

# SECTION 32 STATEMENT

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

---

**Vendor:** Steven Reginald Jensen and Marita Anne Jensen

---

**Property:** 73 Billabong Road NICHOLS POINT VIC 3501

---

**VENDORS REPRESENTATIVE**  
Mildura Property Transfers Pty Ltd

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  
73 BILLABONG ROAD NICHOLS POINT VIC 3501

**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	\$4,893.02	Per annum
Lower Murray Water - Rural	\$350.48	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:-

A copy of the condition report required by section 137B of the *Building Act 1993* is also attached.

**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  
73 BILLABONG ROAD NICHOLS POINT VIC 3501

(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):-

Is contained in the attached Certificate/s.

**6. OWNERS CORPORATION**

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

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

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

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

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

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

SECTION 32 STATEMENT  
73 BILLABONG ROAD NICHOLS POINT VIC 3501

- ~~— 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	Not Connected
Telephone services	Connected

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

**9. TITLE**

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT  
73 BILLABONG ROAD NICHOLS POINT VIC 3501

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**

**Steven Reginald Jensen and Marita Anne Jensen**

**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 8085 Folio 500

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 08085 FOLIO 500

Security no : 124085570083T  
Produced 17/09/2020 04:25 PM

CROWN GRANT

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 069049.  
Created by instrument LP069049 23/02/1966

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
STEPHEN REGINALD JENSEN  
MARITA ANNE JENSEN both of BILLABONG ROAD NICHOLS POINT 3501  
W122370Q 24/06/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AB390058G 04/07/2002  
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

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 LP069049 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: 73 BILLABONG ROAD NICHOLS POINT VIC 3501

ADMINISTRATIVE NOTICES

-----

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED  
Effective from 22/10/2016

DOCUMENT END

**The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State  
of Victoria to provide this information  
via LANDATA® System. Delivered at 17/09/2020, for Order Number 64193677. Your reference: Jensen.**




© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

**LP69049**

**EDITION 1**

APPROVED 23/2/66

<p><b>PLAN OF SUBDIVISION OF:</b></p> <p><b>CROWN ALLOTMENT 4B</b></p> <p><b>SECTION 5A BLOCK F</b></p> <p><b>PARISH OF MILDURA</b></p> <p>SCALE  CHAINS</p>	<p><b>APPROPRIATIONS</b></p>
---	------------------------------

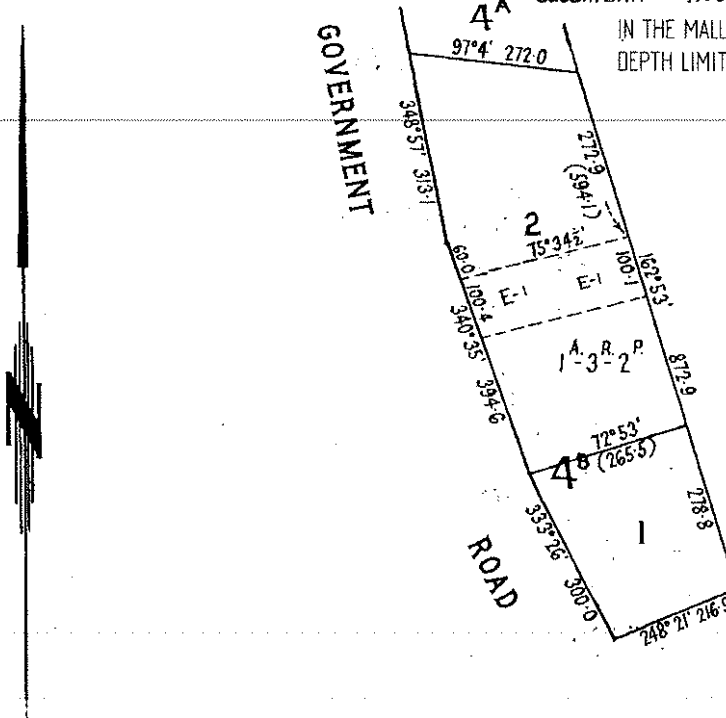
**COUNTY OF KARKAROOC**

of 8085-500

The land coloured purple is a Drainage easement. Vide 96 8085-500

IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT  
DEPTH LIMITATION: 50 FEET

**COLOUR CONVERSION  
FOR EASEMENTS**  
E-1 = PURPLE



<p><b>CONSENT OF COUNCIL</b></p> <p>SIGNED, SEALED AND DECLARED THIS... 17... DAY OF... December... 1964.</p> <p>PRESIDENT... <i>[Signature]</i></p> <p>COUNCILLOR... <i>[Signature]</i></p> <p>SECRETARY... <i>[Signature]</i></p>	<p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I certify that this plan has been made by <u>Thomas William THOMSON</u> and accords with title <u>Original Crown Grant Volume 8085</u> <u>Folio - 500</u> and is mathematically correct.</p> <p><u>Thomas W Thomson</u> Licensed Surveyor. 29<sup>TH</sup> day of <u>OCTOBER</u> 1964</p>
---	---

FOR APPROPRIATIONS, ETC.  
SEE BACK HEREOF

CERTIFICATE OF TITLE V. 8085 F. 500

LODGED BY N. V. FAVALORO

DATE 12. 5. 85

DECLARED BY T. W. THOMSON 29. 10. 84

CONSENT OF COUNCIL SHIRE of MILBURN

17. 12. 84

PLAN APPROVED DATE 29. 2. 86 TIME 2. 04.

THE LAND COLOURED Purple

IS ENCUMBERED SEE

VOL. 8085 FOL. 500

LP 69049.....

BACK OF SHEET .../.....



# BW & A

*"Leading the Way"*

NSW  
VIC

**BUILDING & DEVELOPMENT CONSULTANTS**  
town planners, building surveyors & inspectors

FORM 2

## BUILDING PERMIT WITH CONDITIONS

Building Act 1993 Building Regulations 2006 Regulation 313

**PERMIT NO: BS-U 1062/ 20120005/0**

**TO:-**

Agent: M Jensen  
Phone:

PO Box 241  
Mob:

NICHOLS POINT 3501  
Fax:

**OWNERSHIP DETAILS :-**

Owner: S & M Jensen  
Phone:

PO Box 241  
Mob:

NICHOLS POINT  
Fax:

**PROJECT ADDRESS :-**

Lot: 2 No: 73 Billabong Road NICHOLS POINT 3501

Mildura Rural City Council

Title Details: PS: 069049 Volume: 08085 Folio: 500

Site Area m2: 0

**DETAILS OF PLANNING PERMIT:-**

Planning Permit No: P010/276 Planning Permit Date: 12/11/2010

**BUILDER :-**

Builder: S & M Jensen  
Phone:

PO Box 241  
Mob:

NICHOLS POINT  
Fax:

**NATURE OF BUILDING WORK :-**

Alteration to existing Dwelling, Verandah Deck & Carport

Project Classification: 1a

Project Use: Verandah Deck & Carport

Project estimated value: \$11,500

Total New Floor Area (m2): N/A

No of storeys: 0

**DETAILS OF DOMESTIC BUILDING WORK INSURANCE :-**

The issuer or provider of the required insurance policy is:-

**OCCUPANCY OR USE OF BUILDING :-**

A Final Certificate is required prior to use or Occupation

**COMMENCEMENT AND COMPLETION :-**

Building work is to commence by: 10/01/2013 and is to be completed by: 10/01/2014

**STAGES OF WORK PERMITTED :-**

As shown on approved plans

**INSPECTION REQUIREMENTS:-**

Inspection of Pad Footings

Inspection of framework

Inspection of Final, upon completion of work

**PRACTITIONERS :-**

Draftsperson

Paul Avers

DP-AD 293

**PRIVATE BUILDING SURVEYOR**

**BRENT WILLIAMS**

Registration no: BS- U 1062

**SIGNATURE:**

**ISSUE DATE:**

10/01/2012

Page 1 of 2

Brent Williams & Associates Pty Ltd trading as BW&A  
39 Pine Avenue • P.O. Box 2105 • Mildura Vic 3502  
Telephone (03) 5023 5136 • Facsimile (03) 5023 5539 • E-mail: admin@bwamildura.com.au  
A.B.N. 14 064 582 770

**Form 17**  
**Regulation 200**  
**Building Act 1993**

Building Regulations 2018

**CERTIFICATE OF FINAL INSPECTION**

**To:** Owner: S & M Jensen  
PO Box 241 NICHOLS POINT VIC 3501  
  
Agent: M Jensen  
PO Box 241 NICHOLS POINT VIC 3501

**From:** PRIVATE BUILDING SURVEYOR BRENT WILLIAMS  
**BRENT WILLIAMS AND ASSOCIATES**

**Property Details**

Number: 73

Lot/s: 2

Street/Road: **Billabong Road**  
LP/PS: **069049**

Suburb: **NICHOLS POINT** Postcode: **3501**  
Volume: **08085** Folio: **500**

Municipal District: **Mildura Rural City Council**

**Building Permit details**

Building permit number: BS-U 1062/20120005/0

Version of BCA applicable to building permit:

**Nature of Building Works:** Alteration to existing Dwelling, Verandah Deck & Carport

**Description of building work**

Part of building to which permit applies  
As per plans

Permitted use  
Residential

BCA Class of building  
1a

**Directions to fix building work**

All directions to fix building work under Part 4 of the Building Act 1993 have been complied with.

**Relevant Building Surveyor**

Name:

Address:

Email:

Building practitioner registration no.:

Date of final inspection

Brent Williams

39 Pine Avenue Mildura Vic 3500

admin@bwanational.com.au

BS-U 1062

18 November 2014

Signature:



Certificate no.

BS-U 1062/20120005/0

Date of issue:

20 September 2018

**REPORT ON BUILDING WORK**  
**VIC Building Act 1993 / NSW Building Act 1989**

**Date of Report:** 25/09/2020

**Date of Inspection:** 23/09/2020

**Reference:** C20200137

**OWNER'S DETAILS:**

Surname: Jensen

Given Name's: Marita & Stephen

Telephone Number: 0428 237 208

**PROPERTY LOCATION:**

73 Billabong Road Nichols Point

Municipality: Mildura Rural City Council

**BUILDING DETAILS:**

☐ Single Home (new home)

☒ Alteration/Addition

☐ Home improvement

☐ Unit/Duplex

☐ Relocatable

☒ Veranda deck & Carport

**Description of alteration/addition or improvement work:** Alternations to dwelling, verandah deck and carport

**Cost of Work:** \$11,500

**Replacement Cost of Work:** \$20,000

**Permit Date:** 10/0//2012

**Project Completion Date:** 20/09/2018

**Building Surveyor:** Brent Andrew Williams  
PO Box 2105, MILDURA VIC 3502  
Phone: (03) 5023 5136

VIC Practitioner Number: BS 1062  
NSW Accreditation Number: 0442

**Weather conditions at the time of inspection:** ☒ Fine ☐ Cloudy ☐ Wet ☐ Windy ☐ Other

**Inspectors Details:** Brent Andrew Williams  
PO Box 2105, MILDURA VIC 3502  
Phone: (03) 5023 5136

VIC Practitioner Number: BS 1062  
NSW Accreditation Number: 0442

**Purpose of Report:**

This report contains matters required by the Minister under Section 9 or Section 10 of the House Contracts Guarantee Act 1987 and identifies defects for the purpose of those Sections and is provided on the basis of notes overleaf.

Signed:



Date of Inspection: 23/09/2020

VIC Registration Number: BS 1062  
NSW Accreditation Number: 0442

**Description /Summary of Dwelling**

**CONSTRUCTION:**

Footings: Concrete	Floor: Timber
Roof Pitch: Approx 15 degrees	Roof Frame: Timber
Roof Cladding: Iron	Window Frames: Aluminium
Stumps: NA	Wall Structure: Timber
Wall Lining (internal): Gyprock	Wall Cladding (external): Rendered fibro cement sheet
Ceiling Lining: Gyprock	No. of Storeys: 1

**STRUCTURES:**

Attached: Carport verandah and deck  
Other:

**TERMITE PROTECTION:**

Is the building located in a designated termite zone?	YES
Has termite protection been installed?	N/A

Type of protection provided:

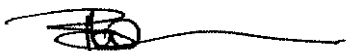
**NOTE: A qualified and experienced Pest Controller should be engaged to carry out a full inspection of the premises to determine if termite activity is present or has been active in the past**

**OTHER COMMENTS:**

The report relates to the deck, verandah, carport and alterations to dwelling

This inspection report is undertaken to comply with the requirements of the Building Act 1993 Victoria and the Home Building Act NSW 1989.

Signed:



Date of Inspection: 23/09/2020

VIC Registration Number: BS 1062  
NSW Accreditation Number: 0442

**SUMMARY OF DEFECTS:**

The items listed below are a summary of defects based on the checklist.

There were no visible defects withing the dwelling, deck, veranda or carport.

**SECOND HAND MATERIALS:**

Nil

**INCOMPLETE WORKS:**

Nil

**INACCESSIBLE AREAS:**

Footings


**Checklist:**

**Legend:** [P] No visible defect [X] Significant defect [M] Maintenance Item [N] Not Applicable  
[O] Non- completion [S] Slight defect [R] Non-compliance with Regulations

**Structures:**

Walls/Columns	P	Roof Frame	P	Floor	P
Roof Cover	P	Drainage	P	Doors	P
Ventilations	P	Dampness	P	Windows	P
Ceiling	P				

Signed:



Vic Registration No. BS-1062  
NSW Accredited Certifier No. 0442

Date of Inspection: 23/09/2020

### Dwelling Condition Report

This report is provided, pursuant to the Section 137b of the Building Act 1993 by the owner builder of the dwelling identified in this report.

### Selling an owner-built house

Prior to entering into a Contract of Sale for a home built by an Owner Builder (i.e. not being a registered Builder), which is less than 6 ½ years old from the date of completion, the Owner Builder must, for the benefit of the purchaser:

1. Obtain an inspection report from a Prescribed Practitioner that contains the matters required by the Minister (i.e. lists the details, conditions, defects, incomplete works etc.). This report must not be more than 6 months old at the time the contract of sale is signed.

Note: To sell your owner built property without the required insurance can attract a fine of up to \$10,000. The above information does not apply to a building other than a home (i.e. detached garage etc.), as some legislation requirements do vary. Check with your Conveyancer/Solicitor for specific details)

### Contract of Sale Conditions

A Contract of Sale must contain the following special conditions:

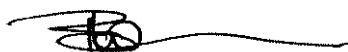
1. The Purchaser acknowledges that prior to signing the contract; the Purchaser has received a copy of the inspection report as prescribed in Section 137b of the Building Act 1993, and a copy of a certificate evidencing the existence of the required insurance.
2. The vendor/s warrant that they have effected a Policy of Insurance in the name of the purchaser (or in the case of sale by auction, the policy is subject only to completing the name of the successful purchaser), which indemnifies the purchaser (and any subsequent purchasers) against all losses and damage during the period of insurance which resulted from:-
  - a) Any breach of the implied Warranties under Section 137C of the Act, and
  - b) Alternative accommodation, removal and/or storage costs reasonable and necessarily incurred as a result of any event under above.
3. Vendor warrants that all domestic building work be carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and
4. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and,
5. The vendor warrants that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, this Act and the regulations.

Defects identified are those caused by hard workmanship or movement of the foundations. The report does not necessary refer to routine maintenance items (e.g. hairline plaster cracks or jamming doors and windows) which are caused by normal shrinking providing the workmanship was not defective.

Unless otherwise stated:

- \* No soil or other material has been excavated or removed.
- \* No plants or trees have been removed.
- \* No samples have been taken or tested.
- \* No fixtures, fittings, cladding or lining materials have been removed.
- \* Building services have not been tested.
- \* No items of furniture or chattels have been moved.
- \* The roof has not been water tested.
- \* No enquiries of Drainage, Sewerage or Water Authorities have been made.
- \* No plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling house and providing this report.
- \* No special investigation of insect attack (e.g. borer, termite, etc.) has been made and any reference to this has been based on a casual inspection.

Signed:



Vic Registration No. BS-1062  
NSW Accredited Certifier No. 0442

Date of Inspection: 23/09/2020



# COPY OF RECORD IN THE VICTORIAN WATER REGISTER

## WATER SHARE

*Water Act 1989*

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

### Water Share Description

Status	Active
Volume	2.8 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	R Murray (Euston-Wentworth)
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

### Water Share Owner(s)

Joint owner 1 of 1

MARITA ANNE JENSEN of PO BOX 241 NICHOLS POINT VIC 3501  
WET078056 Lodged on : 16 Oct 2018 Recorded on : 29 Oct 2018

STEPHEN REGINALD JENSEN of PO BOX 241 NICHOLS POINT VIC 3501  
WET078056 Lodged on : 16 Oct 2018 Recorded on : 29 Oct 2018

### Current Year Allocation

Carryover at 1 July:	0.000 ML
Seasonal allocation since 1 July:	1.008 ML
Total allocation to date:	1.008 ML
Possible future allocation to 30 June:	1.792 ML

## Spillable Account Details

Low risk of spill declaration:	Not yet made
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	0.000 ML
Maximum volume subject to above entitlement storage fee:	0.000 ML

## Water Share Association

### Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUR006532	Active	Use registration	2.8

### Land description

Volume 8085 Folio 500  
Lot 2 of Plan LP069049

## Recorded Interests

### Mortgage

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

### Limited term transfer

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

## Notifications

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

## Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WET078056	Transfer within authority	Recorded	16 Oct 2018	19 Oct 2018	29 Oct 2018
WEV052406	Association and Variation	Recorded	30 May 2014	30 May 2014	30 May 2014
PTN015640	Name and address amendment	Recorded	29 May 2014	29 May 2014	29 May 2014
WEI033407	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

END OF COPY OF RECORD



Mildura Rural City Council

Internal Use Only



TAX INVOICE

Mr S R & Mrs M Jensen  
PO Box 241  
NICHOLS POINT VIC 3501

033

**Total Rates & Charges For this Year**  
**\$4,797.08**

Refer below for payment options

## Rate and Valuation Notice

1 July 2019 to 30 June 2020

### Property Location & Description

73 Billabong Road NICHOLS POINT VIC 35  
Lot 2 PS 69049 Sec 5A Bk F

AVPCC: 117 - Residential Rural/Rural Lifestyle

### RATING DETAILS

Residential Rate  
Waste Management

0.0064303	665000	\$4,276.15
366.04	1	\$366.04

### VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	111.00	1	\$111.00
Residential Fire Levy (Variable)	0.000066	665000	\$43.89

**TOTAL AMOUNT**

**\$4,797.08**

### Payment In full

Due 15 Feb 2020  
\$4,797.08

Or

### 1st Instalment

Due 30 Sep 2019  
\$1,199.27

### 2nd Instalment

Due 30 Nov 2019  
\$1,199.27

### 3rd Instalment

Due 29 Feb 2020  
\$1,199.27

### 4th Instalment

Due 31 May 2020  
\$1,199.27

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 S R & Mrs M Jensen

73 Billabong Road NICHOLS POINT VIC 35

Assessment No: 15032

**Payment In Full: \$4,797.08**

**Or 1st Instalment: \$1,199.27**



Biller code: 93922  
Ref: 150326

BPAY this payment via Internet or phone banking.  
BPAY View® View and pay this bill using Internet banking.  
BPAY View Registration No.: 150326

POST billpay



Full Payment \*41 150326



Post Billpay Biller code: 0041  
Ref: 150326

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**

741 - 759 Fourteenth Street Mildura 3500  
 PO Box 1438 Mildura 3502  
 AUDDOC 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  
 AUDDOC DX 30164  
 Tel: (03) 5036 2150 Fax: (03) 5036 2180  
 Office Hours 8.00am - 5.00pm Monday - Friday



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

**KERANG**

56 Wellington Street Kerang 3579  
 PO Box 547 Kerang 3579  
 AUDDOC DX 57908  
 Tel: (03) 5450 3960 Fax: (03) 5450 3967  
 Office Hours 8.00am - 1.00pm Monday - Friday



**24 Hour Supply Emergency**  
**1800 808 830**



338342-001 000088(181) 0033

MR SR JENSEN & MRS MA JENSEN  
 PO BOX 241  
 NICHOLS POINT VIC 3501

**Reference No. 044819**

**RURAL ACCOUNT**

**Amount Due \$350.48**

**Due Date 02-SEP-2020**

Date Of Issue 31/07/2020

Tariffs and Charges Notice  
 Annual Notice 2020/21  
 01/07/2020 - 30/06/2021

**POST \*850 700448194**

Property Address : 73 BILLABONG ROAD NICHOLS POINT VIC 3501 (Prop:44819) - Rural Account  
 Lot:2 LP69049 CA 4B Sec:5A Blk F Par Mildura

Service Charge (Annual)	Charge	Balance
Domestic & Stock Registration (Annual)	100.00	100.00
Works License Renewal Fee	49.48	49.48
	201.00	201.00

**TOTAL OWING**

**\$350.48**

Payments/Credits since last Notice \$146.05

These services are GST free.

Interest charges will accrue at a rate of 3.9% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above.

Exemptions apply.

LMW054J

### Payment Slip - Methods of Payment

Online at [lmw.vic.gov.au](http://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: 7004 4819 4**

Pay in person at any Post Office.



**Biller Code: 78477**  
**Ref: 7004 4819 4**

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](http://www.bpay.com.au)

044819/2007605

73 BILLABONG ROAD NICHOLS POINT VIC 3501 (Prop:44819) - Rural Account



\*850 700448194

\$350.48

<b>B</b> PAY	<b>Biller Code: 78477</b>
	<b>Ref: 7004 4819 4</b>
<b>BPAY®</b> - Make this payment via internet or phone banking. <b>BPAY View®</b> - Receive, view and pay this bill using internet banking. <b>BPAY View Registration No:</b> 7004 4819 4	

**Amount Due**

**\$350.48**



Payment Ref: 7004 4819 4



**By Phone**  
 Pay by phone (03) 8672 0562.  
 Standard call charges apply.

See reverse for  
 In Person and By Mail options

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 17 September 2020 04:26 PM

## PROPERTY DETAILS

Address: **73 BILLABONG ROAD NICHOLS POINT 3501**  
Lot and Plan Number: **Lot 2 LP69049**  
Standard Parcel Identifier (SPI): **2\LP69049**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **15032**  
Planning Scheme: **Mildura**  
Directory Reference: **Vicroads 3 E5**

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

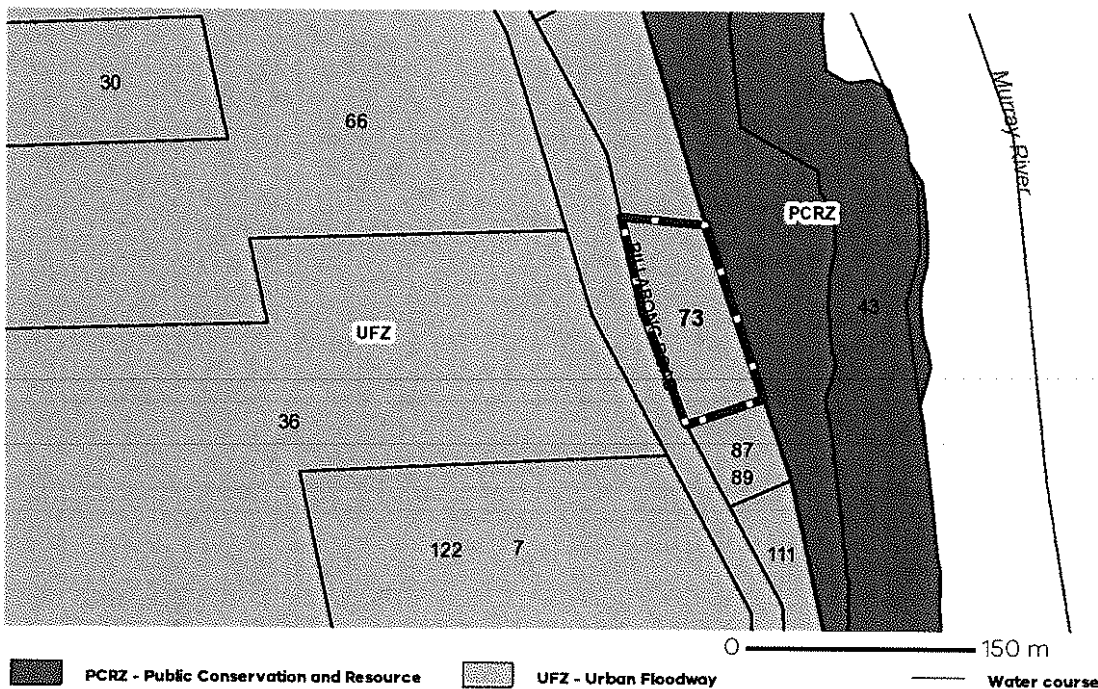
## STATE ELECTORATES

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

## Planning Zones

[URBAN FLOODWAY ZONE \(UFZ\)](#)

[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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).

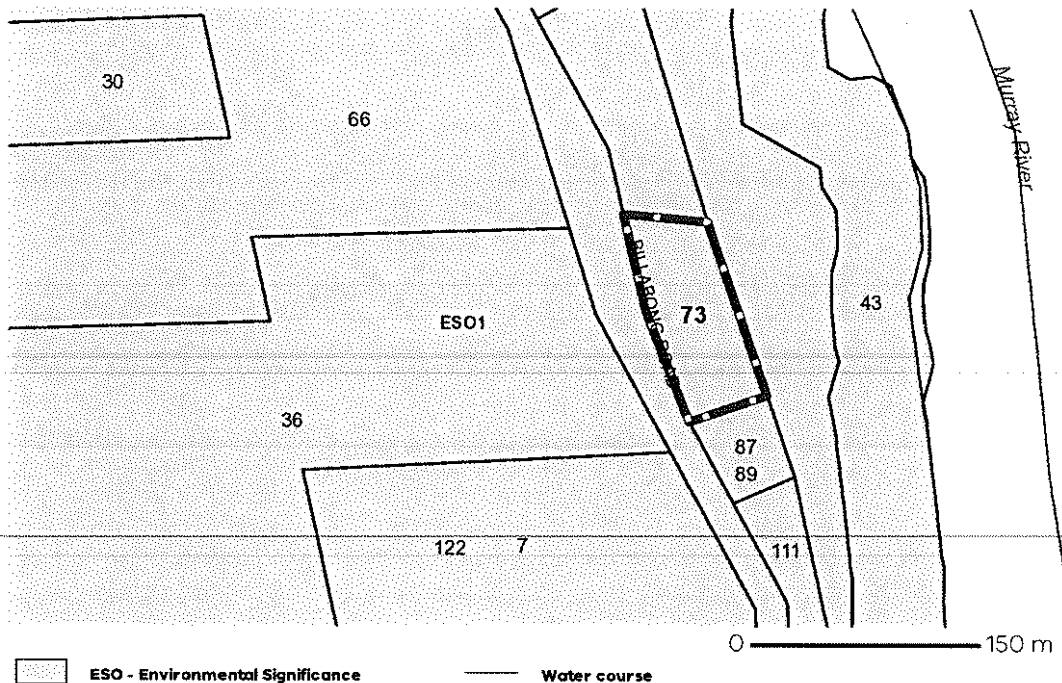
PLANNING PROPERTY REPORT: 73 BILLABONG ROAD NICHOLS POINT 3501

Page 1 of 5

## Planning Overlays

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

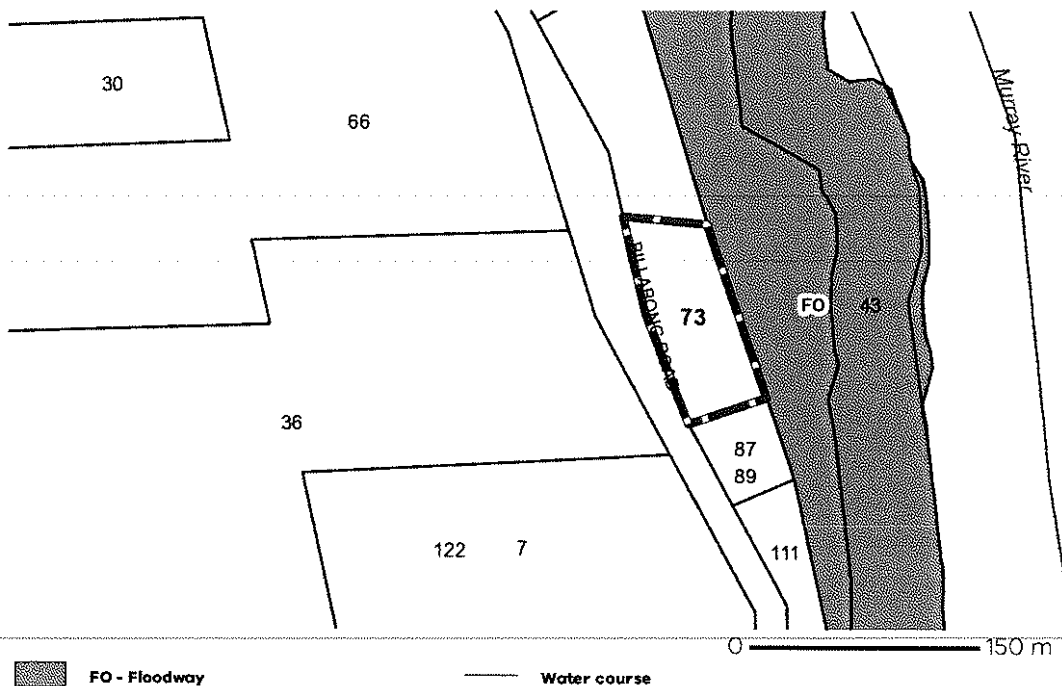


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### FLOODWAY OVERLAY (FO)



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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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).

## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is on 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

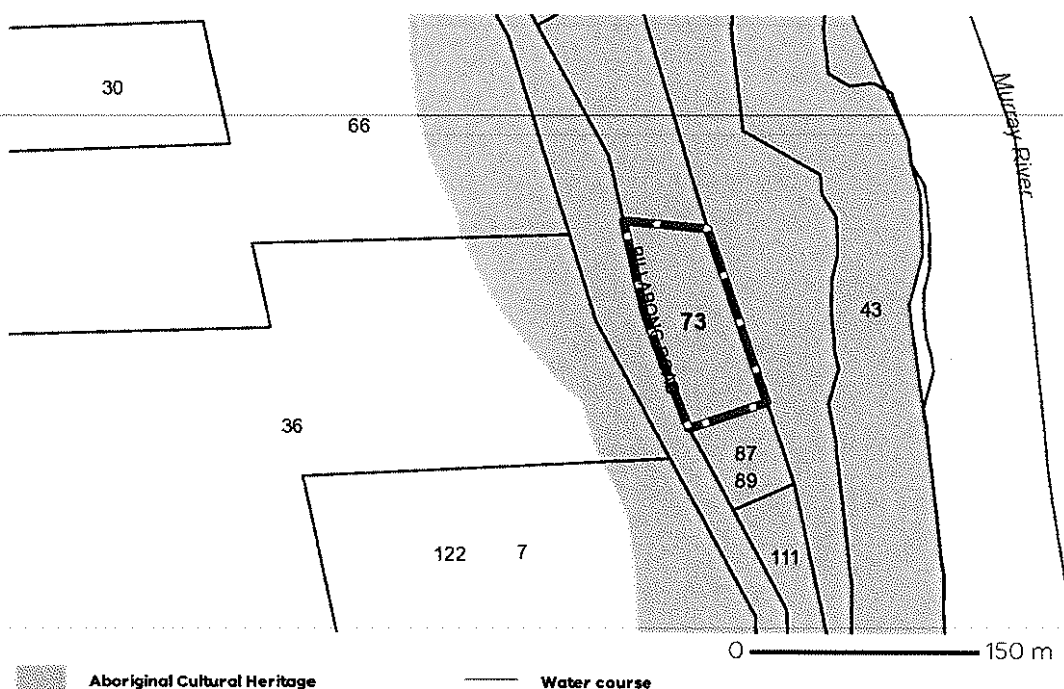
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 16 September 2020.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

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

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

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

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

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

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

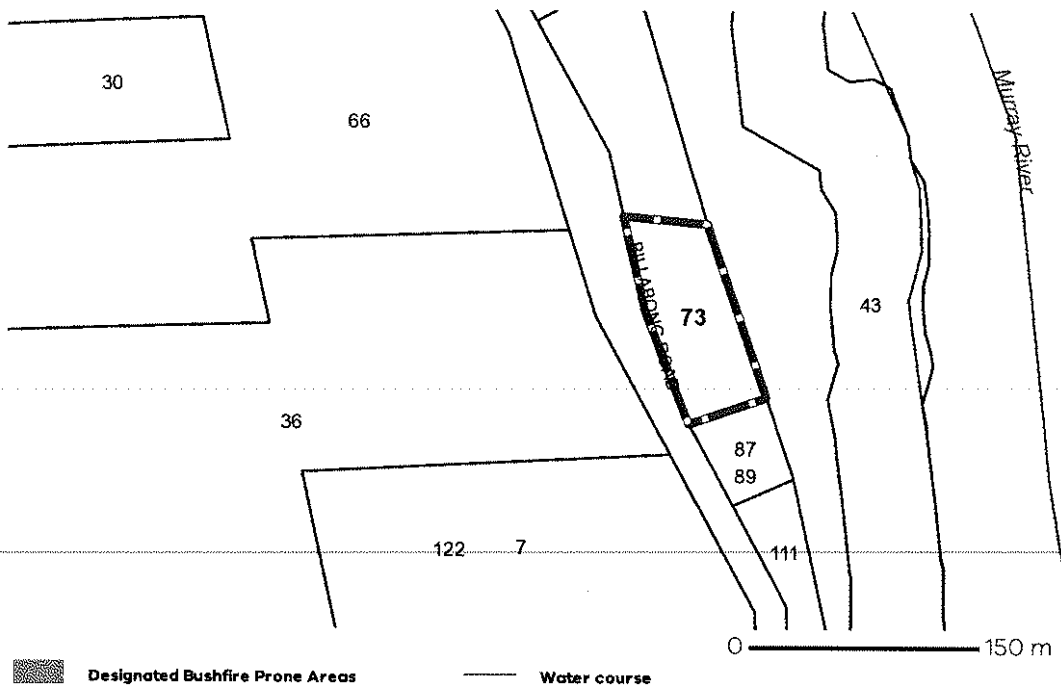
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>



## Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

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



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

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

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

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

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

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

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

# Due diligence checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

#### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

### Growth areas

#### Are you moving to a growth area?

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

### Flood and fire risk

#### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

### Rural properties

#### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

#### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

#### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

### Soil and groundwater contamination

#### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

## **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.