

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

60 Lemon Avenue, Mildura 3500

Lot 1 on Title Plan 676535X (formerly known as Lot 8 Block D Section 45 on Plan of Subdivision 002144) and being the land contained in Certificate of Title Volume 6354 Folio 696

Vendor's name

Colin Grant McLeod

Date

02/10/20

**Vendor's
signature**



**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

(a) Their amounts are:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council 2020/2021 ANNUAL Rates & Charges	(1) \$1,941.49 pa	(1)
(2)	Lower Murray Urban & Rural Water Authority 2020/2021 QUARTERLY Water Service and Sewerage Service Tariffs	(2) \$87.52 pq	(2)

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

Annual increase in municipal and water rates. Water by measure. Any supplementary Council valuations

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

	To	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

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:

None to the Vendor's knowledge

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Not applicable

4.3 Compulsory Acquisition

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

None to the 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 checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input checked="" 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.)

☒ Due Diligence Checklist attached

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)

- Special Condition 1
- Register Search Statement – Volume 6354 Folio 696
- Registered Plan – TP676535X
- Instrument Dealing No. 259819
- Planning Certificate
- Property Report
- Planning Property Report
- Copy 2020/2021 Mildura Rural City Council Rates & Charges Notice
- Copy 2020/2021 2nd Quarter Lower Murray Water Urban Account
- Due Diligence Checklist

SPECIAL CONDITION

1. GST

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

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

Page 1 of 1

VOLUME 06354 FOLIO 696

Security no : 124084067273H
Produced 01/07/2020 01:57 PM

LAND DESCRIPTION

Lot 1 on Title Plan 676535X (formerly known as Lot 8 Block D Section 45 on Plan of Subdivision 002144).
PARENT TITLE Volume 02188 Folio 564
Created by instrument 1764062 29/02/1940

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
COLIN GRANT MCLEOD of IRYMPLE AV CARDROSS 3496
W526826E 17/01/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP676535X 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: 60 LEMON AVENUE MILDURA VIC 3500

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	TP676535X
Number of Pages (excluding this cover sheet)	1
Document Assembled	01/07/2020 14:18

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

Location of Land Parish: MILDURA Township: Section: Crown Allotment: Crown Portion: 1 (PT) Last Plan Reference LP2144 Derived From: VOL 6354 FOL 696 Depth Limitation: NIL	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information ENCUMBRANCES REFERRED TO: <u>THE RESERVATIONS AND CONDITIONS</u> contained in Instrument of Transfer No.269819 in the Register Book - - - - -	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 03/11/2000 VERIFIED: PC
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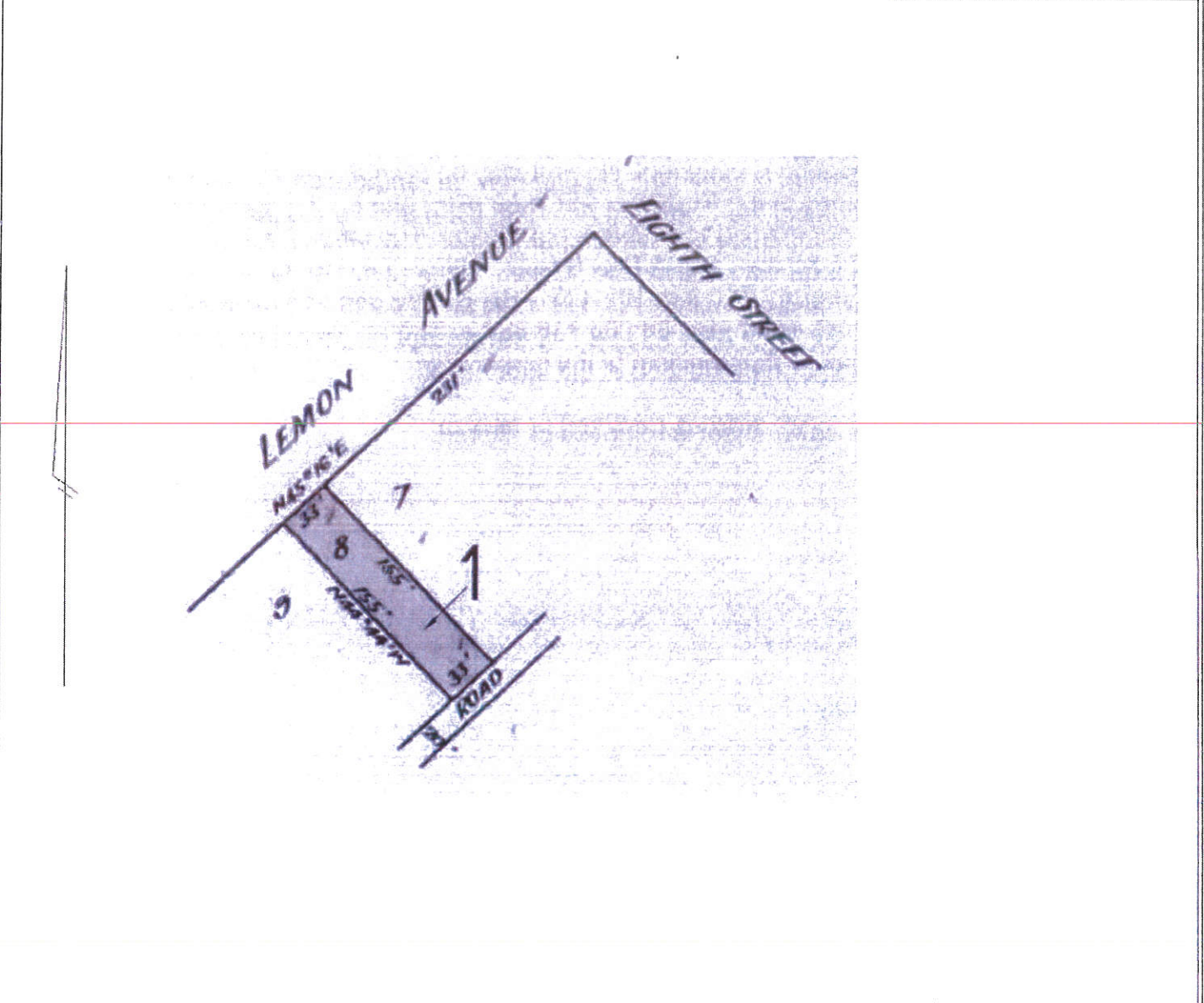


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 8 SECTION 45 BLOCK D ON LP2144

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533085/101 259819 *Chaffey Bros + Hldo* MICROFILMED
 TO THE REGISTRAR OF TITLES
 PLEASE REGISTER THIS TRANSFER
Geo W Chaffey
 B
 2.11pm
 259819
 FREEHOLD
 VICTORIA.
 VICTORIA.
 Transfer of Land.
 D259819-1-9
 WE, GEORGE CHAFFEY and WILLIAM BENJAMIN CHAFFEY, of
 Melbourne and Mildura in the Colony of Victoria Irrigationists 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 *Twenty pounds*
 (£20.)
 paid to us by *Geraldine Helena Minet of Crimea*
Street, St Kilda
 do hereby transfer to the said *Geraldine Helena Minet*
 All our estate and interest in All that piece of land being Lot *Eight (8)*
 of Section *Fifty five (45)* of Block *D* of Crown portion *One*
 parish of Mildura County of Karkaroc delineated on the plan of subdivision lodged at the
 Office of Titles Numbered *2144* 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 us Volume *2040* Folio *407912*.
 Reserving unto us our executors administrators transferees 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 said *Geraldine Helena Minet* her
 executors administrators transferees or assigns will at her or their own expense forthwith
~~and destruction~~ destroy and keep the said land free from all vermin, noxious insects,
 scale bugs, Bathurst burr, wild briar and gorse.

2040 Part
912
Mildura sec acre
19/9/97
mm 23/10/96

259819

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 objects 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 and shares fully paid up in the said Company are now held in respect of the said land together with other land contiguous thereto standing in the Register book of the said Company in the names of Trustees duly appointed for that purpose under the provision in the Articles of Association of the said Company relating to any of the said Mildura lands proclaimed and set apart as town allotments. The said Company doth in evidence thereof hereto affix its seal.

Dated this *Nineteenth* day of *March* one thousand eight hundred and *eighty-nine*

Signed by the said GEORGE CHAFFEY
and by the said WILLIAM BENJAMIN
CHAFFEY by his Attorney GEORGE
CHAFFEY in the presence of

Geo Chaffey
W B Chaffey
By his Atty Geo Chaffey

Signed by the said *Geraldine*
Helena Minet
in the presence of

Geraldine H. Minet

"THE MILDURA IRRIGATION COM-
PANY LIMITED" have hereunto affixed
its Common Seal

Geo Chaffey
Stephen Curston

DIRECTORS.


(L.S.)

J. I. Neilson

SECRETARY.



0259819-1-9

 Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY
BLANK



0259819-2-4

Appeared before me at Melbourne the thirtieth day of August
One thousand eight hundred and eighty nine Percy Jackson
the attesting witness to this instrument, and declared that he personally knew Geraldine Helena Minet
the person signing the same, and whose signature the said Percy Jackson
attested; and that the name purporting to be the signature of the said Geraldine Helena Minet
is her own hand-writing, and that she was of sound mind, and freely and voluntarily signed such instrument.

[Signature]

Date 19 March 1889

MESSRS. G. and W. B. CHAFFEY

TO

Miss G. H. Minet

Transfer.

D 45.8

MEMORIAL OF INSTRUMENT

Nature of Instrument.	Time of its Production for Registration	Names of the parties thereto.	No. or Symbol thereon
TRANSFER	The <u>22nd</u> day of <u>August</u> 18 <u>89</u> at <u>2 11</u> o'clock in the <u>afternoon</u>	<u>George Chaffey and William Benjamin Chaffey</u> TO <u>Geraldine Helena Minet</u>	<u>959819</u>

as to part
G.C.

Registrar of Titles.

I certify that a Memorial of the within Instrument was entered in the Register Book Vol. 2040 Fol. 407912 at the time last above mentioned.

Registrar of Titles.



PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

668692

APPLICANT'S NAME & ADDRESS

COLIN MCLEOD C/- LANDATA
MELBOURNE

VENDOR

MCLEOD, COLIN GRANT

PURCHASER

SMITH, JOHN JOSEPH

REFERENCE

CGM

This certificate is issued for:

LOT 1 PLAN TP676535 ALSO KNOWN AS 60 LEMON AVENUE MILDURA
MILDURA RURAL CITY

The land is covered by the:

MILDURA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a MIXED USE ZONE
- is within a PARKING OVERLAY - PRECINCT 1
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3
- and a SPECIFIC CONTROLS OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/mildura>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:
(<http://vhd.heritage.vic.gov.au/>)

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.
The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

01 July 2020

Hon. Richard Wynne MP
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

Property Report from www.land.vic.gov.au on 30 October 2020 10:31 AM

Address: 60 LEMON AVENUE MILDURA 3500

Lot and Plan Number: Lot 1 TP676535

Standard Parcel Identifier (SPI): 1\TP676535

Local Government (Council): MILDURA **Council Property Number:** 4042

Directory Reference: VicRoads 535 Q6

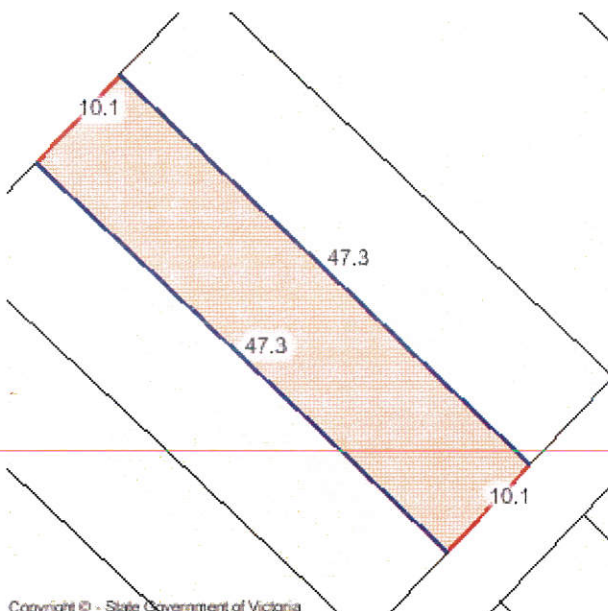
This property is not in a designated bushfire prone area.

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: 475 sq. m

Perimeter: 115 m

For this property:

— Site boundaries

— Road frontages

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

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

Planning Zone Summary

Planning Zone: MIXED USE ZONE (MUZ)
SCHEDULE TO THE MIXED USE ZONE (MUZ)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)
PARKING OVERLAY (PO)
PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)
SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

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 [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



PLANNING PROPERTY REPORT



VICTORIA
State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 30 October 2020 10:29 AM

PROPERTY DETAILS

Address: **60 LEMON AVENUE MILDURA 3500**
Lot and Plan Number: **Lot 1 TP676535**
Standard Parcel Identifier (SPI): **1\TP676535**
Local Government Area (Council): **MILDURA**
Council Property Number: **4042**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 Q6**

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](#)

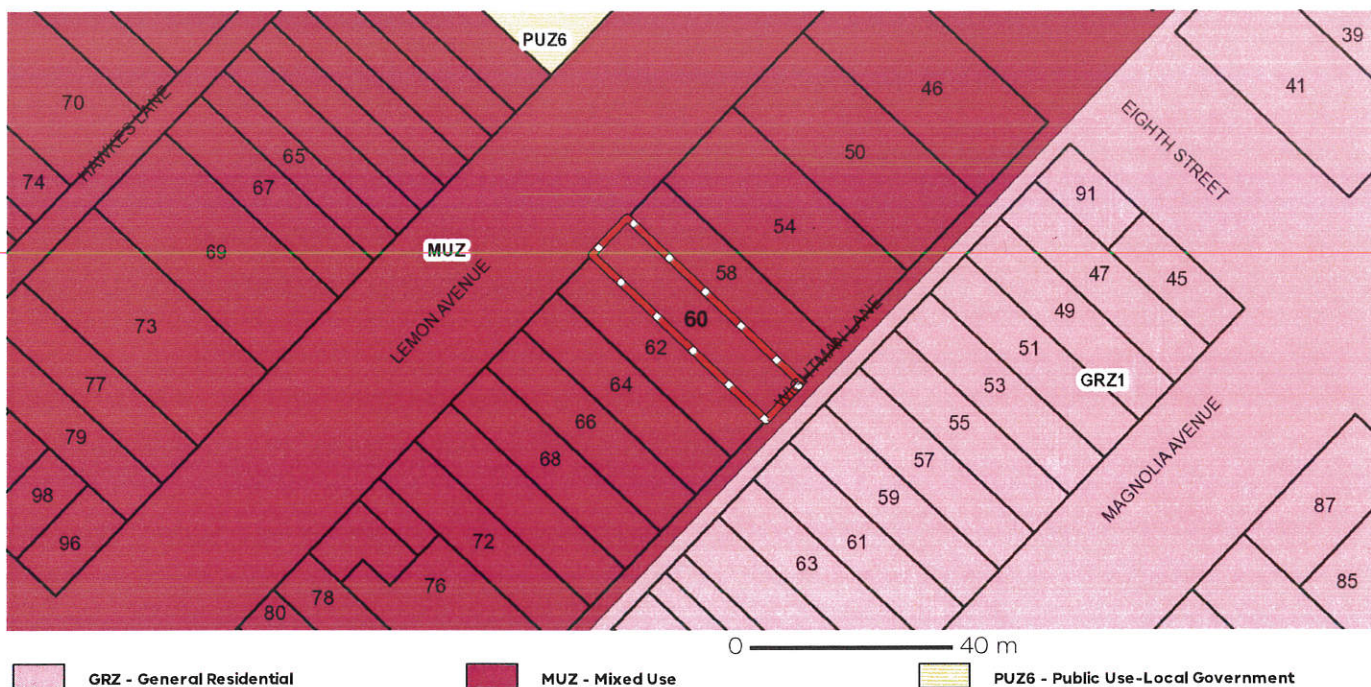
STATE ELECTORATES

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

Planning Zones

[MIXED USE ZONE \(MUZ\)](#)

[SCHEDULE TO THE MIXED USE ZONE \(MUZ\)](#)



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

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



 **DDO - Design and Development**

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

PARKING OVERLAY (PO)

PARKING OVERLAY - PRECINCT 1 SCHEDULE (PO1)



 **PO - Parking**

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

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



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>



Environment,
Land, Water
and Planning

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





Mr C G McLeod
PO Box 989
MILDURA VIC 3502



G33
1014945
R2_15735

Total Rates & Charges For this Year

\$1,941.49

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

60 Lemon Avenue MILDURA VIC 3500
Lot 8 PS 2144 Sec 45 Blk D

AVPCC: 200 - Commercial Development Site

RATING DETAILS

Business Rate

Waste Management - Vacant Comm/Ind (** Charges are GST inclusive **)

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Vacant Land Fire Levy (Fixed)

Vacant Land Fire Levy (Variable)

Assessment No: 4042

Issue Date 10 September 2020

Rate declaration date: 1 July 2020

Capital improved Value:

Site Value:

Net Annual Value:

Valuation Date: 1 January 2020

1,007,447.26		\$1,437.32
25.14	1	\$251.40
230.00	1	\$230.00
1,000.18		\$22.77

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 small businesses experiencing financial hardship.

Visit mildura.vic.gov.au/covid-19 for details.

TOTAL AMOUNT

\$1,941.49

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2021 \$1,941.49		Due 14 Oct 2020 \$485.38	Due 14 Dec 2020 \$485.37	Due 28 Feb 2021 \$485.37	Due 31 May 2021 \$485.37

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 C G McLeod
60 Lemon Avenue MILDURA VIC 3500
Assessment No: 4042

Payment in Full: \$1,941.49

Or 1st Instalment: \$485.38



Bill code: 93922
Ref: 40428



Full Payment *41 40428



Post Bill code: 93922
Ref: 40428

Pay in person at any post office, or
13 18 16 or go to postbills.pay.com.au

Cardpay Ref:
555 454 7308

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.: 40428

A U S T R A L I A P O S T
Cardross LPO 3496

LOWER MURRAY
WATER

KERANG
56 Wellington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOC DX 57908
Tel: (03) 5450 3960 Fax: (03) 5450 3967
Office Hours 8.00am - 1.00pm Monday - Friday

Lower Murray Water Account \$ 87.52
Payment No: 700046758
TOTAL \$87.52
Payment Tendered Details :
Cheque 87.52

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

Reference No. 004675

URBAN ACCOUNT

Amount Due \$87.52

Due Date 13-NOV-2020

Date Of Issue 8/10/2020

Tariffs and Charges Notice
2nd Quarter 2020/21
01/10/2020 - 31/12/2020

POST *850 700046758

26/10/20 00/42558 aaa/a 328751 12:41

PROVIDE FEEDBACK ON TODAY'S VISIT AT
AUSPOST.COM.AU/MYVISIT

Property Address : 60 LEMON AVENUE MILDURA VIC 3500 (Prop:4675) - Urban Account
Lot 1 TP 676535 Blk D Sec 45 Vol 6354 Fol 696

	Charge	Balance
Water Service Tariff	26.04	26.04
Sewerage Service Tariff	61.48	61.48

TOTAL OWING \$87.52



Payments/Credits since last Notice \$87.52

Payment Slip - Methods of Payment

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



Direct Debit
Please contact your local office.



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



Billpay Code: 0850
Ref: 7000 4675 8

Pay in person at any Post Office.



Bill Code: 78477
Ref: 7000 4675 8

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card.

004675

60 LEMON AVENUE MILDURA VIC 3500 (Prop:4675) - Urban Account



*850 700046758

\$87.52



Bill Code: 78477
Ref: 7000 4675 8

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

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

BPAY View Registration No: 7000 4675 8

Amount Due

\$87.52

Payment Ref: 7000 4675 8



By Phone

Pay by phone (03) 8672 0582.

See reverse for

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

COLIN GRANT MCLEOD

VENDORS STATEMENT

Property: 60 Lemon Avenue, Mildura 3500

David Messenger Solicitor
Solicitor
111 Lime Avenue
MILDURA Vic 3500
Tel: 03 5023 5982
Fax: 03 5022 1313
DX 50004 Mildura
Ref: DRM:WQ21495
