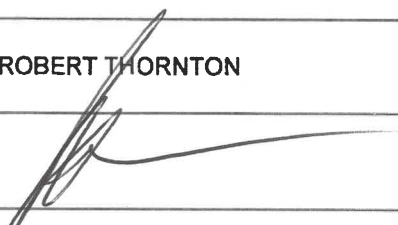
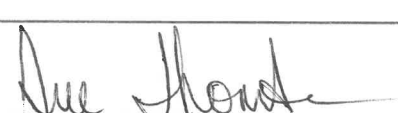


# Vendor Statement

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.

<b>Land</b>	185-187 TENTH STREET, MILDURA 3500	
<b>Vendor's name</b>	ANDREW ROBERT THORNTON	<b>Date</b> 3.12.20
<b>Vendor's signature</b>		
<b>Vendor's name</b>	SUE-ELLEN THORNTON	<b>Date</b> 3.12.20
<b>Vendor's signature</b>		
<b>Purchaser's name</b>		<b>Date</b>
<b>Purchaser's signature</b>		
<b>Purchaser's name</b>		<b>Date</b>
<b>Purchaser's signature</b>		

### Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

## 1. FINANCIAL MATTERS

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

Are contained in the attached certificate/s.

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

\$  To \$

Other particulars (Including dates) and times of payments:

---

### 1.3 Terms of 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.

*Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.*

## 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 document/s.

☞ \*Is as follows:

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

NONE TO THE VENDORS KNOWLEDGE

**3.2 Road Access**

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

**3.3 Designated Bushfire Prone Area**

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

**3.4 Planning Scheme**

Attached is a certificate with the required specified information

**4. NOTICES**

**4.1 Notice, Order, Declaration, Report or Recommendation**

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

Not applicable.

**4.2 Agricultural Chemicals**

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

NONE TO THE VENDORS KNOWLEDGE

**4.3 Compulsory Acquisition**

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

NONE TO THE VENDORS KNOWLEDGE

**5. BUILDING PERMITS**

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

Are contained in the attached certificate.

**6. OWNERS CORPORATION**

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

6.1 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:

Electric Supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
------------------------------------------	-------------------------------------	---------------------------------------	-----------------------------------	---------------------------------------------

## 9. TITLE

Attached are copies of the following documents:

### 9.1 (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not applicable

### 10.2 Staged Subdivision

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 2000m<sup>2</sup>; (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.)*

## 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)*

185-187 TENTH STREET, MILDURA 3500  
185-187 TENTH STREET, MILDURA 3500  
Register Search Statement (Title) Volume 8285 Folio 425  
Instrument Search AM401524D  
Instrument Search AM401525B  
Copy of Plan TP708076G  
State Revenue Office: Land Tax Certificate - 8285/425



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

Page 1 of 1

VOLUME 08285 FOLIO 425

Security no : 124086744938B  
Produced 24/11/2020 10:26 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 708076G.  
PARENT TITLE Volume 04795 Folio 823  
Created by instrument B100698 15/11/1960

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
ANDREW ROBERT THORNTON  
SUE-ELLEN THORNTON both of 350 ARUMPO ROAD MORQUONG NSW 2739  
AM401524D 11/12/2015

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AM401525B 11/12/2015  
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 TP708076G 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: 185-187 TENTH STREET MILDURA VIC 3500

**ADMINISTRATIVE NOTICES**

NIL

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

DOCUMENT END

TITLE PLAN		EDITION 2	TP708076G			
<b>LOCATION OF LAND</b> PARISH: MILDURA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: - LAST PLAN REF: LP 8117, Lot 7 (pt) DERIVED FROM: Vol. 8285 Fol. 425 DEPTH LIMITATION: NIL		<b>NOTATIONS</b>        As to the land herein: THE RESERVATIONS AND CONDITIONS contained in Inst. 270969				
EASEMENT INFORMATION				THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES    Checked by: B.J.S.  Date: 15/02/18  Assistant Registrar of Titles		
E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.						
Easement Reference	Purpose / Authority	Width (Metres)	Origin			Land benefited / In favour of
<div style="position: absolute; top: 10%; left: 40%; transform: rotate(-15deg); font-weight: bold; font-size: 1.1em;">TENTH STREET</div> <div style="position: absolute; top: 60%; left: 60%; transform: rotate(-15deg); font-weight: bold; font-size: 1.1em;">WALNUT AVENUE</div> <div style="position: absolute; top: 40%; left: 30%; text-align: center;"> <b>Lot 1</b>  <b>1671m²</b> </div>						

## MODIFICATION TABLE

## RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

TP708076G

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.

[illegible]



**AM401524D**

# Transfer of Land

Section 45 Transfer of Land Act 1958

**Privacy Collection Statement**  
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

## 1. Land/s

Land Title

Volume 8285 Folio 425

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

Transferor

Given Name/s MARGARET MACCALLUM

Family Name KUNSTEK

Name on Title JOYCE MCKENZIE SMYTH

Reason for Difference VENDOR IS DECEASED AND TRANSFEROR IS NAMED AS EXECUTOR IN PROBATE

## 4. Transferee/s

Transferee 1

Given Name/s ANDREW ROBERT

Family Name THORNTON

Transferee 2

Given Name/s SUE-ELLEN

Family Name THORNTON

## 5. Manner of Holding

JOINT PROPRIETORS

## 6. Address/es of Transferee/s

Address of Transferee 1

Unit Street No 350

Street Name ARUMPO

Street Type ROAD

Locality MORQUONG

State NSW Postcode 2739

Address of Transferee 2

Same as Transferee 1

## 7. Directing Party

None

## 8. Consideration

\$

## 9. Signing

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

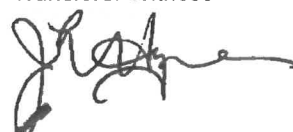
Transferor

MARGARET MACCALLUM KUNSTEK



Signature of Transferor

Transferor Witness



Signature of witness

Transferee 1

ANDREW ROBERT THORNTON



Signature of Transferee

Transferee Witness



Signature of witness


AM401524D

Transfer of Land

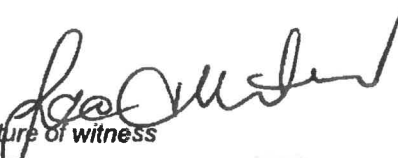
Section 45 Transfer of Land Act 1958

Privacy Collection Statement  
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Transferee 2  
SUE-ELLEN THORNTON

  
Signature of Transferee

Transferee Witness

  
Signature of witness

You may lodge this form in two ways:

1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

2. By mail (extra fee applies)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

10. Date

Date: (DD/MM/YYYY)

29/10/15

11. Lodging Party

Customer Code

Reference

CBA - MS  
15771K

Duty Use Only

**AM401525B**

# Mortgage

Section 74 Transfer of Land Act 1958

## Privacy Collection Statement

The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes

### 1. Land/s

Land Title

Volume 08285 Folio 425

### 2. Estate and Interest

FEE SIMPLE

### 3. Memorandum of common provisions

MCP Number AA1754

### 4. Mortgagor/s

Mortgagor 1

Given Name/s ANDREW ROBERT

Family Name THORNTON

Mortgagor 2

Given Name/s SUE-ELLEN

Family Name THORNTON

### 5. Mortgagee/s

Mortgagee

Name COMMONWEALTH BANK OF AUSTRALIA

ACN 123 123 124

Australian credit licence 234945

### 6. Signing

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealing lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

Mortgagor 1

ANDREW ROBERT THORNTON

Signature of Mortgagor

Mortgagor Witness

MELEDITH WARDEN

Signature of Witness

AM401525B

Mortgage

Section 74 Transfer of Land Act 1958

Privacy Collection Statement  
The information from this form is collected by the Registrar of  
Titles under statutory authority and is used for the purpose of  
maintaining publicly searchable registers and indexes

Mortgagor 2

SUE-ELLEN THORNTON



Signature of Mortgagor

Mortgagor Witness ~~MEREDITH~~ WARDEN



Signature of Witness

7. Date

9/10/2016

Date: (DD/MM/YYYY)

8. Lodging Party

Customer Code **CBA - MS**

Reference **15771K**



Mildura Rural City Council

Internal Use Only



TAX INVOICE  
ABN 42 498 937 037

Mr A R & Mrs S E Thornton  
185-187 Tenth Street  
MILDURA VIC 3500

033

**Total Rates & Charges For this Year**

**\$3,471.24**

Refer below for payment options

# Rate and Valuation Notice

1 July 2020 to 30 June 2021

**Property Location & Description**  
185-187 Tenth Street MILDURA VIC 3500  
Lot 1 TP 708076G Sec 63 Blk D

**AVPCC: 110 - Detached Home**

**RATING DETAILS**

Residential Rate  
Waste Management

0.00620605	467000	\$2,898.23
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	467000	\$25.22

**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.

**\*\* DIRECT DEBIT PARTICIPANT - DO NOT PAY AS PER THIS NOTICE - COPY FOR RECORD PURPOSES ONLY \*\***

**TOTAL AMOUNT**

**\$3,471.24**

Payment In full

Due 15 Feb 2021  
\$3,471.24

Or

1st Instalment

Due 14 Oct 2020  
\$867.81

2nd Instalment

Due 14 Dec 2020  
\$867.81

3rd Instalment

Due 28 Feb 2021  
\$867.81

4th Instalment

Due 31 May 2021  
\$867.81

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 A R & Mrs S E Thornton  
185-187 Tenth Street MILDURA VIC 3500  
Assessment No: 6625

**Payment In Full: \$3,471.24**  
**Or 1st Instalment: \$867.81**



**Bill code: 93922**  
**Ref: 66258**

BPAY this payment via internet or phone banking.  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No.: 66258

POST billpay



Full Payment: \*41 66258



**Post Billpay** Bill code: 0041  
Ref: 66258

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



**MILDURA**

741 - 759 Fourteenth Street Mildura 3500  
 PO Box 1438 Mildura 3502  
 AUSDOCX 50023  
 Tel: (03) 6061 3400 Fax: (03) 5051 3480  
 Office Hours 8.00am - 5.00pm Monday - Friday  
**SWAN HILL**  
 73 Beveridge Street Swan Hill 3585  
 PO Box 1447 Swan Hill 3585  
 AUSDOCX 30164  
 Tel: (03) 6036 2160 Fax: (03) 5036 2180  
 Office Hours 8.00am - 5.00pm Monday - Friday



**24 Hour Supply Emergency**  
**1800 808 830**

# LOWER MURRAY WATER

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

**KERANG**

56 Wellington Street Kerang 3579  
 PO Box 547 Kerang 3579  
 AUSDOCX 57808  
 Tel: (03) 6460 3960 Fax: (03) 5450 3967  
 Office Hours 8.00am - 1.00pm Monday - Friday

**Reference No.**  
 URBAN ACCOUNT

007564

**Amount Due** \$204.35

**Due Date** 13 Nov 2020

Date of Issue: 24/11/2020

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

**POST** \*850 700075641

MR AR THORNTON & MS S THORNTON  
 44 RAMSGATE AVE  
 CHRISTIES BEACH SA 5165

Property Address : 185-187 TENTH STREET MILDURA VIC 3500 (Prop:7564) - Urban Account  
 Lot 1 TP 708076G Blk D Sec 63 Vol 8285 Fol 425

	Charge	Balance
Water Service Tariff	81.39	81.39
Sewerage Service Tariff	122.96	122.96
<b>TOTAL OWING</b>		<b>\$204.35</b>

The BALANCE DUE will be deducted from your nominated a/c via Direct Debit on the DUE DATE.

Payments/Credits since last Notice \$366.85



LMW054G

15437865

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



**Billpay Code: 0850**  
**Ref:**

Pay in person at any Post Office.



**Biller Code: 78477**  
**Ref:**

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)

007564

185-187 TENTH STREET MILDURA VIC 3500 (Prop:7564) - Urban Account

The BALANCE DUE will be deducted from your nominated a/c via Direct Debit on the DUE DATE.



**Biller Code: 78477**  
**Ref: 700075641**

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

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

**BPAY View Registration No: 700075641**



**By Phone**  
 Pay by phone (03) 8672 0582.  
 Standard call charges apply.

See reverse for  
 In Person and By Mail options

# Land Tax Clearance Certificate

## Land Tax Act 2005



INFOTRACK / HILTON-WOOD SOLICITORS

Your Reference: THORNTON 208/20  
Certificate No: 40550356  
Issue Date: 26 NOV 2020  
Enquiries: MXM7

Land Address: 185-187 TENTH STREET MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28123989	1	708076	8285	425	\$0.00

Vendor: SUE THORNTON & ANDREW THORNTON  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ANDREW ROBERT THORNTON	2020	\$338,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
Commissioner of State Revenue

CAPITAL IMP VALUE: \$428,000

SITE VALUE: \$338,000

AMOUNT PAYABLE: \$0.00

# Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 40550356

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential land tax) is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential land tax) due and payable as at the date of the application only and not to any future liability or the tax status of the land.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential land tax) will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO.
7. If the amount in 4. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from the:
  - a. vendor, or
  - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
9. If an amount certified is excessively high (for example, because an exemption or concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
10. If no land tax (including special land tax or vacant residential land tax) is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
11. If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
  - there is no change to the parties involved in the transaction, and
  - the request is within 90 days of the original certificate being issued.

## For Information Only

### LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$451.00

Taxable Value = \$338,000

Calculated as \$275 plus ( \$338,000 - \$250,000) multiplied by 0.200 cents.

## Land Tax Clearance Certificate - Payment Options

### BPAY



Billers Code: 5249  
Ref: 40550356

### Telephone & Internet Banking - BPAY®

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

[www.bpay.com.au](http://www.bpay.com.au)

### CARD



Ref: 40550356

### Visa or Mastercard.

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)





Mildura Rural City Council

**Request For Building Information**  
Pursuant to regulation 51 Building Regulation 2018

**Applicant's Name and Address:**

**Landata**  
**Landata.online@victorianlrs.com.au**

<b>File:</b>	<b>PA 6625</b>
<b>Your Ref:</b>	<b>42901064-015-8</b>
<b>Date Issued:</b>	<b>27 November 2020</b>

<b>Property Address:</b>	<b>185 -187 Tenth Street - MILDURA</b> <b>Lot 1 on Title Plan 708076G</b> <b>Volume:8285 Folio:425</b>
--------------------------	--------------------------------------------------------------------------------------------------------------

N.B. Please see page 2 for Salinity Statement

**Regulation 51 (1)**

(A) Details of any permit or certificate of final inspection issued in the preceding 10 years

- Building Permit 1062/20160074/0 issued on 16 February 2016 for the construction of a garage  
Final Certificate issued on 15 January 2018
- Building Permit 1062/20170669/0 issued on 12 October 2017 for the construction of an  
Entertainment Area  
Final Certificate issued on 15 January 2018

(B) Details of any current statement issued under regulation 64(1) or 231(2) of these regulations

Nil

(C) Details of any current notice or order issued by the relevant building surveyor under the Act.

Nil

  
**Signed:**  
**MARK YANTSES**  
**MUNICIPAL BUILDING SURVEYOR**

N.B. Please note that information on this form is taken from Council records and is **NOT** evidence that illegal building works do not exist in relation to this property.

**ATTACHMENT TO REQUEST FOR INFORMATION  
BUILDING REGULATION 51  
SALINITY AFFECTING THE MUNICIPALITY**

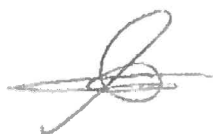
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

— Council recommends that you make your own inquiries regarding the presence of high salinity on land which you own or are considering to purchase.

If you are proposing to construct buildings on land in the municipality, you should ascertain whether or not special measures should be taken during the construction of these buildings to minimise any effects that salinity may have.

Council provides this information to assist you to make informed decisions about existing buildings or the construction of new buildings in high salinity areas.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'Mark Yantzes', with a stylized flourish extending to the left.

**Mark Yantzes**

**MUNICIPAL BUILDING SURVEYOR**

MY/cm

**FORM 2**  
Building Act 1993  
Building Interim Regulations 2017  
**Building Permit No. BS-U 1062/20170669/0 12 October 2017**

**Issue to**  
**Agent of Owner** Andrew Thornton  
**Postal Address** 185 Tenth Street Mildura  
**Telephone** 0429 797 957

**Postcode 3500**

**Ownership Details**  
**Owner** Andrew Thornton  
**Postal Address** 185 Tenth Street Mildura  
**Telephone** 0429 797 957

**Postcode 3500**

**Property Details**  
**Number 185** Street/Road Tenth Street Suburb Mildura Postcode 3500  
**Lot/s** Plan No. TP:708076G Volume 08285 Folio 425  
**Municipal District** Mildura Rural City Council

**Builder**  
**Name** Andrew Thornton Telephone 0429 797 957  
**Address** 185 Tenth Street Mildura Postcode 3500

**Details of Building Practitioners and Architects**  
a) To be engaged in the building work<sup>3</sup>

Name	Registration Number	Category
Andrew Thornton	N/A	Owner Builder
Andrew Thornton		
Malcolm Gallasch	EC-1015	Structural Engineer

**Details of Domestic Building Work Insurance<sup>5</sup>**  
The issuer or provider of the required insurance policy is: N/A  
Insurance policy number: N/A Insurance policy date: N/A

**Details of Relevant Planning Permit**  
Planning Permit No: N/A Date of Planning Permit: N/A

**Nature of Building Work: Construction of Entertainment Area**

**Cost of Building Work: \$7,800.00** Total floor area of new building work in m<sup>2</sup>: 60

**Conditions and required Certificates**

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexure A

**BCA Class**

**Part of Building:** As per plans **Class:** 10a **Use:** Residential

**Occupation or User of Building:** A Final Certificate is required prior to use or occupation

**Commencement and Completion:**

This building work must commence by 12 October 2018  
This building work must be completed by 12 October 2019

**Inspection Requirements<sup>3</sup>**

The mandatory inspection notification stages are:

1. Pad Footings
2. Frame
3. Final

<b>MRCC</b>
<b>RECEIVED</b>
17 OCT 2017
File 6-2017-841-1
W/Flow.....
Act/Off FILE
Security.....
Copy/Rel.....
<input type="checkbox"/> Permanent
<input type="checkbox"/> 1-10 Years

**Relevant Building Surveyor**



**Brent Williams  
BS-U 1062**

**Notes**

- Note 1** Under Regulation 318 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2** Under Regulation 317 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3** Include building practitioners with continuing involvement in the building work.
- Note 4** Include building practitioners with no further involvement in the building work.
- Note 5** Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 13S of The Building Act 1993.

**Annexures 'A'**  
**Conditions of Approval**  
**Building Permit No. BS-U 1062/20170669/0 Issued 12 October 2017**

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia current edition (BCA) other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.
2. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.

## Application for a Building Permit

Building Act 1993 | Building Regulations 2008 | Regulation 301 | FORM 1

To: Relevant Building Surveyor: Brent A Williams - BSU1062

### Applicant Details Name/s or Company Name A. THORNTON

Postal Address 185 TENTH STREET

Suburb MILDURA

Contact \_\_\_\_\_

Email Address \_\_\_\_\_

Postcode 3500

Phone \_\_\_\_\_

Mobile 0429 797 957

Indicate if the applicant is a lessee or licensee of Crown Land to which this application applies: Yes ☐ No ☒

### Ownership Details Name/s or Company Name A. THORNTON

Postal Address 185 TENTH STREET

Suburb MILDURA

Contact \_\_\_\_\_

Email Address \_\_\_\_\_

Postcode 3500

Phone \_\_\_\_\_

Mobile 0429 797 957

### Site Address / Property Details

Number 185 Street/Road TENTH STREET

Lot/s \_\_\_\_\_ LTPS \_\_\_\_\_

Section \_\_\_\_\_ Crown Allotment \_\_\_\_\_

Municipal District MILDURA RURAL CITY COUNCIL

City / Suburb / Town MILDURA

Volume \_\_\_\_\_ Folio \_\_\_\_\_

Parish \_\_\_\_\_ County \_\_\_\_\_

Allotment Area m<sup>2</sup> 1689 m<sup>2</sup>

Is the land owned by Crown or public authority? Yes ☐ No ☒

(New Dwellings Only)

### Owner Builder (if applicable)

I intend to carry out the work as an owner builder Yes ☐ No ☒

Builder Name \_\_\_\_\_

Address \_\_\_\_\_

Postcode \_\_\_\_\_

Telephone \_\_\_\_\_

Registration Number \_\_\_\_\_

### Building Practitioners<sup>1</sup> and / or Architect

(a) To be engaged in the building work or (b) who were engaged to prepare documents submitted with this application<sup>2</sup>

Name MALCOLM GALLAGHER

Category/Class \_\_\_\_\_

Registration No. \_\_\_\_\_

Name \_\_\_\_\_

Category/Class \_\_\_\_\_

Registration No. \_\_\_\_\_

### Nature of building work (tick if applicable or give other description)

☒ Construction of new building

☐ Extension to an existing building

☐ Alterations to an existing building

☐ Change of use of an existing building

☐ Demolition of a building

☐ Removal of a building

☐ Re-erection of a building

☐ Other

Proposed Use of Building OUTDOOR ENTERTAINMENT AREA

Cost of Building Work<sup>5</sup> Is there a contract for the building work? Yes ☐ No ☒ Contract Price / Estimated Cost \$ 7'800

Stage of Building Work (if application is to permit a stage of the building work)

Extent of Stage \_\_\_\_\_

Cost of Building Work for this stage \$ \_\_\_\_\_

Signature \_\_\_\_\_

Date 5/9/17

Name of Owner or Agent Andrew Thornton

(I acknowledge that I have read and understand note 5 & 7 overleaf)

This form serves to endorse the appointment of the Relevant Building Surveyor under Section 76 of the Building Act 1993 for this project, and that no other Relevant building Surveyor has been appointed for the carrying out of the functions specified in the Act.

**NOTE 1:** Building Practitioner means:-

- (a) a building surveyor; or
- (b) a building inspector; or
- (c) a quantity surveyor; or
- (d) an engineer engaged in the building industry; or
- (e) a draftsperson who carries on the business of preparing plans for building work or preparing documentation relating to permits and permit applications; or
- (f) a builder including a domestic builder; or
- (g) a person who erects or supervises the erection of prescribed temporary structures; or
- (h) a person responsible for a building project or any stage of a building project and who belongs to a class of people prescribed to the building practitioners.

But does not include:-

- (i) an architect; or
- (ii) a person (other than a domestic builder) who does not carry on the business of building.

**NOTE 2:** Include building practitioners with continuing involvement in the building work

**NOTE 3:** Include only building practitioners with no further involvement in the building work

**NOTE 4:** The use of the building may also be subject to additional requirements under other legislation such as the Liquor Control Reform Act 1998 and the "Dangerous Goods Act 1985".

**NOTE 5:** If an owner builder, there are restrictions on the sale of the building under section 137B of the "Building Act 1993" section 137B prohibits an owner builder from selling a building on which domestic building work has been carried out within 6.5 years from the completion of the relevant building work unless they have satisfied certain requirements including obtaining compulsory insurance. The Building Commission maintains a current list of domestic insurance providers.

**NOTE 6:** As the agent of the owner I have written authorisation to obtain the Building Permit on behalf of the owner of this property. This authorisation includes the payment of any accounts rendered in relation to the application made. I am aware that pursuant to Section 246 of the Building Act 1993 as amended it is an offence to act without authority.

I am aware that all fees and disbursements, including any council fees and Building Permit Levy are to be paid upon lodgement of application and/or prior to issue of the Building Permit.

**NOTE 7:** In accordance with Section 76 of the Building Act 1993 I hereby appoint Brent Williams to carry out any functions set out in Section 76 for the building work designated on Private Building Surveyor if another Private Building Surveyor has already commenced to carry out the functions under Section 76 of the Building Act 1993.

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Please include with your Application for a Building Permit


- Four copies of architectural Plans (including site plan)
- Four copies of architectural specifications.
- Copy of current Certificate of Title including details of any restrictions/covenants
- Plan of Subdivision
- Copy of Planning Permit and stamped drawings from Council (if applicable)
- Three copies of engineering drawings and soil test.
- Three sets of energy rating report
- Owner/Builder Certificate of Consent (if applicable)

## APPROVED CHECKLIST

Approved and published by the Victorian Building Authority in accordance with section 30A of the *Building Act 1993* (Act).

**Certification of lodgement of documents and payment of any lodgement fee to the relevant council required under the Act and/or the *Building Regulations 2006* (Regulations) by the relevant building surveyor (RBS).**

In accordance with section 30B of the Act I, Brent Williams Of BWA , hereby certify that I have lodged the documents described in the table below<sup>1</sup> with the relevant council (named below) in respect of building work at the property address (named below). I further certify that any lodgement fee required under section 30B(2) has been paid.

Property address: 185 Tenth Street Mildura VIC 3500	
Relevant planning permit number (if applicable)	Building permit number BS-U 1062/20170669/0
Council name Mildura Rural City Council	Other permit stage file(s) submitted to council (if applicable)
RBS name: Brent Williams	RBS number: BS-U 1062
RBS Signature: 	Date: 12 October 2017

Description of document	Yes	N/A
1. <b>Building permit</b> – A copy of the building permit issued in respect of the building work.	Yes	
2. <b>Planning permit</b> – A copy of any relevant planning permit documents necessary to show compliance with the Act and Regulations.		N/A
3. <b>Plans and documents</b> – A copy of all plans and other documents lodged with the application for the permit in accordance with Regulation 302 to 304.  NOTE: List of documents received with the application for the building permit and any other documents requested and relied on in determining compliance of the application.	Yes	
4. <b>Property information</b> – details as to whether the allotment is in an area specified in Regulation 305(g).	Yes	
5. <b>End of engagement of a building practitioner and/or architect</b> A notice(s) given to me under section 25A(1) of the Act.		N/A
6. <b>Engagement of practitioner of a building practitioner and/or architect</b> A notice(s) given to me under section 25A(2) of the Act.		N/A
7. <b>Builder engagement</b> A notice given to me under section 25A(3) of the Act.		N/A
8. <b>Additional information</b> – Any document I require under Regulation 305 including – 8(i) <b>Documentary evidence</b> to support the use of a material, form of construction or design in a form referred to in clause A2.2 of the BCA Volume One or clause 1.2.2 of the BCA Volume Two.		N/A

<sup>1</sup>In circumstances where it is necessary to amend a building permit and/or lodge additional documents, you are required to use this checklist to do so. You are not required to resubmit documents previously lodged with council that remain unchanged. These should be marked "N/A" on the checklist accompanying the additional documents.

8(ii) A survey plan of existing site conditions prepared by a registered licensed surveyor under the <i>Surveying Act 2004</i> .		N/A
8(iii) Certificate of title to the allotment under the <i>Transfer of Land Act 1958</i> .	Yes	
Description of document	Yes	N/A
8(iv) Evidence of ownership of the allotment or evidence that a contract has been entered into pursuant to section 9AA of the <i>Sale of Land Act 1962</i> in respect of the allotment.	Yes	
8(v) Evidence that each building practitioner to be engaged in, or to carry out, the building work holds a building practitioner's certificate issued under the Act or is a registered architect under the <i>Architects Act 1991</i> or is an insured architect (as the case requires).	Yes	
<b>9. Protection work</b>		
9(i) A copy of Form 3 served on me under section 84 of the Act.		N/A
9(ii) A copy of Form 4 given to me under section 85 of the Act.		N/A
9(iii) Disagreement or request for further information – A determination made by me under section 87 of the Act.		N/A
<b>10. Determinations and modifications</b>		
A determination of the Building Appeals Board.		N/A
<b>11. Performance solutions</b>		
11(i) Performance solution determination – A determination by me under the National Construction Code (NCC) that a performance solution complies with a performance requirement of the NCC ("the performance solution determination").		N/A
11(ii) Performance solution documentation – Any computations or reports relied upon by me in making the performance solution determination.		N/A
<b>12. Report and consent</b>		
A report and consent of a reporting authority referred to in Regulation 308 and Schedule 4 of the Regulations and section 29A of the Act.		N/A
<b>13. Combined allotments</b>		
A determination by me under Regulation 502.		N/A
<b>14. Building sub-division</b>		
An exemption given by me under Regulation 503.		N/A
<b>15. Protection of public</b>		
Details of precautions approved by me under Regulation 604 to protect the safety of the public.		N/A
<b>16. Alterations</b>		
A consent given by me under Regulation 608.		N/A
<b>17. Exits and paths to exits</b>		
A consent given by me under Regulation 609.		N/A
<b>18. Change of use</b>		
An exemption given by me under Regulation 1011.		N/A
<b>19. Domestic Building Work</b>		
19(i) A copy of the domestic building insurance certificate.		N/A
19(ii) Confirmation that the name and registration number of the builder specified in the permit, major domestic building contract and insurance certificate are identical.		N/A
19(iii) A copy of the owner builder certificate of consent.		N/A
<b>20. Other documentation</b>		
Any other document required by me under Clause 2 of Schedule 2 of the Act not represented above – list below: -		



Malcolm Gallasch	EC 1015	Engineer - Civil	GALLASCH & ASSOCIATES PTY LTD	MILDURA	Current	31/10/2017
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Project Number: BP20170730

**FORM 7**  
Regulation 1006  
Building Act 1993  
Building Interim Regulations 2017

**CERTIFICATE OF FINAL INSPECTION**  
**For Building Permit No. BS-U 1062/20170669/0**

To: Owner: Andrew Thornton  
185 Tenth Street Mildura VIC 3500

Agent: Andrew Thornton  
185 Tenth Street Mildura VIC 3500

From: PRIVATE BUILDING SURVEYOR BRENT WILLIAMS  
BRENT WILLIAMS AND ASSOCIATES  
Registration no: BS-U 1062

**Property Details**

Number: 185

Street/Road: Tenth Street

Suburb: Mildura

Postcode: 3500

Lot/s:

LP/PS: TP:708076G

Volume: 08285

Folio: 425

Municipal District: Mildura Rural City Council

Nature of Building Works: Construction of Entertainment Area

**Building Details**

Class: 10a

Part of Building: As per plans

Directions: Any directions under Part 4 of the Building Act 1993 have been compiled with.

Issue By: Brent Williams  
BS-U 1062



Final Inspection Date: 15/01/2018

Certificate Number: BS-U 1062/20170669/0

Certificate Date: 15/01/2018

Form 2  
Building Act 1993 - Building Regulations 2006 - Regulation 313

**BUILDING PERMIT**  
**PERMIT NO: BS-U 1062/20160074/0**

**ISSUED TO:-**

Agent: Structa Shed  
PO Box 3494 MILDURA VIC 3502

Phone: 5022 0222

**OWNERSHIP DETAILS:-**

Owner: A Thomson  
35 Arumpo Road BURONGA NSW 2739

Phone: 0429797957

**PROPERTY DETAILS:-**

Lot: 1 No: 185 Tenth Street MILDURA VIC 3500  
Municipality: Mildura Rural City Council  
Title Details: PS: 708076 Volume: 08285 Folio: 425

Site area m<sup>2</sup>: 1655

**DETAILS OF RELEVANT PLANNING PERMIT:- N/A**

**BUILDER:-**

Structa-Shed  
516 Benetook Avenue MILDURA VIC 3502

Phone: 0417 037 739

**DETAILS OF DOMESTIC BUILDING WORK INSURANCE :-** The issuer or provider of the required insurance policy is:-

Insurance Provider Name: QBE

Policy No: 4100520738WI-46

Date Issued: 02/12/2015

**NATURE OF BUILDING WORK :-**

Construction of Garage  
Project Classification: 10a  
Project Use: Residential

Project estimated value: \$24,359  
Total new floor Area (m<sup>2</sup>): 88.8

**OCCUPANCY OR USE OF BUILDING :-** A Final Certificate is required prior to use or Occupation

**COMMENCEMENT AND COMPLETION :-** Building work is to commence by: 16/02/2017 and is to be completed by: 16/02/2018

**CONDITIONS:-** This permit is subject to the attached conditions.

**STAGES OF WORK PERMITTED :-** As shown on approved plans

**INSPECTION REQUIREMENTS:-**

**FOR INSPECTION BOOKINGS PLEASE CALL:**  
**0418 596 661 (BOOKINGS MUST BE PLACED AT LEAST 48HRS PRIOR TO INSPECTION - MON-FRI)**

Inspection of Pad Footings  
Inspection of Framework  
Inspection of Final, upon completion of work

**PRACTITIONERS:**

Type	Name
Builder	Ronald Helms
Draftsperson	
Engineer	C Hampson

Registration Number
DB-U 19624
EC 1552

**RELEVANT BUILDING SURVEYOR**  
**BRENT WILLIAMS**

**REGISTRATION NUMBER** BS-U 1062

**SIGNATURE:**



**ISSUE DATE:**

16/02/2016

<b>MRCC RECEIVED</b>
22 FEB 2016
File 6.2016.122.1
W/Flow.....
Act/off <b>FILE</b>
Security.....
Copy/Rel .....
<input type="checkbox"/> Permanent
<input type="checkbox"/> 1-10 Years
<input type="checkbox"/> 11-35 Years

## BUILDING PERMIT CONDITIONS

PERMIT NO:BS-U 1062/20160074/0

**1. GENERAL**

All works authorised by this Permit shall comply with the provisions of the Building Act 1993, codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

**2. CONSTRUCTION REQUIREMENTS**

All construction shall meet the performance requirements of Section 2 as applicable, of the Building Code of Australia.

**3. STORMWATER DRAINAGE**

The Builder shall ensure all storm water drainage is connected before arranging for a Final Inspection. The Final inspection will not be approved when the storm water is not connected.

- END OF CONDITIONS-

RELEVANT BUILDING SURVEYOR

BRENT WILLIAMS

REGISTRATION NO: BS- U 1062

SIGNATURE:



ISSUE DATE:

16/02/2016

APPLICATION FOR A BUILDING PERMIT  
Building Act 1993 | Building Regulations 2006 | Regulation 301 | FORM 1

TO: Relevant Building Surveyor: Brent A Williams – BS-U 1062

APPLICANT DETAILS:

Name/Company: RON HELMS – STRUCTA SHED  
Postal Address: PO BOX 3494 MILDURA VIC Post Code: 3602  
Contact Person: SUZI DALEY Telephone: 035022 0222  
Email Address: info@structashed.com  
Indicate if the applicant is a lessee or licensee of Crown Land to which this application applies: Yes/No

OWNERSHIP DETAILS

Owner: ANDREW THORNTON Telephone: 0429 797 957  
Postal Address: 35 ARUMPO ROAD BURONGA Postcode: 2739

SITE ADDRESS/PROPERTY DETAILS

Number: 185 Street/Road: TENTH STREET City/Suburb/Town: MILDURA  
Lot/s: 1 LP/PS: 703076 G Volume: 08285 Folio: 425  
Section: Crown allotment: Parish: MILDURA County:  
Municipal District: Allotment Area m<sup>2</sup>:  
Is the land owned by Crown or a public authority? Yes / No (new dwellings only)

OWNER BUILDER<sup>4</sup> (If applicable)

I intend to carry out the work as an owner builder Yes/No (No)

BUILDER (If known)

Name: RON HELMS Telephone: 035022 0222  
Address: 516 BENETOOK AVENUE MILDURA Post Code: 3600

BUILDING PRACTITIONERS<sup>1</sup> and/or ARCHITECT

(a) To be engaged in the building work<sup>2</sup> or (b) who were engaged to prepare documents submitted with this application<sup>3</sup>  
Name: C. HAMPSON Category/Class: EC Registration No: 1552  
Name: Category/Class: Registration No:

NATURE OF BUILDING WORK (Tick if applicable or give other description)

- |                                                              |                                                                |
|--------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Construction of new building        | <input type="checkbox"/> Extension to an existing building     |
| <input type="checkbox"/> Alterations to an existing building | <input type="checkbox"/> Change of use of an existing building |
| <input type="checkbox"/> Demolition of a building            | <input type="checkbox"/> Removal of a building                 |
| <input type="checkbox"/> Re-erection of a building           | <input checked="" type="checkbox"/> Other                      |

RECEIVED  
R 7.21.5 D

PROPOSED USE OF BUILDING: NEW GARAGE

COST OF BUILDING WORK<sup>5</sup>

Is there a contract for the building work? Yes/No (No)  
Contract price/Estimated Cost: \$ 24 359

STAGE OF BUILDING WORK (If application is to permit a stage of the building work)

Extent of Stage:  
Cost of building work for this stage: \$

SIGNATURE: [Signature] DATE: 4.12.15  
Name of Owner or Agent: SUZI DALEY STRUCTA-SHED

I acknowledge that I have read and understand note 6 & 7 overleaf

**Building Act 1993  
BUILDING REGULATIONS 2006**

**REGULATION 1507: CERTIFICATE OF COMPLIANCE – DESIGN**

**To**

Relevant Building Surveyor: Mildura Rural City Council  
Postal Address: 108-116 Madden Avenue, Mildura, VIC Postcode: 3500

**From**

Building Practitioner: MR C. HAMPSON  
Category/Class: Civil Engineer Registration No: EC 1552  
Postal Address: 2 Hi-Tech Place, Rowville Postcode: 3178

**Property Details**

No: 185 Street/Road: Tenth Street City/Suburb/Town: Mildura  
Lots: \_\_\_\_\_ LP/PS: \_\_\_\_\_ Volume: \_\_\_\_\_ Folio: \_\_\_\_\_  
Crown Allotment: \_\_\_\_\_ Section: \_\_\_\_\_ Parish: \_\_\_\_\_ County: \_\_\_\_\_  
Municipal District: \_\_\_\_\_

**Compliance**

I did/did not prepare the design and I certify that the part of the design described as

Proposed Garage up to 7.5m Span, 2.7m Eave and 4.0m Bays

STANDARD CONNECTIONS & FRAMING

Soil report not sighted, Class A, M, S or H Site assumed, TC2, Wind speed 41m/s.

*\*Delete whichever is not applicable*

Complies with the following provisions of the regulations\*\*

AS1170.1, AS1170.2, AS1562

AS2867, AS3600, AS4100, AS4600

\*\*Includes NCC 2015 BCA VOL 2 Sec 3.11, 2015

**Design Documents**

Drawing Nos: 75G2740R

Prepared By: Mr. C. Hampson

Date: Jul 2012

Specifications:

Prepared By:

Date:

Certified By: C HAMPSON

Date: 20/11/2015

Test Reports:

Prepared By:

Date:

Other Documentation:

Prepared By:

Date:

Footings to be founded into natural clay, Slab is done by others.



**Signature**

Signed Building Practitioner:

**Mr C. HAMPSON**

Date: 20/11/2015

Project Number: 20151047

**FORM 7**  
Regulation 1006  
Building Act 1993  
Building Interim Regulations 2017

**CERTIFICATE OF FINAL INSPECTION**  
**For Building Permit No. BS-U 1062/20160074/0**

**To:**  
**Owner:** A Thornton  
35 Arumpo Road BURONGA NSW 2739  
**Agent:** Structa Shed  
PO Box 3494 Mildura VIC 3502

**From:** PRIVATE BUILDING SURVEYOR BRENT WILLIAMS  
BRENT WILLIAMS AND ASSOCIATES  
Registration no: BS-U 1062

**Property Details**

Number: 185  
Lot/s: 1

Street/Road: Tenth Street  
LP/PS: 708076

Suburb: MILDURA  
Volume: 08285

Postcode: 3500  
Folio: 425

**Municipal District:** Mildura Rural City Council

**Nature of Building Works:** Construction of Garage

**Building Details**

Class: 10a

Part of Building: As per plans

**Directions:** Any directions under Part 4 of the Building Act 1993 have been complied with.

**Issue By:** Brent Williams  
BS-U 1062



**Final Inspection Date:** 15/01/2018

**Certificate Number:** BS-U 1062/20160074/0  
**Certificate Date:** 15/01/2018



**Domestic Building Insurance  
Certificate of Insurance**

Policy Number 410052073BW1-46

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



ANDREW THORNTON  
35 ARUMPO RD  
MOURQUONG 2739

Name of Intermediary  
BOVILL RISK & INSURANCE  
CONSULTANTS PTY LTD  
P O BOX 1020 RICHMOND NORTH 3121

Account Number  
41BWBRICV  
Date Issued  
02/12/2015

**Policy Schedule Details**

**Certificate in Respect of Insurance**

**Domestic Building Contract**

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the Insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

**Domestic Building Work**

**At the property**

**Carried out by the builder**

**ALTERATIONS AND ADDITIONS STRUCTURAL**

185 TENTH STREET  
MILDURA VIC 3500

RONALD KENNETH HELMS  
ABN: 68 401 083 910

**! Important note:** If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE IMMEDIATELY. If these details are incorrect, the domestic building work will not be covered.

**For the building owner**

**Pursuant to a domestic building contract dated**

**For the contract price of**

**Type of cover**

**Period of cover**

ANDREW THORNTON

24/11/2015

\$24,359.00

Cover is only provided if RONALD KENNETH HELMS has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order\*

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects\*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects\*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses\*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price\*

\*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

QM1824-1207



**Domestic Building Insurance  
Certificate of Insurance**

Policy Number 410052073BWI-46

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9248 2666  
Fax: (03) 9248 2611  
ABN: 78 003 191 035  
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

**Additional Policy Details**

ALTERATIONS & ADDITIONS - STRUCTURAL

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

**Domestic Building Insurance Premium and Statutory Costs**

Base DBI Premium	\$403.00
GST	\$40.30
Stamp Duty	\$44.33
<b>Total</b>	<b>\$487.63</b>

**IMPORTANT:**

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

# Domestic Building Insurance Certificate of Insurance

Policy Number 410052073BW1-46

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE		YOUR DOMESTIC BUILDING CONTRACT
<b>Owner:</b>  <b>Carried out by the builder:</b> → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678	<b>MATCH</b> Both name of builder and ACN or ABN match 	<b>Owner:</b>  <b>Builder:</b> → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678 
<b>Owner:</b>  <b>Carried out by the builder:</b> → JOHN CITIZEN ABN: 12 345 678 910	<b>NO MATCH</b> Call QBE, name of builder does not match 	<b>Owner:</b>  <b>Builder:</b> → CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678 
<b>Owner:</b>  <b>Carried out by the builder:</b> ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678	<b>NO MATCH</b> Call QBE, ABN or ACN does not match 	<b>Owner:</b>  <b>Builder:</b> ACME CONSTRUCTIONS PTY LTD → ACN: 87 956 123 

## Property Report

from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 24 November 2020 10:29 AM

**Address:** 185-187 TENTH STREET MILDURA 3500

**Lot and Plan Number:** Lot 1 TP708076

**Standard Parcel Identifier (SPI):** 1\TP708076

**Local Government (Council):** MILDURA **Council Property Number:** 6625

**Directory Reference:** VicRoads 535 O5

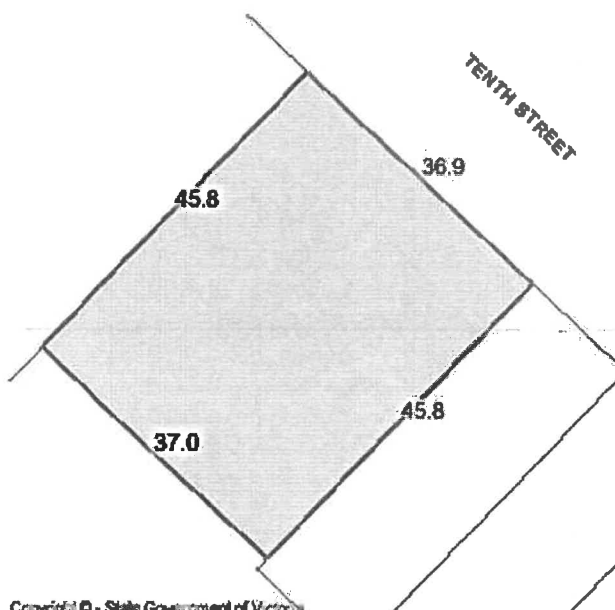
**This property is not in a designated bushfire prone area.**

**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](http://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:** 1688 sq. m

**Perimeter:** 165 m

For this property:

— Site boundaries

— Road frontages

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

For more accurate dimensions get copy of plan at **Title and Property Certificates**

### State Electorates

**Legislative Council:** NORTHERN VICTORIA

**Legislative Assembly:** MILDURA

### Utilities

**Rural Water Corporation:** Lower Murray Water

**Urban Water Corporation:** Lower Murray Water

**Melbourne Water:** outside drainage boundary

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

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)  
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

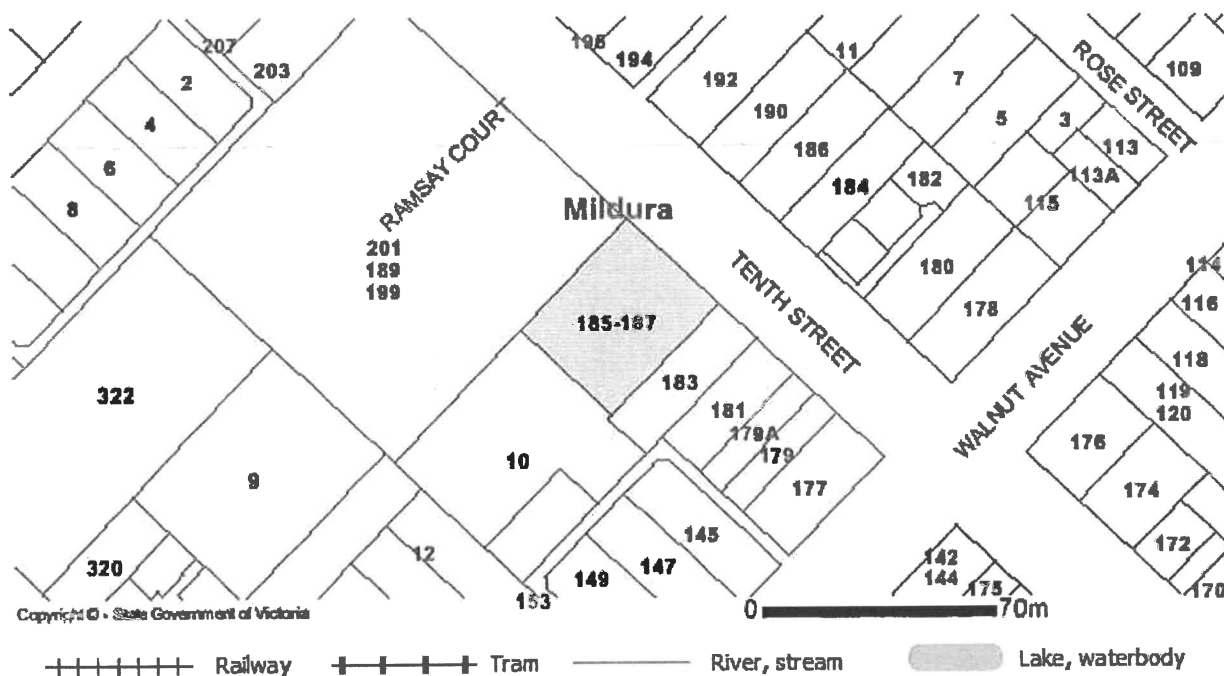
**Planning Overlay:** SPECIFIC CONTROLS OVERLAY (SCO)  
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 22 November 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](http://www.planning.vic.gov.au).

## Area Map



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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 24 November 2020 10:30 AM

## PROPERTY DETAILS

Address: **185-187 TENTH STREET MILDURA 3500**  
Lot and Plan Number: **Lot 1 TP708076**  
Standard Parcel Identifier (SPI): **1\TP708076**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **6625**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 535 O5**

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

[planning-schemes.delwp.vic.gov.au/schemes/mildura](http://planning-schemes.delwp.vic.gov.au/schemes/mildura)

## UTILITIES

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

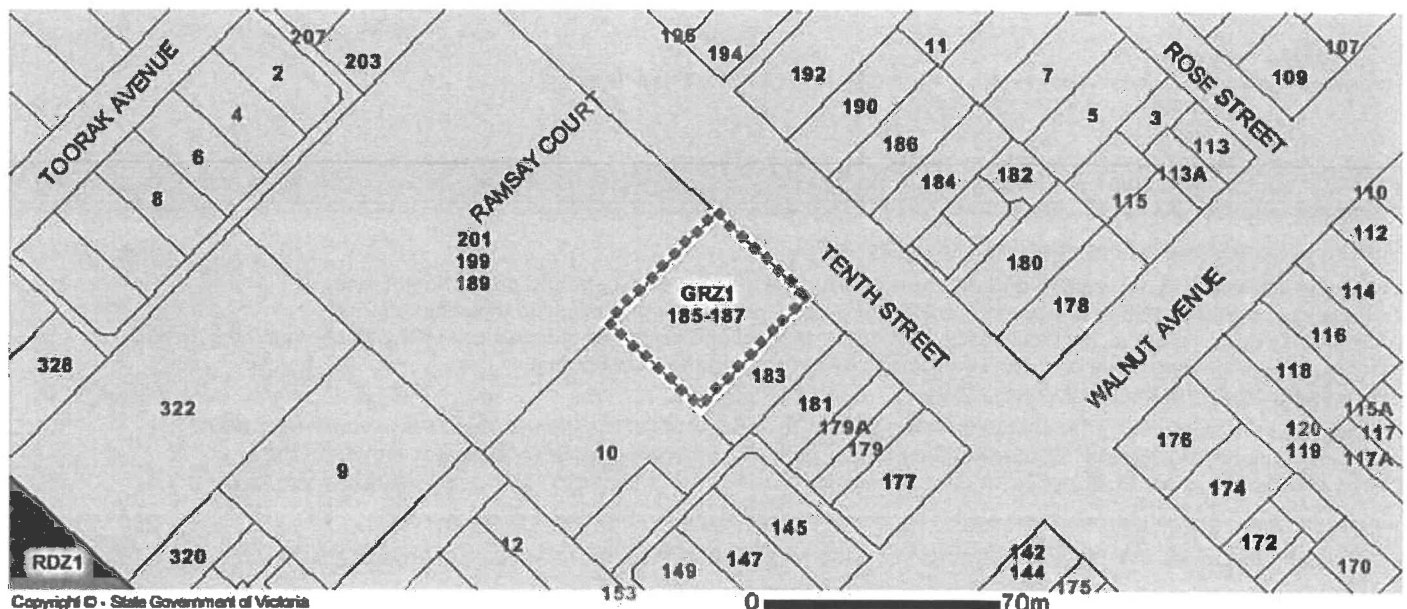
## STATE ELECTORATES

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

## Planning Zones

### GENERAL RESIDENTIAL ZONE (GRZ)

### GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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GRZ - General Residential  
RDZ1 - Road - Category 1  
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

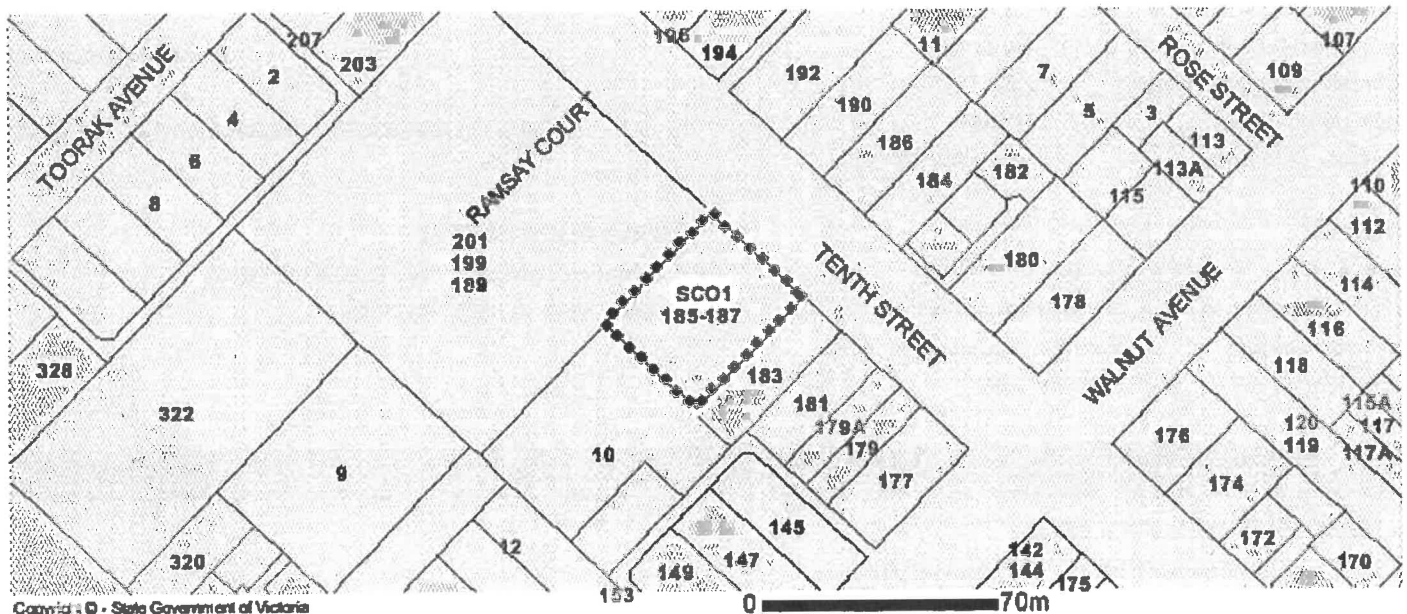
PLANNING PROPERTY REPORT: 185-187 TENTH STREET MILDURA 3500

Page 1 of 3

## Planning Overlay

### SPECIFIC CONTROLS OVERLAY (SCO)

### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 SCO1 - 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 22 November 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>

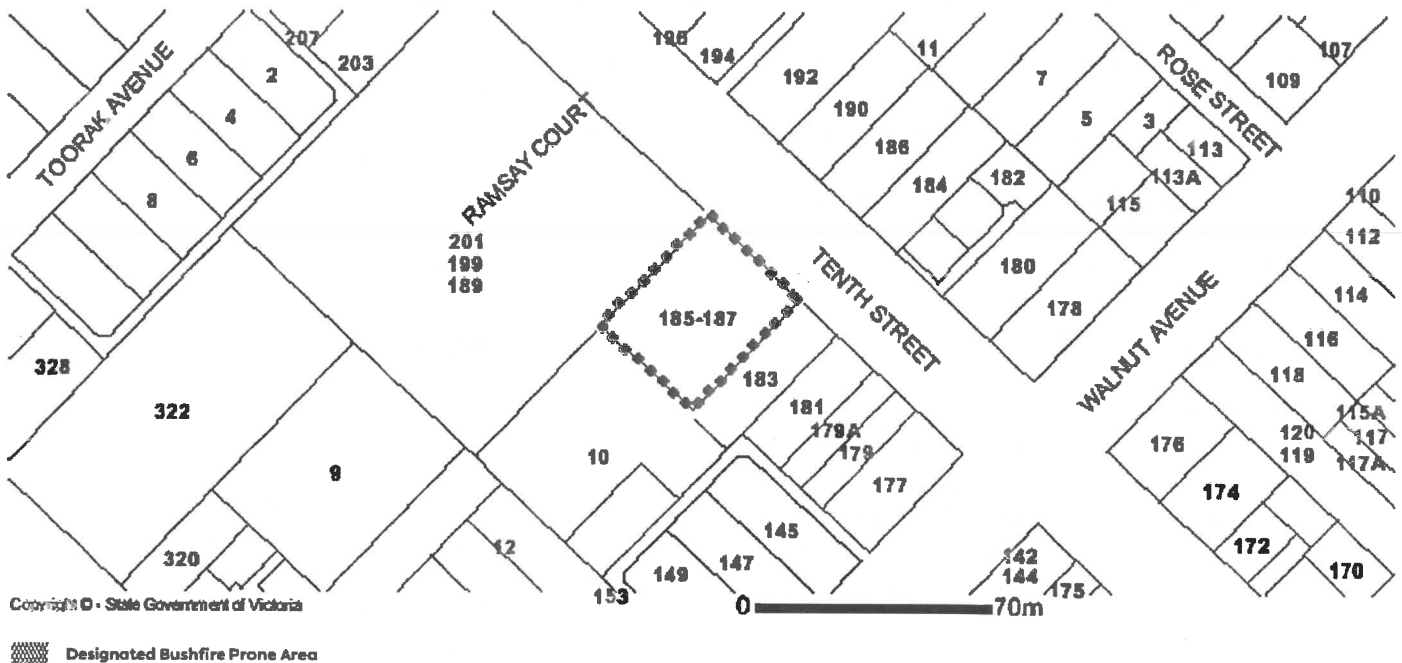
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

## Designated Bushfire Prone Area

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](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 [consumer.vic.gov.au/duediligencechecklist](http://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.



Consumer Affairs Victoria » Housing and accommodation » Buying and selling property » Checklists » Buying property

## Buying property checklist

### Make sure you have:

- ☐ worked out your budget
- ☐ if you plan to buy at auction, arranged a pre-approved loan. You cannot make the contract of sale subject to finance without the vendor's agreement if you buy at auction
- ☐ selected your preferred suburb/location
- ☐ worked out what features you want in a property (for example, number and size of bedrooms). If you are considering a flat, apartment or unit, you should also refer to our Buying an apartment or unit checklist
- ☐ inspected similar properties in the area and checked sale results in newspapers and online to find out how much they sold for
- ☐ understood the differences between a private sale and an auction
- ☐ established if the property require a building inspection. If buying at auction, make sure you get the inspection report before the auction, as you cannot put conditions on the contract of sale at an auction without the vendor's agreement
- ☐ worked out if you need to make the purchase subject to a building inspection for a private sale
- ☐ worked out if property require a pest inspection. If so, make sure you get the results before auction, as you cannot put conditions on the contract of sale at an auction without the vendor's agreement
- ☐ your legal practitioner or conveyancer check the section 32 vendor's statement and the contract of sale
- ☐ developed a strategy for bidding at auction or for making an offer for a private sale
- ☐ knowledge about your cooling-off rights
- ☐ asked the agent about any items that appear to be fixtures of the property but could instead be items (personal chattels), which the seller may remove at settlement
- ☐ organised your deposit, so you can pay when required by the agent

- ☐ checked all items you believe come with the property are in good working order and stated on the contract of sale
- ☐ checked those items on final inspection
- ☐ purchased a kit if you decide to do your own conveyancing.

Last updated: 02/02/2015

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**VENDOR:**

**ANDREW ROBERT THORNTON & SUE-ELLEN THORNTON**

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**VENDOR'S STATEMENT**

**185 – 187 TENTH STREET, MILDURA, VICTORIA, 3500**

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**HILTON-WOOD SOLICITORS**

35 DEAKIN AVENUE  
MILDURA VIC 3500  
(PO BOX 2423, MILDURA 3502)  
DX 50017  
Ph: 03 5023 1522  
Fax: 03 5023 1544  
Our ref: FHW:208/20

