



**Vendors Statement to the Purchaser of Real Estate
Pursuant to Section 32 of the Sale of Land Act ("the Act")**

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

Vendor Statement

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

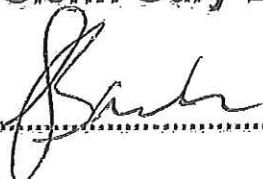

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

PROPERTY: 25 McCarthys Road, Merbein South

VENDOR'S NAME: Glenn Gary Barker and Cara Marie Aghan

VENDOR'S SIGNATURE:  

DATE: 13 / 01 / 21

PURCHASER'S NAME:

PURCHASER'S SIGNATURE:

DATE: _____

**VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT ("the Act")**

Vendor: Glenn Gary Barker and Cara Marie Aghan

Property: 25 McCarthys Road, Merbein South
Lot 1 on PS347867V being the whole of the land in
Certificate of Title Volume Certificate 10296 Folio 207

Water: WEE019515 – 1.5 Megalitres
WUR002746

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

- (a) are contained in the attached certificate/s.
are as follows:

<u>Authority</u>	<u>Amount</u>	<u>Interest</u>
1. Mildura Rural City Council	\$2,488.41 per annum 2020/2021	
2. Lower Murray Water – Rural	See attached Information Statement	

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: Usual Adjustment of outgoings and water by measure

- (a) ~~Their total does not exceed \$~~
- (b) The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:
- (c) The Purchaser may be liable for ongoing Lower Murray Water charges that are applicable to water righted land. Refer to information statement attached hereto for information.
- (d) The parties acknowledge that the Purchaser will be responsible for the payment of any charges and fees in relation to continuing the Lower Murray Water Authority water connection and also the installation and supply of a Lower Murray Water meter (if required).

2. Insurance details in respect of the land

- (a) If the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected
Particulars of vendor's insurance policy:

- (b) If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.
Particulars of vendor's required insurance:

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:
 - (i) Description:
 - (ii) Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:
- (b) This land is within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) In the case of land to which a planning scheme applies a statement specifying—
 - (i) name of the planning scheme: See attached
 - (ii) name of the responsible authority: See attached
 - (iii) zoning of the land: See attached
 - (iv) name of any planning overlay affecting the land: See attached
 - (v) Salinity – See attached

4. Notices made in respect of land

- (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 property of which the vendor might reasonably be expected to have knowledge:

~~Is contained in the attached certificate/s and/or statement/s. - See attached~~

~~Is as follows:~~

~~None to the Vendor's knowledge~~

- (b) Whether there are 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:

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

~~None to the Vendor's knowledge~~

- (c) Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986*.

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

~~None to the Vendor's knowledge~~

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge

~~Is contained in the attached certificate/s.~~

~~Is as follows:~~

6. Information relating to any 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

There is not a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) –

Particulars of work-in-kind agreement:
Is contained in the attached certificate/s and / or notice/s:

8. Disclosure of non-connected services

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

- ~~(a) electricity supply;~~
- ~~(b) gas supply;~~
- ~~(c) water supply;~~
- ~~(d) sewerage;~~
- ~~(e) telephone services.~~

9. Evidence of title

Attached are copies of 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 and the document, or part of the document, referred to as the diagram location in the Register Search Statement 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 vendor's title to the land;~~
- ~~(c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, 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) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or~~
 - ~~(ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;~~
- ~~(e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* –~~
 - ~~(i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and~~
 - ~~(ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and~~
 - ~~(iii) Details of any proposals relating to subsequent stages that are known to the vendor; and~~
 - ~~(iv) A statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.~~
- ~~(f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed—~~
 - ~~(i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or~~
 - ~~(ii) If the later plan has not yet been certified, a copy of the latest version of the plan.~~

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

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

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 the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.



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

Page 1 of 1

VOLUME 10296 FOLIO 207

Security no : 124087277126M
Produced 22/12/2020 11:38 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 347867V.
PARENT TITLES :
Volume 10192 Folio 408 to Volume 10192 Folio 409.
Created by instrument PS347867V 20/08/1996

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GLENN GARY BARKER
CARA MARIE AGHAN both of 1 FLORAL AVENUE MILDURA VIC 3500
AJ258031Y 14/10/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ258032W 14/10/2011
WESTPAC BANKING CORPORATION

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 PS347867V 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: 25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS347867V
Number of Pages (excluding this cover sheet)	2
Document Assembled	22/12/2020 12:15

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

PLAN OF SUBDIVISION	Stage No.	LTO use only EDITION 1	Plan Number PS 347867V
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Location of Land

Parish: MILDURA
 Township: —
 Section: C
 Crown Allotment: 18 (PART)
 Crown Portion: —

LTO Base Record: LITHO SHEET 3
 Title Reference: VOL.10192 FOL.408
 VOL.10192 FOL.409
 Last Plan Reference: P.S. 334009T

Postal Address: McCARTHYS ROAD
 (at time of subdivision) MERBEIN SOUTH 3505

AMG Co-ordinates E 594820 Zone: 54
 (of approx. centre of land in plan) N 6211600

Council Certificate and Endorsement

Council Name: MILDURA RURAL CITY COUNCIL Ref: 595/163

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~
- ~~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 of the 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 2 / 1 / 96
 Re-certified under section 11(7) of the Subdivision Act 1988
 Council delegate
 Council seal
 Date / /

Vesting of Roads and/or Reserves

Identifier	Council/Body/Person
ROAD R1	MILDURA RURAL CITY COUNCIL

Notations

Staging This is/ is not a staged subdivision
 Planning Permit No. P130/95

Depth Limitations 15 METRES BELOW THE SURFACE APPLIES TO ALL LAND IN THE PLAN.

LOT 2 IS COMPILED FROM THIS SURVEY, L.P. 218020V & P.S. 334009T.

Survey This plan is/~~is not~~ based on survey
 This survey has been connected to permanent marks no(s)
 in Proclaimed Survey Area No. 30, 72, 163 & 164 (ALL PARISH OF MERBEIN)

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)


Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
R1	WAY, DRAINAGE, SEWERAGE, & SUPPLY OF ELECTRICITY, GAS AND TELEPHONE SERVICES	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN

LTO use only

Statement of Compliance/
 Exemption Statement

Received
 Date 12 / 7 / 96

LTO use only

PLAN REGISTERED
 TIME 4:30 PM
 DATE 20 / 8 / 96

 Assistant Registrar of Titles
 Sheet 1 of 2 Sheets

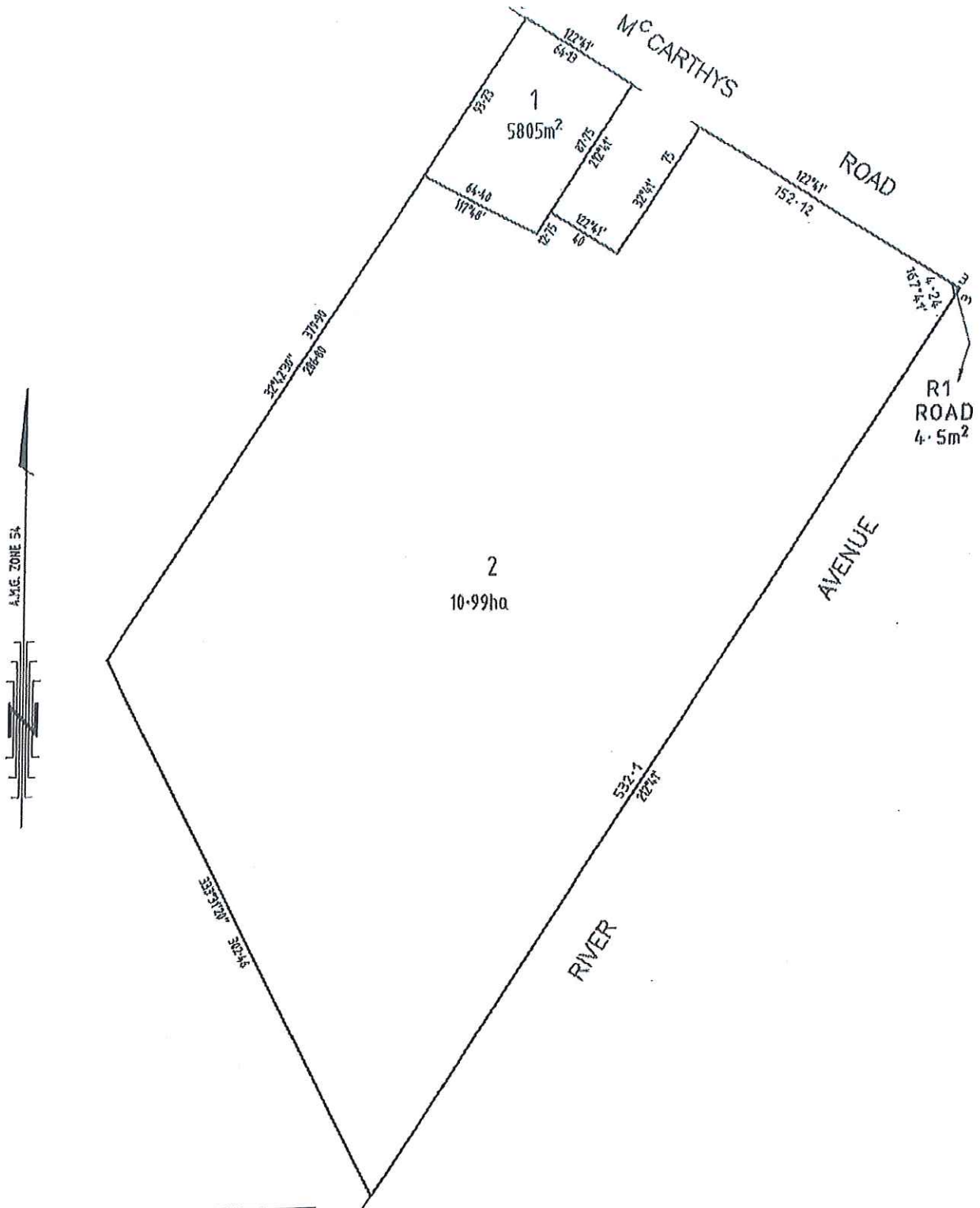
THOMSON & SINGLETON PTY.LTD.
 ACN 006 143 317
 61 DEAKIN AVENUE, MILDURA, 3500.
 TEL. (050) 23-1835 FAX. (050) 21-3957
 POSTAL: P.O. BOX 766, MILDURA, 3502.

LICENSED SURVEYOR (PRINT) ..ANDREW GIFFORD CRAIG..
 SIGNATURE..... DATE 11/ 12/1995
 REF 4950 VERSION 2

.....
 DATE 2 / 01 / 96
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

II

PLAN OF SUBDIVISION	Stage No. _____	Plan Number PS 347867V
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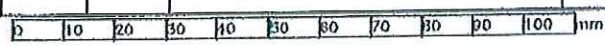


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ORIGINAL	SCALE
SCALE	20 0 40 60
SHEET SIZE	LENGTHS ARE IN METRES
A3	
1:2000	

LICENSED SURVEYOR (PRINT) ANDREW CLIFFORD CRAIG...
 SIGNATURE..... DATE 11 / 12 / 1995
 REF 4950 VERSION 2

Sheet 2 of 2 sheets
.....
DATE / /
COUNCIL DELEGATE SIGNATURE
Original sheet size A3



COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water Share Description

Status	Active
Volume	1.5 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	Merbein Irrigation District
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

Water Share Owner(s)

Joint owner 1 of 1

GLENN GARY BARKER of 25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505
WET016983 Lodged on : 23 Sep 2011 Recorded on : 07 Oct 2011

CARA MARIE AGHAN of 25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505
WET016983 Lodged on : 23 Sep 2011 Recorded on : 07 Oct 2011

Current Year Allocation

Carryover at 1 July:	0.605 ML
Seasonal allocation since 1 July:	1.320 ML
Total allocation to date:	1.925 ML
Possible future allocation to 30 June:	0.180 ML

Spillable Account Details

Low risk of spill declaration:	Nov 10 2020
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	0.425 ML
Maximum volume subject to above entitlement storage fee:	0.605 ML

Water Share Association

Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUR002746	Active	Use registration	1.5

Land description

Volume 10296 Folio 207
Lot 1 of Plan PS347867V

Recorded Interests

Mortgage

<i>Priority</i>	<i>Reference</i>	<i>Recorded date</i>	<i>Mortgagee</i>
Nil			

Limited term transfer

<i>Reference</i>	<i>Start date</i>	<i>End date</i>	<i>Trading zone use</i>	<i>Delivery system</i>	<i>Water-use licence</i>	<i>Water authority</i>
Nil						

Notifications

<i>Reference</i>	<i>Recorded date</i>	<i>Notification details</i>
Nil		

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA038898	Address amendment	Recorded			21 Jun 2016
PTA038896	Address amendment	Recorded			21 Jun 2016
PTA010591	Address amendment	Recorded			29 Sep 2011
PTA010590	Address amendment	Recorded			29 Sep 2011
WET016983	Transfer within authority	Recorded	23 Sep 2011	26 Sep 2011	07 Oct 2011
WET156775	Transfer within authority	Recorded	22 Oct 2010	26 Oct 2010	26 Nov 2010
WEI035171	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

END OF COPY OF RECORD

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER-USE REGISTRATION

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water-use registration WUR002746 does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the water-use registration.

Water used under water-use registration WUR002746 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use registration WUR002746 authorises the use of water for the purpose of watering a kitchen garden that is not more than 0.4 hectares, watering animals kept as pets, watering cattle or other stock (not including piggeries, feed lots, poultry farms or any other intensive or commercial use), dairy use, and general non-irrigation farm use, on the land described below.

Land on which water may be used

Land description

Volume 10296 Folio 207
Lot 1 of Plan PS347867V

Property address

25 MCCARTHYS ROAD, MERBEIN SOUTH, VIC 3505

Holder(s) of Water-Use Registration

CARA MARIE AGHAN of 25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505
GLENN GARY BARKER of 25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505

Water-Use Registration Details

Status	Active
Annual use limit	1.5 megalitres
Water share holding limit	3.0 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Merbein Irrigation District
Related works licences	Nil
Associated water shares	WEE019515

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA038898	Address amendment	Recorded			21 Jun 2016
PTA038896	Address amendment	Recorded			21 Jun 2016
PTA010591	Address amendment	Recorded			29 Sep 2011
PTA010590	Address amendment	Recorded			29 Sep 2011
LTA208530	Transfer	Approved	17 Oct 2011	19 Oct 2011	
WET016983	Transfer within authority	Recorded	23 Sep 2011	26 Sep 2011	07 Oct 2011
LTA207905	Transfer	Approved	23 Sep 2011	23 Sep 2011	
WET156775	Transfer within authority	Recorded	22 Oct 2010	26 Oct 2010	26 Nov 2010

END OF COPY OF RECORD

RURAL SUPPLY INFORMATION STATEMENT



Statement No: IS21/84081
Our Ref: 46794 / 2001403
Issue Date: 06/01/2021
Your Ref: 43796404-028-3

LANDATA
DX 250639
EAST MELBOURNE

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

Owner Name(s) MR GG BARKER & MS C AGHAN
Situate: 25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505
Description: Lot 1 PS347867V CA Pt 18 Sec:C Par Mildura

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

ANNUAL CHARGES	1/07/2020 to 30/06/2021	
DELWP Water Share Fee - per Share (Ann)		13.21
GMW Entitlement Storage Murray HR (Ann)		14.13
TARIFFS & CHARGES LEVIED for period:	1/01/2021 to 31/03/2021	
Service Charge (Quarterly)		25.00
Delivery Share Fee Domestic/Stock (Quarterly)		10.51
Metered Water Usage Fee Domestic/Stock up to 6/1/2021		63.69
Arrears		7.66

* Conditions for Domestic and Stock (D & S) Tapping enclosed

Balance Due

\$134.20

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

Mildura Victoria 3502
AU\$DPC DX 50022

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

Swan Hill Victoria 3585
AU\$DPC DX 20167

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

Kerang Victoria 3579
AU\$DPC DX 57008

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ARN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Purpose:	Stock & Domestic
Water Supply:	Untreated Water

Last Billed Water Consumption Details - Metered Water Usage Fee Domestic/Stock

 Period Of Usage: 13/6/2020 to 6/1/2021 (207 Days)
 1.358 ML @ \$46.90000 Step1 Rate = \$63.69

Water Meter Details

Serial No.	Outlet No.	Size	Date Read	Reading
09HB19161	13048	50	6/1/2021	15.458

Water Register Details

 The current volume of Water Share as shown on the Victorian Water Register is 1.5 ML

The current Water Use Registration and AUL details as shown on the Victorian Water Register are:
 WUR002746 1.5 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW has endeavoured to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make his or her own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

TRANSFER OF WATER SHARE

In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.

A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

WATER USE REGISTRATION

This property has a Water Use Registration which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Registration to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

DELIVERY SHARE - 0.1

Each pumped irrigation district property has a delivery share. This is the amount of access granted into the LMW irrigation system. The delivery share is what Lower Murray Water's fixed charges are based upon. Please note a delivery share charge will apply, regardless of the volume of water share owned by a landholder. It is very important for customers to understand the obligation to pay based on the amount of delivery share attached to the land. Please seek professional advice on the delivery share requirements of the property to be purchased. Should you wish to decrease the volume of delivery share on a property a termination fee applies.

CAPITAL AND OPERATIONS & MAINTENANCE SALINITY CHARGES.

Some properties have salinity capital and operations and maintenance charges applying to them. You should inquire about these before purchasing the property as these charges may be significant.

USAGE AND ALLOCATION

A Special Meter Reading has been provided.

Customers must not exceed the available balance in their Allocation Bank Account (ABA). Should more water be required then a transfer of water allocation must take place.

Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

SPILLABLE WATER CHARGES

Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.

It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

If you wish to make the settlement payment for this property via BPay please use the following information:

Bill Code 78477 Payment Reference Number 700467947.

This statement was issued by the Mildura Office.

Signed:

S. Walker

On behalf of:

LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

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.

1. The water supplied from this tapping is only river / channel quality standard:

- It is not potable water and is not intended for human consumption (non consumptive domestic use);
- It may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and
- It is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.
- Lower Murray Water will endeavor to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavor to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.



2. D&S Allowance (Water Use Registration)

- The minimum D&S water share allowance for a D&S property is 1.5ML
- The maximum D&S water share allowance is 5.0ML.
- The LMW customer will not be able to access any water through the tapping until he/she has applied for and has received a Water Use Registration through the Victorian Water Register.
- Properties without a D&S water share are required to transfer the appropriate volume of water onto the property in accordance with LMW procedures and transfer of water share guidelines.

3. Tapping and Internal Pipeline Size

- The size of the tapping shall be in accordance with Attachment 1 of Lower Murray Water's Customer Charter (Rural) and as a guide shall be in accordance with the following table and as determined by Lower Murray Waters Engineering Department.

Water Pressure	Tapping Size (mm)	Meter Size (mm)	Flow Control Valve
Greater than 25 metres water pressure.	25mm	25mm	Yes
8 metres to 25 metres water pressure.	25mm	32mm	No
Greater than 3 metres and less than 8 metres water pressure.	25mm	40mm	No
Less than 3 metres water pressure at all times	40mm	50mm	No

- The internal pipeline is to feed directly into the storage and be equipped with a ball valve.
- The tapping and the isolation valve on the LMW supply pipeline system is the property of LMW.

4. Pumps on D&S Installation

- A pump may be used to fill the approved storage if there is not sufficient pressure from the LWM supply system to do this.
- The maximum pump size shall be 20mm diameter centrifugal or pressure pump with an output of no greater than 0.6 l/s from gravity pipelines or 0.75l/s from medium/high pressure pipelines or channels.
- The pump shall be fitted with a cut-off switch to prevent overtopping when the tank is full.
- The pump can only be used to fill the approved storage and must not be used to water directly onto the property.

5. Approved Storage

It is recommended LMW customers who receive a D&S Water Supply should have adequate storage for 6 weeks normal use and the following minimum storage volumes are recommended to cover periods when irrigation systems are not operation eg: winter irrigation schedule.

- Sole supply from LMW (Rural) D&S – minimum recommended storage capacity 45,000 litres, or
- Dual Supply from LMW (Rural) D&S plus urban supply – minimum recommended storage capacity 4,500 litres.
- Earthen storages are **not** permitted.

6. Connection between LMW supply system and on-property storage

- No tappings are allowed to be installed on the internal pipeline between the tank and the LMW pipeline responsibility for repairs to the pipeline shall be in accordance with Section 9.1 and Attachment 1 of Lower Murray Water's Customer Charter (Rural). In general the owner in low pressure systems the owner is responsible for the pipeline up to the meter assembly and in high pressure systems Lower Murray Water is responsible for the pipeline up to the meter assembly.

7. Meters

- An approved meter installation must be installed on all new connections and be located as close to the distribution system as possible
- A meter installation may include a meter, filter, flow control valve, pressure reducing valve and all pipe-work immediately before and after these fittings.
- All meters are the property of LMW.
- Where a meter is located on private land, the customer is to provide reasonable access (as determined by LMW) to read the meter and maintain the meter installation site. The meter installation must also be kept clear, to 0.5 metre distance, of all plants, weeds and structures.

8. The Customer is responsible:

- To pay all rates, tariffs and charges that are applicable to this supply, as determined by LMW.
- For cleaning the filter
- To not interfere or alter any part of the meter installation other than to clean the filter.
- To ensure that where necessary, all easement rights are obtained over the private pipeline in favour of LMW.

9. Shared Private D&S Pipelines

- LMW may allow a shared private community pipeline to a number of separate D&S properties from a single tapping on LMW supply system.
- A separate meter installation must be installed at each internal supply point.

10. Approval Process

- Once the application is approved, the customer is to pay all required installation charges to LMW, who will then arrange for the tapping and subsequent meter to be installed.
- The tapping will only be installed if there is no interruption to the pumping schedule and/or interferes with supply to other customers.
- Once the application is approved, the approval is only valid for the financial year (30 June) in which approval was granted.
- If there is a delay by LMW in the installation process, and changes are made to the relevant Policy or Procedures, then those changes will be applicable at the installation time at no additional cost to the customer.

Statement of water entitlements on land

The information contained in this document may be incomplete or out-of-date if land parcel, licence or entitlement changes have not been updated in the Water Register. Information provided for each asset/service is limited to a brief summary – detailed information on each can be obtained by purchasing a **Copy of Record** from your water authority or from www.waterregister.vic.gov.au

An **Information Statement** may also be requested from your water authority to show rates, charges and agreements relevant to the property (fees may apply).

Search criteria: WUR002746

Land parcels



PCL023347 Lot 1 of Plan PS347867V (10296/207), LI 1 - L 1, Impact zone LI 1 - L 1, (Service Id: 46794)

Land owners

PTY142355 Glenn Gary Barker
25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505 AU

PTY142356 Cara Marie Aghan
25 MCCARTHYS ROAD MERBEIN SOUTH VIC 3505 AU

Water services that would transfer with land transfers

WUR002746 Water use registration 1.5 ML AUL (Service ID: 46794)

DSE022966 Delivery share 0.056 ML/7days, Merbein Irrigation District

Service points

Outlet number	Type	Delivery system	Delivery rate ^{ML/7days}	Det. flow rate ^{L/sec}
13048 (SP066949)	Delivery	Merbein Irrigation District	0.056	Refer to Authority

Total: 0.056 ML/7days

Other water assets and services linked to the land (transfer is optional)

Note that these assets and services may not be under the same ownership as the land parcels.

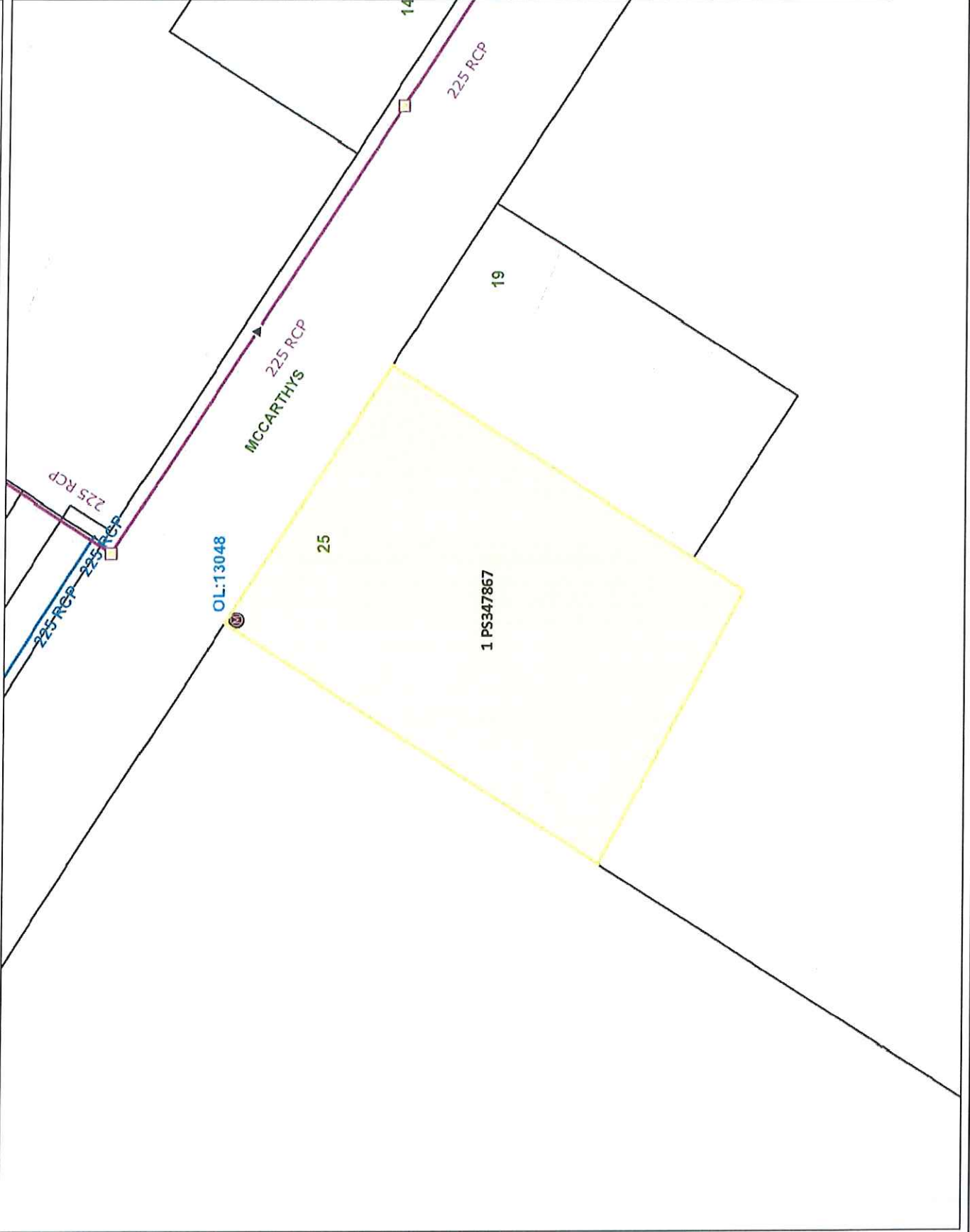
Water shares

WEE019515 Water Share 1.5 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 2001403)
Held by: Glenn Gary Barker, Cara Marie Aghan

Water allocations

ABA0859XX Allocations 0.7 ML tradable, 7 VIC Murray - Barmah to SA
Held by: Glenn Gary Barker, Cara Marie Aghan

LMW Assets - Property Inquiry - IS21_84081 - PAC 46794



Legend

- Urban Water**
- Pipeline
- Retired Pipeline
- Urban Sewer**
- Gravity 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
- Irrigation Outlet
- Domestic and Stock Outlet
- Rural Drainage**
- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

LOWER MURRAY WATER
Property Inquiry
22/12/2020

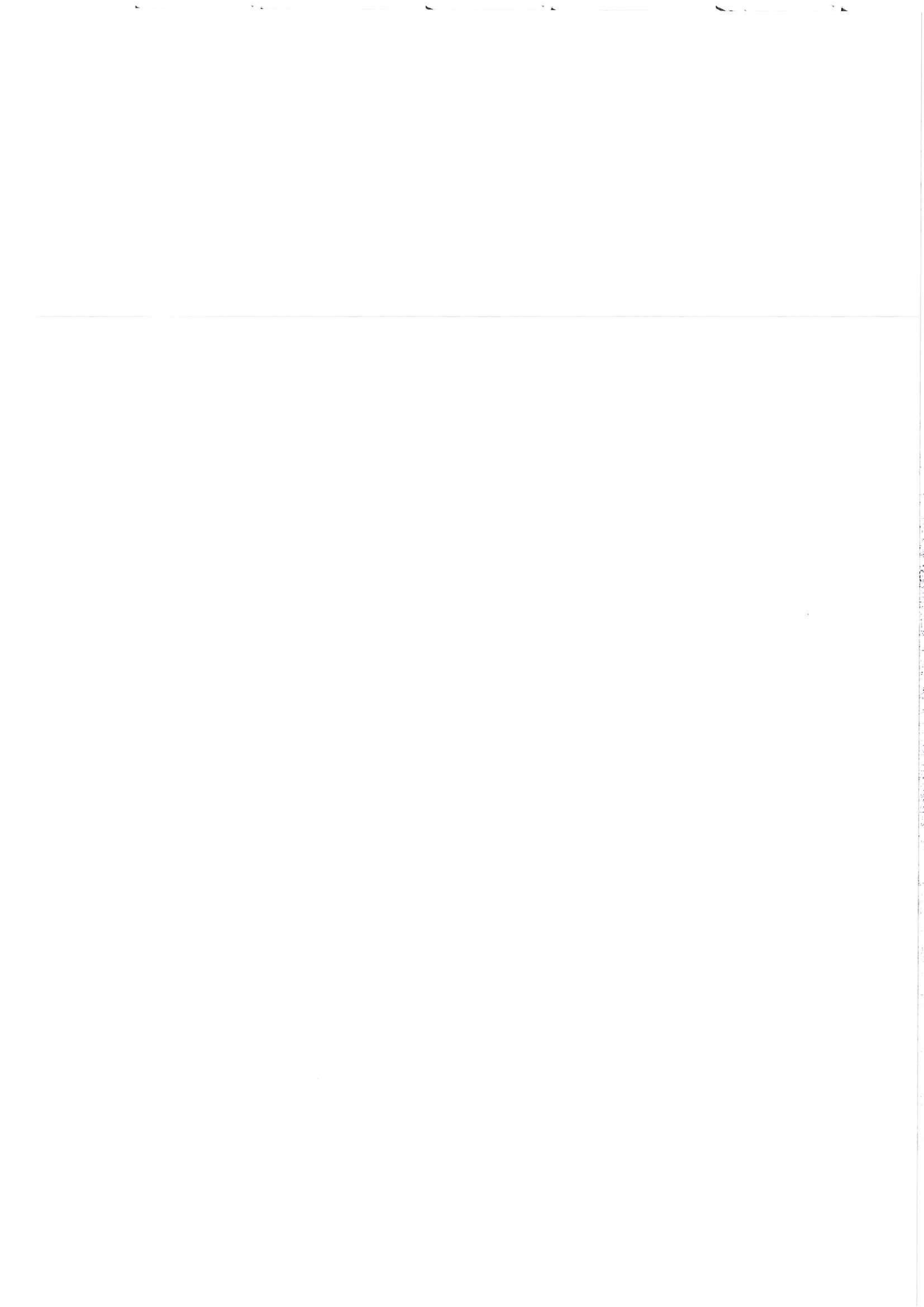
LMW DISCLAIMER:

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

Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

GDA_1994_MGA_Zone_54
© Lower Murray Urban
and Rural Water Corporation





Build with confidence!



15 Jun 2020
File: 005.2020.00000157.001
Our Ref: 20000128

Owner &/or Occupier
25 McCarthys Road
MERBEIN SOUTH VIC 3505

Dear Sir/Maddam

**PLANNING NOTIFICATION LETTER - Use of the land for a transport terminal (pre-existing use)
48 McCarthys Road Merbein South (Lot 2 LP 208083)**

Please be advised that an application for a planning permit has been lodged at Mildura Rural City Council for the above property. Please find enclosed a public notice giving details of the application.

The application is available for inspection at the offices of Council's Statutory Planning Unit from Monday to Friday, 8:00am to 5:00pm at 108-116 Madden Avenue Mildura. The application will be on display until the date shown on the enclosed notice.

Should you wish to object to the application or lodge any other submission, you must do so in writing to Council. You must state the reasons for your objection and how you would be affected by the granting of a permit. An objection may be submitted on the standard form, available at Mildura Rural City Council, or in the form of a letter. Your letter must include your name, mailing address, your reasons for objection and the application number provided above.

Please note: Objections received in the form of a petition will be counted as a single objection with all correspondence being directed to the first named on the petition. It is the responsibility of the petition organiser to inform others listed on the petition.

If objections are lodged with Council, objectors will be notified of Council's decision on the application.

Should you require any further information regarding the planning application, please contact Council's Planning Department on (03) 5018 8501.

Kind regards

A handwritten signature in blue ink, appearing to read 'Ebony Cetinich'.

**Ebony Cetinich
Principal Planner**

on behalf of Terry Meredith

NOTICE 1
NOTICE OF AN APPLICATION FOR PLANNING PERMIT

Planning & Environment Regulations 2015 SR No. (Form 2)
 Section 52 (1)

The land affected by the application is located at:	48 McCarthys Road MERBEIN SOUTH, Lot: 2 LP: 208083B
The application is for a permit to:	Use of land for a Transport Terminal
The applicant for the permit is:	Anderson Group
The application reference number is:	005.2020.00000157.001

You may look at the application and any documents that support the application at the office of the Responsible Authority: Mildura Rural City Council 108-116 Madden Avenue, Mildura.

PLEASE NOTE THAT DUE TO COVID-19 COUNCIL OFFICES ARE CLOSED TO THE PUBLIC. SHOULD YOU WISH TO VIEW THE APPLICATION PLEASE EMAIL planning.services@mildura.vic.gov.au OR CALL COUNCILS PLANNING DEPARTMENT ON (03) 5018 8501

This can be done between the hours of 8:00am to 5:00pm, Monday to Friday and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority.

An objection must:

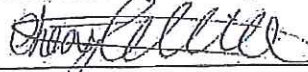
- be sent to the Responsible Authority in writing (PO Box 105, MILDURA VIC 3502);
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:(14 days + 2 for postage/delivery):	1 July 2020
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If you object, the Responsible Authority will tell you its decision.

Applicant Signature:



Date:

15 June 2020

Property Report

from www.land.vic.gov.au on 22 December 2020 11:05 AM

Lot and Plan Number: Lot 1 PS347867

Address: 25 MCCARTHYS ROAD MERBEIN SOUTH 3505

Standard Parcel Identifier (SPI): 1\PS347867

Local Government (Council): MILDURA **Council Property Number:** 23512

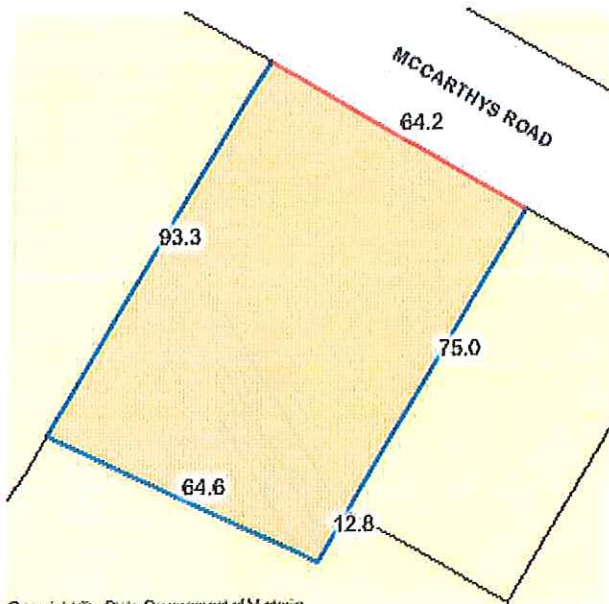
Directory Reference: VicRoads 3 B5

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 5808 sq. m

Perimeter: 309 m

For this parcel:

— 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](#)

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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

Planning Zone Summary

- Planning Zone:** FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)
- Planning Overlay:** DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)

Planning scheme data last updated on 17 December 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

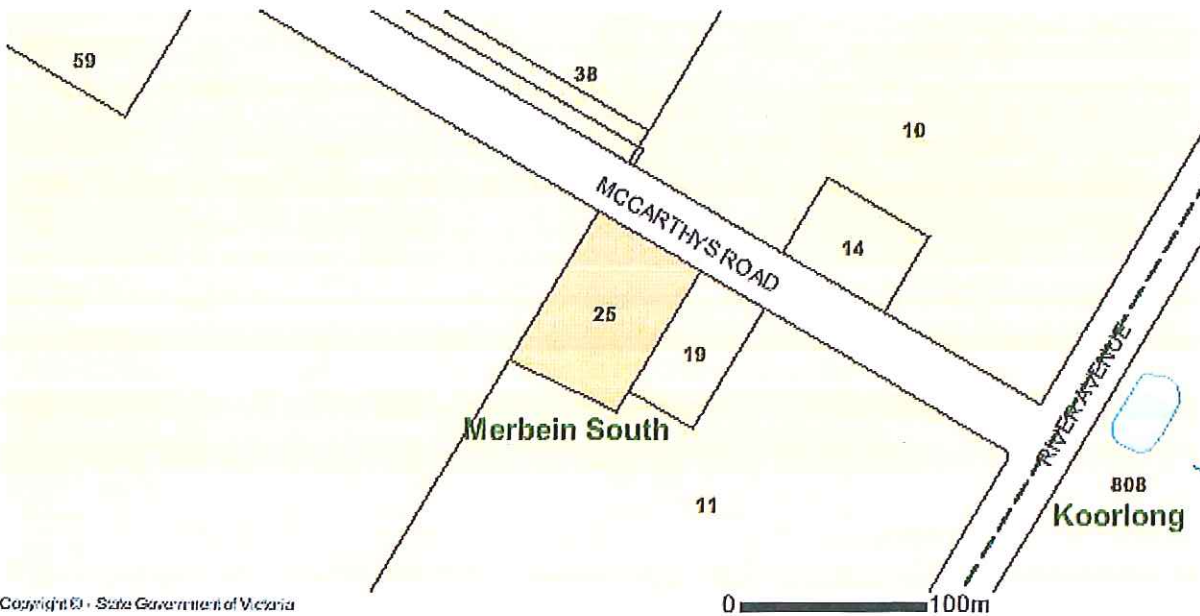
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



Copyright © - State Government of Victoria

+++++ Railway -|-|-|-|-| Tram ——— River, stream Lake, waterbody

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 22 December 2020 11:09 AM

PROPERTY DETAILS

Address: **25 MCCARTHYS ROAD MERBEIN SOUTH 3505**
Lot and Plan Number: **Lot 1 PS347867**
Standard Parcel Identifier (SPI): **1\PS347867**
Local Government Area (Council): **MILDURA**
Council Property Number: **23512**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 3 B5**

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**

STATE ELECTORATES

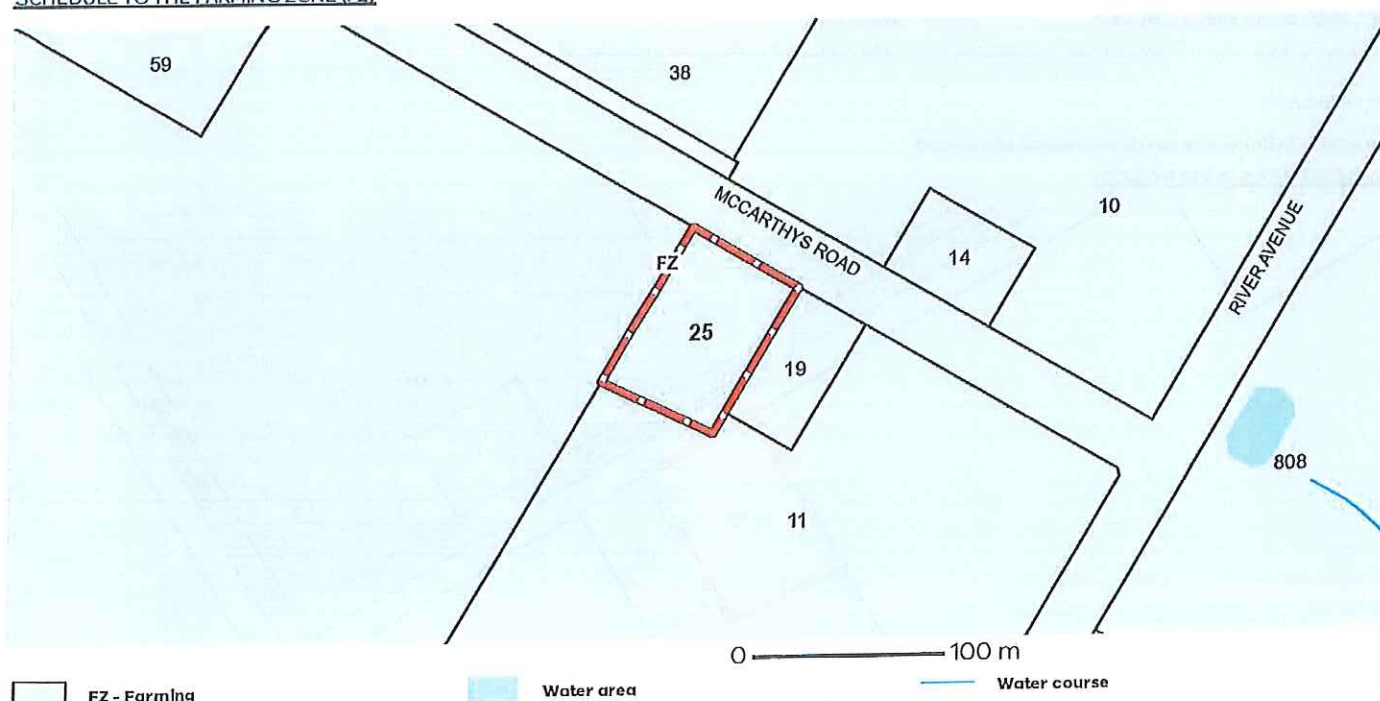
Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

[View location in VicPlan](#)

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



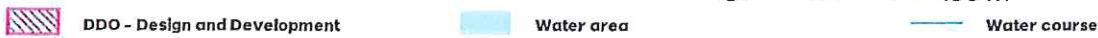
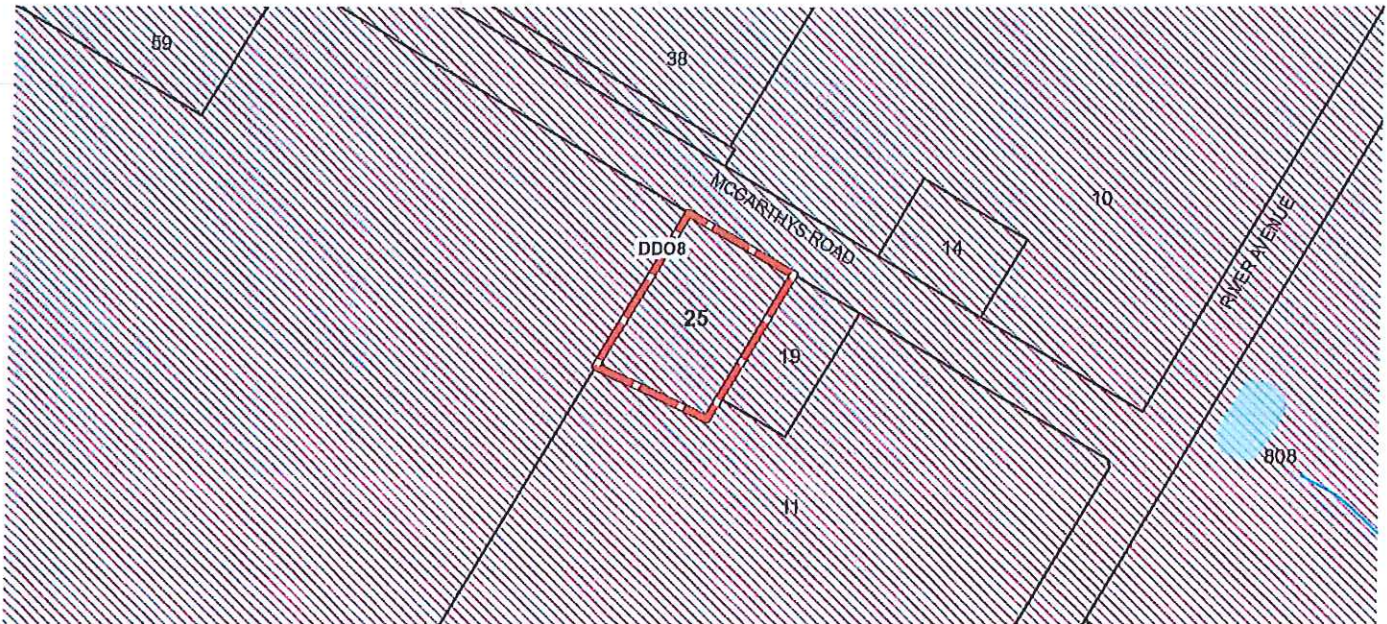
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)

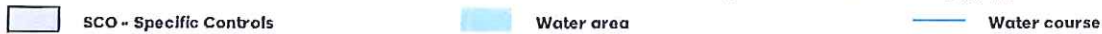
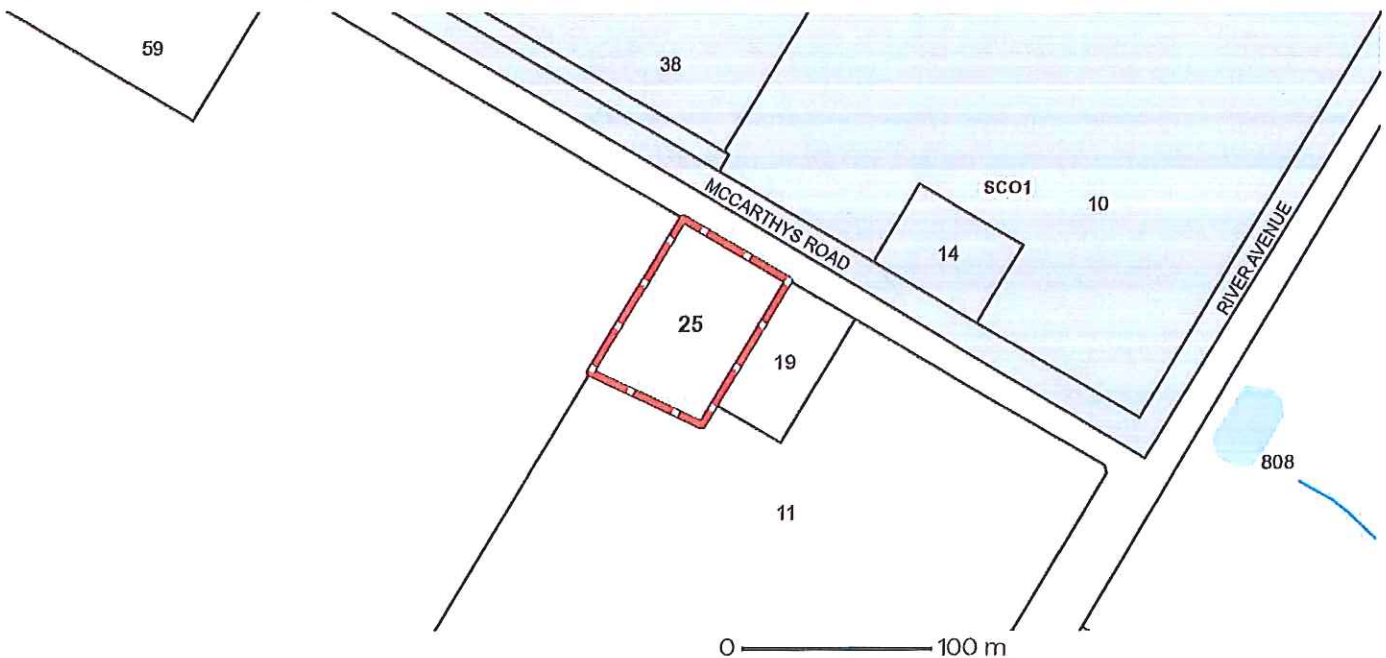


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIFIC CONTROLS OVERLAY (SCO)



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

Further Planning Information

Planning scheme data last updated on 17 December 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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

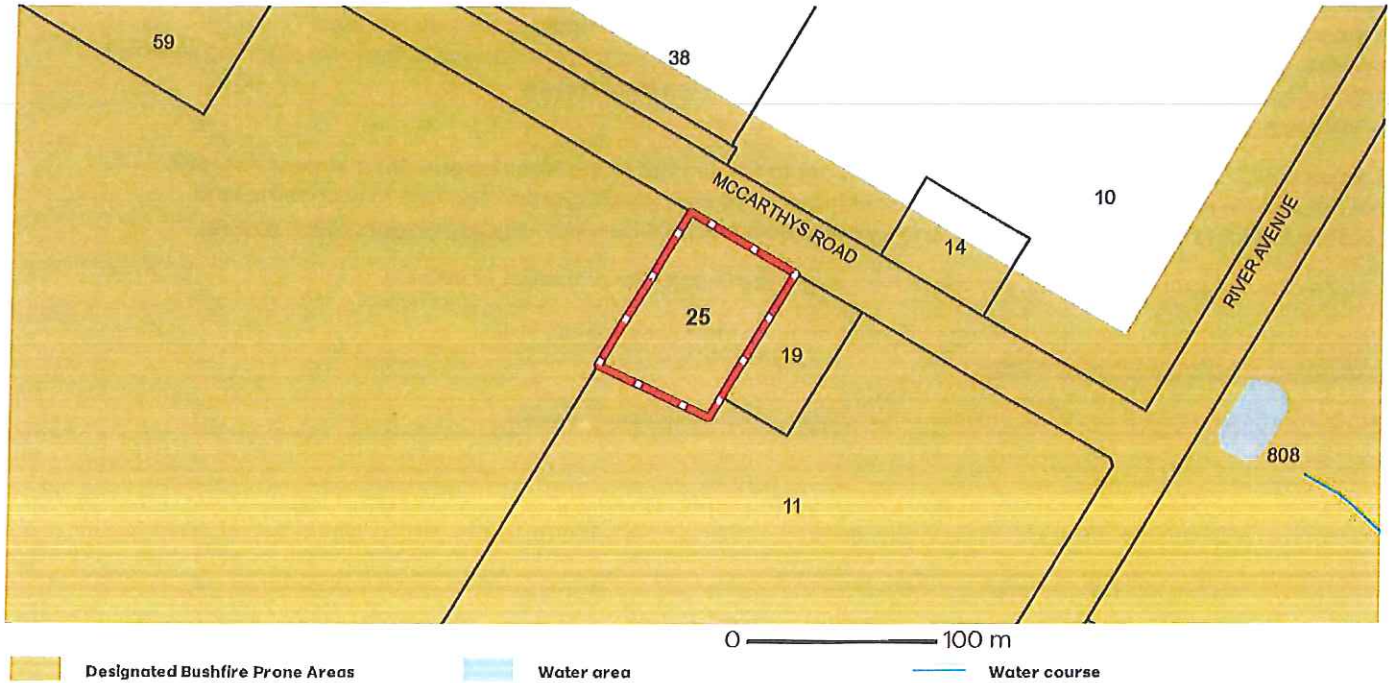
For details of surrounding properties, use this service to get the Reports for properties of interest.

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 in a designated bushfire prone area.
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>

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

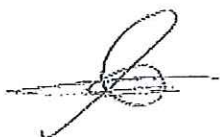
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

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



Mark Yantses

MUNICIPAL BUILDING SURVEYOR

MY/jb

Due diligence checklist for home buyers

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. This page contains links to organisations and web pages that can help you learn more.

From 1 October 2014, all sellers or estate agents must make this checklist available to potential buyers.

Sellers or estate agents must:

- ensure copies of the due diligence checklist are available to potential buyers at any open for inspection
- include a link to this webpage ([consumer.vic.gov.au/due diligence checklist](http://consumer.vic.gov.au/due-diligence-checklist)) or include a copy on any website maintained by the estate agent or the seller (if no estate agent is acting for the seller).

You can print additional copies of the [Due diligence checklist {Word, 140KB}](#).

Urban living

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.

For more information, visit the [Commercial and industrial noise page on the Environment Protection Authority website](#) and the [Odour page on the Environment Protection Authority website](#).

Buying into 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.

For more information, view our [Owners Corporations section](#) and read the [Statement of advice and information for prospective purchasers and lot owners \(Word, 53KB\)](#).

Growth areas

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

For more information, visit the [Growth Areas Infrastructure Contribution page on the Department of Planning, Transport and Local Infrastructure website](#).

Flood and fire risk

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.

More information:

- [Australian Flood Risk Information Portal - Geoscience Australia website](#)
- [Melbourne Water website](#)
- [Mallee Catchment Management Authority website](#)
- » [North Central Catchment Management Authority website](#)
- [Glenelg Hopkins Catchment Management Authority website](#)
- [North East Catchment Management Authority website](#)
- [Wimmera Catchment Management Authority website](#)
- [West Gippsland Catchment Management Authority website](#)
- » [Bushfire Management Overlay in planning schemes - Department of Transport, Planning and Local Infrastructure website](#)
- [Building in bushfire prone areas - Department of Transport, Planning and Local Infrastructure website.](#)

Rural properties

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. For information about what impacts you should expect and how to manage them, visit the [new landholders section on the Department of Environment and Primary Industries website](#).
- » Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property. The limitations on clearing and processes for legal clearing are set out on the [Native Vegetation page on the Department of Environment and Primary Industries website](#).
- » Do you understand your obligations to manage weeds and pest animals? Visit the [New landholders section on the Department of Environment and Primary Industries website](#).
- Can you build new dwellings? Contact the local council for more information.
- » 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? For more information, visit the [Department of Environment and Primary Industries website](#).

Earth resource activity, such as mining

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.

For more information, visit the [CeoVic page on the Department of State Development Business and Innovation website](#) and the [Information for community and landholders page on the Department of State Development Business and Innovation website](#).

Soil and groundwater contamination

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.

For information on sites that have been audited for contamination, visit the [contaminated site management page on the Environment Protection Authority website](#).

For guidance on how to identify if land is potentially contaminated, see the Potentially Contaminated Land General Practice Note June 2005 on the [Miscellaneous practice and advisory notes page on the Department of Planning and Community Development website](#).

Land boundaries

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.

For more information, visit the [Property and land titles page on the Department of Transport, Planning and Local Infrastructure website](#).

Planning controls affecting 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.

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.

The local council can give you advice about planning schemes, as well as details of proposed or current planning permits. For more information, visit the [Planning Schemes Online on the Department of Planning and Community Development website](#).

A cultural heritage management plan or cultural heritage permit may be required prior to works being undertaken on the property. [The Aboriginal Heritage Planning Tool on the Department of Premier and Cabinet website](#) can help determine whether a cultural heritage management plan is required for a proposed activity

Safety

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.

For more information, visit the [Consumers section on the Victorian Building Authority website](#) and the [Energy Safe Victoria website](#).

Building permits

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.

For more information about building regulation, visit our [Building and renovating section](#).

Aboriginal cultural heritage and building plans

For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the [Aboriginal Cultural Heritage Planning Tool section on the Department of Premier and Cabinet website](#).

Insurance cover for recent building or renovation works

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

You can find out more about insurance coverage on the [Owner builders page on the Victorian Building Authority website](#) and [Domestic building insurance page on the Victorian Building Authority website](#).

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.

For more information, visit the [Choosing a retailer page on the Your Choice website](#).

For information on possible impacts of easements, visit the [Caveats, covenants and easements page of the Department of Transport, Planning and Local Infrastructure website](#).

For information on the National Broadband Network (NBN) visit the [NBN Co website](#).

Buyers' rights

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.

For more information, view our [Buying property section](#).

Professional associations and bodies that may be helpful:

* Archicentre website

[Association of Consulting Surveyors Victoria website](#)

[Australian Institute of Conveyancers \(Victorian Division\) website](#)

[Institute of Surveyors Victoria website](#)

[Law institute of Victoria website](#)

[Real Estate Institute of Victoria website](#)

[Strata Community Australia \(Victoria\) website.](#)

Government of Victoria (Consumer Affairs Victoria) 2014

<http://www.consumer.vic.gov.au/duediligencechecklist> 5/5

Vendor: Glenn Gary Barker and Cara Marie Aghan

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Vendor's Section 32 Statement

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Property: 25 McCarthys Road, Merbein South

Vendor's Conveyancer:
ALLSTATE CONVEYANCING SERVICES PTY. LTD.
Of 170 Eighth Street, Mildura, Vic, 3500.

Phone: 03 50 235355
Facsimile: 03 50 235653
Ref: 20918 Barker & Aghan (Sally)

