

SECTION 32 STATEMENT

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

Vendor: Daniel James Blanch and Beverley Jane Blanch

Property: 22 Albert 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
22 ALBERT 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
Lower Murray Water	See attached	
Mildura Rural City Council	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*.

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(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;~~

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- ~~— 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	Connected
Gas supply	Connected – bottled only
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 -

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- (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

Daniel James Blanch and Beverley Jane Blanch

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 9078 Folio 546

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

VOLUME 09078 FOLIO 546

Security no : 124089020610V
Produced 31/03/2021 12:47 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 114660.
PARENT TITLE Volume 09067 Folio 801
Created by instrument LP114660 22/04/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DANIEL JAMES BLANCH
BEVERLEY JANE BLANCH both of 10 ALBERT ST MILDURA SOUTH 3500
S117517W 11/09/1992

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE S117518T 11/09/1992
BANK OF MELBOURNE LTD

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 TP678092V 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: 22 ALBERT STREET MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

TITLE PLAN	EDITION 1	TP 678092V
<p>Location of Land</p> <p>Parish: MILDURA</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: LP114660</p> <p>Derived From: VOL 9078 FOL 546</p> <p>Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p>Description of Land / Easement Information</p> <p style="text-align: center;">ENCUMBRANCES REFERRED TO</p> <p style="text-align: center;"><u>THE RESERVATIONS AND CONDITIONS</u> contained in Transfer 287859 -</p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 06/11/2000</p> <p>VERIFIED: G.B.</p>
<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>

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VICTORIAN LAND TITLE

Transfer of Land

Section 45 Transfer of Land Act 1958



110992 1047 45 56 S117517W

Lodged at the Land Titles Office by:

Name: **BANK OF MELBOURNE LIMITED**
Phone: **41 J**

"Your Guide to the T1 Form"

MADE AVAILABLE / CHANGE CONTROL

Ref: _____ Customer Code _____ Land Titles 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 and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land (Title)

Certificate of Title Volume 9078 Folio 546

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

All my estate in fee simple

Consideration

\$66,000.00

Transferor (Full name)

JAGRANDA HOLDINGS PTY. LTD.

Transferee (Full name and address for future notices including postcode)

DANIEL JAMES BLANCH and BEVERLEY JANE BLANCH both of 10 Albert Street
Mildura South 3500 as Joint Tenants.

Directing Party (Full name)

Dated: 19/8/1992

Execution and Attestation

THE COMMON SEAL of JAGRANDA HOLDINGS PTY. LTD. was hereto affixed in accordance with its Articles of Association in the presence of:

.....Director
.....Secretary



SIGNED By the said Transferees in the presence of:

[Signatures]

Land Titles Office Use Only

T1



29 SEP 1992

Licence No. 292615

TID 050253318 PDC 52 04/09/92
RPH 68190 AMT \$ 1,456.00
Stamp Duty, Victoria
52795112086372

ORDER TO REGISTER

To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

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TO THE REGISTRAR OF TITLES
PLEASE REGISTER THIS TRANSFER



CHAFFEY BROS. LIMTD
139 pm

287859

MICROFILMED

FREENHOLD

VICTORIA.



Transfer of Land.



0287859-1-5

WE, GEORGE CHAFFEY and WILLIAM BENJAMIN CHAFFEY of Melbourne and Mildura in the Colony of Victoria irrigationists being registered as the proprietors of an Estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Two hundred

pounds (£200) only paid to us by Thomas Green of Macedon Taruwick

do hereby transfer to the said Thomas Green All our estate and interest in All that piece of rough land being Lot Eighteen

10 acres of Section Shirley of Block 4 of Crown portion Two Part of the land in the parish of Mildura County of Karkarac delineated on the plan of subdivision lodged at the Office of Titles Numbered 2380 TOGETHER with a sufficient water right to be held with and run with the said land as a perpetual easement within the intent of and as required by the condition in that behalf contained in the Crown grant to us Volume 2043 Folio 418498

15-9-90
Ex. All
16-9-90

Reserving unto us our executors administrators transferees and assigns the full and free right and liberty to and for us and them and our and their servants agents and workmen at all times hereafter without any cost or expense to enter into and upon the said land and to dig cut and excavate the same and make lay or construct thereon or therein reservoirs embankments dams watercourses channels races aqueducts drains culverts flumes levels mains water pipes stop cocks stand pipes meters fire plugs connection or service pipes or other water works or apparatus connected therewith and also to repair maintain alter cut off or remove any such water works or apparatus so made laid or constructed or replace them with others but so that any such Act shall not prejudice the Water right hereinbefore assured and also to go pass and repass for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the said land.

Am
5-9-90

Provided Always and this transfer is made on the special condition that the said Thomas Green his executors administrators transferees or assigns will at his or their own expense forthwith destroy and keep the said land free from all vermin noxious insects scale bugs Bathurst burr wild briar and gorse.

287859

And Whereas a Company has been formed and incorporated under "The Companies' Statute 1864" under the style of "THE MILDURA IRRIGATION COMPANY LIMITED," having as one of its objects the securing to the members thereof who shall be holders of any parcel or parcels of the Two hundred and fifty thousand acres known as the Mildura Lands (which include the land comprised in this transfer) a sufficient water right to be held with and run with such parcel or parcels as a perpetual easement within the intent of the said condition in that behalf contained in the said Crown Grant and the said *Thomas Green* is the holder of *ten* paid up Shares in the said Company numbered from *5955 to 5964*.

inclusive in respect of the said land the scrip whereof is hereto annexed and the said Company doth in evidence thereof hereto affix its seal.

Dated this *First* day of *May* one thousand eight hundred and *eighty eight*.

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

George Chaffey
W B Chaffey
John Atty Geo Chaffey

Signed by the said
Thomas Green
in the presence of

Thomas Green
Thomas Green
W. A. Kilmore

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

Geo Chaffey
Stephen Curston

DIRECTORS.

(L.S.)

J. J. Milburn

SECRETARY.



287859

The Mildura Irrigation Company Limited.

Incorporated under "The Companies Acts 1901."

No. 367

Capital: £12,500, in 250,000 Shares of 1s. each.

This is to Certify that *Thomas Green*
of *Elleebourne* is the Proprietor of *Ten*
Paid-up Shares of The Mildura Irrigation Company Limited, numbered
5955 to *5964* inclusive, subject to the Articles of Association
of the said Company, and appertaining to *Lot Eighteen of section*
thirtyfour of Block A.

Given under the Common Seal of the said Company, at *Elleebourne*
this *first* day of *May* 1888 ~~189~~

The Common Seal of the said Company was hereto affixed in the presence of

John Taylor
Stephen Carter

Directors.

J. A. Williams Secretary.

THE MILDURA IRRIGATION COMPANY LIMITED
Printed by J. H. Langford, Limited, Melbourne.



0287859-2-1

X

Appeared before me at _____ the _____ day of _____
 One thousand eight hundred and _____
 the attesting witness to this instrument, and declared that he personally knew
 the person signing the same, and whose signature the said
 attested, and that the name purporting to be the signature of the said
 is his own handwriting, and that he is of sound mind, and freely and voluntarily signed such instrument

American Title Guaranty Co., 1700 Broadway, New York, N.Y.

Dated 1st May 1898

TO

MESSRS. G. and W. B. CHAFFEY.

Thomas Green

H.M.R.

Transfer.

MEMORIAL OF INSTRUMENT

Nature of Instrument.	Time of its Production for Registration	Names of the parties thereto.	No. or Symbol thereon.
TRANSFER, as to part	The 4 th day of September 1898 at 1:39 o'clock in the afternoon	George Chaffey and William Benjamin Chaffey TO Thomas Green	287559

I certify that a Memorial of the within Instrument was entered in the Register-Book Vol. 29873 No. 418498 at the time last above mentioned.

Thomas Green
 Secy. Registrar of Titles.





Mildura Rural City Council

Internal Use Only



TAX INVOICE
Mildura Rural City Council

Mrs B J & Mr D J Blanch
PO Box 89SM
MILDURA SOUTH VIC 3501



033

Total Rates & Charges For this Year
\$2,263.05
Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

22 Albert Street MILDURA VIC 3500
Lot 1 PS 114660 Sec 34 Blk E

AVPCC: 110 - Detached Home

RATING DETAILS

Residential Rate
Waste Management

0.00620605	274000	\$1,700.46
434.79	1	\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)
Residential Fire Levy (Variable)

113.00	1	\$113.00
0.000054	274000	\$14.80

Assessment No: 22814
Issue Date: 10 September 2020
Rate declaration date: 1 July 2020
Capital Improved Value:
Site Value:
Net Annual Value:
Valuation Date: 1 January 2020

<p align="center">PAYMENT DEADLINES EXTENDED</p> <p>First instalment due by 14 October 2020. Second instalment due by 14 December 2020.</p>	<p align="center">COVID-19 SUPPORT</p> <p>Relief options are available to assist ratepayers experiencing financial hardship. Visit mildura.vic.gov.au/coronavirus or call us for details.</p>
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TOTAL AMOUNT **\$2,263.05**

Payment In full Due 15 Feb 2021 \$2,263.05	Or	1st Instalment Due 14 Oct 2020 \$565.77	2nd Instalment Due 14 Dec 2020 \$565.76	3rd Instalment Due 28 Feb 2021 \$565.76	4th Instalment Due 31 May 2021 \$565.76
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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

Mrs B J & Mr D J Blanch
22 Albert Street MILDURA VIC 3500
Assessment No: 22814

Payment In Full: \$2,263.05
Or 1st Instalment: \$565.77



Biller code: 93922
Ref: 228148

BPAY this payment via Internet or phone banking.
BPAY View®- View and pay this bill using internet banking.
BPAY View Registration No.: 228148

POST billpay



Full Payment *41 228148



Post **Biller code:** 0041
Billpay **Ref:** 228148

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 3480

SWAN HILL
73 Bevendge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOCX 30164
Tel: (03) 5036 2160 Fax: (03) 5036 2180



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

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



24 Hour Supply Emergency
1800 808 830

MR DJ BLANCH & MRS BJ BLANCH
PO BOX 89SM
MILDURA SOUTH VIC 3501

Reference No. 009955
URBAN ACCOUNT

Amount Due \$227.80

Due Date 24 Feb 2021

Date of Issue: 31/03/2021

Tariffs and Charges Notice
3rd Quarter 2020/21
01/01/2021 - 31/03/2021

POST *850 700099559

Property Address : 22 ALBERT STREET MILDURA VIC 3500 (Prop:9955) - Urban Account
Lot 1 LP 114660 Blk E Sec 34 Vol 9078 Fol 546

	Charge	Balance
Water Service Tariff	52.09	52.09
Water by Measure Chg-Info on reverse	52.75	52.75
Sewerage Service Tariff	122.96	122.96
TOTAL OWING		\$227.80

Payments/Credits since last Notice **\$196.32**



LMW054G

15506279

Payment Slip - Methods of Payment

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

009955
22 ALBERT STREET MILDURA VIC 3500 (Prop:9955) - Urban Account



Direct Debit
Please contact your local office.



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

*850 700099559 \$227.80



Billpay Code: 0850
Ref: 700099559

Pay in person at any Post Office.



Bill Code: 78477
Ref: 700099559

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: 700099559

BPAY - Make this payment via internet or phone banking.

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

BPAY View Registration No: 700099559



By Phone
Pay by phone **850 700099559**
Standard call charges apply

Amount Due **\$227.80**

See reverse for In Person and By Mail options

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 31 March 2021 12:30 PM

PROPERTY DETAILS

Address: **22 ALBERT STREET MILDURA 3500**
Lot and Plan Number: **Lot 1 LP114660**
Standard Parcel Identifier (SPI): **1\LP114660**
Local Government Area (Council): **MILDURA**
Council Property Number: **22814**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 J11**

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**

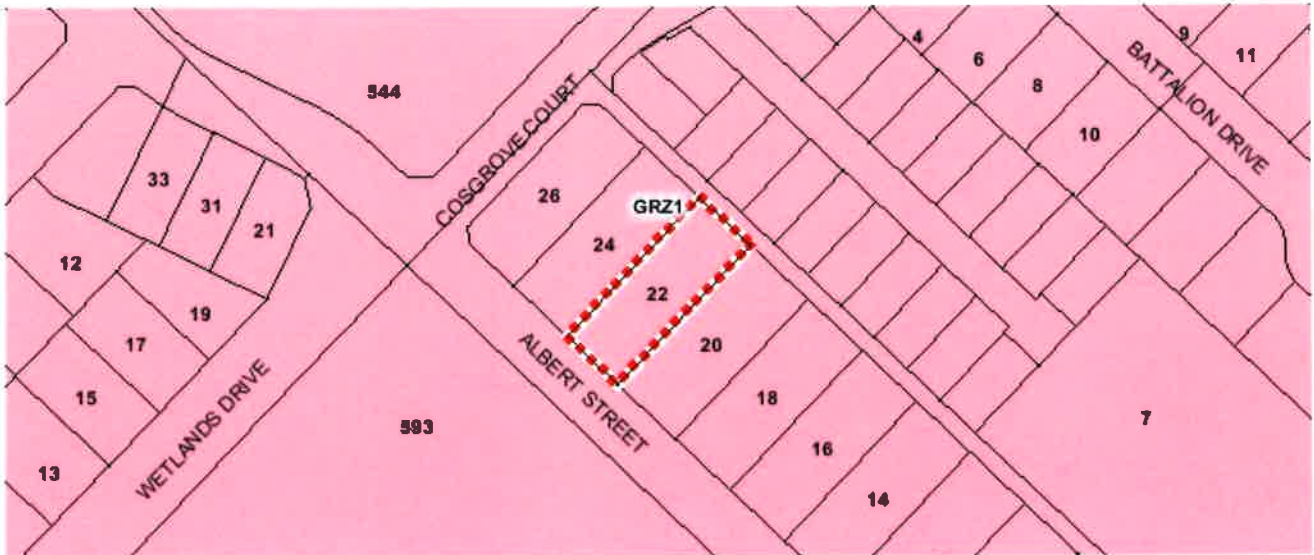
STATE ELECTORATES

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

Planning Zones

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

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



Copyright © - State Government of Victoria

0 55m

 GRZ - General Residential

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

Copyright © - State Government of Victoria

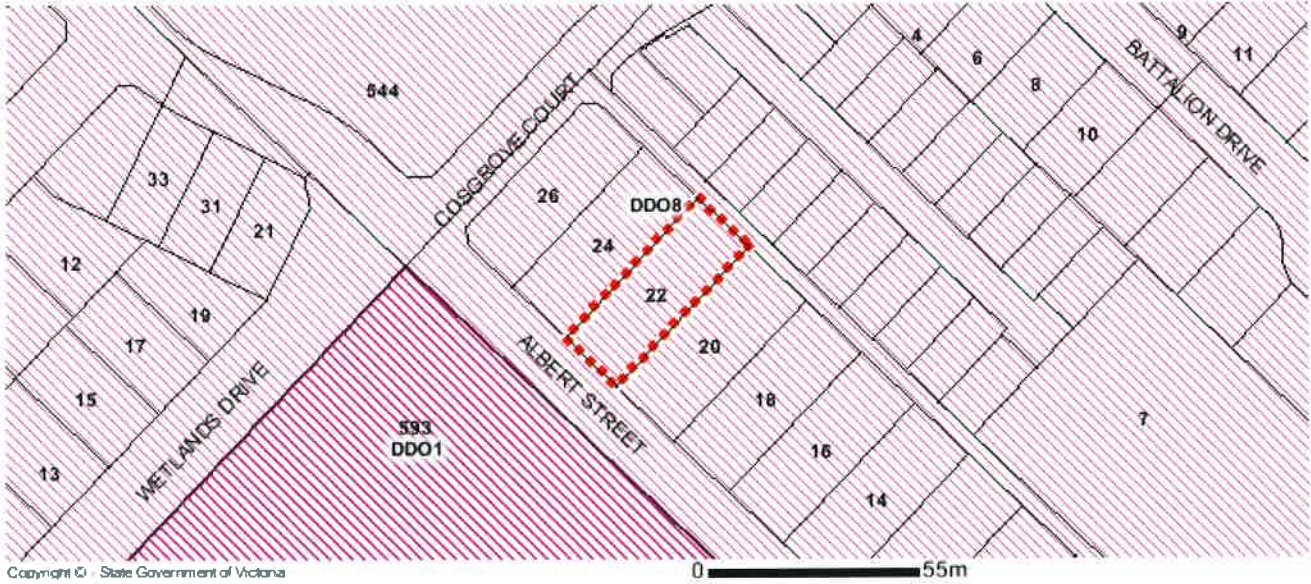
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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 Overlays

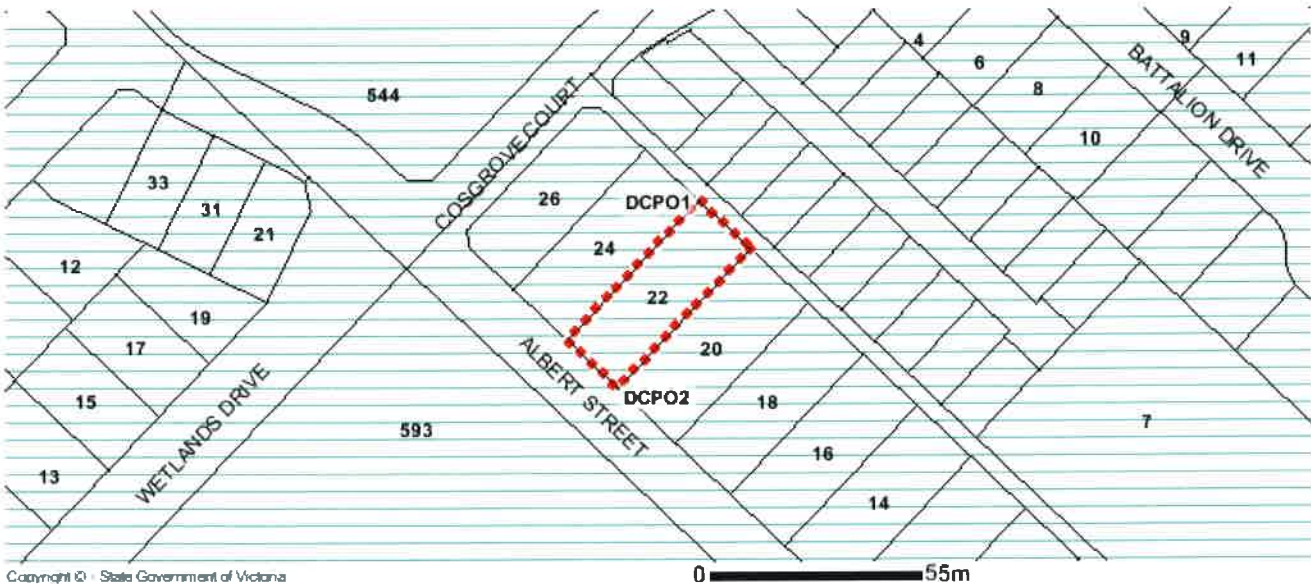
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 \(DDO8\)](#)



DDO - Design and Development

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

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 \(DCPO2\)](#)



DCPO - Development Contributions Plan

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

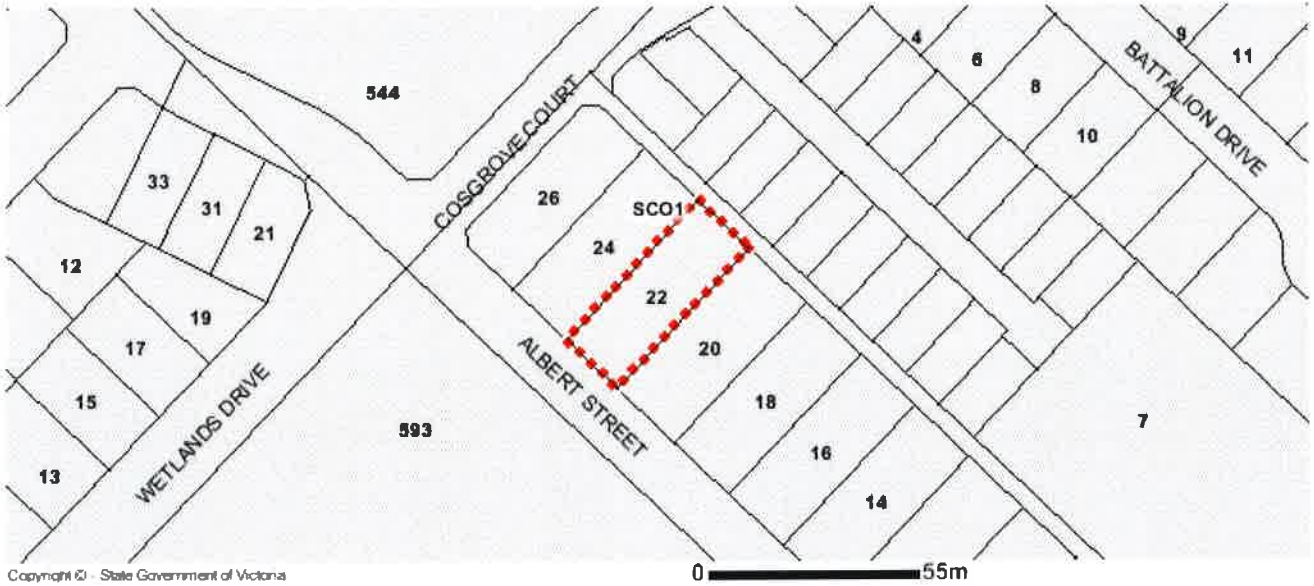
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Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



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SCO - Specific Controls

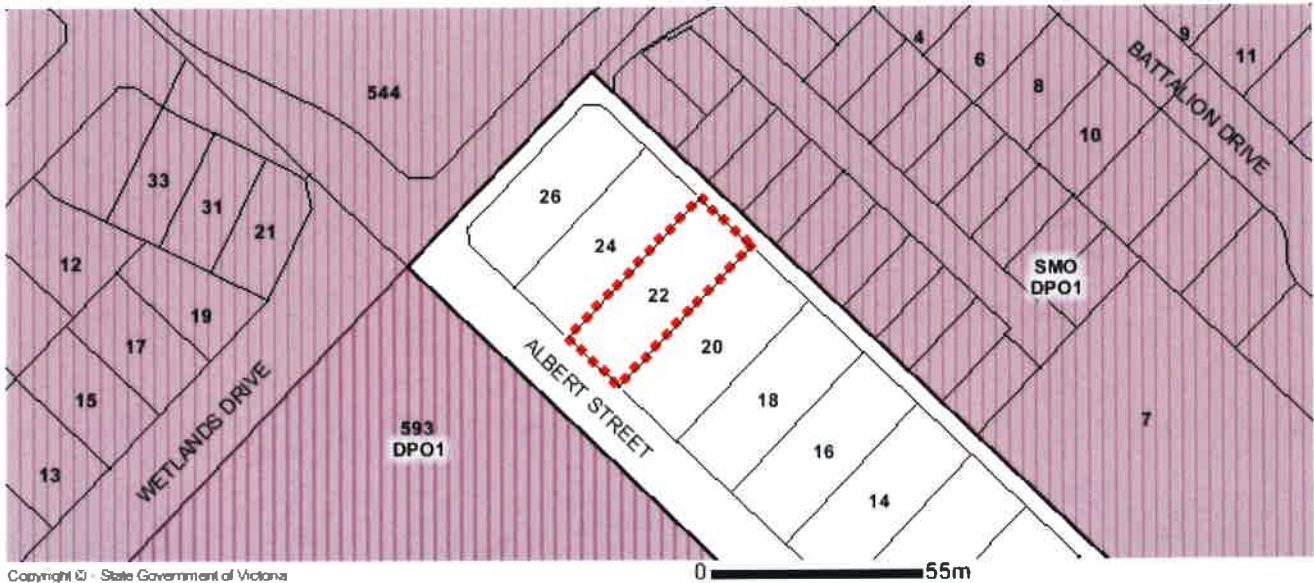
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

SALINITY MANAGEMENT OVERLAY (SMO)



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DPO - Development Plan

SMO - Salinity Management

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

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Further Planning Information

Planning scheme data last updated on 30 March 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>

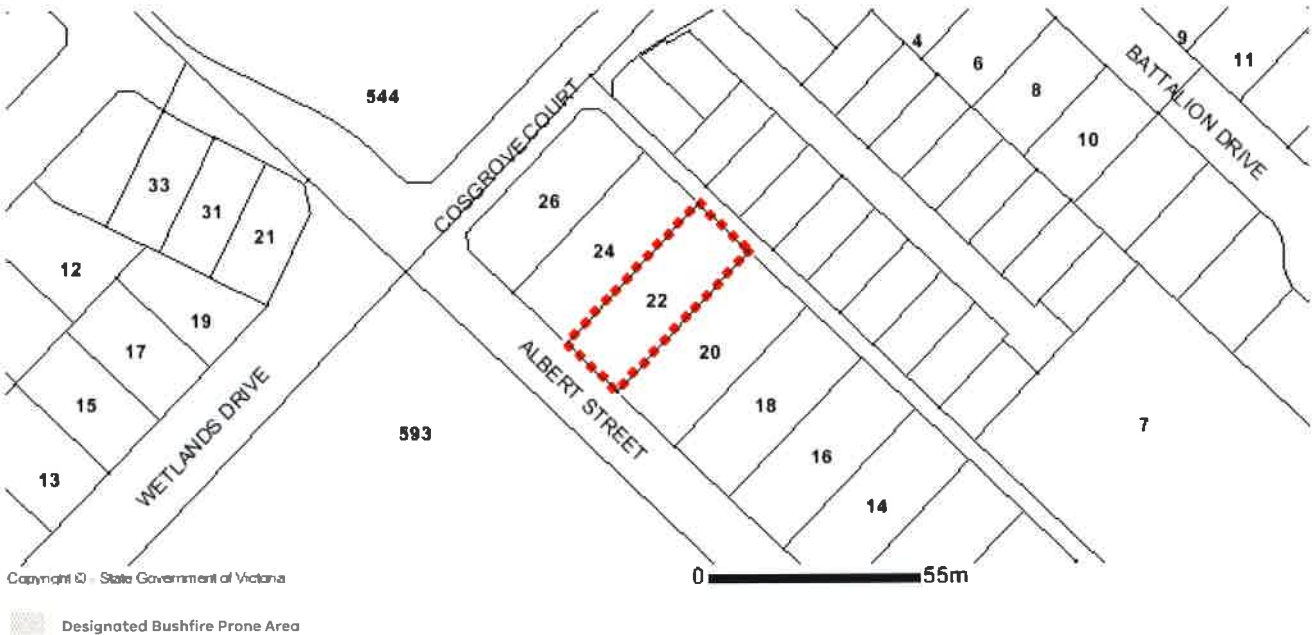
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Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.