

THE FOLLOWING CONDITIONS SHALL FORM PART OF ANY CONTRACT TO WHICH THIS VENDORS STATEMENT IS ANNEXED AND SUBSEQUENTLY ENTERED INTO BETWEEN THE VENDORS AND ANY PURCHASER. THESE CONDITIONS SHALL TAKE EFFECT NOTWITHSTANDING ANY CONFLICTING GENERAL CONDITIONS SET OUT IN OR INCORPORATED BY REFERENCE TO THE CONTRACT

SPECIAL CONDITIONS

1. This contract is subject to and conditional upon the vendors obtaining unconditional finance approval and entering into an unconditional contract to purchase another property to settle simultaneously with the sale of 169 Euston Avenue, Nichols Point, on or before 30 days after the date of sale. In the event the vendors have not achieved unconditional finance approval for their purchase nor entered into an unconditional contract with a simultaneous settlement date with this contract within 30 days after the date of sale, or any later date allowed by the purchaser, the vendor may terminate this contract by serving the purchaser with written notice of that termination within two clear business days of the expiration of the 30 days or any later date allowed by the purchaser. Any amount paid by the purchaser will be immediately refunded in full and without deduction.

2. The vendor discloses that the property is not serviced by a sewerage system, but it is serviced by a septic tank.

3. Transfer of a water share

- a. Included in the sale is WEE070851 giving the Vendor the right (the 'water entitlement') to take up to three (3) megalitres of water annually only from Lower Murray Water ('the Water Authority').
- b. The purchase price is apportioned as follows:

The water entitlement at \$	per megalitre	\$
Land and permanent improvements		\$
- c. The expression 'water entitlement' includes the Vendor's water share delivery share and water use licence together with carryover water for the year ended on the immediately preceding 30th June ('carryover allocation'), water allocated to the Vendors at the date hereof ('advanced allocation(s)') and allocations made after the date hereof ('seasonal allocations')

Water is available to the property via water use licence WUL009642 to be used as authorised by the water authority. The authorised use of water on the property is set out in the copy of record in the Victorian Water Register Water Use Licence statement attached. This statement also contains conditions imposed on the use licence.

The purchaser acknowledges that they have read and understand the conditions and the authorised water use.

- d. The Vendor is under no obligation to disclose further information relating to her water entitlement other than is contained in this contract including any disclosure of allocations made after the date hereof. The Purchaser acknowledges that he shall rely on his own enquiries directed to the Water Authority concerning the Vendor's water entitlements.

The Vendor consents to the Water Authority disclosing to the purchaser the information it has relating to the vendor's water entitlement WEE070851.

- e. The Purchaser acknowledges that the delivery of water to the property of any volume and at any time is not assured and depends on a decision in that regard by the Water Authority.
- f. The Vendor shall within seven days of
 - i. the date of this contract, provide the Purchaser with a copy of his water share record (unless it is included in the Vendor's Statement) and an application ('the application') to transfer her water share
 - ii. receipt from the purchaser of the signed application, lodge the application with the Water Authority, provide the required proof of the Vendor's identity and pay the fee on the application.
 - iii. receipt from the Water Authority of the Transfer of Water Share, deliver it to the Purchaser or his solicitor the same to be held or controlled on the Vendor's behalf and returnable on demand to the Vendor.
- g. The Purchaser shall within seven days of
 - i. receiving the application from the Vendor, complete, sign and return it to the Vendor or his solicitor
 - ii. receiving the Transfer of Water Share from the Vendor, sign and return it to the Vendor or his solicitor.
- h. Both parties shall use their best endeavours to have the application expeditiously considered by the Water Authority.
- i. The settlement date shall be the later of the settlement date provided on the Particulars of Sale or the 7th day after

the Vendor notifies the purchaser that the Transfer of Water Share has been duly executed by both parties and that the vendor is agreeable to pass the legal title to the Water Share to the Purchaser subject to registration.

If the Vendor gives to the Purchaser a document (other than the Transfer) that needs to be lodged for registration before the Transfer the Vendor must pay the registration fee on the document.

If registration is not effected within two months of the date of approval by the Water Authority of the application any further application for the Transfer of the Water Share shall be at the cost in all respects of the Purchaser.

- j. If the Purchaser desires to obtain any of the Vendor's carryover allocation, advance allocation or any seasonal allocation he shall submit for each allocation included in this sale the Application to Trade Water to the Vendor who will promptly sign and return it to the Purchaser. The application will be made by the Purchaser at the Purchaser's own cost and the parties shall use their best endeavours to have any such application considered expeditiously by the Water Authority.
 - k. The Vendor further agrees that:
 - i. She will not after the date hereof deal in any way with the water entitlement which is inconsistent with her obligations hereunder.
 - ii. Until the transfer of the water share to the Purchaser is recorded in the Water Register she will from the settlement date hold the water entitlement on behalf of the Purchaser.
 - l. Both parties confirm that the provisions relating to the Vendor's water entitlement will not merge on settlement but will continue to bind them until fully performed.
 - m. If the Water Authority requires the installation of any infrastructure or any extra water meter or flow control valve the Purchaser shall be responsible for such installation at his own cost.
4. If the purchaser is a company the guarantee referred to in general condition 3 shall be in the form annexed hereto.

GUARANTEE AND INDEMNITY

WE, _____ (the directors of the purchasing entity) IN CONSIDERATION OF _____ (the vendor named in the contract of sale of Land) ('the Contract') having at our request entered into the contract with the corporate purchaser named in it upon the terms and conditions contained in the contract DO HEREBY JOINTLY AND SEVERALLY COVENANT with the vendor for ourselves and our executors administrators and personal representatives as follows:

- (a) to indemnify and keep the vendor indemnified from and against any and all cost, charges, claims, demands, suits and expenses whatsoever and howsoever arising out of this guarantee;
- (b) if at any time and from time to time the corporate purchaser should default:
 - i. in the payment of money payable by it to the vendor pursuant to the contract; or
 - ii. in the performance or observance of any term or condition on the part of the corporate purchaser to be performed or observed to forthwith on demand by the vendor pay to the vendor the whole of the money which shall then be due and payable to the vendor upon the same terms and conditions and in the same manner prescribed by the contract as if we were each jointly and severally parties to the contract and our names were inserted in the it in place of the name of the corporate purchaser.

AND WE JOINTLY AND SEVERALLY DECLARE

- 1. That this guarantee and indemnity is and shall be an unconditional and continuing guarantee and indemnity and shall not be affected or released by:
 - a. Any waiver neglect or forbearance on the part of the vendor in enforcing payment of any of the money payable pursuant to the contract by the corporate purchaser or in enforcing the performance or observance of any of the covenants, agreements, obligations and conditions contained in the contract and on the part of the corporate purchaser to be performed or observed;
 - b. Any release, variation, exchange, renewal or modification made or any other dealing by the vendor with the terms of the contract;
 - c. Any other guarantee or security which the vendor may now or hereafter hold in respect of the contract or any judgment obtained by the vendor in relation to the contract;
 - d. The transfer or assignment of the benefit of this guarantee and indemnity to any person in whole or in part;
 - e. The failure to give notice to us or our lack of consent before or after the happening of any of the above mentioned acts or events or generally the making of any agreement between the vendor and the corporate purchaser.

EXECUTED as a Deed this _____ day of _____ 2020

SIGNED SEALED AND DELIVERED)
By the said)
in the presence of:)

.....
SIGNED SEALED AND DELIVERED)
By the said)
in the presence of:)

.....

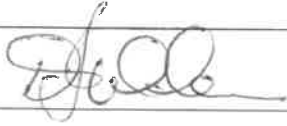

Vendor Statement

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	169 Euston Avenue, Irymple 3498 Being Lot 2 on Plan of Subdivision 446677Y and being the whole of the land more particularly described in Certificate of Title Volume 10689 Folio 635	
Vendor's name	Daniel John Wilkie	Date 31/7/2020
Vendor's signature		
Vendor's name	Michelle Ann Wilkie	Date 31/7/2020
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) Are contained in the attached certificate/s. Plus water use by measure

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

If any these are contained in certificates attached. Land tax if not used as a principle place of residence or for any other exempted reason as set out in Part 4 of the *Land Tax Act 2005* (VIC).

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 or other similar restriction.

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

Attached is a certificate with the required specified information.

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:

Not Applicable.

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:

None to the vendor's knowledge

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 vendor's 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*.

Not Applicable.

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 checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
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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)

Copy of record in the Victorian Water Register Water Share WEE070851

Copy of record in the Victorian Water Register Water Use Licence WUL009642



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

Page 1 of 1

VOLUME 10689 FOLIO 635

Security no : 124084544705K
Produced 27/07/2020 10:21 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 446677Y.
PARENT TITLE Volume 10231 Folio 100
Created by instrument PS446677Y 20/11/2002

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DANIEL JOHN WILKIE
MICHELLE ANN WILKIE both of 169 EUSTON AVENUE IRYMPLE VIC 3498
AQ900780R 09/04/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ900781P 09/04/2018
COMMONWEALTH BANK OF AUSTRALIA

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 PS446677Y 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: 169 EUSTON AVENUE IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 09/04/2018

DOCUMENT END

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	PS446677Y
Number of Pages (excluding this cover sheet)	1
Document Assembled	27/07/2020 10:26

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

1	2	3	4	5	6																								
PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION	Plan Number PS 446677Y																									
Location of Land Parish: MILDURA Township: _____ Section: B Crown Allotment: 623 (PART) Crown Portion: _____ LTO base record: PARISH 7 (3102) Title References: Vol 10231 Fol 100		Council Certification and Endorsement Council Name: MILDURA RURAL Ref: 0238 CITY COUNCIL 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 not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage _____ Council Delegate _____ Council seal _____ Date 20/07/01 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate _____ Council seal _____ Date / /		LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 7/11/02 LTO use only PLAN REGISTERED TIME 5:33pm DATE 20/11/02 Notations Depth Limitation: 15.24 metres applies to all the land in this plan. Other Notations: Lot 1 only is subject to this survey. The area of Lot 2 has been obtained by deduction. Staging: This is/is not a staged subdivision. Planning Permit No. P99/276 Survey:- This plan is/is not based on survey. This survey has been connected to permanent mark no(s). 112 & 285 In proclaimed Survey Area no. _____																									
Lost Plan Reference: PS 334172G (LOT3) Postal Address: EUSTON AVENUE CARDROSS 3496 AMG Co-ordinates: E 606500 Zone 54 (OI approx. centre of plan) N 6207800 Vesting of Roads or Reserves <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Identifier</th> <th style="width: 50%;">Council/Body/Person</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </tbody> </table>		Identifier	Council/Body/Person	NIL	NIL	Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 40%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>A-1</td> <td>WATER SUPPLY</td> <td>2.01</td> <td>TRANSFER C613546</td> <td>VOL. 8180 FOL. 947</td> </tr> <tr> <td>E-1</td> <td>DRAINAGE</td> <td>4</td> <td>PS 334172G</td> <td>LOT 2 ON PS 334172G</td> </tr> <tr> <td>E-2</td> <td>DRAINAGE</td> <td>4</td> <td>THIS PLAN</td> <td>LOT 1 ON THIS PLAN</td> </tr> </tbody> </table>		Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	A-1	WATER SUPPLY	2.01	TRANSFER C613546	VOL. 8180 FOL. 947	E-1	DRAINAGE	4	PS 334172G	LOT 2 ON PS 334172G	E-2	DRAINAGE	4	THIS PLAN	LOT 1 ON THIS PLAN
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E-2	DRAINAGE	4	THIS PLAN	LOT 1 ON THIS PLAN																									
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239			SEE ENLARGEMENT CHANNEL																										
ORIGINAL SHEET SIZE A3		SCALE 1:2500 LENGTHS ARE IN METRES		LICENSED SURVEYOR ROBERT BRUCE FREEMAN SIGNATURE _____ DATE 24/5/2001 REF 6973 VERSION 1																									
SHEET 1 OF 1 SHEETS				DATE 20/07/01 COUNCIL DELEGATE SIGNATURE _____																									

Property Report from www.land.vic.gov.au on 27 July 2020 10:33 AM

Address: 169 EUSTON AVENUE IRYMPLE 3498

Lot and Plan Number: Lot 2 PS446677

Standard Parcel Identifier (SPI): 2\PS446677

Local Government (Council): MILDURA **Council Property Number:** 20450

Directory Reference: VicRoads 3 D6

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: 43255 sq. m
(4.3 ha)

Perimeter: 861 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

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Planning Zone Summary

Planning Zone: FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlay: SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 22 July 2020.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [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](#)

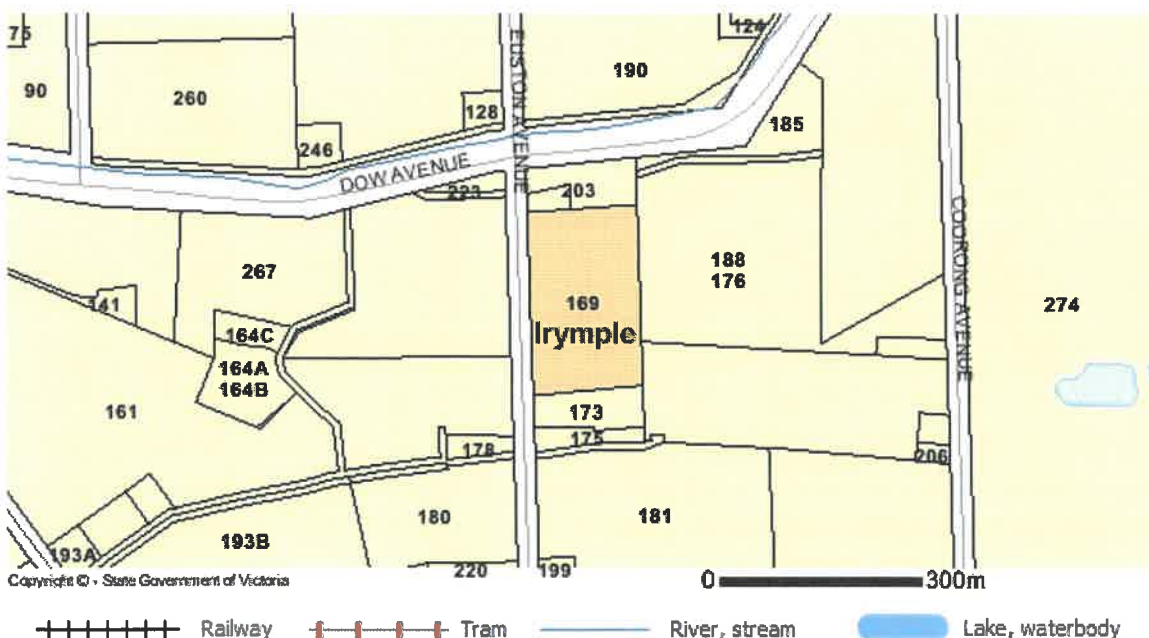
The Planning Property Report includes separate maps of zones and overlays

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



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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 27 July 2020 10:33 AM

PROPERTY DETAILS

Address: **169 EUSTON AVENUE IRYMPLE 3498**
Lot and Plan Number: **Lot 2 PS446677**
Standard Parcel Identifier (SPI): **2\PS446677**
Local Government Area (Council): **MILDURA**
Council Property Number: **20450**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 3 D6**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

[View location in VicPlan](#)

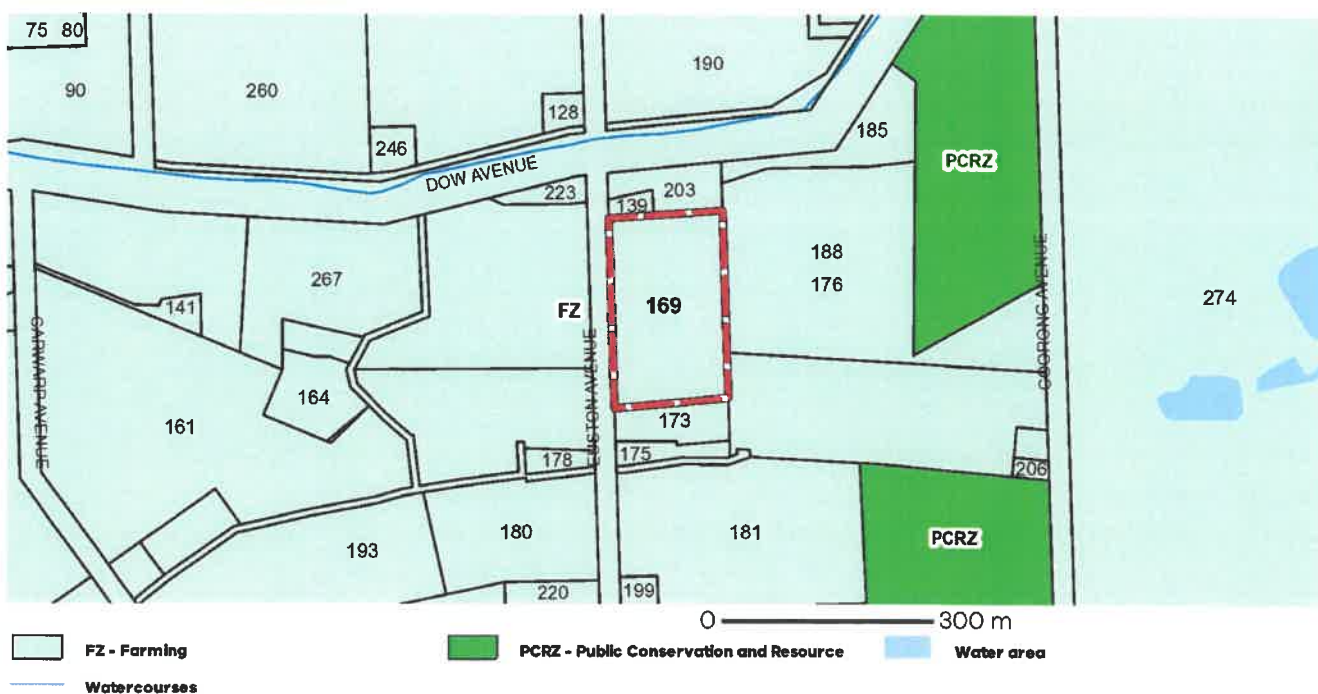
STATE ELECTORATES

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

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

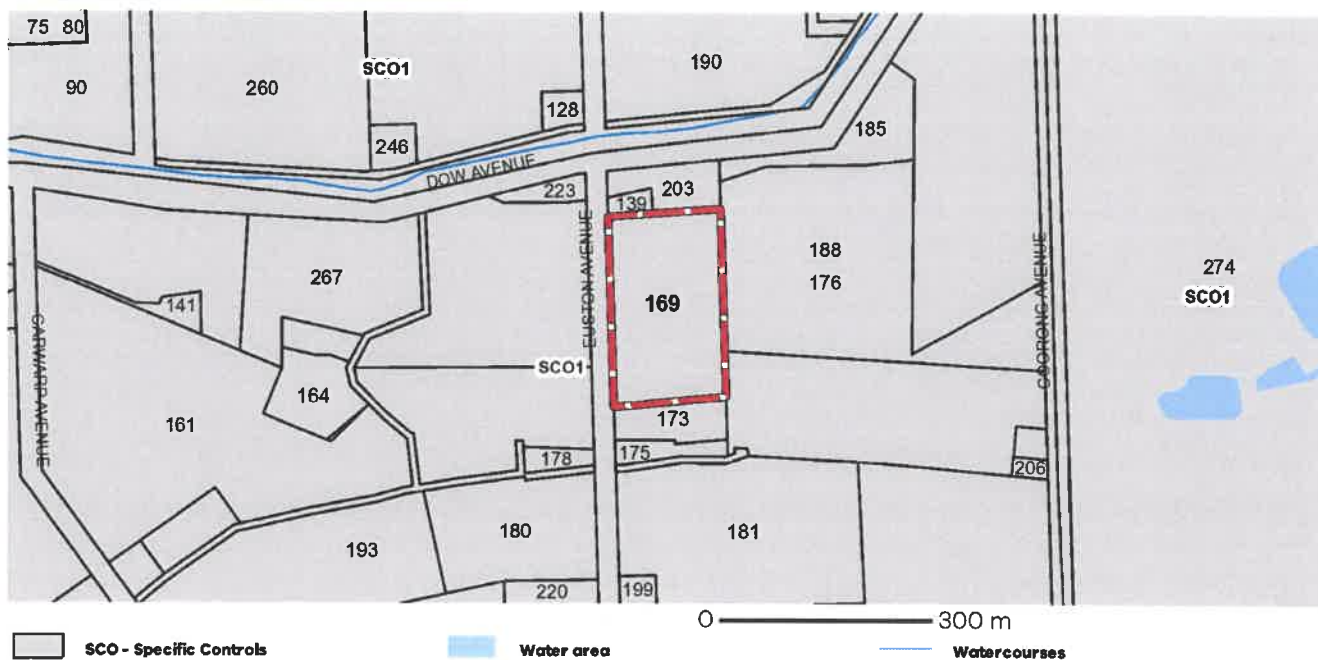


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



Further Planning Information

Planning scheme data last updated on 22 July 2020.

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

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

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

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

PLANNING PROPERTY REPORT

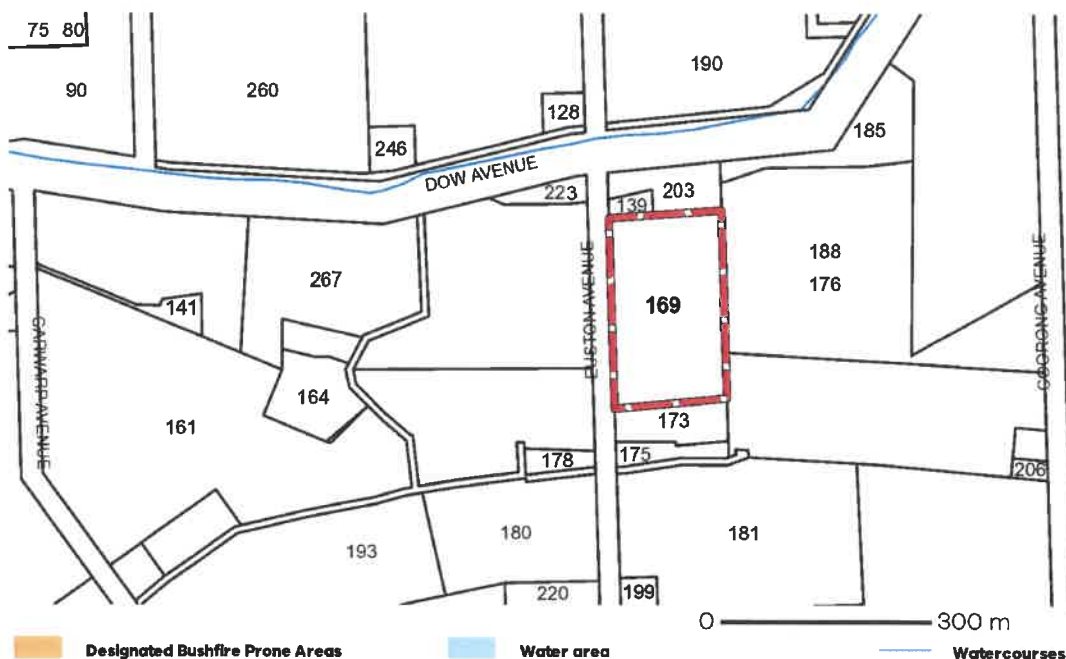


Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

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



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

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

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

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

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

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

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



Mildura Rural City Council

Land Information Certificate

Date of certificate: 28 July 2020

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 22699

Assessment No: 20450

Your Reference: 39335026-018-8

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC

Property Address: 169 Euston Avenue IRYMPLE

Description: Lot 2 PS 446677Y Sec B

Area: 4.3260 Hectares

Capital Improved Value	\$567,000
Site Value	\$176,000
Net Annual Value	\$28,350
Base Date:	01/01/2020

Rates and charges are yet to be declared for 2020/2021. An estimation is provided in the interim.

ESTIMATED RATES CHARGES AND OTHER MONIES: FOR THE 2020-2021 FINANCIAL YEAR

(Current rates and charges are payable in one lump sum by 15 February or by quarterly instalments due (1st) 30 September, (2nd) 30 November, (3rd) 28 February and (4th) 31 May of this financial year.)

Rate Arrears to 30/06/2020:	\$0.00
Interest to 28/07/2020:	\$0.00
Irrigated Farm Rate	\$2674.31
Fire Services Property Levy(fixed)	\$230.00
Fire Services Property Levy(variable)	\$107.73
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00

Total Rates & Charges Due: \$3012.04

Additional Monies Owed:

Debtor Balance Owing:

Total Rates & Charges & Additional Monies Owed: \$3012.04

Pay via BPay Biller Code: 93922

Reference Number: 204503

For further information contact

Rates Department
Mildura Rural City Council
PO Box 105, Mildura Vic 3502; or
DX 50014, Mildura
Telephone: (03) 5018 8122

Certificate updates

Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address:

helpdesk-revenue@mildura.vic.gov.au



Mildura Rural City Council

Land Information Certificate

Date of certificate: 28 July 2020

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 22699

Assessment No: 20450

Your Reference: 39335026-018-8

Property Address: 169 Euston Avenue IRYMPLE 3498

Description: Lot 2 PS 446677Y Sec B

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

There are no monies owed for works under the **Local Government Act 1958** or earlier act.

There are no monies owed under Section 94(5) of the **Electricity Industry Act 2000**.

There is no potential liability for rates under the **Cultural and Recreational Lands Act 1963**.

There is not any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the **Subdivision Act 1988** or the **Local Government Act 1958**.

There are not any notices or orders on the land that have been served by Council under the **Local Government Act 1958**, **Local Government Act 1989**, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the **Local Government Act 1989** unless stated in 'Please Note'.

There is no money owed under Section 227 of the **Local Government Act 1989**.

This certificate is not required to (and does not) include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

PLEASE NOTE:

I hereby certify that the information given in this certificate is a true and correct disclosure of rates and other monies payable to the Mildura Rural City Council as at the above date, together with any notices served pursuant to the Local Government Act, Local Law or any other Act.

.....David Clohesy..... **DELEGATED OFFICER**

RECEIPT OF \$27.00 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



Statement No: IS21/82812
Our Ref: 46443 / 271659
Issue Date: 12/08/2020
Your Ref: 39335026-034-8

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2021.

Owner Name(s) MR DJ WILKIE & MRS MA WILKIE
Situate: 169 EUSTON AVENUE IRYMPLE VIC 3498
Description: Lot 2 PS 446677Y Par Mildura Vol 10689 Fol 635

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW

TARIFFS AND CHARGES

ANNUAL CHARGES	1/07/2020 to 30/06/2021	
GMW Entitlement Storage Murray HR (Ann)		28.26
DELWP Water Share Fee - per Share (Ann)		13.21
TARIFFS & CHARGES LEVIED for period:	1/07/2020 to 30/09/2020	
Delivery Share Fee Irrigation (Qtr)		372.37
Service Charge (Quarterly)		25.00
Metered Water Usage Fee Irrigation up to 28/6/2020		18.75
Balance Due		\$457.59

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Purpose:	Irrigation of land / Irrigation drainage
Water Supply:	Untreated Water

Last Billed Water Consumption Details - Metered Water Usage Fee Irrigation

 Period Of Usage: 18/4/2020 to 28/6/2020 (71 Days)
 0.399 ML @ \$47.00000 Step1 Rate = \$18.75

Water Meter Details

Serial No.	Outlet No.	Size	Date Read	Reading
38207	9136	100	28/6/2020	28.173
MDO 76426	9145	999	13/3/2020	431.640
RCOL9147	9147	200	13/3/2020	63.600

Water Register Details

The current volume of Water Share as shown on the Victorian Water Register is 3.0 ML

The current Water Use Licence and AUL details as shown on the Victorian Water Register are:
 WUL009642 26.3 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW has endeavoured to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make his or her own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

TRANSFER OF WATER SHARE

In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.

A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

WATER USE LICENCE

This property has a Water Use Licence which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Licence to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

DELIVERY SHARE - 3.1

Each pumped irrigation district property has a delivery share. This is the amount of access granted into the LMW irrigation system. The delivery share is what Lower Murray Water's fixed charges are based upon. Please note a delivery share charge will apply, regardless of the volume of water share owned by a landholder. It is very important for customers to understand the obligation to pay based on the amount of delivery share attached to the land. Please seek professional advice on the delivery share requirements of the property to be purchased. Should you wish to decrease the volume of delivery share on a property a termination fee applies.

CAPITAL AND OPERATIONS & MAINTENANCE SALINITY CHARGES.

Some properties have salinity capital and operations and maintenance charges applying to them. You should inquire about these before purchasing the property as these charges may be significant.

USAGE AND ALLOCATION

A Special Meter Reading is recommended to determine water usage prior to settlement or another party taking working possession. Fees apply, refer to fee schedule.

Customers must not exceed the available balance in their Allocation Bank Account (ABA). Should more water be required then a transfer of water allocation must take place.

Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

SPILLABLE WATER CHARGES

Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.

It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

If you wish to make the settlement payment for this property via BPay please use the following information:
Biller Code 78477 Payment Reference Number 700464431.

This statement was issued by the Mildura Office.

Signed:

S. Walker

On behalf of:

LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

Statement of water entitlements on land

The information contained in this document may be incomplete or out-of-date if land parcel, licence or entitlement changes have not been updated in the Water Register. Information provided for each asset/ service is limited to a brief summary – detailed information on each can be obtained by purchasing a **Copy of Record** from your water authority or from www.waterregister.vic.gov.au

An **Information Statement** may also be requested from your water authority to show rates, charges and agreements relevant to the property (fees may apply).

Search criteria: WUL009642

Land parcels



PCL022936 Lot 2 of Plan PS446677Y (10689/635), HI 2 - HIZ, Impact zone HI 2 - HIZ, (Service Id: 46443)

Land owners

PTY000218 Daniel John Wilkie
PO BOX 285 NICHOLS POINT VIC 3501 AU

PTY166102 Michelle Ann Wilkie
PO BOX 285 NICHOLS POINT VIC 3501 AU

Water services that would transfer with land transfers

WUL009642 Water-use licence 26.3 ML AUL (Service ID: 46443)

DSE010916 Delivery share 1.575 ML/7days, Red Cliffs Irrigation District (Service ID: 46443)

Service points

Outlet number	Type	Delivery system	Delivery rate ^{ML/7days}	Det.flow rate ^{L/sec}
9136 (SP059667)	Delivery	Red Cliffs Irrigation District	0.525	Refer to Authority
9145 (SP059697)	Delivery	Red Cliffs Irrigation District	0.525	Refer to Authority

9147 (SP059704) Delivery Red Cliffs Irrigation District 0.525 Refer to Authority

Total: 1.575 ML/7days

DRE011514 Drainage - Red Cliffs Irrigation Area

Other water assets and services linked to the land (transfer is optional)

Note that these assets and services may not be under the same ownership as the land parcels.

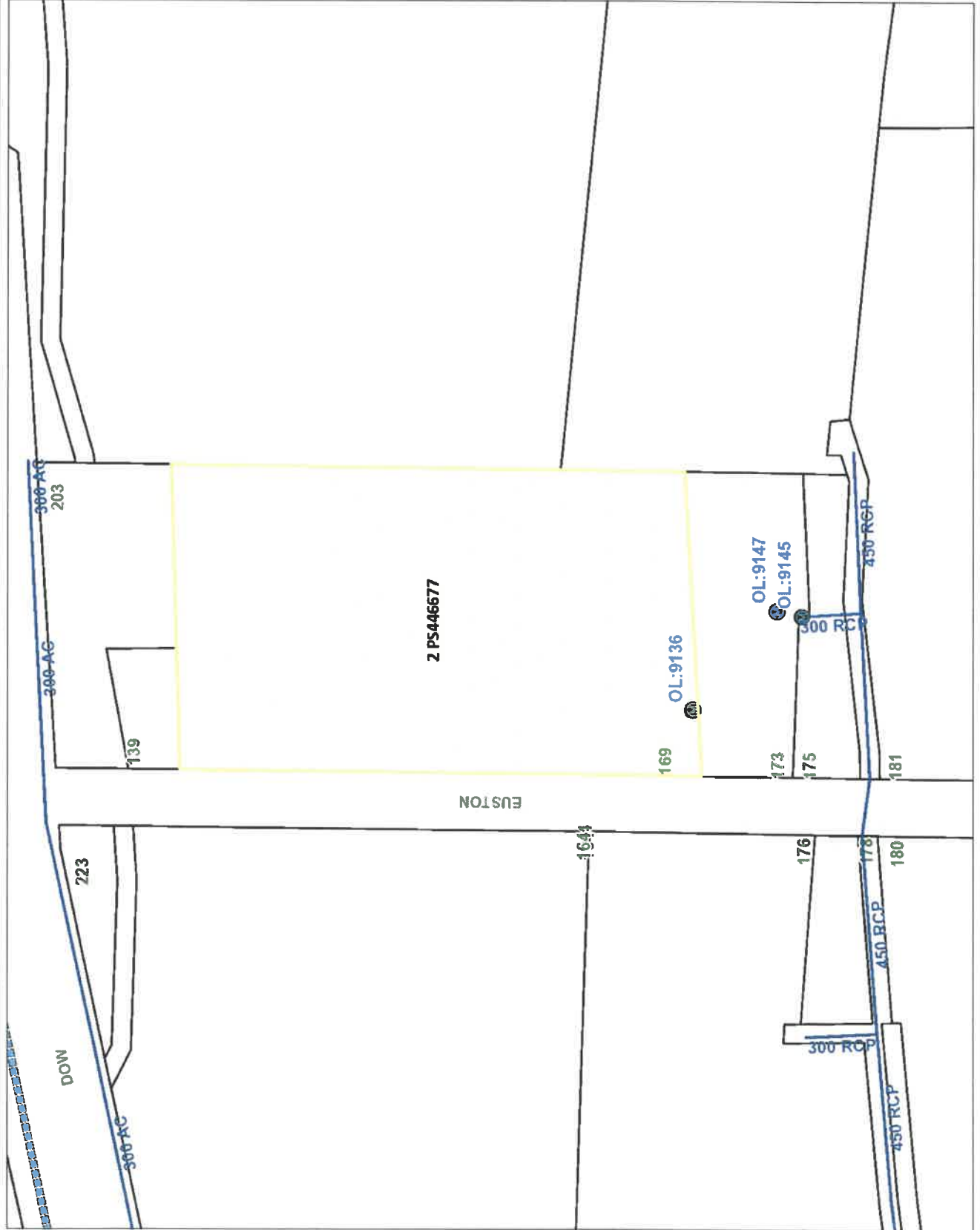
Water shares

WEE070851 Water Share 3.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 271659)
Held by: Daniel John Wilkie, Michelle Ann Wilkie

Water allocations

ABA0965XX Allocations 0.3 ML tradable, 7 VIC Murray - Barmah to SA
Held by: Daniel John Wilkie, Michelle Ann Wilkie

LMW Assets - Property Inquiry - IS21_82812 - PAC 46443



Legend

Urban Water

Pipeline

Retired Pipeline

Urban Sewer

Gravity Pipeline

Pressure Main Pipeline

Rising Main Pipeline

Retired Gravity Pipeline

Retired Pressure Main Pipeline

Retired Rising Main Pipeline

Rural Irrigation

Channel

Pipeline

Retired Channel

Retired Pipeline

Irrigation Outlet

Domestic and Stock Outlet

Rural Drainage

Channel

Gravity Pipeline

Rising Main

Retired Channel

Retired Pipeline

LOWER MURRAY WATER

Property Inquiry

29/07/2020

LMW DISCLAIMER:

The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party.

Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

GDA_1994_MGA_Zone_54
© Lower Murray Urban
and Rural Water Corporation



COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

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

Water Share Description

Status	Active
Volume	3.0 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

Water Share Owner(s)

Joint owner 1 of 1

DANIEL JOHN WILKIE of PO BOX 285 NICHOLS POINT VIC 3501
WDT538581 Lodged on : 05 Aug 2019 Recorded on : 09 Aug 2019

MICHELLE ANN WILKIE of PO BOX 285 NICHOLS POINT VIC 3501
WDT538581 Lodged on : 05 Aug 2019 Recorded on : 09 Aug 2019

Current Year Allocation

Carryover at 1 July:	0.000 ML
Seasonal allocation since 1 July:	0.450 ML
Total allocation to date:	0.450 ML
Possible future allocation to 30 June:	2.550 ML

Spillable Account Details

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

Water Share Association

Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUL009642	Active	Use licence	26.3

Land description

Volume 10689 Folio 635
Lot 2 of Plan PS446677Y

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>
WDT538581	Division and Transfer	Recorded	05 Aug 2019	09 Aug 2019	09 Aug 2019

END OF COPY OF RECORD

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER-USE LICENCE

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-use licence WUL009642 does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the water-use licence.

Water used under water-use licence WUL009642 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL009642 authorises the use of water for the purpose of irrigation, watering a kitchen garden that is not more than 0.4 hectares, watering animals kept as pets, watering cattle or other stock (not including piggeries, feed lots, poultry farms or any other intensive or commercial use), dairy use, and general non-irrigation farm use, on the land described below, subject to the conditions that are specified.

Land on which water may be used

Land description

Volume 10689 Folio 635
Lot 2 of Plan PS446677Y

Holder(s) of Water-Use Licence

DANIEL JOHN WILKIE of PO BOX 285 NICHOLS POINT VIC 3501
MICHELLE ANN WILKIE of PO BOX 285 NICHOLS POINT VIC 3501

Water-Use Licence Details

Status	Active
Annual use limit	26.3 megalitres
Water share holding limit	52.6 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Related works licences	Nil
Associated water shares	WEE070851
Salinity impact zone	High Impact Zone (HI 2)

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WUV701364	Variation	Approved	18 Aug 2017	18 Aug 2017	
WET703641	Transfer within authority	Recorded	17 Aug 2017	18 Aug 2017	04 Sep 2017
LTA248439	Transfer	Approved	17 Aug 2017	06 Sep 2017	

Conditions

Water-use licence WUL009642 is subject to the following conditions:

Managing groundwater infiltration

- 1 Subject to the Minister declaring a seasonal adjustment to annual use limits to accommodate exceptionally high evapotranspiration rates, the maximum number of megalitres of water that may be applied to the land specified in the licence in any 12-month period from 1 July to 30 June will be 26.30
- 2 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by the water Authority unless the Authority has granted an exemption in writing.
- 3 Pondered irrigation must not be carried out on the land specified in the licence without the addition of particular conditions governing the use of such an irrigation system.

Managing drainage disposal

- 4 Where irrigation results in drainage from the land specified in the licence that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the water authority.

END OF COPY OF RECORD

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)

DATED

2020

DANIEL JOHN WILKIE AND MICHELLE ANN WILKIE

VENDORS STATEMENT

Property: 169 Euston Avenue, Irymple 3498

Klarich Legal
Solicitor
46-48 Lemon Avenue
Mildura VIC 3500
Tel: 0411 481 225

Ref: SJK:20114