

SECTION 32 STATEMENT

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

Vendor: Liesma Kate Berzins and Anita Marta Berzins

Property: 157 Twelfth Street MILDURA VIC 3500

VENDORS REPRESENTATIVE

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

PO Box 1012
MILDURA VIC 3502

Tel: 03 5022 9300
Email: warrick@mildurapropertytransfers.com.au

Ref: Warrick Watts

SECTION 32 STATEMENT
157 TWELFTH STREET MILDURA VIC 3500

1. FINANCIAL MATTERS

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

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

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

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

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

2. INSURANCE

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

3. LAND USE

(a) **RESTRICTIONS**

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

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

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

(b) **BUSHFIRE**

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

5. BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

6. OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed
- (2) ~~Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~
~~— any certificate of release from liability to pay;~~

SECTION 32 STATEMENT
157 TWELFTH STREET MILDURA VIC 3500

- ~~— any certificate of deferral of the liability to pay;~~
- ~~— any certificate of exemption from the liability to pay;~~
- ~~— any certificate of staged payment approval;~~
- ~~— any certificate of no GAIC liability;~~
- ~~— any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
- ~~— any notice given under that Part providing evidence of an exemption of the liability to pay;~~

OR

- ~~— a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*;~~

8. SERVICES

| Service | Status |
|--------------------|---------------|
| Electricity supply | Not Connected |
| Gas supply | Not Connected |
| Water supply | Connected |
| Sewerage | Connected |
| Telephone services | Not Connected |

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

9. TITLE

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT
157 TWELFTH STREET MILDURA VIC 3500

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

10. DUE DILLIGENCE CHECKLIST

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

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Liesma Kate Berzins and Anita Marta Berzins

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

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

Register Search Statement - Volume 5894 Folio 607

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

VOLUME 05894 FOLIO 607

Security no : 124087672599A
Produced 21/01/2021 12:22 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 013760.
PARENT TITLE Volume 02908 Folio 472
Created by instrument 1547028 27/04/1934

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
LIESMA KATE BERZINS of 157 TWELFTH STREET MILDURA VIC 3500
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
ANITA MARTA BERZINS of 40 ROBERTS STREET BIRKENHEAD SA 5015
AJ345605P 30/11/2011

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AS338794U 10/07/2019
Caveator
LOWER MURRAY URBAN AND RURAL WATER CORPORATION
Grounds of Claim
STATUTORY CHARGE ARISING UNDER THE WATER ACT 1989.
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
LOWER MURRAY WATER
Notices to
KALEB SEXTON of 741-759 FOURTEENTH STREET MILDURA VIC 3000

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 LP013760 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: 157 TWELFTH STREET MILDURA VIC 3500

DOCUMENT END

**The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State
of Victoria to provide this information
via LANDATA® System. Delivered at 21/01/2021, for Order Number 66153012. Your reference: Berzins.**

PLAN OF SUBDIVISION
OF LOT 3 SECTION 82 BLOCK D LP2144
BEING PART OF CROWN PORTION I
PARISH OF MILDURA
COUNTY OF KARKAROOO

VOL. 2908 FOL. 472

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

12TH

COLOUR CODE

BL=BLUE
BR=BROWN
Y=YELLOW
G=GREEN
P=PURPLE
R=RED

LP 13760
EDITION 2

PLAN MAY BE LODGED 30-11-1933

APPROPRIATIONS

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR ROADS

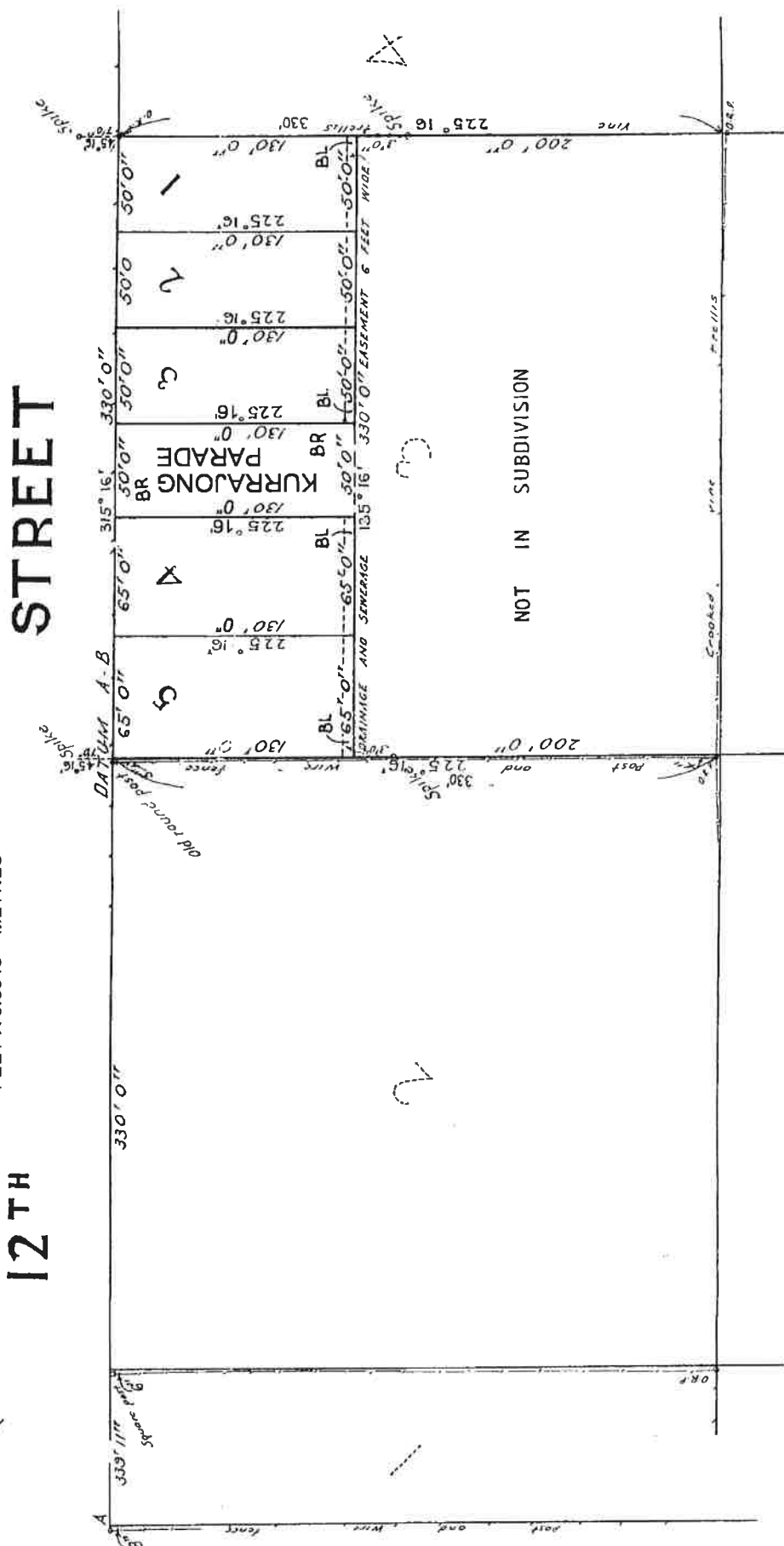
THE LAND COLORED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE

NOTATIONS

THE RESERVATIONS AND CONDITIONS
CONTAINED IN CIG VOL. 2040 FOL. 912
AFFECT THE LAND IN THIS PLAN



WALNUT AVENUE



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 13760

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 21/01/2021 12:24:13 PM

| | | | |
|----------------------|------------------------|----------------|-----------|
| Status | Registered | Dealing Number | AS338794U |
| Date and Time Lodged | 10/07/2019 09:35:09 AM | | |

Lodger Details

| | |
|-------------|--------------------|
| Lodger Code | 22973G |
| Name | LOWER MURRAY WATER |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | 8321 |

CAVEAT

| | |
|--------------|----------|
| Jurisdiction | VICTORIA |
|--------------|----------|

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

5894/607

Caveator

| | |
|------|------------------------------------------------|
| Name | LOWER MURRAY URBAN AND RURAL WATER CORPORATION |
|------|------------------------------------------------|

Grounds of claim

Statutory charge arising under the Water Act 1989.

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely

Name and Address for Service of Notice

Kaleb Sexton

Address

| | |
|------------------|------------|
| Street Number | 741 |
| To Street Number | 759 |
| Street Name | FOURTEENTH |
| Street Type | STREET |
| Locality | MILDURA |



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

| | |
|----------|------|
| State | VIC |
| Postcode | 3000 |

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. 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.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.

| | |
|-----------------------|------------------------------------------------|
| Executed on behalf of | LOWER MURRAY URBAN AND RURAL WATER CORPORATION |
| Signer Name | KALEB SEXTON |
| Signer Organisation | LOWER MURRAY WATER |
| Signer Role | AUTHORISED SIGNATORY |
| Execution Date | 10 JULY 2019 |

File Notes:

NIL

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

Statement End.

FORM OF GENERAL NON-ENDURING POWER OF ATTORNEY

This general non-enduring power of attorney is made under Part 2 of
the **Powers of Attorney Act 2014** and has effect as a deed.

This general non-enduring power of attorney is made on the:

Print date here

21st day of December, 20 20

Print your full name here

I, Anita Marta Berzins

Print your address here

of 276 Military Road, Grange, SA, 5022

*Print the full name of
your attorney here*

Cross out the following option if you wish to appoint more than one attorney.

appoint Liezma Kate Berzins

*Print your attorney's
address here*

of Unit 41/ 344 San Mateo Avenue, Mildura, VIC, 3500

to be my attorney

OR

*Print the full name of
your first attorney here*

Cross out the following option if you wish to appoint one attorney.

appoint _____

*Print your first attorney's
address here*

of _____

*Print the full name of your
second attorney here*

and _____

*Print your second
attorney's address here*

of _____

*Tick one of the
following options*

☐ jointly to be my attorneys ☐ jointly and severally to be my
attorneys

General non-enduring power of
attorney form

Print name of
alternative attorney

and I appoint _____

Print address of
alternative attorney

of _____

Print name of attorney
in respect of whom
alternative attorney is
appointed

as alternative attorney for: _____

Print name of
alternative attorney

and I appoint _____

Print address of
alternative attorney

of _____

Print name of attorney
in respect of whom
alternative attorney is
appointed

as alternative attorney for: _____

~~Cross out the following option if you wish to appoint just one alternative attorney.~~

~~and I appoint _____~~

~~of _____~~

~~as alternative attorney for: _____~~

I **authorise** my attorney(s) to do on my behalf anything that I may
lawfully authorise an attorney to do.

I specify that this power of attorney begins:

Tick one of the
following options,
if no option is chosen
the power begins
immediately

☒ immediately

☐ on this date 21/12/2020
insert date

☒ on this occasion For matters pertaining to the sale of 157 Twelfth Street
insert occasion

Sign your name here

Signed as a deed by: 



Mildura Rural City Council

Internal Use Only



TAX INVOICE

00000000000000000000

L & A M Berzins
157 Twelfth Street
MILDURA VIC 3500

033

Total Rates & Charges For this Year

\$2,413.28

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

157 Twelfth Street MILDURA VIC 3500
Lot 3 PS 13760 Sec 82 Blk D

AVPCC: 118 - Residential Land (w/ buildings that add no val)

RATING DETAILS

Balance B/Fwd as at 01/07/2020

Residential Rate

Waste Management

| | | |
|------------|--------|------------|
| 0.00620605 | 298000 | -\$63.38Cr |
| 434.79 | 1 | \$1,849.40 |
| | | \$434.79 |

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)

Residential Fire Levy (Variable)

| | | |
|----------|--------|----------|
| 113.00 | 1 | \$113.00 |
| 0.000054 | 298000 | \$16.09 |

PAYMENT DEADLINES EXTENDED

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

COVID-19 SUPPORT

Relief options are available to assist ratepayers experiencing financial hardship.
Visit mildura.vic.gov.au/coronavirus or call us for details.

TOTAL AMOUNT

\$2,349.90

Payment In full

Due 15 Feb 2021
\$2,349.90

Or

1st Instalment

Due 14 Oct 2020
\$539.94

2nd Instalment

Due 14 Dec 2020
\$603.32

3rd Instalment

Due 28 Feb 2021
\$603.32

4th Instalment

Due 31 May 2021
\$603.32

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

Payment Slip

L & A M Berzins
157 Twelfth Street MILDURA VIC 3500
Assessment No: 7332

Payment In Full: \$2,349.90
Or 1st Instalment: \$539.94



Biller code: 93922
Ref: 73320

BPAY this payment via Internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 73320

POST billpay



Full Payment *41 73320



Post Billpay Biller code: 0041
Ref: 73320

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

Centrepay Ref:
555 054 730B

Internal Use Only



MILDURA
741 - 759 Fourteenth Street Mildura 3500
PO Box 1439 Mildura 3502
AUSDOCX 50023
Tel: (03) 5051 3400 Fax: (03) 5051 3460

SWAN HILL
73 Bevedge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOCX 30164
Tel: (03) 5036 2150 Fax: (03) 5036 2180



KERANG
56 Wellington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOCX 57908
Tel: (03) 5460 3960 Fax: (03) 5450 3967



24 Hour Supply Emergency
1800 808 830

MS LK BERZINS & MS AM BERZINS
C/- 157 TWELFTH STREET
MILDURA VIC 3500

Property Address : 157 TWELFTH STREET MILDURA VIC 3500 (Prop:8321) - Urban Account

Water Service Tariff
Water by Measure Chg-Info on reverse
Sewerage Service Tariff

| Charge | Balance |
|-----------------------------|-------------------|
| 52.09 | 52.09 |
| | 0.00 |
| 122.96 | 122.96 |
| ARREARS & Other Adjustments | 6,255.76 |
| TOTAL OWING | \$6,430.81 |

Reference No. 008321
URBAN ACCOUNT

Amount Due \$6,430.81

Due Date 24 Feb 2021

Date of Issue: 18/01/2021
Tariffs and Charges Notice
3rd Quarter 2020/21
01/01/2021 - 31/03/2021

POST *850 700083215

REPRINT



LMW054G

15504742

Payment Slip - Methods of Payment

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

008321
157 TWELFTH STREET MILDURA VIC 3500 (Prop:8321) - Urban Account



Direct Debit
Please contact your local office.



*850 700083215 \$6,430.81



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



Billpay Code: 0850
Ref: 700083215

Pay in person at any Post Office.



Bill Code: 78477
Ref: 700083215

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



Bill Code: 78477
Ref: 700083215

BPAY - Make this payment via internet or phone banking.

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

BPAY View Registration No: 700083215

Amount Due

\$6,430.81



By Phone
Pay by phone *850 700083215
Standard call charges apply

See reverse for In Person and By Mail options



Mildura Rural City Council

Request For Building Information
Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

SAI Global Property
property.certificates@saiglobal.com

| | |
|---------------------|---------------------------|
| File: | PA7332 |
| Your Ref: | 66227760:101088612 |
| Date Issued: | 1 February 2021 |

| | |
|--------------------------|--------------------------------------------------------------------------------------------------------------------|
| Property Address: | 157 Twelfth Street – MILDURA Lot 3 on Plan of Subdivision 013760 Volume 05894 Folio 607 |
|--------------------------|--------------------------------------------------------------------------------------------------------------------|

N.B. Please see page 2 for Salinity Statement

Regulation 51 (1)

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

Nil

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

Nil

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

Nil

Signed:
MARK YANTSES
MUNICIPAL BUILDING SURVEYOR

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

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

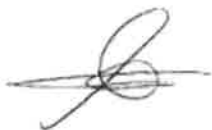
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

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

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

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

Yours sincerely

A handwritten signature in black ink, appearing to be 'Mark Yantses', with a stylized, looped design.

Mark Yantses

MUNICIPAL BUILDING SURVEYOR

MY/jb

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 03 February 2021 10:11 AM

PROPERTY DETAILS

Address: **157 TWELFTH STREET MILDURA 3500**
Lot and Plan Number: **Lot 3 LP13760**
Standard Parcel Identifier (SPI): **3\LP13760**
Local Government Area (Council): **MILDURA**
Council Property Number: **7332**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 535 O6**

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

SUZ - Special Use

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

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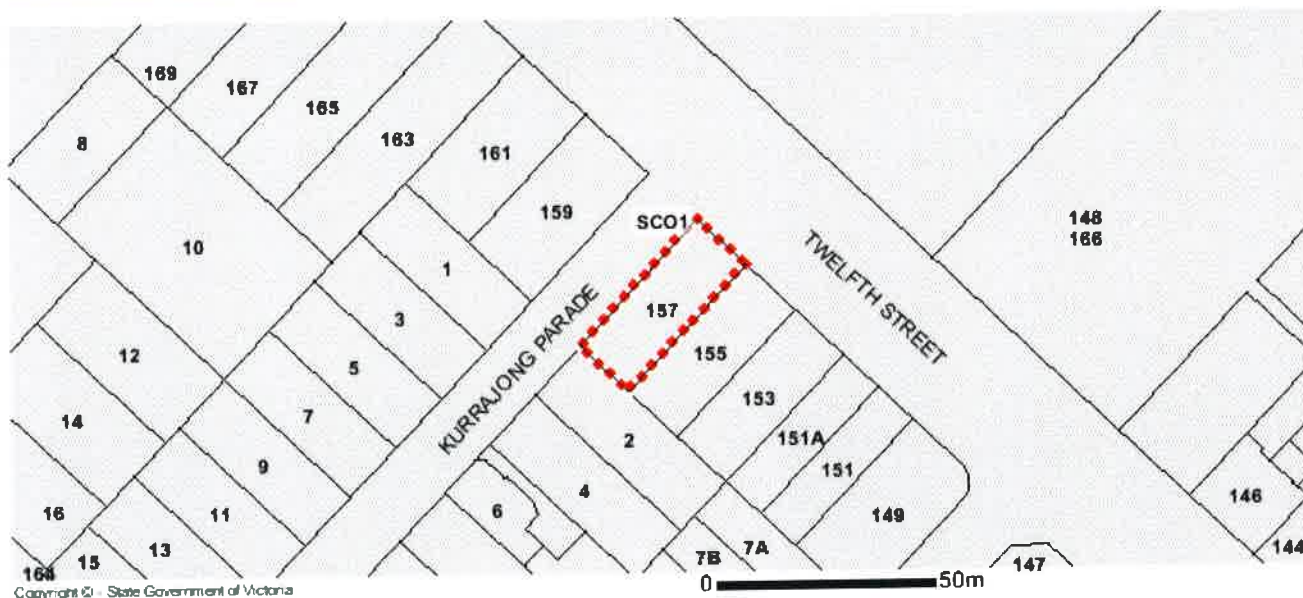
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 157 TWELFTH STREET MILDURA 3500

Planning Overlay

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



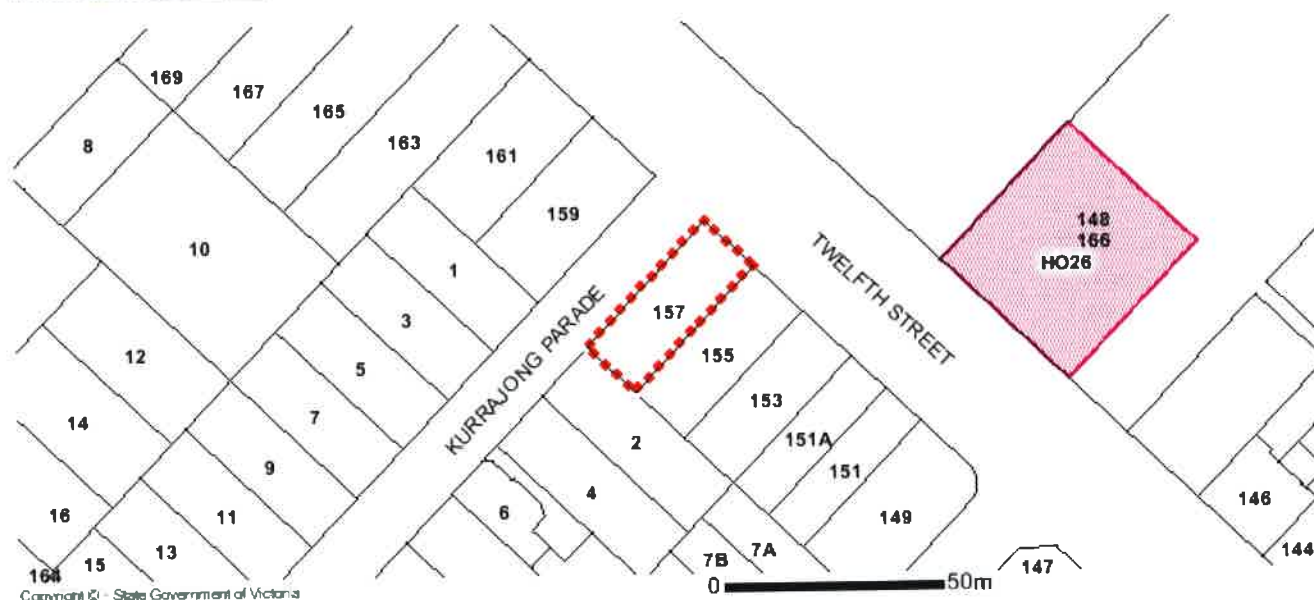
SCO - Specific Controls

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage

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

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

PLANNING PROPERTY REPORT: 157 TWELFTH STREET MILDURA 3500

Further Planning Information

Planning scheme data last updated on 27 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>

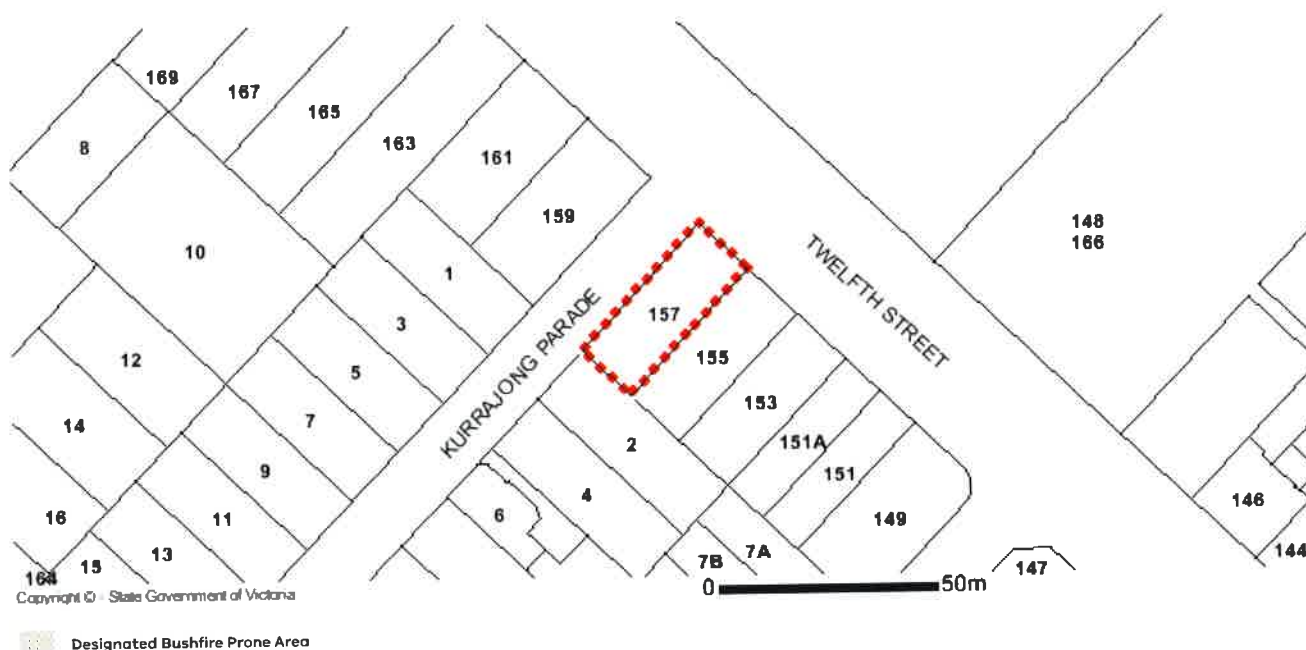
For details of surrounding properties, use this service to get the Reports for properties of interest.

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](https://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.