

VENDOR STATEMENT
TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962 (VIC) ("the Act")
as at 1 October 2014

LAND

Unit 8, 874-876 Fifteenth Street, Mildura, VIC. 3500 being all of the land contained in Lot 24 on Registered Cluster Plan 001748N as more particularly described in Certificate of Title Volume 9969 Folio 825 and an undivided share in the common property for the time being described on the plan

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

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract. The vendor may sign this statement to be given to the purchaser by electronic signature.

VENDOR

MARGARET ALMA MAYNARD

Signature of the Vendor

M. A. Maynard.

DATE OF THIS STATEMENT

14 / 04 / 2021

The Purchaser acknowledges being given this statement signed by the Vendor together with the attached documents before the Purchaser signed any contract.

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT

/ / 20__

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

Not applicable

1.2 Any Charge

Not applicable

1.3 Rates, taxes, charges or other similar outgoings

Particulars of any rates, taxes, charges or other similar outgoings affecting the land (and any interest payable on any part of them):

(a) Their total does not exceed \$4,000.00.

(b) Their amounts are as follows:

Authority	Amount	Interest (if any)
(1) Mildura Rural City Council	See attached certificate	\$
(2) Lower Murray Water	See attached certificate	\$
(3) Palm Terrace Owners Corp	See attached certificate	\$

TOTAL

(c) There are no charges or outgoings for which the Purchaser may become liable as a consequence of the sale and which the Vendor might reasonably be expected to have knowledge¹, which are not included in items 1.3 (a) & (b) above; other than any amounts specified as follows:

(i) If the rates, taxes and charges are also in respect of other land, any additional amount resulting from the assessment of a separate rate, tax or charge for the property after the sale.

(ii) Water consumption

2. INSURANCE DETAILS

2.1 Damage and destruction

Not applicable

2.2 Owner-Builder

Not applicable

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

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

is set out in the attached copies of title document(s).

¹ Other than any GST payable in accordance with the contract.

- (b) Particulars of any existing failure to comply with the terms of that easement, covenant or other similar restrictions are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or other similar restrictions.

3.2 Designated bushfire prone area

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

3.3 Road access

There is access to the property by road.

3.4 Planning scheme

- (a) The required specified information is as follows:

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	See attached Planning Property Report
Name of planning overlay	See attached Planning Property Report

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:

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

4.2 Agricultural purposes

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.

4.3 Land acquisition

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

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

5. BUILDING PERMITS

Not applicable

6. OWNERS CORPORATION

Applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

6.1 A copy of the current owners corporation certificate issued in respect of the land under section 151 of the *Owners Corporations Act 2006* is attached.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC") DETAILS

Not applicable

8. SERVICES

The following services are not connected to the land:

- ☐ electricity supply
- ☐ gas supply
- ☐ water supply
- ☐ sewerage
- ☒ telephone services

9. TITLE

Copies of the following documents are attached:

9.1 Registered Title (*Transfer of Land Act 1958*)

A Register Search Statement and the document, or part of the document referred to as the diagram location in the Register Search Statement that identifies the land and its location.

10. SUBDIVISION

Not applicable

11. DISCLOSURE OF ENERGY INFORMATION

Not applicable

12. DUE DILIGENCE CHECKLIST

The Vendor or the Vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available before the land is offered for sale to any prospective purchaser from the time the land for sale that is vacant residential land or land on which there is a residence.

The provision or attachment of the due diligence checklist to Vendor Statement is not required but may be attached as a matter of convenience.

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

VOLUME 09969 FOLIO 825

Security no : 124088921285H
Produced 26/03/2021 09:34 AM

LAND DESCRIPTION

Lot 24 on Registered Cluster Plan 001748N and an undivided share in the common property for the time being described on the plan.
PARENT TITLE Volume 09925 Folio 118
Created by instrument CS001748N 16/08/1990

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARGARET ALMA MAYNARD of UNIT 8 874-876 FIFTEENTH STREET MILDURA VIC 3500
AM206319S 25/09/2015

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act or Section 20 of Cluster Titles Act 1974 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CS001748N 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: UNIT 8 874-876 FIFTEENTH STREET MILDURA VIC 3500

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. CS001748N

DOCUMENT END

The information supplied by Lexis Nexis has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

CS 1748
SHEETS
SHEET 1

PLAN OF CLUSTER SUBDIVISION PANEL SHEET

THE PARCEL

THE WHOLE OF THE LAND DESCRIBED IN CERTIFICATE
OF TITLE VOL. 9925 FOL. 118 BEING
PART OF CROWN PORTION 2
PARISH OF MILDURA
COUNTY OF KARKAROOO

CHART 21

CHART 21

CERTIFICATION BY SURVEYOR

I, JOHN ADRIAN BRUINHOUT OF 61 DEAKIN AVENUE,
MILDURA, A SURVEYOR LICENSED UNDER THE
SURVEYORS ACT 1978 CERTIFY THAT THE SURVEY
FROM WHICH THIS PLAN HAS BEEN PREPARED WAS
EFFECTED BY ME OR UNDER MY IMMEDIATE DIRECTION
AND SUPERVISION AND MARKED ON THE GROUND IN
STRICT ACCORDANCE WITH THE REQUIREMENTS OF
AND UNDER THE SURVEYORS ACT 1978;
THAT THE CLASSIFICATION OF THE SURVEY IS C3;
THAT EACH BOUNDARY OF EVERY PARCEL HAS
BEEN MARKED ON THE GROUND BETWEEN THE
SECOND DAY OF MARCH 1990 AND THE SEVENTH DAY
OF MARCH 1990 AND THAT THIS PLAN IS
ACCURATE IN ALL ASPECTS.

DATED THIS EIGHTH DAY OF MARCH 1990

Signature J.A.B.

CS1748N

EDITION 2

PARISH/TOWNSHIP/CHART

21

REGISTERED

16, 8, 90

Attest on 19th day of APRIL 90
COMMON SEAL OF THE SHIRE OF MILDURA
all used in the presence of

RESIDENT

Kern J. Grogan

COUNCILLER

Reynolds

1st DEPUTY SECRETARY

J.A.B.

LAND APPROPRIATED OR SET APART

- E-1, E-2, E-10, E-11 DRAINAGE
- E-2, E-3, E-9, E-10 SEWERAGE
- E-12 WATER SUPPLY

LAND SUBJECT TO EASEMENT

- E-4 POWERLINE PURPOSES IN FAVOUR
OF STATE ELECTRICITY COMMISSION
OF VICTORIA VIDE L.P. 218073X.
- E-5, E-10, E-11 DRAINAGE VIDE
L.P. 216912R &
C/E N907000N.
- E-6, E-8, E-9 WATER SUPPLY VIDE
L.P. 216912R
- E-7, E-8 SEWERAGE VIDE
L.P. 216912R

NOTATIONS

THE COMMON PROPERTY IS ALL THE
LAND IN THE PARCEL EXCEPT THE
LOTS.

THIS PLAN CONSISTS OF 5 SHEETS

THE RESERVATIONS AND CONDITIONS
CONTAINED IN INST. 316773 AFFECTS
LOTS 1 TO 13 IN THIS PLAN

THE RESERVATIONS AND CONDITIONS
CONTAINED IN INST. 291374 & 316773
AFFECTS LOT 18 AND COMMON
PROPERTY IN THIS PLAN

THE RESERVATIONS AND CONDITIONS
CONTAINED IN INST. 291374 AFFECTS
LOTS 14 TO 17 IN THIS PLAN

THE RESERVATIONS AND CONDITIONS
CONTAINED IN INST. 316773 AFFECTS
LOTS 19 TO 28 IN THIS PLAN

SHEET 1

COUNCIL REFERENCE NUMBER

20. 2270/1/53/2600

J.A.B.
LICENSED SURVEYOR

SURVEYORS REFERENCE NUMBER

4156

SHEET 1
SHEETS
CS 1748

PLAN OF CLUSTER SUBDIVISION
INDEX SHEET

SCALE



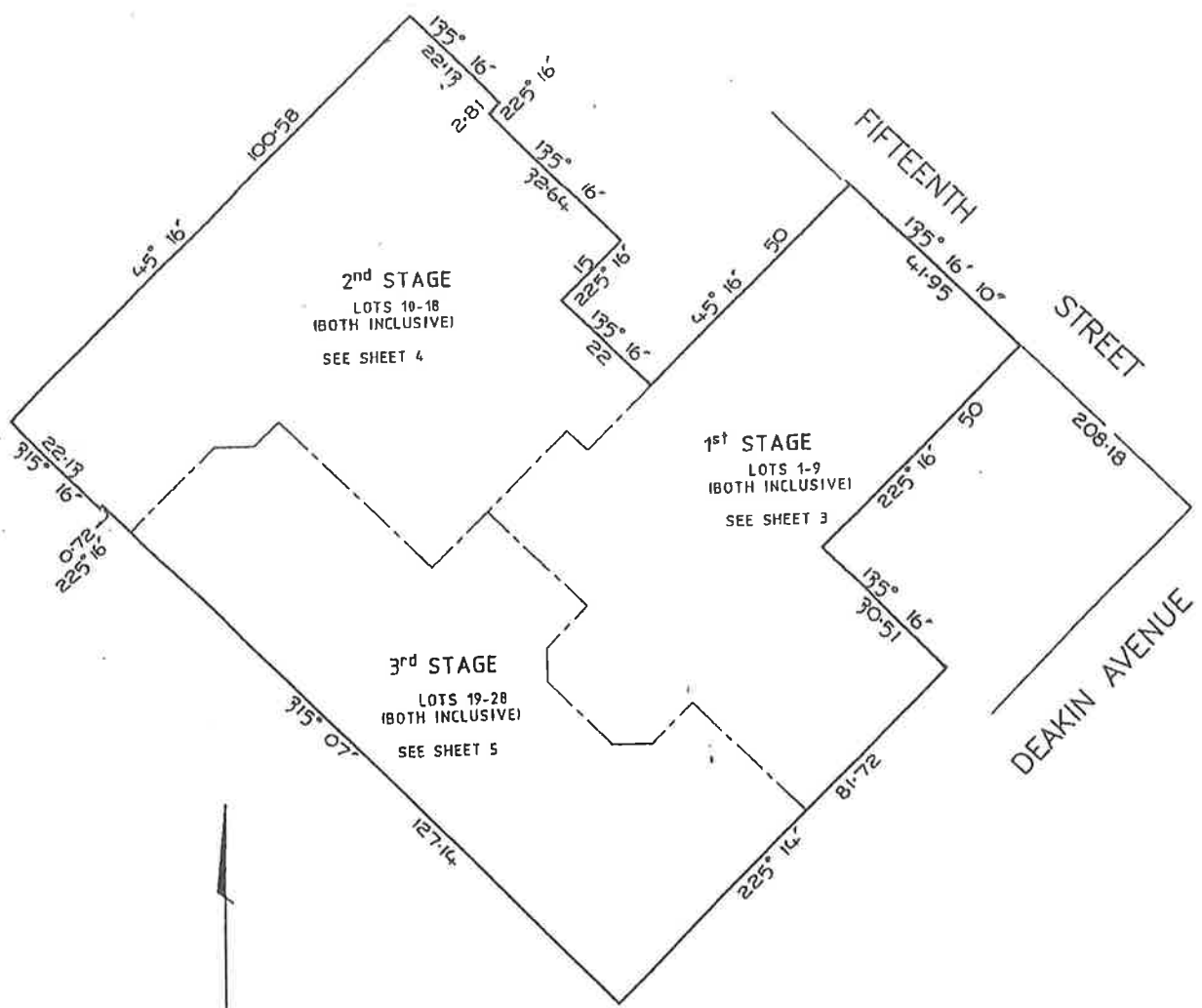
CHART No. 21

REGISTERED

16 AUG 1990

CS1748

5 SHEETS
SHEET 2



5 SHEETS
SHEET 2

CS1748

SHEET 2
COUNCIL REFERENCE NUMBER
20. 2270/1/53/2600
V. *[Signature]*
LICENSED SURVEYOR
SURVEYORS REFERENCE NUMBER
4156

POSTED
CHECKED *[Signature]*

CS1748

PLAN OF CLUSTER SUBDIVISION
SUBDIVISION DETAIL SHEET

REGISTERED
16 AUG 1990

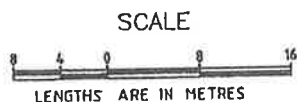
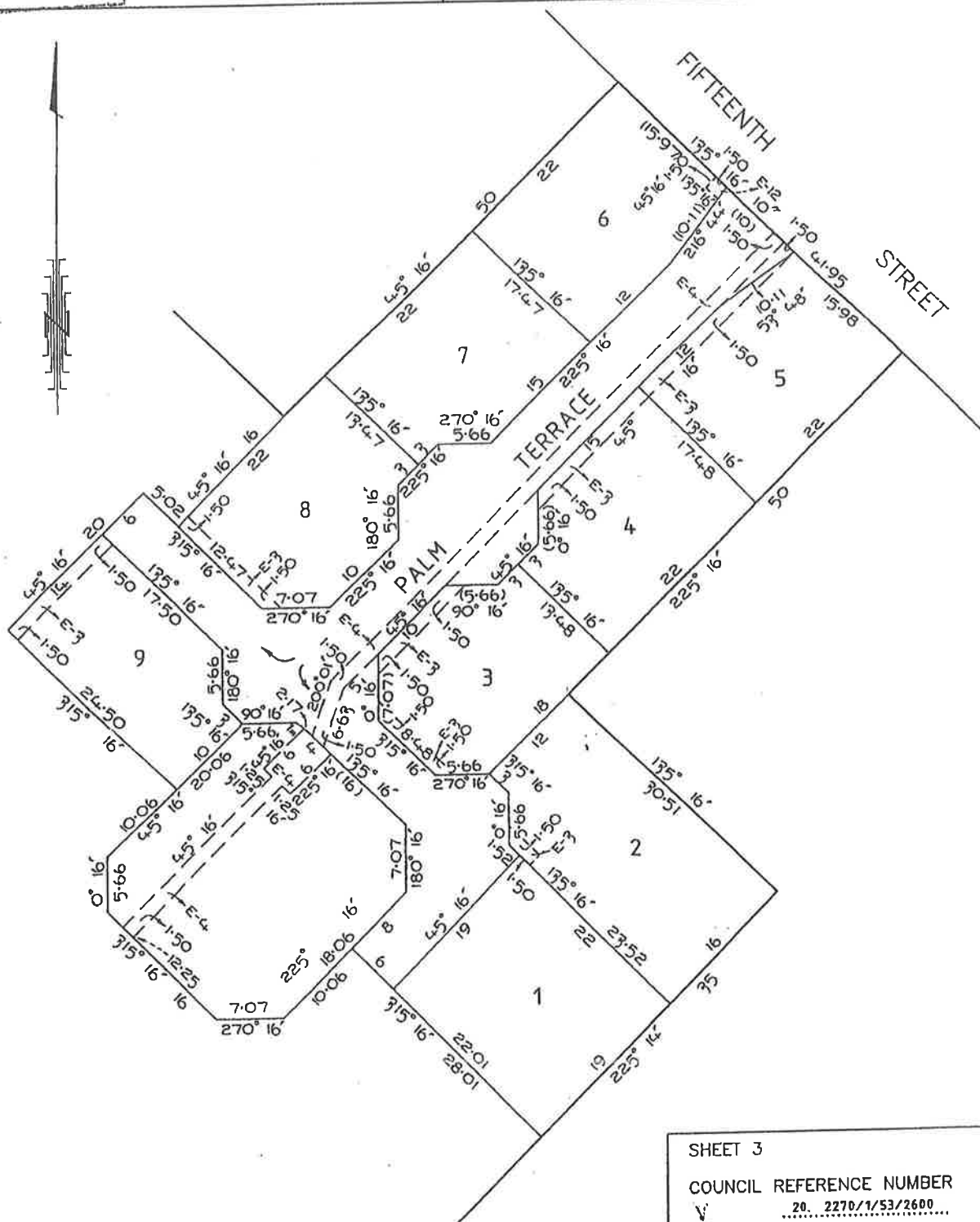


CHART NO. 21



SHEET 3

COUNCIL REFERENCE NUMBER
V 20. 2270/1/53/2600

[Signature]
LICENSED SURVEYOR

SURVEYORS REFERENCE NUMBER
4156



SHEET 3

CS1748

PLAN OF CLUSTER SUBDIVISION SUBDIVISION DETAIL SHEET

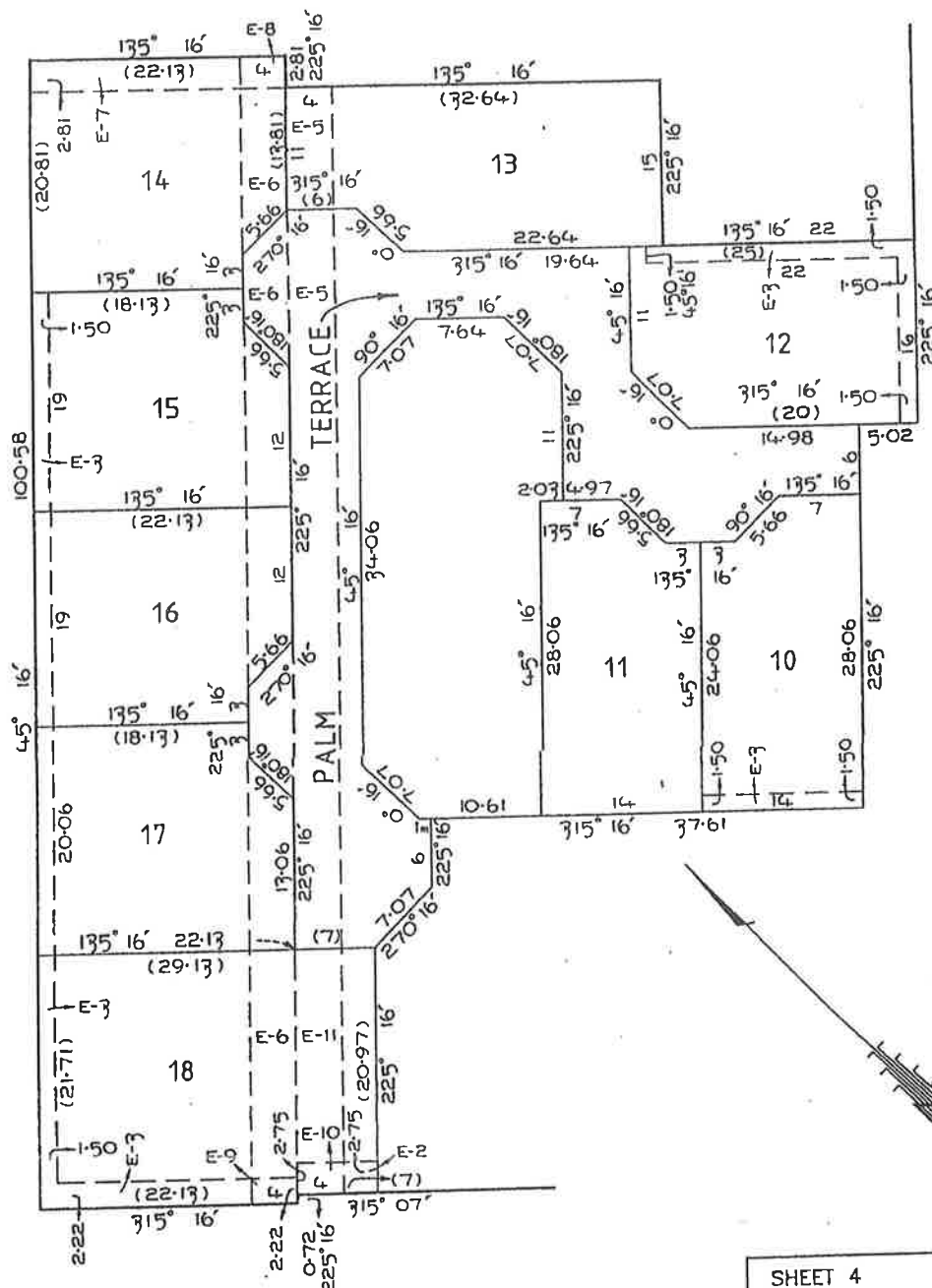
REGISTERED

16 AUG 1990

SCALE



CHART No. 2)



SHEET 4

COUNCIL REFERENCE NUMBER

20. 2270/1/53/2600

LICENSED SURVEYOR

SURVEYORS REFERENCE NUMBER
4156

POSTED
CHECKED

SHEET 4

SHEETS

CS1140

CS1748

S SHEETS
SHEET 5

PLAN OF CLUSTER SUBDIVISION SUBDIVISION DETAIL SHEET

REGISTERED
16 AUG 1990

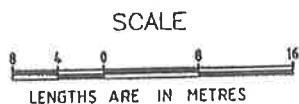
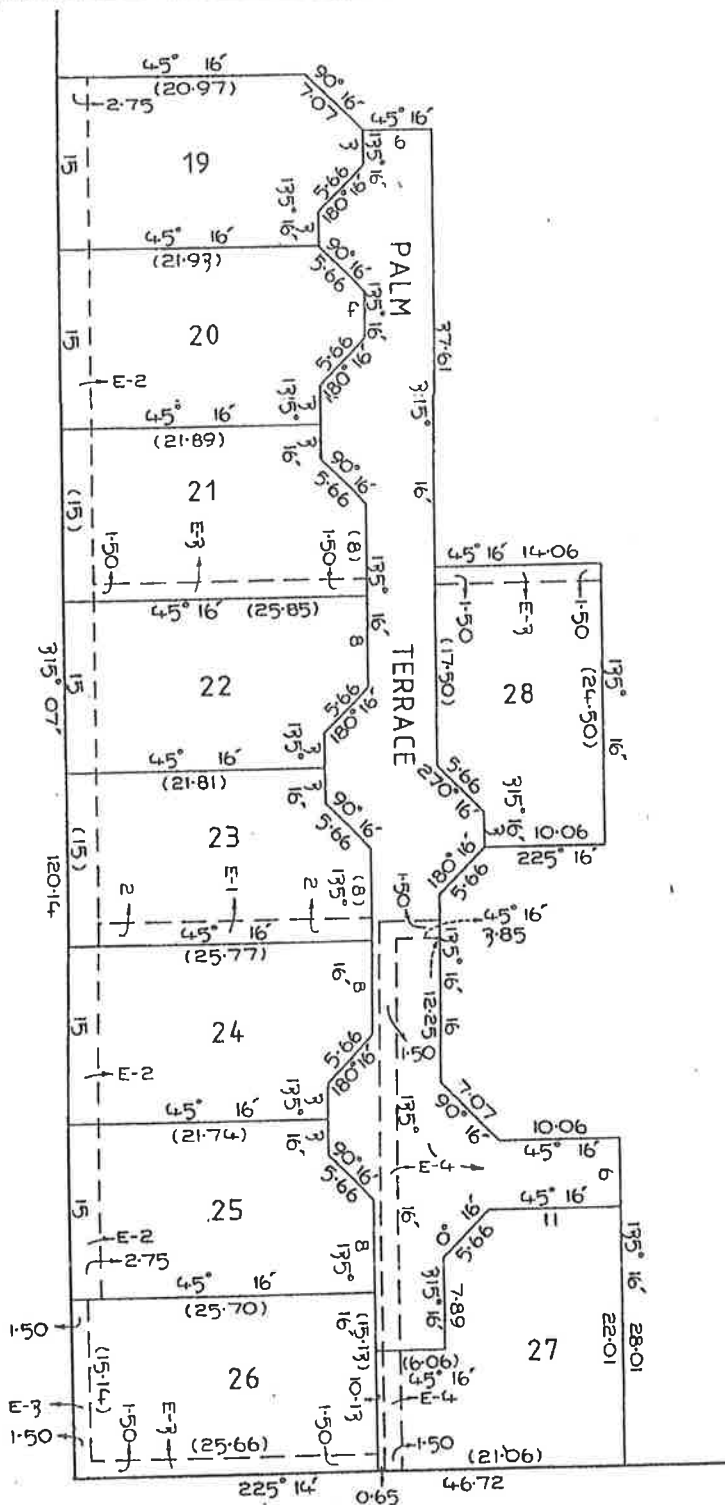


CHART No. 21



SHEET 5

COUNCIL REFERENCE NUMBER
20. 2270/1/53/2600

J. B. [Signature]
LICENSED SURVEYOR

SURVEYORS REFERENCE NUMBER
4156

POSTED

SHEET 5

CS1748

PLAN NUMBER

CS 1748N

[illegible]

CS1748

SCHEDULE B

As required under section 7 (g) of the Cluster Titles
Act 1974.

SCHEDULE SPECIFYING ADDRESS OF BODY CORPORATE
LOT ENTITLEMENT AND LOT LIABILITY.

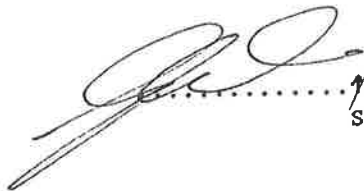
ADDRESS OF BODY CORPORATE
FOR SERVICE OF DOCUMENTS:

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE
SEE OWNERS CORPORATION SEARCH REPORT


SCHEDULE OF LOT ENTITLEMENT AND LOT LIABILITY

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT

This is the Schedule that accompanied the Plan of
Cluster Subdivision when it was sealed by Council.



SHIRE SECRETARY
SHIRE OF MILDURA

Council Reference No. ~~52600~~ 20. 2270/1/53/2600


CS001748N

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT

CS1748

SCHEDULE A


As required under section 7 (f) of the Cluster Titles
Act 1974.

SCHEDULE SPECIFYING WHICH LOTS ARE ACCESSORY LOTS

The lots specified hereunder are accessory lots.
NIL

This is the Schedule that accompanied the Plan of
Cluster Subdivision when it was sealed by Council.

 SHIRE SECRETARY
SHIRE OF MILDURA

Council Reference No. ~~52600~~ 20. 2270/1/53/2600


CS1748

NINTH SCHEDULE

As required under section 7 (i) of the Cluster Titles Act 1974.

SCHEME OF DEVELOPMENT

1. The lots specified in column 1 hereunder are affected by the requirements and restrictions set out opposite hereto in column 2 hereunder:-

Column 1

Column 2

NIL

NIL

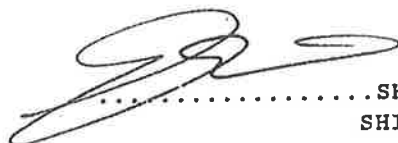
2. The common property is affected by the requirements and restrictions set out hereunder:-

NIL

3. The lots specified hereunder are not affected by any requirements or restrictions:-

Lots 1 to 28 (both inclusive)

This is the scheme of Development that accompanied the Plan of Cluster Subdivision when it was sealed by Council.



.....SHIRE SECRETARY
SHIRE OF MILDURA

Council Reference No. 20. 2270/1/53/2600



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. CS001748N**

The land in CS001748N is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 28.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
PO BOX 821 MILDURA VIC 3502

CS001748N 01/01/1700

Owners Corporation Manager:
NIL

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

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Lot 5	25	25
Lot 6	25	25



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 26/03/2021 09:34:41 AM

OWNERS CORPORATION
PLAN NO. CS001748N

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	25	25
Lot 8	25	25
Lot 9	25	25
Lot 10	25	25
Lot 11	25	25
Lot 12	25	25
Lot 13	25	25
Lot 14	25	25
Lot 15	25	25
Lot 16	25	25
Lot 17	25	25
Lot 18	25	25
Lot 19	25	25
Lot 20	25	25
Lot 21	25	25
Lot 22	25	25
Lot 23	25	25
Lot 24	25	25
Lot 25	25	25
Lot 26	25	25
Lot 27	25	25
Lot 28	25	25
Total	700.00	700.00

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

Statement End.



Mildura Rural City Council

Internal Use Only



TAX INVOICE



Ms M A Maynard
Unit 8
874-876 Fifteenth Street
MILDURA VIC 3500



033
1012044
R2_8523

Total Rates & Charges For this Year
\$1,571.40

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

Unit 8 874-876 Fifteenth Street MILDURA VIC 3500
Lot 24 CS 1748 Sec 34 Blk E

AVPCC: 125 - Strata Unit or Flat

RATING DETAILS

Rebates / Concession

Residential Rate

Waste Management

-\$241.00Cr

\$1,303.27

\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)

Residential Fire Levy (Variable)

Concession

\$113.00

\$11.34

-\$50.00Cr

Handwritten: Paid by cheque on 15 FEB 2021

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

\$1,571.40

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2021 \$1,571.40		Due 14 Oct 2020 \$392.85	Due 14 Dec 2020 \$392.85	Due 28 Feb 2021 \$392.85	Due 31 May 2021 \$392.85

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.

MILDURA
741 - 750 Fourteenth Street Mildura 3500
PO Box 1438 Mildura 3502
AUSDOC DX 50923
Tel: (03) 5051 3400 Fax: (03) 5051 3480

SWAN HILL
73 Beveridge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOC DX 30184
Tel: (03) 5036 2150 Fax: (03) 5036 2180



24 Hour Supply Emergency
1800 808 830

LOWER MURRAY WATER

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

KERANG
58 Wellington Street Kerang 3570
PO Box 547 Kerang 3570
AUSDOC DX 57908
Tel: (03) 5450 3960 Fax: (03) 5450 3967

Reference No. 011322

Amount Due \$120.64
URBAN ACCOUNT

Due Date 24-FEB-2021



368051-001 010769(23925) D033
MRS MA MAYNARD
8/874-876 FIFTEENTH STREET
MILDURA VIC 3500

Date Of Issue 8/01/21

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

POST *850 700113228

Property Address : 8/874-876 FIFTEENTH STREET MILDURA VIC 3500 (Prop:11322) - Urban Account
Lot 24 CS 1748N Blk E Sec 34 Vol 9969 Fol 825

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

Charge	Concession	Balance
52.09	-25.08	27.01
29.87		29.87
122.96	-59.20	63.76

TOTAL OWING \$120.64

The BALANCE DUE will be deducted from your nominated a/c via Direct Debit on the DUE DATE.

Pension Concessions granted for the current Financial year total \$252.84
Payments/Credits since last Notice \$120.81

Payment Slip - Methods of Payment

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



Billpay Code: 0850
Ref:

Pay in person at any Post Office.



Biller Code: 78477
Ref:

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

B PAY	Biller Code: 78477
	Ref: 7001 1322 8
BPAY® - Make this payment via internet or phone banking.	
BPAY View® - Receive, view and pay this bill using internet banking.	
BPAY View Registration No: 7001 1322 8	



By Phone
Pay by phone (03) 8672 0582.
Standard call charges apply.

See reverse for
In Person and By Mail options



OWNERS CORPORATION CERTIFICATE

Palm Terrace Owners' Corporation No. 1748N
P.O. Box 1278
MILDURA VIC 3502
(ABN 88 717 239 878)

VENDOR: Margaret Alma Maynard

This certificate is issued for **Lot No 24, Cluster Plan No. 1748N, Parish Mildura.**

Postal address : **Unit 8 Palm Terrace, 874/876 Fifteenth Street,
MILDURA 3500.**

1. The present Owners' Corporation fees are **\$800.00 per annum paid in two installments due on the 1st January and 1st July.**
2. Fees for Unit 8 are currently paid up to **30th June 2021**
3. Unpaid fees and charges = **Nil**
4. There have been no special fees or levies struck by the Owners' Corporation.
5. The Owners' Corporation has not performed, nor is about to perform, any repairs, work or act which may incur an additional charge to that set out above.
6. The Owners' Corporation presently has **Insurance cover** as follows:

CGU Insurance Limited

Strata Insurance Policy No. 06S 6064922 covering all 28 units

Sum insured:	Unit 8 Buildings	\$203,813.70
	Public Liability	\$10,000,000.00

NOTE: INSURANCE PREMIUMS FOR INDIVIDUAL UNITS ARE NOT INCLUDED IN THE OWNERS' CORPORATION FEES

The premium of \$302.78 for Unit 8, for period 10/8/2020 to 10/8/2021 has been paid on receipt No ZJ0422436 dated 6/8/2020

The Policy provides Owners' Corporation Office Bearers Liability cover of \$1,000,000.00. The premium for this part of the policy is paid from accumulated Body Corporate funds.

7. Funds currently held by the Owners' Corporation are as follows:

Term Deposits of \$57,000.00 with the Westpac Bank,

Owners Corporation Certificate Unit 8 Palm Terrace

General account balance at 1/03/2021 = \$5,408.36

8. The Owners' Corporation has not submitted any special rules to the Registrar of Titles
9. The Owners' Corporation has not resolved that the by-laws cease to apply to it
10. The Owners' Corporation has no contingent liabilities not otherwise shown or budgeted for in items 1, 4 & 5
11. The Owners' Corporation has not granted any contract, lease, licence or agreements affecting the common property
12. The Owners' Corporation has not made any agreement to provide services to members and occupants for a fee
13. The Owners' Corporation is not a party to any legal proceedings or aware of any circumstances which may give rise to proceedings
14. The Owners' Corporation has no proposal for the appointment of an Owners' Corporation manager or administrator
15. The Owners' Corporation has a current agreement with "Quik-Cut Lawn Mowing" for lawn mowing of the parks at each end of the complex and front lawns only of units
16. The Owners' Corporation has not resolved to appoint a manager
17. Minutes of the last AGM held on 8/09/2019 are attached.

DATED THIS tenth day of March 2021.

The COMMON SEAL OF THE OWNERS')
CORPORATION STRATA PLAN NO1748N)
was affixed in the presence of:



Secretary & Lot Owner:.....

Victor I.P. Eddy, Unit 14 Palm Terrace, 874/876 15th Street, Mildura

Lot Owner:.....

Margaret Huntly Unit 12 Palm Terrace, 874/876 15th Street, Mildura

Owners Corporation Certificate Unit 8 Palm Terrace

ITEMS THAT SHOULD BE NOTED.

All units have separate water meters and are rated separately.

THE FOLLOWING ITEMS SHOULD BE ADJUSTED AT SETTLEMENT.

Municipal rates

Water rates

Owners' Corporation fees: \$800.00 per annum – paid in two six monthly instalments

Insurance: (The premium is not included in Owners' Corporation fees) and falls due on 10th August each year.

* * * * *

The water used on parks and nature strips is charged direct to the Owners' Corporation and paid for out of Owners' Corporation fees. This does not need to be adjusted

The premium relevant to the Office Bearers Insurance Liability is paid by the Owners' Corporation.

The complex is run by the Owners' Corporation which meets twice a year (normally in March and September). All owners are encouraged to attend, or nominate a proxy for their voting. A Committee of the unit owners meets as required to attend to lesser matters arising.

Our Chairperson is: (This position is currently vacant)

Secretary is:

Mr Vic Eddy of 5 Dr Abramowski Court, Mildura (Owner Unit 14)

Phone: 03 5023 4795

Mobile: 0488 038 835

Treasurer is:

Mrs Elaine Eddy of 5 Dr Abramowski Court, Mildura (Owner Unit 14)

SCHEDULE 2

Regulation 8

MODEL RULES FOR AN OWNERS CORPORATION

1 Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2 Management and administration

2.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

3 Use of common property

3.1 Use of common property

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.

- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- (c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

3.3 Damage to common property

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

4 Lots

4.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5 Behaviour of persons

5.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

5.2 Noise and other nuisance control

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

6 Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.
- (6) A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the **Owners Corporations Act 2006**.

Owners Corporations Regulations 2007

Sch. 2

S.R. No. 130/2007

-
- (8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.
-

SCHEDULE 3

Regulation 12

STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay. Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

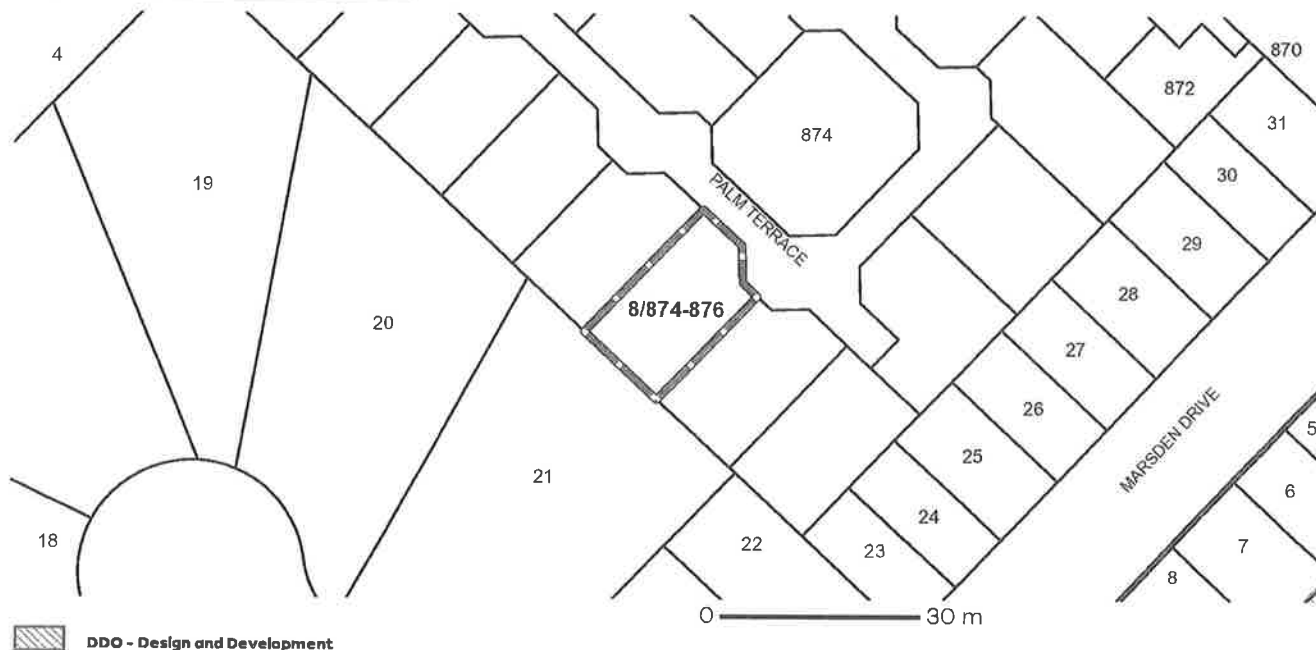
IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR ANY DOCUMENTS YOU HAVE RECEIVED IN RELATION TO THE OWNERS CORPORATION YOU SHOULD SEEK EXPERT ADVICE.

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



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

Further Planning Information

Planning scheme data last updated on 24 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

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

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

PLANNING PROPERTY REPORT

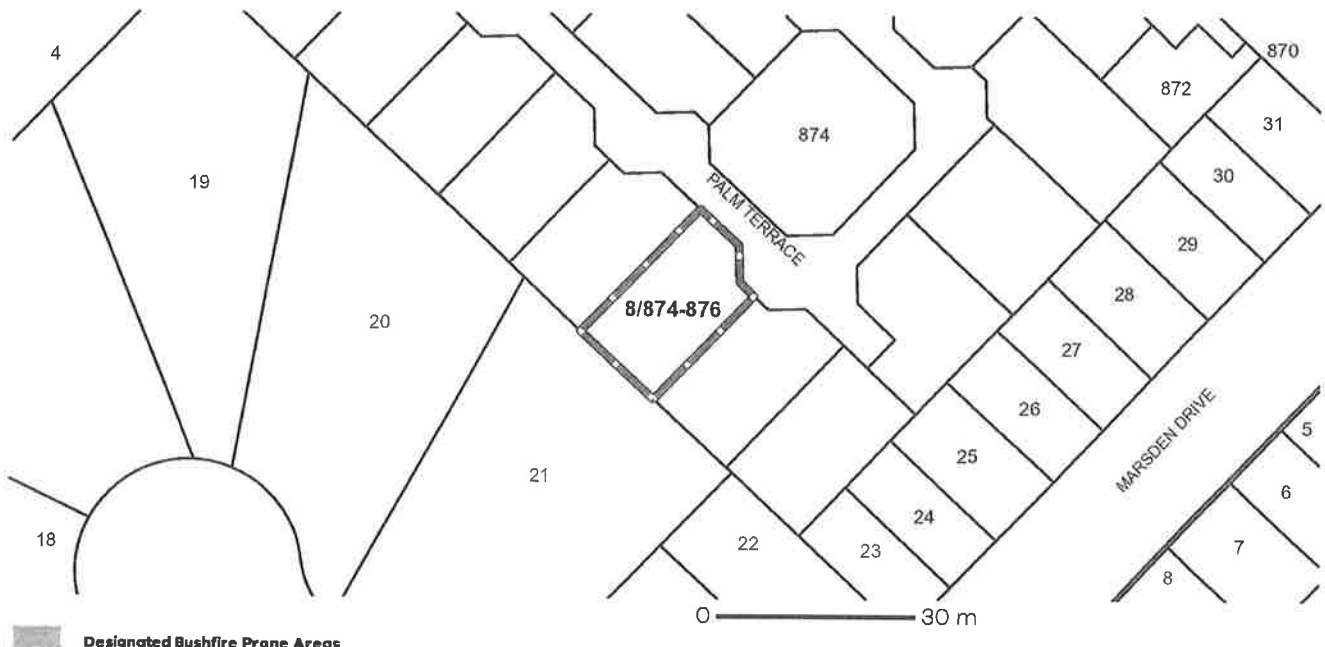


Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

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



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

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

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

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

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

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

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

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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: 8/874-876 FIFTEENTH STREET MILDURA 3500

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 26 March 2021 10:00 AM

PROPERTY DETAILS

Address: **8/874-876 FIFTEENTH STREET MILDURA 3500**
Lot and Plan Number: **Lot 24 CS1748**
Standard Parcel Identifier (SPI): **24\CS1748**
Local Government Area (Council): **MILDURA**
Council Property Number: **22729**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 534 K9**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

[View location in VicPlan](#)

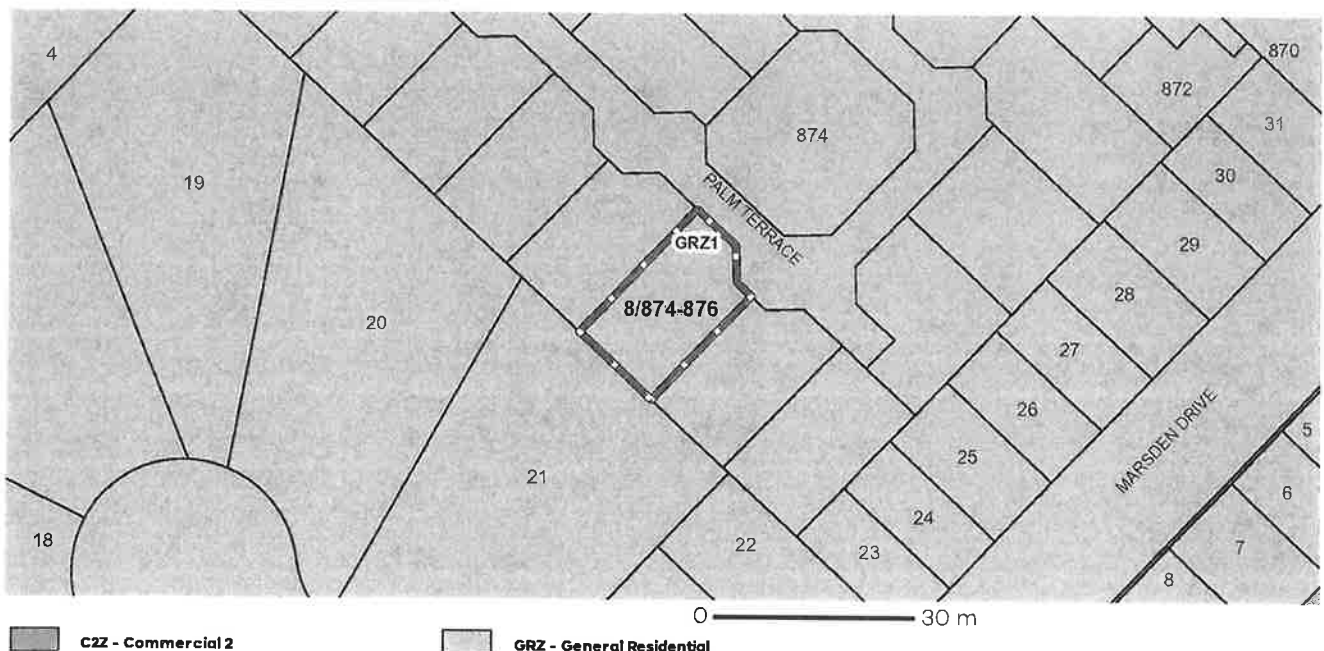
STATE ELECTORATES

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

Planning Zones

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

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



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

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PLANNING PROPERTY REPORT: 8/874-876 FIFTEENTH STREET MILDURA 3500

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PLANNING PROPERTY REPORT



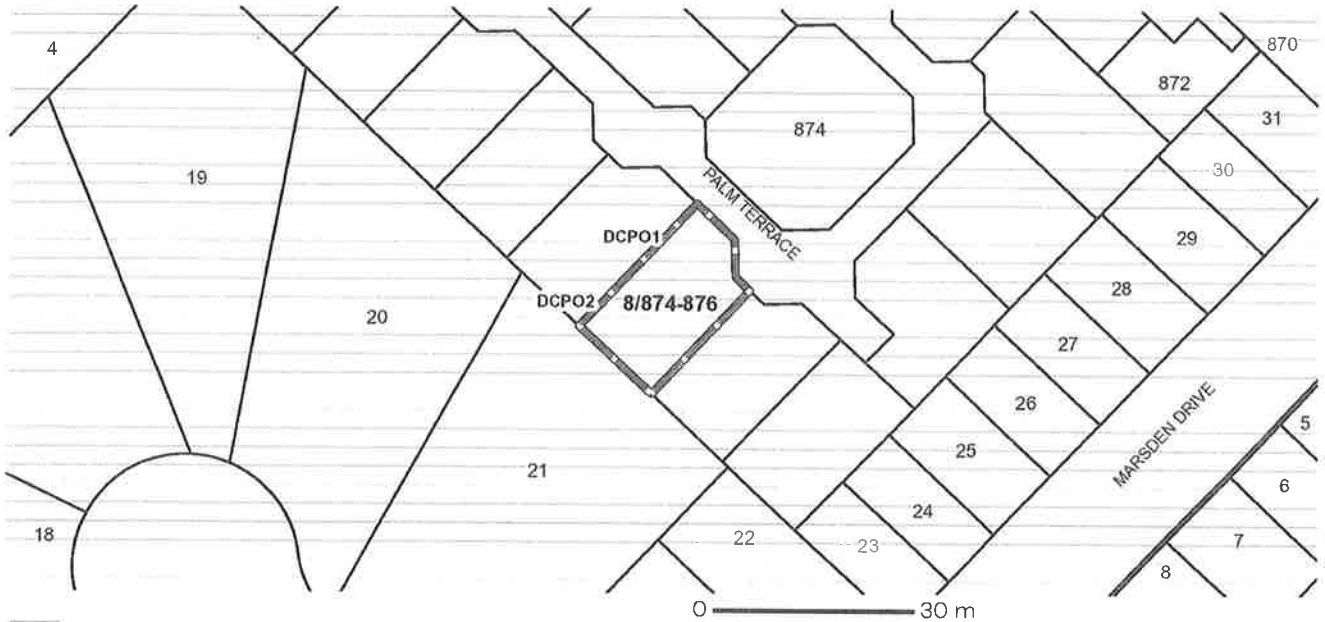
Environment,
Land, Water
and Planning

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

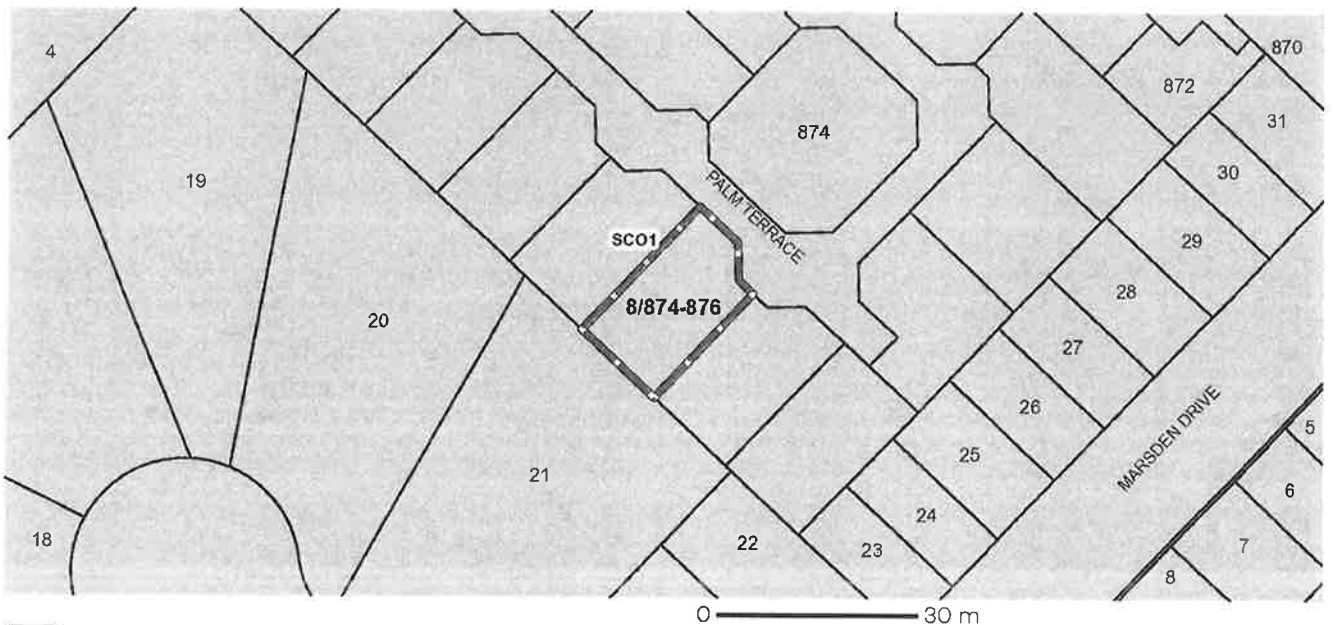


DCPO - Development Contributions Plan

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

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

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PLANNING PROPERTY REPORT: 8/874-876 FIFTEENTH STREET MILDURA 3500

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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 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