

# SECTION 32 STATEMENT

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

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**Vendor:** Peter Charles Iles and Lyndsey Ann Iles

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**Property:** 144 Magnolia Avenue MILDURA VIC 3500

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**VENDORS REPRESENTATIVE**

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

PO Box 1012  
MILDURA VIC 3502

Tel: 03 5022 9300  
Email: [jenni@mildurapropertytransfers.com.au](mailto:jenni@mildurapropertytransfers.com.au)

Ref: Jenni Foster

SECTION 32 STATEMENT  
144 MAGNOLIA AVENUE 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 and as follows-

Provider	Amount (& interest if any)	Period
Lower Murray Water	\$ 174.22	Per quarter
Mildura Rural City Council	\$2,428.83	Per annum

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

No such Insurance has been effected to the Vendors knowledge.

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.

SECTION 32 STATEMENT  
144 MAGNOLIA AVENUE MILDURA VIC 3500

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council      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):-

Is contained in the attached Certificate/s.

**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;~~
  - ~~— any certificate of deferral of the liability to pay;~~

SECTION 32 STATEMENT  
144 MAGNOLIA AVENUE MILDURA VIC 3500

- ~~— 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
Water supply	Connected
Sewerage	Connected
Telephone services	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.

SECTION 32 STATEMENT  
144 MAGNOLIA AVENUE MILDURA VIC 3500

- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
  - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

**10. DUE 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**

Peter Charles Iles and Lyndsey Ann Iles

**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 6270 Folio 983**

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

VOLUME 06270 FOLIO 983

Security no : 124092952704F  
Produced 08/10/2021 10:31 AM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 014880.  
PARENT TITLE Volume 04009 Folio 751  
Created by instrument 1717550 14/01/1939

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER CHARLES ILES of 144 MAGNOLIA AVENUE MILDURA VIC 3500  
LYNDSEY ANN ILES of 144 MAGNOLIA AVENUE MILDURA VIC 3500  
AR323888C 07/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP014880 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: 144 MAGNOLIA AVENUE MILDURA VIC 3500

DOCUMENT END

**The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information  
via LANDATA® System. Delivered at 08/10/2021, for Order Number 70748955. Your reference: WW:370-21.**

LP 14880

EDITION 2

PLAN MAY BE LODGED 28-11-1998

PLAN OF SUBDIVISION OF  
LOTS 2,3&4 AND PART OF LOT 1 SECTION 73 BLOCK D L.P.2144  
BEING PART OF CROWN PORTION I

PARISH OF MILDURA

COUNTY OF KARKAROO

VOL. 4009 FOL. 751

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

COLOUR CODE

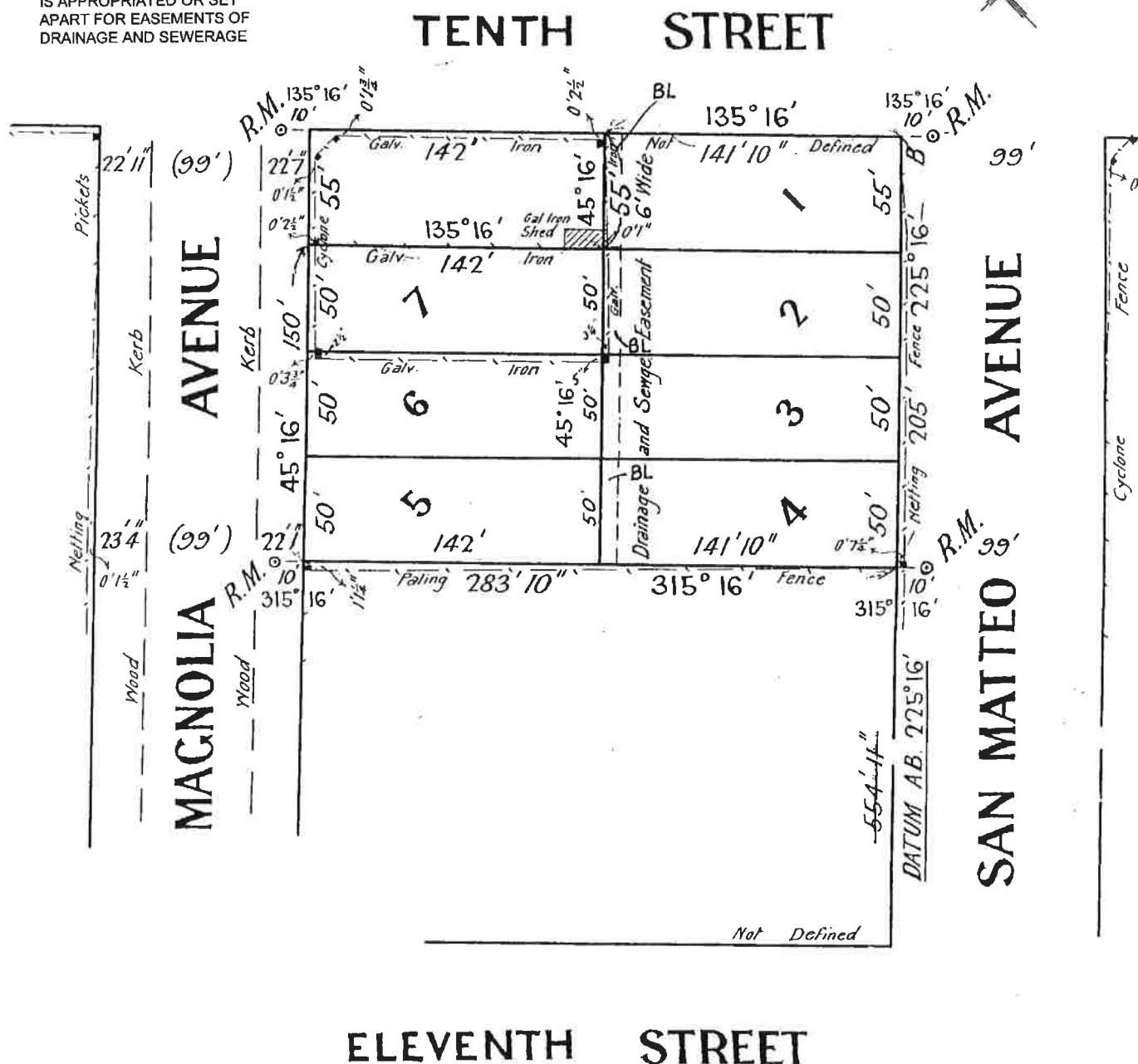
BL=BLUE G=GREEN  
BR=BROWN P=PURPLE  
Y=YELLOW R=RED  
H=HATCH CH=CROSS HATCH

APPROPRIATIONS

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

ENCUMBRANCES

THE RESERVATIONS &  
CONDITIONS CONTAINED IN  
TR 273957 AFFECTS LOTS  
1, 2, 3, 6 & 7





## RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**LP 14880**

**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]

**Form 2**  
**Building Act 1993 - Building Regulations 2006 - Regulation 313**

**BUILDING PERMIT**  
**PERMIT NO: BS-U 1062/20160559/0**

**ISSUED TO:-**

Agent: The Shed Company  
PO Box 1007 MILDURA VIC 3502

Phone: 0418 390 262

**OWNERSHIP DETAILS:-**

Owner: Glenn & Debbie Palmer  
144 Magnolia Avenue MILDURA VIC 3502

Phone: 0438 214 098

**PROPERTY DETAILS:-**

Lot: 6 No: 144 Magnolia Avenue MILDURA VIC 3502  
Municipality: Mildura Rural City Council  
Title Details: PS: 014880 Volume: 04009 Folio: 751

Site area m<sup>2</sup>: 658

**DETAILS OF RELEVANT PLANNING PERMIT:- N/A**

**BUILDER:-**

S & V Raiti Pty Ltd T/A The Shed Company  
287 Etiwanda Avenue MILDURA VIC 3502

Phone: 5021 0226 0418 390 262

**DETAILS OF DOMESTIC BUILDING WORK INSURANCE :-** The issuer or provider of the required insurance policy is:-

Insurance Provider Name: QBE

Policy No: 410007689BW1-85

Date Issued: 20/09/2016

**NATURE OF BUILDING WORK :-**

Construction of Shed & Carport  
Project Classification: 10a  
Project Use: Residential

Project estimated value: \$19,077  
Total new floor Area (m<sup>2</sup>): 54

**OCCUPANCY OR USE OF BUILDING :-** A Final Certificate is required prior to use or Occupation

**COMMENCEMENT AND COMPLETION :-** Building work is to commence by:26/09/2017 and is to be completed by:26/09/2018

**CONDITIONS: -** This permit is subject to the attached conditions.

**STAGES OF WORK PERMITTED :-** As shown on approved plans

**INSPECTION REQUIREMENTS:-**

**FOR INSPECTION BOOKINGS PLEASE CALL:**

0418 596 661 (BOOKINGS MUST BE PLACED AT LEAST 48HRS PRIOR TO INSPECTION - MON-FRI)

Inspection of Pad Footings  
Inspection of Framework  
Inspection of Final, upon completion of work

**PRACTITIONERS:-**

Type	Name
Builder	Seb Raiti
Engineer	Robert Showers

Registration Number
DB-U 9467
EC-24162

**RELEVANT BUILDING SURVEYOR**

**BRENT WILLIAMS**

**REGISTRATION NUMBER BS- U 1062**

**SIGNATURE:**



**ISSUE DATE:**

**26/09/2016**

Page 1 of 2

<b>MRCC RECEIVED</b>
<b>27 SEP 2016</b>
File 6:2016:734.1
W/Flow.....
Act/off <b>FIVE</b>
Security.....
Copy/Rel .....
<input type="checkbox"/> Permanent
<input type="checkbox"/> 1-10 Years
<input type="checkbox"/> 11-35 Years

## **BUILDING PERMIT CONDITIONS**

### **PERMIT NO:BS-U 1062/20160559/0**

**1. GENERAL**

All works authorised by this Permit shall comply with the provisions of the Building Act 1993, 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. CONSTRUCTION REQUIREMENTS**

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

**3. STORM WATER DRAINAGE**

The Builder shall ensure all storm water drainage is connected before arranging for a Final Inspection. The Final inspection will not be approved when the storm water is not connected.

**- END OF CONDITIONS-**

**RELEVANT BUILDING SURVEYOR   BRENT WILLIAMS   REGISTRATION NO:   BS- U 1062**

**SIGNATURE:**



**ISSUE DATE:**

**26/09/2016**

APPLICATION FOR A BUILDING PERMIT  
Building Act 1993 | Building Regulations 2006 | Regulation 301 | FORM 1

TO: Relevant Building Surveyor: Brent A Williams – BS-U 1062

**APPLICANT DETAILS:**

Name/Company: THE SHED COMPANY MILDURA  
Postal Address: PO BOX 1007 MILDURA  
Contact Person: BEN ROGERS  
Email Address: mildura@theshedcompany.com.au  
Postcode: 3502  
Telephone: 03 50210226  
Indicate if the applicant is a lessee or licensee of Crown Land to which this application applies: Yes/No

**OWNERSHIP DETAILS**

Owner: GLENN - DEBBIE PALMER Telephone: 0438214098  
Postal Address: 144 Magnolia ave Mildura Postcode: 3500  
Email Address:

**SITE ADDRESS/PROPERTY DETAILS**

Number: 144 Street/Road: Magnolia ave City/Suburb/Town: Mildura  
Lot/s: 6 LP/PS: 014880 Volume: 04009 Folio: 751  
Section: Crown allotment: Parish: County:  
Municipal District: Allotment Area m<sup>2</sup>:  
Is the land owned by Crown or a public authority? No (new dwellings only)

**OWNER BUILDER<sup>4</sup> (If applicable)**

I intend to carry out the work as an owner builder No

**BUILDER (If known)**

Name: S & V Raiti PTY LTD Telephone: 03 50210226  
Address: 287 Etiwanda Ave Mildura Post Code: 3500 Registration No: DB-U9467

**BUILDING PRACTITIONERS<sup>1</sup> and/or ARCHITECT**

(a) To be engaged in the building work<sup>2</sup> or (b) who were engaged to prepare documents submitted with this application<sup>3</sup>  
Name: Seb Raiti Category/Class: Builder Registration No: DB-U 9467  
Name: R. Showers Category/Class: Engineer Registration No: EC- 24162

**NATURE OF BUILDING WORK (Tick if applicable or give other description)**

- ☒ Construction of new building ☐ Extension to an existing building  
☐ Alterations to an existing building ☐ Change of use of an existing building  
☐ Demolition of a building ☐ Removal of a building  
☐ Re-erection of a building ☐ Other

**PROPOSED USE OF BUILDING: Storage shed**

**COST OF BUILDING WORK<sup>5</sup>**

Is there a contract for the building work? Yes  
Contract price/Estimated Cost: \$ 19,077

**STAGE OF BUILDING WORK (If application is to permit a stage of the building work)**

Extent of Stage:  
Cost of building work for this stage: \$

**SIGNATURE**

Name of Owner or Agent: THE SHED COMPANY MILDURA

DATE: 30.08.16

RECEIVED  
6/9/16

## Domestic Building Insurance Certificate of Insurance

Policy Number 410007689BWI-85

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



GLENN PALMER  
144 MAGNOLIA AVE  
MILDURA 3500

**Name of Intermediary**  
BOVILL RISK & INSURANCE  
CONSULTANTS PTY LTD  
P O BOX 1020 RICHMOND NORTH 3121

**Account Number**  
41BWBRICV  
**Date Issued**  
20/09/2016

### Policy Schedule Details

#### Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

#### Domestic Building Work

ALTERATIONS AND ADDITIONS STRUCTURAL

#### At the property

144 MAGNOLIA AVENUE  
MILDURA VIC 3500

#### Carried out by the builder

S & V RAITI PTY LTD  
ACN: 058 725 401

**! Important note:** If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

#### For the building owner

GLENN PALMER

#### Pursuant to a domestic building contract dated

19/09/2016

#### For the contract price of

\$19,077.00

#### Type of cover

Cover is only provided if S & V RAITI PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order\*

#### Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects\*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects\*

#### The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses\*

#### The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price\*

\*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

**Domestic Building Insurance  
Certificate of Insurance**

Policy Number 410007689BWI-85

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

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

**Victorian Managed Insurance Authority (VMIA)**

**Domestic Building Insurance Premium and Statutory Costs**

Base DBI Premium	\$475.00
GST	\$47.50
Stamp Duty	\$52.25
<b>Total</b>	<b>\$574.75</b>

**IMPORTANT:**

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

## Domestic Building Insurance Certificate of Insurance

Policy Number 410007689BWI-85

QBE Insurance (Australia) Ltd  
628 BOURKE STREET  
MELBOURNE VIC 3000  
Phone: (03) 9246 2666  
Fax: (03) 9246 2611  
ABN: 78 003 191 035  
AFS License No: 239545



If the information on this Certificate does not match what's on your domestic building contract,  
please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE	MATCH	YOUR DOMESTIC BUILDING CONTRACT
<p>Owner: _____</p> <p>Carried out by the builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>Both name of builder and ACN or ABN match</p> <p>✓</p>	<p>Owner: _____</p> <p>Builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>
<p>Owner: _____</p> <p>Carried out by the builder: → JOHN CITIZEN ABN: 12 345 678 910</p>	<p>NO MATCH</p> <p>Call QBE, name of builder does not match</p> <p>✗</p>	<p>Owner: _____</p> <p>Builder: → CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>
<p>Owner: _____</p> <p>Carried out by the builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>NO MATCH</p> <p>Call QBE, ABN or ACN does not match</p> <p>✗</p>	<p>Owner: _____</p> <p>Builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 87 956 123</p>



National Building Consultants

Regional  
39 Pine Avenue  
Mildura Vic 3500  
ABN: 14 084 582 770  
E: admin@bwanational.com.au  
T: (03) 5023 5136

City  
Suite 305  
221 Sturt Street  
Southbank Melbourne 3006  
E: info@bwanational.com.au  
T: 1300 363 487

[www.bwanational.com.au](http://www.bwanational.com.au)

**Form 7**  
**Building Act 1993**  
**Building Regulations 2006**  
**Regulation 1006**

**CERTIFICATE OF FINAL INSPECTION**

**To**  
**Owner** Glenn & Debbie Palmer  
**Address** 144 Magnolia Avenue  
MILDURA 3502

**To**  
**Agent** The Shed Company  
**Address** PO Box 1007  
MILDURA 3502

**Project Address** Lot:6 No: 144 Magnolia Avenue MILDURA 3502  
PS: 014880 Vol: 04009 Folio: 751  
**Municipal District** Mildura Rural City Council

**Description of building work**

Construction of Shed & Carport

BCA Class: 10a

Part of building: As per plans

Permitted Use: Residential

Allowable Live Load: N/A

**Directions**

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

**Relevant Building Surveyor**

Name: BRENT WILLIAMS

Address: 39 Pine Ave MILDURA 3500

Registration No: BS- U 1062

**Signature**

**CERTIFICATE:**

Certificate Number:

20160559/0

Final Inspection Date:

21 December 2016

Date of Issue:

17 January 2017



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 08 October 2021 10:27 AM

## PROPERTY DETAILS

Address: **144 MAGNOLIA AVENUE MILDURA 3500**  
Lot and Plan Number: **Lot 6 LP14880**  
Standard Parcel Identifier (SPI): **6\LP14880**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **4501**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 535 Q6**

[www.mildura.vic.gov.au](http://www.mildura.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/mildura](http://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**

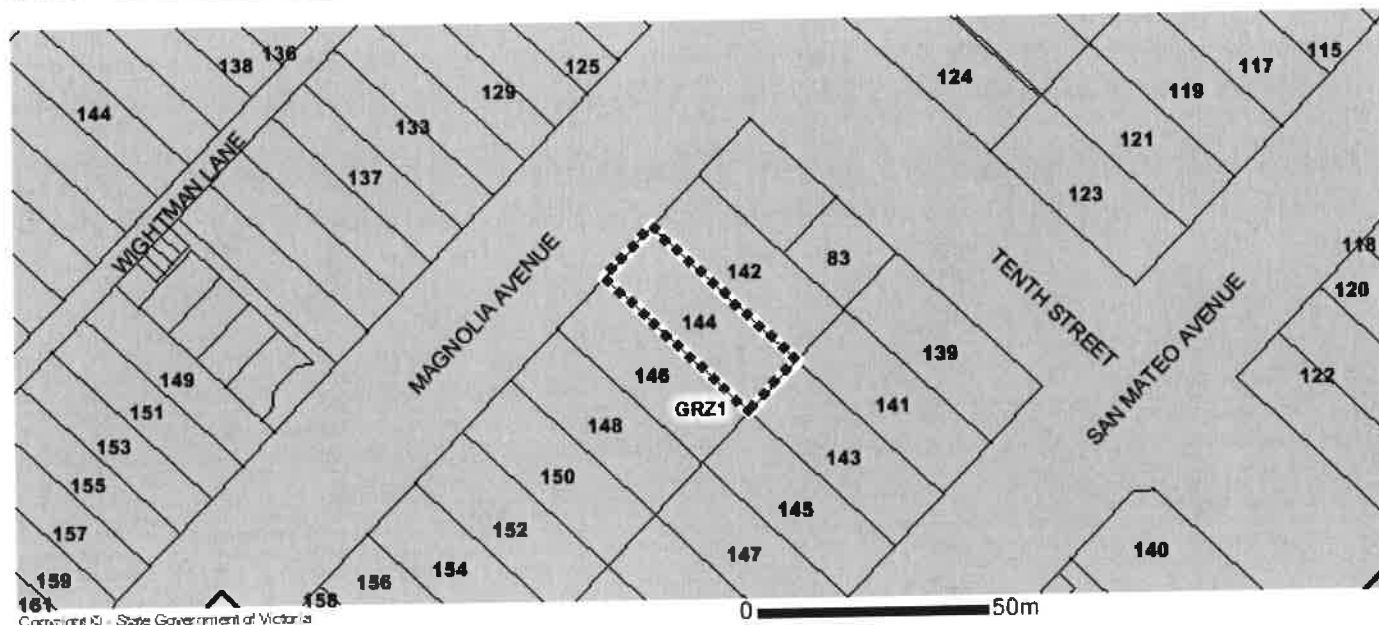
## STATE ELECTORATES

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

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Copyright © - State Government of Victoria

C1Z - Commercial 1

GRZ - General Residential

IN1Z - Industrial 1

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

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Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

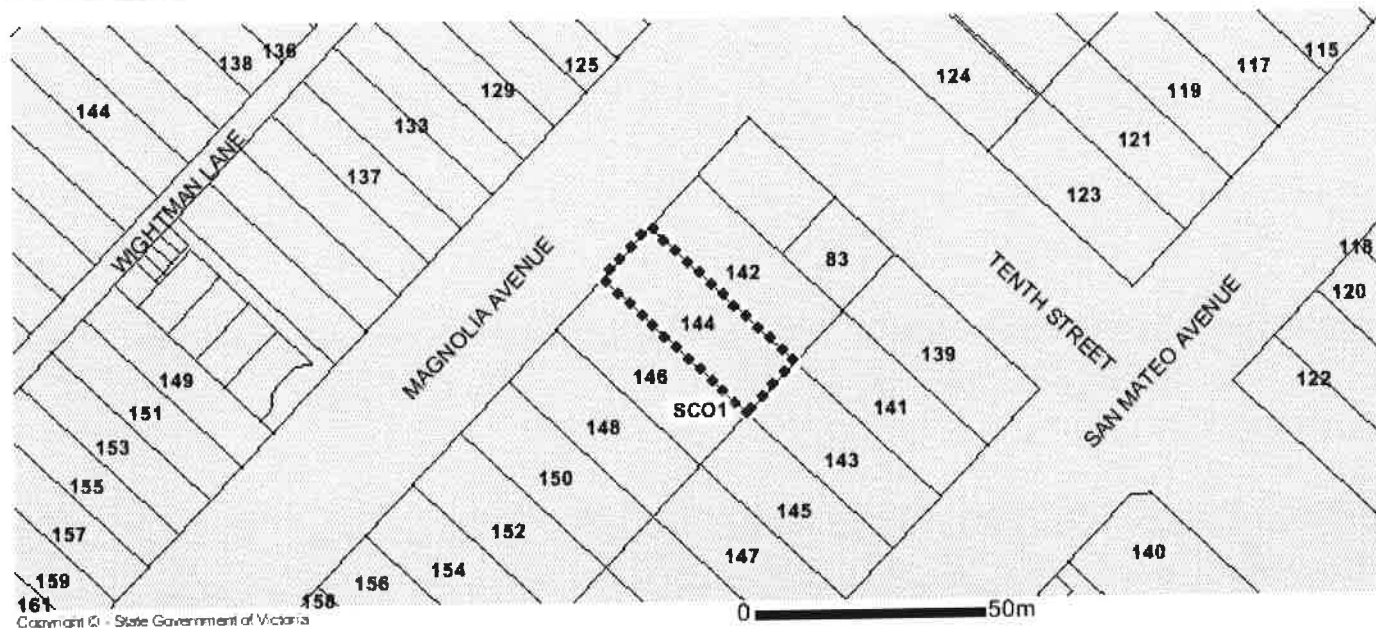
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 144 MAGNOLIA AVENUE MILDURA 3500

## Planning Overlay

### SPECIFIC CONTROLS OVERLAY (SCO)

#### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



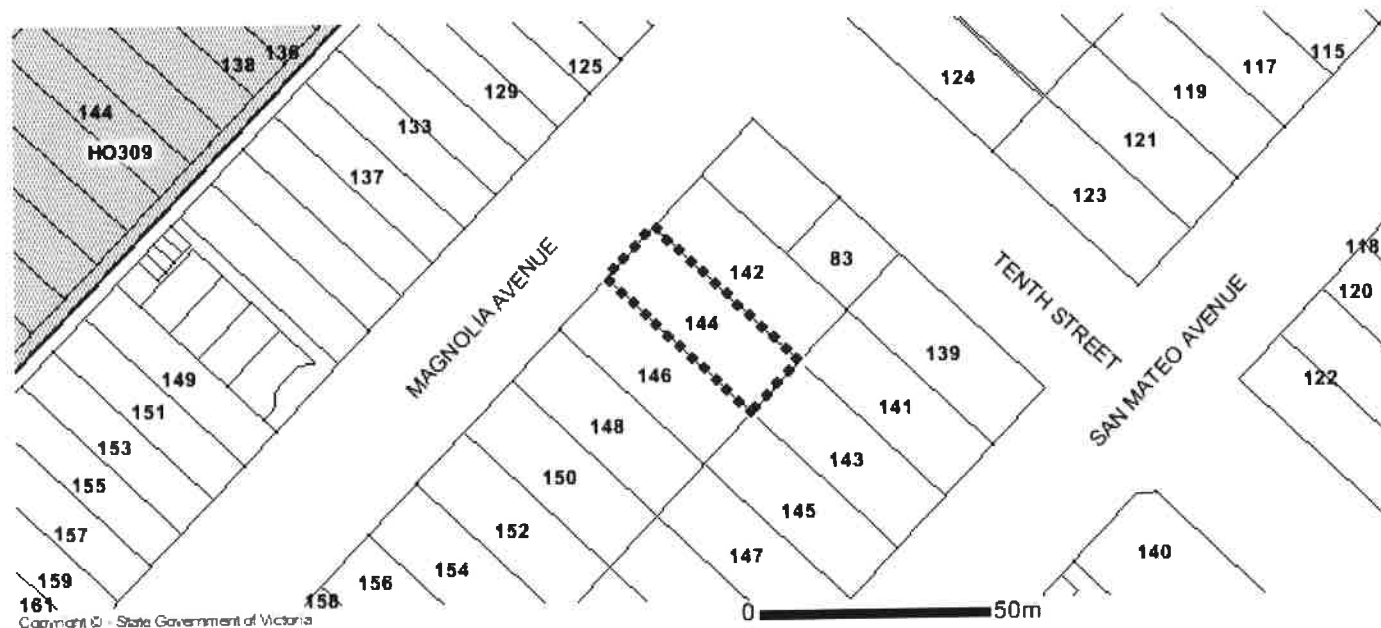
SCO - Specific Controls

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### HERITAGE OVERLAY (HO)



HO - Heritage

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

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PLANNING PROPERTY REPORT: 144 MAGNOLIA AVENUE MILDURA 3500

## Further Planning Information

Planning scheme data last updated on 4 October 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>

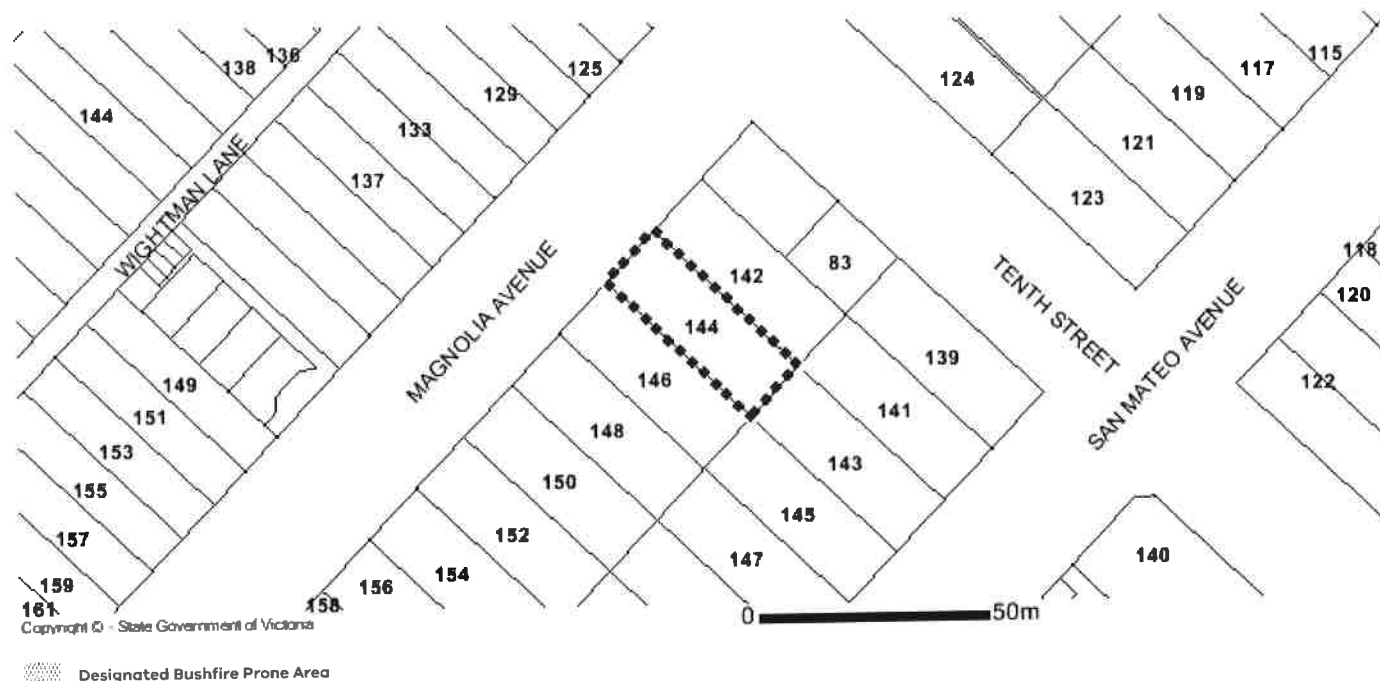
For details of surrounding properties, use this service to get the Reports for properties of interest.

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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937 057



Mr P C & Mrs L A Iles  
144 Magnolia Avenue  
MILDURA VIC 3500



033  
1008951  
R2\_975

### Total Rates & Charges For this Year

**\$2,428.83**

Refer below for payment options

## Rate and Valuation Notice

1 July 2021 to 30 June 2022

### Property Location & Description

144 Magnolia Avenue MILDURA VIC 3500  
Lot 6 PS 14880 Sec 73 Blk D

AVPCC: 110 - Detached Home

### RATING DETAILS

Residential Rate  
Waste Management

0.0059305	312000	\$1,850.32
446.1	1	\$446.10

### VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

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

114.00	1	\$114.00
0.000059	312000	\$18.41

**TOTAL AMOUNT**

**\$2,428.83**

Payment In full	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
Due 15 Feb 2022 \$2,428.83		Due 30 Sep 2021 \$607.20	Due 30 Nov 2021 \$607.21	Due 28 Feb 2022 \$607.21	Due 31 May 2022 \$607.21

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

Mr P C & Mrs L A Iles  
144 Magnolia Avenue MILDURA VIC 3500  
Assessment No: 4501

**Payment In Full: \$2,428.83**  
**Or 1st Instalment: \$607.20**



Biller code: 93922  
Ref: 45013

POST billpay



Full Payment \*41 45013



Post Billpay Biller code: 0041  
Ref: 45013

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



BPAY this payment via Internet or phone banking.  
BPAY View: View and pay this bill using internet banking.  
BPAY View Registration No.: 45013

Call Centre: 1800 808 830  
(incl. 24 Hour Faults & Emergencies)



lmw.vic.gov.au  
E contactus@lmw.vic.gov.au

URBAN ACCOUNT

Date Of Issue 16/07/2021



405837-001 008374(18793) D033  
MR PC ILES & MRS LA ILES  
144 MAGNOLIA AVENUE  
MILDURA VIC 3500

Reference No: 005165

Amount Due: -\$556.25

Due Date: 13-AUG-2021

Tariffs and Charges Notice  
1st Quarter 2021/22  
01/07/2021 - 30/09/2021

**POST** \*850 700051659

Property Address : 144 MAGNOLIA AVENUE MILDURA VIC 3500 (Prop:5165) - Urban Account  
Lot 6 LP 14880 Par Mildura Vol 6270 Fol 983

	Charge	Balance
Water Service Tariff	51.84	51.84
Water by Measure Chg-Info on reverse	82.63	82.63
Sewerage Service Tariff	122.38	122.38
CREDITS & Other Receipts		-\$813.10
<b>CREDIT BALANCE - DO NOT PAY</b>		<b>-\$556.25</b>



Payments/Credits since last Notice \$350.00

Payment Slip - Methods of Payment  
Online at [lmw.vic.gov.au](http://lmw.vic.gov.au) - Pay your Account

005165  
144 MAGNOLIA AVENUE MILDURA VIC 3500 (Prop:5165) - Urban Account



**Direct Debit**  
Please contact your local office



**Centrepay**  
Use Centrepay to arrange regular deductions  
from your Centrelink payment  
Simply call our Call Centre 1800 808 830



**Billpay Code: 0850**

**Ref:**

Pay in person at any Post Office



**Biller Code: 78477**  
**Ref: 7000 5165 9**

**BPAY®** - Make this payment via internet  
or phone banking.

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

**BPAY View** Registration No: 7000 5165 9



**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 [bpay.com.au](http://bpay.com.au)



**By Phone**

Pay by phone: (03) 8672 0582  
Standard call charges apply

See reverse for  
In Person and By Mail options

# 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.