

# SECTION 32 STATEMENT

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

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**Vendor:**      **Loi James Zanette and Kathleen Patricia Zanette**

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**Property:**      **7B Sirius Court MILDURA VIC 3500**

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**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](mailto:jenni@mildurapropertytransfers.com.au)

Ref: Jenni Foster

SECTION 32 STATEMENT  
7B SIRIUS 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	\$2,094.04	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.

SECTION 32 STATEMENT  
7B SIRIUS 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 Owners Corporation in respect of the land is INACTIVE. It has not, in the past 15 months, had an Annual General Meeting, fixed any fees. Insurance attached

**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  
7B SIRIUS 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 - Bottled	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

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

**9. TITLE**

Attached are the following document/s concerning Title:

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

**SECTION 32 STATEMENT**  
**7B SIRIUS COURT MILDURA VIC 3500**

- (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**

**Loi James Zanette and Kathleen Patricia Zanette**

**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 10493 Folio 322

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

VOLUME 10493 FOLIO 322

Security no : 124088930367L  
Produced 26/03/2021 12:40 PM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 344250G.  
PARENT TITLE Volume 10478 Folio 952  
Created by instrument PS344250G 21/01/2000

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
LOI JAMES ZANETTE  
KATHLEEN PATRICIA ZANETTE both of 121 PATON STREET BROKEN HILL NSW 2880  
AC655186P 09/02/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC655187M 09/02/2004  
ST. GEORGE BANK LTD

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 PS344250G 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: 7B SIRIUS COURT MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

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

OWNERS CORPORATIONS

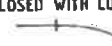

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The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. PS344250G

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 26/03/2021, for Order Number 67250575. Your reference: WW:108-21.**

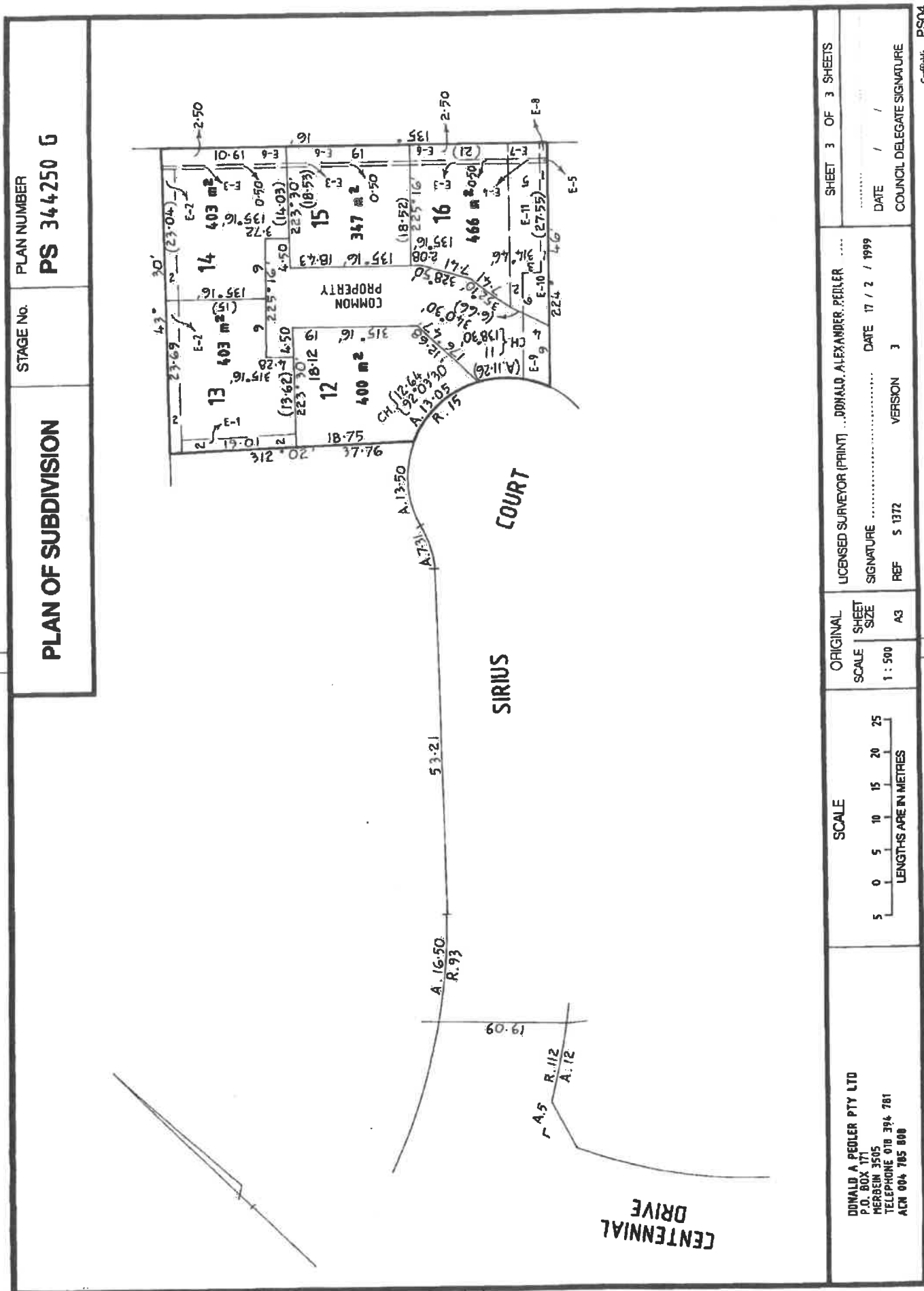


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<b>PLAN OF SUBDIVISION</b>		STAGE No.	LTO USE ONLY <b>EDITION 2</b>	PLAN NUMBER <b>PS 344250 G</b>
<b>LOCATION OF LAND</b>  PARISH: MILDURA  TOWNSHIP: _____  SECTION: 23  CROWN ALLOTMENT: 6 (PART) BLOCK E  CROWN PORTION: 2 (PART)  LTO BASE RECORD: PARISH (3102) SHEET 2 TITLE REFERENCES: VOL. 9892 FOL. 718  LAST PLAN REFERENCE/S: L.P. 344249 Q, LOT H  POSTAL ADDRESS: SIRIUS COURT (At time of subdivision) MILDURA 3500  AMG Co-ordinates (of approx centre of land in plan) E N ZONE:		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: MILDURA RURAL CITY COUNCIL REF 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. <del>This is a statement of compliance issued under Section 21 of the Subdivision Act 1988</del>  <b>OPEN SPACE</b> (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage .....  Council Delegate Council Seal Date 7/7/99  Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER	COUNCIL/BODY/PERSON			
		<b>NOTATIONS</b>		
		STAGING This is/ is not a staged subdivision. Planning permit No P97/423		
		DEPTH LIMITATION 15.24 metres below the surface LOTS 1 TO 11 (BOTH INCLUSIVE), HAVE BEEN OMITTED FROM THIS PLAN LAND BEING SUBDIVIDED IS ENCLOSED WITH CONTINUOUS THICK LINES TANGENT POINTS SHOWN THUS 		
THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 268082 AFFECT THE LOTS ON THIS PLAN.				
SURVEY THIS PLAN IS/ IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s) IN PROCLAIMED SURVEY AREA No.				
<b>EASEMENT INFORMATION</b>				LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: 20/12/99
				LTO USE ONLY
				PLAN REGISTERED
				TIME 11-30
				DATE 21/1/00
				
				Assistant Registrar of Titles
				SHEET 1 OF 3 SHEETS
DONALD A PEDLER PTY. LTD. P.O. BOX 171 HERBEIN 3505 TELEPHONE 018 394 781 ACN 004 785 808		LICENSED SURVEYOR (PRINT) DONALD ALEXANDER PEDLER ..... SIGNATURE ..... DATE 17 / 2 / 1999 REF S 1372 VERSION 3		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PS344250G

**FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT**





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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: **St. George Bank Limited**

Name: .....

Phone: **DX 381 Melbourne**

Address: .....

Ref.: **2462W**

Customer Code: .....



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The information I  
statutory authority  
maintaining publi  
indexes in the Vik

**AC655186P**



MADE AVAILABLE/CHANGE CONTROL

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 and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

**Volume 10493 Folio 322**

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

**All my estate in fee simple**



DAC655186P-1-7

Consideration:

Transferor: (full name)

**Marc Travis Cook**

Transferee: (full name and address including postcode)

**Loi James Zanette and Kathleen Patricia Zanette of 121 Paton Street, Broken Hill NSW 2880 as joint proprietors.**

Directing Party: (full name)

Dated: **19/1/04**

Execution and attestation:

Signed by **MARC TRAVIS COOK** in the presence of:

*[Signature]*

Signed by **LOI JAMES ZANETTE & KATHLEEN PATRICIA ZANETTE** in the presence of:

**WITNESS. ST GEORGE BANK.**

*[Signature]*

*[Signature]*

*[Signature]*

Approval No. 18170311L

ORDER TO REGISTER

Please register and issue title to

**T1**



Signed

Cust. Code:

STAMP DUTY USE ONLY

Constants	
This stamp is	ABN 33 029 803 270 <b>AP 457</b>
SRO	Victorian Duty \$ <b>6,760</b>
Property	Consideration / Advance \$ <b>1,111,000</b>
NOT TO BE COPIED	Victorian Assets % ..... Section .....
	Original / Counterpart / Collateral / Upstamp
	Transaction No: <b>479/2004</b>
	Endorsing Date: <b>3 12 04</b>
	Signature: <i>[Signature]</i> No 1

THE BACK OF THIS FORM MUST NOT BE USED

*19/01/04* Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010



## Department of Environment, Land, Water & Planning

### Owners Corporation Search Report

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Produced: 26/03/2021 12:42:12 PM

**OWNERS CORPORATION**  
**PLAN NO. PS344250G**

The land in PS344250G is affected by 1 Owners Corporation(s)

**Land Affected by Owners Corporation:**  
Common Property, Lots 12 - 16.

**Limitations on Owners Corporation:**  
Unlimited

**Postal Address for Services of Notices:**  
SIRIUS COURT MILDURA VIC 3500

PS344250G 21/01/2000

**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	0	0
Lot 12	10	10
Lot 13	10	10
Lot 14	10	10
Lot 15	10	10
Lot 16	10	10
<b>Total</b>	<b>50.00</b>	<b>50.00</b>



## Department of Environment, Land, Water & Planning

### Owners Corporation Search Report

Produced: 26/03/2021 12:42:12 PM

**OWNERS CORPORATION**  
**PLAN NO. PS344250G**

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.

Issued on behalf of the Insurers:  
QBE Insurance (Aust) Ltd ABN 78 003 191 035 8 Chifley Square Sydney NSW 2000 (AFS Licence No: 239545)



**Policy No:** CAH0009581  
**Period of Insurance:**  
**From:** 30/03/21  
**To:** 30/03/22 at 4.00 pm

**The Insured & Situation:**  
Owners Corporation Plan No. PS - 344250  
7B SIRIUS COURT  
MILDURA  
VIC 3500

### Certificate of Currency - Tax Invoice

POLICY PERIOD 30/03/21 TO 30/03/22		Sum Insured
POLICY 1	COMMUNITY PROPERTY	100,000
	COMMUNITY PROPERTY (Community Income)	15,000
	COMMUNITY PROPERTY (Common Area Contents)	Not selected
	Sports Playing Field	Not selected
	Extra Expenses	Not selected
POLICY 2	LIABILITY TO OTHERS	Limit of Liability - 20,000,000
POLICY 3	VOLUNTARY WORKERS - Refer to Table of Benefits	200,000/2,000
POLICY 4	WORKERS COMPENSATION (ACT, TAS & WA ONLY)	Not selected
POLICY 5	FIDELITY GUARANTEE	100,000
POLICY 6	OFFICE BEARER'S LEGAL LIABILITY	Not selected
POLICY 7	MACHINERY BREAKDOWN	Not selected
POLICY 8	CATASTROPHE (COMMUNITY ASSOCIATION)	Not selected
	Extended cover - Community Income/Temp Accommodation/Storage	Not selected
POLICY 9	PART A - Government Audit Costs	25,000
	PART B - Appeal Expenses - common property health & safety breaches	100,000
	PART C - Legal Defence Expenses	50,000
	FLOOD	Selected

**Lot(s):** .  
**Lot Type:** .  
**Owner(s):** .  
**Mortgagee(s):** .

**Date of Issue:** 31/03/21  
**Issue Fee Incl GST:** 0.00  
**Issue Fee GST:** 0.00

This certificate confirms that on the date of issue noted above, a policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the policy terms and conditions contained in the actual policy document. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

CHU Underwriting Agencies Pty Ltd is an underwriting intermediary acting on behalf of the insurers.

Our Ref: 21030591

New South Wales/ACT  
Level 33, 101 Miller Street  
North Sydney 2060  
PO Box 500, North Sydney  
2059  
Phone: 1300 361 263  
Fax: 1300 361 269  
info\_nsw@chu.com.au

Victoria / Tasmania  
Level 21, 150 Lonsdale Street  
Melbourne 3000  
GPO Box 3208, Melbourne 3001  
Phone: 03 8695 4000  
Fax: 03 9620 1969  
info\_vic@chu.com.au

Queensland  
Level 13, King George Central  
145 Ann Street, Brisbane 4000  
GPO Box 705, Brisbane 4001  
Phone: 07 3135 7900  
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info\_qld@chu.com.au

Western Australia  
Level 4, 55 St Georges Terrace  
Perth 6000  
PO Box 5721, Perth 6831  
Phone: 08 9466 8600  
Fax: 08 9466 8601  
info\_wa@chu.com.au

South Australia  
Ground Floor  
208 Greenhill Road  
Eastwood 5063  
Phone: 08 8394 0444  
Fax: 08 8394 0445  
info\_sa@chu.com.au

CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFS Licence No: 243261

www.chu.com.au



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 26 March 2021 12:42 PM

## PROPERTY DETAILS

Address: **7B SIRIUS COURT MILDURA 3500**  
Lot and Plan Number: **Lot 13 PS344250**  
Standard Parcel Identifier (SPI): **13\PS344250**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **26985**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 534 K7**

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

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

## UTILITIES

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

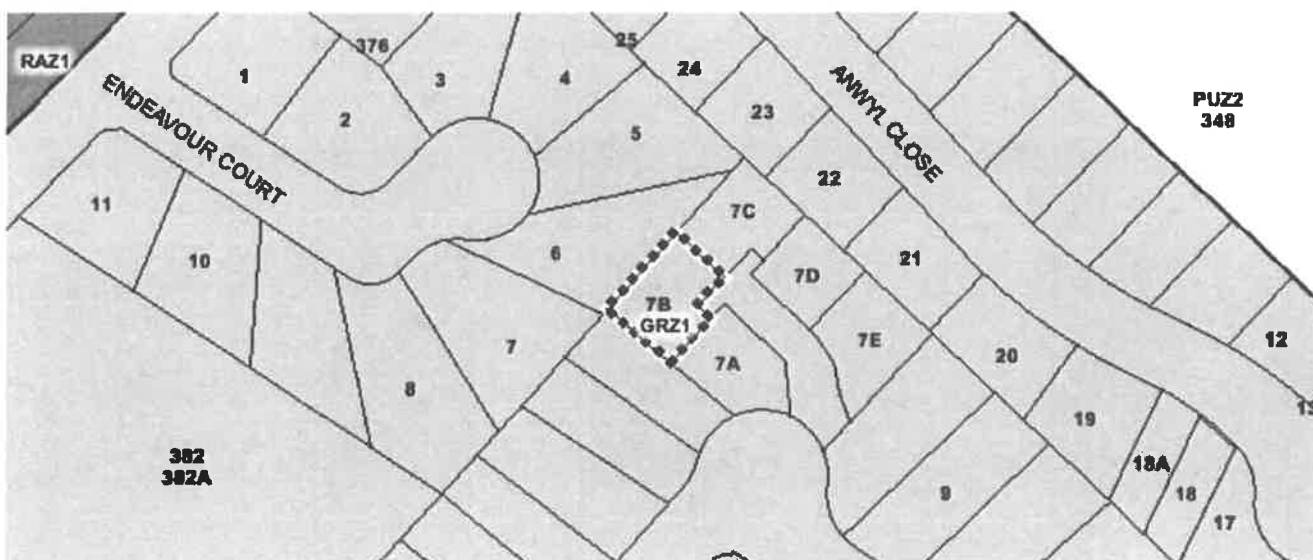
## STATE ELECTORATES

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

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Copyright © - State Government of Victoria

0 50m

GRZ - General Residential

PUZ2 - Public Use - Education

RAZ - Rural Activity

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)

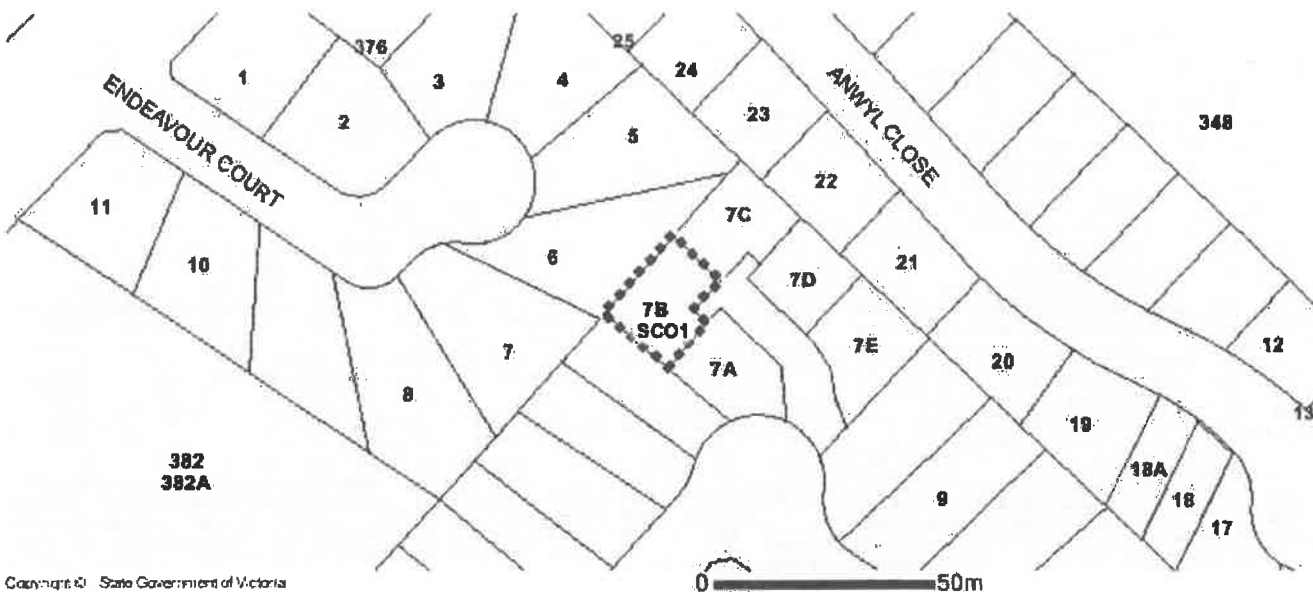
PLANNING PROPERTY REPORT: 7B SIRIUS COURT MILDURA 3500

Page 1 of 4

## Planning Overlay

### SPECIFIC CONTROLS OVERLAY (SCO)

#### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



Copyright © State Government of Victoria

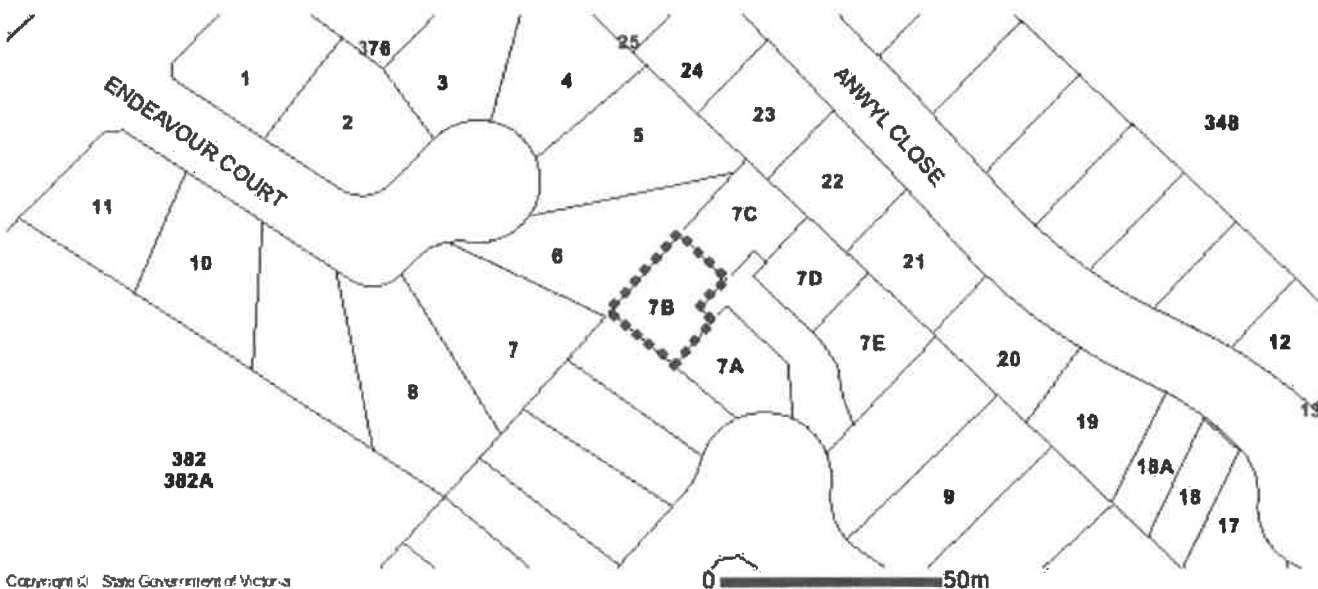
SCO - Specific Controls

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)



Copyright © State Government of Victoria

DCPO - Development Contributions Plan

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

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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: 7B SIRIUS COURT MILDURA 3500

Page 2 of 4

## Further Planning Information

Planning scheme data last updated on 24 March 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>

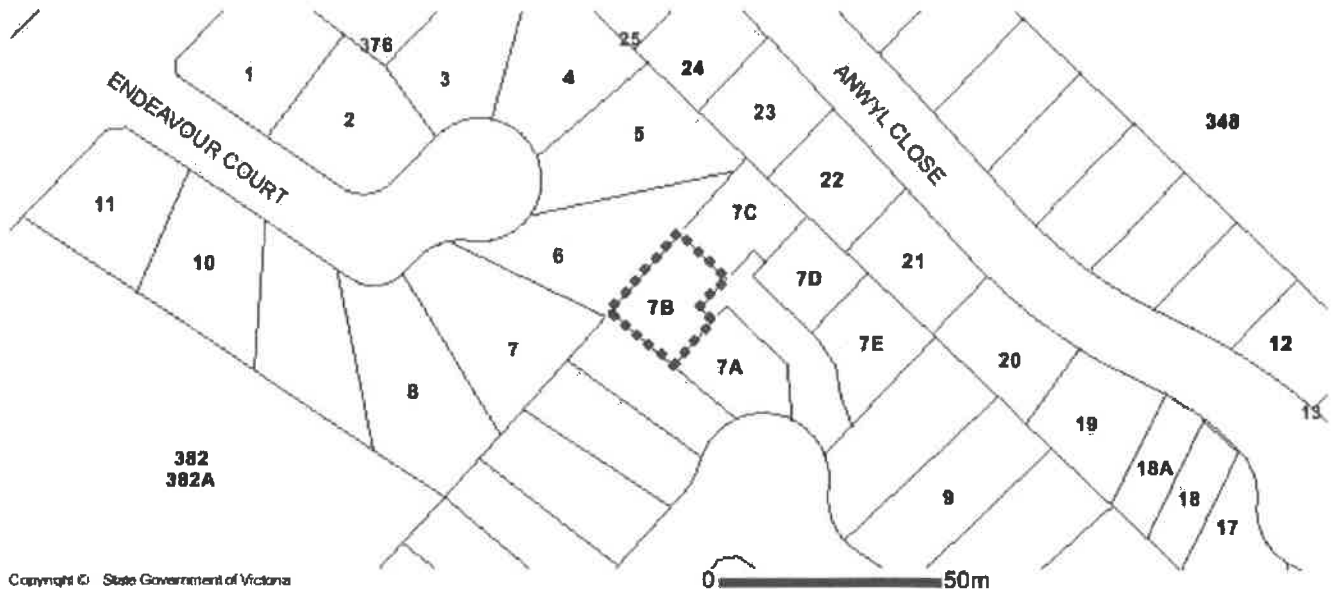
For details of surrounding properties, use this service to get the Reports for properties of interest.

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.**



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Designated Bushfire Prone Area

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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

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

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

SCHEDULE Residential Tenancies Act 1997/Residential Tenancies Regulations 2008



first  
national  
REAL ESTATE

Collie & Tierney

This is a lease renewal of the premises with the new lease period agreement made on the 29 day of July 2019 At 67 Lime Avenue, Mildura Vic 3500

SCANNED  
17/7/19

entered 17/7/19.

LANDLORD: Name: L & K. Zanette  
(A.B.N. if landlord is a company):  
Address: C/- 67 Lime Avenue, Mildura Vic 3500

AGENT: Registered Business Name: Collie & Tierney (Mildura) Pty Ltd  
(A.B.N. if agent is a Company): 38 005 110 118  
Address: 67 Lime Avenue  
Mildura Vic 3500  
Telephone Number: 03) 5021 2200  
Fax Number: 03) 5021 1213

TENANT (1): Name: Richard Judd  
(A.B.N. if tenant is a company):  
Address: 7B Sirius Court, Mildura Vic 3500

TENANT (2): Name: Joart Judd  
Address: 7B Sirius Court, Mildura Vic 3500

TENANT (3): Name: -  
Address: -

TENANT (4): Name: -  
Address: -

PREMISES: 7B Sirius Court, Mildura Vic 3500  
(\*together with those items indicated in the condition report)

RENT: The rental amount is \$1127.00 per month with a rent increase on 16/9/19 to \$1170.00 per month  
The date the first payment is due is Wednesday, 23 December 2009

BOND: A bond has been paid of \$931.00 to the landlord/agent on 23 December 2009  
In accordance with the Residential Tenancies Act 1997, the landlord must lodge the bond with the Residential Tenancies Bond Authority within 10 business days after receiving the bond.

If there is more than one tenant and they do not contribute equally to the total bond, the amounts they each contribute are listed here:

NAME:	AMOUNT:
NAME:	AMOUNT:
NAME:	AMOUNT:

If the tenant does not receive a bond receipt from the Residential Tenancies Bond Authority within 15 business days of paying a bond, the tenant should contact the Residential Tenancies Bond Authority

PERIOD: Renewal Term: 12 Months  
Original Lease Start Date: Wednesday, 23 December 2009  
Renewal Start Date: Monday, 29 July 2019  
Termination Date: Tuesday, 28 July 2020

Unless the agreement terminates in accordance with the Residential Tenancies Act 1997, the agreement will continue as a periodic tenancy.

OR

The agreement will commence from the - and will continue until terminated in accordance with the Residential Tenancies Act 1997

SIGNED: By the Landlord/Agent:

In presence of: [Signature] (Witness)

SIGNED: By the Tenant/s:

In the presence of: [Signature] (Witness)

NOTE: USE OF THIS GUARANTEE IS SUBJECT TO THE PROVISIONS OF SECTIONS 37 AND 38 OF THE RESIDENTIAL TENANCIES ACT, 1997.

GUARANTEE: To the within named landlord

I/we  
or

HERBY GUARANTEE the punctual performance by the within named tenant/s of all the terms, conditions and covenants contained in the above AGREEMENT. You may without affecting my/our liability under this AGREEMENT grant time or other concessions to or compromise with the TENANT/S and this Guarantee shall be a continuing Guarantee in all respects. SIGNED, SEALED AND DELIVERED  
By the Guarantor in the presence of: \_\_\_\_\_ (Witness)



Mildura Rural City Council

Internal Use Only



TAX INVOICE



Mr L J & Ms K P Zanette  
C/- Collie & Tierney  
PO Box 378  
MILDURA VIC 3502



033  
1007775  
R1\_17891

## Rate Instalment Notice

1 July 2020 to 30 June 2021

Assessment No: 26985  
Issue Date 19 January 2021

Property Location & Description  
7b Sirius Court MILDURA VIC 3500  
Lot 13 PS 344250G Sec 23 Blk E

### RATING DETAILS

INSTALMENT 3

\$523.51

4

For full rating details refer to your annual Rate and Valuation Notice.

TOTAL DUE

\$523.51

	<b>Instalment 3:</b> Due 28 Feb 2021 \$523.51	<b>Instalment 4:</b> Due 31 May 2021 \$523.51
--	---	---

**Note:** payments received after 5pm on the due date will be considered late.  
Late payments will be charged interest at 10% p.a. from the date the instalment became due.

## Payment Slip

Mr L J & Ms K P Zanette  
7b Sirius Court MILDURA VIC 3500  
Assessment No: 26985

INSTALMENT 3  
AMOUNT DUE: \$523.51



Bill code: 93922  
Ref: 269852

BPAY this payment via internet or phone banking.  
BPAY View View and pay this bill using internet banking.  
BPAY View Registration No.: 269852



Instalment \*41 269852



Post Billpay Bill code: 0041  
Ref: 269852

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  
721 750 Fife Avenue Street Mildura Vic 3502  
PO Box 1439 Mildura 3502  
AUSTRALIA 3502  
Tel: (03) 5051 3400 Fax: (03) 5051 3429

SWAN HILL  
13 Brownridge Street Swan Hill Vic 3582  
PO Box 10115 Swan Hill Vic 3582  
AUSTRALIA 3582  
Tel: (03) 5036 2150 Fax: (03) 5036 2170



24 Hour Supply Emergency  
1800 808 830

LOWER MURRAY

WATER

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

KERANG  
10 Wattle Street Kerang Vic 3529  
PO Box 547 Kerang Vic 3529  
AUSTRALIA 3529  
Tel: (03) 5450 3960 Fax: (03) 5450 3967

Reference No. 029199

Amount Due \$175.05

URBAN ACCOUNT

Due Date 24-FEB-2021



368051-001 016902(37939) 0033  
MR LJ ZANETTE & MRS KP ZANETTE  
C/- COLLIE & TIERNEY  
PO BOX 378  
MILDURA VIC 3502

Date Of Issue 8/01/2021

Tariffs and Charges Notice  
3rd Quarter 2020/21  
01/01/2021 - 31/03/2021

POST \*850 700291990

Property Address : 7B SIRIUS COURT MILDURA VIC 3500 (Prop:29199) - Urban Account  
Lot 13 PS 344250G Blk E Sec 23 Vol 10493 Fol 322

Water Service Tariff  
Sewerage Service Tariff

Charge	Balance
52.09	52.09
122.96	122.96

**TOTAL OWING \$175.05**



LMW0516

Payments/Credits since last Notice \$175.05

**Payment Slip - Methods of Payment**

Online at [lmw.vic.gov.au](http://lmw.vic.gov.au) - Pay your Account

029199

7B SIRIUS COURT MILDURA VIC 3500 (Prop:29199) - Urban 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: 0860  
Ref: 7002 9199 0

Pay in person at any Post Office



Bill Code: 78477  
Ref: 7002 9199 0

Contact your bank or financial institution to make this payment from your cheque savings, debit, credit or online transaction account. More info [www.bpay.com.au](http://www.bpay.com.au)



\*850 700291990

\$175.05



Bill Code: 78477  
Ref: 7002 9199 0

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

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

BPAY View Registration No: 7002 9199 0

Amount Due

**\$175.05**



Payment Ref: 7002 9199 0

By Phone

Pay by phone (03) 6672 0582

Standard call charges apply

See reverse for  
In Person and By Mail options

# 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.