

The following conditions shall form part of any Contract to which this Vendors Statement is annexed and subsequently entered into between the Vendor and any Purchaser. These conditions shall take effect notwithstanding any conflicting general conditions set out or incorporated by reference to the Contract.

VENDOR: Michael Keith & Suzanne Margaret REES

PURCHASER:

PROPERTY: 44 Ginquam Avenue NICHOLS POINT VIC 3501

1. Water Share

- a) The parties hereby acknowledge that the Purchaser will be responsible for the payment of any charges and fees in relation to continuing the Lower Murray Water supply and also the installation and supply of any Lower Murray Water meter that may be required. The parties acknowledge that the Purchaser will be liable for any association disconnection fees and charges.
- b) The sale consideration shall be apportioned for stamp duty purposes as follows:

Land & improvements	\$
Water Share (2 megs @ \$5,000.00 per meg)	<u>\$ 10,000.00</u>
Total	\$
- c) The Vendor warrants that there will be 2 megalitres by way of Water Share No. WEE008025 of water transferred in this transaction. This contract will be subject to the approval by Lower Murray Water to the transfer of the water referred to herein.
- d) Upon this Contract becoming unconditional, the Vendor shall submit an approved Form to Lower Murray Water to transfer the said Water Share.
- e) The Vendor acknowledges that from the date hereof, and until the date the Purchaser is registered as owner on the water share title, that he will hold all interest in the water on trust for the benefit of the Purchaser and will not do anything to adversely affect the Purchaser's right to the ownership or use of the water. This condition shall not merge upon settlement.
- f) The Vendor shall not to trade or in any way deal with any water entitlement to which the Purchaser is entitled pursuant to the terms and conditions hereof.
- g) The purchase price herein does not include any "carry over" water to which the Vendor is entitled to as at the date of settlement herein;

- h) The Vendor shall provide the Purchaser, with or at settlement or within the application submitted to the Lower Murray Water, the Trade of Allocation transferring any seasonal allocation relevant to the megalitres being transferred in this transaction. The Purchaser shall be liable for the fee payable to Lower Murray Water for processing the Trade of Allocation;
- i) Settlement of this matter will be completed on the date nominated herein or within two (2) working days from the date of notification by the Vendor's Conveyancer to the Purchaser's representative that the Transfer of Water Share has issued, whichever is the later date;
- j) The Vendor shall pay the fee on the Application to transfer the Water Share. The Purchaser shall pay the fee for registration of the Transfer of Water Share and on any application to trade water.

# 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:** Michael Keith Rees and Suzanne Margaret Rees

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**Property:** 44 Ginquam Avenue NICHOLS POINT VIC 3501

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**Water:** WEE008025 - 2 Megalitres

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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  
44 GINQUAM AVENUE 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-

<b>Provider</b>	<b>Amount (&amp; interest if any)</b>	<b>Period</b>
Mildura Rural City Council	\$3,533.84	Per annum
Lower Murray Water - Rural	\$ 39.98	Per quarter
Lower Murray Water – Rural	\$ 32.05	Per annum
Lower Murray Water - Urban	\$ 51.76	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  
44 GINQUAM AVENUE 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;~~

SECTION 32 STATEMENT  
44 GINQUAM AVENUE NICHOLS POINT VIC 3501

- ~~— 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**

<b>Service</b>	<b>Status</b>
Electricity supply	Connected
Gas supply	Not 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 -

SECTION 32 STATEMENT  
44 GINQUAM AVENUE NICHOLS POINT VIC 3501

- (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**

Michael Keith Rees and Suzanne Margaret Rees

**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 10247 Folio 353

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

VOLUME 10247 FOLIO 353

Security no : 124087593897V  
Produced 18/01/2021 11:13 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 341662X.  
PARENT TITLES :  
Volume 08287 Folio 784  
Volume 09847 Folio 584 to Volume 09847 Folio 585  
Created by instrument PS341662X 29/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
MICHAEL KEITH REES of 4 GINQUAM AVENUE NICHOLS POINT VIC 3501  
SUZANNE MARGARET REES of 4, GINQUAM AVENUE NICHOLS POINT VIC 350  
AQ675891G 30/01/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ675892E 30/01/2018  
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS341662X 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: 44 GINQUAM AVENUE NICHOLS POINT VIC 3501

ADMINISTRATIVE NOTICES

NIL


eCT Control 19525E WESTPAC BANKING CORPORATION

Effective from 30/01/2018

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 18/01/2021, for Order Number 66083644. Your reference: WW:08-21.**

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<b>PLAN OF SUBDIVISION</b>	STAGE No. /	LTO USE ONLY <b>EDITION 2</b>	PLAN NUMBER <b>PS 341662 X</b>		
<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p>PARISH: MILDURA</p> <p>TOWNSHIP: _____</p> <p>SECTION: _____</p> <p>CROWN ALLOTMENT: _____</p> <p>CROWN PORTION: 15 (PART)</p> <p>LTO BASE RECORD: TITLE REFERENCES: VOL.8287 FOL.784, VOL.9847 FOL.584, VOL.9847 FOL.585.</p> <p>LAST PLAN REFERENCE/S: L.P. 213457F, L.P. 3468. <small>lots 1 &amp; 2, lot 7(pt.) sec.83</small></p> <p>POSTAL ADDRESS: GINQUAM AVENUE (At time of subdivision) NICHOLS POINT 3501.</p> <p>AMG Co-ordinates (of approx centre of land in plan) E 611150 N 6211870 ZONE: 54</p>	<p style="text-align: center;"><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p>COUNCIL NAME: MILDURA RURAL CITY COUNCIL REF: 62.910/S/3261</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988.</p> <p><del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6: / /</del></p> <p><del>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del></p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has/has not been made.</del></p> <p><del>(ii) The requirement has been satisfied.</del></p> <p><del>(iii) The requirement is to be satisfied in Stage .....</del></p> <p>Council Delegate Council Seal Date 14 / 6 / 95</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988.</p> <p>Council Delegate Council Seal Date / /</p>				
<b>VESTING OF ROADS AND/OR RESERVES</b>					
IDENTIFIER	COUNCIL/BODY/PERSON				
NIL	NIL				
<b>NOTATIONS</b>					
STAGING: This <del>is</del> is not a staged subdivision. Planning permit No. P220/94					
DEPTH LIMITATION <b>DOES NOT APPLY.</b>					
<b>LOT 3 IS NOT THE RESULT OF THIS SURVEY. DIMENSIONS OBTAINED BY DEDUCTION FROM TITLE.</b>					
<p>THE RESERVATIONS &amp; CONDITIONS CONTAINED IN TRANSFER No. 335487 AFFECTS LOT 1 AND PART OF LOT 2 IN THIS PLAN.</p> <p>THE RESERVATIONS &amp; CONDITIONS CONTAINED IN TRANSFER No. 330153 AFFECTS LOT 3 AND PART OF LOT 2 IN THIS PLAN.</p>					
<p>SURVEY: THIS PLAN IS/<del>ISN'T</del> BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) <b>SR81/Q10C.</b> IN PROCLAIMED SURVEY AREA No. _____</p>					
<b>EASEMENT INFORMATION</b>			<b>LTO USE ONLY</b>		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	RECEIVED <input checked="" type="checkbox"/>
E-1	WATER SUPPLY	4	THIS PLAN	FIRST MILDURA IRRIGATION TRUST.	DATE: 7 / 8 / 95
E-2	DRAINAGE	SEE DIAG.	THIS PLAN	FIRST MILDURA IRRIGATION TRUST.	LTO USE ONLY PLAN REGISTERED TIME 4.00 PM DATE 29 / 8 / 95  Assistant Registrar of Titles
THOMSON AND SINGLETON PTY.LTD. ACN 006 143 317 61 DEAKIN AVENUE, MILDURA, 3500. TEL. (050) 231835 FAX. (050) 213957. POSTAL:P.O. BOX 766, MILDURA. 3502.					SHEET 1 OF 2 SHEETS
LICENSED SURVEYOR (PRINT) <b>ANDREW CLIFFORD CRAIG</b> ..... SIGNATURE ..... DATE 19 / 4 / 95 REF 4735 VERSION 1					DATE 14 / 6 / 95 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3





# COPY OF RECORD IN THE VICTORIAN WATER REGISTER

## WATER SHARE

*Water Act 1989*

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

### Water Share Description

<b>Status</b>	Active
<b>Volume</b>	2.0 megalitres
<b>Water authority</b>	Lower Murray Water
<b>Water system source</b>	Murray
<b>Water system type</b>	Regulated
<b>Reliability class</b>	High
<b>Trading zone source</b>	7 VIC Murray - Barmah to SA
<b>Trading zone use</b>	7 VIC Murray - Barmah to SA
<b>Delivery system</b>	First Mildura Irr. District
<b>Tenure</b>	Ongoing
<b>Tradability</b>	Tradable
<b>Carryover allowed</b>	Yes

### Water Share Owner(s)

Joint owner 1 of 1

MICHAEL KEITH REES of P.O BOX 1005 IRYMPLE VIC 3498  
WET704065 Lodged on : 12 Dec 2017 Recorded on : 15 Jan 2018

SUZANNE MARGARET REES of P.O BOX 1005 IRYMPLE VIC 3498  
WET704065 Lodged on : 12 Dec 2017 Recorded on : 15 Jan 2018

### Current Year Allocation

Carryover at 1 July:	1.087 ML
Seasonal allocation since 1 July:	1.920 ML
Total allocation to date:	3.007 ML
Possible future allocation to 30 June:	0.080 ML

## Spillable Account Details

Low risk of spill declaration:	Nov 10 2020
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	1.007 ML
Maximum volume subject to above entitlement storage fee:	1.087 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>
WUR001150	Active	Use registration	2.0

### Land description

Volume 10247 Folio 353  
Lot 1 of Plan PS341662X

## 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>
WET704065	Transfer within authority	Recorded	12 Dec 2017	12 Dec 2017	15 Jan 2018
WEI031501	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

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END OF COPY OF RECORD

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Build with confidence!



FORM 2  
Regulation 37 (1)  
Building Act 1993  
Building Regulations 2018

## BUILDING PERMIT WITH CONDITIONS

PERMIT NO: BS-U 29378-20180248/0

### ISSUED TO:

Agent:	O'Halloran Property Services		
ACN or ARBN:	15 141 984 312		
Postal Address:	63 Eighth Street MILDURA VIC 3500		
Email:	sales@mildurashedsandgarages.com.au		
Address for serving or giving of documents:			
Postal Address:	63 Eighth Street MILDURA VIC 3500		
Contact Person:	Greg Wilson	Telephone:	0437 073 483

### OWNERSHIP DETAILS:

Owner:	Michael & Suzanne Rees		
Postal Address:	44 PO Box 1005 IRYMPLE VIC 3498		
Email:	sue.rees2@bigpond.com		
Contact Person:	Michael Rees	Telephone:	0439 835 640

### PROPERTY DETAILS:

Number: 44	Street: Ginquam Avenue	Suburb: NICHOLS POINT	Postcode: 3501
Lot: 1	PS: 341662X	Volume: 10247	Folio: 353
Crown Allotment: N/A	Section: N/A	Parish: N/A	County: N/A
Municipal District:	Mildura Rural City Council		

### BUILDER:

Name:	O'Halloran Property Services	Telephone:	03 5023 1258
ACN / ARBN:	15 141 984 312		
Building Practitioner Registration No:	DB-L 38755		
Postal Address	63 Eighth Street MILDURA VIC 3500		

### Building Practitioner or architect engaged to prepare documents for this permit

Name	Category/Class	Registration No.
Mathew O'Halloran	Builder	DB-L 38755
Alexander Filonov	Civil Engineer	EC 27759

### Details of domestic building work Insurance

Name of Builder:	O'Halloran Property Services		
Insurance Provider Name:	VMIA Victorian Managed Insurance Authority		
Policy No:	C374842	Policy Cover:	\$32,056

### DETAILS OF RELEVANT PLANNING PERMIT:

Planning Permit No:	005.2018.0000056.001
Date of grant of planning permit:	16/03/2018

### NATURE OF BUILDING WORK:

Construction of Storage Shed	
Version of BCA applicable to permit:	2016 Vol 2
Stage of building work permitted:	All Parts
Cost of building work:	\$32,056
Total floor area of new building work:	125m <sup>2</sup>

### BUILDING CLASSIFICATION:

Storage Shed	10a
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### PRESCRIBED REPORTING AUTHORITIES:

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable



**PROTECTION WORK:-**

Protection work is not required in relation to the building work proposed in this permit.

**INSPECTION REQUIREMENTS:**

**The mandatory notification stages are:**

Prior to placing pier footings  
Completion of framework  
Final upon completion of all building work

**OCCUPATION OR USE OF BUILDING:**

A Certificate of Final Inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

**COMMENCEMENT AND COMPLETION:**

Building work is to be commenced by: **09/07/2019**

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

This building work must be completed by: **09/07/2020**

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

**CONDITIONS:**

**This permit is subject to the following conditions:**

**1. GENERAL**

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Interim Regulations 2017, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

**2. CONSTRUCTION REQUIREMENTS**

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

**3. STORMWATER DISCHARGE**

Stormwater to discharge into existing system or into pop ups, a minimum of 5m from any building or boundary.

**4. INTERNAL INFRASTRUCTURE**

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the area before construction, i.e. "DIAL BEFORE YOU DIG".

**RELEVANT BUILDING SURVEYOR:**

**Name:** TIM ANDERSON  
**Address:** 133B Lime Avenue Mildura VIC 3500  
**Email:** tim@andersongroupmildura.com.au

**Building Practitioner Registration No.:** BS-U 29378

**Permit No.:** 20180248

**Issue Date of Permit:** 09/07/2018

**Signature:**



**FORM 17**  
Régulation 200  
Building Act 1993  
Building Regulations 2018

## CERTIFICATE OF FINAL INSPECTION

**Property Details**

Site Address: 44 Ginquam Avenue NICHOLS POINT VIC 3501  
Title Details: Lot 1 PS: 341662X Volume: 10247 Folio: 353  
Municipal District: Mildura Rural City Council

**Building Permit Details:**

Building Permit Number: 20180248  
Version of BCA applicable to building permit: NCC BCA 2016 Volume 2

**Description of Building Work:**

Project Description: Construction of Storage Shed  
Part of Building: As per plans  
Permitted Use: Storage  
BCA Class of Building: 10a

**Maintenance Determination:**

A Maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

**Relevant Building Surveyor:**

Name: TIM ANDERSON  
Address: 133B Lime Avenue  
Mildura VIC 3500  
Email: tim@andersongroupmildura.com.au

Building Practitioner Registration Number:

BS-U 29378  
Certificate No: 201800083/0  
Date of Issue: 26 September 2019

Certificate No:

Date of Issue:

Signature:



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 18 January 2021 11:14 AM

## PROPERTY DETAILS

Address: **44 GINQUAM AVENUE NICHOLS POINT 3501**  
Lot and Plan Number: **Lot 1 PS341662**  
Standard Parcel Identifier (SPI): **1\PS341662**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **17273**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 3 E5**

[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**

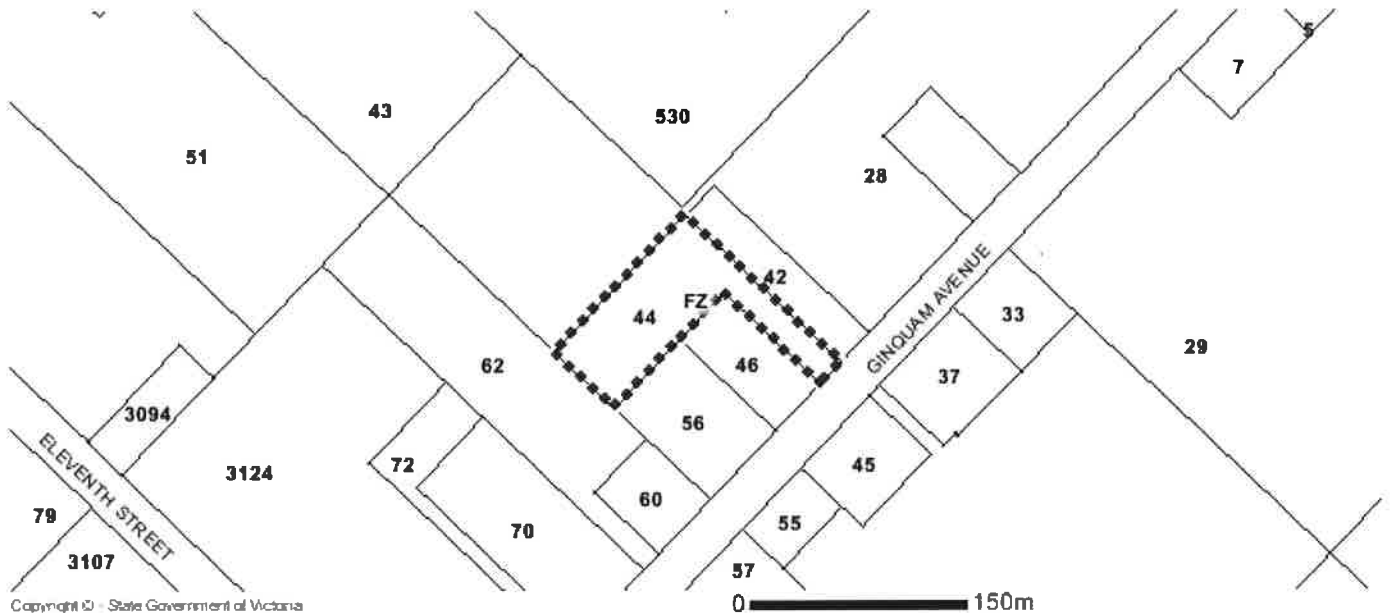
## STATE ELECTORATES

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

## Planning Zones

### FARMING ZONE (FZ)

#### SCHEDULE TO THE FARMING ZONE (FZ)



Copyright © - State Government of Victoria

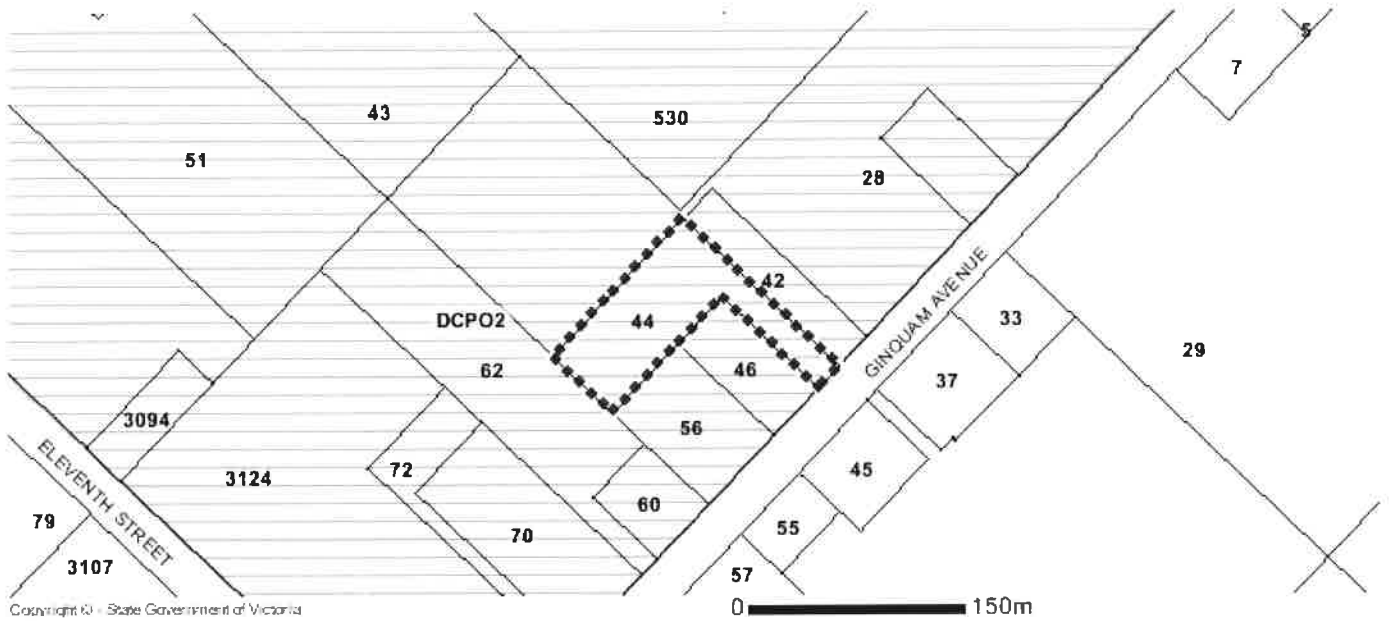
FZ - Farming

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

## Planning Overlays

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

#### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

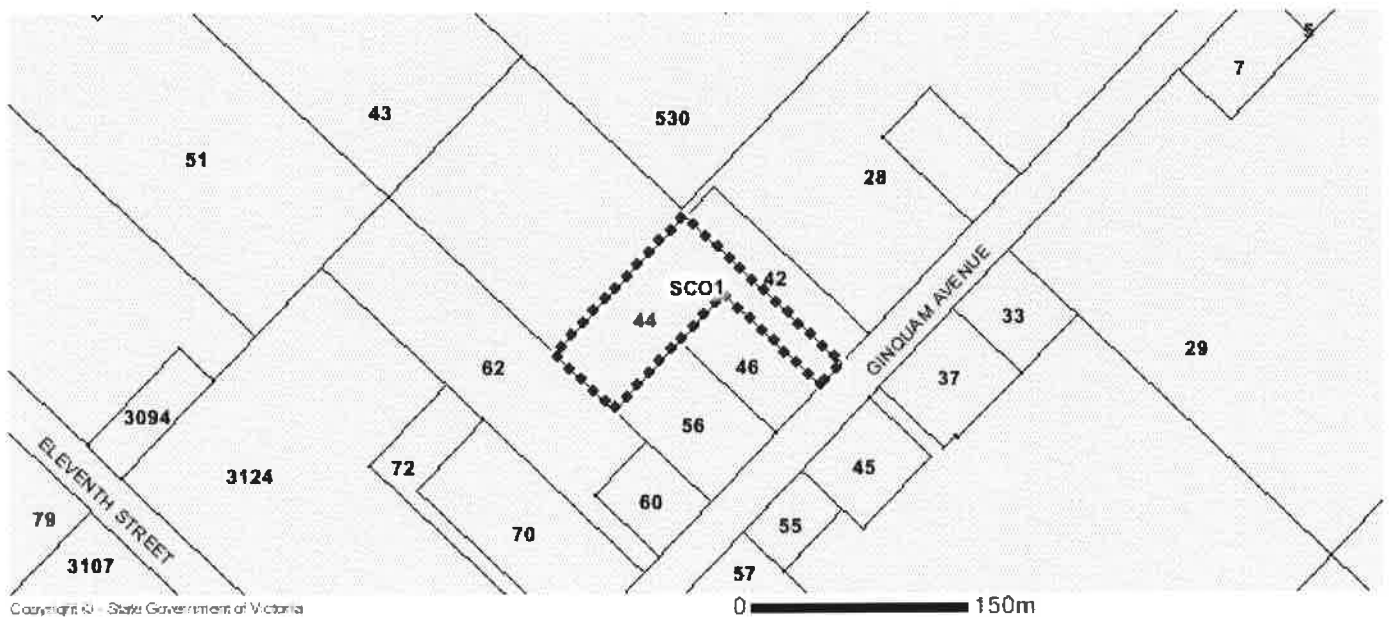


DCPO - Development Contributions Plan

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.

## Further Planning Information

Planning scheme data last updated on 13 January 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

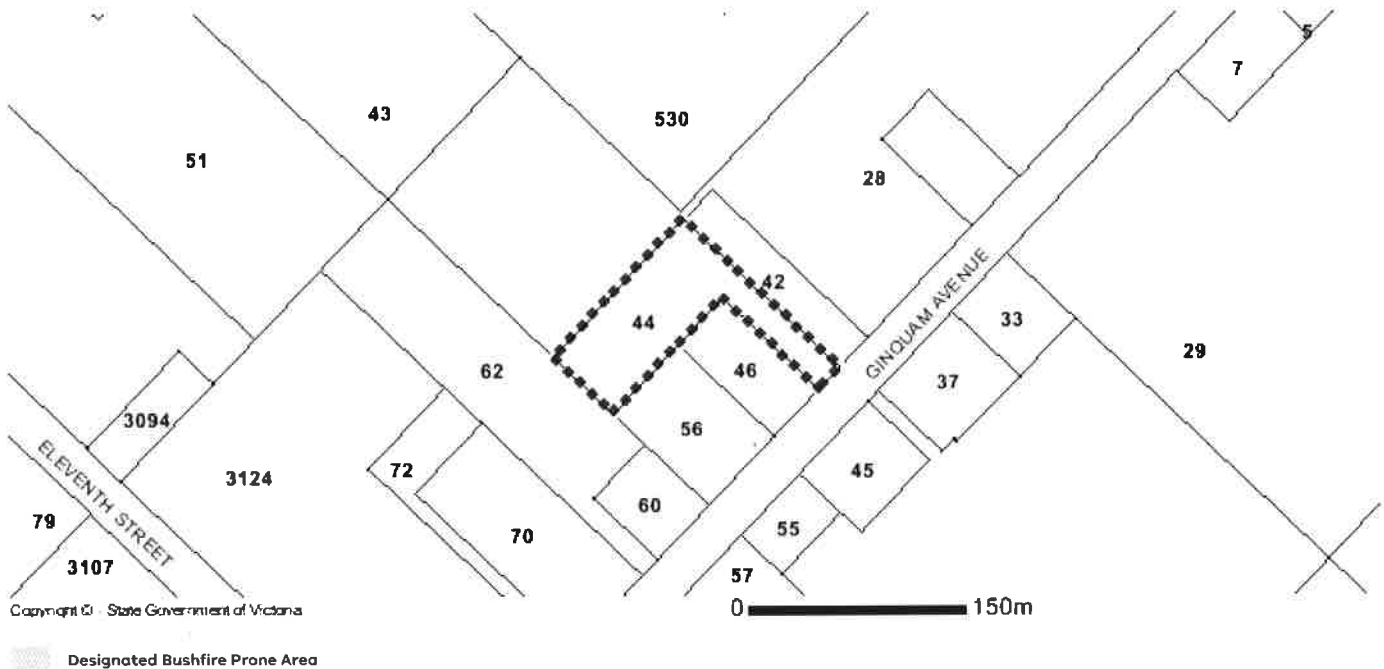
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

## Designated Bushfire Prone Area

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



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

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

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

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

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



Mildura Rural City Council

Internal Use Only



TAX INVOICE



Mr M K & Mrs S M Rees  
PO Box 1005  
IRYMPLE VIC 3498



033  
1034888  
R1\_12365

**Total Rates & Charges For this Year**  
**\$3,533.84**  
Refer below for payment options

# Rate and Valuation Notice

1 July 2020 to 30 June 2021

**Property Location & Description**  
44 Ginquam Avenue NICHOLS POINT VIC 3501  
Lot 1 PS 341662X Sec 83 Blk F

**AVPCC:** 117 - Residential Rural/Rural Lifestyle

### RATING DETAILS

Balance B/Fwd as at 01/07/2020  
Residential Rate  
Waste Management

			-\$838.73Cr
0.00620605	477000		\$2,960.29
434.79	1		\$434.79

### VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)  
Residential Fire Levy (Variable)

113.00	1		\$113.00
0.000054	477000		\$25.76

<b>PAYMENT DEADLINES EXTENDED</b> First instalment due by 14 October 2020. Second instalment due by 14 December 2020.	<b>COVID-19 SUPPORT</b> Relief options are available to assist ratepayers experiencing financial hardship. Visit <a href="http://mildura.vic.gov.au/coronavirus">mildura.vic.gov.au/coronavirus</a> or call us for details.
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**TOTAL AMOUNT** *125* *3162* **\$2,695.11**

Payment in full Due 15 Feb 2021 \$2,695.11	Or	1st Instalment Due 14 Oct 2020 \$44.73	2nd Instalment Due 14 Dec 2020 \$883.46	3rd Instalment Due 28 Feb 2021 \$883.46	4th Instalment Due 31 May 2021 \$883.46
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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 M K & Mrs S M Rees

Payment in Full: \$2,695.11

44 Ginquam Avenue NICHOLS POINT VIC 3501 Or 1st Instalment: \$44.73

Assessment No: 17273



Billcode: 93922  
Ref: 172734

POST billpay



Full Payment \*41 172734



Billcode: 0041  
Ref: 172734

Pay in person at any post office, phone 13 18 16 or go to [postbillpay.com.au](http://postbillpay.com.au)

Centrepay Ref:  
555 054 730B



BPAY this payment via internet or phone banking.  
BPAY View View and pay this bill using internet banking.  
BPAY View Registration No.: 172734

Internal Use Only

**MILDURA**  
 141 - 154 Franklin Street Mildura 3400  
 PO Box 1420 Mildura 3402  
 AUSTRALIA 3400  
 Tel: (08) 8051 3400 Fax: (08) 8051 2180  
 Office Hours 9:00am - 5:00pm Monday - Friday  
**SWAN HILL**  
 29 Bealidge Street Swan Hill 3585  
 PO Box 1347 Swan Hill 3585  
 AUSTRALIA 3585  
 Tel: (03) 5036 2150 Fax: (03) 5036 2190  
 Office Hours 9:00am - 5:00pm Monday - Friday



**LOWER MURRAY  
 WATER**

**KEBAHD**  
 56 Wellington Street Koroit 3576  
 PO Box 547 Koroit 3579  
 AUSTRALIA 3576  
 Tel: (03) 8450 3880 Fax: (03) 8450 3867  
 Office Hours 9:00am - 5:00pm Monday - Friday

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



24 Hour Supply Emergency  
 1800 808 830

Reference No. 056014

RURAL ACCOUNT

Amount Due \$70.53

Due Date 28-FEB-2020

Date Of Issue 20/01/2020



296544-001 001217(3003) 0033  
 MR MK REES & MRS SM REES  
 PO BOX 1005  
 IRYMPLE VIC 3498

Tariffs and Charges Notice  
 3rd Quarter 2019/20  
 01/01/2020 - 31/03/2020

**POST** \*850 700560147

Property Address : 44 GINQUAM AVENUE NICHOLS POINT VIC 3501 (Prop:56014) - Rural Account  
 F83 7  
 Lot 1 PS 341662X Par Mildura Vol 10247 Fol 353

	Charge	ML/DS	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Delivery Share Fee Domestic/Stock (Qtr)	14.98	0.100		14.98
Metered Water Usage Fee Domestic/Stock	30.55		0.560ML	30.55

**TOTAL OWING**

**\$70.53**

*Handwritten signature*

Payments/Credits since last Notice \$53.51

These services are GST free. The next Quarterly Notice will be mailed Apr 2020 - due late May

Interest charges will accrue at a rate of 4% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above. Exemptions apply.

LMW0514

**Payment Slip - Methods of Payment**

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

056014/5522432

44 GINQUAM AVENUE NICHOLS POINT VIC 3501 (Prop:56014) - Rural Account



**Direct Debit**  
 Please contact your local office



\*850 700560147 \$70.53



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



**Billers Code: 78477**  
**Ref: 7005 6014 7**

Amount Due

**\$70.53**



**Billpay Code: 0850**  
**Ref: 7005 6014 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: 7005 6014 7**



**Billers Code: 78477**  
**Ref: 7005 6014 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](http://www.bpay.com.au)



Payment Ref: 7005 6014 7

**By Phone**

Pay by phone (03) 8522 0588  
 Standard call charges apply

See reverse for In Person and By Mail options



**MILDURA**  
 741 - 759 Footscray Street Mildura 3500  
 PO Box 1438 Mildura 3507  
 AUSSDC DX 50028  
 Tel: (03) 5051 3400 Fax: (03) 5051 3400  
 Office Hours 8:00am - 5:00pm Monday - Friday

**SWAN HILL**  
 73 Beveridge Street Swan Hill 3585  
 PO Box 1447 Swan Hill 3505  
 AUSSDC DX 30184  
 Tel: (03) 5036 2150 Fax: (03) 5036 2150  
 Office Hours 8:00am - 5:00pm Monday - Friday



**KEBANG**  
 58 Wellington Street Kyring 3579  
 PO Box 547 Kyring 3579  
 AUSSDC DX 57903  
 Tel: (03) 5450 3060 Fax: (03) 5450 3067  
 Office Hours 8:00am - 1:00pm Monday - Friday

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



24 Hour Supply Emergency  
 1800 808 830

Reference No. 013371

URBAN ACCOUNT

Amount Due \$125.58

Due Date 14-FEB-2020

Date Of Issue 8/01/2020



293992-001 002709(11583) 0033  
 MR MK REES & MRS SM REES  
 PO BOX 1005  
 IRYMPLE VIC 3498

Tariffs and Charges Notice  
 3rd Quarter 2019/20  
 01/01/2020 - 31/03/2020

**POST** \*850 700133713

Property Address : 44 GINQUAM AVENUE NICHOLS POINT VIC 3501 (Prop:13371) - Urban Account  
 Lot 1 PS 341662X Par Mildura Vol 10247 Fol 353

	Charge	Balance
Water Service Tariff	51.76	51.76
Water by Measure Chg-Info on reverse	73.82	73.82

**TOTAL OWING**

**\$125.58**

Payments/Credits since last Notice \$326.79  
 Urban customers are advised that Stage 1 water restrictions are currently in effect



**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

**POST billpay**  
 Billpay Code: 0850  
 Ref: 7001 3371 3

Pay in person at any Post Office.

**B PAY**  
 Biller Code: 78477  
 Ref: 7001 3371 3

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)

013371  
 44 GINQUAM AVENUE NICHOLS POINT VIC 3501 (Prop:13371) - Urban Account



\*850 700133713 \$125.58

**B PAY**  
 Biller Code: 78477  
 Ref: 7001 3371 3

**BPAY** - Make this payment via internet or phone banking.  
**BPAY View** - Receive, view and pay this bill using internet banking.  
**BPAY View** Registration No: 7001 3371 3

Amount Due **\$125.58**

Payment Ref: 7001 3371 3



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

See reverse for In Person and By Mail options

## **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.

# 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](https://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)