

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

14 Washington Drive, Mildura 3500 being Lot 9 on Plan of Subdivision 202195W being the whole of the land contained in Certificate of Title Volume 09661 Folio 911

Vendor's name

Leonard Alfred Dawson

Date

/ /

**Vendor's
signature**

Vendor's name

Kathryn Veronica McLeod

Date

/ /

**Vendor's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1. FINANCIAL MATTERS

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

- (a) Are contained in the attached certificate/s.

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 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): -

See attached Covenant Instrument M212573R

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

The required specified information is as follows:

Name of planning scheme
Name of responsible authority
Zoning of the land

Name of planning overlay

Mildura
Mildura Rural City Council
General Residential Zone (GRZ)
General Residential Zone – Schedule 1 (GRZ1)
None

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:

Nil.

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:

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

9.2 A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that

statement which identifies the land and its location.

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Any attachments said to be attached hereto are attached

Special Conditions

1. AUCTION

The property is offered for sale by public auction, subject to the vendor's reserve price. The Rules for the conduct of the auction shall be as set out in the Schedules to the Sale of Land Regulations 2005 or any rules prescribed by regulation which modify or replace those Rules.

2. VENDOR'S STATEMENT

The Purchaser acknowledges that before executing this Contract of Sale he has received a Statement in accordance with the provisions of Section 32 of the Sale of Land Act 1962.

3. IDENTITY

The Purchaser admits that the land as offered for sale and inspected by him is identical with that described in the title particulars referred to in the Particulars of Sale. The Purchaser shall not make any requisition or claim any compensation for any alleged misdescription of the land or deficiency in its area or measurements or call upon the Vendor to amend title or to bear all or any part of the costs of doing so. Condition 3 of Table 'A' of the Transfer of Land Act 1958 and Condition 3 of the Third Schedule of the Property Law Act 1958 shall not apply to this Contract.

4. TOWN PLANNING

The Purchaser buys subject to any restriction on user imposed by and to the provisions of the responsible authority (if it affects the land hereby sold) and any other Town Planning Scheme or Interim Development Order affecting the land and also the Town and Country Planning Acts.

5. GUARANTEE

- 5.1 If the Purchaser is or includes a corporation which is not listed on the main board of an Australian Stock Exchange, the Purchaser shall procure the execution of the attached guarantee by each of the Directors of the Corporation within seven days from the date of that request.
- 5.2 If the Purchaser is requested to have the guarantee executed in accordance with this special condition and any person required to execute the guarantee fails to do so within seven days of the request, the Vendor may rescind this contract by written notice to the purchaser. Time shall be of the essence of this special condition.

6. CONVEYANCER

If either party is represented by a Conveyancing Company or other Conveyancing representative (other than a legal practitioner) as shown in the Particulars hereof then that representative shall for the purposes of this Contract be referred to as "the Conveyancer" for that party and Condition 13 of Table A or the Third Schedule (as the case may be) shall be read and construed as if the words "or Conveyancer" were added after the words "legal practitioner" wherever occurring therein.

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

VOLUME 09661 FOLIO 911

Security no : 124087552264Y

Produced 14/01/2021 03:47 PM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 202195W.
PARENT TITLE Volume 09617 Folio 240
Created by instrument LP202195W 19/02/1986

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 19 of a total of 20 equal undivided shares

Sole Proprietor

LEONARD ALFRED DAWSON of 14 WASHINGTON DRIVE MILDURA VIC 3500

As to 1 of a total of 20 equal undivided shares

Sole Proprietor

KATHRYN VERONICA MCLEOD of 14 WASHINGTON DRIVE MILDURA VIC 3500

AQ926570H 16/04/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument M212573R

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

DIAGRAM LOCATION

SEE LP202195W 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: 14 WASHINGTON DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 19620L MARTIN MIDDLETON OATES LAWYERS

Effective from 16/04/2018

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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OFFICE USE ONLY

LP 202195W
EDITION. 2.
CHART. 18.

NOTATIONS

LAND SUBJECT TO EASEMENT

E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 DRAINAGE AND SEWERAGE VIDE L.P. 143724-P

E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 WATER SUPPLY PURPOSES VIDE INSTS. J.B.T. 809, J.B.T. 7212 AND J.B.T. 7215

E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 DRAINAGE, SEWERAGE AND WATER VIDE L.P. 143724-P

E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 WATER SUPPLY PURPOSES VIDE L.P. 143724-P

E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 WATER SUPPLY PURPOSES VIDE L.P. 143724-P

IMPLIED EASEMENT

A-1 WATER SUPPLY PURPOSES AND SEWERAGE VIDE L.P. 143724-P

LAND APPROPRIATED OR SET APART

E-6 E-7 E-8 E-9 DRAINAGE AND SEWERAGE

E-3 WATER SUPPLY

E-10 USE OF THE STATE ELECTRICITY COMMISSION OF VICTORIA FOR POWER PURPOSES SUBJUGANT TO SECTION 103-B, STATE ELECTRICITY COMMISSION ACT

ROADS WITHIN THE CONTINUOUS THICK LINES FOR WAY, DRAINAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE, GAS AND SEWERAGE

OTHER NOTATIONS LOTS 1-B INCLUSIVE AND LOTS 24-32 INCLUSIVE HAVE BEEN OMITTED.

TO BE COMPLETED WHERE APPLICABLE

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS

NOT RECLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED

IN THE PLAN REF. VOL. 96/7 FOL. 240

TITLE REF. VOL. 96/7 FOL. 240

LAST PLAN REF. L.P. 143724-P (LOT 9)

PLAN OF SUBDIVISION

COUNTY KARKAROC

PARISH MILDURA

CROWN PORTION A (PART)

NUMBER OF SHEETS IN PLAN 2

NUMBER OF THIS SHEET 1

SCALE

ORIGINAL SCALE 1:2000

SHEET NO. 1

LENGTHS ARE IN METRES

OFFICE USE ONLY

LP 202195W

VICTORIA

SEE SHEET 2 FOR ENLARGEMENT

APPROVAL DATE 19/2/86

DATE A.T. EDN. No. 2

DEALING No. 1-3-BB

AP 625/44 SEC 73

LP 204-BL5

LOT 35

33 886m²

35 15.96ha

LP 204-BL5

CERTIFICATION BY SURVEYOR

THOMSON & SINGLETON PTY. LTD.

SURVEYORS & ENGINEERS

81 Danden Avenue, Melbourne, Vic. 3000 Phone: (090) 23 1825

LIST OF MODIFICATIONS

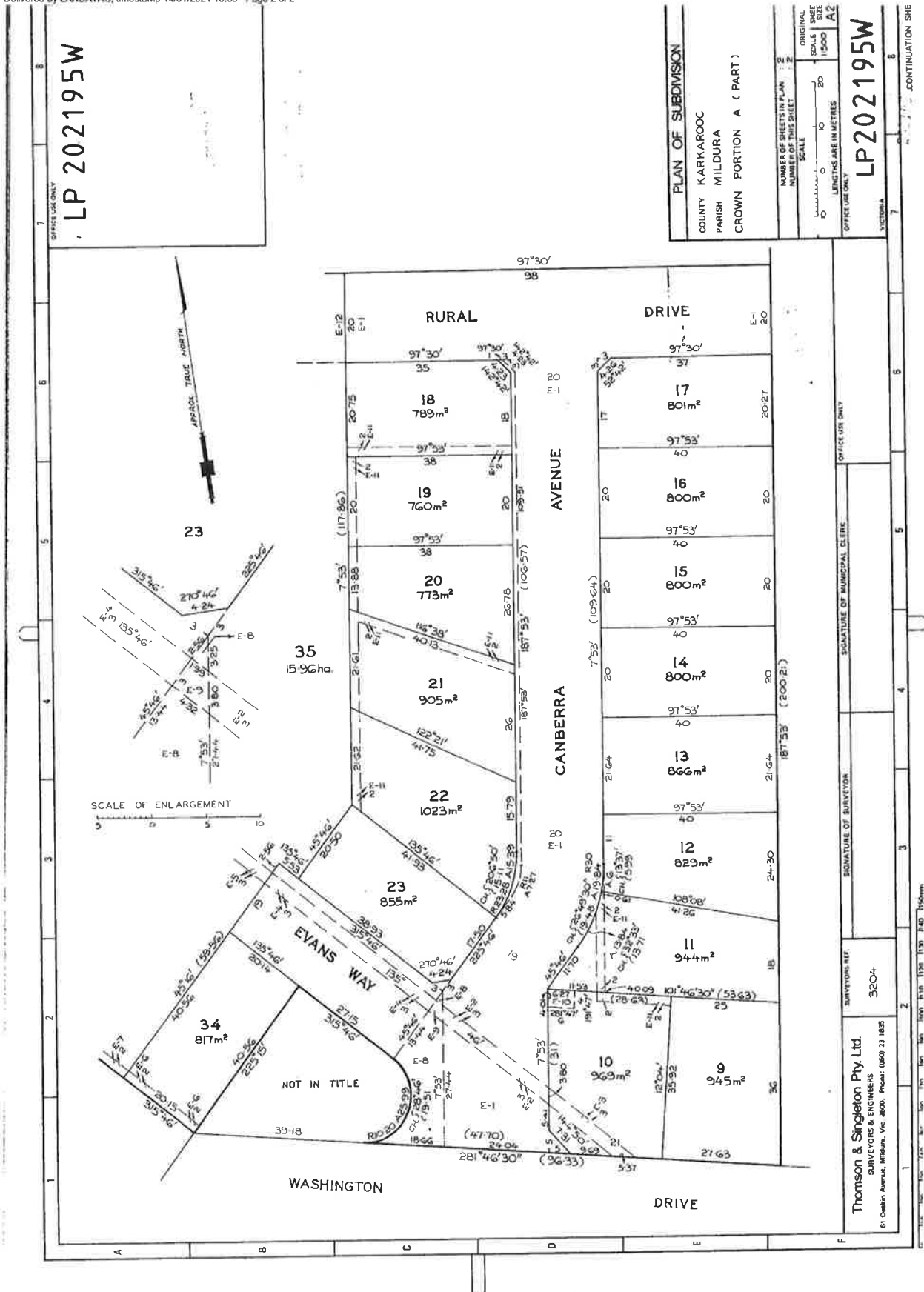
LAND	MODIFICATION	DEALING No.	DATE	A.T. EDN. No.
CLOSED ROAD	AP 625/44 SEC 73	1-3-BB	19/2/86	2
SUBDIVISION	LP 204-BL5	1-3-BB	19/2/86	2

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY CITY OF MILDURA

COUNCIL REF. 5 33/14

ONLY CERTIFICATE & PLAN TO BE COMPLETED





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 14/01/2021 03:52:43 PM

Status	Registered	Dealing Number	AQ926570H
Date and Time Lodged	16/04/2018 05:04:03 PM		

Lodger Details

Lodger Code	19620L
Name	MARTIN MIDDLETON OATES LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER OF LAND

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9661/911

Land and Transferor(s)

Given Name(s)	GRAHAM JOHN
Family Name	REES

Given Name(s)	LAURICE ANNE
Family Name	REES

Estate or Interest

Fee Simple

Consideration

Transferee(s)

Tenancy (inc. share)	TENANTS IN COMMON 19 / 20
----------------------	---------------------------

Given Name(s)	LEONARD ALFRED
Family Name	DAWSON
Address	
Street Number	14



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Name	WASHINGTON
Street Type	DRIVE
Locality	MILDURA
State	VIC
Postcode	3500

Tenancy (inc. share)	TENANTS IN COMMON 1 / 20
Given Name(s)	KATHRYN VERONICA
Family Name	MCLEOD
Address	
Street Number	14
Street Name	WASHINGTON
Street Type	DRIVE
Locality	MILDURA
State	VIC
Postcode	3500

Covenants

None

Duty Transaction ID

4254293

The transferor transfers to the transferee their estate and interest specified, in the land described, for the consideration expressed, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on	LEONARD ALFRED DAWSON
behalf of	KATHRYN VERONICA MCLEOD
Signer Name	NICOLA ELIZABETH THOMPSON
Signer	MIR LAWYERS
Organisation	
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	16 APRIL 2018



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GRAHAM JOHN REES LAURICE ANNE REES
Signer Name	WENDY JANE SIMPSON
Signer Organisation	SIMPSON CONVEYANCING PTY LTD
Signer Role	CONVEYANCING PRACTICE
Execution Date	12 APRIL 2018

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

94-
644835
GALLAGHER, RYAN & MALONEY,
Solicitors, Mildura.

Lodged at the Titles Office by
P/A

Titles Office Use Only

REGD

070486 0936 45 22 M212573R

Code

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

Lot 9 on lodged plan no. 202195W being the whole of the land more particularly described in Certificate of Title Volume 9661 Folio 911.

Consideration

(Note 6)

Transferor

(Note 7)

RUSSELL KENT MANSELL and SUZANNE ROSEMARY MANSELL

STAMP DUTY VICTORIA
1 TRANSFER 25452 S.D.V. 4 APR 86
RECEIPT# 56033 11A 5000.00, 50

Transferee

(Note 8)

MICHAEL LEONARD and MAGDALENA URSULA BALDISSERA both of 81 Walnut Avenue,
Mildura as joint tenants.

Estate and Interest

(Note 9)

All their estate and interest in fee simple.

Directing Party

(Note 10)

CODE: 06
DUTY: 648-50
ASSESSOR: 2
VALUE: 22,950

Computer of Stamps Use Only

Creation (or Reservation) of Easement
and/or
Covenant

(Notes 11-12)

See Overleaf

25 APR 1986
K. T2

Office Use Only



Memorandum of the within instr.
has been entered in the Register



DM212573R-1-8

Approval No. T2/1

AND THE SAID MICHAEL LEONARD and MAGDILENA URSULA BALDISSERA for themselves and their transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof do hereby as a separate covenant COVENANT with the said RUSSELL KENT MANSELL and SUZANNE ROSEMARY MANSELL and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and of every part thereof (other than the land hereby transferred) as follows:-

"THAT they will not erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house together with the usual outbuildings and that such building shall not be an apartment house, boarding house, hostel, lodging house, motel, residential club, residential hotel, office building, shop, warehouse, factory, public building or residential flats, as defined in Chapter Six of the Uniform Building Regulations 1974 or any amendment, modification or re-enactment thereof or any regulation made in substitution thereof whether made under the Local Government Act 1958 or otherwise howsoever and that such building and allotment or any part or parts thereof shall not be registered under the provisions of the Strata Titles 1967 or the Cluster Titles Act 1974 or any amendment, modification or re-enactment of or substitution for either or such Acts.

AND IT IS HEREBY AGREED AS FOLLOWS:

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

Dated 24th day of March 1986 (Note 13)

Execution and Attestation (Note 14)

EXECUTED for RUSSELL KENT
MANSELL and SUZANNE ROSEMARY
MANSELL by their Attorney
KELVIN THOMAS MEREDITH Under Power
of Attorney dated the 29th day of
January 1986 in the presence of:

H. H. H.

Witnessed by

- 2 MAY 1986

W. H. H.

J. H. H.

SIGNED by the Transferees in
the presence of:

[Signature]

X *J. H. H.*

X *[Signature]*



DM212573R-2-5

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
e.g. \$ paid by B to A
\$ paid by C to B
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



Mildura Rural City Council

Land Information Certificate

Date of certificate: 15 January 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 23729

Assessment No: 7974

Your Reference: 44455319-013-7

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC 3002

Property Address: 14 Washington Drive MILDURA

Description: Lot: 9 LP: 202195W
Area: 945.0000 Square Metres

Capital Improved Value
Site Value
Net Annual Value \$19,600
Base Date: 01/01/2020

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

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

Residential Rate	\$2,432.77
Waste Management	\$434.79
Residential Fire Levy (Fixed)	\$113.00
Residential Fire Levy (Variable)	\$21.17
Rate Arrears to 30/06/2020:	\$0.00
Interest to 20/03/2020:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$1,500.87
Total Rates & Charges Due:	\$1,500.86

Additional Monies Owed:

Debtor Balance Owing:

Total Rates & Charges & Additional Monies Owed: \$1,500.86

Pay via BPay Biller Code: 93922 Reference Number: 79749

For further information contact

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

Certificate updates

Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address:
helpdesk-revenue@mildura.vic.gov.au



Mildura Rural City Council

Land Information Certificate

Date of certificate: 15 January 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 23729

Assessment No: 7974

Your Reference: 44455319-013-7

Property Address: 14 Washington Drive MILDURA 3500

Description: Lot: 9 LP: 202195W

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

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

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

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

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

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

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

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

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

PLEASE NOTE:

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

..... DELEGATED OFFICER

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

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / JOHN IRWIN LEGAL

Your Reference: 21/0028
Certificate No: 41051185
Issue Date: 15 JAN 2021
Enquiries: ESYSPROD

Land Address: 14 WASHINGTON DRIVE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
24733148	9	202195	9661	911	\$0.00

Vendor: KATHRYN VERONIC MCLEOD & LEONARD ALFRED DAWSON

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR LEONARD ALFRED DAWSON	2021		\$0.00	\$0.00	\$0.00

Comments:

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:

SITE VALUE:

AMOUNT PAYABLE: \$0.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 41051185

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$142,000

Calculated as \$0 plus (\$142,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 41051185

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

CARD



Ref: 41051185

Visa or Mastercard

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

sro.vic.gov.au/paylandtax



Statement No: IS21/84200
 Page: 1 of 2
 Our Ref: 9084
 Issue Date: 19/01/2021
 Your Ref: 44455319-033-5

LANDATA
 DX 250639
 EAST MELBOURNE

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

Owner Name(s) MR LA DAWSON & MS KV MCLEOD
 Situate: 14 WASHINGTON DRIVE MILDURA VIC 3500
 Description: Lot 9 LP 202195 Vol 9661 Fol 911

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

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

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/01/2021 to 31/03/2021	
Sewerage Service Tariff		122.96
Water Service Tariff		52.09
Water by Measure to 18/1/2021		308.41
Balance Due		\$483.46

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

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

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

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Water Supply:	Potable Water
Sewer Supply:	Reticulated Sewer System

Last Billed Water Consumption Details -

Period Of Usage: 14/9/2020 to 17/12/2020 (94 Days)

103 kl @ \$0.45250 Step1 Rate + 103 kl @ \$0.82350 Step2 Rate + 89 kl @ \$1.05850 Step3 Rate = \$225.64

Period Of Usage: 17/12/2020 to 18/1/2021 (32 Days)

35 kl @ \$0.45250 Step1 Rate + 35 kl @ \$0.82350 Step2 Rate + 36 kl @ \$1.05850 Step3 Rate = \$82.77

Water Meter Details

Serial No.	Size	Date Read	Reading
1500068	20	18/1/2021	5385

Other Information:

Corporation sewer main located inside property boundary:-

It should be noted that in most instances the integrity of the Corporations sewer mains are protected by way of sewer easements. A Sewer easement can be in the form of a registered easement as depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits the placement of buildings and or structures over sewer easements.

If you wish to make the settlement payment for this property via BPay please use the following information: **Biller Code 78477 Payment Reference Number 700090848.**

This Statement was issued from the Mildura Office

Signed:

DocuSigned by:
Jan Evans

On behalf of:

F84DF3A05A28456...

LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

Legislative changes in Plumbing Regulations are such that Lower Murray Water is unable to ensure that internal plumbing services are complete. A physical inspection by a Registered/Licensed Plumber is advised.

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

DISCLAIMER:

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

709623

APPLICANT'S NAME & ADDRESS

JOHN IRWIN LEGAL C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

DAWSON, LEONARD ALFRED

PURCHASER

N/A, N/A

REFERENCE

423926

This certificate is issued for:

LOT 9 PLAN LP202195 ALSO KNOWN AS 14 WASHINGTON DRIVE 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 GENERAL RESIDENTIAL ZONE - 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/>

14 January 2021

Hon. Richard Wynne MP
Minister for Planning

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

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 15 January 2021 09:25 AM

Address: 14 WASHINGTON DRIVE MILDURA 3500

Lot and Plan Number: Lot 9 LP202195

Standard Parcel Identifier (SPI): 9\LP202195

Local Government (Council): MILDURA **Council Property Number:** 7974

Directory Reference: VicRoads 535 O2

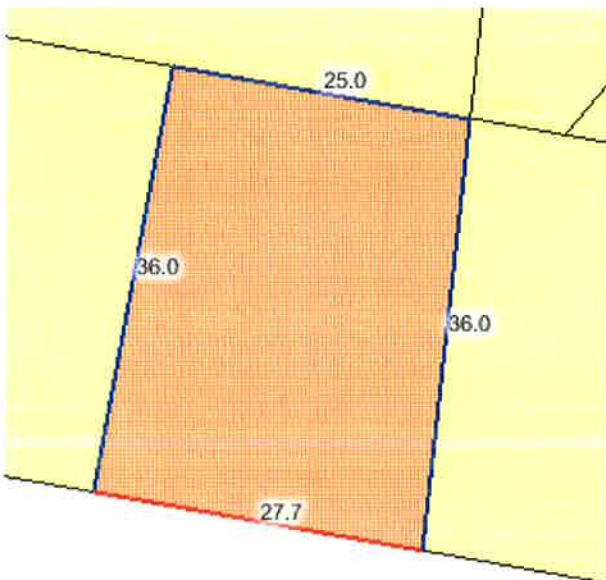
This property is not in a designated bushfire prone area.

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: 945 sq. m

Perimeter: 125 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](#)

Copyright © - State Government of Victoria

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: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay: None

Planning scheme data last updated on 13 January 2021.

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](#)

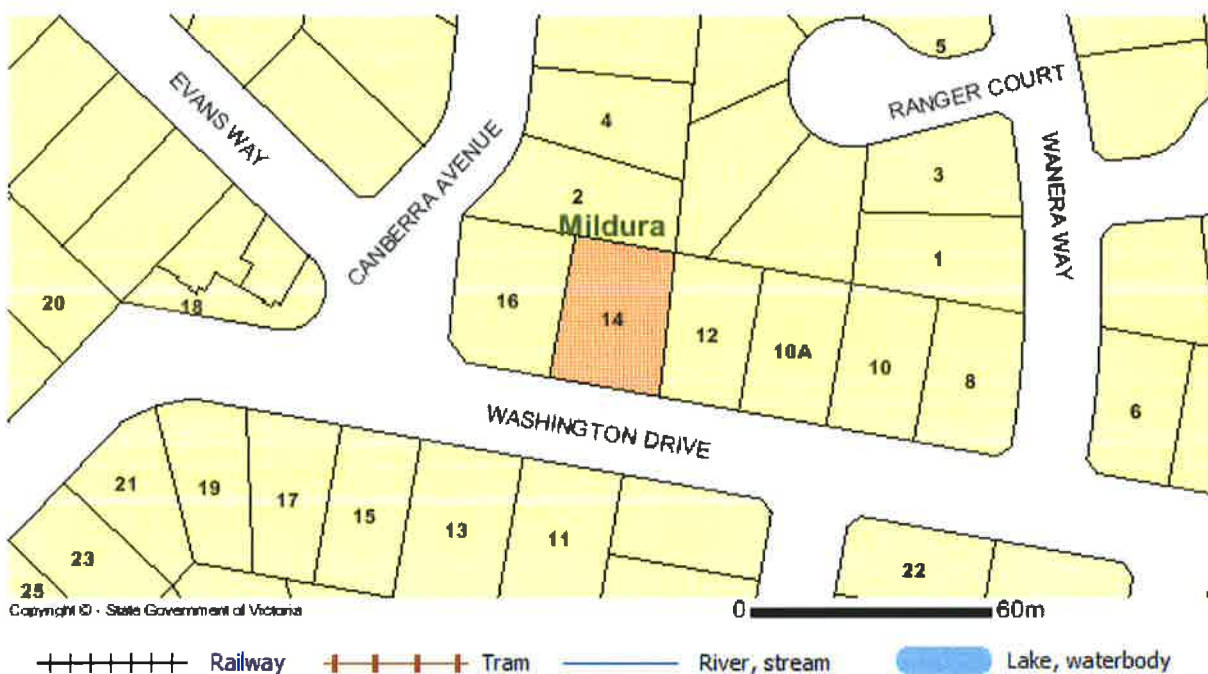
The Planning Property Report includes separate maps of zones and overlays

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

From www.planning.vic.gov.au on 15 January 2021 09:25 AM

PROPERTY DETAILS

Address: **14 WASHINGTON DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 9 LP202195**
Standard Parcel Identifier (SPI): **9\LP202195**
Local Government Area (Council): **MILDURA**
Council Property Number: **7974**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 535 O2**

www.mildura.vic.gov.au

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 \(GRZ1\)](#)

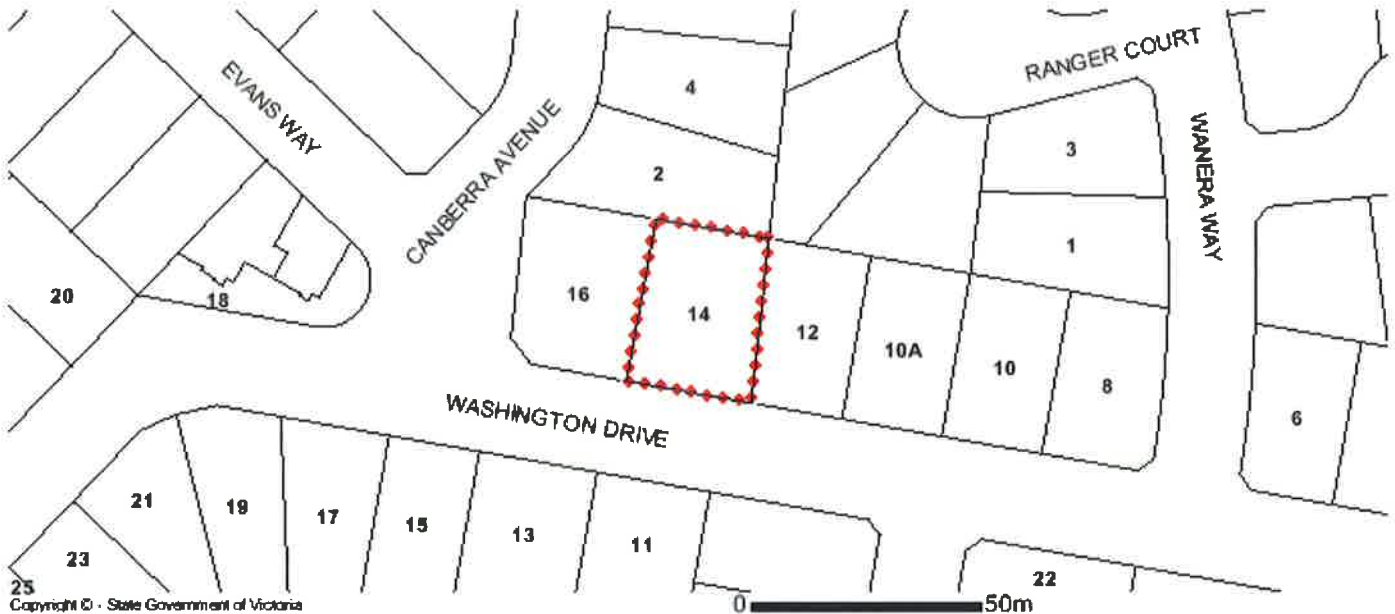


 GRZ - General Residential

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

Planning Overlay

None affecting this land



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 13 January 2021.

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>

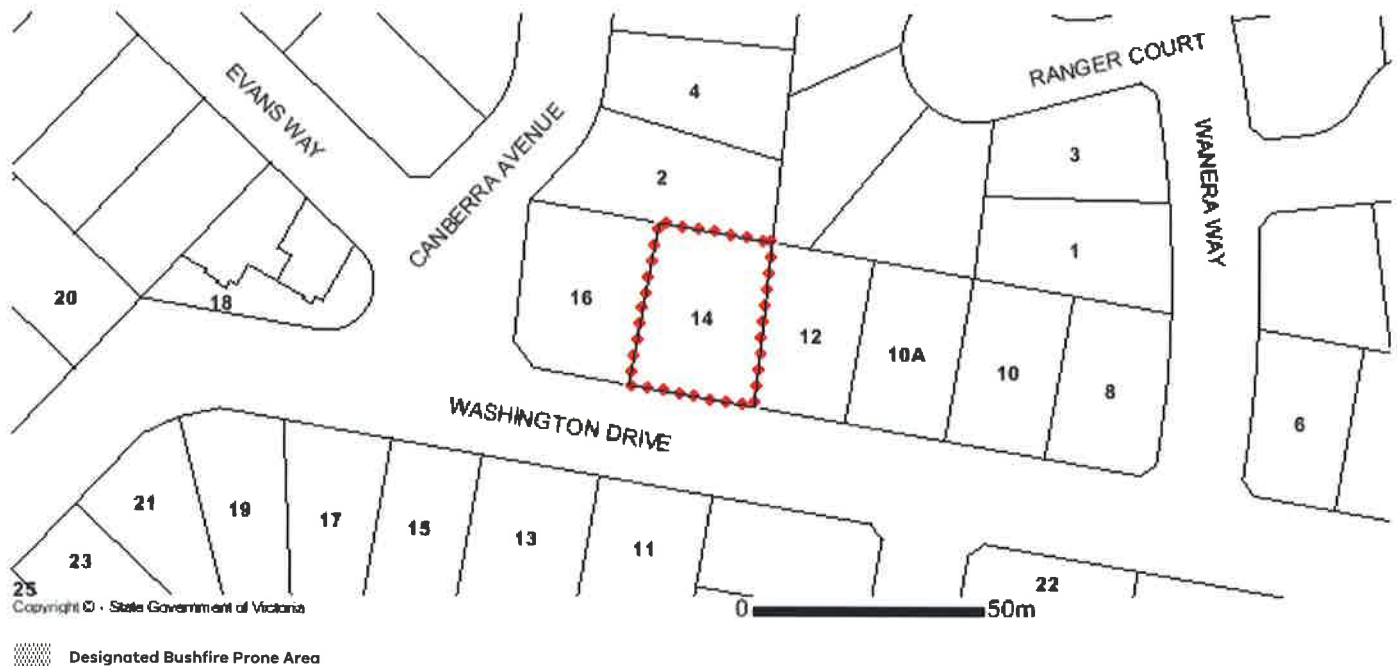
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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)