL. 8222 FOL. 380 Last Plan Reference: LP 2654 SECTION 37 LOT 17 Postal Address: KARADOC AVENUE IRYMPLE VIC. 3498 AMG Co-ordinates: E 607 400 (Of approx. centre of plan) N 6 211 800 Zone 54				Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: 0371 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 (ii) 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 28 / 5 / 02		
Vesting of Roads or Reserves						
Identifier		Council/Body/Person				
RESERVE No. 1 ROADS RI		MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL				
Notations						
Depth Limitations : DOES NOT APPLY				Staging This is / is not a staged subdivision Planning Permit No. POI/289 THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER 263718 AFFECT THE LOTS IN THIS PLAN. Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____		
Easement Information					LTO use only	
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 18 / 11 / 02	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	LTO use only PLAN REGISTERED TIME 3:52 PM DATE 19 / 11 / 02  Assistant Registrar of Titles SHEET 1 OF 5 SHEETS	
E-1	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY		
E-2	DRAINAGE	2	THIS PLAN	LOTS IN THIS PLAN		
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY		
E-3	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS IN THIS PLAN		
E-4 E-5	ELECTRICITY SUPPLY WATER SUPPLY	4 2	THIS PLAN THIS PLAN	POWERCOR AUSTRALIA LTD. FIRST MILDURA IRRIGATION TRUST		
RI	WAY, DRAINAGE, GAS, TELEPHONE, SEWERAGE, WATER SUPPLY AND ELECTRICITY SUPPLY	SEE DIAG.	THIS PLAN	LOTS IN THIS PLAN		
PETER R. DANSON LICENSED LAND SURVEYOR 177 WALNUT AVENUE MILDURA, 3500 PH 03 5023 6268			LICENSED SURVEYOR (PRINT) PETER R. DANSON SIGNATURE _____ DATE 12 / 3 / 02 REF 2128 VERSION 2		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 500325J

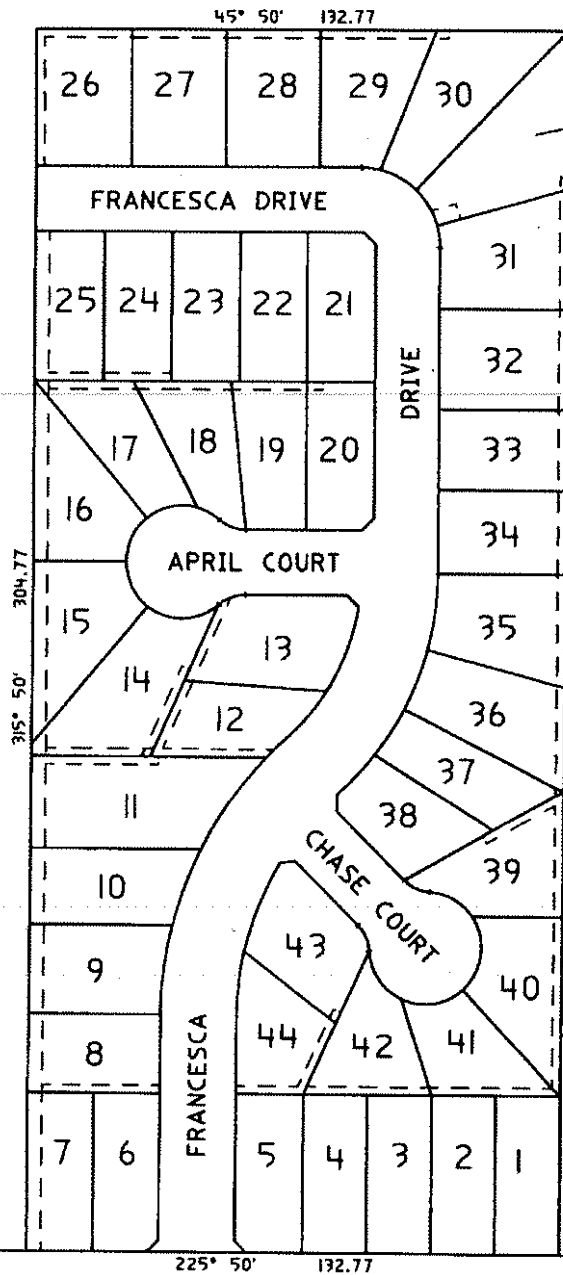


FOR LOT
DETAIL SEE
SHEETS 3 - 5

FIFTEENTH STREET

KARADOC

AVENUE



ORIGINAL
SHEET
SCALE
A3 1:1250

SCALE

12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

PETER R. DANSON

SIGNATURE

DATE 12 / 3 / 02

REF 2128

VERSION 2

SHEET 2 OF 5 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

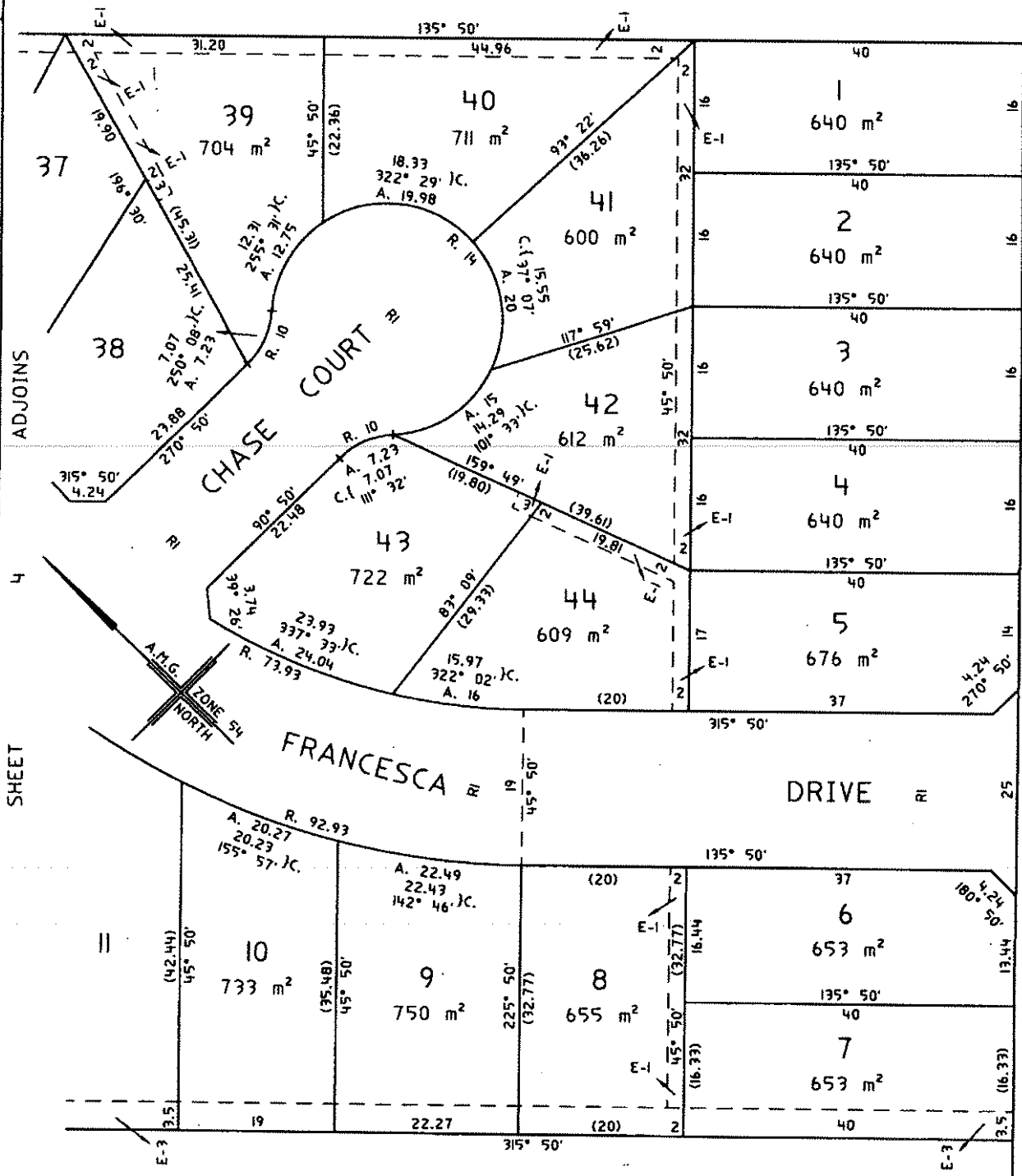
0 10 20 30 40 50 60 70 80 90 100 10mm

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 500325J



ORIGINAL
SHEET SCALE
A3 1:500

SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

PETER R. DANSON

SIGNATURE

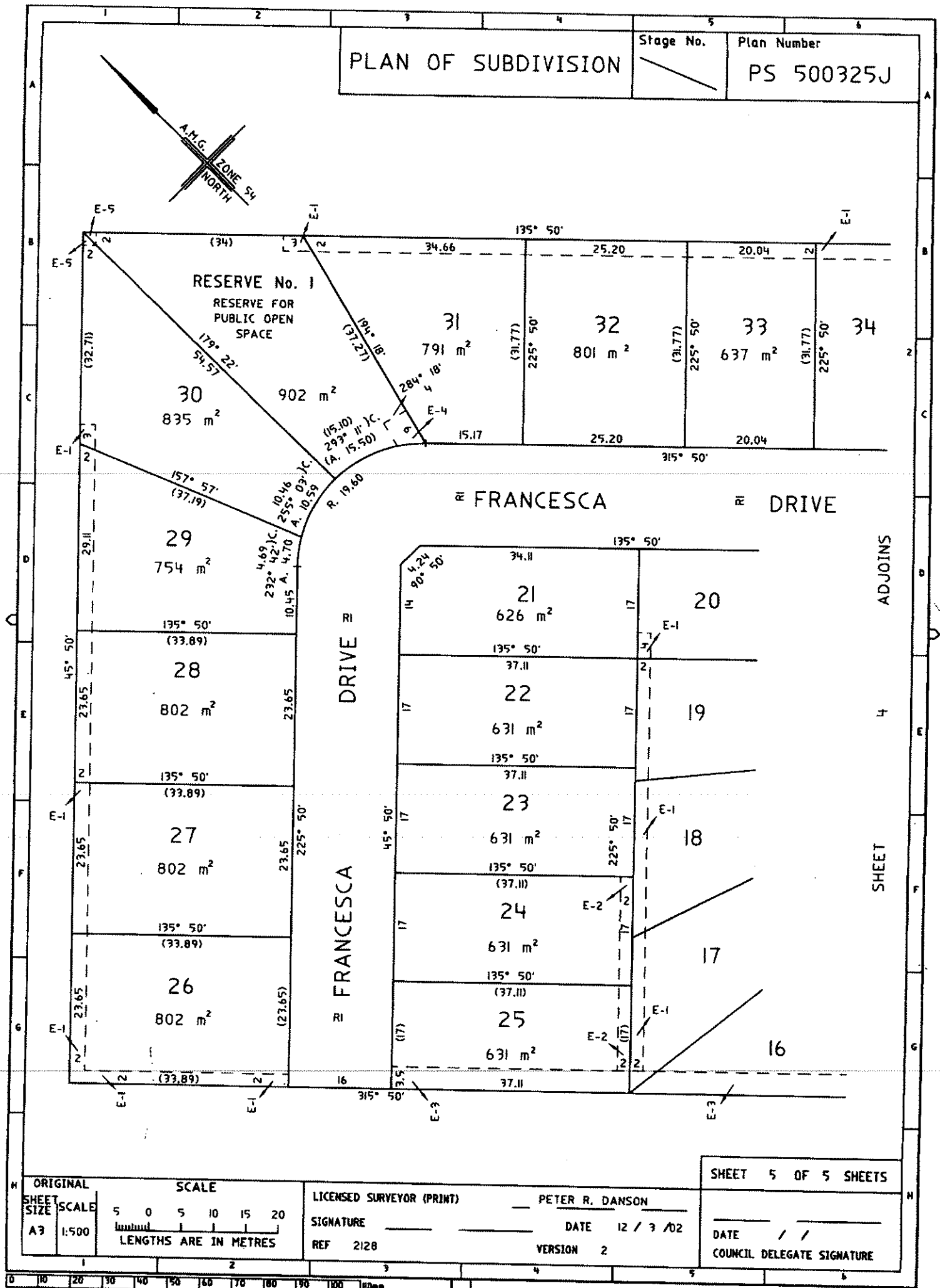
DATE 12 / 3 / 02

REF 2128

VERSION 2

SHEET 3 OF 5 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: HILLARD BYRNE & HIGHAM

Phone: 5023 0528

Address: 71 Deakin Avenue

MILDURA

Ref: AH: JD34457 NATIONAL AUSTRALIA BANK LIMITED 9E

Customer Code: 971 K



AC354449L

23/09/2003 \$231 45



MADE AVAILABLE / CHANGE CONTROL

Land Titles 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)

Volume 10689 Folio 334

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

all our estate and interest in fee simple

Consideration:



DAC354449L-1-3

Transferor: (full name)

085 320 967 RICH CORP DEVELOPMENTS PTY LTD AND 096 634 347 DMCK DEVELOPMENTS PTY LTD

Transferee: (full name and address including postcode)

CHRISTOPHER IAN MCKEE AND SELENA CHARMAINE MCKEE of Lot 42 Chase Court, Irymple, 3498 as joint proprietors

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

The said Transferee for themselves and their successors in title registered proprietors for the time being of the said land hereby transferred and every part thereof with the intent that the benefit of this covenant shall be attached to and run at land and in equity with all of the lots contained in Plan of Subdivision No 500325J other than the land hereby transferred and that the burden of this covenant shall be attached to and run at law and in equity with the land hereby transferred HERBY COVENANTS and as a separate covenant with the said Transferor and its successors in Title and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No 500325J and every part thereof other than the said land hereby transferred, that:

- They shall not at anytime hereafter construct, erect or build or cause or suffer to be constructed, erected or built on the said land hereby transferred or any part thereof more than one single dwelling house (with usual outbuildings);

Continued on T2 Page 2

Approval No: 8650110A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed

Cust. Code:

National Australia Bank Limited	
This stamp is	ABN 12 004 044 937
SRO	Victorian Duty \$ 130.00 AP 161
Property	Consideration / Advance \$ 51,500
NOT TO BE COPIED	Victorian Assets % 1.00 Section
	Original / Counterpart / Collateral / Upstamp
	Transaction No: 20483/2003
	Endorsing Date: 27/9/03
	Signature: [Signature] No 16

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

- (b) They shall not construct, erect or build or cause or suffer to be constructed, erected or built on the said land any part thereof any external walls (excluding windows) of any dwelling other than of brick, brick vene rendered brick, stone or like material;
- (c) They shall not construct, erect or build or cause or suffer to be constructed, erected or built on the said land or any part thereof any roof of any dwelling house other than of cement tiles, terracotta tiles, slate or other like material or other colour bonded material;
- (d) Any two storey building shall not have exposed plumbing on the external walls of the first floor level;
- (e) They shall not at any time place, erect, construct or build or cause or suffer to be placed, erected, constructed or built or allow to remain on the said land or any part thereof 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;
- (f) They shall not construct, erect or cause or suffer to be constructed, erected or built on any boundary of the said land (other than the front boundary or either side boundary within 10 metres of the front boundary) any fence other than a fence of 1.8 meters in height made of steel panel type construction with an oven baked exterior finish such as colourbond of a colour beige or cream or brick, rendered brick, stone or brick and steel picket type construction;
- (g) They shall not use or permit or suffer 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 or goods 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;
- (h) They shall landscape and maintain all gardens, lawns and garden beds on the said land to a good standard having regards to the amenity of the area being all lots on the said Plan of Subdivision.

Dated: 25/8/2003

Execution and attestation:

The common seal of RICH CORP DEVELOPMENTS PTY LTD was affixed in the presence of authorised persons:

AND SUE COMPANY
SUE Director Secretary

Full Name TONY ROCCASANO Antonio Roccasano

Usual address 83 Deakin Ave Trillick VIC 3500

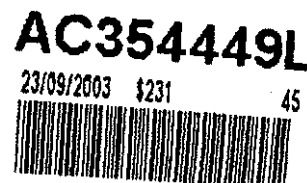


Approval No: 8650110A

T2 Page 2



* Law Perfect Pty Ltd



THE BACK OF THIS FORM MUST NOT BE USED

ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of *Approved Form T2* dated 25/8/2003 between 085 320 967 RICH CORP DEVELOPMENTS PTY LTD AND 096 634 347 DMCK DEVELOPMENTS PTY LTD AND CHRISTOPHER IAN MCKEE AND SELENA CHARMAINE MCKEE

Signatures of the parties

Panel Heading

The common seal of DMCK DEVELOPMENTS PTY LTD was affixed in the presence of authorised persons:

Director *[Signature]*

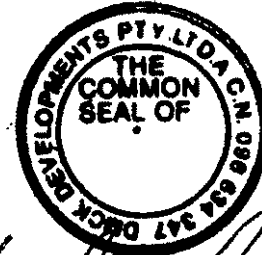
Full Name LAURIE / MANDY LAURIE MCKEE

Usual address 3 Kedah Court

Musgrave 3500

Signed by CHRISTOPHER IAN MCKEE and SELENA CHARMAINE MCKEE in the presence of:

[Signature]



Secretary *[Signature]*

Full Name GARY THOMAS CASTLE

Usual address LOT 2 GINDHAM AVE

IRIMPLE VIC 3498

[Signature]

[Signature]



DAC354449L-3-0

AC354449L

23/09/2003 \$231 45



Approval No: 8650110A

A1



* Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required int *Form* insert the words "See Annexure Page 2" (or as the case on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Mr J A & Mrs T A Currie
5 Chase Court
IRYMPLE VIC 3498

033
100497
R1_11025



Total Rates & Charges For this Year
\$2,701.25
Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description
5 Chase Court IRYMPLE VIC 3498
Lot 42 PS 500325J Sec 37 Blk F

AVPCC: 110 - Detached Home

RATING DETAILS

Balance B/Fwd as at 01/07/2020
Interest/Costs Less Payments as at 03/09/2020
Residential Rate
Waste Management

-\$288.20Cr
-\$680.00Cr
\$2,134.88
\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)
Residential Fire Levy (Variable)

113.00
0.000054
344000
\$113.00
\$18.58

Assessment No: 28428
Issue Date 10 September 2020
Rate declaration date: 1 July 2020
Capital Improved Value:
Site Value:
Net Annual Value:
Valuation Date: 1 January 2020

PAYMENT DEADLINES EXTENDED

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

COVID-19 SUPPORT

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

TOTAL AMOUNT

\$1,733.05

Payment in full
Due 15 Feb 2021
\$1,733.05

Or

1st Instalment
Due 14 Oct 2020
\$0.00

2nd Instalment
Due 14 Dec 2020
\$382.43

3rd Instalment
Due 28 Feb 2021
\$675.31

4th Instalment
Due 31 May 2021
\$675.31

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

Payment Slip

Mr J A & Mrs T A Currie
5 Chase Court IRYMPLE VIC 3498
Assessment No: 28428

Payment in Full: \$1,733.05
Or 1st Instalment: \$0.00

MILDURA

741 - 759 Fourteenth Street Mildura 3500
 PO Box 1438 Mildura 3502
 AUSDOC DX 50023
 Tel: (03) 6061 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) 6036 2160 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830

LOWER MURRAY WATER

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

KERANG

56 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

030970

Reference No.
 URBAN ACCOUNT

Amount Due \$152.76

Due Date 24 Aug 2020

Date of Issue: 28/09/2020

Tariffs and Charges Notice
 1st Quarter 2020/21
 01/07/2020 - 30/09/2020

POST *850 700309701

MR JA CURRIE & MRS TA CURRIE
 5 CHASE COURT
 IRYMPLE VIC 3498

**COPY**

Property Address : 5 CHASE COURT IRYMPLE VIC 3498 (Prop:30970) - Urban Account
 Lot 42 PS 500325J Par Mildura Vol 10689 Fol 334

	Charge	Balance
Water Service Tariff	52.09	52.09
Water by Measure Chg-Info on reverse	97.71	97.71
Sewerage Service Tariff	122.96	122.96
	CREDITS & Other Receipts	-120.00
	TOTAL OWING	\$152.76

Payments/Credits since last Notice **\$261.22**



LMW054G

15394772

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.

*850 700309701

\$152.76



Billpay Code: 0850
Ref: 700309701

Pay in person at any Post Office



Biller Code: 78477
Ref: 700309701

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



Biller Code: 78477
Ref: 700309701

BPAY® - Make this payment via internet or phone banking.

BPAY View® - Receive, view and pay this bill using internet banking.

BPAY View Registration No: 700309701

Amount Due

\$152.76



By Phone
 Pay by phone **1800 808 830**
 Standard call charges apply.

See reverse for In Person and By Mail options

030970 - 5 CHASE COURT IRYMPLE VIC 3498 (Prop:30970) - Urban Account
Period of Usage: 26/02/2020 to 01/06/2020 (96 Days)
53kl @ 0.4497 Step1 Rate + 53kl @ 0.8184 Step2 Rate + 29kl @ 1.0518 Step3 Rate = \$97.71
Average Daily Consumption: 1.4063 kL

METER DETAILS - Meter/s read on 01-Jun-2020

Meter No.	Size(mm)	Current Read	Previous Read	Consumption	(Charged)
14101306	20	2274	2139	135	135

These services are GST-free. The next Quarterly Notice will be mailed Oct 2020 - due mid Nov

Account Information

In accordance with Section 274 (1) (b) of the Water Act 1989, this account has a due date period of 28 Days. The current amount is due and payable by the date shown on the front of this notice. Any arrears must be paid immediately regardless of the due date shown. The issuance of an Urban final notice will incur a fee. Interest charges will accrue against any Rural charges in arrears.

Payment Assistance

Lower Murray Water offers a variety of flexible payment options to assist you in managing payment of your accounts. In the event that you are experiencing financial hardship we have developed a 'Code of Practice' that outlines minimum standards of service we will provide to assist you.

These options can be accessed by contacting your local office

If payment is not made or a suitable payment plan agreed to then you may be subject to further recovery action which may include restriction of water supply, application of interest and/or referral to a third party debt collection agency.

Concession Rebates

Concession rebates are available for the following customers:

- Urban Residential.
- Domestic and Stock within Irrigation Districts.
- Domestic and Stock Private Diversers.

The above Customers holding a Centrelink PGC/HCC Card or a Department of Veteran Affairs PGC/ Gold Repatriation Health Card (TPI & War Widow only) may be eligible for a Pension Concession. Please contact your local office for further details.

Concession re-application is only required if the customers circumstances have altered since last account issued.

By claiming a concession, you will be authorising Lower Murray Water to confirm your eligibility with Centrelink or the Department of Veteran Affairs. This consent will be ongoing and can be revoked by contacting Lower Murray Water.

Water Quality - Irrigation and Rural Supply Districts

Water supplied for irrigation, rural supplies or domestic and stock purposes by Lower Murray Water is not fit for any use which may involve human consumption, directly or indirectly, without first being properly treated.

Water Meters / Meter Failure

Please ensure there is clear access to your water meter at all times. In the event that we are unable to accurately determine your usage through your meter readings your reading will be assessed in

compliance with the relevant customer charter.

Utility Relief Grant Scheme

Customers who are unable to pay their bill because of a temporary financial crisis and fit the application criteria may qualify for a once off grant from the Department of Human Services' Utility Relief Grant Scheme.

Energy and Water Ombudsman (Victoria)

Lower Murray Water is pleased to help you in any matter regarding our services by simply calling us at any of our offices. If we cannot resolve an issue you may choose to call the Energy and Water Ombudsman (Victoria) on FREECALL 1800 500 509 or at www.ewov.com.au.

TTY callers dial 133 677 and quote LMW phone number 03 5051 3400

Interpreter Service

For Interpreter Service please call the number below.

Per avvalervi di un interprete, telefonate al numero indicato in basso.

Tercümanlık servisi için aşağıdaki telefon numarasını arayınız.

Kung nangangailangan ng interpreter, tumawag lamang sa numerong nasa ibaba.

Fetu'utaki ki he fika telefoni 'i lalo ki he potungaue fakatonulea.

Za usluge tumača molimo nazovite donji broj.

Για υπηρεσία διερμηνέων, παρακαλώ τηλεφωνηστε στον κατωτέρω αριθμό.

13 14 50



In Person

Present this notice at any office listed above.
EFTPOS facilities are available at all offices.



By Mail

Make remittances payable to:
Lower Murray Water
(cross cheques Not Negotiable)

Send to: PO Box 1438 Mildura VIC 3502

Do not include cash

In line with common business practice a receipt will not be forwarded.

Detach payment slip and forward with cheque or money order to your local office.

Change of Address Details

Please forward to any Office listed on the front of this notice.

Name

Address

PROPERTY DETAILS

Address: **5 CHASE COURT IRYMPLE 3498**
 Lot and Plan Number: **Lot 42 PS500325**
 Standard Parcel Identifier (SPI): **42\PS500325**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **28428**
 Planning Scheme: **Mildura**
 Directory Reference: **Vicroads 537 R3**

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](#)

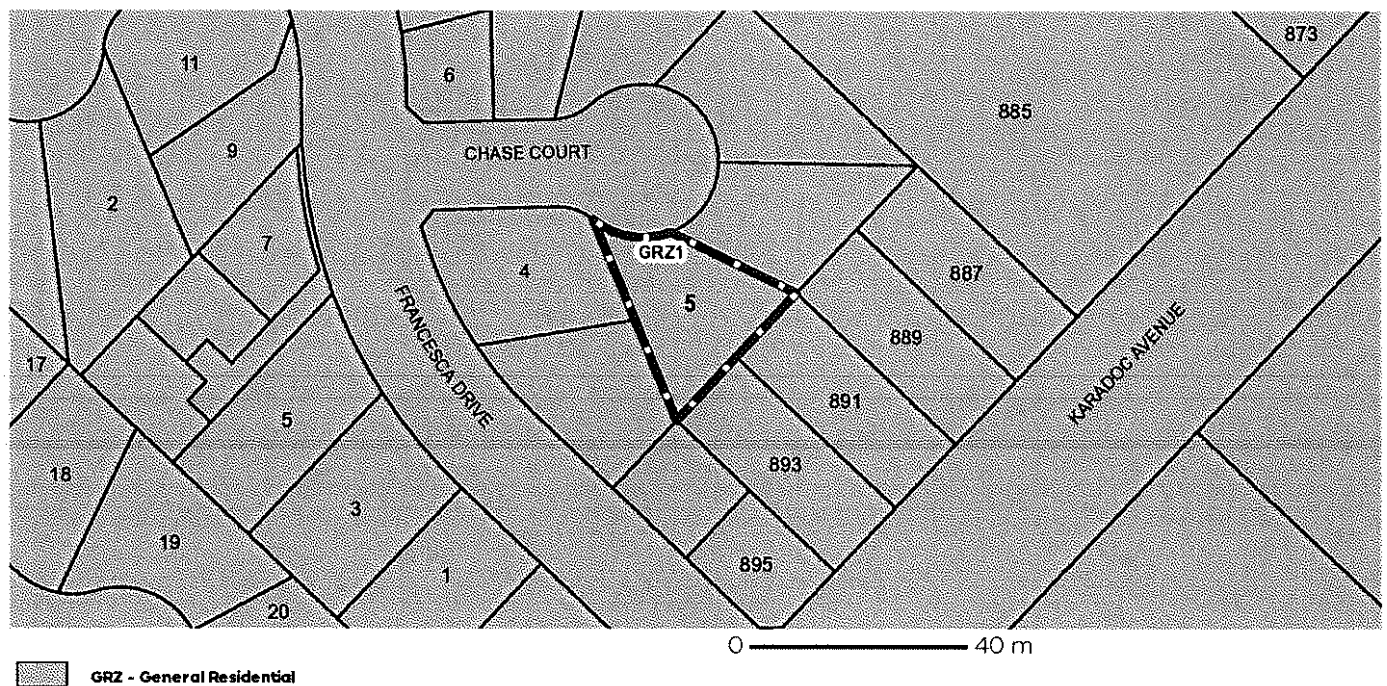
STATE ELECTORATES

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

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

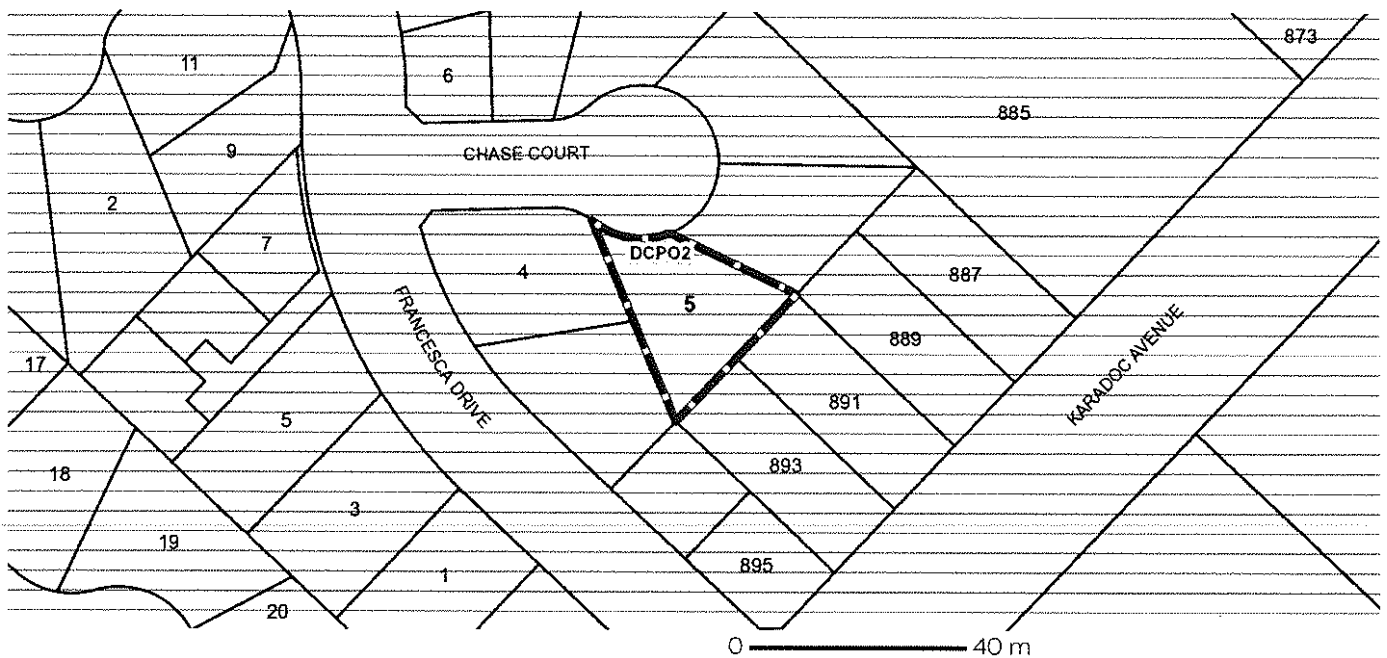


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

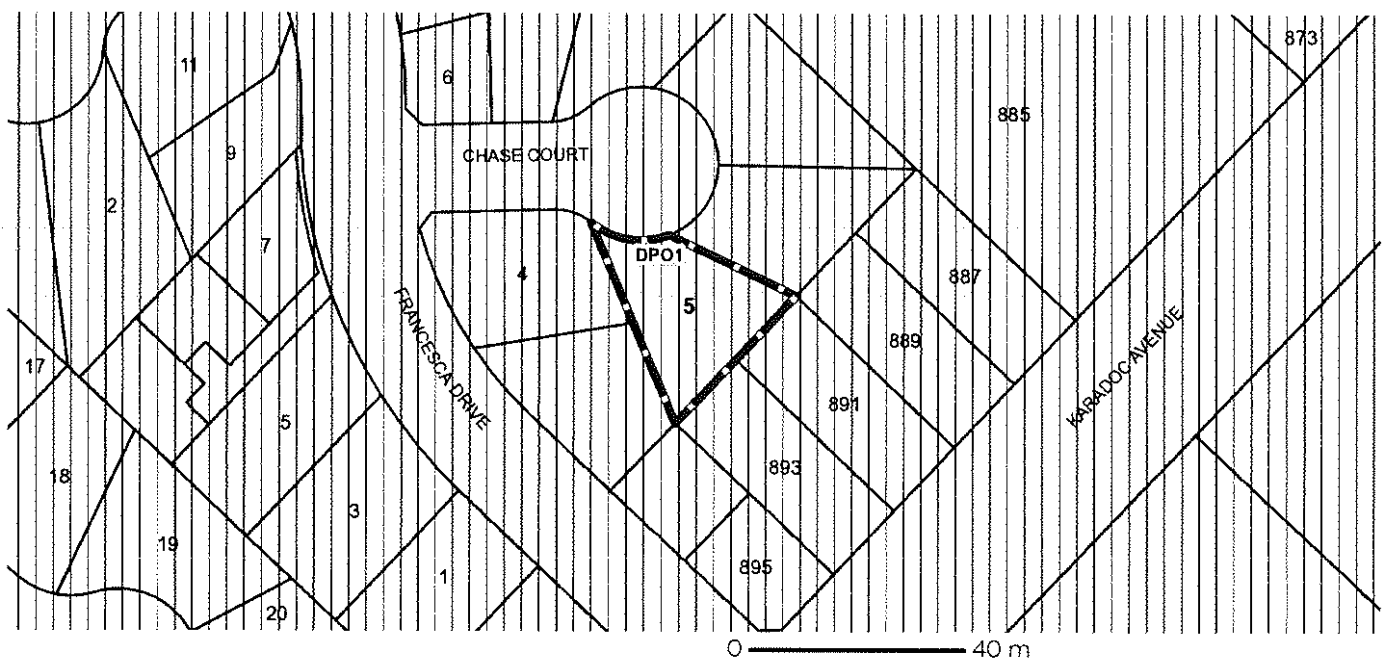


 **DCPO - Development Contributions Plan**

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)



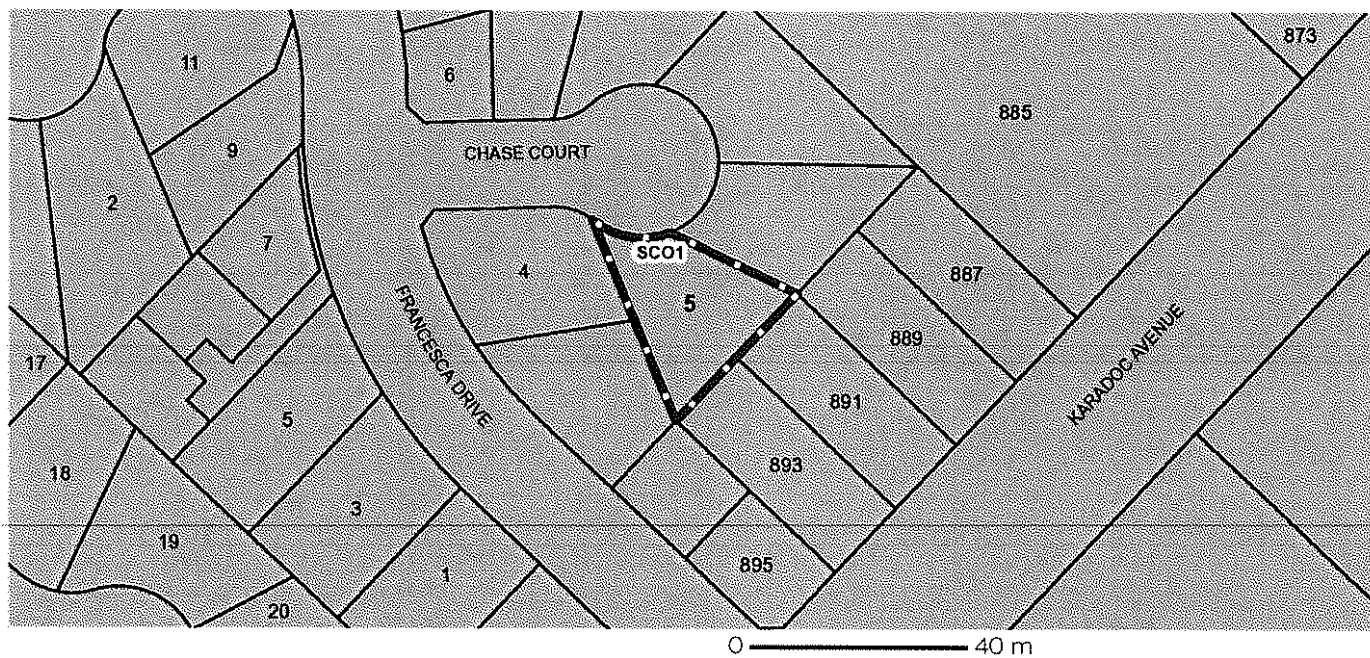
 **DPO - Development Plan**

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

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

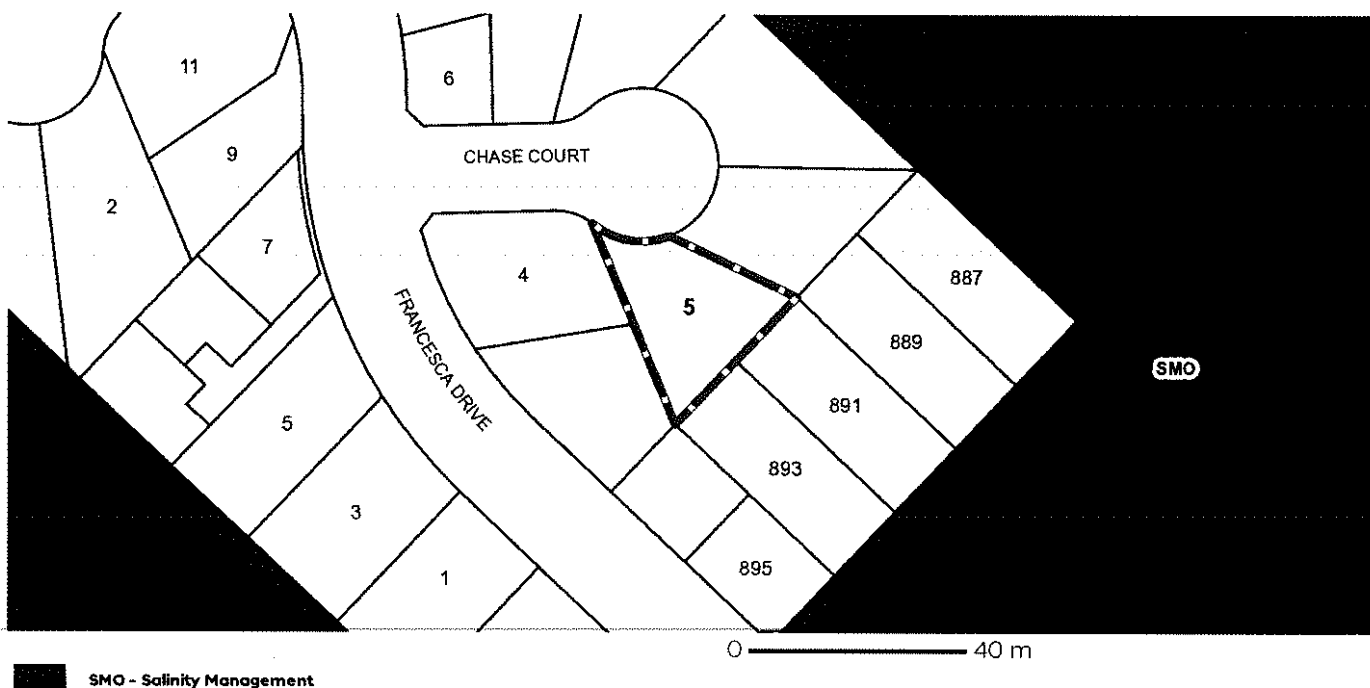
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SALINITY MANAGEMENT OVERLAY (SMO)



Further Planning Information

Planning scheme data last updated on 23 September 2020.

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

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

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

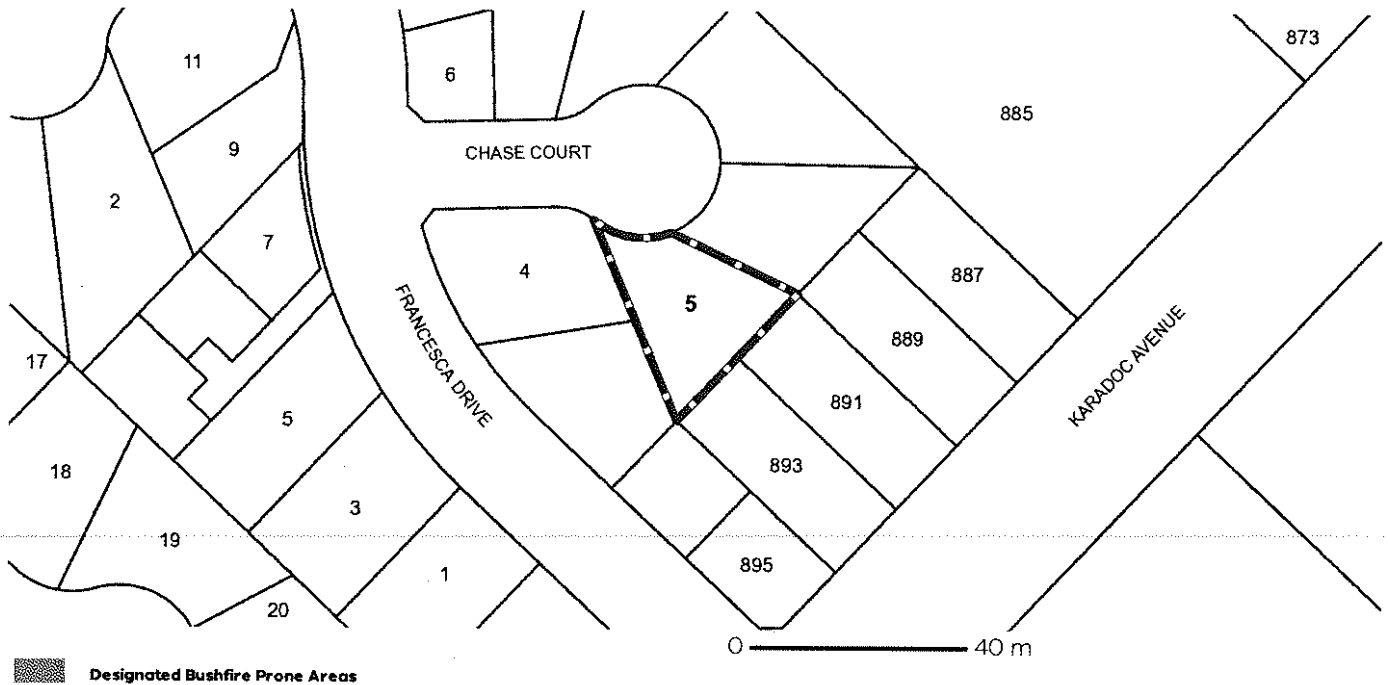
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

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



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

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

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

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

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

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

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

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.