

SPECIAL CONDITIONS

The following condition is part of the contract to which this Vendors Statement is annexed and subsequently entered into between the Vendor and any Purchaser. The condition shall take effect as a Special Condition notwithstanding any conflicting General Conditions set out in or incorporated by reference to the Contract

1. IF THE PURCHASER IS A COMPANY:

The Guarantee referred to in General Condition 3 shall be in the form set out hereunder.

FORM OF GUARANTEE

.....
.....
(hereinafter called "the Guarantors") in consideration of the within named Vendor selling to the within named Purchaser at our request the land described in the within Contract for the price and upon the terms and conditions therein set forth do hereby for ourselves our respective executors and administrators jointly and severally covenant with the said Vendor that if at any time default shall be made in the payment of the deposit or residue of purchase money or interest or other monies payable by the Purchaser to the Vendor under the within Contract or in the performance or observance of any term or condition of the within Contract to be performed or observed by the Purchaser we will forthwith on demand by the Vendor pay to the Vendor the whole of such deposit residue of purchase money interest or other monies which shall then be due and payable to the Vendor and will keep the Vendor indemnified against all loss of purchase money interest and other monies payable under the within Contract and all losses costs charges and expenses whatsoever which the Vendor may incur by reason of any default as aforesaid on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and shall not be released by any neglect or forbearance on the part of the Vendor in enforcing payment of any of the monies payable under the within Contract or the performance or observance of any of the agreements obligations or conditions under the within Contract or by time being given to the Purchaser for any such payment performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors or administrators.

DATED this day of 2021.

SIGNED SEALED AND DELIVERED by)

)

in the presence of:)

SIGNED SEALED AND DELIVERED by)

)

in the presence of:)

VENDOR'S STATEMENT PURSUANT TO 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.

VENDOR **DARYL WALLACE HILL and DIANNE MARIE BAHLMANN (FORMERLY HILL)**

PROPERTY **10 Sterling Drive, Mildura
(Lot 15 on Plan of Subdivision 425745C and being the land more particularly described in
Certificate of Title Volume 10501 Folio 194)**

1. FINANCIAL MATTERS

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

(a) Their amounts are as follows:

Authority	Amount	Interest (if any)
Mildura Rural City Council per Annum 2020-21	\$2,419.55	
Lower Murray Water per qtr 2020-21	\$175.05	

(b) Amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge of, are as follows:

- (i) The purchaser will be liable for municipal, water, sewerage and drainage rates and charges from the date of settlement.
- (ii) The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

1.2 Particulars of any Charges (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.

Nil.

1.3 Terms Contract

This section 1.3 only applies if the vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, particulars are as follows:

Not applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits, are as follows:

Nil.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not applicable.

2.2 Owner-Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner builder within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

Not applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

- (a) Are as set out in the attached copies of title documents otherwise none known to the vendor.
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant 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.

3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire Prone Area

The land is not in a bushfire prone area under section 192A of the *Building Act 1993*.

3.4 Planning Scheme

The required specified information is Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Nil.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

7.1 Work-in-Kind Agreement

There is no work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*).

7.2 GAIC Recording

The land is not affected by the GAIC.

8. SERVICES

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

- (a) telephone services

9. TITLE

- 9.1 Attached is a copy of the Register Search Statement and the document, or part of the document, referred to as a "diagram location" in the Statement that identifies the land and its location.

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. 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 with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

Date of this Statement: / /

Signatures of the vendor:
Daryl Wallace Hill

.....
Dianne Maree Bahlmann (Formerly Hill)

The purchaser acknowledges being given a duplicate of this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Date of this Acknowledgment: / /

Signature of the purchaser:

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

VOLUME 10501 FOLIO 194

Security no : 124089739775U
Produced 06/05/2021 03:53 PM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 425745C.
PARENT TITLE Volume 10470 Folio 474
Created by instrument PS425745C 01/03/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DARYL WALLACE HILL
DIANNE MARIE HILL both of 226 BEECH AVENUE MILDURA VIC 3550
AH390101G 27/07/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH390102E 27/07/2010
MECU LTD

COVENANT PS425745C 01/03/2000

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 PS425745C 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: 10 STERLING DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 13091U BANK AUSTRALIA LTD
Effective from 29/09/2011

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION		Stage No. LTO use only	PLAN NUMBER PS 425745C
		EDITION 2	

<p>Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: 19^A (SECTION 22, BLOCK E) Crown Portion: 2 (PART)</p> <p>LTO base record: LITHO SHEET 2 Title References: Vol 10470 Fol 474</p> <p>Last Plan Reference: PS 425744E (LOT A) Postal Address: STERLING DRIVE MILDURA, 3500</p> <p>AMG Co-ordinates: E 603650 (of approx. centre of plan) N 6215400 Zone 54</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MILDURA RURAL CITY COUNCIL Ref: <u>L11/36/4/483 (22)</u></p> <p>1. This plan is certified under section 5 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 5 <u>15/12/99</u></p> <p>3. This is a statement of compliance issued under section 31 of the Subdivision Act 1988.</p> <p>Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage.</p> <p>Council Delegate Council seal</p> <p>Date <u>25/01/2000</u></p>
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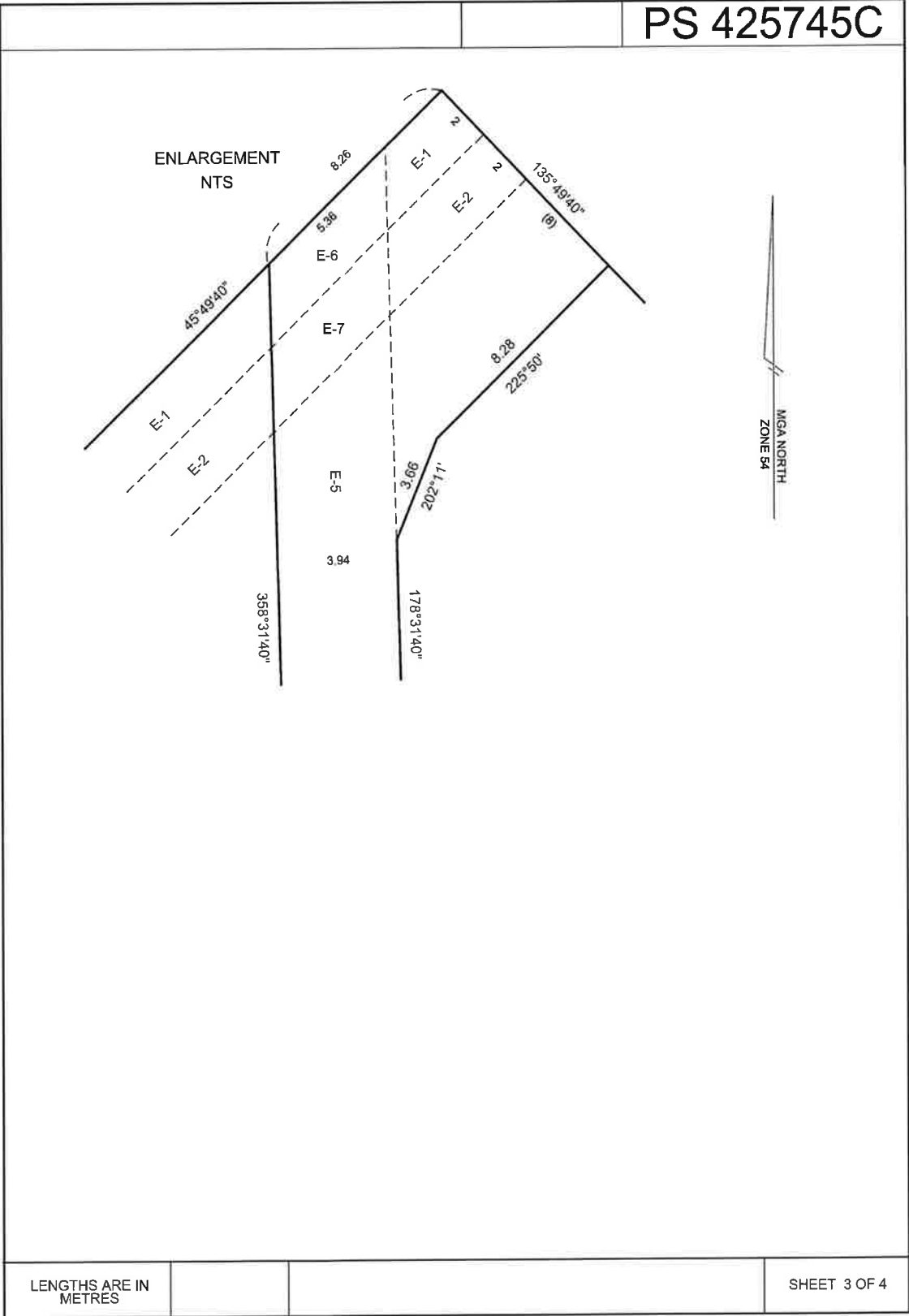
Vesting of Roads or Reserves	
Identifier	Council/Body/Person
R1 (ROAD)	MILDURA RURAL CITY COUNCIL
RESERVE No. 1	POWERCOR AUSTRALIA LTD.
RESERVE No. 2	LOWER MURRAY REGION WATER AUTHORITY

Notations	
<p>Depth Limitation: 15 Metres applies to Crown Allotment 19^A, Section 22, Block E.</p> <p><u>OTHER NOTATIONS:</u></p> <p>LOTS 1-10 (BOTH INCLUSIVE) & LOTS 18-26 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>A RESTRICTION AFFECTING LOTS 11-15 (BOTH INCLUSIVE) & LOTS 27-35 (BOTH INCLUSIVE) IS CREATED UPON REGISTRATION OF THIS PLAN (SEE SHEET 3).</p>	<p>Staging This is/ is not a staged subdivision Planning Permit No. P97/416</p> <p>Survey:- This plan is / is not based on survey.</p> <p>To be completed where applicable.</p> <p>This survey has been connected to permanent marks no(s). 332,333 In Proclaimed Survey Area no. _____</p>

Easement Information				
<p>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)</p>				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-6	SEWERAGE DRAINAGE	SEE DIAG.	PS 424031A PS 425744E	LOWER MURRAY REGION WATER AUTHORITY FIRST MILDURA IRRIGATION TRUST
E-2, E-7	SEWERAGE DRAINAGE	SEE DIAG.	PS 425744E	LOWER MURRAY REGION WATER AUTHORITY FIRST MILDURA IRRIGATION TRUST
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-4	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
RI	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-5, E-6, E-7	DRAINAGE	SEE DIAG.	AM062878F	MILDURA RURAL CITY COUNCIL

<p>LICENSED SURVEYOR ROBERT BRUCE FREEMAN REF 8488/2 VERSION 2 DATE 24/03/1999 SIGNATURE _____</p>	<p style="text-align: center;"><u>LTO use only</u></p> <p>Statement of Compliance / Exemption Statement</p> <p>Received ✓</p> <p>Date <u>11/2/00</u></p> <hr/> <p style="text-align: center;"><u>LTO use only</u></p> <p>PLAN REGISTERED TIME <u>5:35</u> DATE <u>11/3/00</u></p> <p style="text-align: center;"><i>K. Salome</i> Assistant Registrar of Titles</p> <p style="text-align: center;">Sheet 1 of 4 Sheets</p>
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<p style="font-size: 1.5em; font-weight: bold;">FREEMAN & FREEMAN</p> <p>LAND SURVEYORS</p> <p>PO BOX 2135 MILDURA VIC 3500</p> <p>TELEPHONE: (03) 50236239</p>	<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p style="text-align: right;">Original sheet size A3</p>
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	CREATION OF RESTRICTION	Stage No. / EDITION	LTO use only 	PLAN NUMBER PS 425745C
<p>THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN.</p> <p>LAND TO BENEFIT : LOTS 11 TO 15 (BOTH INCLUSIVE) & LOTS 27 TO 35 (BOTH INCLUSIVE) ON THIS PLAN.</p> <p>LAND TO BE BURDENED : LOTS 11 TO 15 (BOTH INCLUSIVE) & LOTS 27 TO 35 (BOTH INCLUSIVE) ON THIS PLAN</p> <p>DESCRIPTION OF RESTRICTION : THE OWNERS OF LOTS 11 TO 15 (BOTH INCLUSIVE) & LOTS 27 TO 35 (BOTH INCLUSIVE) ON THIS PLAN MUST NOT BUILD OR CAUSE TO BE BUILT ANY STRUCTURE UPON THE SAID LOTS UNLESS A FOUNDATION DESIGNED BY A QUALIFIED PRACTITIONER HAS BEEN PREPARED WITH CERTIFICATION THAT THE PRACTITIONER HAS HAD PROPER REGARD TO THE EXTENT OF FILLING AND PERTINENT SOIL PROPERTIES.</p>				
LICENSED SURVEYOR ROBERT BRUCE FREEMAN REF 6488/2 VERSION 2 DATE 24/03/1999 SIGNATURE _____			Sheet 4 of 4 Sheets	
<p align="center"> FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3500 TELEPHONE: (03) 50236239 </p>			DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS425745C

**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]

PS425745C
Application to register a plan of
subdivision not related to
acquisition by an acquiring authority
Section 22 Subdivision Act 1988

Subdivision (Procedu



PS425745C

110200 1425 PS \$1653

\$10.00 M/A FEE



Lodged by:

Name: Irwin & Richards

Phone: (03) 5021 1100

Address: Equity Chambers, 63 Deakin Avenue, Mildura

Ref: BB:KE

Customer code: 1008B

The Applicant applies for registration of the plan described

Land: (Volume and Folio reference)

Certificate of Title Volume 10470 Folio 474

Applicant: (Full name and address including postcode)

RALARO PTY. LTD. A.C.N. 007 185 668 the Registered Office of which is 146 Langtree Avenue,
Mildura 3500. /

Plan No:

PS 425745C

Municipal District in which the plan is located:

Mildura Rural City Council

Office use only

PS

ACCEPT

15 L 075- \$1653 + \$16

C17 ON A.

P3 T3 5/2

B 11/2/00

Date: 10/2/2000

Signed:

John Stewart Irwin
Current Practitioner under
the Legal Practice Act 1996
for applicant

*(written proof of agency must be supplied)

ORDER TO REGISTER AND CONSENTS

PS

THE BACK OF THIS FORM MUST NOT BE USED

ANNEXURE PAGE
Subdivision Act 1988

Approved Form A1
Victorian Land Titles Office

This is page 2 of Approved Form 8 dated 3 February 2000

Panel Heading

CONSENT AND ORDER TO REGISTER

TO THE REGISTRAR OF TITLES 0020S/0021Q

Please register this dealing and issue
new Certificates of Title to the
COMMONWEALTH BANK OF AUSTRALIA ✓

Per 

COMMONWEALTH BANK OF AUSTRALIA
A.C.N. 123 123 124 CUSTOMER CODE No.0020S/0021Q
being the Proprietor of Mortgage No

hereby consents to the within Application

SIGNED SEALED and DELIVERED in Victoria
for and on behalf of COMMONWEALTH BANK
OF AUSTRALIA by its Attorney Heather Jean Trimble
under Power dated 17 June 1994 a certified
copy of which is filed in Permanent Order
Book 277 Page 007 Item No. 21 who certifies that she is
ASSISTANT MANAGER CONVEYANCING
Victoria of COMMONWEALTH BANK OF AUSTRALIA
in the presence of:



Approval No. 482982A



PS425745C

110200 1425 PS \$1653
\$10.00 M/A FEE





FORM 2
Building Act 1993
Building Regulations 2006 Regulation 313
Building Permit No. BS-U 1062/20170370/0 13 June 2017

Issue to

Agent of Owner **The Shed Company**
Postal Address **PO Box 1007 Mildura**
Telephone **50210226**

Postcode **3502**

Ownership Details

Owner **Daryl Hill**
Postal Address **10 Sterling Drive Mildura**
Telephone **50232983**

Postcode **3500**

Property Details

Number 10 Street/Road **Sterling Drive**
Lot/s 15 LP/PS **425745C**
Municipal District **Mildura Rural City Council**

Suburb **Mildura** Postcode **3500**
Volume **10501** Folio **194**

Builder

Name **The Shed Company**
Address **312 Etiwanda Avenue MILDURA**

Telephone **5021 0226**
Postcode

Details of Building Practitioners and Architects

a) To be engaged in the building work³

Name	Registration Number	Category
Seb Raiti The Shed Company	DB-U 9467	Builder
Robert Nancarrow	EC 44684	Structural Engineer

Details of Domestic Building Work Insurance⁵

The issuer or provider of the required insurance policy is: **N/A**

Insurance policy number : **N/A**

Insurance policy date : **N/A**

Details of Relevant Planning Permit

Planning Permit No: **N/A**

Date of grant of Planning Permit: **N/A**

Nature of Building Work: **Construction of Carport**

Cost of Building Work: **\$12,590.00** Total floor area of new building work in m²: **54**

Conditions and required Certificates

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

BCA Class

Part of Building: **As per plans**

Class: **10a**

Use: **Residential**

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

Commencement and Completion:

This building work must commence by 13 June 2018

This building work must be completed by 13 June 2019

Inspection Requirements³

The mandatory inspection notification stages are:

1. Pad Footings
2. Frame/Final

Relevant Building Surveyor



Brent Williams
BS-U 1062

Notes

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

Annexures 'A' **Conditions of Approval**

Building Permit No. BS-U 1062/20170370/0 Issued 13 June 2017

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

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia current edition (BCA) other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.
2. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.
3. 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 1.2mt from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor.

Project Number: BP20170480

FORM 7
Regulation 1006
Building Act 1993
Building Interim Regulations 2017

CERTIFICATE OF FINAL INSPECTION
For Building Permit No. BS-U 1062/20170370/0

To: Owner: Daryl Hill
10 Sterling Drive Mildura VIC 3500

Agent: The Shed Company
PO Box 1007 Mildura VIC 3502

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

Property Details

Number: 10	Street/Road: Sterling Drive	Suburb: Mildura	Postcode: 3500
Lot/s: 15	LP/PS: PS: 425745C	Volume: 10501	Folio: 194

Municipal District: Mildura Rural City Council

Nature of Building Works: Construction of Carport

Building Details

Class: 10a

Part of Building: As per plans

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

Issue By: Brent Williams
BS-U 1062



Final Inspection Date: 24/07/2017

Certificate Number: BS-U 1062/20170370/0
Certificate Date: 24/07/2017

Property Report from www.land.vic.gov.au on 06 May 2021 03:19 PM

Address: 10 STERLING DRIVE MILDURA 3500

Lot and Plan Number: Lot 15 PS425745

Standard Parcel Identifier (SPI): 15\PS425745

Local Government (Council): MILDURA **Council Property Number:** 26763

Directory Reference: VicRoads 534 J7

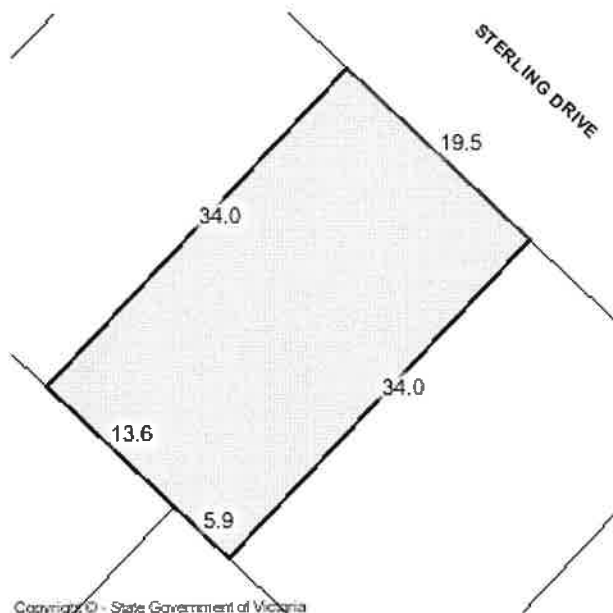
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 663 sq. m

Perimeter: 107 m

For this property:

— Site boundaries

— Road frontages

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

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

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays: DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 5 May 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](#)

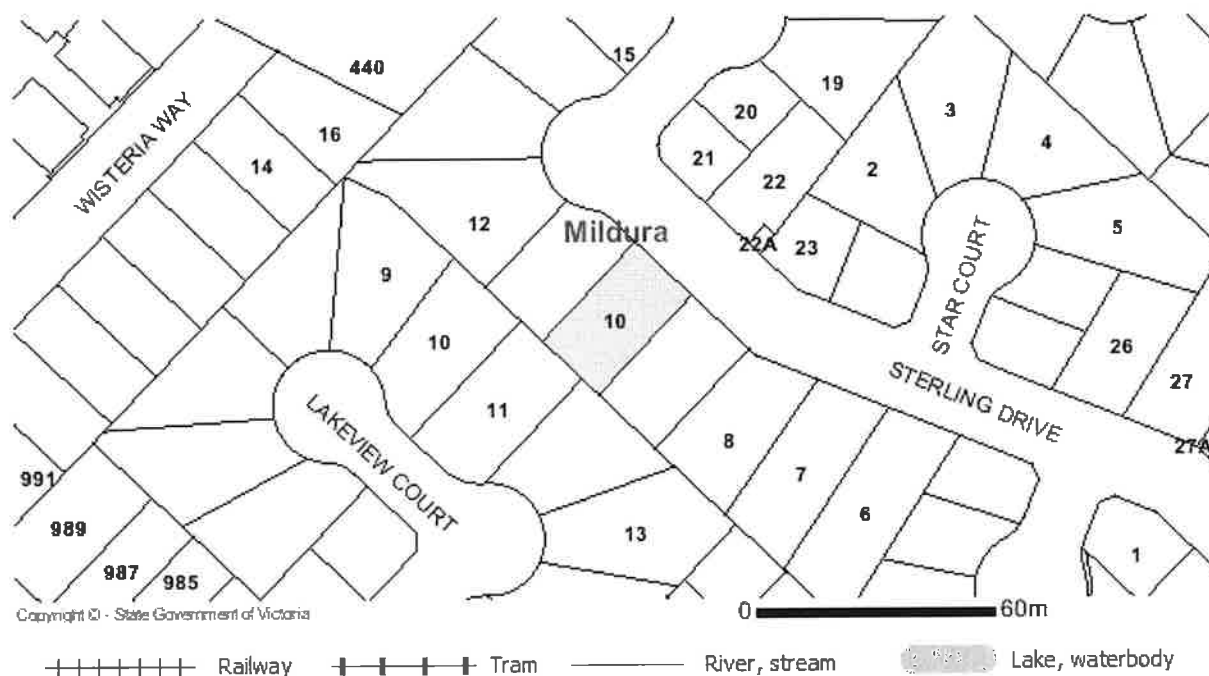
The Planning Property Report includes separate maps of zones and overlays

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



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PLANNING PROPERTY REPORT



VICTORIA
State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 06 May 2021 03:20 PM

PROPERTY DETAILS

Address: **10 STERLING DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 15 PS425745**
Standard Parcel Identifier (SPI): **15\PS425745**
Local Government Area (Council): **MILDURA**
Council Property Number: **26763**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 J7**

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**

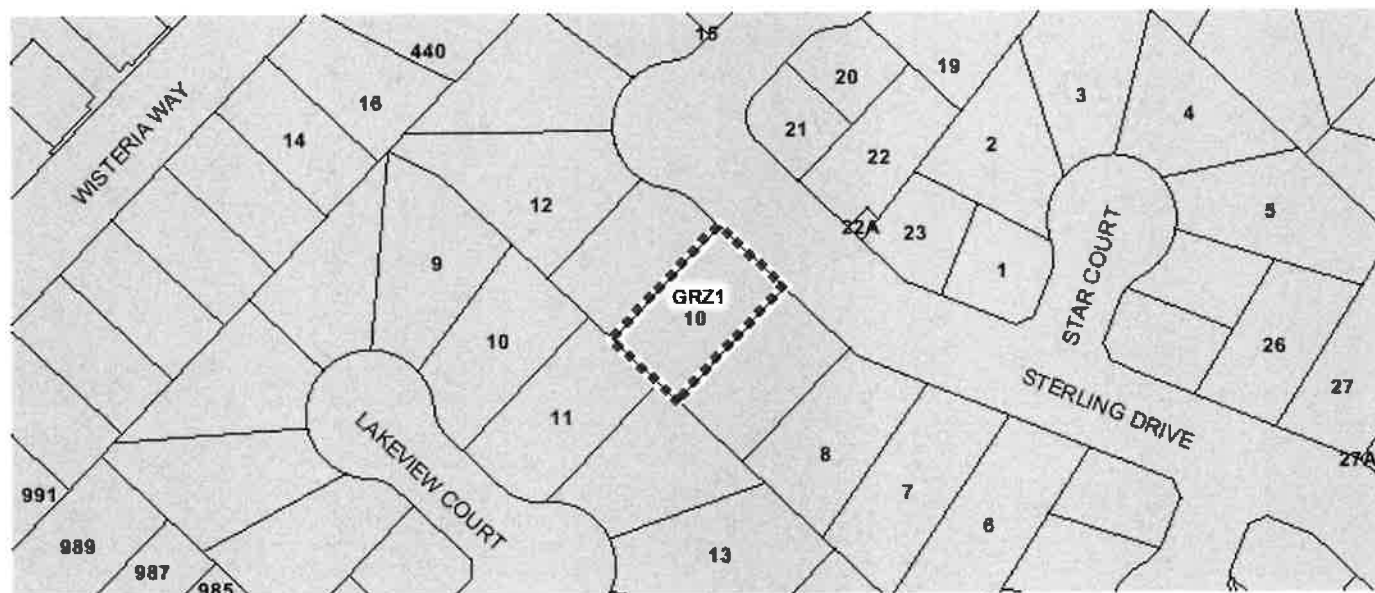
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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GRZ - General Residential

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

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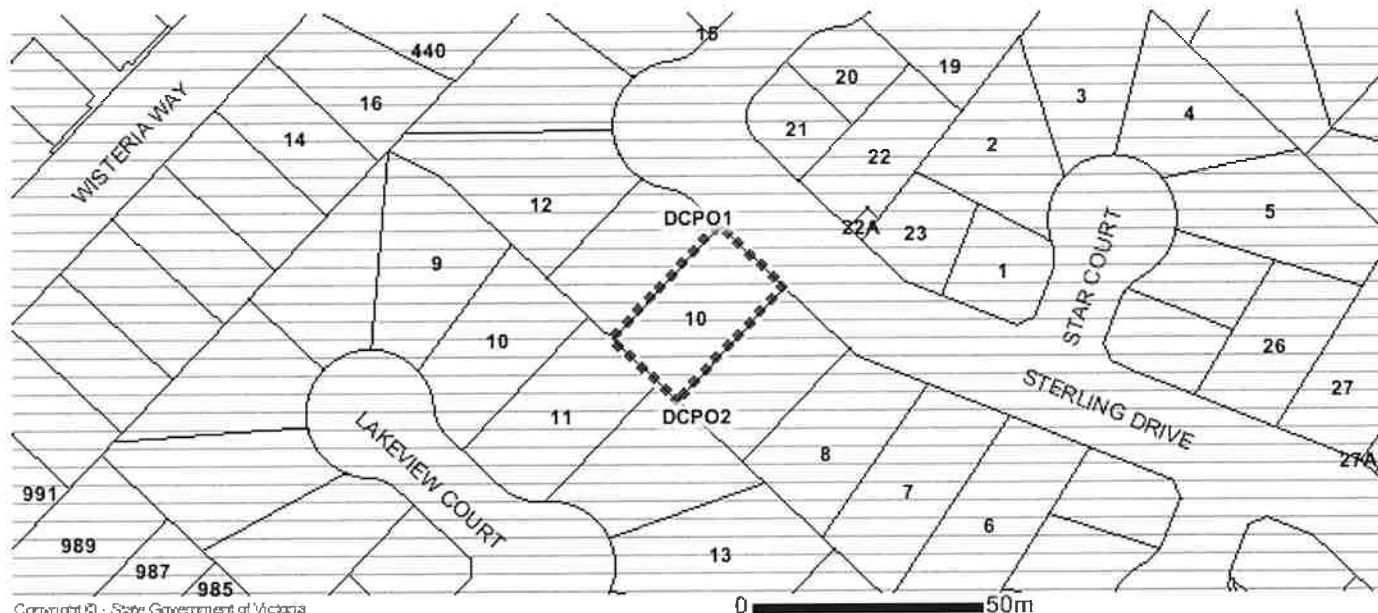
PLANNING PROPERTY REPORT: 10 STERLING DRIVE MILDURA 3500

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

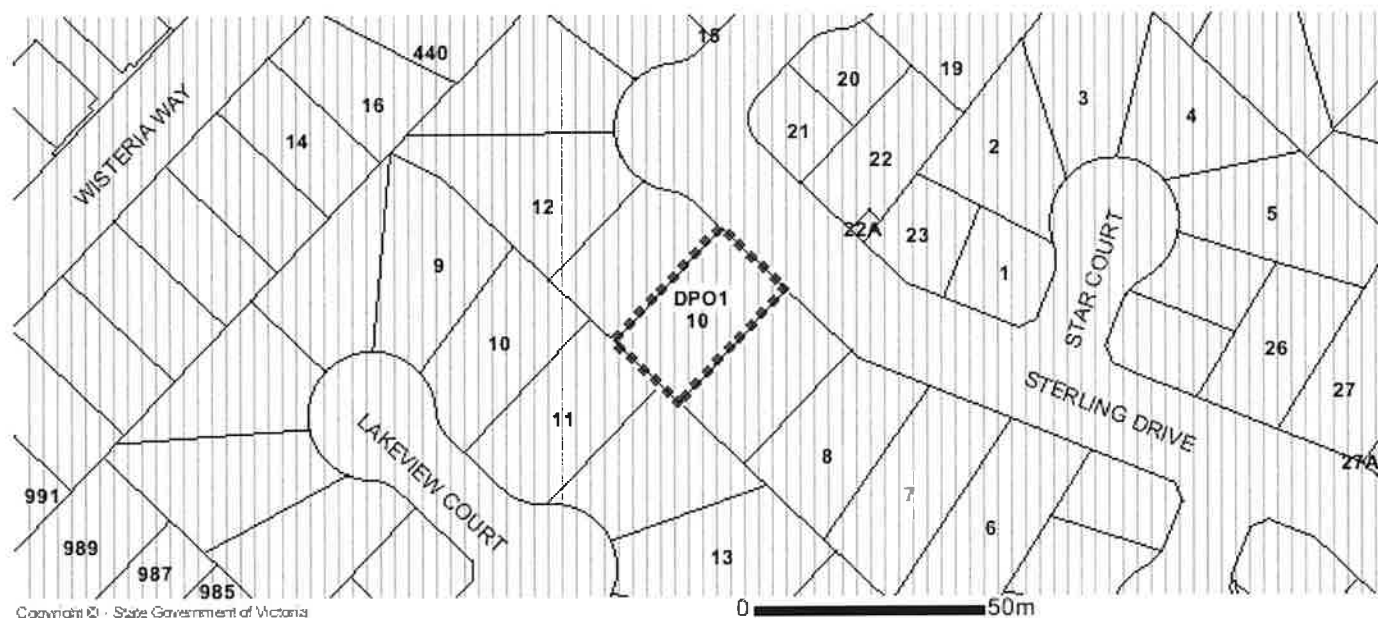


 DCPO - Development Contributions Plan

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

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



 DPO - Development 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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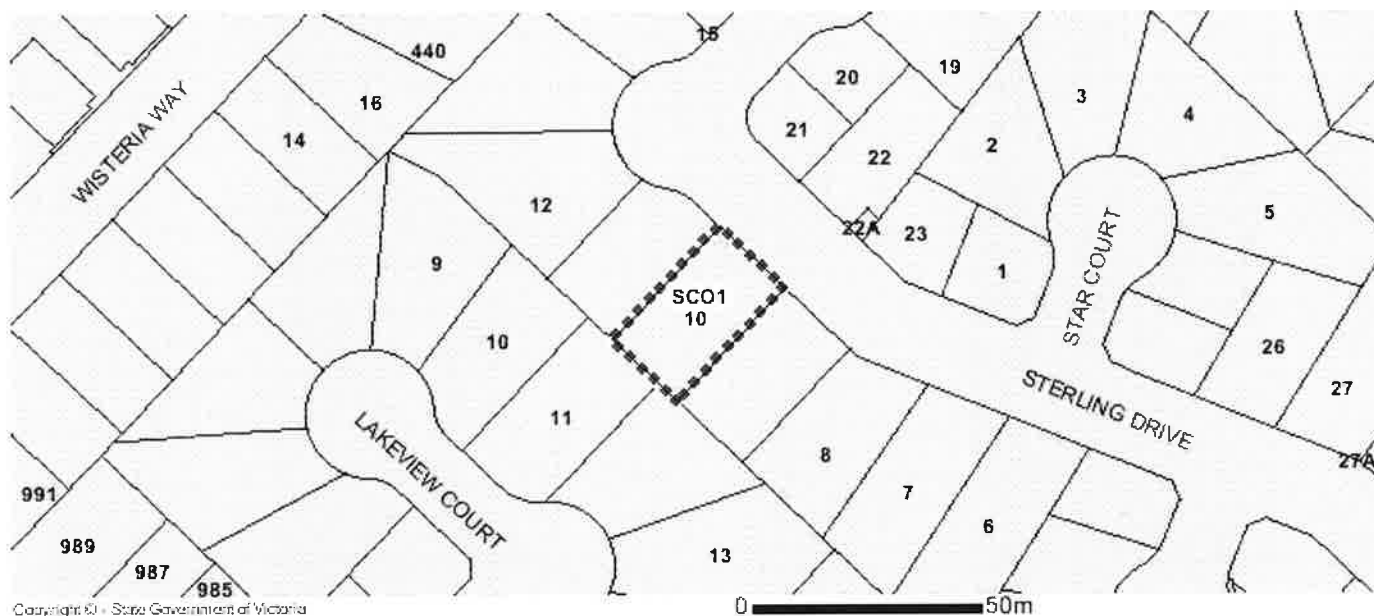
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Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



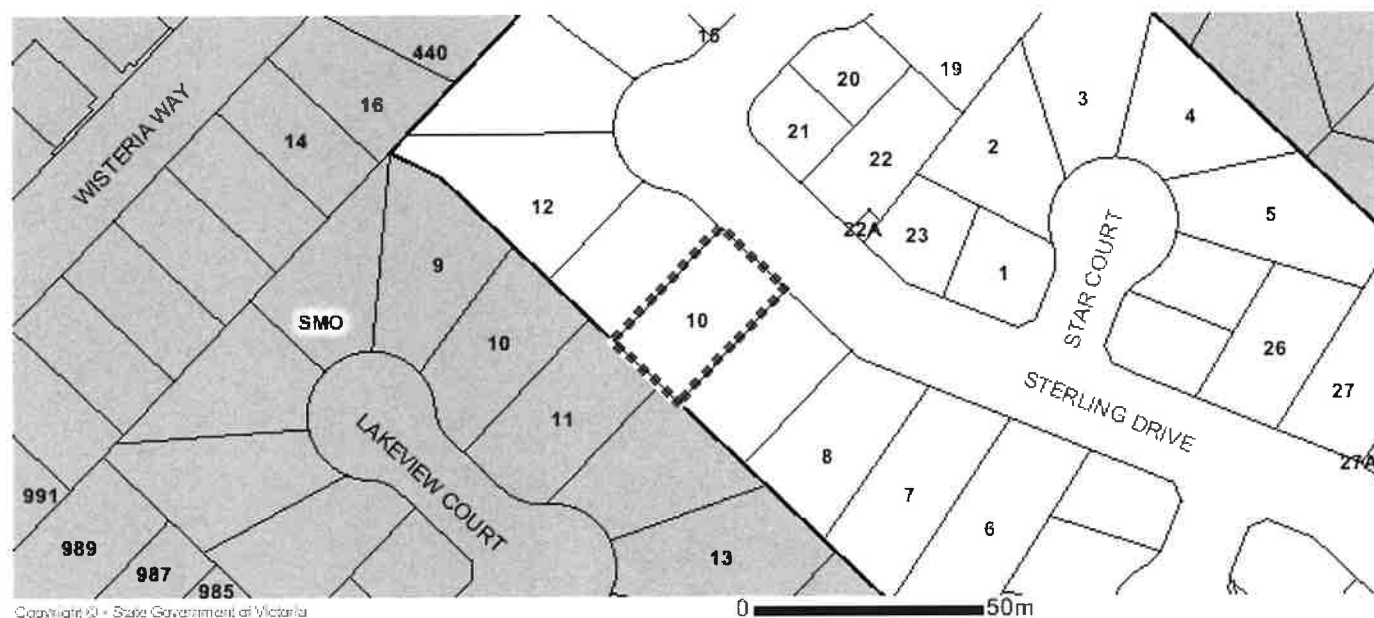
SCO - Specific Controls

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

SALINITY MANAGEMENT OVERLAY (SMO)



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 5 May 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

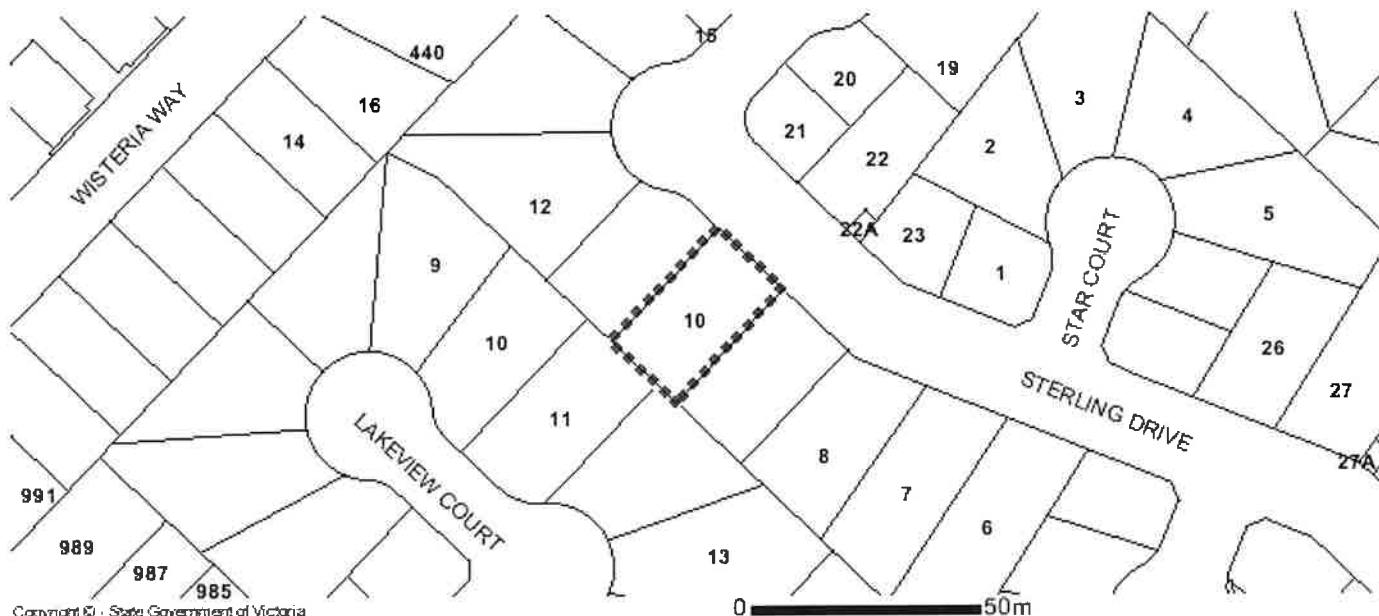
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

DARREN HILL
and
DIANNE MAREE BAHLMAM

VENDOR'S STATEMENT

Property
10 Sterling Drive, Mildura

MARTIN MIDDLETON OATES LAWYERS
61 Deakin Avenue
MILDURA VIC 3500
DX 50022 MILDURA
Tel: 03 5023 7900
Fax: 03 5023 7560
Ref: MO/DCON/DS/336097-1