

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	Unit 10/189 Deakin Avenue , Mildura 3500 Lot 10 on registered Plan of Subdivision PS330741P and being the land more particularly described in Certificate of Title Volume 10168 Folio 859
-------------	--

Vendor's name	James Norman Belbin	Date / /
Vendor's signature		

Vendor's name	Diane Gladys Lewin	Date / /
Vendor's signature		

Purchaser's name		Date / /
Purchaser's signature		

Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Their amounts are:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council 2020/2021 Annual Rates and Charges	(1) \$1,286.47 pa	(1)
(2)	Lower Murray Urban & Rural Water Authority 2020/2021 Quarterly Water Service and Sewerage Service Tariffs	(2) \$175.05 pq	(2)
(3)	Body Corporate Strata Group 2020/2021 Annual fee (paid quarterly) Refer to attached Owners Corporation Certificate	(3) \$1,316.83 pa	(3)

(b) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in the items above; other than any amounts described in this rectangular box.

Annual increase in municipal rates, water charges and owners corporation fees. Any water by measure. Any supplementary Council Valuations

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

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the Vendors' knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or similar restriction save for possible "IMPLIED EASEMENTS" as prescribed under Section 148 of the Water Act 1989. The Water Corporation may have policies in place which prohibits the placement of buildings and or structures over sewer easements.

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

3.4 Planning Scheme

The required specified information is as follows:

Name of planning scheme
Name of responsible authority
Zoning of the land
Name of planning overlay

Mildura
Mildura Rural City Council
Refer To Attached Property Report
Refer To Attached Planning Property Report

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

None to the Vendors' knowledge

4.2 Agricultural Chemicals

There are NO 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. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not applicable

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

None to the Vendors' knowledge

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not applicable.

8. SERVICES

The services which are marked with an ‘X’ in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---	--	---------------------------------------	-----------------------------------	--

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE 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 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 with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

- GST Withholding – Notice to Purchaser
- Register Search Statement – Volume 10168 Folio 859
- Plan – PS330741P
- Owners Corporation Search Report (Premium)
- Copy Mildura Rural City Council 2020/2021 Rate Notice
- Copy Lower Murray Water 2020/2021 First Quarter Urban Account
- Body Corporate Strata Group Fee Notice for Quarter 1/7/2020 to 30/9/2020 – Admin Standard Fee Contribution
- Owners Corporation Certificate prepared by Body Corporate Strata Group
- Property Report
- Planning Property Report
- Due Diligence Checklist

NOTICE TO PURCHASER

Vendor/Supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 Taxation Administration Act 1953 (Cth)

Property: Unit 10, 189 Deakin Avenue Mildura VIC 3500
Certificate of Title Volume 10168 Folio 859

The Vendor gives notice to the Purchaser under section 14-255(1) of Schedule 1 of the *Taxation Administration Act 1953 (Cth)* that the Purchaser is not required to make a payment to the Commissioner under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953 (Cth)* in respect of the supply of the Property made by the Vendors to the Purchaser under or pursuant to the Contract.

From: Vendor/supplier:

James Norman Belbin

Diane Gladys Lewin

Dated: _____

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 10168 FOLIO 859

Security no : 124087589340Y
Produced 18/01/2021 08:59 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 330741P.
PARENT TITLE Volume 09007 Folio 594
Created by instrument PS330741P 13/05/1994

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
JAMES NORMAN BELBIN of 3076 ETIWANDA AVENUE MILDURA VIC 3500
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
DIANE GLADYS LEWIN of 3076 ETIWANDA AVENUE MILDURA VIC 3500
AD972818Y 31/10/2005

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF135973P 16/06/2007
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 PS330741P 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)

ADMINISTRATIVE NOTICES

NIL

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

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS330741P

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.



Imaged Document Cover Sheet

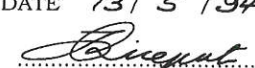
The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS330741P
Number of Pages (excluding this cover sheet)	3
Document Assembled	24/01/2021 11:52

Copyright and disclaimer notice:

© 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.

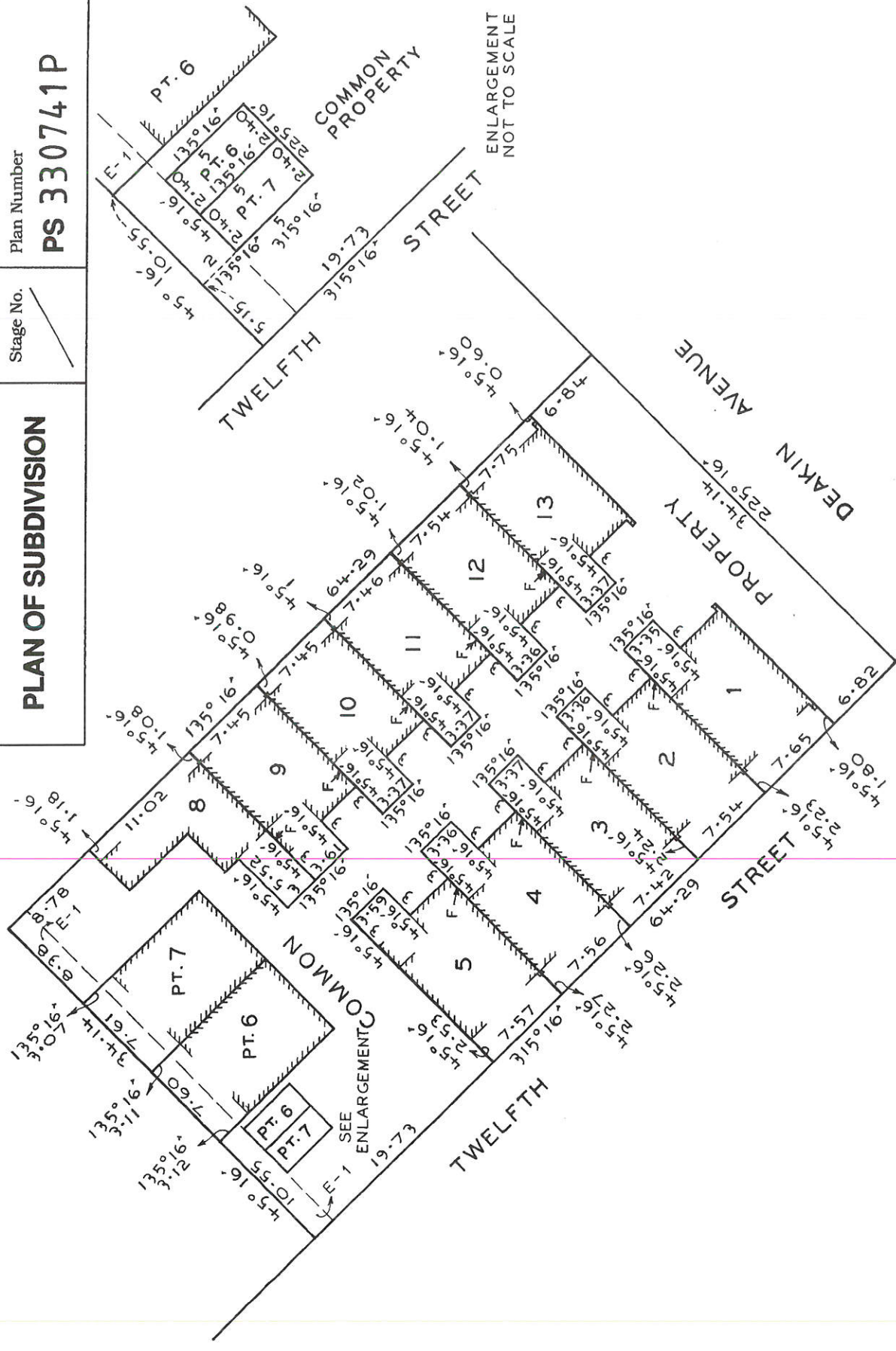
The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		STAGE NO. <hr/>	LTO use only EDITION 1	Plan Number PS 330741P
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: ONE (PART) LTO Base Record: CHART 3 (3102) Title Reference: VOL 9007 FOL 594. Last Plan Reference: LP 2144 BLOCK 77 LOT 12 (2) Postal Address: 189 DEAKIN AVENUE, MILDURA. 3500. (at time of subdivision) AMG Co-ordinates E 606320 Zone: 54 (of approx. centre of land in plan) N 6215960		Council Certificate and Endorsement		
		Council Name: CITY OF MILDURA Ref: L 11/1052/189 (Z) 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has /has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 10 / 3 / 94 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves		Notations		
Identifier	Council/Body/Person	Staging This is/is not a staged subdivision Planning Permit No. P 39 / 91		
NIL	NIL	Depth Limitation DOES NOT APPLY.		
		LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: MEDIAN: BOUNDARIES BETWEEN LOTS 1 TO 5, LOTS 6 AND 7, LOTS 8 TO 13. EXTERIOR FACE: ALL OTHER BOUNDARIES. INCLUDING THAT PART OF THE BOUNDARY MARKED F BETWEEN LOTS 1 TO 5 AND LOTS 8 TO 13.		
		Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) 778 In Proclaimed Survey Area No. _____		
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				LTO use only
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN				Statement of Compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E - 1	PIPELINE	2	THIS PLAN	SUN RAYS IA WATER BOARD
				Received <input checked="" type="checkbox"/> Date 8 / 4 / 94
				LTO use only PLAN REGISTERED TIME 2.30 pm DATE 13 / 5 / 94  Assistant Registrar of Titles
				Sheet 1 of 3 Sheets
THOMSON AND SINGLETON PTY. LTD. ACN 006 143 317 61 DEAKIN AVENUE, MILDURA. 3500. PHONE (050) 23 1835 FAX (050) 2 13 957.		ANDREW CLIFFORD CRAIG LICENSED SURVEYOR (PRINT)..... SIGNATURE..... DATE 22 / 12 / 93 REF 4400 VERSION 1		DATE 10 / 3 / 94 COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

Stage No. _____

Plan Number
PS 330741P



<p>THOMSON AND SINGLETON PTY. LTD. 61 DEAKIN AVENUE, MILDURA . 3500. PHONE (050) 231835 FAX (050) 213 957 ACN 006 143 317.</p>	<p>ORIGINAL SCALE (SHEET SIZE) 1:300 A3</p>	<p>SCALE</p> <p>3 0 3 6 12</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR (PRINT)..... ANDREW CLIFFORD CRAIG</p> <p>SIGNATURE..... DATE 22/12/93</p> <p>REF 4400 VERSION 1</p>	<p>Sheet 2 of 3 Sheets</p>
--	---	---	---	----------------------------



PS330741P

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Environment, Land, Water & Planning

Owners Corporation Search Report (Premium)

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.

Produced: 25/01/2021 03:02:49 PM

**OWNERS CORPORATION
PLAN NO. PS330741P**

The land in PS330741P is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 13.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

BODY CORPORATE STRATA GROUP 123 CHURCH STREET HAWTHORN VIC 3122

AL367576C 18/09/2014

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property	10168/863	0	0
Lot 1	10168/850	70	70
Lot 2	10168/851	70	70
Lot 3	10168/852	70	70
Lot 4	10168/853	70	70
Lot 5	10168/854	70	70
Lot 6	10168/855	70	70



Department of Environment, Land, Water & Planning

Owners Corporation Search Report (Premium)

Produced: 25/01/2021 03:02:49 PM

OWNERS CORPORATION
PLAN NO. PS330741P

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 7	10168/856	70	70
Lot 8	10168/857	70	70
Lot 9	10168/858	70	70
Lot 10	10168/859	70	70
Lot 11	10168/860	70	70
Lot 12	10168/861	70	70
Lot 13	10168/862	70	70
Total		910.00	910.00

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

Statement End.



Mildura Rural City Council

Internal Use Only



TAX INVOICE

Mr J N Belbin & Ms D G Lewin
PO Box Sm1
MILDURA SOUTH VIC 3501



R0_171530

Total Rates & Charges For this Year
\$1,286.47
Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

Unit 10 189 Deakin Avenue MILDURA VIC 3500
Lot 10 PS 330741P Sec 77 Blk D

AVPCC: 120 - Single Strata Unit/Villa Unit/Townhouse

RATING DETAILS

Residential Rate	0.00620605		\$732.31
Waste Management	434.79	1	\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	113.00	1	\$113.00
Residential Fire Levy (Variable)	0.000054		\$6.37

Assessment No: 10189
Issue Date 10 September 2020
Rate declaration date: 1 July 2020
Capital Improved Value:
Site Value:
Net Annual Value:
Valuation Date: 1 January 2020

PAYMENT DEADLINES EXTENDED First instalment due by 14 October 2020. Second instalment due by 14 December 2020.	COVID-19 SUPPORT Relief options are available to assist ratepayers experiencing financial hardship. Visit mildura.vic.gov.au/coronavirus or call us for details.
---	---

TOTAL AMOUNT **\$1,286.47**

Payment In full Due 15 Feb 2021 \$1,286.47	Or	1st Instalment Due 14 Oct 2020 \$321.61	2nd Instalment Due 14 Dec 2020 \$321.62	3rd Instalment Due 28 Feb 2021 \$321.62	4th Instalment Due 31 May 2021 \$321.62
---	----	--	--	--	--

Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Mr J N Belbin & Ms D G Lewin
Unit 10 189 Deakin Avenue MILDURA VIC 3500
Assessment No: 10189
Payment In Full: \$1,286.47
Or 1st Instalment: \$321.61



Biller code: 93922
Ref: 101899

POST billpay



Full Payment *41 101899



Post Billpay
Biller code: 0041
Ref: 101899

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



BPAY this payment via Internet or phone banking.
BPAY View[®]. View and pay this bill using internet banking.
BPAY View Registration No.: 101899

MILDURA
 741 - 759 Fourteenth Street Mildura 3500
 PO Box 1438 Mildura 3502
 AUSSDOC DX 59023
 Tel: (03) 5051 3400 Fax: (03) 5051 3450
 Office Hours 8.00am - 5.00pm Monday - Friday

SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSSDOC DX 30164
 Tel: (03) 5036 2150 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday



LOWER MURRAY WATER

KERANG
 56 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSSDOC DX 57938
 Tel: (03) 5450 3960 Fax: (03) 5450 3967
 Office Hours 8.00am - 1.00pm Monday - Friday



24 Hour Supply Emergency
 1800 808 830

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

Reference No. 016817

URBAN ACCOUNT

Amount Due \$175.05

Due Date 24-AUG-2020

Date Of Issue 21/07/2020



336051-001 014761(32549) 0033
 MR JN BELBIN & MS DG LEWIN
 PO BOX 1SM
 MILDURA SOUTH VIC 3501

Tariffs and Charges Notice
 1st Quarter 2020/21
 01/07/2020 - 30/09/2020

POST *850 700168172

Property Address : U 10/189 DEAKIN AVENUE MILDURA VIC 3500 (Prop:16817) - Urban Account
 Lot 10 PS 330741P BIK D Sec 77 Vol 10168 Fol 859

	Charge	Balance
Water Service Tariff	52.09	52.09
Sewerage Service Tariff	122.96	122.96

TOTAL OWING \$175.05

Payments/Credits since last Notice \$173.95



Payment Slip - Methods of Payment

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



Direct Debit
 Please contact your local office.



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



Billpay Code: 0850
Ref: 7001 6817 2

Pay in person at any Post Office.



Bill Code: 78477
Ref: 7001 6817 2

Contact your bank or financial institution to make a free payment from your cheque, savings, debit, credit card or transaction account. More info www.bpay.com.au

016817
 U 10/189 DEAKIN AVENUE MILDURA VIC 3500 (Prop:16817) - Urban Account



*850 700168172 \$175.05

iB PAY	Bill Code: 78477 Ref: 7001 6817 2
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 6817 2	

Amount Due **\$175.05**

Payment Ref: 7001 6817 2



By Phone
 Pay by phone (03) 8672 0552
 Standard call charge applies

See reverse for In Person and By Mail options



Body Corporate
STRATA GROUP

Myecho Investments Pty Ltd (trading as)
Body Corporate Strata Group
ABN 54 139 544 826

Mulgrave 03 7020 6300
Keilor East 03 9331 5022
Glen Iris 03 9889 5681
Boronia 03 9762 9401
Hawthorn 03 9482 5055
Geelong 03 5221 3774
Mildura 0488 175 552

Mr J B Belbin and Ms D Lewin
PO Box 1SM
SOUTH MILDURA VIC 3501

Tax Invoice
Owners Corporation 330741P
ABN 92 624 846 291

Date of Notice 25/05/2020
Ref 14087

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31 Owners Corporation Regulations 2018 and Owners Corporation Rules

RE: Owners Corporation Number 330741P
Lot 10, 189 Deakin Avenue
MILDURA VIC 3500

Notice is hereby given by the Owners Corporation Plan of Subdivision 330741P pursuant to Section 31 of The Owners Corporations Act 2006, that the following fees, extraordinary fees, charges or other contributions are due and payable within 28 days of the date of this Notice.

Details	Admin	Sinking	Interest	Due Date	Total
Standard Fee Contribution Schedule (01/07/20 - 30/09/20)	\$337.10	\$0.00	\$0.00	01/07/2020	\$337.10
Amount Payable \$337.10					
Amount Payable if paid at Australia Post \$339.85					
No GST has been charged					

Payments made at Australia Post will incur a \$2.75 Processing Fee. This fee is in addition to the Amount Payable shown above. If you choose not to pay the Processing Fee it will result in a shortfall in the actual amount paid to your owners corporation. Please note the fees applied by DEFT Payment Systems and not Body Corporate Strata Group.

Interest will accrue daily on overdue fees and charges by 10.00% until paid. The amount of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (VIC). This rate is subject to change. Notices overdue by 30 days from the due date will be liable for a \$42 Overdue Administration Fee and Notices overdue by 60 days from the due date will be liable for a \$142 Overdue Administration Fee. Notices that are overdue may be subject to legal proceedings against the indebted lot owner. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006 will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the Manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due.

Check your BPAY Reference below as it may have changed



*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 18 00 672 162. Payments by Credit Card do not require registration and a surcharge may apply.

	Pay over the Internet from your Credit Card or pre-registered bank account at www.deft.com.au .		Biller Code: 96503 Ref: 275335982 140874	Account: 330741PÂ DEAKIN Owner: Mr J B Belbin and Ms D Lewin OC: 330741P Lot No: 10
	Pay by phone from your Credit Card or *pre-registered bank account. Call 1 300 30 10 90 or Int ++61 2 8 232 7395	Contact your financial institution to make a BPAY payment from your cheque or savings account.		
	Pay by mailing this payment slip with your Cheque to: DEFT Payment Systems GPO Box 2174, Melbourne VIC 3001		Pay in person at any Australia Post Office, using Cash, Cheque or EFTPOS Payments made at Australia Post incur a \$2.75 DEFT processing fee. The amount payable if paid at Australia Post is \$339.85	All Cheques must be made payable to: Owners Corp: 330741PÂ DEAKIN
				Total Due \$337.10 Amount Payable if paid at Australia Post \$339.85
*442 275335982 140874 DEFT Reference Number: 275335982 140874				

OC No 330741P

189 Deakin Avenue MILDURA VIC 3500

Lot 10 (Unit 10)

OWNERS CORPORATION CERTIFICATE

03 5022 0959

ISSUED: 24 January 2021

If you wish to make payment of the settlement amount via EFT please utilise the BPAY details located on the attached Contribution Notice.

Owners Corporation Certificate

Section 151 Owners Corporation Act 2006 and Reg 11 Owners Corporation Regulations 2018
Subdivision Act 1988

Owners Corporation No. 1 Strata Plan No. 330741P
Registered Address: 189 Deakin Avenue MILDURA VIC 3500
Lot Address: As above

Vendor Name: Mr J B Belbin and Ms D Lewin
Reference: Not Available

Purchaser Name:
Contact Details:

This certificate is issued for Lot 10 / Unit 10 on Plan No. 330741P

The postal address of which is c/- Body Corporate Strata Group PO Box 7078 Hawthorn Vic 3122

IMPORTANT: The information in this certificate is issued on 24 January 2021. You should obtain a new certificate for current information prior to settlement.

1. The present fees for the above Lot are \$1316.83 per annum for the year commencing 01 July 2020 paid Quarterly. (The annual contribution fee is subject to change depending on the budget set for the year.)

Due Date	Contribution Amount
01 July 2020	\$337.10
01 October 2020	\$321.33
01 January 2021	\$329.20
01 April 2021	\$329.20

NOTE: The contribution amounts shown may vary slightly due to rounding.

2. The fees are paid up until 31 March 2021. If settlement should occur on or after any due date a further contribution fee will be due and payable plus the top up fee if the budget increases at the AGM.

3. The total of any Unpaid fees is now \$0.00. The total of any Unpaid Special Levy fees is \$0.00.

4. The following adjustment levy has been struck and is payable on the date indicated below:
Nil

5. The following special fees or levies have been struck and are payable on the dates indicated below:
Nil

6. The repairs, maintenance or other work or act which has been or is about to be performed which may incur an additional charges which have not been included in the annual fees and special levy fees are as follows:
Nil

7. The Owners Corporation has the following insurance cover:

Insurance Broker Name:	Strata Insurance
Insurance Valuation Supplier Name:	WBP Property Group
Last Valuation Date:	25 February 2019
Amount At Last Valuation Date:	\$2,490,000.00
Next Insurance Valuation Due Date:	25 February 2022
Insurance Underwriter:	Strata Insurance - CHU
Policy Number:	41559
Sum Insured:	\$2,490,000.00
Premium:	\$5,835.13
Policy Renewal Date:	01 May 2021

This summary is not a policy document and is only an outline of the coverage.
The terms, conditions and limitations of the Insurers policy shall prevail at all times.

Policy Type: Residential Strata Insurance
Insured: OC No. 330741P
Situation: 187-189 Deakin Avenue, Mildura VIC 3500
Covering:

Cover Selected	Sum Insured
POLICY 1	
INSURED PROPERTY (Building)	2,490,000
Loss of Rent/Temp Accommodation (15%)	373,500
INSURED PROPERTY (Common Area Contents)	18,777
FLOOD	Selected
Excess 5 Any event of any kind. \$1,000	
Excess Flood excess \$1,000	
POLICY 2	30,000,000
LIABILITY TO OTHER	
POLICY 3	200,000/2,000
VOLUNTARY WORKERS	
POLICY 4	Not selected
WORKERS COMPENSATION (ACT, TAS & WA ONLY)	
POLICY 5	250,000
FIDELITY GUARANTEE	
POLICY 6	5,000,000
OFFICE BEARER'S LEGAL LIABILITY	
POLICY 7	Not selected
MACHINERY BREAKDOWN	
Loss of Rent/Temp Accommodation (20%)	Not selected
POLICY 8	Not selected
CATASTROPHE INSURANCE (Insured Property)	
Extended cover – Rent/Temp Accommodation	Not selected
Escalation in Cost of Temp Accommodation	Not selected
Cost of Storage and Evacuation	Not selected
POLICY 9	
PART A - Government Audit Costs	25,000
PART B - Appeal expenses - common property health & safety breaches	100,000
PART C - Legal Defence Expenses	50,000
Excess Legal Defence Expenses \$1,000	
POLICY 10	250,000
LOT OWNER'S FIXTURES AND IMPROVEMENTS (per lot)	

EXCESSES As per policy wording

**Special Conditions/
Endorsements** Nil

Insurer: Strata Insurance - CHU

Support Insurer: QBE Insurance (Australia) Limited
82 Pitt Street
SYDNEY NSW 2000
AFSL LICENCE No: 239545

Proportion: 100%

Insurance Brokers Code of Practice & External Disputes Resolution Service

Strata Solutions International Pty Ltd Trading as Strata Insurance subscribe to the Insurance Brokers Code of Practice and the Australian Financial Complaints Authority. AFCA is an administer an independent and free external dispute resolution service for our clients. Please visit www.stratainsurance.net or contact our office for further details.

8. The Owners Corporation has resolved that members may arrange their own insurance under Section 63 of the Act as follows:
Nil

9. The total funds held by the Owners Corporation as at 24 January 2021 are:

Admin Fund: \$12,980.43

Maintenance Fund: \$0.00

Total Fund Held: \$12980.43

10. The Owners Corporation has liabilities that are not covered by annual fees, special levies and repairs and maintenance as set out above as follows:

None known as of this stage except that the Manager has the authority to raise a cash flow levy at any stage should the Owners Corporation hold insufficient funds to meet the building insurance premium and/or ongoing working capital requirements of the common property.

11. The Owners Corporation has granted contracts, leases, licenses or agreements affecting the common property as follows:

Nil

12. The Owners Corporation has made agreement to provide services to members and occupiers for a fee as follows:

Nil

13. The Owners Corporation has notices or orders served within in the last 12 months that have not been satisfied as follows:

Nil

14. The Owners Corporation is party to any proceedings or aware of any notices or orders which may give rise to proceedings as follows:

Nil

15. The Owners Corporation has resolved to appoint a manager.

16. No proposal has been made for the appointment of an administrator.

17. Any other Information:

This Certificate is valid for sixty (60) days from the date of this Certificate.

If you wish to make payment of the settlement amount via EFT please utilise the BPAY details located on the attached Contribution Notice.

18. The following documents are attached:

1. OC Certificate Pack Front Cover
2. Minutes Of Most Recent Meeting
3. Model Rules
4. Statement of Advice and Information

Signed on behalf of the Owners Corporation 330741P by



John Burgess
Body Corporate Strata Group
PO Box 7078 Hawthorn Vic 3122



In capacity as Manager pursuant to an instrument of delegation made by the Owners Corporation
Further information can be obtained by an inspection of the owners corporation register

Minutes of the Annual General Meeting

Owners Corporation	330741P
Property Address	189 Deakin Avenue MILDURA VIC 3500
Meeting Date	Thursday, 30 July 2020
Meeting Location	Teleconference Number (03) 7020 6310 John Burgess [Pin 27315]
Meeting Commenced	5:30 PM
Rep by	John Burgess
Members Present	Daryl Ian Beasy & Margaret Joy Beasy (6), Mr J B Belbin and Ms D Lewin (10), Mr M Belbin (12)
Proxies	Nil
Apologies	Nil
Non Attendance	Kingson Selvaraj & Parameswari Pannerselvam (1), Onur Salih Secer (2), Robert Maxwell Burleigh (3), Roberto Valladares (4), Faye Elizabeth Hannam (5), Kirubakaran PL atf Kirubakaran Super Fund (7), Mr. D. J. Gabriel (8), Ms Anne L Mellberg-Cielicki (9), Sanjay Raj Joshi & Pooja Karki (11), Michael Kenneth Harding & Kyria Ruth Harding (13)
Non Financial Attendee	Nil

1. Election Of A Chairperson For The Meeting

John Burgess is elected Chairperson for the Annual General Meeting.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

2. Declaration Of A Quorum

Attendance by Lot

Total Eligible Attendees: 3

Total Units: 13

Attendance Percentage: 23.08 %

Attendance by UOL

Total Eligible Attendee UOL: 210

Total UOL: 910

Attendance Percentage: 23.08%

As a quorum was not present either in person or by proxy, all decisions at this meeting will remain interim decisions for a period of 28 days. They will become the resolutions of the Owners Corporation on the 29th day provided no objections are received in writing during this period.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

3. Minutes Of Previous Meeting

Previous AGM date: 07-Aug-2019

The Members of the Owners Corporation resolved by ordinary resolution to acknowledge and accept the minutes of previous meeting as a true and correct record of proceedings.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

4. Manager's Report

The Members of the Owners Corporation resolved by ordinary resolution to acknowledge and accept the Manager's Report as presented by the Manager.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

5. Committee Report

It was noted that the Committee did not table a Report.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

6. Financial Reports

Year ending: 30-Jun-2020

Bank balance (Administration): \$8,980.65

Bank balance (Maintenance/Investment): \$0.00

The Members of the Owners Corporation resolved by ordinary resolution to acknowledge and accept the Financial Reports as presented by the Manager.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

7. Building Insurance

General Advice Warning

The Product Disclosure Statement (PDS) for the building insurance policy is available at www.bodycorporatestrata.com.au. The Manager recommends that the Members of the Owners Corporation refer to the PDS to make an assessment on whether the product satisfies your building needs and objectives.

Insurance Broker Name:	Strata Insurance
Insurance Valuation Supplier Name:	WBP Property Group
Last Valuation Date:	25-Feb-2019
Last Valuation Amount:	\$2,490,000.00
Next Insurance Valuation Due Date:	25-Feb-2022
Insurer:	Strata Insurance - CHU
Policy Number:	41559
Sum Insured:	\$2,490,000.00
Premium:	\$5,835.13
Insurance Policy Expiry Date:	01-May-2021

A copy of the full Insurance policy is available on StrataPort at <https://bcsg.strataport.com.au>.

The Members of the Owners Corporation resolved by ordinary resolution to accept the current building insured amount, inclusive of office bearers liability insurance, upon renewal.

Members further resolve that the Manager may engage a broker or agent in the future to source the insurance cover on behalf of the Owners Corporation.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

8. Maintenance

The Members of the Owners Corporation acknowledged that quote preparation and work order execution for all maintenance, repairs or replacement works of less than \$1,000.00 will incur a charge of \$27.50 per item. For works in excess of \$1,000.00 a charge of 5% of the total project value will apply. It was further acknowledged that if the Members of the Owners Corporation chooses to arrange its own contractor to undertake any common property maintenance, repairs or replacement works then it is the responsibility of the Owners Corporation to provide that contractors Australian Business Number, taxation, WorkCover insurance and liability insurance documentation as well as any appropriate trade licences to the Manager.

8.1 Shed

Works Category:
N/A

Works Description:
The Members of the Owners Corporation resolved by ordinary resolution that the shed on common property is to be removed. The manager is to ask HB's Lawn and Garden Care to complete the job along with removing the rubbish and perform weed control behind the units of Twelfth St.

Pre Authorised Approval Amount:
\$0.00

Preferred Number Of Quotes:
N/A

Preferred Basis To Proceed With Quotes:
N/A

Nominated Representative Name / Contact Information:

Works Managed By:
OC Manager

Special Levy Required:
a special levy may be raised to meet the expected costs of these works

Moved: Lot 6, Seconded: Lot 12, Votes For: 3, Against: 0, Abstain: 0

9. Maintenance Plan

A prescribed Owners Corporation must prepare a Maintenance Plan in accordance with the Owners Corporation Act 2006 Section 37. An Owners Corporation other than a prescribed Owners Corporation may also prepare a Maintenance Plan. Note that a prescribed Owners Corporation has more than 100 lots (including storage lots, car parking lots and accessory lots) or collects more than \$200,000 in annual fees in a financial year. This fee total includes fees collected from separate owners corporations for storage lots, car parking lots and accessory lots and for general administration and maintenance and contributions to maintenance plans. It does not include extraordinary fees as determined by the Owners Corporation Act 2006 Section 24.

The Members of the Owners Corporation resolved by ordinary resolution not to prepare a maintenance plan as the owners corporation is not a prescribed owners corporation.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

10. Caretaking

The Members of the Owners Corporation resolved by ordinary resolution that the Caretaking requirements of the common property are being completed satisfactorily.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

Notes: The Members of the Owners Corporation resolved by ordinary resolution that the shed on common property is to be removed. The manager is to ask HB's Lawn and Garden Care to complete the job along with removing the rubbish and perform weed control behind the units of Twelfth St.

P:4

The caretaker is requested to incorporate a six month weed spray of the area.

11. OHS Requirements

30-Jun-2016

Last OHS Report is more than 3 years: Yes

Notwithstanding the Manager's recommendation to undertake an OH&S inspection and assessment, the Members of the Owners Corporation resolved by ordinary resolution that an OH&S inspection and assessment is not to be undertaken this year.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

12. Essential Safety Measures

Last ESM Report Date: N/A

Notwithstanding the Manager's recommendation to undertake an Essential Safety Measures Report, the Members of the Owners Corporation resolved by ordinary resolution that an Annual Essential Safety Measures Report is not to be undertaken this year.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

13. Standing Minutes

No resolution required for this agenda item.

14. Annual Budget

Admin Fund

Description	Proposed Amount	Amended Amount Subtotal	Amended Amount GST	Amended Amount Total
Caretaking	\$1,179.75	\$1,072.50	\$107.25	\$1,179.75
Common electricity	\$361.31	\$328.46	\$32.85	\$361.31
Common water	\$1,473.36	\$1,339.42	\$133.94	\$1,473.36
Disbursement charge	\$663.00	\$602.73	\$60.27	\$663.00
Insurance	\$7,002.16	\$6,365.60	\$636.56	\$7,002.16
Legislative & Compliance fee	\$460.00	\$418.18	\$41.82	\$460.00
Maintenance	\$2,413.95	\$2,194.50	\$219.45	\$2,413.95
Management fees	\$3,071.04	\$2,791.85	\$279.19	\$3,071.04
Professional Services - accounting legal other	\$55.00	\$50.00	\$5.00	\$55.00
Schedule 2.2 charges	\$440.00	\$400.00	\$40.00	\$440.00
Sub Total	\$18,623.56	\$15,563.25	\$1,556.32	\$17,119.57

Maintenance Fund

Description	Proposed Amount	Amended Amount Subtotal	Amended Amount GST	Amended Amount Total
-------------	-----------------	-------------------------	--------------------	----------------------

Description	Proposed Amount	Amended Amount	Subtotal	Amended Amount GST	Amended Amount Total
Nil Maintenance Fund items					
Sub Total	\$0.00		\$0.00	\$0.00	\$0.00
Grand Total	\$18,623.56		\$15,563.25	\$1,556.32	\$17,119.57

Notwithstanding the recommended budget as proposed, the Members of the Owners Corporation resolved by ordinary resolution to amend the budget as proposed by the Manager. Members further resolved that the Manager has the authority to raise a Special Levy if there are insufficient funds to meet the ongoing working capital requirements for the Owners Corporation.

The Members of the Owners Corporation acknowledged that the Disbursement Fee may be raised during the year if items such as Australia Post charges increase in price.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

Notes: It was resolved to amend the budget to reduce OH&S report to \$0, to reduce OH&S - Repairs & Maintenance to \$0.

15. Owners Corporation Contributions

Total UOL: 910

Fee Frequency: Quarterly

Fee Year Start Date: 01-Jul-2020

Instalment Number	Date
1	01-Jul-2020
2	01-Oct-2020
3	01-Jan-2021
4	01-Apr-2021

Lot No	Owners	Proposed (Annual)	Amended (Annual)	Proposed (Quarterly)	Amended (Quarterly)
1	Kingson Selvaraj & Parameswari Pannerselvam (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
2	Onur Salih Secer (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
3	Robert Maxwell Burleigh (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
4	Roberto Valladares (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
5	Faye Elizabeth Hannam (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
6	Daryl Ian Beasy & Margaret Joy Beasy (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
7	Kirubakaran PL atf Kirubakaran Super Fund (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
8	Mr. D. J. Gabriel (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
9	Ms Anne L. Mellberg-Cielicki (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
10	Mr J B Belbin and Ms D Lewin (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
11	Sanjay Raj Joshi & Pooja Karki (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
12	Mr M Belbin (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
13	Michael Kenneth Harding & Kyria Ruth Harding (UOL: 70)	\$1,432.58	\$1,316.89	\$358.15	\$329.22
Grand Total:		\$18,623.56	\$17,119.57		

The Members of the Owners Corporation resolved by ordinary resolution to amend the Owners Contributions as proposed, which reflects the units of liability as detailed on the Plan of Subdivision.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

Notes: Please refer to the amended budget for details.

P:6

16. Election Of The Committee

Lot	Owner Name	Committee
1	Kingson Selvaraj & Parameswari Pannerselvam	--
2	Onur Salih Secer	--
3	Robert Maxwell Burleigh	--
4	Roberto Valladares	--
5	Faye Elizabeth Hannam	--
6	Daryl Ian Beasy & Margaret Joy Beasy	Chairperson
7	Kirubakaran PL atf Kirubakaran Super Fund	--
8	Mr. D. J. Gabriel	--
9	Ms Anne L Mellberg-Cielicki	--
10	Mr J B Belbin and Ms D Lewin	--
11	Sanjay Raj Joshi & Pooja Karki	--
12	Mr M Belbin	--
13	Michael Kenneth Harding & Kyria Ruth Harding	--

The Members of the Owners Corporation resolved by ordinary resolution to elect a Committee in accordance with the Owners Corporation Act 2006 Part 5 - Committees.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

17. Election Of The Chairperson

Chairperson: Daryl Ian Beasy & Margaret Joy Beasy

In accordance with Section 11 2 D of the Owners Corporation Act 2006 the Members of the Owners Corporation resolved by ordinary resolution to elect a Chairperson. The Chairperson is delegated any power or function of the Owners Corporation where there is no Committee. This delegation excludes any decision that requires a special or unanimous resolution, or any decision regarding the termination of the Manager as set out in Section 8.1.2 of the Contract of Appointment.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

18. Election of the Secretary

Secretary:

The Members of the Owners Corporation resolved by ordinary resolution not to elect a Member of the Committee as Secretary and that the Manager assumes the role of Secretary in accordance with Section 107 of the Owners Corporation Act 2006.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

19. Designation Of Public Officer

The Members of the Owners Corporation resolved by ordinary resolution to appoint officers of the Manager to be Public Officer and Authorised Contact Person with the Australian Taxation Office. The Public Officer and the Authorised Contact Person shall be David Leece.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

20. Penalty Interest

The Members of the Owners Corporation resolved by ordinary resolution to apply Penalty Interest in accordance with the Owners Corporation Act 2006 Part 3, Section 29 (1&2). The rate of interest charged will change from time to time depending on the market rate but will not exceed the maximum rate of interest payable under the Penalty Interests Rates Act 1983. The Members of the Owners Corporation resolved by ordinary resolution to refer all requests for the removal of Penalty Interest from a Contributions Notice to the Committee and/or the Chairperson. No Penalty Interest will be removed without a reasonable explanation by the lot owner making the request. The Committee and/or the Chairperson undertake to act in good faith at all times.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

21. Arrears

The Members of the Owners Corporation resolved by ordinary resolution that all Contributions overdue by 30 days from the due date will be liable for a \$42 Overdue Administration Fee and that all Contributions overdue by 60 days from the due date will be liable for a \$142 Overdue Administration Fee, payable to the Manager. The Members of the Owners Corporation further resolved by ordinary resolution that, at its discretion, the Manager will submit accounts in arrears to its legal representatives for debt collection. In accordance with the Owners Corporation Act 2006 Section 32 the costs, including all associated legal fees, incurred in recovering fees, charges and interest owing will be fully recoverable by the indebted lot owner.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

22. Special Resolutions

No resolution required for this agenda item.

23. General Business

No resolution required for this agenda item.

24. Appointment Of The Manager

The Members of the Owners Corporation resolved by ordinary resolution to appoint Body Corporate Strata Group as the Manager of the Owners Corporation. The fees will be charged as per the resolved budget. The Members further resolved that in accordance with the Owners Corporation Act 2006 Part 6 Section 119 two persons who are owners (or a director of a corporation who is a lot owner) of separate lots and are Members of the Owners Corporation will execute a standard Strata Community Australia (Vic) Contract of Appointment and approve the affixing of the seal. A copy of the Contract of Appointment was available at the Annual General Meeting. It is noted that should the Members fail to fully execute this Contract of Appointment then the previous executed Contract of Appointment will remain in force.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

25. Instrument Of Delegation

The Members of the Owners Corporation resolved by ordinary resolution to delegate the powers and functions of the Owners Corporation to the elected members of the Committee and/or the Chairperson in accordance with the Owners Corporation Act 2006 Section 11, except where a special or unanimous resolution is required. This Instrument will remain in force until the next Annual General Meeting when the Committee and/or Chairperson are elected. The Owners Corporation further delegates all the powers and functions to the Manager that are necessary for it to perform its duties as Manager, in accordance with Section 3.2 of the Contract of Appointment. This Instrument will remain in force for the duration of the Contract of Appointment. The Members further resolved that two persons who are owners (or a director of a corporation who is a lot owner) of separate lots and are Members of the Owners Corporation will

execute an Instrument of Delegation and approve the affixing of the seal.

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

P:8

26. Details Of Next AGM

Next AGM date: 29-Jul-2021

Location: Teleconference

Address: Teleconference Number (03) 7020 6310

Room: John Burgess [Pin 27315]

The Members of the Owners Corporation resolved by ordinary resolution to tentatively set the location, date and time of the next AGM

Moved: Lot 6, Seconded: Lot 10, Votes For: 3, Against: 0, Abstain: 0

Meeting Closed: 30-Jul-2020 6:04 PM

After Hours Contact — Tymaline Building Services (for emergency common property issues only) — contact 0418 362 023.

Schedule 2—Model rules for an owners corporation

Regulation 11

1 Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2 Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub-committee without reference to the owners corporation.

3 Management and administration

3.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property

4.1 Use of common property

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot;
or

- (c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.
- (8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 12, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

Property Report

from www.land.vic.gov.au on 24 January 2021 12:06 PM

Address: UNIT 10/189 DEAKIN AVENUE MILDURA 3500

Lot and Plan Number: Lot 10 PS330741

Standard Parcel Identifier (SPI): 10\PS330741

Local Government (Council): MILDURA **Council Property Number:** 10189

Directory Reference: VicRoads 535 O6

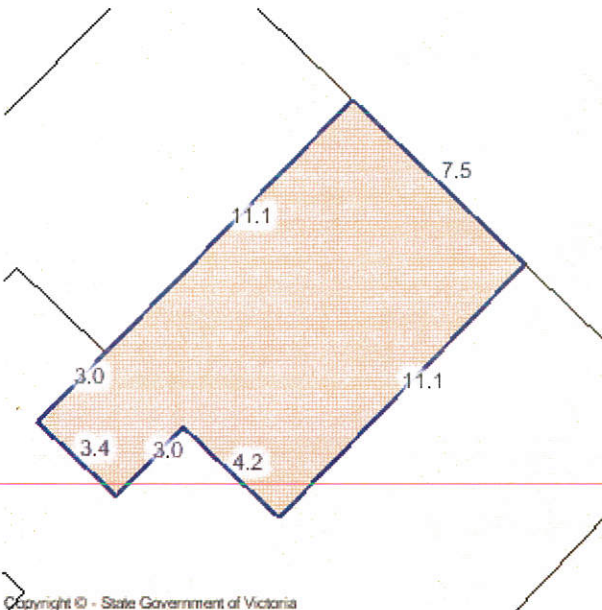
This property is not in a designated bushfire prone area.

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

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

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 93 sq. m

Perimeter: 43 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

Planning Zone Summary

- Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
- Planning Overlays:** DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 20 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 [Planning Schemes Online](#)

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](#)

The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



Copyright © - State Government of Victoria

From www.planning.vic.gov.au on 24 January 2021 12:07 PM

PROPERTY DETAILS

Address: **UNIT 10/189 DEAKIN AVENUE MILDURA 3500**

Lot and Plan Number: **Lot 10 PS330741**

Standard Parcel Identifier (SPI): **10\PS330741**

Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au

Council Property Number: **10189**

Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura

Directory Reference: **VicRoads 535 O6**

UTILITIES

Rural Water Corporation: **Lower Murray Water**

Urban Water Corporation: **Lower Murray Water**

Melbourne Water: **outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **MILDURA**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Copyright © - State Government of Victoria

0 50m

- GRZ - General Residential
- SUZ - Special Use
- PUZ6 - Public Use - Local Government
- RDZ1 - Road - Category 1

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

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



 DDO - Design and Development

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 SCO - Specific Controls

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

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage

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 20 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

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

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

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.

(04/10/2016)

DATED

2021

JAMES NORMAN BELBIN AND DIANE GLADYS LEWIN

VENDORS STATEMENT

Property: Unit 10/189 Deakin Avenue , Mildura 3500

David Messenger Solicitor
Solicitor
111 Lime Avenue
MILDURA Vic 3500
Tel: 03 5023 5982
Fax: 03 5022 1313
DX 50004 Mildura
Ref: DRM:WQ21515