

SECTION 32 STATEMENT

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

Vendor: Justin Luke Poulton and Alicia Marie Poulton

Property: 2 Peter John Court MILDURA VIC 3500

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
2 PETER JOHN COURT MILDURA VIC 3500

1. FINANCIAL MATTERS

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

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	\$3,709.12	Per annum
Lower Murray Water	\$ 175.05	Per quarter

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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2 PETER JOHN COURT MILDURA VIC 3500

(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;~~

SECTION 32 STATEMENT
2 PETER JOHN COURT MILDURA VIC 3500

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

SECTION 32 STATEMENT
2 PETER JOHN COURT MILDURA VIC 3500

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 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

Justin Luke Poulton and Alicia Marie Poulton

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 10745 Folio 315

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

VOLUME 10745 FOLIO 315

Security no : 124090252364H
Produced 01/06/2021 08:28 AM

LAND DESCRIPTION

Lot 167 on Plan of Subdivision 505005B.
PARENT TITLES :
Volume 10663 Folio 824 to Volume 10663 Folio 825
Created by instrument PS505005B 22/08/2003

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JUSTIN LUKE POULTON
ALICIA MARIE POULTON both of 2 PETER-JOHN COURT MILDURA VIC 3500
AK369351B 28/05/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS144230A 07/05/2019
BENDIGO AND ADELAIDE BANK LTD

COVENANT AC654001L 09/02/2004

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 PS505005B 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: 2 PETER-JOHN COURT MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 07/05/2019

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 01/06/2021, for Order Number 68391249. Your reference: WW:194-21.**

<h1>PLAN OF SUBDIVISION</h1>		Stage No. _____ LTO use only _____ EDITION 3	PLAN NUMBER PS 505005B
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<p>Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 3 (PART)</p> <p>LTO base record: VICMAP DIGITAL PROPERTY Title References: Vol 10663 Fol 824 & Vol 10663 Fol 825</p> <p>Last Plan Reference: T.P.808378G (LOTS 2 & 5) Postal Address: VILLIVA DRIVE, MILDURA, 3500.</p> <p>AMG Co-ordinates: E 604700 (Of approx. centre of plan) N 6218200 Zone 54</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MILDURA RURAL CITY COUNCIL Ref: S0413</p> <p>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.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied Stage 4</p> <p>Council Delegate _____ Council seal</p> <p>Date 17.9.02</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate _____ Council seal Date / /</p>
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Vesting of Roads or Reserves	
Identifier	Council/Body/Person
ROAD R1, R2, R3 & R4	MILDURA RURAL CITY COUNCIL

Notations	
Depth Limitation: DOES NOT APPLY	Staging This is/ is not a staged subdivision Planning Permit No.00/492
<p><u>OTHER NOTATIONS:</u></p> <p>THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFERS 302465 & 316845 AFFECT ALL LOTS ON THIS PLAN.</p>	<p>LOTS 7 TO 164 (BOTH INCLUSIVE), 192 & 193 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s).32,402,844 In Proclaimed Survey Area no. 1073,1119&1122</p>

Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	2.01	L.P. 50726	LOTS ON L.P. 50726
E-2	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-3	DRAINAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-4	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN & MILDURA RURAL CITY COUNCIL
	SEWERAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN & MILDURA RURAL CITY COUNCIL
R1, R2, R3 & R4	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-5	POWERLINE	3	THIS PLAN & SEC 88 OF ELECTRICITY INDUSTRY ACT 2000	POWERCOR AUSTRALIA LIMITED

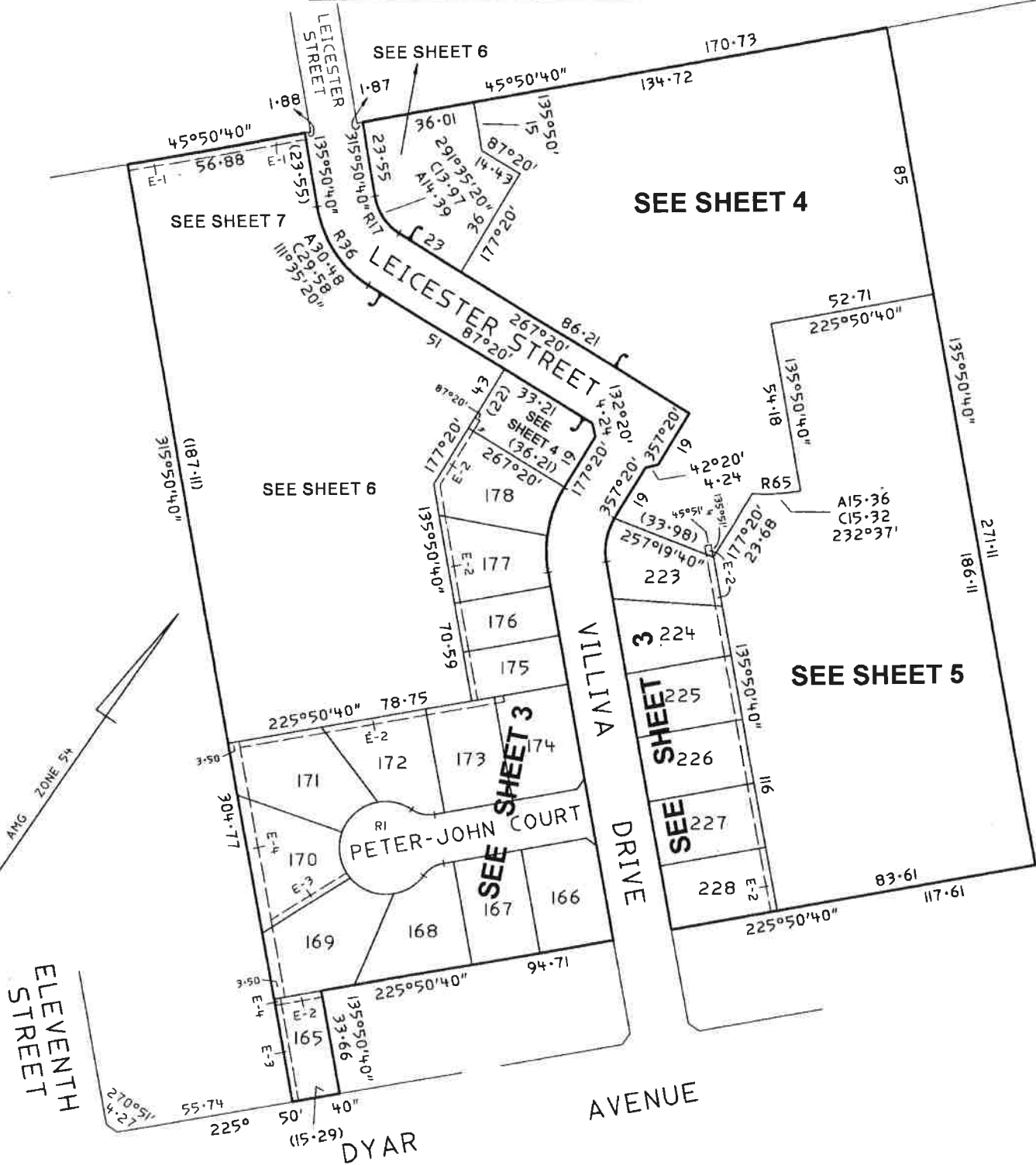
<p>LICENSED SURVEYOR: ROBERT BRUCE FREEMAN</p> <p>REF 6929A VERSION 3 DATE 23/08/2002 SIGNATURE _____</p> <p style="text-align: center;">FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239</p>	<p>LTO use only _____</p> <p>Statement of Compliance / Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 17/8/03</p> <p style="text-align: center;">THIS IS AN LR COMPILED PLAN CHECKED 28 May 2004 Tommy Guljas Assistant Registrar of Titles</p> <p style="text-align: center;">SHEET 1 OF 8 SHEETS</p> <p>DATE 17.9.02 COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3</p>
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 505005B



FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 2 OF 8 SHEETS

ORIGINAL

SHEET SIZE
A3
SCALE
1:1250

SCALE

12.5 0 12.5 25 37.5 50
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

DATE 23/08/2002

REF 6929A

VERSION 3

DATE / /
COUNCIL DELEGATE SIGNATURE

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

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 505005B

SEE SHEET 6

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

AMG ZONE 54

VILLIVA

DRIVE

AVENUE

DYAR

PETER-JOHN COURT

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

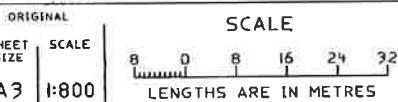
TELEPHONE: (03) 50236239

SHEET 3 OF 8 SHEETS

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____ DATE 23/08/2002
REF 6929A VERSION 3

DATE / /
COUNCIL DELEGATE SIGNATURE



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

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 505005B

AMG ZONE 54

SEE SHEET 6

SEE SHEET 5

SEE SHEET 6

SEE SHEET 3

SEE SHEET 3

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 4 OF 8 SHEETS

ORIGINAL

SHEET SIZE
A3

SCALE
1:800

SCALE

0 8 16 24 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____ DATE 04/09/2003

REF 69298

VERSION 3

DATE / /
COUNCIL DELEGATE SIGNATURE

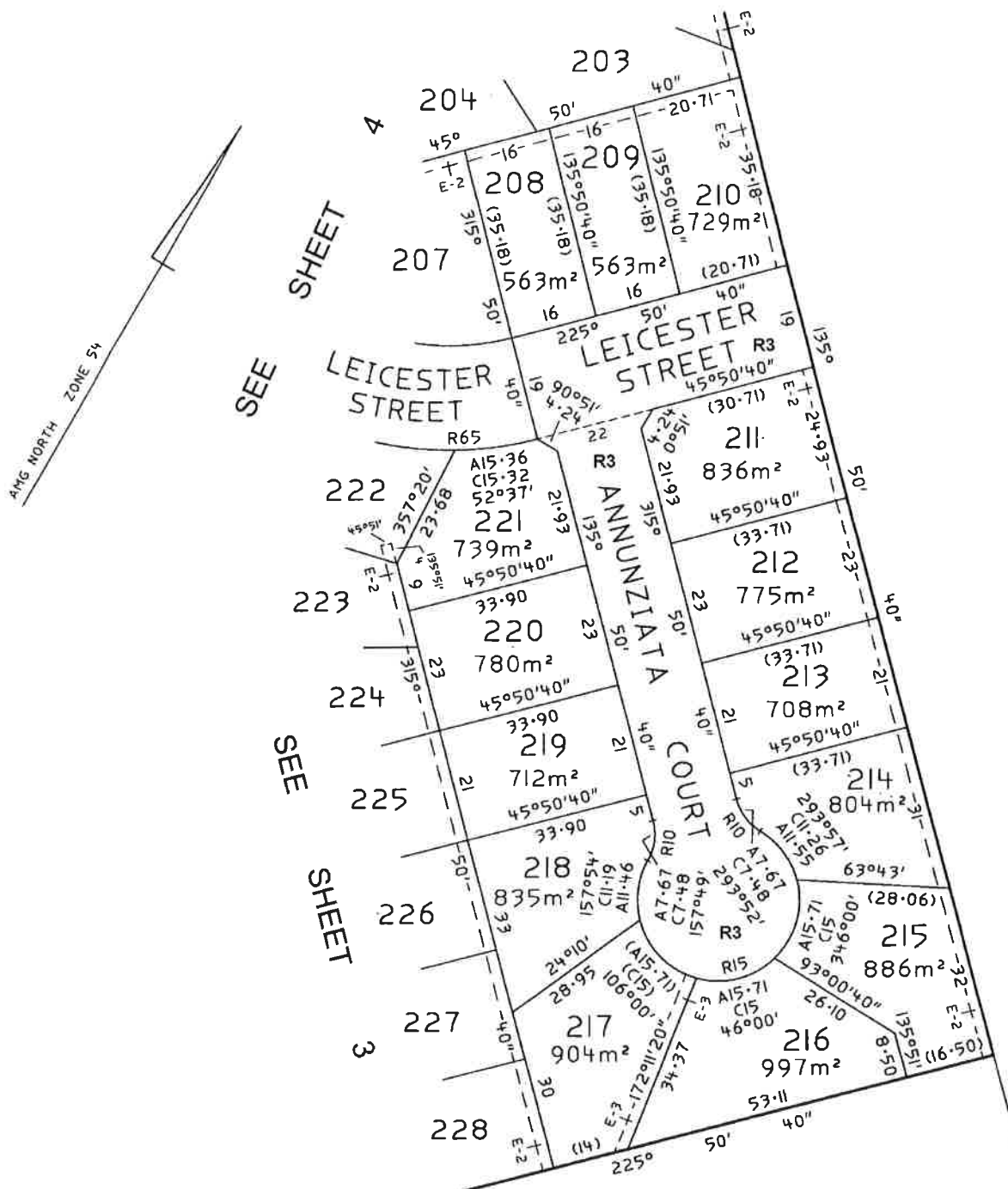
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 505005B



FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 5 OF 8 SHEETS

ORIGINAL
SHEET
SIZE
A3

SCALE
1:800

SCALE

8 0 8 16 24 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

DATE 21/01/2004

REF 6929C

VERSION 2

DATE / /
COUNCIL DELEGATE SIGNATURE

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

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 505005B

REFER TO SHEETS 7 & 8
FOR FURTHER DETAILS
OF LOTS 1 TO 6 AND
COMMON PROPERTY No.1

AMG NORTH ZONE 54

LEICESTER STREET

HUGO COURT

197

SEE SHEET 4

194
828m²

195
808m²

196

COMMON PROPERTY No.1

A&C3
89°43'

87°20'

87°20'

87°20'

87°20'

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FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 6 OF 8 SHEETS

ORIGINAL

SCALE

SHEET SIZE

A3 1:800

8 0 8 16 24 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

DATE 17/05/2004

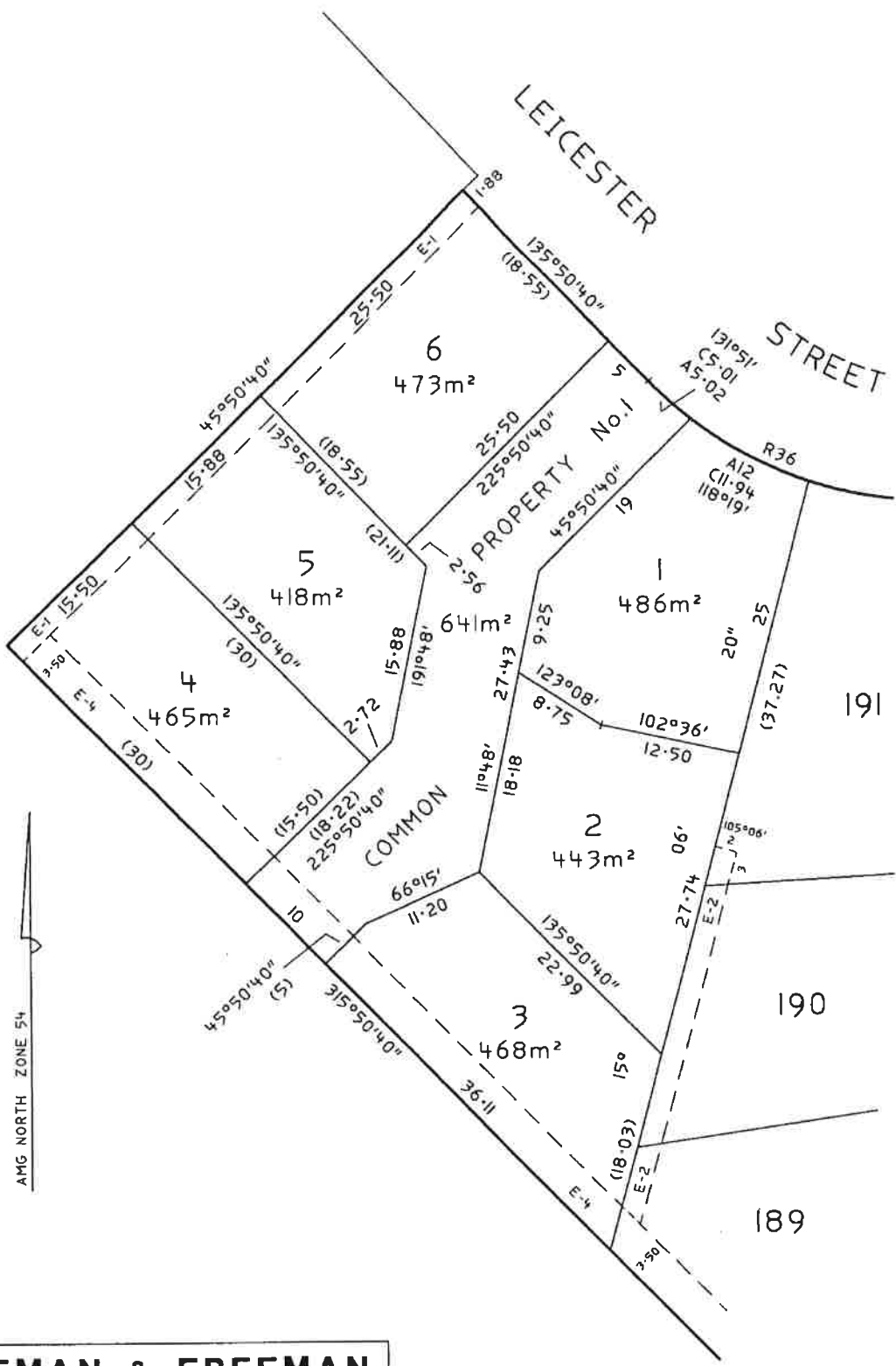
REF 6929D

VERSION 2

DATE / /
COUNCIL DELEGATE SIGNATURE

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

PLAN OF SUBDIVISION				Stage No.	Plan Number
					PS 505005B



REFER TO SHEET 6
FOR DETAILS OF
LOTS 180 TO 191
AND 194 & 195

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

SHEET 7 OF 8 SHEETS

ORIGINAL SHEET SIZE A3		SCALE 1:400		SCALE LENGTHS ARE IN METRES 0 4 8 12 16		LICENSED SURVEYOR: ROBERT BRUCE FREEMAN SIGNATURE _____ DATE 17/05/2004 REF 6929D VERSION 2		DATE / / COUNCIL DELEGATE SIGNATURE _____	
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0 10 20 30 40 50 60 70 80 90 100 110mm

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: *Martin Irwin + Richards*

Name:

Phone:

Address:

Ref:

Customer Code: *1008B*



AC654001L 2

09/02/2004 \$228 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:

Certificate of Title Volume 10745 Folio 315

Estate and Interest:

All It's Estate in Fee Simple

Consideration:

\$56,000.00

Transferor:

PETRUCCI INVESTMENTS PTY LTD A.C.N. 060 116 743



DAC654001L-1-6

Transferee:

Bryan Byrnes and Rosemary Byrnes of 18 Upland Drive, Mildura VIC 3500

Directing Party:

NIL

Creation and/or Reservation of Easement and/or Covenant

AND the said Bryan Byrnes and Rosemary Byrnes for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant, COVENANT with the said Petrucci Investments Pty Ltd and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 505005B and every part thereof (other than the land hereby transferred) as follows:

1. With the exception of Lot 174 on the said Plan of Subdivision they will not erect or cause of suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and thirty five square metres (135m²) in floor and that such building and lot or any part thereof shall not be further subdivided under the provisions of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of that Act.
2. They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except for the usual outbuildings) with more than fifty per centum of the external walls of any material other than brick (which definition shall not be extended to mean mud-brick), brick veneer or stone and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof including any garage or carport shall not be pitched at an angle less than ten degrees.
3. The will not erect or cause of suffer to be erected on the said lot any transportable, prefabricated or moveable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.

Approval No. 14100112A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T2

Page 1 of 2 *Se* FEB 2004

Signed

Cust. Code

1/144 Original Transfer of Land
Stamped with: \$1,144.00
Trn: 1723516 06-FEB-2004
SRO Victoria Duty, BRW1



Customised Databases

THE BACK OF THIS FORM MUST NOT BE USED

4.

They will not erect or cause or suffer to be erected on the rear boundary or any side boundary within the building alignment of the said lot any fence other than a fence of a minimum height of 1.80 metres of zincalume steel panel type construction with an oven baked exterior finish such as colourbond.

AND IT IS HEREBY AGREED AS FOLLOWS;

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

Dated: 15th Dec 2003

Signed by Francesco Claude Petrucci)
on behalf of Petrucci Investments Pty Ltd)
as Attorney under Power of Attorney dated)
17TH September 2003 in the presence of)

F Ab

Michael Hf witness

Signed by the said Transferee)
in the presence of:)

Rams
Rams

Michael Hf witness



Approval No. 14100112A

T2

Page 2 of 2



Customised Databases

THE BACK OF THIS FORM MUST N

AC654001L



PS505005B

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS505005B

The land in PS505005B is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 6.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

BODY CORPORATE STRATA GROUP 123 CHURCH STREET HAWTHORN VIC 3122

AL367728F 18/09/2014

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	17	17
Lot 2	16	16
Lot 3	17	17
Lot 4	17	17
Lot 5	16	16
Lot 6	17	17



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 01/06/2021 08:29:25 AM

OWNERS CORPORATION 1
PLAN NO. PS505005B

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Total	100.00	100.00

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

Statement End.

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 01 June 2021 08:29 AM

PROPERTY DETAILS

Address: **2 PETER-JOHN COURT MILDURA 3500**
Lot and Plan Number: **Lot 167 PS505005**
Standard Parcel Identifier (SPI): **167\PS505005**
Local Government Area (Council): **MILDURA**
Council Property Number: **28932**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 535 L2**

www.mildura.vic.gov.au

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

UTILITIES

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

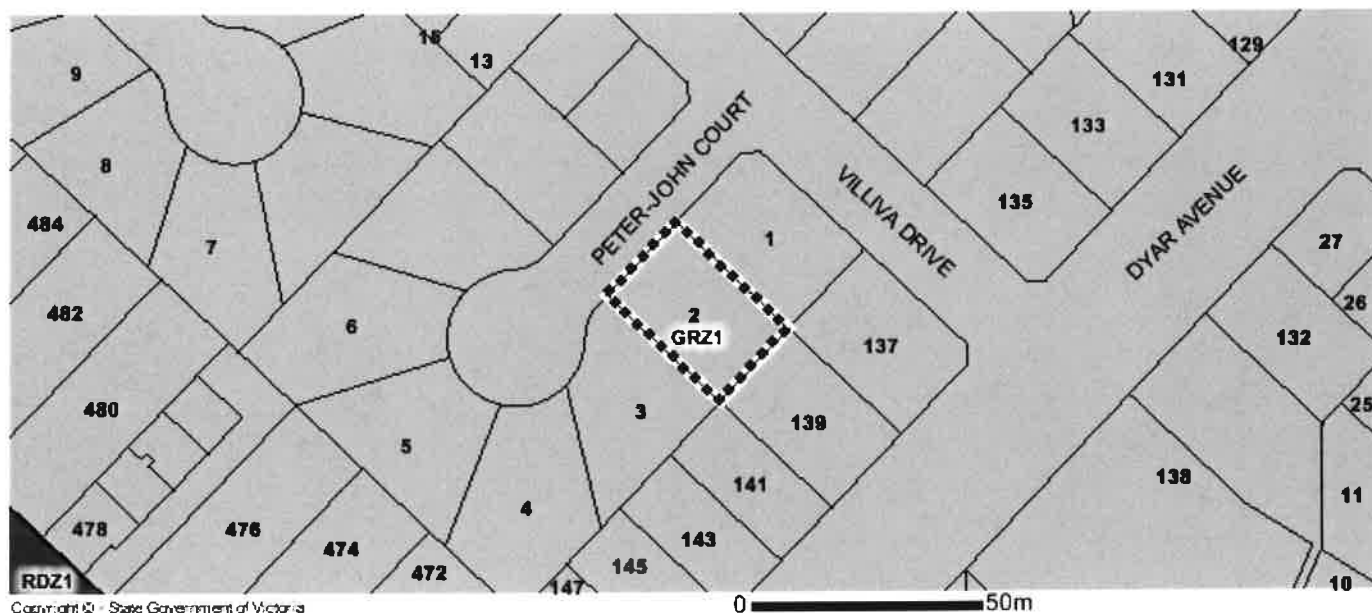
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Copyright © - State Government of Victoria

GRZ - General Residential

RDZ1 - Road - Category 1

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

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

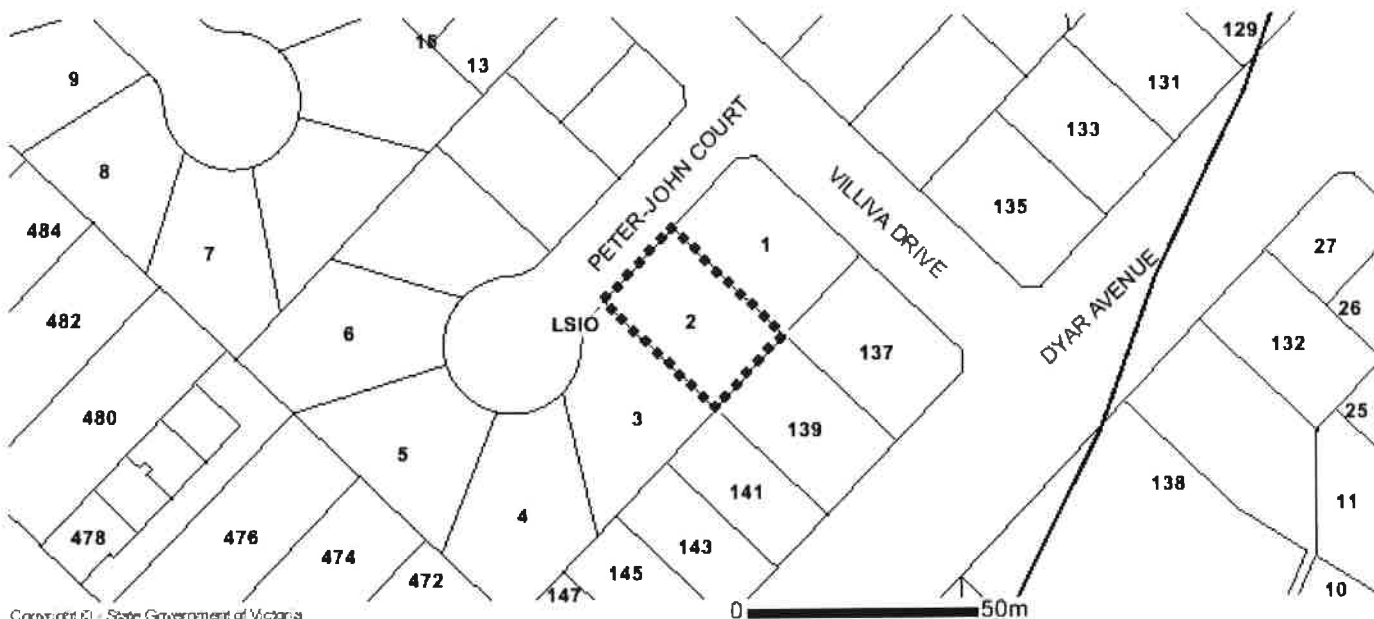
PLANNING PROPERTY REPORT: 2 PETER-JOHN COURT MILDURA 3500

Page 1 of 4

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

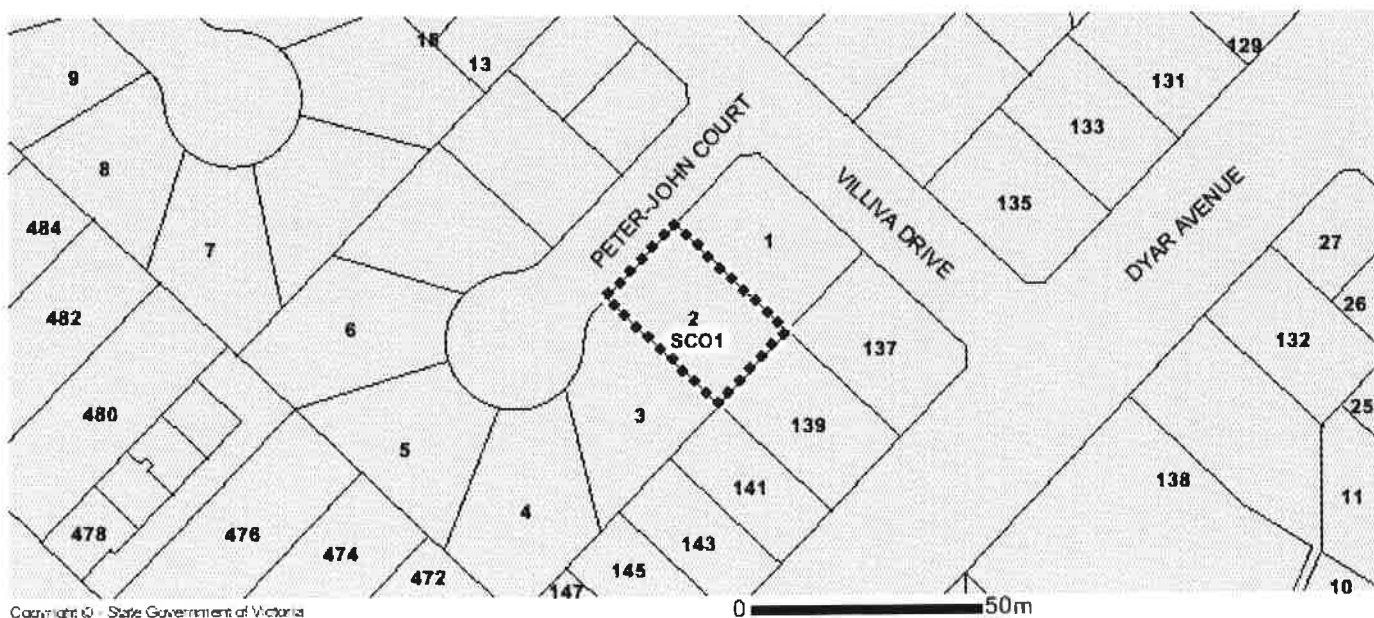


 LSIO - Land Subject to Inundation

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 SCO - Specific Controls

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

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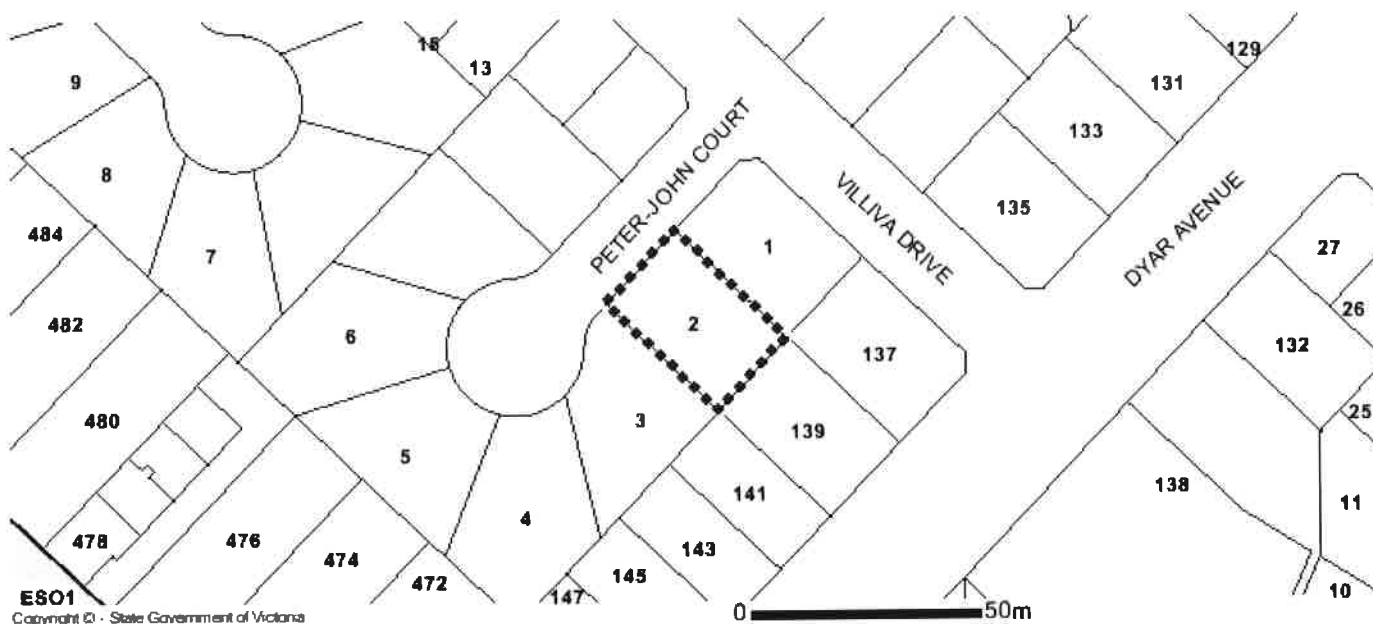
PLANNING PROPERTY REPORT: 2 PETER-JOHN COURT MILDURA 3500

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance

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 27 May 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

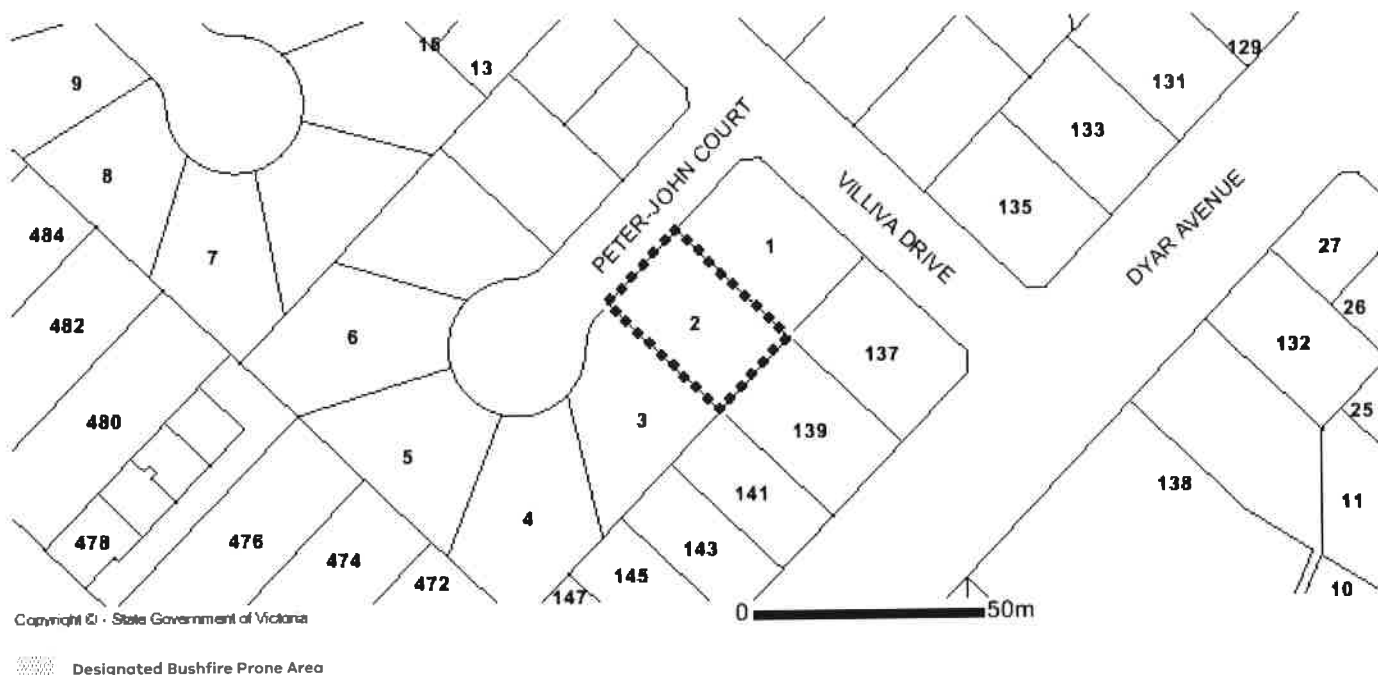
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



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

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

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

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

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

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

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



Mildura Rural City Council

File: 036.2020.00000580.001
25/03/2021

Ms Alicia Roberts
2 Peter-John Court
MILDURA VIC 3500

Dear Ms Roberts

CONFIRMATION OF REGISTRATION OF SWIMMING POOL

2 Peter-John Court MILDURA 3500
Lot 167 PS 505005B Sec 9 Blk E

Council has received your application to register your SWIMMING POOL and it is now registered.

DETAILS REQUIRED FOR BARRIER INSPECTION

Date of construction:
19/07/2011.

Applicable Barrier Standard:

- 1. The Deemed-to-Satisfy requirement of the BCA Volume One or Two, including AS1926.1-2007 Amendment 1; or**
- 2. An Alternative Solution, applied at the time of approval or date of construction, BCA Volume One or Two as issued, published or remade from time to time; or**
- 3. A combination of 1 and 2**

If you disagree with the date of construction or the date or the barrier standard that Council has nominated you can appeal this decision to the Building Appeals Board.

Building Appeals Board
Web site: www.buildingappeals.com.au
Email: registry@buildingappeals.vic.gov.au
Phone 1300 815 127

Madden Avenue Service Centre
108 Madden Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899
PO Box 105, Mildura Vic 3502
DX 50014, Mildura

Deakin Avenue Service Centre
76 Deakin Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Ouyen Service Centre
79 Oke Street, Ouyen
Phone: (03) 5018 8600
Fax: (03) 5092 1017

www.mildura.vic.gov.au
mrcc@mildura.vic.gov.au

ABN 42 498 937 037

To: Ms Alicia Roberts
File: 036.2020.00000580.001

25/03/2021

Page 2

Council confirms (see above) the date of construction of your SWIMMING POOL and the applicable barrier standard.

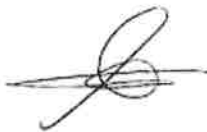
Your next steps are:

1. Have your SWIMMING POOL barrier inspected by a registered building surveyor or inspector. Once your SWIMMING POOL barrier is compliant, your building surveyor/inspector will issue you with a certificate of pool and spa barrier compliance. The fee for this inspection will be set by your private building surveyor/inspector.
2. Lodge your certificate of pool and spa barrier compliance with Council within 30 days of issue. There is a fee of \$20.40 to be paid at the time of lodgement. *This fee is subject to change.*
3. The inspection and lodgement of the certificate of pool and spa barrier compliance must be completed and lodged with Council by **1 November 2023**.

Should you require any further information on any part of this process, please visit the Victorian Building Authority website www.vba.vic.gov.au

If you have any questions on the confirmation of registration, contact Council's Building Department on 03 5018 8413.

Yours sincerely



MARK YANTSES
MUNICIPAL BUILDING SURVEYOR
MY/avn



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937 037

Mr J L Poulton & Ms A M Roberts
2 Peter-John Court
MILDURA VIC 3500

OVERDUE - PAYABLE IMMEDIATELY

\$6.67 as at 03/09/2020

Overdue rates must be paid immediately unless an agreed arrangement is already in place. Penalty interest accrues daily. Please contact Council for an updated amount when making payment. You cannot pay your current rates until you have paid all arrears in full, including penalty interest.

033

Total Rates & Charges For this Year

\$3,709.12

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

2 Peter-John Court MILDURA VIC 3500
Lot 167 PS 505005B Sec 9 Blk E

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

			\$902.06
			-\$895.39Cr
0.00620605	505000		\$3,134.06
434.79	1		\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	113.00	1	\$113.00
Residential Fire Levy (Variable)	0.000054	505000	\$27.27

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

\$3,715.79

Payment In full

Due 15 Feb 2021
\$3,709.12

Or

1st Instalment

Due 14 Oct 2020
\$927.28

2nd Instalment

Due 14 Dec 2020
\$927.28

3rd Instalment

Due 28 Feb 2021
\$927.28

4th Instalment

Due 31 May 2021
\$927.28

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 L Poulton & Ms A M Roberts
2 Peter-John Court MILDURA VIC 3500
Assessment No: 28932

Payment In Full: \$3,709.12
Or 1st Instalment: \$927.28



Bill code: 93922
Ref: 289322

BPAY this payment via Internet or phone banking.
BPAY View®: View and pay this bill using internet banking.
BPAY View Registration No.: 289322

POST billpay



Full Payment *41 289322



Post Billpay Bill code: 0041
Ref: 289322

Pay in person at any post office, phone 13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B

Internal Use Only





Mildura Rural City Council

Madden Avenue Service Centre

108 Madden Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Deakin Avenue Service Centre

76 Deakin Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Ouyen Service Centre

79 Oke Street, Ouyen
Phone: (03) 5018 8600
Fax: (03) 5092 1017

PO Box 105, Mildura Vic 3502
DX 50014, Mildura
mrrcc@mildura.vic.gov.au
www.mildura.vic.gov.au

ARREARS

Payment of arrears must be made immediately unless an agreed payment arrangement is in place. As penalty interest accrues daily, please contact Council for an updated arrears amount when making payment.

PAYING YOUR RATES

There are two ways you can pay.

1. One full payment

Pay the full amount of current rates and charges in one annual payment by 15 February 2021, or

2. Four quarterly instalments

Pay your rates in four separate instalments. The full amount of the first instalment must be paid by 30 September 2020. Any arrears must also be paid by this date. Any payments received after this date will be treated as part payment of the 'one full payment' option.

INTEREST AND PENALTIES

Under Section 172 of the Local Government Act 1989, late payments will be subject to penalty interest calculated from the date when each quarterly instalment was due, irrespective of whether or not a ratepayer has chosen to pay by the instalment or lump sum option. Late payments will be subject to an interest rate of 10% pa (set under the Penalty Interest Rates Act 1983) on all overdue rates and charges until paid in full. In the absence of full payment or an agreed payment arrangement, Council may utilise legal action to recover outstanding rates and charges. All associated legal costs will be borne by the ratepayer.

FINANCIAL DIFFICULTY

Anyone experiencing financial difficulties or having trouble making rates payments should contact Council as soon as possible to discuss their circumstances and make alternative arrangements.

ALLOCATION OF PAYMENTS

Payments received will be allocated as follows:

1. Legal Costs Owning (if any)
2. Interest Owning (if any)
3. Arrears Owning (if any)
4. Current Rates or Charges Owning

AVPCC

An Australian Valuation Property Classification Code is applied to each property to determine land use classification for Fire Services Property Levy purposes.

NOTICE OF VALUATION

The property described in this notice has been valued as at 1 January 2020, having regard to its present condition. Where a notice of valuation has been given by Council for the first time, a person may lodge an objection to the valuation and/or AVPCC with Council within two months of the date of issue. Any such objection must be lodged in accordance with Sec 16 of the Valuation of Land Act 1960.

A person considering objecting is advised to first discuss the matter with Council. The valuations shown may be used by other rating authorities for the purposes of a rate or tax. Regardless of any objection to the valuation, rates must be paid (as assessed) by the due date.

RATE NOTICE APPEAL

Under Section 183 of the Local Government Act 1989, if you are a person aggrieved by a decision to classify or not classify the property described in this notice as a particular type or class for differential rating purposes, you may apply to the Victorian Civil and Administrative Tribunal within 60 days of the date of issue for a review of the decision.

Under Section 184 of the Local Government Act 1989, if you are a person aggrieved by a rate or charge imposed by Council, or by anything included or excluded from such a rate or charge, you may lodge an appeal with the County Court within 60 days of the date of issue. There are limited grounds of appeal.

Under Section 185 of the Local Government Act 1989, if you are a person aggrieved by a decision to impose a special rate or special charge imposed by Council, you may apply to the Victorian Civil and Administrative Tribunal within 30 days of the date of issue for a review of the decision. There are limited grounds of appeal.

Prior to lodging any appeal with VCAT or the County Court, ratepayers are encouraged to first discuss the matter with Council.

CHANGE OF ADDRESS

It is the responsibility of the ratepayer to ensure Council has a current residential and postal address for the delivery of rate notices. If you change your residential or postal address you must notify Council.

RATE CAPPING

Council has complied with the Victorian Government's rates cap of 2.0 per cent. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons- (i) the valuation of your property relative to the valuation of other properties in the municipal district; (ii) the application of any differential rate by Council; (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

FIRE SERVICES PROPERTY LEVY ACT 2012

Council is obliged under the Fire Services Property Levy Act 2012 to apply and collect this levy on behalf of the Victorian State Government. If you are subject to this levy, and your land is rateable, you may apply for a waiver, deferral or concession in respect of the levy amount in accordance with Sec 27. If you are subject to this levy and your land is classified residential for land use classification purposes but is not rateable land, you may apply for a waiver, deferral or concession in respect of the levy amount in accordance with Sec 28.

PENSIONER CONCESSION

Eligible pensioners can claim a concession on their Council rates and Fire Services Property Levy. If you have previously made an application and a concession isn't shown on your rate notice, please contact Council.

PRIVACY INFORMATION

Information on this notice is used for Council's municipal and statutory obligations only. Council may pass on this information to authorities and agencies where these bodies require the information to perform their legislative functions.

How to pay

IN PERSON

Visit any of Council's Service Centres to pay by cash, cheque or EFTPOS (credit and debit cards accepted).

Office Hours
8am - 5pm
Monday to Friday

MAIL

Cheque payable to 'Mildura Rural City Council'.
PO Box 105
Mildura VIC 3502

DIRECT DEBIT

Contact Council to arrange direct debit payments.

BPAY®



Contact your bank or financial institution to access BPAY from your account.
Quote the Biller Code 93922 and Reference No. as on the front of this notice.

eNOTICES



For emailed notices:
mildura.enotices.com.au
Reference No:
EC4F33132S

AUSTRALIA POST

Pay in-store at Australia Post to pay by cash, cheque, EFTPOS, debit card, MasterCard or Visa. Or by phone, 131 816 or online at auspost.com.au/postbillpay

CENTREPAY

Call Centrelink to arrange regular deductions from your Centrelink payments. Quote Centrepay Reference No: 555 054 730B and your Assessment Number.

MILDURA
741 - 759 Fourteenth Street Mildura 3500
PO Box 1438 Mildura 3502
AUSDOCX 50023
Tel: (03) 6061 3400 Fax: (03) 5051 3480

SWAN HILL
73 Beveridge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOCX 30164
Tel: (03) 6036 2160 Fax: (03) 5036 2180



24 Hour Supply Emergency
1800 808 830



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

KERANG
56 Wellington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOCX 57908
Tel: (03) 6450 3960 Fax: (03) 5450 3967

039333

Reference No.
URBAN ACCOUNT

Amount Due \$303.71

Due Date 14 May 2021

MR JL POULTON & MS AM ROBERTS
2 PETER JOHN COURT
MILDURA VIC 3500

Date of Issue: 28/05/2021
Tariffs and Charges Notice
4th Quarter 2020/21
01/04/2021 - 30/06/2021

POST *850 700393333

Property Address: 2 PETER JOHN COURT MILDURA VIC 3500 (Prop:39333) - Urban Account
Lot 167 PS 505005B Par Mildura Vol 10745 Fol 315

	Charge	Balance
Water Service Tariff	52.09	52.09
Water by Measure Chg-Info on reverse	128.66	128.66
Sewerage Service Tariff	122.96	122.96
TOTAL OWING		\$303.71

Payments/Credits since last Notice **\$280.04**



LMW054G

15591265

Payment Slip - Methods of Payment

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



Direct Debit
Please contact your local office.



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



Billpay Code: 0850
Ref: 700393333

Pay in person at any Post Office.



Biller Code: 78477
Ref: 700393333

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

039333

2 PETER JOHN COURT MILDURA VIC 3500 (Prop:39333) - Urban Account



*850 700393333

\$303.71



Biller Code: 78477
Ref: 700393333

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

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

BPAY View Registration No: 700393333



By Phone

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

Amount Due **\$303.71**

See reverse for
In Person and By Mail options

039333 - 2 PETER JOHN COURT MILDURA VIC 3500 (Prop:39333) - Urban Account
Period of Usage: 10/12/2020 to 11/03/2021 (91 Days)
100kl @ 0.4525 Step1 Rate + 100kl @ 0.8235 Step2 Rate + 1kl @ 1.0585 Step3 Rate = \$128.66
Average Daily Consumption: 2.2088 kL

METER DETAILS - Meter/s read on 11-Mar-2021

Meter No.	Size(mm)	Current Read	Previous Read	Consumption	(Charged)
11W014525	20	5633	5432	201	201

These services are GST-free. The next Quarterly Notice will be mailed Jul 2021 - due mid Aug

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 Diversions

The above Customers holding a Centrelink PCC/HCC Card or a Department of Veteran Affairs PCC/ 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

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.