



MALONEY ANDERSON LEGAL

VENDOR'S STATEMENT

**Statement by Vendor of matters affecting Real Estate being sold to
a Purchaser pursuant to Section 32 of The Sale of Land Act, 1962**

VENDOR: RAYMOND ERNEST RIORDAN

PROPERTY: 24 EIGHTH STREET, MILDURA

**MALONEY ANDERSON LEGAL
Barristers & Solicitors
70 Deakin Avenue
MILDURA**

**Ph: 03 5021 6200
Fax: 03 5021 6299
DX: 50021 Mildura**

Ref: LCA:KL 20-1839

VENDOR STATEMENT
TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962 (VIC) ("the Act")
as at 1 October 2014

LAND

24 Eighth Street, Mildura VIC 3500 being Lot 9 on Plan of Subdivision 015049 and being all of the land contained in Certificate of Title Volume 7303 Folio 411.

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

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract. The vendor may sign this statement to be given to the purchaser by electronic signature.

VENDOR

Raymond Ernest Riordan by his Power of Attorney Raelene Lesley Kolpin under Power of Attorney dated 9 September 1998

Signature of the Vendor

DATE OF THIS STATEMENT / /20

The Purchaser acknowledges being given this statement signed by the Vendor together with the attached documents before the Purchaser signed any contract.

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT / /20

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

Not Applicable.

1.2 Any Charge

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

Not Applicable.

1.3 Rates, taxes, charges or other similar outgoings

Particulars of any rates, taxes, charges or other similar outgoings affecting the land (and any interest payable on any part of them):

(a) Their total does not exceed \$3,500.00.

(b) Their amounts are as follows:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council	\$ see attached	\$
(2)	Lower Murray Water	\$ see attached	\$

TOTAL

(c) There are no charges or outgoings for which the Purchaser may become liable as a consequence of the sale and which the Vendor might reasonably be expected to have knowledge¹, which are not included in items 1.3 (a) or (b) above; other than specified as follows:

(i) If the rates taxes and charges are also in respect of other land any additional amount resulting from the assessment of a separate rate tax or charge for the property after the sale.

(i) Water Consumption.

2. INSURANCE DETAILS

Not Applicable.

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

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

Is set out in the attached copies of title document(s).

(b) Particulars of any existing failure to comply with the terms of that easement, covenant or other similar restrictions are:

To the best of the Vendors knowledge there is no existing failure to comply with the terms of any easement covenant caveat or other similar restrictions.

¹ Other than any GST payable in accordance with the contract.

3.2 Designated bushfire prone area

The land is NOT in a designated bushfire prone area within the meaning of the regulations made under the *Building Act 1993* – see map attached.

3.3 Road access

There is access to the property by road.

3.4 Planning scheme

(a) The required specified information is as follows:

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Industrial 1 Zone (IN1Z) Schedule to the Industrial 1 Zone (IN1Z)
Name of planning overlay	Design and Development Overlay (DDO) Design and Development Overlay – Schedule 4 (DDO4) Specific Controls Overlay (SCO) Specific Controls Overlay – Schedule 1 (SCO1)

4. NOTICES

4.1 Notice, order, declaration, report or recommendation

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

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

5. BUILDING PERMITS

Not Applicable.

6. OWNERS CORPORATION

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC") DETAILS

Not Applicable.

8. SERVICES

The following services are not connected to the land:

- ☐ electricity supply
- ☐ gas supply
- ☐ water supply
- ☐ sewerage
- ☐ telephone services

9. TITLE

Copies of the following documents are attached:

9.1 Registered Title (*Transfer of Land Act 1958*)

A 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.

10. SUBDIVISION

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

Not Applicable.

12. DUE DILIGENCE CHECKLIST

The Vendor or the Vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available before the land is offered for sale to any prospective purchaser from the time the land for sale that is vacant residential land or land on which there is a residence.

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

VOLUME 07303 FOLIO 411

Security no : 124085354728A
Produced 07/09/2020 04:47 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 015049.
PARENT TITLE Volume 06435 Folio 844
Created by instrument 2213687 20/04/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RAYMOND ERNEST RIORDAN of 39 RUBY AVENUE MILDURA
2290679 24/03/1950

ENCUMBRANCES, CAVEATS AND NOTICES

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP015049 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: 24 EIGHTH STREET MILDURA VIC 3500

DOCUMENT END

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PLAN OF SUBDIVISION OF PART OF CROWN PORTION I PARISH OF MILDURA

COUNTY OF KARKAROOC

Vol. 3743 Fol. 748501

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

LP 15049
EDITION 3
PLAN MAY BE LODGED 1.5.39

COLOUR CODE

BL=BLUE
R1=BROWN
PH = PURPLE HATCHED

APPROPRIATIONS

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR ROADS

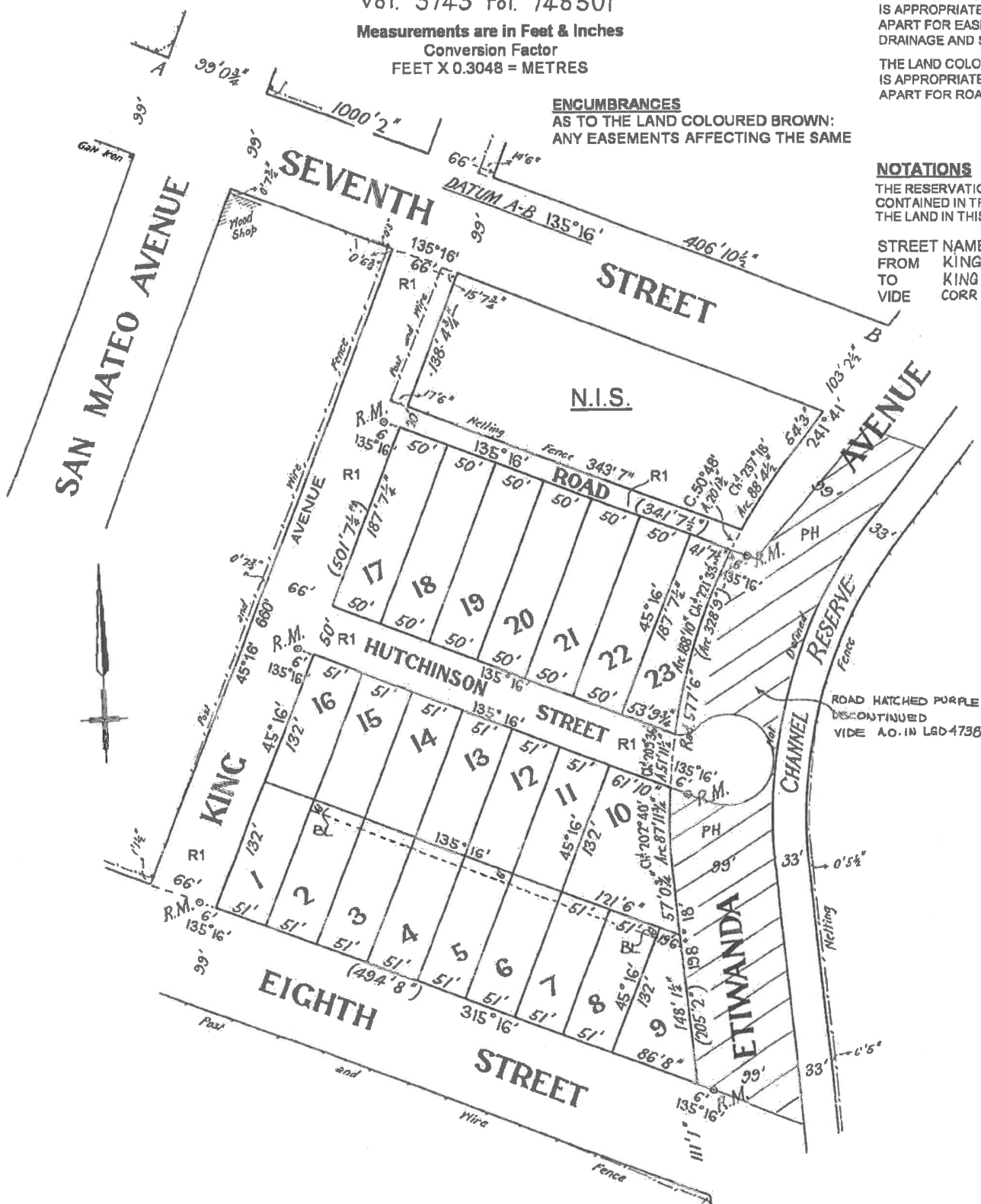
ENCUMBRANCES

AS TO THE LAND COLOURED BROWN:
ANY EASEMENTS AFFECTING THE SAME

NOTATIONS

THE RESERVATIONS & CONDITIONS
CONTAINED IN TR.289110 AFFECTS
THE LAND IN THIS PLAN

STREET NAME AMENDED
FROM KING STREET
TO KING AVENUE
VIDE CORR. 67/487



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.

PLAN NUMBER

LP 15049

[illegible]

RAYMOND ERNEST RIORDAN

TO

RAELENE LESLEY KOLPIN

and

TERRY ROBERT RIORDAN

Certified copy of an original document
Certified to be a true copy of the
original seen by me.

Dated: 7/9/20

Signed: 

Leigh C. Anderson
Maloney Anderson Legal
70 Deakin Avenue, Mildura
who is an Australian Legal Practitioner
within the meaning of the
Legal Profession Uniform Law (Victoria)

**ENDURING POWER OF
ATTORNEY**

CYNTHIA A. TOOSE
Solicitor
71 Deakin Avenue
MILDURA VIC 3500

Phone: (03) 5021 1121
CAT:CW

ENDURING POWER OF ATTORNEY

THIS ENDURING POWER OF ATTORNEY made the 9th day of September
One thousand nine hundred and ninety eight by **RAYMOND ERNEST RIORDAN**, Pensioner,
of 24 Eighth Street Mildura in the State of Victoria in pursuance of Section 14 of the
instruments Act 1958.

1. **I APPOINT** **RAELENE LESLEY KOLPIN** of 314 Eighth Street Mildura in the State
of Victoria and **TERRY ROBERT RIORDAN** of 1105 Ross River Road Rasmuffen in the
State of Queensland to be my Attornies.
2. **I DIRECT** that this Power of Attorney shall be a joint and several Power of Attorney
to the extent that any one of my two Attornies may do on my behalf anything that I
may lawfully authorize an Attorney to do.
3. **I DECLARE** that this Power of Attorney shall continue to operate and have full
force and effect notwithstanding that I may subsequently become incapable.

SIGNED SEALED & DELIVERED by the said]
RAYMOND ERNEST RIORDAN in the]
presence of:]

R. E. Riordan

FIRST WITNESS:

Signature *[Signature]*

Full Names STEPHEN FREDERICK RIORDAN

Address 59 AZURE DR

WODONGA 3690

SECOND WITNESS:

Signature *Cynthia A. Toose*

Full Names Cynthia Anne Toose

Address 71 Deakin Avenue

Mildura

SPECIMEN SIGNATURE OF ATTORNIES

R. Kee
(appointed persons name*)

[Signature]

Leigh C. Anderson
Maloney Anderson Legal
70 Deakin Avenue, Mildura
who is an Australian Legal Practitioner
within the meaning of the
Legal Profession Uniform Law (Victoria)

Certified copy of an original document
Certified to be a true copy of the
original seen by me.

Dated: 7 / 9 / 20

Signed: *[Signature]*



Mildura Rural City Council

Internal Use Only

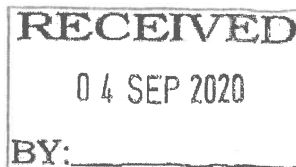


TAX INVOICE

ABN 42 478 737 131



Mr R E Riordan
24 Eighth Street
MILDURA VIC 3500



033
1009598
R2_3057

Total Rates & Charges For this Year
\$1,296.26

Refer below for payment options

Rate and Valuation Notice

1 July 2019 to 30 June 2020

Property Location & Description
24 Eighth Street MILDURA VIC 3500
Lot 9 PS 15049 Sec 18 Blk D

AVPCC: 110 - Detached Home

RATING DETAILS

Rebates / Concession
Residential Rate
Waste Management

Assessment No: 1807
Issue Date 15 July 2019
Rate declaration date: 1 July 2019
Capital Improved Value:
Site Value:
Net Annual Value:
Valuation Date: 1 January 2019

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	111.00	1	\$111.00
Residential Fire Levy (Variable)	0.000066		\$11.22
Concession			-\$50.00Cr

TOTAL AMOUNT

\$1,296.26

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2020 \$1,296.26		Due 30 Sep 2019 \$324.05	Due 30 Nov 2019 \$324.07	Due 29 Feb 2020 \$324.07	Due 31 May 2020 \$324.07

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 R E Riordan
24 Eighth Street MILDURA VIC 3500
Assessment No: 1807

Payment In Full: \$1,296.26
Or 1st Instalment: \$324.05



Biller code: 93922
Ref: 18077

BPAY this payment via internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 18077

POST billpay



Full Payment *41 18077



Post Billpay Biller code: 0041
Ref: 18077

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
mrcc@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 2020, 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 2019. 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 2019, 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 2.5 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:
60861FCCBE

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
 AUSDOC DX 50023
 Tel: (03) 5051 3400 Fax: (03) 5051 3480
 Office Hours 8.00am - 5.00pm Monday - Friday
SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSDOC DX 30164
 Tel: (03) 5036 2160 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday

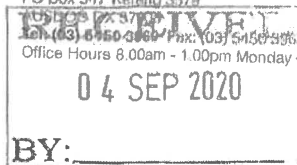


LOWER MURRAY WATER

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

KERANG

56 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 Tel: (03) 5450 3000 Fax: (03) 5450 3007
 Office Hours 8.00am - 1.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830



315690-001 008630(36419) D033

MR RE RIORDAN
24 EIGHTH STREET
MILDURA VIC 3500

Reference No. 002120

URBAN ACCOUNT

Amount Due \$350.68

Due Date 20-MAY-2020

Date Of Issue 16/04/2020

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

POST *850 700021207

Property Address : 24 EIGHTH STREET MILDURA VIC 3500 (Prop:2120) - Urban Account
 Lot 9 LP 15049 Blk D Sec 18 Vol 7303 Fol 411

Water Service Tariff
 Water by Measure Chg-Info on reverse
 Sewerage Service Tariff

Charge	Concession	Balance
51.76	-24.47	27.29
258.97		258.97
122.19	-57.77	64.42

TOTAL OWING **\$350.68**

*PAID 12/5/20
834585*

Pension Concessions granted for the current Financial year total \$328.90
 Payments/Credits since last Notice \$212.82
 Urban customers are advised that Stage 1 water restrictions are currently in effect



Payment Slip - Methods of Payment

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

002120

24 EIGHTH STREET MILDURA VIC 3500 (Prop:2120) - Urban Account



Direct Debit

Please contact your local office.



*850 700021207

\$350.68



Centrepay

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



Billpay Code: 0850

Ref: 7000 2120 7

Pay in person at any Post Office.



Biller Code: 78477

Ref: 7000 2120 7

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

B PAY	Biller Code: 78477 Ref: 7000 2120 7
BPAY® - Make this payment via internet or phone banking. BPAY View® - Receive, view and pay this bill using internet banking. BPAY View Registration No: 7000 2120 7	

Payment Ref: 7000 2120 7



By Phone

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

Amount Due

\$350.68

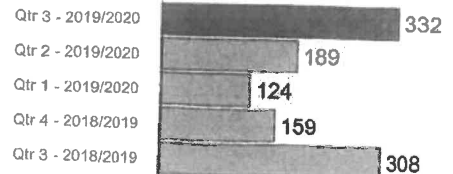
See reverse for In Person and By Mail options

108kl @ \$0.4497 Step1 Rate + 108kl @ \$0.8184 Step2 Rate + 116kl @ \$1.0518 Step3 Rate = \$258.97
Average Daily Consumption: 3.3878 kl

METER DETAILS - Meter/s read on 10-Mar-2020

Meter No.	Size(mm)	Current Read	Previous Read	Consumption	(Charged)
16100780	20	2561	2229	332	332

Compare your Water use.



These services are GST-free. The next Quarterly Notice will be mailed Jul 2020 - 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 Diverters.

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 Health and 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 1051 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 διαμενηών, παρακαλώ τηλεφωνηστε στον κατωτέρω αριθμό.

13 14 50

16/04/2020 - Record 18441-LMWPNOTP20200414164210.lmw



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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 07 September 2020 04:54 PM

PROPERTY DETAILS

Address: **24 EIGHTH STREET MILDURA 3500**
Lot and Plan Number: **Lot 9 LP15049**
Standard Parcel Identifier (SPI): **9\LP15049**
Local Government Area (Council): **MILDURA**
Council Property Number: **1807**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 R7**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

[View location in VicPlan](#)

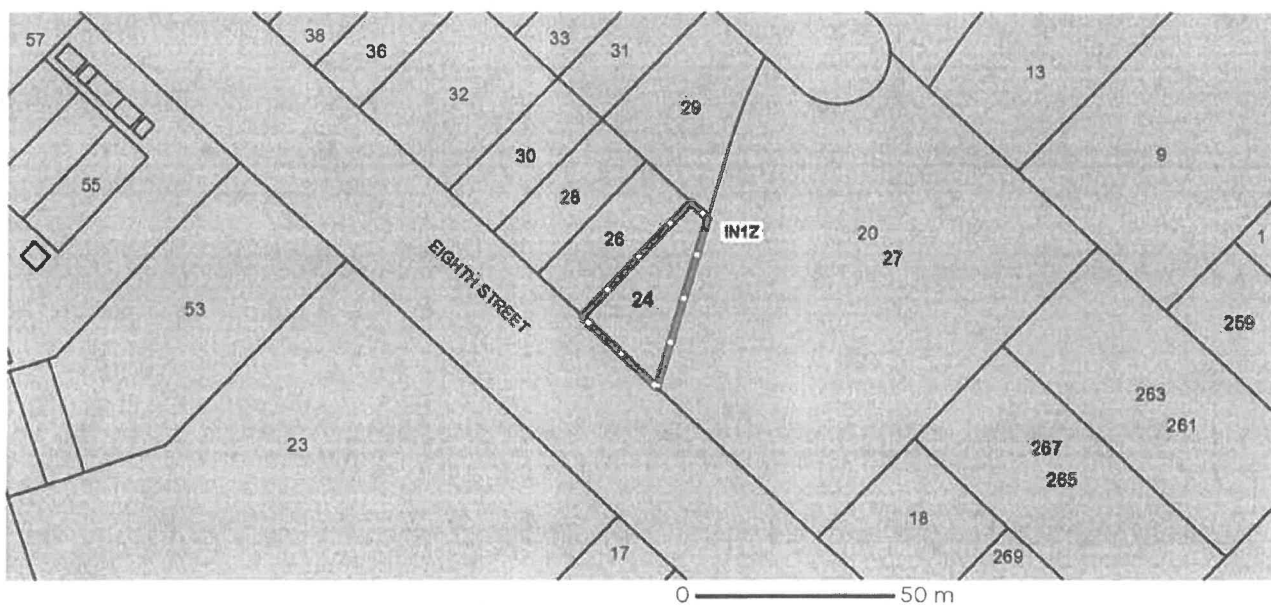
STATE ELECTORATES

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

Planning Zones

INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)



 **IN1Z - Industrial 1**  **PUZ1 - Public Use-Service and Utility**

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: 24 EIGHTH STREET MILDURA 3500

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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 4 (DDO4)

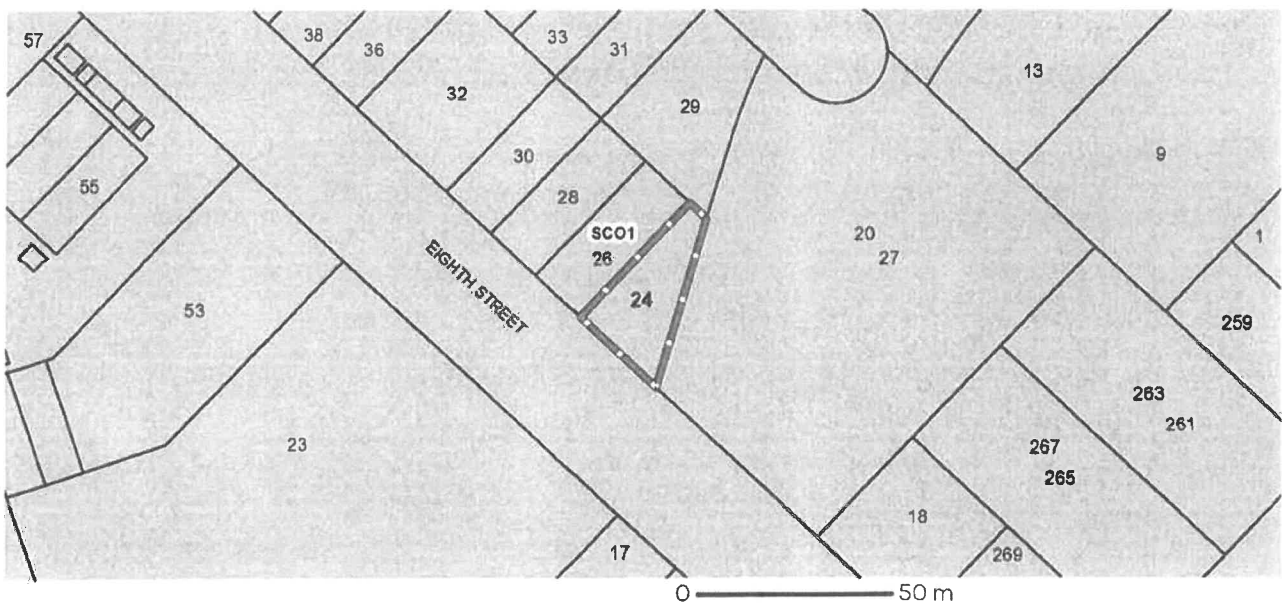


 **DDO - Design and Development**

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: 24 EIGHTH STREET MILDURA 3500

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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation

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

Further Planning Information

Planning scheme data last updated on 2 September 2020.

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

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

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

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

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

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

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

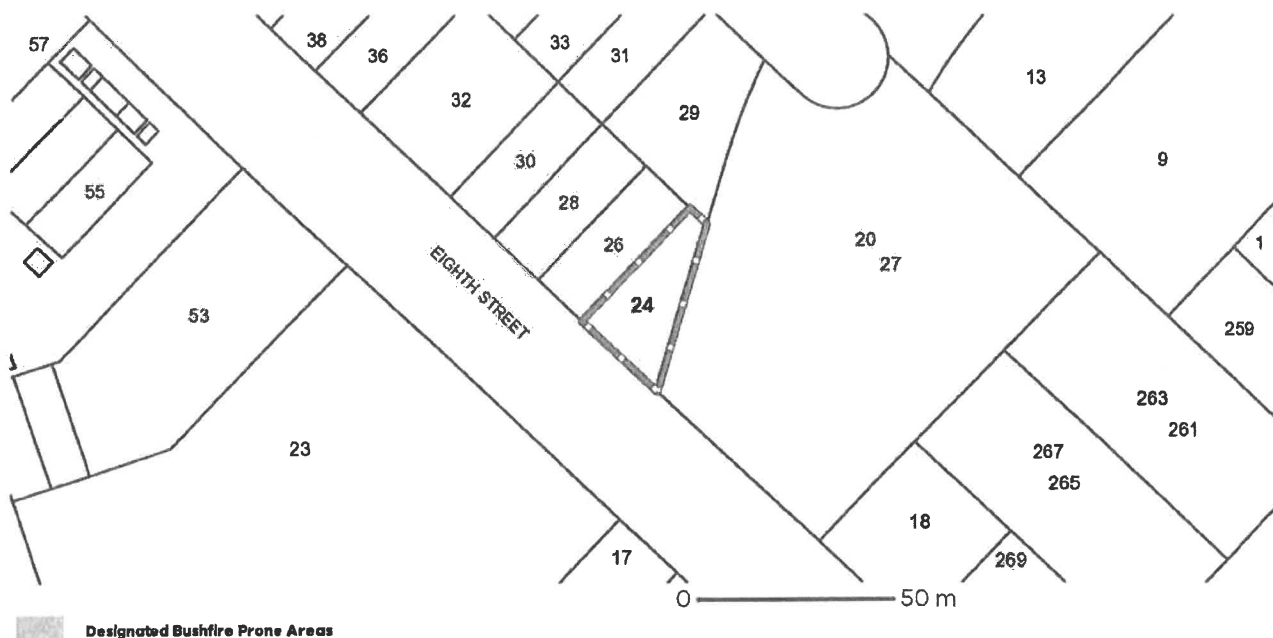
To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

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



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

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

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

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

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

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

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

Due Diligence Checklist

What you need to know before buying a residential property



Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting 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