

**Vendors Statement to the Purchaser of Real Estate
Pursuant to Section 32 of the Sale of Land Act ("the Act")**

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.

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.

PROPERTY: 9 Heidi Court, Mildura

VENDOR'S NAME: **Michael William Dean and Carol Lyne Dean**

VENDOR'S SIGNATURE:  

DATE: 28.1.21

PURCHASER'S NAME:

PURCHASER'S SIGNATURE:

DATE: _____

**VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT ("the Act")**

Vendor: **Michael William Dean and Carol Lyne Dean**

Property: **9 Heidi Court, Mildura
Lot 271 on PS535157G being the whole of the land in
Certificate of Title Volume 10956 Folio 359**

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

- (a) ~~are contained in the attached certificate/s.~~
are as follows :

| <u>Authority</u> | <u>Amount</u> | <u>Interest</u> |
|------------------------------------|---------------|-------------------------------------|
| 1. Mildura Rural City Council | \$4,347.64 | per annum 2020/2021 |
| 2. Lower Murray Water- Urban | \$ 175.05 | per quarter 2020/2021 (tariff only) |

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows: Usual Adjustment of outgoings and water by measure

- (a) ~~—— Their total does not exceed \$~~
- (b) The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:

2. Insurance details in respect of the land

- (a) If the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected
~~Particulars of vendor's insurance policy:~~

- (b) If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

~~No such insurance has been effected.~~
Particulars of vendor's required insurance: See attached

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:
 - (i) Description:
 - (ii) Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:
- (b) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) In the case of land to which a planning scheme applies a statement specifying—
 - (i) name of the planning scheme: See attached
 - (ii) name of the responsible authority: See attached
 - (iii) zoning of the land: See attached
 - (iv) name of any planning overlay affecting the land: See attached
 - (v) Salinity – See attached

4. Notices made in respect of land

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

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

None to the Vendor's knowledge

- (b) Whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes:

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

None to the Vendor's knowledge

- (c) Particulars of any notice of intention to acquire served under section 6 of the ***Land Acquisition and Compensation Act 1986***.

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

None to the Vendor's knowledge

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

~~No such Building permit has been granted to the Vendor's knowledge~~

~~Is contained in the attached certificates.~~

~~Is as follows:~~

6. Information relating to any Owners Corporation

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. Growth areas infrastructure contribution

There is not a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) –

Particulars of work-in-kind agreement:

Is contained in the attached certificate/s and / or notice/s:

8. Disclosure of non-connected services

The following services are **not** connected to the land—

- (a) ~~electricity supply;~~
- (b) ~~gas supply;~~ Natural
- (c) ~~water supply;~~
- (d) ~~sewerage;~~
- (e) ~~telephone services.~~

9. Evidence of title

Attached are copies of the following document/s concerning Title:

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

10. DUE 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 the Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided but the checklist has been attached as a matter of convenience.

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

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

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

VOLUME 10956 FOLIO 359

Security no : 124087767394M

Produced 27/01/2021 11:40 AM

LAND DESCRIPTION

Lot 271 on Plan of Subdivision 535157G.
PARENT TITLE Volume 10897 Folio 045
Created by instrument PS535157G Stage 3 12/07/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MICHAEL WILLIAM DEAN
CAROL LYNE DEAN both of 9 HEIDI COURT MILDURA VIC 3500
AN709409D 04/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN709410U 04/04/2017
COMMONWEALTH BANK OF AUSTRALIA

COVENANT AE591801G 07/09/2006

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 PS535157G 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: CARFORA DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 15771K COMMONWEALTH BANK OF AUSTRALIA - CONSUMER
Effective from 04/04/2017

DOCUMENT END

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| | | | | |
|----------------------------|--|------------------|--------------|----------------------------------|
| PLAN OF SUBDIVISION | | Stage No. | LTO use only | PLAN NUMBER PS 535157G |
| | | EDITION 3 | | |

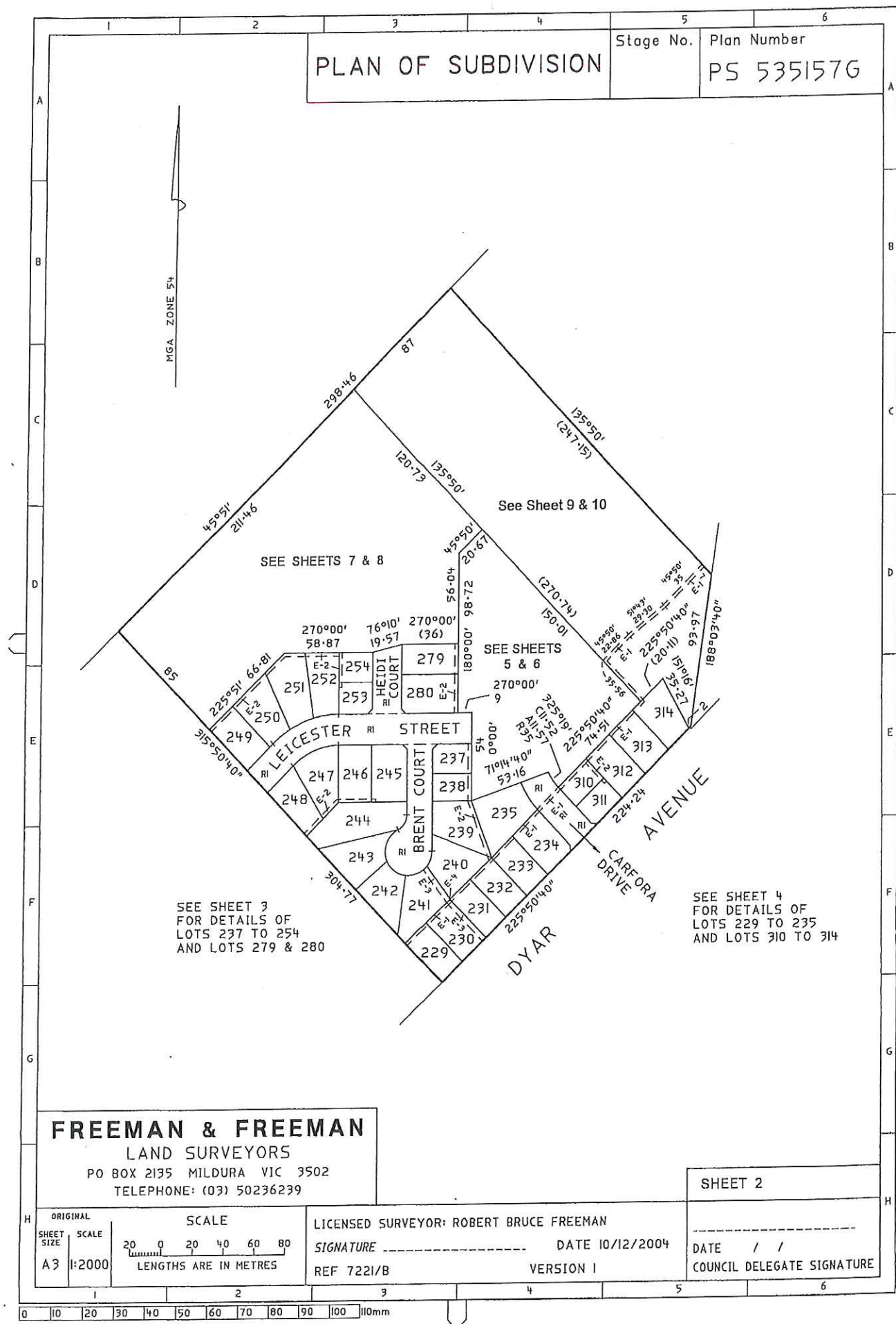
| | |
|--|---|
| <p>Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 3 (PART)</p> <p>LTO base record: VICMAP DIGITAL PROPERTY Title References: Vol 10773 Fol 446</p> <p>Last Plan Reference: PS 519469C (LOT B) Postal Address: DYAR AVENUE, MILDURA, 3500.</p> <p>MGA Co-ordinates: E 605070 (Of approx. centre of plan) N 6218520 Zone 54</p> | <p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MILDURA RURAL CITY COUNCIL Ref: S0792</p> <p>I. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p style="text-align: center;">Open Space</p> <p>(I) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (II) The requirement has been satisfied. (III) The requirement is to be satisfied in Stage 4</p> <p>Council Delegate Council seal</p> <p>Date 10 / 2 / 05</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council seal</p> <p>Date / /</p> |
|--|---|

| Vesting of Roads or Reserves | |
|---|--|
| Identifier | Council/Body/Person |
| ROAD R1 ROAD R2 ROAD R3 RESERVE No. 1 RESERVE No.2 ROAD R4 | MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL POWERCOR AUSTRALIA LIMITED MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL |

| Notations | |
|---|--|
| Depth Limitation: DOES NOT APPLY | Staging This is/is-not a staged subdivision Planning Permit No.P03/053 |
| <u>OTHER NOTATIONS:</u> THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFERS 285910, 340249 AND 302357 AFFECT LAND IN THIS PLAN. | LOTS 1 TO 228 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. Survey:- This plan is / is-not based on survey. SEE PS 519469C To be completed where applicable. This survey has been connected to permanent marks no(s).32,194,402 In Proclaimed Survey Area no. _____ 844,1073,1119 & 1122 |

| Easement Information | | | | | LTO use only |
|--|--|----------------|-------------------------|--|---|
| Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road) | | | | | Statement of Compliance / Exemption Statement |
| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of | Received <input checked="" type="checkbox"/> |
| E-1 | SEWERAGE | 2 | PS 519469C | LOWER MURRAY REGION WATER AUTHORITY | Date 29/8 /05 |
| E-2 | SEWERAGE | 2 | THIS PLAN | LOWER MURRAY URBAN & RURAL WATER AUTHORITY | |
| E-3 | DRAINAGE | 3 | THIS PLAN | LOTS ON THIS PLAN & MILDURA RURAL CITY COUNCIL | |
| E-4 | SEWERAGE DRAINAGE | 2 | PS 519469C THIS PLAN | LOWER MURRAY REGION WATER AUTHORITY LOTS ON THIS PLAN & MILDURA RURAL CITY COUNCIL | |
| R1, R2 & R3 & R4 | WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS. | SEE DIAG. | THIS PLAN | LOTS ON THIS PLAN | |

| | | |
|---|--|---|
| LICENSED SURVEYOR: ROBERT BRUCE FREEMAN REF 7221/B VERSION I DATE 10/12/2004 SIGNATURE _____ | | SHEET 1 OF 11 SHEETS |
| FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239 | | Assistant Registrar of Titles DATE 10 / 2 / 05 COUNCIL DELEGATE SIGNATURE Original sheet size A3 |



PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 535157G

SEE SHEETS 7 & 8

SEE SHEET 5

SEE SHEET 4

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

ORIGINAL

SHEET

SIZE

A3

SCALE

1:800

SCALE

0 8 16 24 32

LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____ DATE 10/12/2004

REF 7221/B

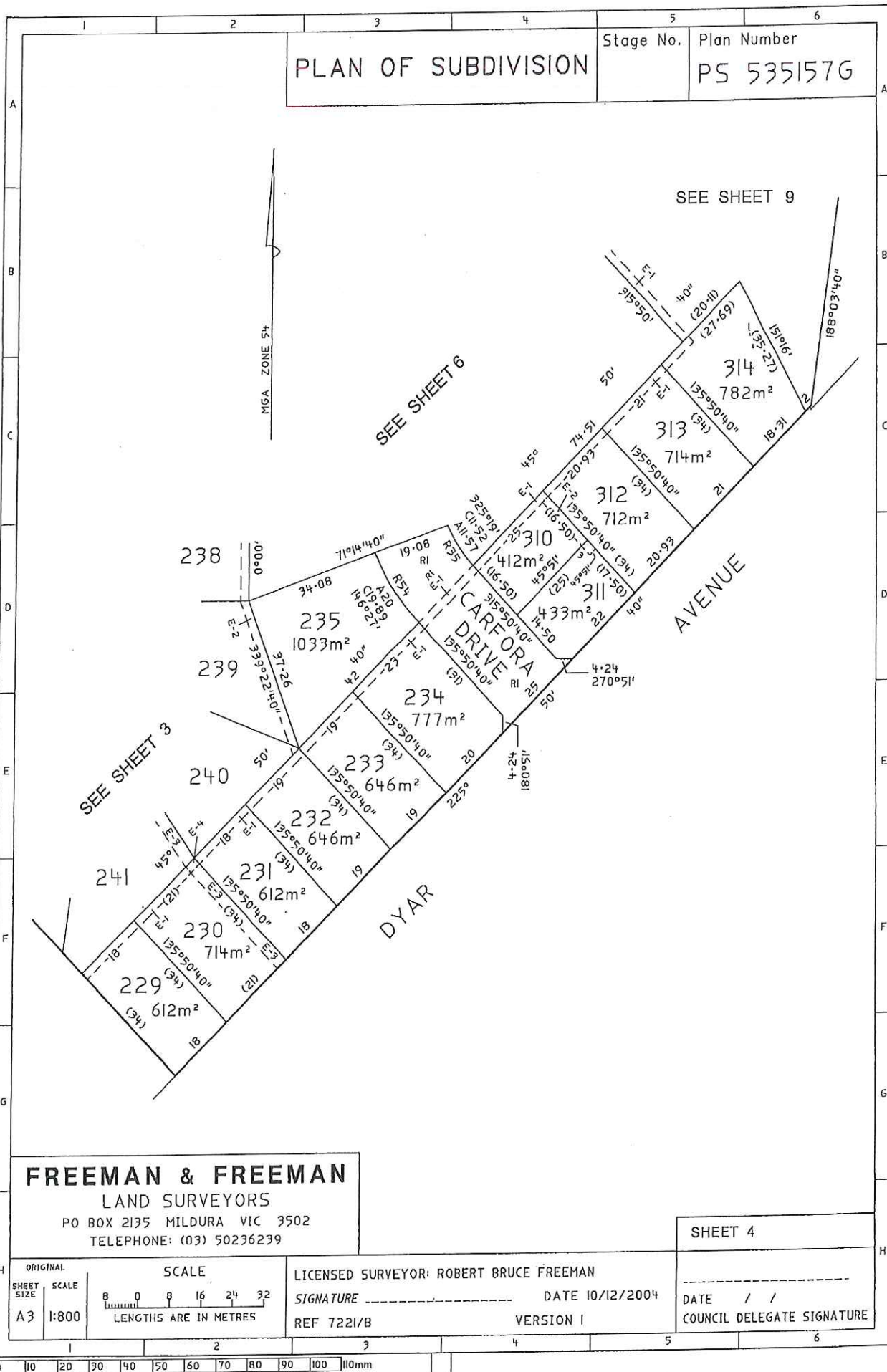
VERSION 1

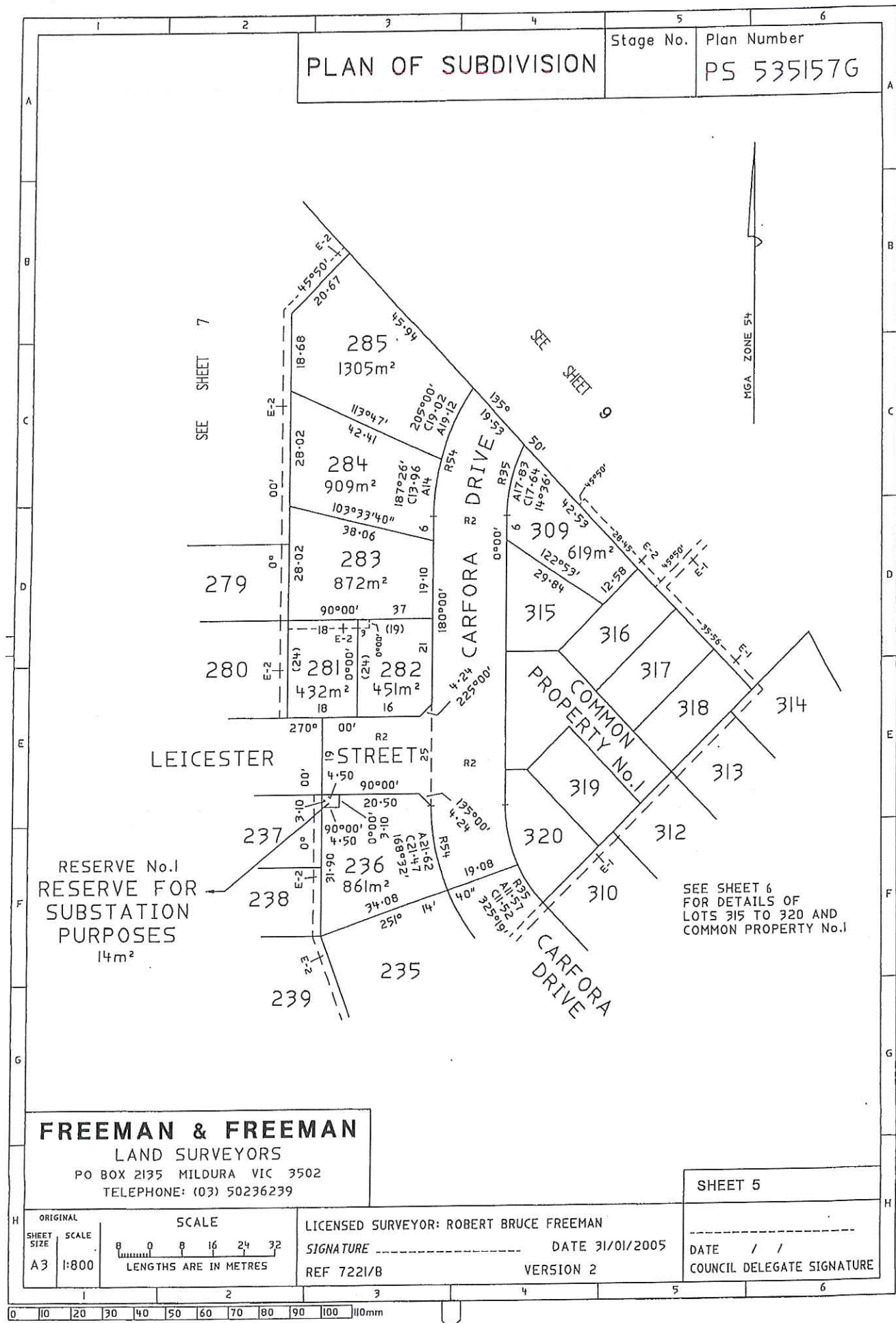
SHEET 3

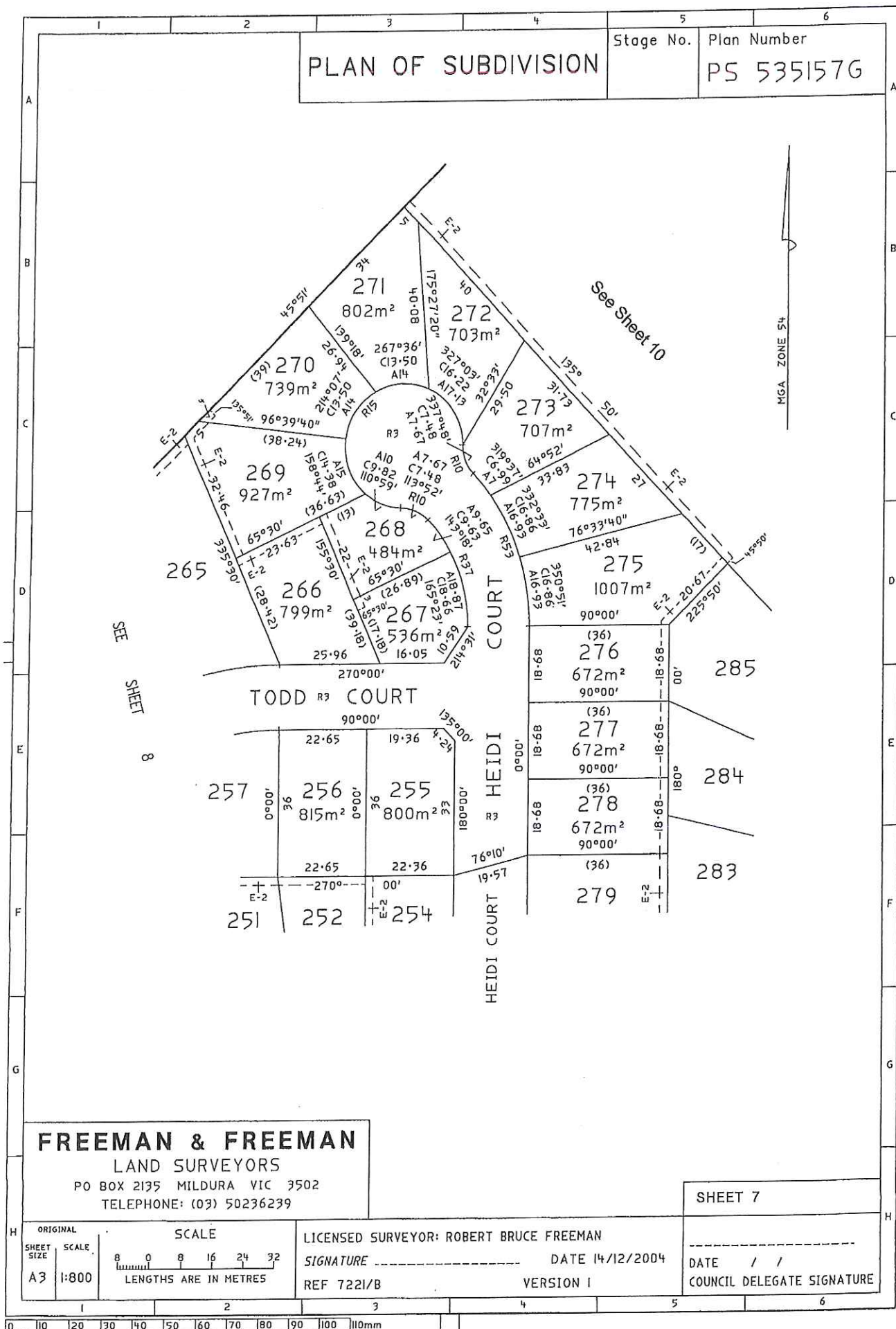
DATE / /

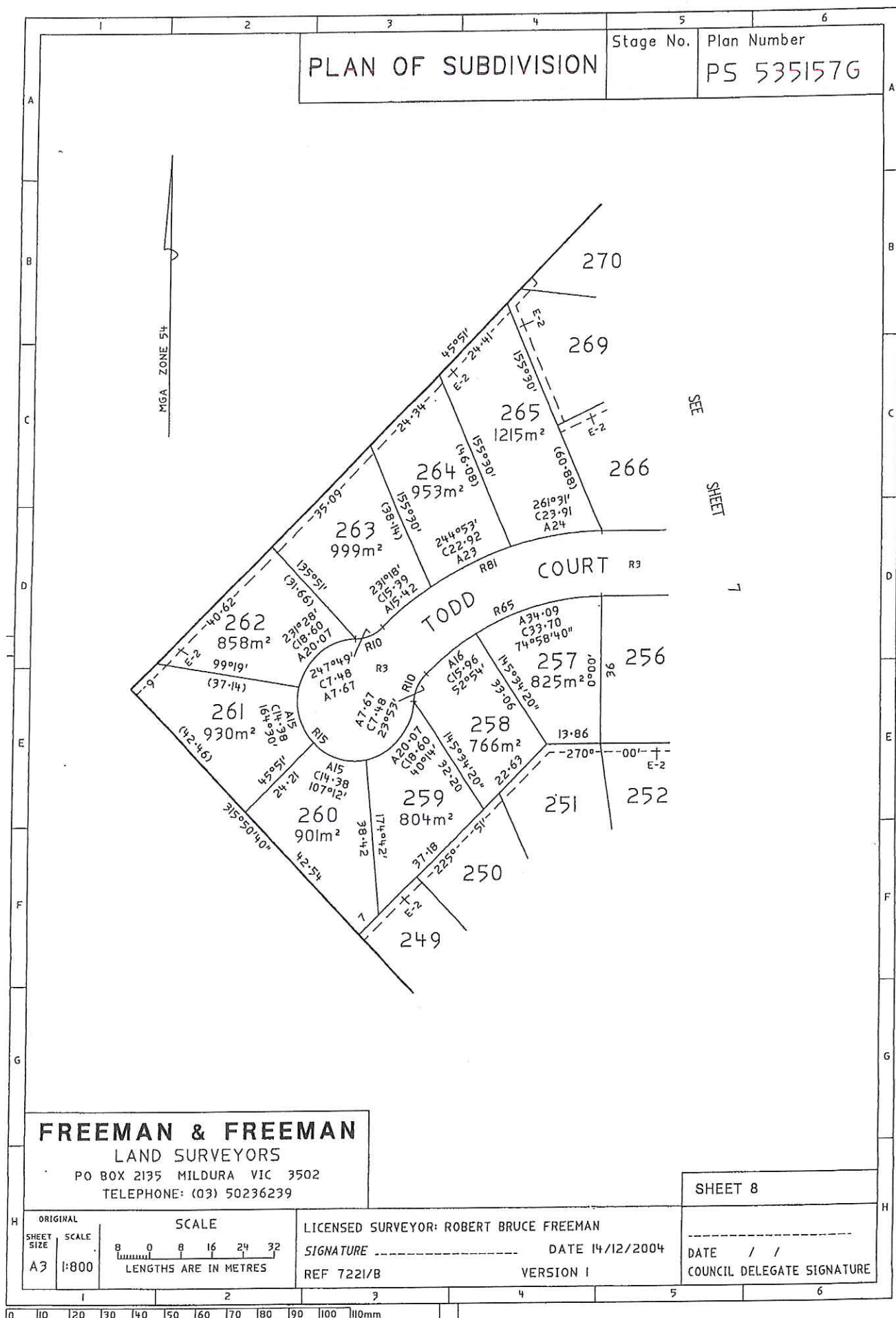
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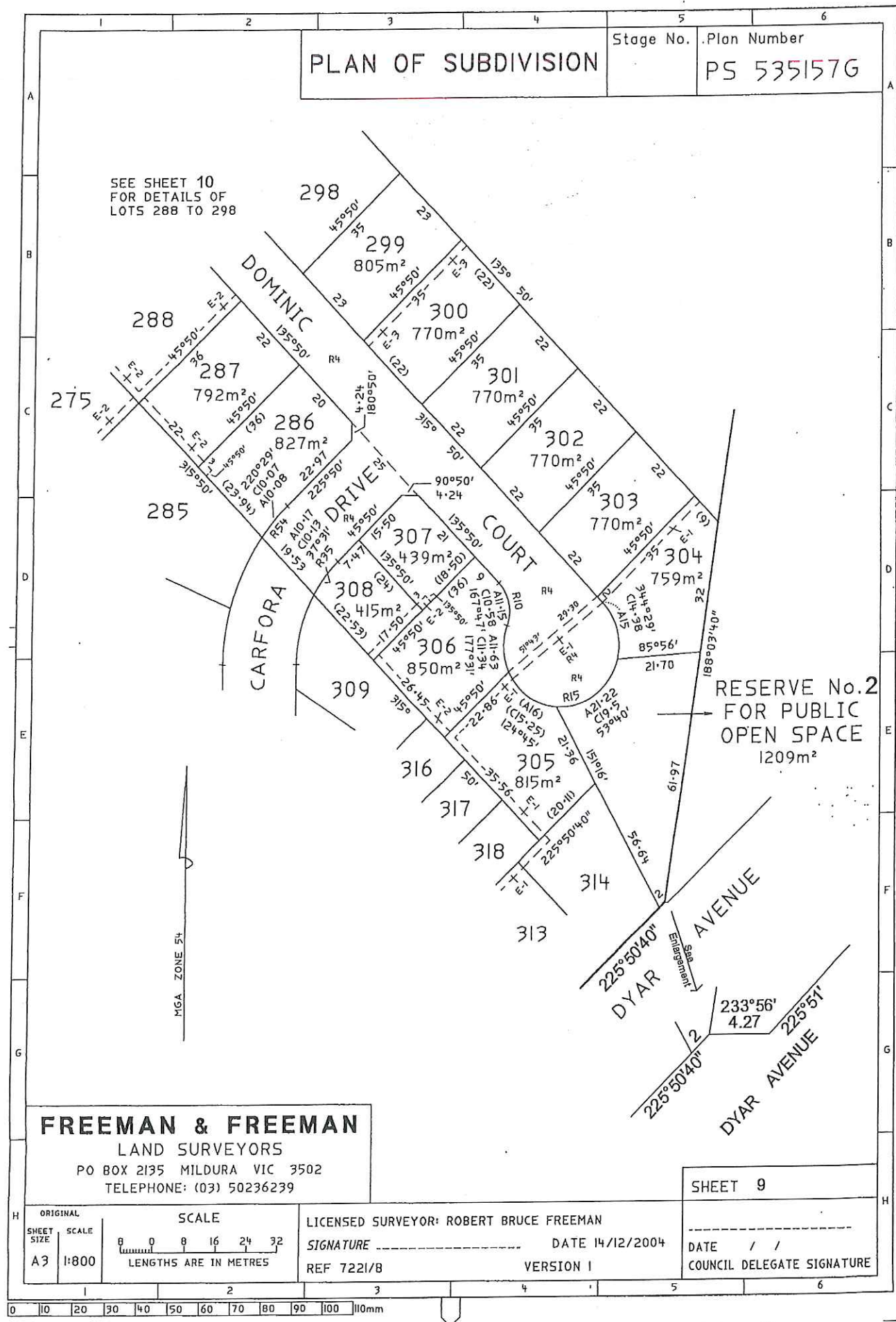
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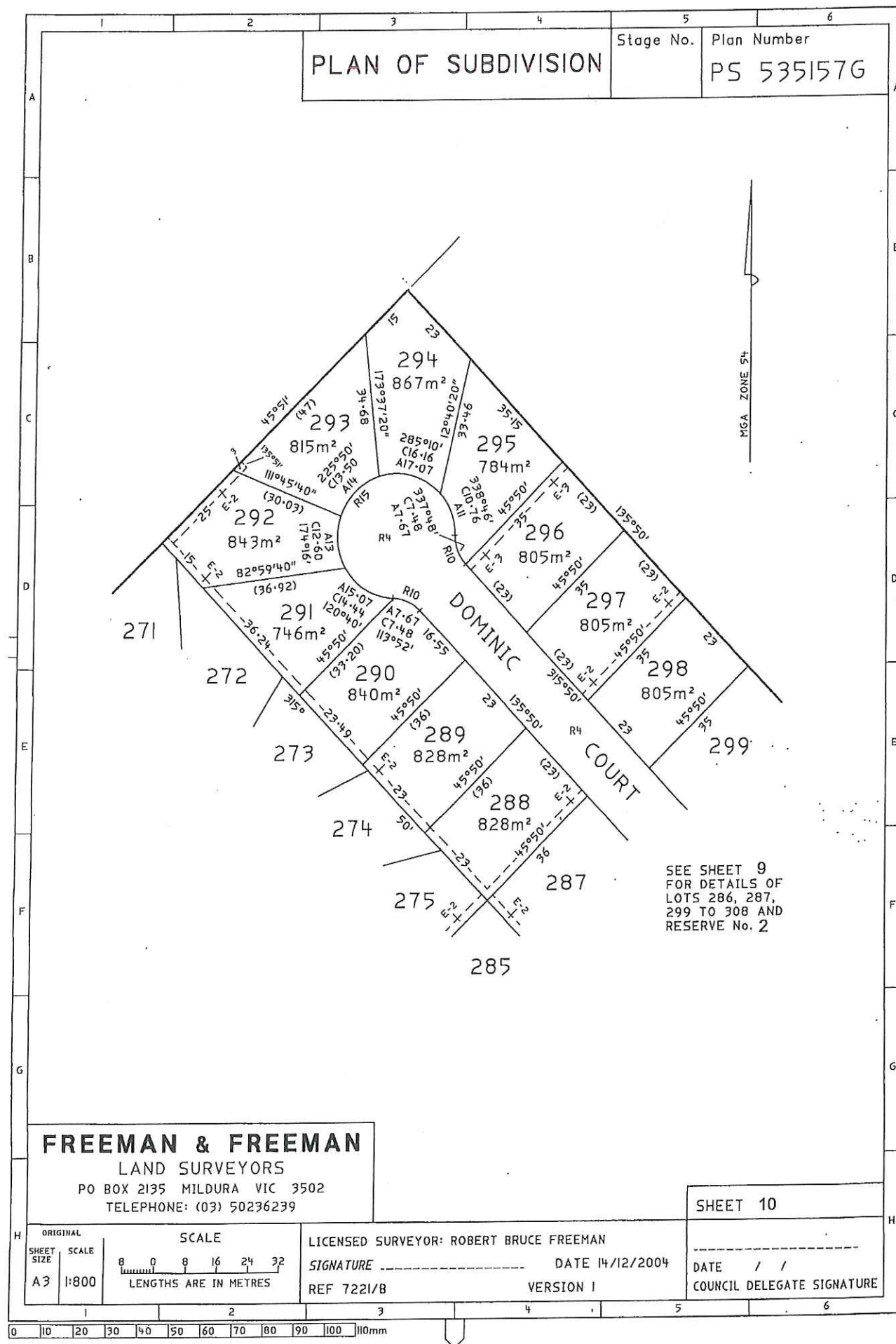












PS535157G

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS535157G

The land in PS535157G is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 315 - 320.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
102 EIGHTH STREET MILDURA VIC 3500

AS094364C 16/04/2019

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|-------------------|-------------|-----------|
| Common Property 1 | 0 | 0 |
| Lot 315 | 16 | 16 |
| Lot 316 | 17 | 17 |
| Lot 317 | 17 | 17 |
| Lot 318 | 17 | 17 |
| Lot 319 | 17 | 17 |
| Lot 320 | 16 | 16 |



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 27/01/2021 11:44:58 AM

OWNERS CORPORATION 1
PLAN NO. PS535157G

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|-------------|-------------|-----------|
| Total | 100.00 | 100.00 |

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: **Allstate Conveyancing Services Pty Ltd**

Phone: **03 5023 5355**

Address: **P O Box 3334, Mildura 3502**

Ref: **04219**

Customer Code: **365F**



Privacy Colle

The information
statutory author,
maintaining pub
in the Victorian

AE591801G



MADE AVAILABLE/CHANGE CONTROL

Office Use Only

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-
 - together with any easements created by this transfer
 - subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
 - subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Lots 271 on Plan of Subdivision No. 535157G and being the whole of the land in Certificate of Title Volume 10956 Folio 359

Estate and Interest: (e.g. "all my estate in fee simple")

All Its Estate In Fee Simple

Consideration:

Transferor: (full name)

PETRUCCI INVESTMENTS PTY. LTD. ACN 060 116 743

Transferee: (full name and address including postcode)

**BRETT CHARLES KEARNS
of 145 Dyar Avenue Mildura 3500**

Directing Party: (full name)

NIL

Creation and/or Reservation and/or Covenant

AND THE SAID BRETT CHARLES KEARNS

for himself and his transferees the registered proprietor for the time being of the land transferred and every part thereof **DO HEREBY** as a separate covenant **COVENANT** with the said **Computer Investments Pty. Ltd.** and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 535157G (Stage 3) and every part thereof (other than the land hereby transferred) as follows:

1. On the said Plan of Subdivision they will not erect or cause or suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and forty five square

Approval No. 1060049A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T2

Page 1 of 2

Signed

Cust. Code:



Allstate Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

| | |
|--------------------------------|---|
| Commonwealth Bank of Australia | |
| This stamp is | ABN 48 123 123 124 1960 AP 184 |
| Property | Victorian Duty \$ |
| NOT TO BE COVERED | Consideration / Advance \$ |
| | Victorian Assets \$ |
| | Section |
| | Original / Counterpart / Collateral / Stamp |
| | Transaction No. |
| | Endorsing Date: 28/05/2016 |
| | Signature: [Signature] No 11 |

InfoTrack

metres (145m2) in floor and that such building and lot or any part thereof shall not be further subdivided under the provisions of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of that Act.

2. They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except for the usual outbuildings) with more than fifty per centum of the external walls of any material other than brick (which definition shall not be extended to mean mud-brick) brick veneer, stone, hebel panel or texture coated compressed sheet and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof including any garage or carport shall not be pitched at an angle less than ten degrees.

3. They will not erect or cause or suffer to be erected on the said lot any transportable, prefabricated or moveable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.

4. They will not erect or cause or suffer to be erected on the rear boundary or any side boundary within the building alignment of the said lot any fence other than a fence of a minimum height of 1.80 metres of zincalume steel panel type construction with an oven baked exterior finish such as colourbond.

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 same shall be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Dated: 21/8/06

Execution and attestation

Signed by PETRUCCI INVESTMENTS PTY. LTD. ACN 0601167113

By its Attorney Bryan Byrnes under Power of Attorney dated 27th August 2003 in the presence of:

Signed by the said Transferee in the presence of:

Approval No. 1060049A

T2

Page 2 of 2



Anstot Pty Ltd

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Land Registry, 370 Bourke Street, Melbourne 3000. Phone 03 86

AE591801G



07/09/2006 \$316

45

Build with confidence!



ANDERSON GROUP
BUILDING SURVEYORS AND CONSULTANTS

FORM 2
Building Act 1993
Building Regulations 2006
Regulation 313

BUILDING PERMIT WITH CONDITIONS

PERMIT NO: BS-U 29378-20150106/0

ISSUED TO:-

Agent: Brendan & Anna Clohesy PO Box 10108 MILDURA VIC 3502
Mobile: 0417 345 371

OWNERSHIP DETAILS:-

Owners: Brendan & Anna Clohesy PO Box 10108 MILDURA VIC 3502
Mobile: 0417 345 371

PROPERTY DETAILS:-

Lot: 271 No: 9 Heldi Court MILDURA VIC 3500
Municipality: Mildura Rural City Council
Title Details: PS:535157G Volume: 10956 Folio: 359
Site Area: 802m2

BUILDER:-

Builder: Ben Erskine PO Box 103CP MILDURA 3502
Mobile: 0438236486

DETAILS OF DOMESTIC BUILDING WORK INSURANCE:-

The issuer or provider of the required insurance policy is:-

Insurance Provider Name:

QBE

Dwelling Policy No: 570049408BWI-13

Date Issued:

13/05/2015

Swimming Pool Policy No: 840041971BWI-30

Date Issued:

12/05/2015

DETAILS OF RELEVANT PLANNING PERMIT:-

Planning Permit No: N/A

Planning Permit Issue Date: N/A

NATURE OF BUILDING WORK:-

Construction of Dwelling, Garage, Alfresco Area, Shed &
Inground Fibreglass Swimming Pool with Safety Barriers

Project Classification: 1a, 10a & 10b

Dwelling Value \$360,116

Project Use: Occupation, Storage & Swimming

Swimming Pool Value \$35,000

Total New Floor Area: 334.07m2

Swimming Pool Barriers (Owner) \$7,100

No of Storeys: 1

Shed Value \$7,400

Allowable Live Load: 1.5Kpa

Project Estimated Value: \$409,616

PRESCRIBED REPORTING AUTHORITIES:-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Mildura Rural City Council

Stormwater Discharge Point

Regulation 610 (2)

INSPECTION REQUIREMENTS:-

Prior to placing strip/pad footings

Prior to placing pier footings (shed)

Inspection of slab base (waffle slab)

Prior to placing waffle pods/reinforcement

Completion of steel framework (shed)

Inspection of excavation (swimming pool)

Inspection of Reinforced bond beam (swimming pool)

Inspection of swimming pool fencing/barriers

Final upon completion of all building work - Final Certificate (swimming pool & shed)

Final upon completion of all building work - Occupancy Permit (dwelling)

6-2015-3861

FILE

DOCUMENT FOR THE

with confidence!

OCCUPATION OR USE OF BUILDING:-

An Occupancy Permit/Certificate of Final Inspection is required at completion of works

COMMENCEMENT AND COMPLETION:-

Building work is to be commenced by: 18/11/2015 and is to be completed by 18/05/2016 (Dwelling & Shed)
18/11/2015 and is to be completed Six (6) Months after commencement date (Pool)

PRACTITIONERS:-

| Type | Name | Registration Number |
|---------------------------------|----------------|---------------------|
| Builder (Dwelling): | Ben Erskine | DB-U 39385 |
| Builder (Swimming Pool): | Jason Polsen | DB-L 32201 |
| Draftsperson/Architect (House): | Tony Lyons | DP-AD1059 |
| Engineer (House): | Larry Dimasi | EC-1367 |
| Engineer (Pool): | Trevor G John | EC-1618 |
| Builder (Shed): | Geoff Stevens | DBU-12411 |
| Engineer (Shed): | Timothy Messer | EC-36692 |

PRIVATE BUILDING SURVEYOR:-

TIM ANDERSON

REGISTRATION NO:

BS-U 29378

SIGNATURE:



ISSUE DATE:

25/05/2015

NOTES

- Note 1:** Under Regulation 317, the person in charge of the carrying out of 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, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure the registration numbers and contact details of the builder and building surveyor and the number and date of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which the permit applies.
- Note 2:** Under Regulation 318, an owner of a building or 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 3:** Include building practitioners with continuing involvement in the building work.
- Note 4:** Include only 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 135 of the Building Act 1993.

BUILDING PERMIT CONDITIONS

PERMIT NO: BS-U 29378-20150106/0

1. GENERAL

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, 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. INSURANCE

Home Warranty Insurance applies in relation to building work approved by this permit.

3. SANITARY FACILITIES

Sanitary facilities for workmen shall be provided on the construction site for the duration of the project.

4. BOUNDARY LOCATION

The owner and/or builder shall be responsible to define the boundaries of the allotment.

5. SITE PREPARATION

All site cuts to be graded to an angle that self supports the existing ground to the satisfaction of the Building Surveyor or otherwise approved retaining walls to be erected.

6. SMOKE DETECTORS

Self-contained Smoke Detectors must be installed in a Class 1 Building, on or near the ceiling in any storey containing bedrooms:-

- Between each part of the dwelling containing bedrooms and the remainder of the dwelling; and
- Any other storey (Ref Section 3.7.2 of the BCA).
- Interconnected where more than one Smoke Detector.

7. STORMWATER DRAINAGE

Down pipes must be installed in accordance with Clause 3.5.2.5 of the BCA and overflow provisions made for the spouting if the down pipes are located further than 1.2m from a valley. Such down pipes shall be direct to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor.

8. PLUMBING CERTIFICATION

Upon completion of the building works you are required to submit the following documentation:

- A Final clearance from the Environmental Health, Section 2, B.1 as applicable of the Building Code of Australia.
- A Certificate of Completion to be provided upon completion and prior to occupancy or use, under Section 221ZH of the Building Act 1993, for plumbing work on the project.

9. CONSTRUCTION REQUIREMENTS

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia.

10. WATERPROOFING

Waterproofing of wet areas shall comply with the requirements of AS 3740-2010 "Waterproofing of wet areas within residential buildings"

11. TIMBER FRAMING

All timber framing to comply with Australian Standard 1684.2 – National Timber Manual 2010

12. TERMITE CONTROL

The building is an area designated by the municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australia B1.4(l).

13. SECTION 173 AGREEMENTS, COVENANTS & OTHER RESTRICTION

It is not the responsibility of the Relevant Building Surveyor to confirm compliance with any Section 173 Agreement, covenant or other restriction which may be shown on title and by issuing this permit, the Relevant Building Surveyor does not warrant that the works authorised by this permit will comply with any Section 173 Agreement, covenant or other restrictions which may be shown on title.

ed with confidence!



ANDERSON GROUP
BUILDING SURVEYORS AND CONSULTANTS

14. ENERGY EFFICIENCY REQUIREMENTS

The Builder must ensure that all energy efficiency requirements listed in the energy efficiency report have been complied with and a signed copy of the Compliance Certificate is to be submitted to this office.

15. DRAINS & SEWERS

The owner and builder must consult with the relevant sewerage authority and local council to ensure that the proposed works do not affect any drains or sewers and that the works comply with the requirements of those authorities.

16. SOLAR HOT WATER

Solar Hot Water Service to comply with 6 Star Energy provisions of the Building Regulations 2006.

NOTE: The type of Solar Hot Water Service to be installed must comply with the Plumbing Regulations applicable at the time of installation.

17. COMPLETION DATE (Swimming Pool)

All works must be completed within six (6) months of commencement.

18. SWIMMING POOL SAFETY BARRIERS

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

- A 900mm non-climbable zone around the external barrier is to be maintained - all landscaping and climbable items to be kept clear
- A 300mm non-climbable zone around the inside of the barrier is to be maintained - all landscaping and climbable items to be kept clear

19. TEMPORARY POOL FENCING

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

20. INTERNAL INFRASTRUCTURE

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the pool area before construction, i.e. "DIAL BEFORE YOU DIG".

21. LOWER MURRAY WATER CONSENT

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing then an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

~END OF CONDITIONS~

SIGNATURE:

REGISTRATION NO: BS-U 29378

ISSUE DATE: 25/05/2015

Page 4 of 3

Build with confidence!



30 October 2015
Ref: 201500129

Mildura Rural City Council
PO Box 105
MILDURA VIC 3502

Attention: The Municipal Building Surveyor

Dear Sir/Madam

In accordance with Regulation 1012 of the Building Regulations 2006, please find the mandatory inspection approval dates for the following project:-

BUILDING PERMIT NUMBER:-
20150106/0

NATURE OF BUILDING WORK:-

BCA Classification: 1a, 10a,
Nature of Building Work: Dwelling, Garage and Alfresco Area
Part of Building Work: All parts

PROJECT ADDRESS:-

No: 9
Lot: 271
Street: Heidi Court
Town/City/Suburb: MILDURA
PS: 535157G
Volume: 10956
Folio: 359

| | |
|--------------------------------------|------|
| MRCC RECEIVED | |
| - 6 NOV 2015 | |
| File 6-2015-386-1 | |
| Workflow | |
| Action | File |
| Security | |
| Copy/Rel | |
| <input type="checkbox"/> Permanent | |
| <input type="checkbox"/> 1-10 Years | |
| <input type="checkbox"/> 11-35 Years | |

INSPECTION TYPE AND APPROVAL DATE:-

| Approved date | Inspection |
|---------------|--|
| 24/06/2015 | Prior to placing strip/pad footings |
| 24/06/2015 | Inspection of slab base (waffle slab) |
| 26/06/2015 | Prior to placing waffle pods/reinforcement |
| 30/07/2015 | Completion of timber framework |
| 29/10/2015 | Final upon completion of all building work - |

RELEVANT BUILDING SURVEYOR:-

Tim Anderson
Building Surveyor Unlimited BS-U 29378

Should you require any further information, please do not hesitate to contact me on the number below.

Yours faithfully

TIM ANDERSON
REGISTERED BUILDING PRACTITIONER
BUILDING SURVEYOR UNLIMITED BS-U 29378
MAIBS

Encl.

la:mp

Build with confidence!



29 January 2016
Ref: 201500129

Mildura Rural City Council
PO Box 105
MILDURA VIC 3502

Attention: The Municipal Building Surveyor

Dear Sir/Madam

In accordance with Regulation 1012 of the Building Regulations 2006, please find the mandatory inspection approval dates for the following project:-

BUILDING PERMIT NUMBER:-
20150106/0

NATURE OF BUILDING WORK:-

BCA Classification: 10b
Nature of Building Work: Swimming Pool and Safety Barriers
Part of Building Work: All parts

PROJECT ADDRESS:-

No: 9
Lot: 271
Street: Heidi Court
Town/City/Suburb: MILDURA
PS: 535157G
Volume: 10956
Folio: 359

MRCC
RECEIVED

- 5 FEB 2016

File: 6.2015.386.1

W/Flow.....

Act/Off FILE

Security.....

Copy/Rel

- ☐ Permanent
☐ 1-10 Years
☐ 11-35 Years

INSPECTION TYPE AND APPROVAL DATE:-

| Approved date | Inspection |
|---------------|---|
| 17/11/2015 | Inspection of excavation (swimming pool) |
| 17/11/2015 | Inspection of bond beam (swimming pool) |
| 13/01/2016 | Inspection of swimming pool fencing/barriers |
| 13/01/2016 | Final upon completion of all building work - Final Certificate (swimming pool & shed) |

RELEVANT BUILDING SURVEYOR:-

Tim Anderson
Building Surveyor Unlimited BS-U 29378

Should you require any further information, please do not hesitate to contact me on the number below.

Yours faithfully

TIM ANDERSON
REGISTERED BUILDING PRACTITIONER
BUILDING SURVEYOR UNLIMITED BS-U 29378
MAIBS

Encl.

ta:mp

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ANDERSON GROUP
BUILDING SURVEYORS AND CONSULTANTS

FORM 7
Building Act 1993
Building Regulations 2006
Regulation 1006

CERTIFICATE OF FINAL INSPECTION

TO:-

Agent:

Address:

Brendan & Anna Clohesy
PO Box 10108
MILDURA VIC 3502

Owner:

Address:

Brendan & Anna Clohesy
PO Box 10108
MILDURA VIC 3502

PROJECT ADDRESS:-

Lot 271 (No. 9) Heidi Court, MILDURA

MUNICIPAL DISTRICT:-

Mildura Rural City Council

DESCRIPTION OF BUILDING WORK:-

Part of Building:

Permitted Use:

BCA Class:

Allowable Live Load:

Swimming Pool with Safety Barriers
As per plans
Swimming Pool
10b
N/A

DIRECTIONS:-

Any directions under Division 5 of Part 4 of the
Building Act 1993 have been complied with.

RELEVANT BUILDING SURVEYOR:-

Name:

Registration No:

Address:

TIM ANDERSON
BS-U 29378
133b Lime Avenue
Mildura VIC 3500

SIGNATURE:-

Signed:

Certificate No:

Final Inspection Date:

Date of Issue:

20150106/0

13 January 2016

29 January 2016

Build with confidence!



FORM 7
Building Act 1993
Building Regulations 2006
Regulation 1006

CERTIFICATE OF FINAL INSPECTION

TO:-

Agent:

Address:

Brendan & Anna Clohesy
PO Box 10108
MILDURA VIC 3502

Owner:

Address:

Brendan & Anna Clohesy
PO Box 10108
MILDURA VIC 3502

PROJECT ADDRESS:-

Lot 271 (No. 9) Heidi Court, MILDURA

MUNICIPAL DISTRICT:-

Mildura Rural City Council

DESCRIPTION OF BUILDING WORK:-

Part of Building:

Permitted Use:

BCA Class:

Allowable Live Load:

Construction Shed

As per plans

Storage Shed

10a

N/a

DIRECTIONS:-

Any directions under Division 5 of Part 4 of the
Building Act 1993 have been complied with.

RELEVANT BUILDING SURVEYOR:-

Name:

Registration No:

Address:

TIM ANDERSON
BS-U 29378
133b Lime Avenue
Mildura VIC 3500

SIGNATURE:-

Signed:

Certificate No:

Final Inspection Date:

Date of Issue:


20150106/0
13 January 2016
29 January 2016

Build with confidence!



ANDERSON GROUP
BUILDING SURVEYORS AND CONSULTANTS

FORM 6
Building Act 1993
Building Regulations 2006
Regulation 1005

OCCUPANCY PERMIT

To:-

Owner:

Brendan & Anna Clohesy
PO Box 10108
MILDURA VIC 3502

Agent:

Brendan & Anna Clohesy
PO Box 10108
MILDURA VIC 3502

From:-

Private Building Surveyor:

Tim Anderson
Anderson Group Building Surveyors and Consultants
BS-U 29378

Registration No:

Property details:-

Municipality:

9 Heidi Court MILDURA
Mildura Rural City Council

Title Details:-

Lot 271 PS: 535157G Volume: 10956 Folio: 359

Project Description:-

Dwelling, Garage and Alfresco Area

Project Use:-

Occupation and Storage

BCA Classification:-

1a and 10a

Occupancy Permit Inspection Date:-

29 October 2015

Any directions under Division 5 of Part 4 of the Building Act 1993 have been complied with.

Name:

Registration No:

Business Name:

Address:

TIM ANDERSON

BS-U 29378

Anderson Group Building Surveyors and Consultants

133b Lime Avenue

Mildura VIC 3500

Signature:

Date of Issue:

02 November 2015

Job No:

201500129

This Occupancy Permit is in reference to Building Permit No:20150106/0 dated 25/05/2015



Phone: 1300 363 424

Domestic Building Insurance Certificate of Insurance

Policy Number 570049408BWI-13

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2866
Fax: (03) 9246 2811
ABN: 78 003 191 035
AFS License No: 239546



BRENDAN JOHN CLOHESY & ANNA
145 DYAR AVE
MILDURA 3500

Name of Intermediary
MBA INSURANCE SERVICES
G P O BOX 544D
MELBOURNE 3001

Account Number
57BWMBA00
Date Issued
13/05/2015

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

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

LOT 271,9 HEIDI COURT
MILDURA VIC 3500

BENJAMIN ERSKINE
ABN: 50 047 799 035

 **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

06/05/2015

\$360,116.00

Cover is only provided if BENJAMIN ERSKINE has died, becomes insolvent or has disappeared*

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.



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 570049408BWI-13

QBE Insurance (Australia) Ltd
828 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 238545



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.

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

Victorian Managed Insurance Authority (VMIA)

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.

QM1824-1207

Domestic Building Insurance Certificate of Insurance

Policy Number 840041971BW1-30

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



BRENDAN AND ANNA CLOHESY
9 HEIDI CT
MILDURA 3500

Name of Intermediary
ELDERS ADELAIDE
GPO BOX 551
ADELAIDE S A 5000

Account Number
84ELDBW1
Date Issued
12/05/2015

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

SWIMMING POOLS

At the property

9 HEIDI COURT
MILDURA VIC 3500

Carried out by the builder

POLSEN'S POOLS PTY LTD
ACN: 147 513 522



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

BRENDAN AND ANNA CLOHESY

Pursuant to a domestic building contract dated

11/05/2015

For the contract price of

\$35,000.00

Type of cover

Cover is only provided if POLSEN'S POOLS PTY LTD has died, becomes insolvent or has disappeared*

Period of cover

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.

**Domestic Building Insurance
Certificate of Insurance**

Policy Number 840041971BWI-30

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



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.

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

Victorian Managed Insurance Authority (VMIA)

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.

Property Report

from www.land.vic.gov.au on 13 January 2021 10:15 AM

Lot and Plan Number: Lot 271 PS535157

Address: 9 HEIDI COURT MILDURA 3500

Standard Parcel Identifier (SPI): 271\PS535157

Local Government (Council): MILDURA **Council Property Number:** 31236

Directory Reference: VicRoads 535 L1

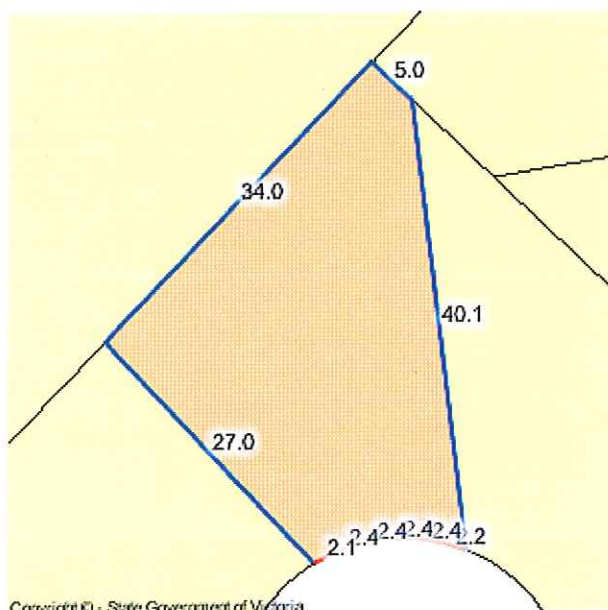
This parcel is not in a designated bushfire prone area.

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: 802 sq. m

Perimeter: 120 m

For this parcel:

- Site boundaries
- Road frontages

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

Planning Zone Summary

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

Planning Overlays: LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)
SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 7 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](#)

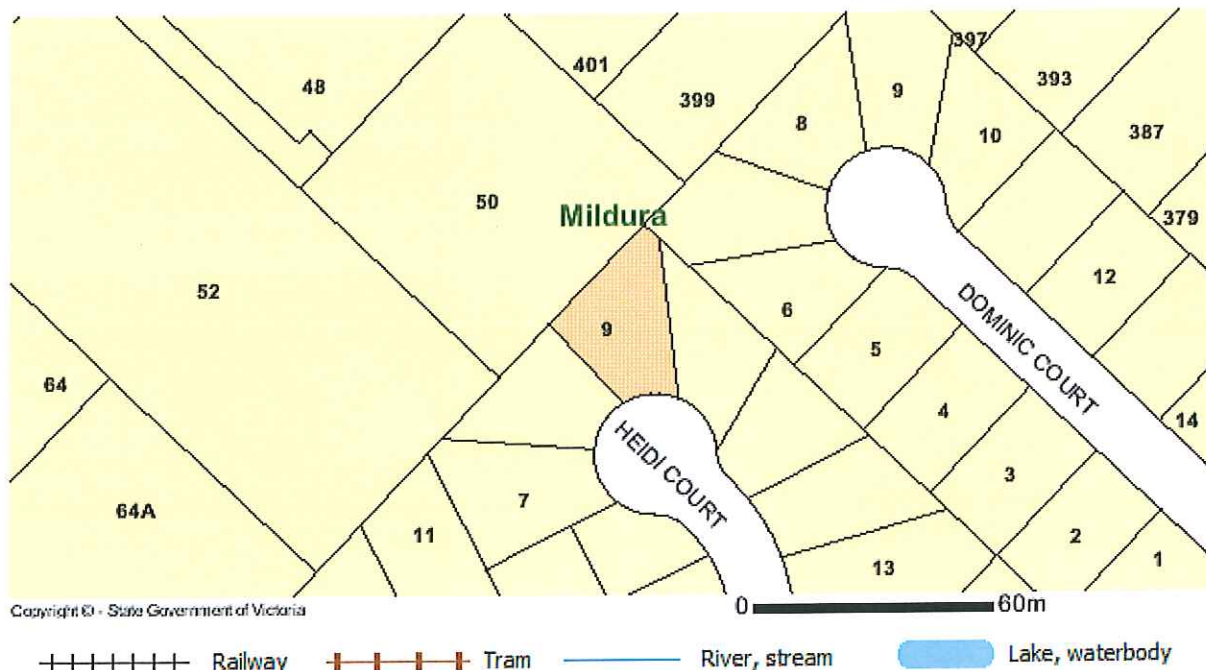
The Planning Property Report includes separate maps of zones and overlays

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



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 13 January 2021 10:16 AM

PROPERTY DETAILS

Address: **9 HEIDI COURT MILDURA 3500**
Lot and Plan Number: **Lot 271 PS535157**
Standard Parcel Identifier (SPI): **271\PS535157**
Local Government Area (Council): **MILDURA**
Council Property Number: **31236**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 L1**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

[View location in VicPlan](#)

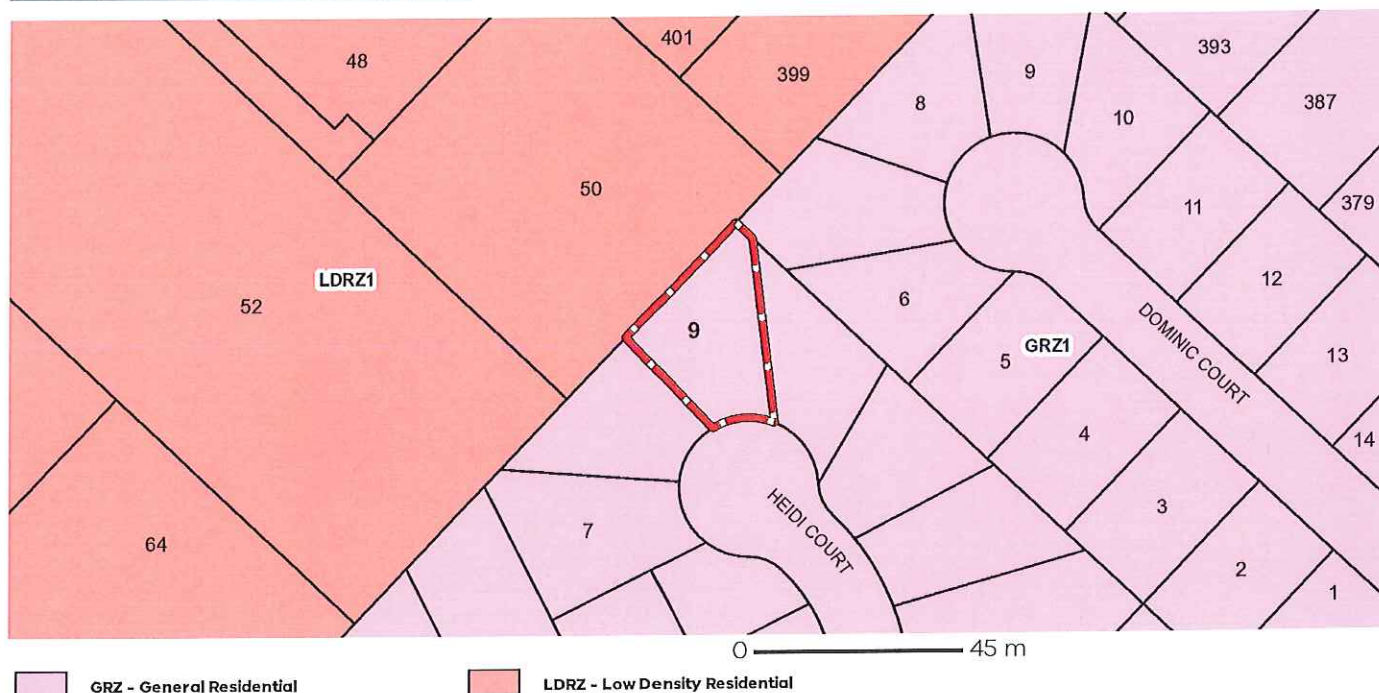
STATE ELECTORATES

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

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

PLANNING PROPERTY REPORT

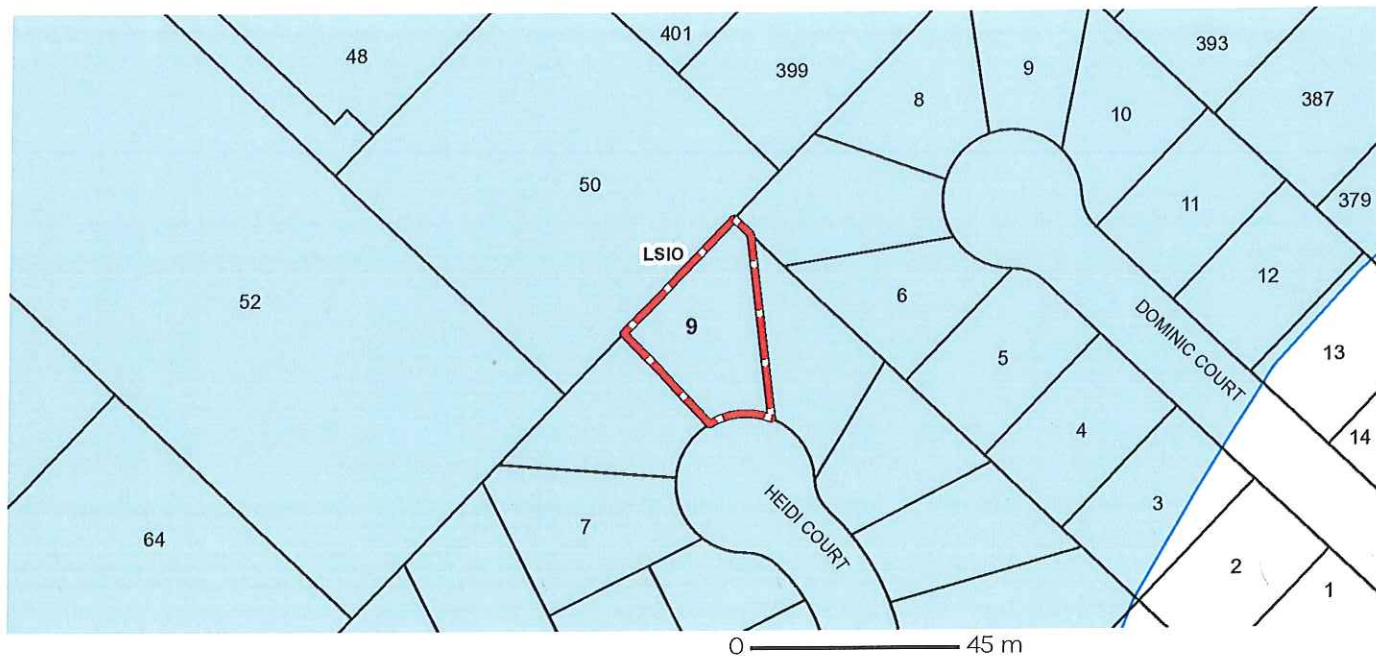


Environment,
Land, Water
and Planning

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

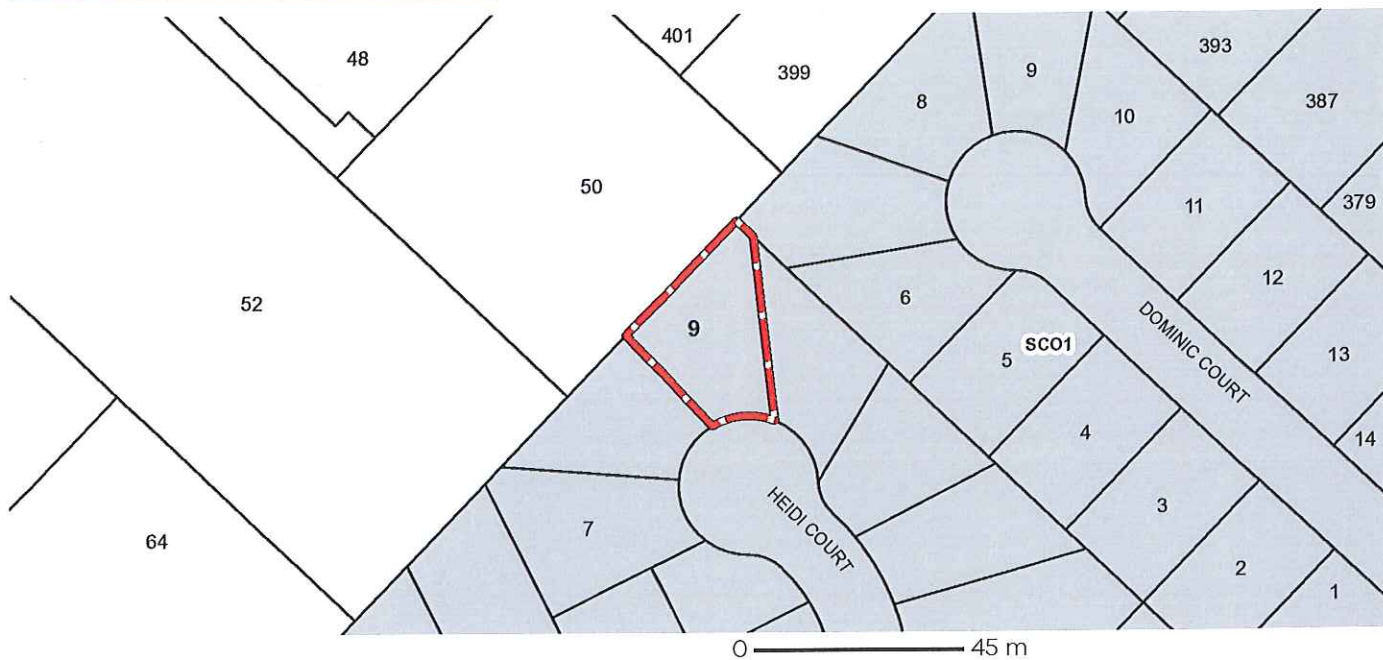


LSIO - Land Subject to Inundation

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



SCO - Specific Controls

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 7 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

<https://mapshare.maps.vic.gov.au/vicplan>

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

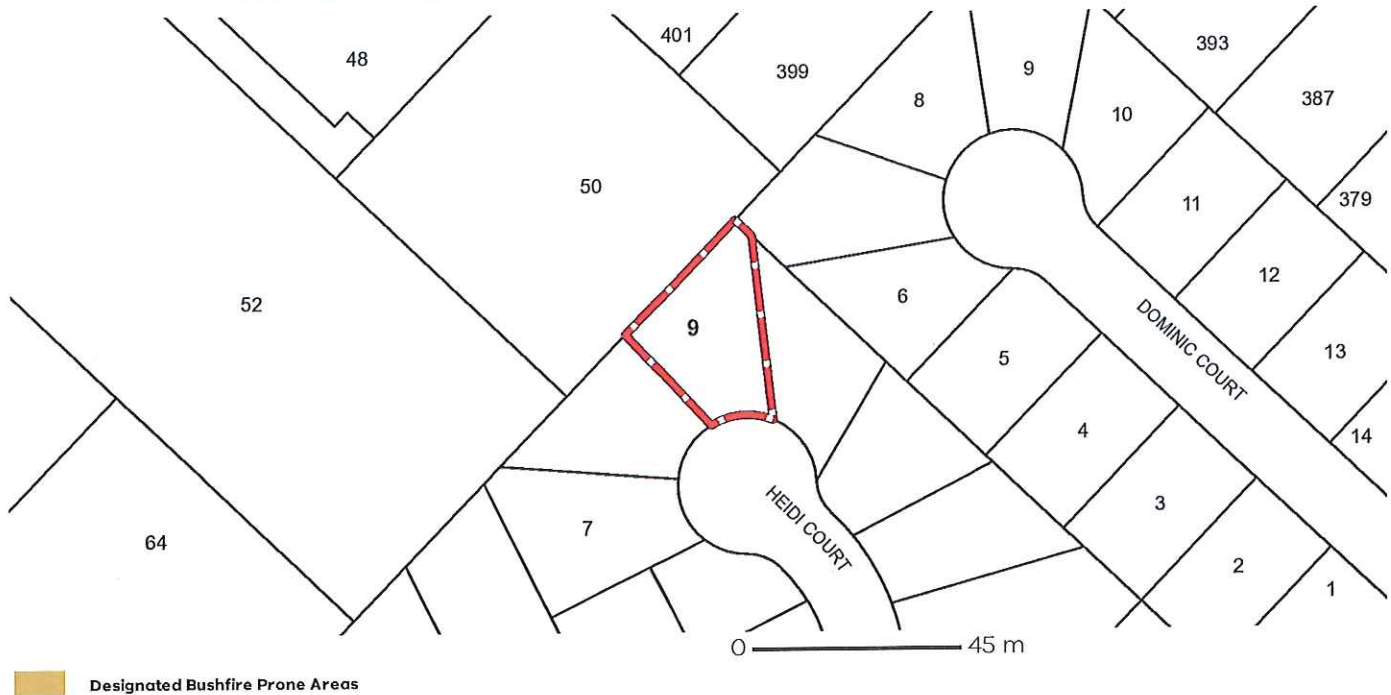
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

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



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

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

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

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

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

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

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

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

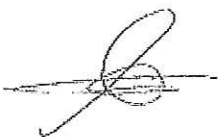
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

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 black ink, appearing to be 'Mark Yantzes', written over a horizontal line.

Mark Yantzes

MUNICIPAL BUILDING SURVEYOR

MY/jb

Due diligence checklist for home buyers

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. This page contains links to organisations and web pages that can help you learn more.

From 1 October 2014, all sellers or estate agents must make this checklist available to potential buyers.

Sellers or estate agents must:

- ensure copies of the due diligence checklist are available to potential buyers at any open for inspection
- include a link to this webpage ([consumer.vic.gov.au/due diligence checklist](http://consumer.vic.gov.au/due-diligence-checklist)) or include a copy on any website maintained by the estate agent or the seller (if no estate agent is acting for the seller).

You can print additional copies of the [Due diligence checklist {Word, 140KB}](#).

Urban living

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.

For more information, visit the [Commercial and industrial noise page on the Environment Protection Authority website](#) and the [Odour page on the Environment Protection Authority website](#).

Buying into 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.

For more information, view our [Owners Corporations section](#) and read the [Statement of advice and information for prospective purchasers and lot owners \(Word, 53KB\)](#).

Growth areas

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

For more information, visit the [Growth Areas Infrastructure Contribution page on the Department of Planning, Transport and Local Infrastructure website](#).

Flood and fire risk

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.

More information:

- [Australian Flood Risk Information Portal - Geoscience Australia website](#)
- [Melbourne Water website](#)
- [Mallee Catchment Management Authority website](#)
- » [North Central Catchment Management Authority website](#)
- [Glenelg Hopkins Catchment Management Authority website](#)
- [North East Catchment Management Authority website](#)
- [Wimmera Catchment Management Authority website](#)
- [West Gippsland Catchment Management Authority website](#)
- » [Bushfire Management Overlay in planning schemes - Department of Transport, Planning and Local infrastructure website](#)
- [Building in bushfire prone areas - Department of Transport, Planning and Local Infrastructure website.](#)

Rural properties

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. For information about what impacts you should expect and how to manage them, visit the [new landholders section on the Department of Environment and Primary Industries website.](#)
- » Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property. The limitations on clearing and processes for legal clearing are set out on the [Native Vegetation page on the Department of Environment and Primary industries website.](#)
- » Do you understand your obligations to manage weeds and pest animals? Visit the [New landholders section on the Department of Environment and Primary Industries website.](#)
- Can you build new dwellings? Contact the local council for more information.
- » 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? For more information, visit the [Department of Environment and Primary Industries website.](#)

Earth resource activity, such as mining

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.

For more information, visit the [CeoVic page on the Department of State Development Business and Innovation website](#) and the [Information for community and landholders page on the Department of State Development Business and Innovation website.](#)

Soil and groundwater contamination

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.

For information on sites that have been audited for contamination, visit the [contaminated site management page on the Environment Protection Authority website](#).

For guidance on how to identify if land is potentially contaminated, see the Potentially Contaminated Land General Practice Note June 2005 on the [Miscellaneous practice and advisory notes page on the Department of Planning and Community Development website](#).

Land boundaries

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.

For more information, visit the [Property and land titles page on the Department of Transport, Planning and Local Infrastructure website](#).

Planning controls affecting 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.

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.

The local council can give you advice about planning schemes, as well as details of proposed or current planning permits. For more information, visit the [Planning Schemes Online on the Department of Planning and Community Development website](#).

A cultural heritage management plan or cultural heritage permit may be required prior to works being undertaken on the property. [The Aboriginal Heritage Planning Tool on the Department of Premier and Cabinet website](#) can help determine whether a cultural heritage management plan is required for a proposed activity

Safety

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.

For more information, visit the [Consumers section on the Victorian Building Authority website](#) and the [Energy Safe Victoria website](#).

Building permits

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.

For more information about building regulation, visit our Building and renovating section.

Aboriginal cultural heritage and building plans

For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the [Aboriginal Cultural Heritage Planning Tool section on the Department of Premier and Cabinet website](#).

Insurance cover for recent building or renovation works

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

You can find out more about insurance coverage on the [Owner builders page on the Victorian Building Authority website](#) and [Domestic building insurance page on the Victorian Building Authority website](#).

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.

For more information, visit the [Choosing a retailer page on the Your Choice website](#).

For information on possible impacts of easements, visit the [Caveats, covenants and easements page of the Department of Transport, Planning and Local Infrastructure website](#).

For information on the National Broadband Network (NBN) visit the [NBN Co website](#).

Buyers' rights

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.

For more information, view our [Buying property section](#).

Professional associations and bodies that may be helpful:

* Archicentre website

[Association of Consulting Surveyors Victoria website](#)

[Australian Institute of Conveyancers \(Victorian Division\) website](#)

[Institute of Surveyors Victoria website](#)

[Law institute of Victoria website](#)

[Real Estate Institute of Victoria website](#)

[Strata Community Australia \(Victoria\) website](#).

Government of Victoria (Consumer Affairs Victoria) 2014

<http://www.consumer.vic.gov.au/duediligencechecklist> 5/5

Vendor: Michael William Dean and Carol Lyne Dean

Vendor's Section 32 Statement

Property: 9 Heidi Court, Mildura

Vendor's Conveyancer:

**ALLSTATE CONVEYANCING SERVICES PTY. LTD.
Of 170 Eighth Street, Mildura, Vic, 3500.**

**Phone: 03 50 235355
Facsimile: 03 50 235653
Ref: 21025 Dean (Sally)**