

# **SECTION 32 STATEMENT**

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

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**Vendor:** Blair Rohan Jensen

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**Property:** 2 Baker Court MILDURA VIC 3500

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**VENDORS REPRESENTATIVE**  
Mildura Property Transfers Pty Ltd

PO Box 1012  
MILDURA VIC 3502

Tel: 03 5022 9300  
Email: [jenni@mildurapropertytransfers.com.au](mailto:jenni@mildurapropertytransfers.com.au)

Ref: Jenni Foster

SECTION 32 STATEMENT  
2 BAKER COURT MILDURA VIC 3500

**1. FINANCIAL MATTERS**

(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

<b>Provider</b>	<b>Amount (&amp; interest if any)</b>	<b>Period</b>
Mildura Rural City Council	\$2,381.69	Per annum
Lower Murray Water	\$ 175.05	Per quarter

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- Increase in municipal rates once raised.

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

**2. INSURANCE**

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

No such Insurance has been effected to the Vendors knowledge.

**3. LAND USE**

(a) **RESTRICTIONS**

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

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2 BAKER COURT MILDURA VIC 3500

(b) BUSHFIRE

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council     See attached Property Report

Zoning:

Planning Overlay/s:

4. **NOTICES**

(a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor

(b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

5. **BUILDING PERMITS**

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

6. **OWNERS CORPORATION**

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

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

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

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

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

SECTION 32 STATEMENT  
2 BAKER COURT MILDURA VIC 3500

- ~~— any certificate of deferral of the liability to pay;~~
- ~~— any certificate of exemption from the liability to pay;~~
- ~~— any certificate of staged payment approval;~~
- ~~— any certificate of no GAIC liability;~~
- ~~— any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
- ~~— any notice given under that Part providing evidence of an exemption of the liability to pay;~~

OR

- ~~— a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

**8. SERVICES**

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

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

**9. TITLE**

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT  
2 BAKER COURT MILDURA VIC 3500

- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
- (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

**10. DUE DILLIGENCE CHECKLIST**

The Sale of Land Act 1962 provides that the Vendor or the Vendor's Licensed Estate Agent must make a prescribed due diligence checklist available to the Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided but the checklist has been attached as a matter of convenience.

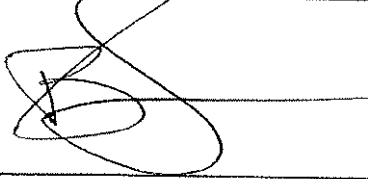
**DATE OF THIS STATEMENT**

10 / 9 /20 20

**Name of the Vendor**

Blair Rohan Jensen

**Signature/s of the Vendor**

x 

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

**DATE OF THIS ACKNOWLEDGMENT**

/ /20 20

**Name of the Purchaser**

**Signature/s of the Purchaser**

x

**IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS**

**Undischarged mortgages – S32A(a)**

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

**Terms contracts – S32A(d)**

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

Register Search Statement - Volume 9512 Folio 129

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

VOLUME 09512 FOLIO 129

Security no : 124085401177M  
Produced 09/09/2020 03:20 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 142601.  
PARENT TITLE Volume 09284 Folio 026  
Created by instrument LP142601 18/05/1983

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BLAIR ROHAN JENSEN of 2 BAKER COURT MILDURA VIC 3500  
AR672659T 20/11/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR672660K 20/11/2018  
ING BANK (AUSTRALIA) LTD

COVENANT K730139 25/01/1984

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

DIAGRAM LOCATION

SEE LP142601 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: 2 BAKER COURT MILDURA VIC 3500

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information  
via LANDATA® System. Delivered at 09/09/2020, for Order Number 64049450. Your reference: WW: 309-20.

**LP 142601**

**EDITION 2**  
PLAN APPROVED 12/4/83

**COLOUR CODE**  
E-1 & E-3 = BLUE  
E-2 = BROWN

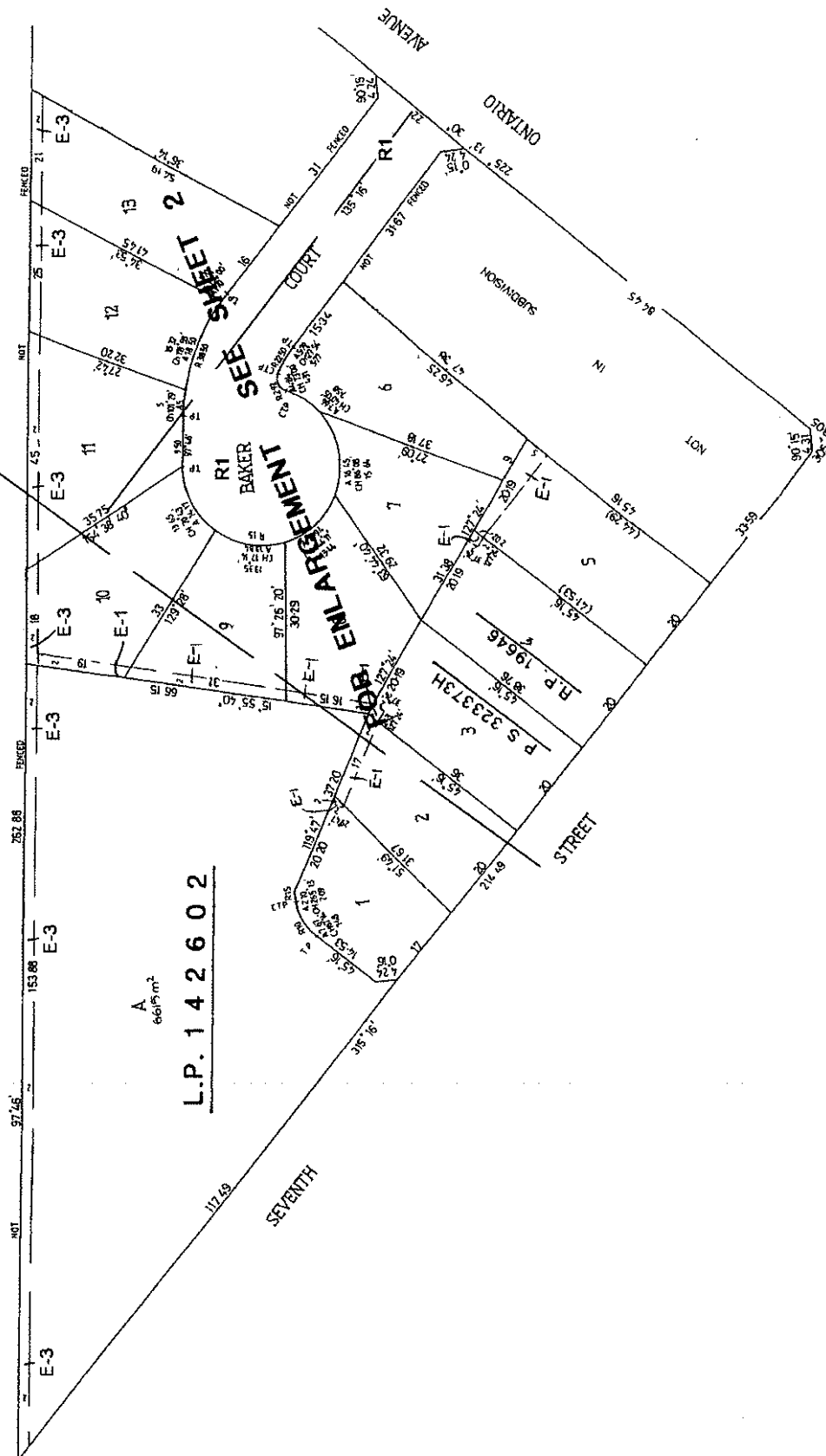
**2 SHEETS**  
**SHEET 1**

APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
BROWN - WAY & DRAINAGE BLUE - SEWERAGE	ROADWIDTHS ARE NOT TO SCALE FOR REFERENCE MARKS AND DATUM SEE FIELDNOTES AS TO THE LAND MARKED E-3 THE EASEMENT TO THE MILDURA SEWERAGE AUTHORITY CREATED IN C/E J155944 THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER NUMBER 266627 AFFECT THE WHOLE OF LOTS A 1, 12 & 13 & PARTS OF LOT 2, 8, 9, 10 & 11 AND PART OF BAKER COURT

**PLAN OF SUBDIVISION OF :**  
**PART OF CROWN PORTION ONE**

**PARISH: MILDURA**  
**COUNTY: KARKAROOO**  
**MEASUREMENTS ARE IN METRES**

**V. 9284 F. 026**



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



LP 142601

2 SHEETS  
SHEET 2

262.88  
FENCED

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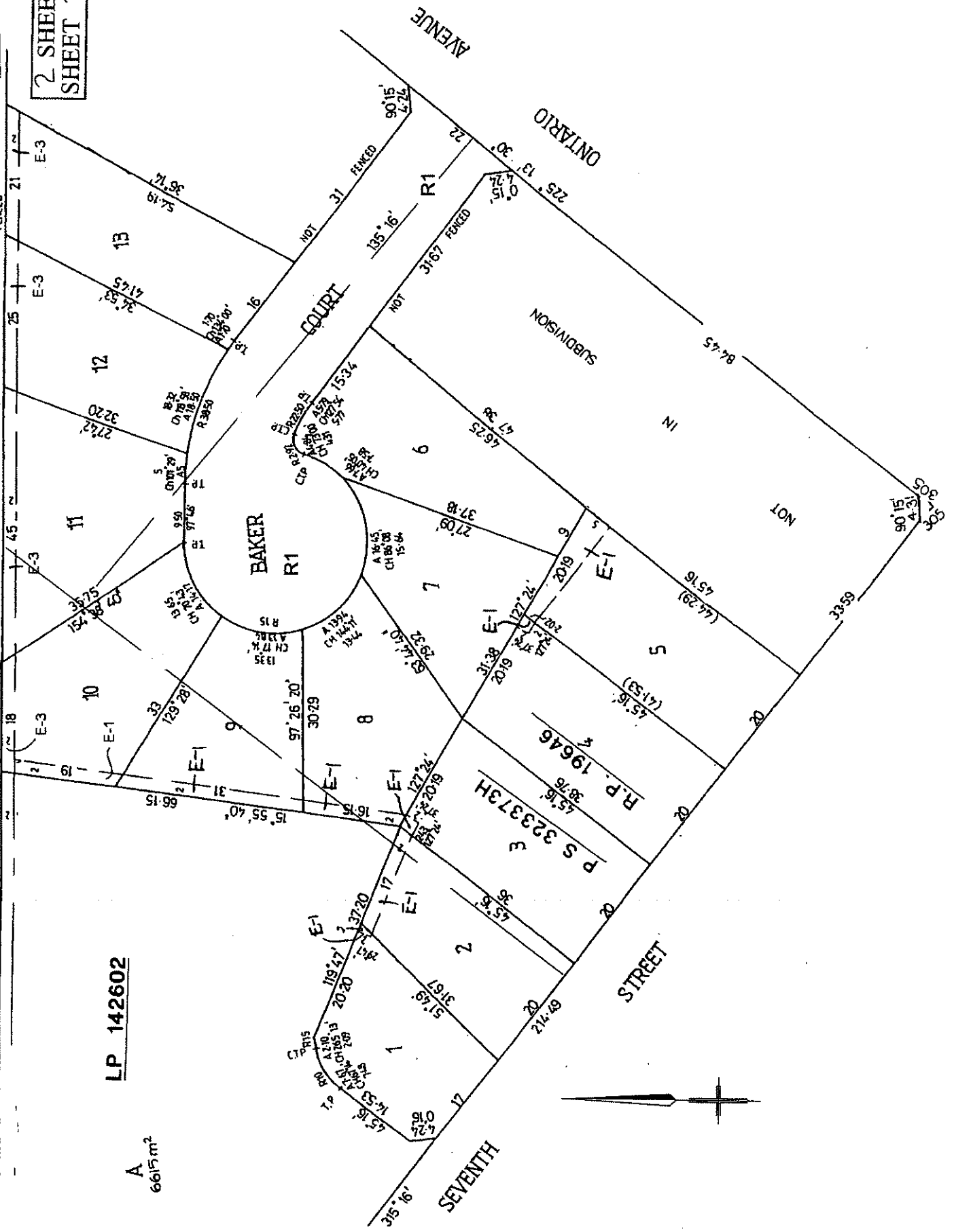
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LP 142602

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**REGD**

**K730139**

\$164  
\$164  
\$1364

**K730139**

164.00 B RT T

10-17 352334 JAN25-84  
GALLAGHER, RYAN & MALONEY

MILDURA

VICTORIA

TRANSFER OF LAND

CODE:	04
DUTY:	
\$:	1364
ASSessor:	PS
VALUE:	
\$:	62,000

We, ROBERT LESLIE FAULKHEAD Painter and MARGARET ANN FAULKHEAD

Married Woman both of Nichols Point being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of SIXTY THOUSAND DOLLARS (\$62,000.00)

paid to us by STELLA OSTROGNAY of Baker Court, Mildura Home Duties

DO HEREBY TRANSFER to the said STELLA OSTROGNAY all our estate and interest in all that piece of land being Lot 7 on Plan of Subdivision No.142601 Parish of Mildura and being the whole of the land the land more particularly described in Certificate of Title Volume 9512 Folio 129 AND THE SAID STELLA OSTROGNAY for herself and her transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof do hereby as a separate covenant COVENANT with the said ROBERT LESLIE FAULKHEAD and MARGARET ANN FAULKHEAD and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and of every part thereof (other than the land hereby transferred) as follows :

"THAT they will not at any time erect, construct or build or cause to be erected or constructed or built or allow to remain erected or constructed or built on the said Lot or any part thereof, any dwelling house (except for the usual outbuildings) with exterior walls of any material other than brick, brick veneer, stone, terra cotta block, solid or hollow concrete block or other similar building unit or a combination of same laid up unit by unit and set in mortar, nor roof such dwelling with galvanized iron."

THAT the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said

A memorandum of the within instrument has been entered in the Register Book.

JAN 25 84 5 44 765 3165

LEA 101 \*\*\* 1364-00

27 FEB. 1984



Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said Lot and every part thereof as an encumbrance affecting the said land and every part thereof.

DATED the 3<sup>rd</sup> day of *January* 1984

SIGNED by the said ROBERT )  
LESLIE FAULKHEAD and MARGARET )  
ANN FAULKHEAD in Victoria in )  
the presence of: )

*[Handwritten signature: Robert Leslie Faulkhead]*

*[Handwritten signature: Ann Faulkhead]*

SIGNED by the said STELLA )  
OSTROGNAY in Victoria in the )  
presence of: )

*[Handwritten signature: Stella Ostrognoy]*

*[Handwritten signature: Stella Ostrognoy]*

ENCUMBRANCES REFERRED TO

The encumbrances (if any) appearing on the said Certificate of Title or affecting the said land.

DATED

19

R.L. & M.A. FAULKHEAD

- CO -

STELLA OSTROGNAY

TRANSFER OF LAND

GALLAGHER, RYAN & MALONEY  
SOLICITORS,  
70 Deakin Avenue,  
MILDURA, Vic. 3500  
  
Ref: PM:MS:IM  
W9 & W10 WK25



DK730139-2-7



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3/5  
-41

J155944

J155944

2

\$200  
G RIT

1 89 351623 SEP16-88 *Hutlachs*

*H.L.G.D*

①

~~GALLAGHER, ROY & BYRNE~~

MILDURA

VICTORIA

CREATION OF EASEMENT

*MIA*  
*MADE AVAILABLE TO ISSUE TO Mullaffer Ryan & Co*

*1/10/80*



*ANTONINA*  
WE, FRANCESCO CICALA Horticulturist and ANTONINA CICALA Married Woman both of Ontario Avenue Mildura being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of ONE DOLLAR (\$1.00) paid to it by ~~(THE CHAIRMAN, COMMISSIONERS AND RATE PAYERS OF)~~ (THE) MILDURA SEWERAGE AUTHORITY DO HEREBY TRANSFER AND GRANT unto the said ~~CHAIRMAN, COMMISSIONERS AND RATEPAYERS OF (THE) MILDURA SEWERAGE AUTHORITY~~ to use for sewerage purposes ALL THAT piece of land delineated and coloured blue on the plan attached hereto being part of Lot 10 on Plan of Subdivision No. 124287 Parish of Mildura and being part of the land more particularly described in Certificate of Title Volume 9284 Folio 026.

*1/9/84 7.026*

*to the MILDURA Sewerage Authority*


DATED the *4<sup>th</sup>* day of *September* 1980

SIGNED by the said FRANCESCO CICALA in Victoria in the presence of :

*Handwritten signature of Francesco Cicala*

*Handwritten signature of Antonina Cicala*  
*29.4.89*

SIGNED by the said ANTONINA CICALA by making her mark here- to she being a markswoman and unable to sign her name on account of illiteracy in my presence and I hereby certify that the contents of this Creation of Easement were previously read over and explained to her when she appeared

ANTONINA  
HER  MARK.  
CICALA



*\$5*

A memorandum of the within instrument has been entered in the Register Books



*2/10/80*

and effect thereof :

X *E. Pardo*  
HORTICULTURIST MILDURA

THE COMMON SEAL of ~~(THE CHAIRMAN)~~  
~~COMMISSIONERS AND RATEPAYERS OF~~  
~~(THE) MILDURA SEWERAGE AUTHORITY~~

SEAL



was hereunto affixed in the  
presence of :

X *[Signature]* CHAIRMAN  
X *[Signature]* COMMISSIONER  
X *[Signature]* SECRETARY

ENCUMBRANCES

The encumbrances (if any) appearing on the said Certificate of  
Title or affecting the said land.





DJ155944-2-5

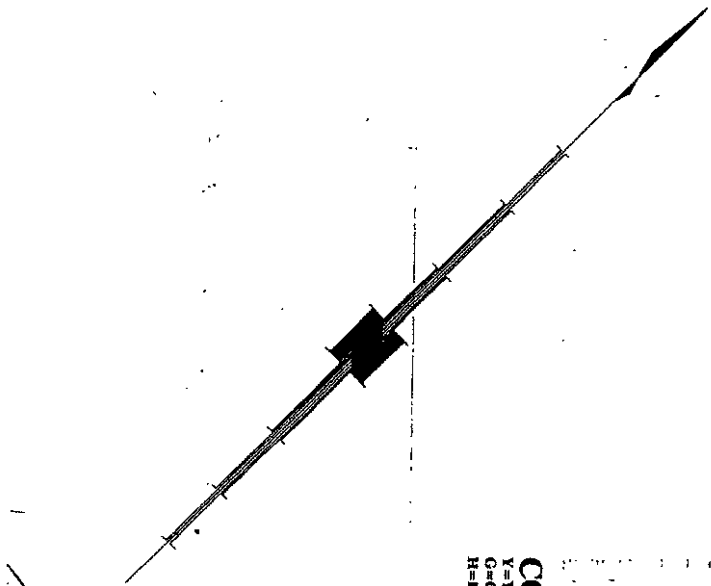
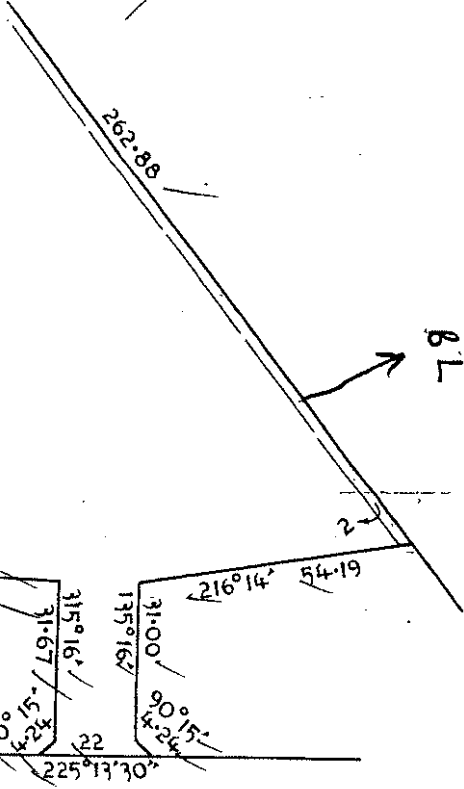


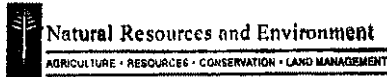
DIAGRAM FOR CREATION OF EASEMENT  
THROUGH PART OF CROWN PORTION I  
PARISH OF MILDURA  
COUNTY OF KARKAROOOC

SCALE 20 10 0 20 40  
LENGTHS ARE IN METRES

**COLOUR CODE**  
Y=Yellow O=Orange BR=Brown  
G=Green R=Red RE=Blue P=Purple  
H=Hatched CH=Cross Hatched



AVENUE



**INTENTIONALLY**

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DJ155944-3-1

NOTE. THE WITHIN LAND IS CONTAINED IN CERTIFICATE OF TITLE VOL. 9284 FOL. 026.

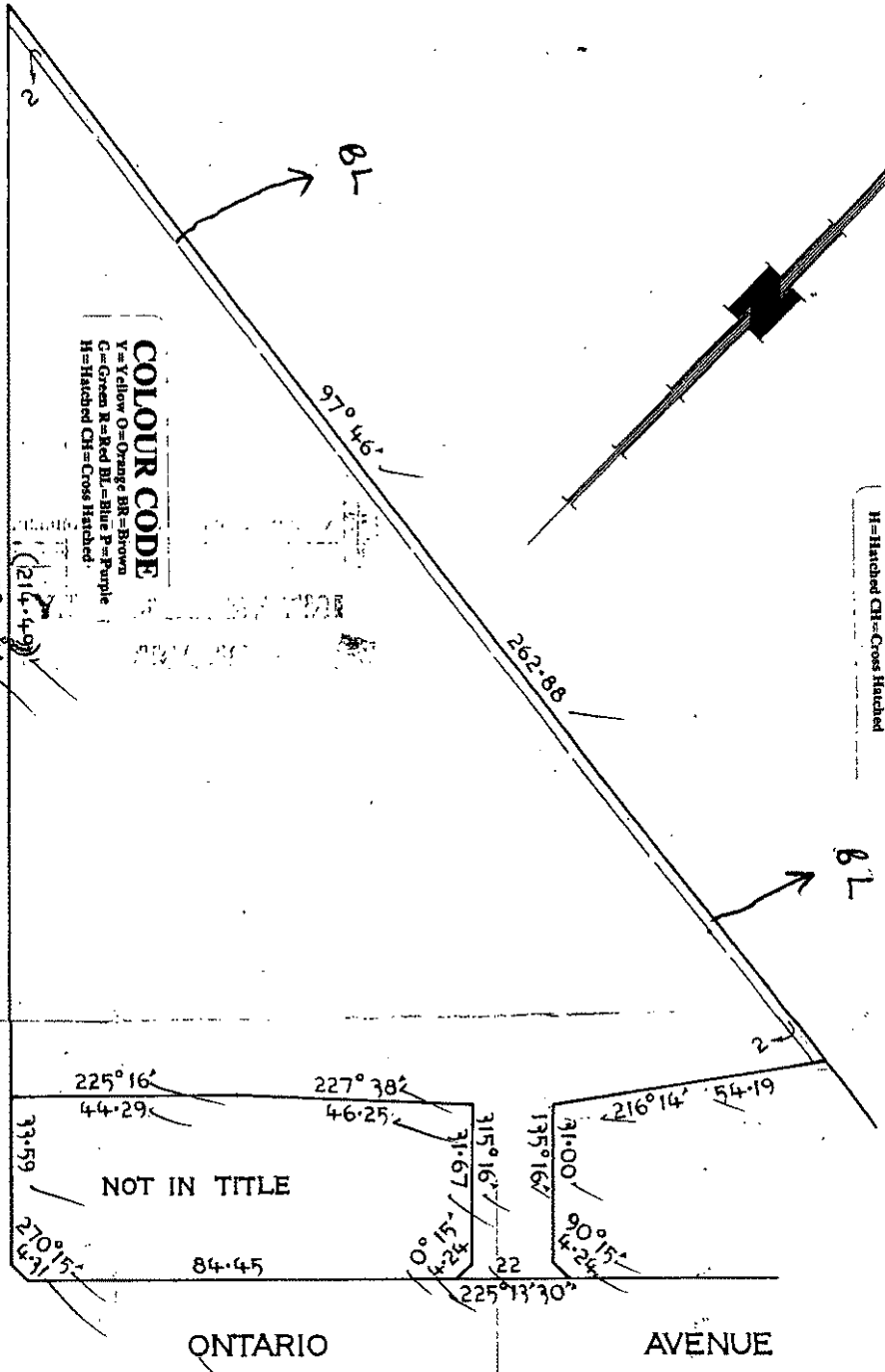
*Handwritten notes:*  
March 11/19  
B.L.  
B.L.

SEVENTH STREET

STREET

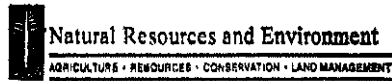
**COLOUR CODE**  
Y=Yellow O=Orange BR=Brown  
G=Green R=Red BL=Blue P=Purple  
H=Hatched CH=Cross Hatched

U=Green X=Green  
H=Hatched CH=Cross Hatched



REF. 2693 A

THOMAS W. THOMSON  
LICENSED SURVEYOR  
61 DEAKIN AVENUE  
ALBERTA, CAN



**INTENTIONALLY**

**BLANK**

SIGNED by the said FRANCESCO CICALA  
in Victoria in the presence of :

*francesco cicala*

*[Signature]*

SIGNED by the said ANTONINA CICALA  
by making her mark hereto she being  
a markswoman and unable to sign her  
name on account of illiteracy in my  
presence and I hereby certify that  
the contents of this Creation of  
Easement were previously read over  
and explained to her when she  
appeared to fully understand the  
nature and effect thereof :

ANTONINA CICALA

HER  MARK

*E. Pardo*  
HORTICULTURIST MILDURA

THE COMMON SEAL of THE CHAIRMAN

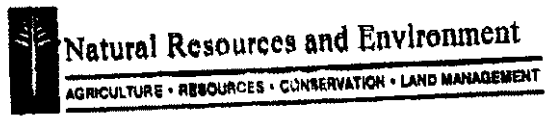
COMMISSIONERS AND RATEPAYERS OF

THE MILDURA SEWERAGE AUTHORITY

was hereto affixed in the presence  
of :

*[Signature]* CHAIRMAN  
*[Signature]* COMMISSIONER  
*[Signature]* SECRETARY





**INTENTIONALLY**

**BLANK**

To: The Registrar of Titles,  
MELBOURNE

Please register this Creation of Easement and on completion of the dealing return relevant Certificate of Title Volume 9284 Folio 026 to Messrs Gallagher Ryan and Byrne Solicitors of Mildura.

*Gallagher Ryan & Byrne*  
GALLAGHER RYAN & BYRNE

D A T E D 1980

F. & A. CICOLA

to

THE CHAIRMAN COMMISSIONERS  
AND RATEPAYERS OF THE MILDURA  
SEWERAGE AUTHORITY

CREATION OF EASEMENT

Messrs: Gallagher, Ryan & Byrne,  
Solicitors,  
70 Deakin Avenue,  
MILDURA 3500  
Tel: 23 0571  
IPR:MS:RR:80/0201/1926







# 266627

## INFORMATION PERTAINING TO REGISTERED TRANSFER 266627

DATE OF LODGEMENT : 20 - 11 - 1889

TRANSFEROR : George Chaffey and William Benjamin Chaffey

TRANSFeree : Annie Augusta Chaffey

DESCRIPTION OF LAND AFFECTED : Lots 4 , 5 , 6 , 10 , 11 and 12 of Section 81  
of Block D of Crown Portion One on  
Plan of Subdivision 2144 and

Lots 8 and 9 of Section 78 of Block D of  
Crown Portion One on Plan of  
Subdivision 2144 and

Parts of Lots 7 , 8 , 10 and 11 of Section  
32 of Block D of Crown Portion One on  
Plan of Subdivision 2144

all being part of Crown Grant Volume  
2040 Folio 912 .

RESERVATIONS AND CONDITIONS : Together with a sufficient water right to be held with and run with the said land as a perpetual easement within the intent of and as required by the condition in that behalf contained in the Crown Grant to the Transferees Volume 2040 Folio 912 ; Reserving unto the transferees their executors administrators and assigns the full and free right and liberty to and for us and them and our and their servants agents and workmen at all times hereafter without any cost or expense to enter into and upon the said land and to dig cut and excavate the same and make lay or construct thereon or therein reservoirs embankments dams watercourses channels races aqueducts drains culverts flumes levels mains water pipes stop cocks stand pipes meters fire plugs connection or service pipes or other water works or apparatus connected therewith and also to repair maintain alter cut off or remove any such water works or apparatus so made laid or constructed or replace them with others but so that any such act shall not prejudice the water right hereinbefore assured and also to go pass and repass for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the said land ; Provided always and this transfer is made on the special condition that the transferees executors administrators or assigns will at their own

expense forthwith destroy and keep the said land free from all vermin noxious insects scale bugs Bathurst burr wild briar and gorse .

And whereas a Company has been formed and incorporated under "The Companies' Statute 1864 " under the style of "THE MILDURA IRRIGATION COMPANY LIMITED" having as one of its objectives the securing to the members thereof who shall be holders of any parcel or parcels of the two hundred and fifty thousand acres known as the Mildura Lands ( which include the land comprised in this transfer ) a sufficient water right to be held with and run with such parcel or parcels as a perpetual easement within the intent of the said condition in that behalf contained in the said Crown Grant .

I CERTIFY THAT THE INFORMATION HEREINBEFORE SET OUT IS A REPRODUCTION OF THE CONTENTS OF REGISTERED TRANSFER 266627 .

  
ASSISTANT REGISTRAR OF TITLES

DATED : 24 - 11 - 1998

# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 08 September 2020 12:17 PM

## PROPERTY DETAILS

Address: **2 BAKER COURT MILDURA 3500**  
Lot and Plan Number: **Lot 7 LP142601**  
Standard Parcel Identifier (SPI): **7\LP142601**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **8462**  
Planning Scheme: **Mildura**  
Directory Reference: **Vicroads 535 O3**

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

[Planning Scheme - Mildura](#)

## UTILITIES

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

[View location in VicPlan](#)

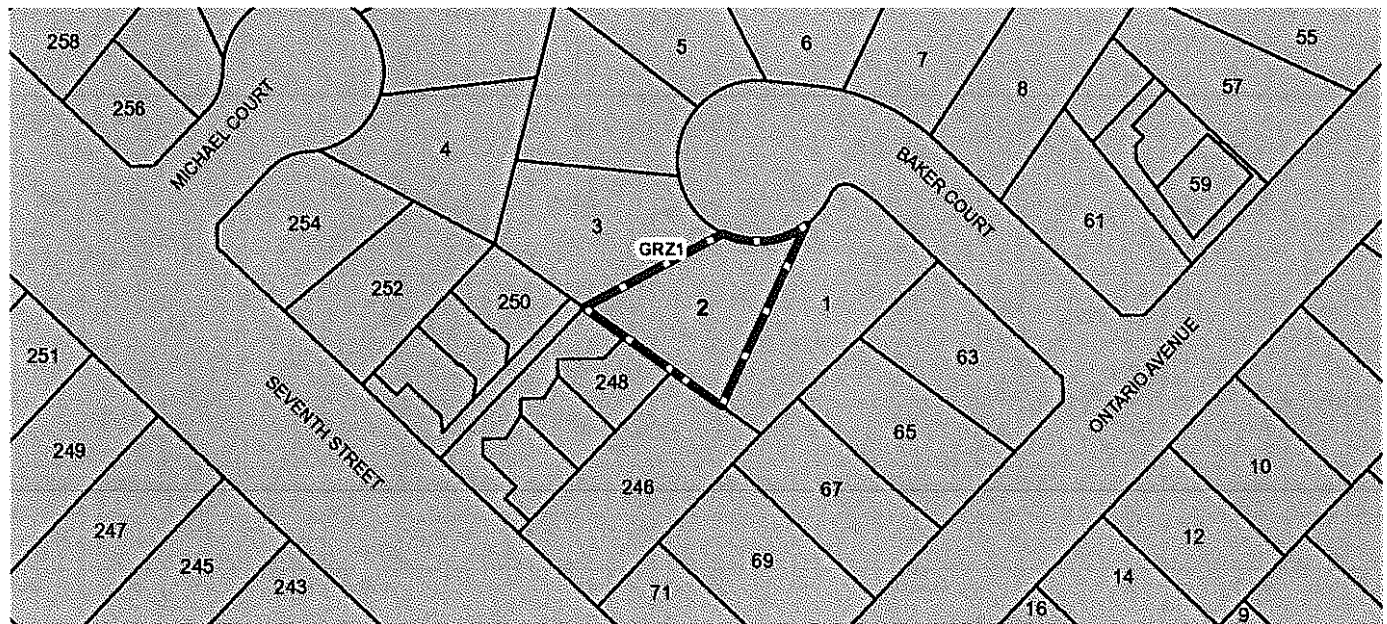
## STATE ELECTORATES

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

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



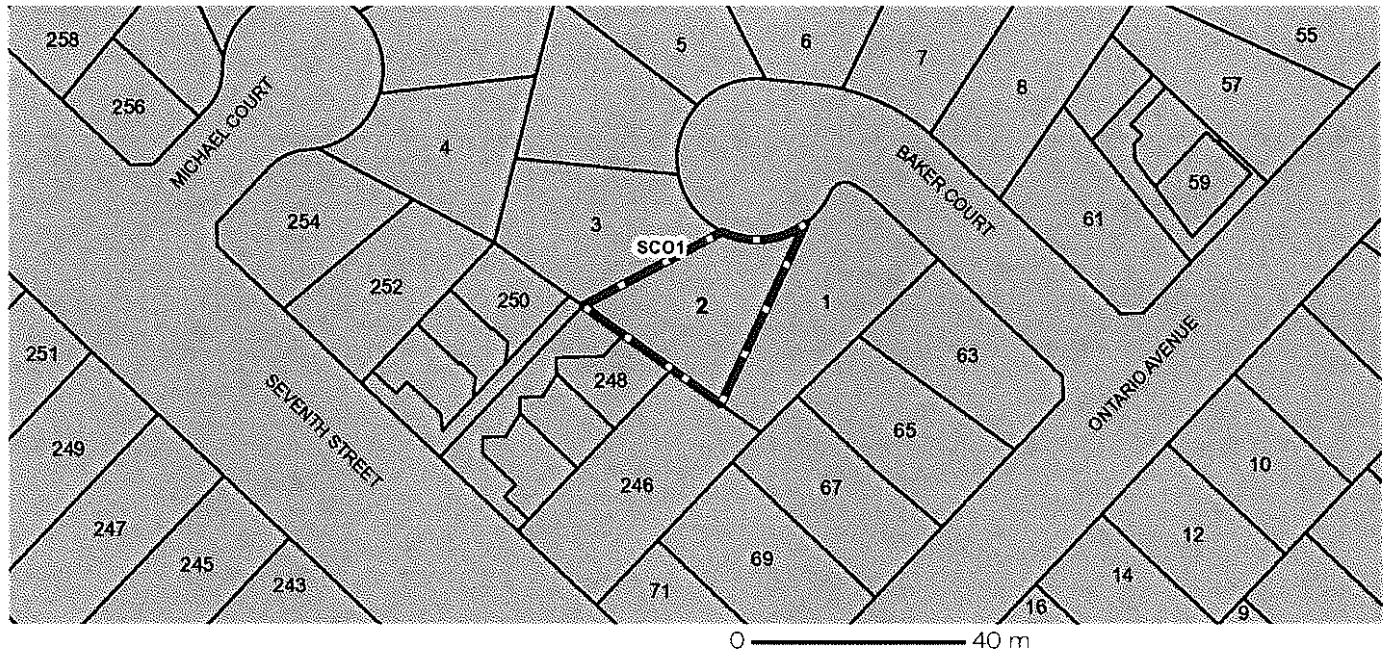
GRZ - General Residential

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)



 **SCO - Specific Controls**

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

## Further Planning Information

Planning scheme data last updated on 2 September 2020.

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

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

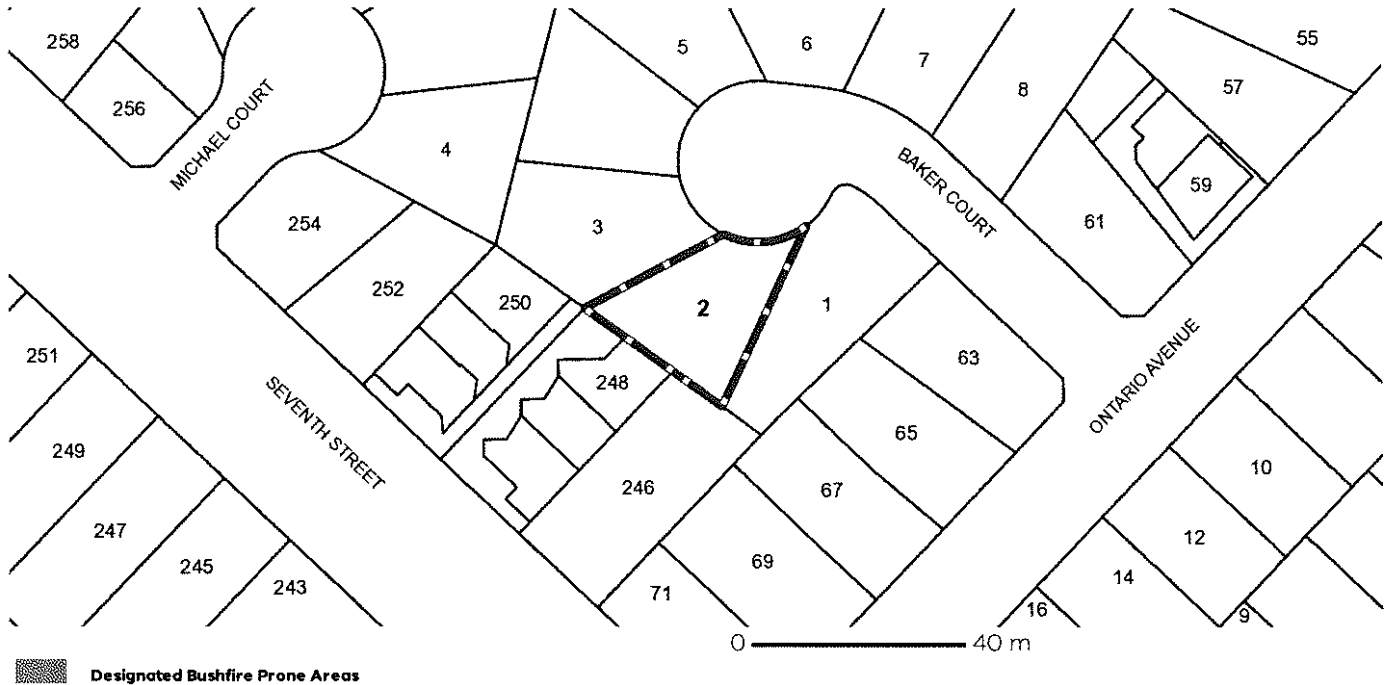
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

## Designated Bushfire Prone Areas

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



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

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

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

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

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

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

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

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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