

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

VENDOR: SHANE ANTHONY SMITH & SHARON MARIE SMITH

PURCHASER:

PROPERTY: 10 NINETEENTH STREET, CARDROSS 3496

**Water Share**

- (a) Included in this sale is the Vendor's right ("the water entitlement") to take up to 1.5 megalitres of water annually from Lower Murray Water ("the Water Authority") in years of full allocation.
- (b) The expression 'the water entitlement' includes part of the Vendor's Water Share No. WEE019069 and water use registration WUL009562 together with the current seasonal allocation contained in the Vendor's water allocation bank account referable to 1.5 megalitres of water share being transferred to the Purchaser.
- (c)
  - (i) The Vendor is under no obligation to disclose further information relating to his water entitlement other than is contained in this contract including any disclosure of allocation 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 entitlement.
  - (ii) The Vendor consents to the Water Authority disclosing to the Purchaser the information it has relating to the Vendor's water entitlement.
- (d) 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.
- (e) The Vendor shall within seven (7) days:
  - (i) Of the date of this Contract:

Provide the Purchaser with a copy of his water share record (unless it is included in the Vendors Statement) and an application ("the Application") to transfer his water share.

- (ii) Of receipt from the Purchaser of the Application:

Lodge the Application with the Water Authority provide proof of the Vendor's identity and pay the fee on the Application.

- (iii) Of 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.

- (f) The Purchaser shall within seven (7) days:

- (i) of receiving the application from the Vendor, complete sign and return it to the Vendor or his solicitor.

- (ii) Of receiving the Transfer of Water Share from the Vendor, sign and return it to the Vendor or his solicitor.

- (g) Both parties shall use their best endeavours to have the application expeditiously considered by the Water Authority.

- (h) The settlement date shall be the later of the settlement date provided in the Contract of Sale or the 7<sup>th</sup> day after the Vendor notifies the Purchaser that the Transfer of Water Share has been issued by the Water Authority.

The Vendor will on settlement provide the Purchaser with a copy of the application and a copy of the water Authority's approval of the Application.

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 transfer of the water share shall be at the cost in all respects of the Purchaser.

- (i) The Vendor further agrees that:

- (i) He will not after the date hereof deal in any way with the water entitlement which is inconsistent with his obligations hereunder.

- (ii) Until the transfer of the water share to the Purchaser is recorded in the Water Register he will from the settlement date hold the water entitlement on behalf of the Purchaser.

- (iii) To further secure the performance of his obligations hereunder the Purchaser may and is hereby authorised by the Vendor to act as the agent and attorney of the Vendor and in the name of the Vendor take such action and to sign such documents as may be necessary to transfer the water entitlement to the Purchaser.
- (j) 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.
- (k) If the Water Authority requires the installation of any or extra water meter or flow control valves the Purchaser shall be responsible for such installation at its own cost.
- (l) The Purchaser acknowledges that the Vendors may have used some or all of its current water allocation entitlement.
- (m) The parties agree that the Vendors are to retain 46.8 megalitres of the existing Water Share, with 1.5 megalitres to be transferred to the Purchaser at settlement.
- (n) The parties agree that the purchase price shall be apportioned as follows:

Land & improvements	\$
Water Share (1.5 megs @ \$4,000.00 per meg)	<u>\$ 6,000.00</u>
Total	\$

# SECTION 32 STATEMENT

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

**Vendor:** Shane Anthony Smith and Sharon Marie Smith

**Property:** 10 Nineteenth Street CARDROSS VIC 3496

**Water Share:** 1.5 ML being part WEE019069

**VENDORS REPRESENTATIVE**

Mildura Property Transfers Pty Ltd  
124A Eighth Street, Mildura 3500

PO Box 1012  
MILDURA VIC 3502

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

Ref: Warrick Watts

SECTION 32 STATEMENT  
10 NINETEENTH STREET CARDROSS VIC 3496

**1. FINANCIAL MATTERS**

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

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	See attached	
Lower Murray Water	See attached	

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

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

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

**2. INSURANCE**

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

**3. LAND USE**

**(a) RESTRICTIONS**

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

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

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

SECTION 32 STATEMENT  
10 NINETEENTH STREET CARDROSS VIC 3496

(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: 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  
10 NINETEENTH STREET CARDROSS VIC 3496

- ~~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	Available / Not Connected
Gas supply	Connected (bottled only)
Water supply	Connected
Sewerage	Not Connected
Telephone services	Not 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**  
**10 NINETEENTH STREET CARDROSS VIC 3496**

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

**10. DUE DILLIGENCE CHECKLIST**

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

**DATE OF THIS STATEMENT**

/  /20  20

**Name of the Vendor**

**Shane Anthony Smith and Sharon Marie Smith**

**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 10879 Folio 766**

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

VOLUME 10879 FOLIO 766

Security no : 124086300938L  
Produced 29/10/2020 10:28 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 344060M.  
PARENT TITLE Volume 10268 Folio 097  
Created by instrument AD660005J 03/06/2005

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
SHANE ANTHONY SMITH  
SHARON MARIE SMITH both of GYPSY HILL PINNICLES ROAD BROKEN HILL NSW 2880  
AF219962D 20/07/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF219963B 20/07/2007  
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 PS344060M 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: "TAMINGA PARK" 10 NINETEENTH STREET CARDROSS VIC 3496

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/10/2016

Greffield's PS01

PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER

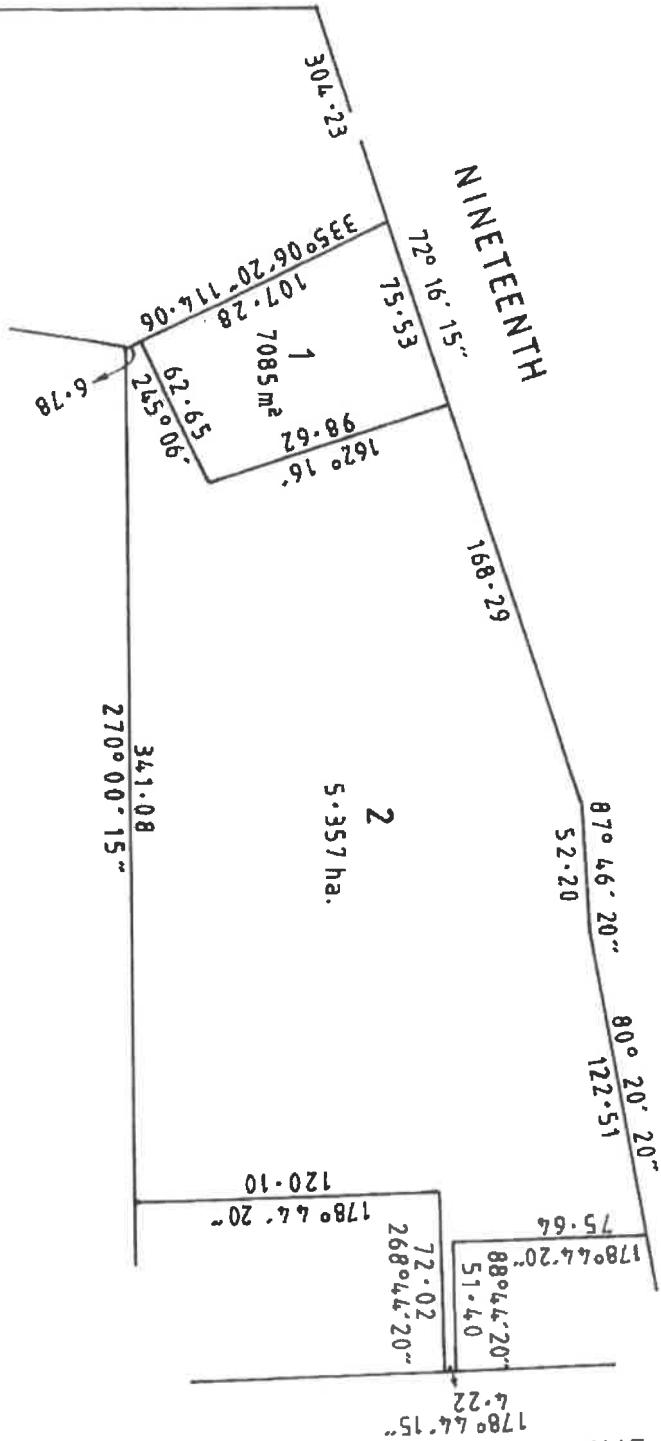
PS 344060 M

STREET

NINETEENTH

DAIRTNUNK AVENUE

BOOMERANG AVENUE

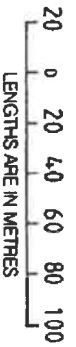


AMG ZONE 54

THOMSON AND SINGLETON PTY. LTD.

ACN 006 143 317  
61 DEAKIN AVENUE, MILDURA. 3500.  
PHONE (050) 231835, FAX (050) 213957  
POSTAL: P.O. BOX 766 MILDURA. 3502.

SCALE



ORIGINAL

SCALE

SHEET

SIZE

A3

LICENSED SURVEYOR (PRINT) ANDREW CLIFFORD CRAIG

SIGNATURE

DATE 28 / 6 / 1995

REF 4789

VERSION 1

SHEET 2 OF 2 SHEETS

DATE

COUNCIL DELEGATE SIGNATURE



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 12 400 907 000



Mr S A & Ms S M Smith  
PO Box 486  
MERBEIN VIC 3505



033  
1017640  
R3\_2441

### Total Rates & Charges For this Year

**\$1,887.44**

Refer below for payment options

## Rate and Valuation Notice

1 July 2020 to 30 June 2021

### Property Location & Description

10 Nineteenth Street CARDROSS VIC 3496  
Lot 2 PS 344060M Sec B

AVPCC: 117 - Residential Rural/Rural Lifestyle

### RATING DETAILS

Residential Rate  
Waste Management

0.00620605	214000	\$1,328.09
434.79	1	\$434.79

### VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

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

113.00	1	\$113.00
0.000054	214000	\$11.56

14/10/20  
2003229539

### PAYMENT DEADLINES EXTENDED

First instalment due by 14 October 2020.  
Second instalment due by 14 December 2020.

### COVID-19 SUPPORT

Relief options are available to assist ratepayers experiencing financial hardship.  
Visit [mildura.vic.gov.au/coronavirus](http://mildura.vic.gov.au/coronavirus) or call us for details.

**TOTAL AMOUNT**

**\$1,887.44**

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2021 \$1,887.44		Due 14 Oct 2020 \$471.86	Due 14 Dec 2020 \$471.86	Due 28 Feb 2021 \$471.86	Due 31 May 2021 \$471.86

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

## Payment Slip

Mr S A & Ms S M Smith  
10 Nineteenth Street CARDROSS VIC 3496  
Assessment No: 20458

Payment In Full: \$1,887.44  
Or 1st Instalment: \$471.86



Bill code: 93922  
Ref: 204586

POST billpay



Full Payment \*41 204586



Post Billpay Bill code: 0041  
Ref: 204586

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

Centrepay Ref:  
555 054 730B

Internal Use Only



BPAY this payment via Internet or phone banking.  
BPAY View View and pay this bill using internet banking.  
BPAY View Registration No: 204586



# LOWER MURRAY WATER

ABN 18 475 808 826

www.lmw.vic.gov.au



24 Hour Supply Emergency  
1800 808 830

Reference No. 046325

RURAL ACCOUNT

Amount Due \$1,310.16

Due Date 02-SEP-2020

Date Of Issue 31/07/2020

MR SA SMITH & MRS SM SMITH  
PO BOX 486  
MERBEIN VIC 3505

Tariffs and Charges Notice

1st Quarter 2020/21

01/07/2020 - 30/09/2020

POST \*850 700463250

Property Address : 10 NINETEENTH STREET CARDROSS VIC 3496 (Prop:46325) - Rural Account  
Lot 2 PS 344060M CA Pt 627 Sec B Par Mildura

	Charge	ML/DS	Balance
Service Charge (Quarterly)	25.00		25.00
Delivery Share Fee Irrigation (Qtr)	684.68	5.700	684.68
Property Drainage Fee Division 1 (Qtr)	132.29	5.700	132.29
GMW Entitlement Storage Murray HR (Ann)	454.98	48.300	454.98
DELWP Water Share Fee - per Share (Ann)	13.21	1.000	13.21

TOTAL OWING

\$1,310.16

01/09/20  
#2003190633

Payments/Credits since last Notice \$837.30

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

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

Exemptions apply.

## Payment Slip - Methods of Payment

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

Direct Debit

Please contact your local office



Centrepay

Use Centrepay to pay your bill through your employer or service provider. Centrepay will pay your bill on your behalf.



Billpay Code: 0850

Ref: 7004 6325 0



Biller Code: 78477

Ref: 7004 6325 0

046325/164895

10 NINETEENTH STREET CARDROSS VIC 3496 (Prop:46325) - Rural Account



\*850 700463250

\$1,310.16



Biller Code: 78477

Ref: 7004 6325 0

BPAY® - Make this payment via internet or phone banking.

BPAY View® - Receive, view and pay this bill using internet banking.

BPAY View Registration No: 7004 6325 0

Amount Due

\$1,310.16



Payment Ref: 7004 6325 0



By Phone

See reverse for  
In Person and By Mail options

# COPY OF RECORD IN THE VICTORIAN WATER REGISTER

## WATER SHARE

*Water Act 1989*

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

### Water Share Description

<b>Status</b>	Active
<b>Volume</b>	48.3 megalitres
<b>Water authority</b>	Lower Murray Water
<b>Water system source</b>	Murray
<b>Water system type</b>	Regulated
<b>Reliability class</b>	High
<b>Trading zone source</b>	7 VIC Murray - Barmah to SA
<b>Trading zone use</b>	7 VIC Murray - Barmah to SA
<b>Delivery system</b>	Red Cliffs Irrigation District
<b>Tenure</b>	Ongoing
<b>Tradability</b>	Tradable
<b>Carryover allowed</b>	Yes

### Water Share Owner(s)

Joint owner 1 of 1

SHANE ANTHONY SMITH of PO BOX 486 MERBEIN VIC 3505  
WET000279 Lodged on : 25 Sep 2008 Recorded on : 25 Nov 2008

SHARON MARIE SMITH of PO BOX 486 MERBEIN VIC 3505  
WET000279 Lodged on : 25 Sep 2008 Recorded on : 25 Nov 2008

### Current Year Allocation

Carryover at 1 July:	13.683 ML
Seasonal allocation since 1 July:	26.565 ML
Total allocation to date:	40.248 ML
Possible future allocation to 30 June:	21.735 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:	13.683 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>
WUL009562	Active	Use licence	48.3

### Land description

Volume 10879 Folio 766  
Lot 2 of Plan PS344060M

## 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>
PTA038035	Address amendment	Recorded			28 Apr 2016
PTA038034	Address amendment	Recorded			28 Apr 2016
WET000279	Transfer within authority	Recorded	25 Sep 2008	01 Oct 2008	25 Nov 2008
WEI034676	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

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END OF COPY OF RECORD

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## Allocation Account Statement



100/2126

SA & SM SMITH  
PO BOX 486  
MERBEIN VIC 3505

Statement

Page 1 of 5

Financial year 2016 - 2017

Statement issued 04 Jul 2017

Closing balance <sup>1</sup> 2.954 ML

Enquiries Lower Murray Water  
(03) 5051 3400

### End of year statement

Account number: **ABA046052**

Holders:  
SHANE ANTHONY SMITH  
SHARON MARIE SMITH

Authorised agents:

### Trading zone

Source <sup>2</sup> 7 VIC Murray - Barmah to SA

Use <sup>3</sup> 7 VIC Murray - Barmah to SA

### Water use licence

Annual use limit <sup>4</sup>

WUL009562 48.3 ML

WUL010105 94.8 ML

### Water use registration

Annual use limit <sup>4</sup>

WUR002453 1.5 ML

### Water Share

Id	Water system source	Water system type	Reliability	Volume (ML)
WEE019069	Murray	Regulated	High	48.3
WEE061008	Murray	Regulated	High	5.0

10/02/2017	Metered or deemed water use for service point SP003197 to 10/02/2017	-0.451
14/02/2017	Metered or deemed water use for service point SP003197 to 14/02/2017	-1.324
16/02/2017	Metered or deemed water use for service point SP003197 to 16/02/2017	-0.402
21/02/2017	Metered or deemed water use for service point SP003197 to 21/02/2017	-0.411
23/02/2017	Metered or deemed water use for service point SP003197 to 23/02/2017	-0.426
27/02/2017	Metered or deemed water use for service point SP003197 to 27/02/2017	-0.410
01/03/2017	Metered or deemed water use for service point SP003187 to 1/03/2017	-1.570
03/03/2017	Metered or deemed water use for service point SP003197 to 3/03/2017	-0.526
08/03/2017	Metered or deemed water use for service point SP003197 to 8/03/2017	-2.340
15/03/2017	Metered or deemed water use for service point SP002459 to 15/03/2017	-1.750
15/03/2017	Metered or deemed water use for service point SP060931 to 15/03/2017	-0.160
17/03/2017	Metered or deemed water use for service point SP003197 to 17/03/2017	-1.408
19/03/2017	Metered or deemed water use for service point SP126896 to 19/03/2017	-0.036
22/03/2017	Metered or deemed water use for service point SP003197 to 22/03/2017	-0.915
29/03/2017	Metered or deemed water use for service point SP003197 to 29/03/2017	-0.515
02/04/2017	Metered or deemed water use for service point SP003197 to 2/04/2017	-1.781
03/04/2017	Metered or deemed water use for service point SP003197 to 3/04/2017	-1.017
08/04/2017	Metered or deemed water use for service point SP003197 to 8/04/2017	-0.134
17/04/2017	Metered or deemed water use for service point SP003197 to 17/04/2017	-0.403
25/04/2017	Metered or deemed water use for service point SP003197 to 25/04/2017	-0.010
10/05/2017	Metered or deemed water use for service point SP003197 to 10/05/2017	-0.162
09/06/2017	Metered or deemed water use for service point SP002459 to 9/06/2017	-0.688
09/06/2017	Metered or deemed water use for service point SP060931 to 9/06/2017	-0.379
12/06/2017	Metered or deemed water use for service point SP003197 to 12/06/2017	-0.001
12/06/2017	Metered or deemed water use for service point SP126896 to 12/06/2017	-0.040
22/06/2017	Metered or deemed water use for service point SP003197 to 22/06/2017	-0.116
24/06/2017	Metered or deemed water use for service point SP059444 to 24/06/2017	-0.938
29/06/2017	Metered or deemed water use for service point SP059444 to 29/06/2017	-0.077
<b>Total</b>		<b>-50.190</b>

#### Write-off

Date	Description	Volume (ML)
03/10/2016	Murray spill write-off of 100.00% from spillable balance of 0.65 ML at 3/10/2016	-0.650
<b>Total</b>		<b>-0.650</b>

#### Evaporation write-off

Date	Description	Volume (ML)
30/06/2017	Evaporation on unused water to be carried over	-0.156
<b>Total</b>		<b>-0.156</b>

#### Service point details

The above transactions show your recorded water use through each service point on your water-use licence (or registration). Standard service point numbers have been created in the water register. The table below shows how these standard service point numbers correspond to the water authority outlet numbers you may be used to.

Service point	Outlet number
SP002459	19022
SP003187	1975
SP003197	1976
SP059444	9015
SP059449	9017
SP060931	19020
SP126896	11975

## Summary of carryover and allocation by water share

This table shows the water shares that contribute to this account during the season.

Water share	Carryover (ML)	Seasonal allocation issued (ML)	Total (ML)
WEE019069	0.589	48.300	48.889
WEE061008	0.061	5.000	5.061
<b>Total</b>	<b>0.650</b>	<b>53.300</b>	<b>53.950</b>

## Summary of water use by service point

This table shows the water used from this account this season at each outlet.

Service point	Outlet number	Water use (ML)
SP002459	19022	3.478
SP003187	1975	11.318
SP003197	1976	33.731
SP059444	9015	1.015
SP060931	19020	0.548
SP126896	11975	0.100
<b>Total</b>		<b>50.190</b>

*Note that this table shows water use from all outlets that were linked to the allocation account during the season. Some outlets may no longer be linked to the allocation account.*

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 29 October 2020 11:05 AM

## PROPERTY DETAILS

Address: **10 NINETEENTH STREET CARDROSS 3496**  
Lot and Plan Number: **Lot 2 PS344060**  
Standard Parcel Identifier (SPI): **2\PS344060**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **20458**  
Planning Scheme: **Mildura**  
Directory Reference: **Vicroads 3 D6**

[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](#)

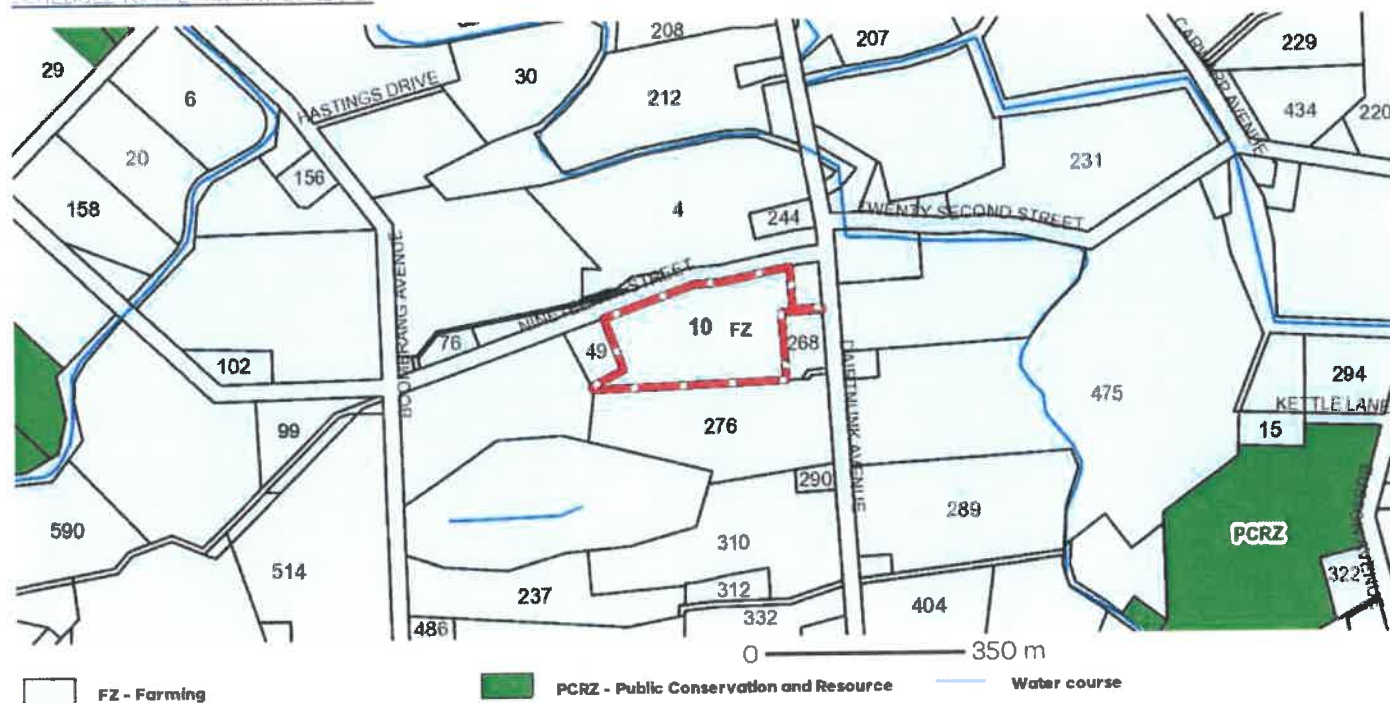
## STATE ELECTORATES

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

## Planning Zones

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

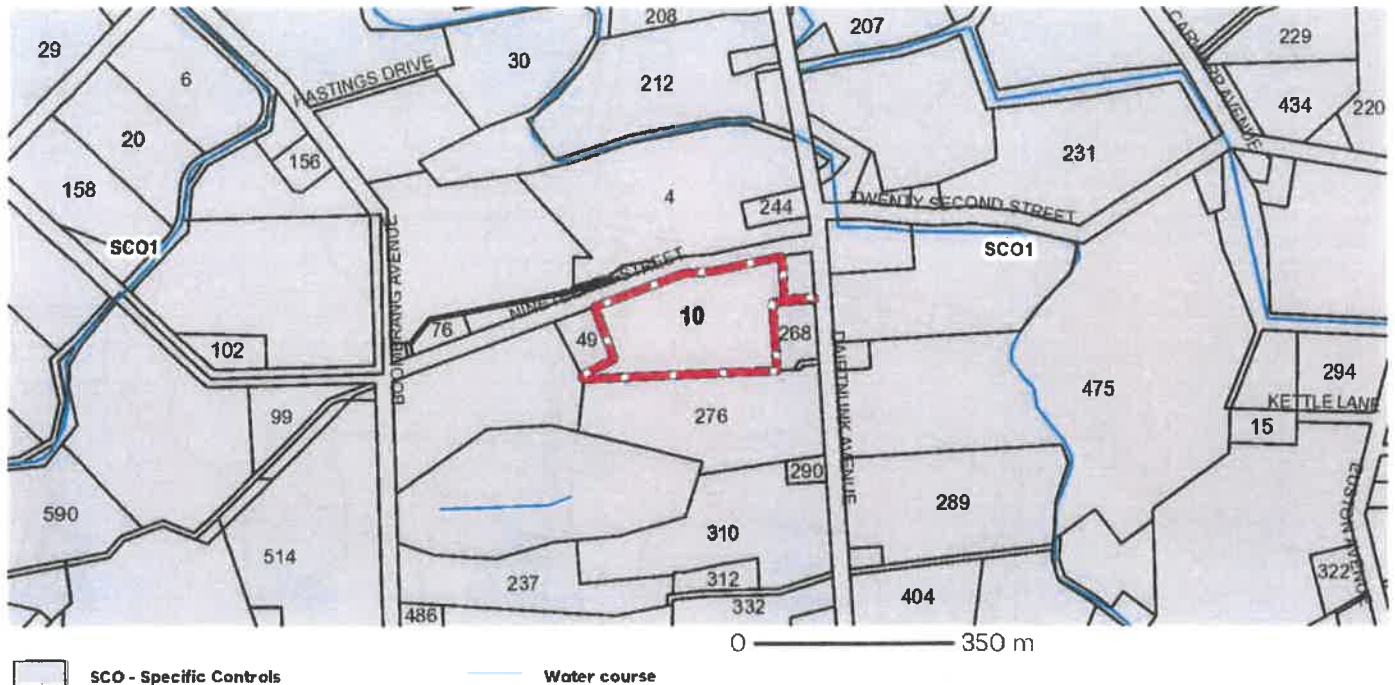
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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

## Planning Overlay

APPLICABLE CONTROLS OVERLAY(S):  
APPLICABLE CONTROLS OVERLAY - SCHEDULE 1(SCO)



Note: due to overlays, 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 28 October 2020

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

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

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

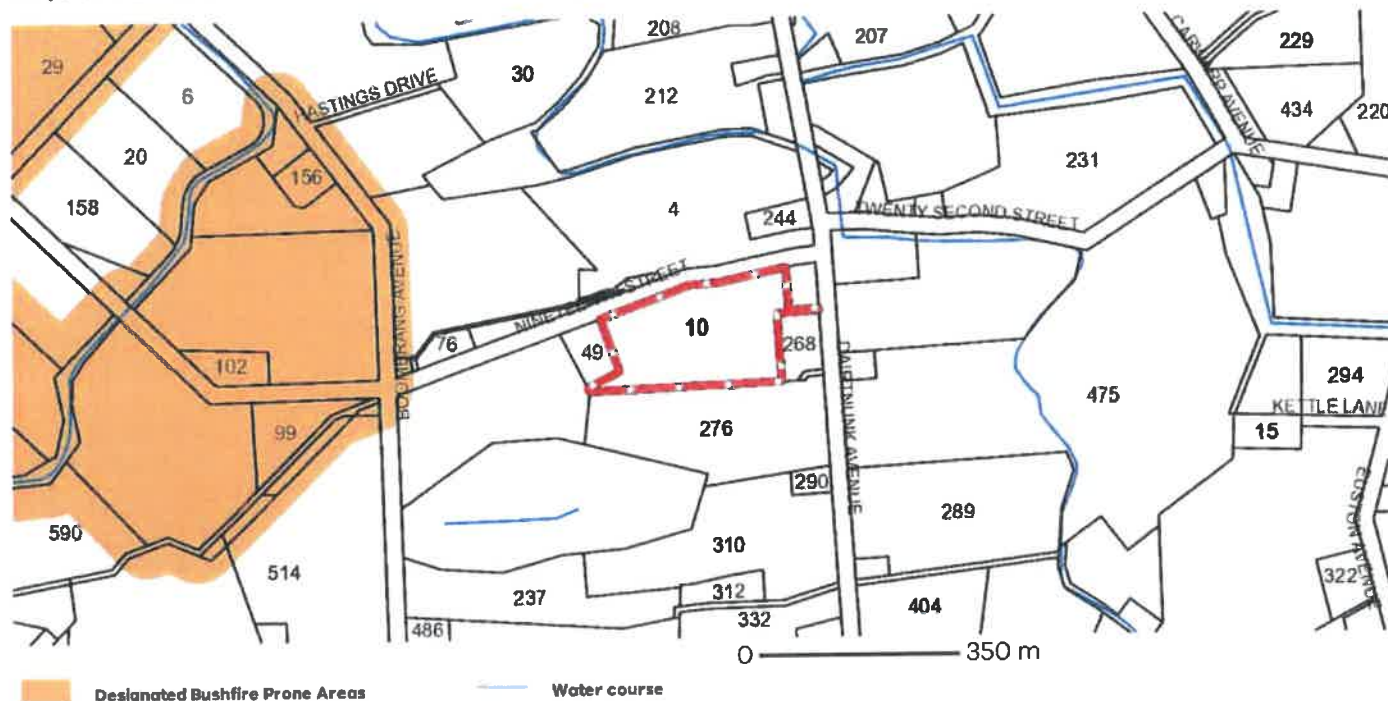
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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



## Designated Bushfire Prone Areas

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



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

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

Designated bushfire prone areas maps can be viewed on VicPlan at <https://www.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 <http://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 <http://www.epa.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.

## **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.