

*** Delete any that do not apply**

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

Applies if 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 to the receipt of rents and profits.

Not Applicable

1.2 Any Charge

Particulars of any charge (whether registered or not) over the land imposed by or under any Act to secure an amount due under that Act, including the amount owing under the 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 \$3,500.00.
- (b) Are contained in the attached certificate(s).
- (c) Their amounts are as follows:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council	See attached	\$
(2)	Lower Murray Water	See attached	\$

TOTAL

- (d) 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) or (c) 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

1.4 Terms Contract

Applies if the land is to be sold pursuant to a terms contract where the Purchaser is obliged to make 2 or more payments to the Vendor after the execution of the contract and before the Purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

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

2. INSURANCE DETAILS

2.1 Damage and destruction

Applies if the contract for the sale of land does not provide for 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

Applies where there is a residence on the land which 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 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).

(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) Is contained in the attached certificate with the required specified information.

(b) 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:

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

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years in relation to a building on the land²:

are contained in the attached certificate.

6. OWNERS CORPORATION

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

6.1 The owners corporation is inactive. This includes an owners corporation that has not, in the previous 15 months:

- (a) had an annual general meeting; and
- (b) fixed any fees; and
- (c) held any insurance.

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

² Only required where there is a residence on the land

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.



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

Page 1 of 2

VOLUME 10853 FOLIO 105

Security no : 124091132023G
Produced 13/07/2021 11:27 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 532556H.
PARENT TITLE Volume 10833 Folio 256
Created by instrument PS532556H 20/01/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ASHLEY JOYCE FLENTJAR-TYNAN of 1 ANWYL STREET MILDURA VIC 3500
AN023410S 17/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN023411Q 17/08/2016
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD
COVENANT AD216778E 03/11/2004
COVENANT PS532556H 20/01/2005

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 PS532556H 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: 1 ANWYL CLOSE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/10/2016

OWNERS CORPORATIONS

The land in this folio is affected by



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 2 of 2

OWNERS CORPORATION 1 PLAN NO. PS532556H

DOCUMENT END



Imaged Document Cover Sheet


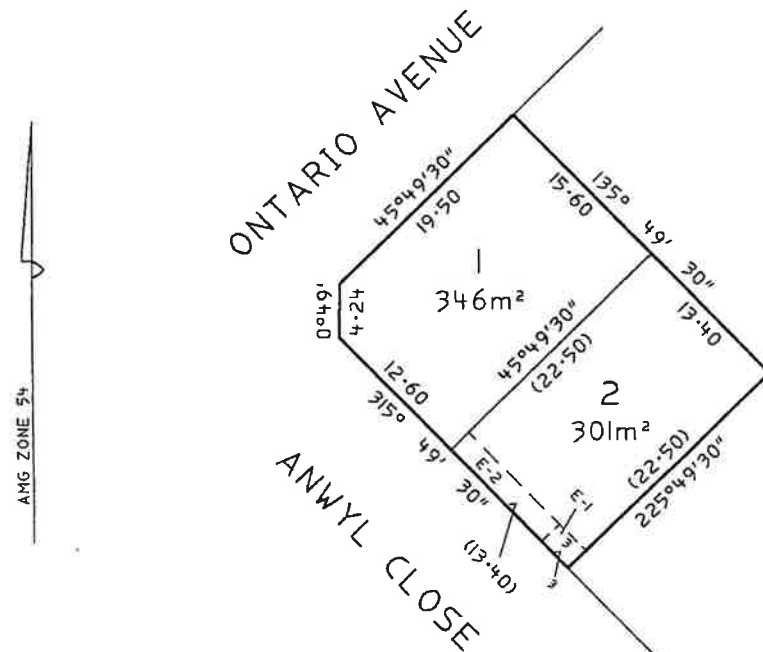
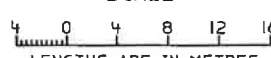
The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS532556H
Number of Pages (excluding this cover sheet)	2
Document Assembled	13/07/2021 12:00

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The document is invalid if this cover sheet is removed or altered.

	PLAN OF SUBDIVISION	STAGE NO.	LTO use only EDITION	Plan Number PS 532556H						
A Location of Land Parish: MILDURA Township: _____ Section: 23 Crown Allotment: _____ Crown Portion: 2 (PART) LTO base record: VICMAP DIGITAL PROPERTY Title References: Vol 10833 Fol 256	Council Certification and Endorsement Council Name: MILDURA RURAL Ref: S0766 CITY COUNCIL 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6. 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.		LTO use only _____ Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 11/01/05							
B Last Plan Reference: PS 449637V (LOT 1) Postal Address: ONTARIO AVENUE, MILDURA, 3500 AMG Co-ordinates: E 604260 Zone54 (Of approx. centre of plan) N 6215620	Open Space (I) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (II) The requirement has been satisfied. (III) The requirement is to be satisfied in Stage		LTO use only _____ PLAN REGISTERED TIME 1:13 pm DATE 2011/1/2005  Assistant Registrar of Titles							
Vesting of Roads or Reserves <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:50%;">Identifier</th> <th style="width:50%;">Council/Body/Person</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>		Identifier	Council/Body/Person	NIL	NIL	Council Delegate Council seal _____ Date 3/12/04 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council seal _____ Date / /		Notations Depth Limitation: Does not apply Staging: This is/is not a staged subdivision. Planning Permit No. P04/497 Survey: This plan is/is not based on survey. This survey has been connected to permanent marks no(s). _____ In proclaimed Survey Area no. _____		
Identifier	Council/Body/Person									
NIL	NIL									
Easement Information										
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)										
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of						
E-1	SEWERAGE	2	PS 449637V	LOWER MURRAY REGION WATER AUTHORITY						
E-2	ELECTRICITY SUPPLY	2	THIS PLAN	LOT 1 ON THIS PLAN						
E-2	ELECTRICITY SUPPLY	2	THIS PLAN	LOT 1 ON THIS PLAN						
										
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239				SHEET 1 OF 2 SHEETS						
ORIGINAL SHEET SIZE A3	SCALE 1:400	SCALE  LENGTHS ARE IN METRES	LICENSED SURVEYOR: ROBERT BRUCE FREEMAN SIGNATURE _____ DATE 11/10/2004 REF 7781 VERSION 2	DATE 3/12/04 COUNCIL DELEGATE SIGNATURE _____						

PS532556H

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Allstate Conveyancing Services
Phone: 03 50235355
Address: 41 Pine Avenue Milderura, 3500
Ref: SAH: SAM: FA
Customer Code: 365F



AD216778E

03/11/2004 \$233 45



MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land:

Lot 1 on Plan of Subdivision No. 449637V and being the whole of the land in Certificate of Title

Volume 10833

Folio 256

Estate and Interest:

All Its Estate In Fee Simple

Consideration:

\$58,000.00



Transferor:

CENTENNIAL ESTATES PTY. LTD. ACN 006 195 759

Transferee:

**GADELCO PTY. LTD. A.C.N. 074 208 414
of 83 Cummins Street BROKEN HILL 2880**

Directing Party:

NIL

Creation and/or Reservation and/or Covenant

AND THE SAID GADELCO PTY. LTD. for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said CENTENNIAL ESTATES PTY. LTD. and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 449637V and every part thereof (other than the land hereby transferred) as follows:

1. **They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except**

Approval No. 1060029A

T2

Page 1 of 2



Ice Ridge Systems Pty Ltd

ORDER TO REGISTER

Please register and issue title to

Signed

Cust. Code:

1192

STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with: \$1,192.00
Trn: 1894845 03-NOV-2004
SRD Victoria Duty, UMOU

THE BACK OF THIS FORM MUST NOT BE USED

211-02

for the usual outbuildings) with more than fifty per centum of the external walls of any material other than brick (which definition shall not be extended to mean mud-brick), brick veneer or stone and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof shall not be pitched at an angle less than ten degrees.

2. They will not erect or cause or suffer to be erected on the said lot any transportable, prefabricated or moveable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.

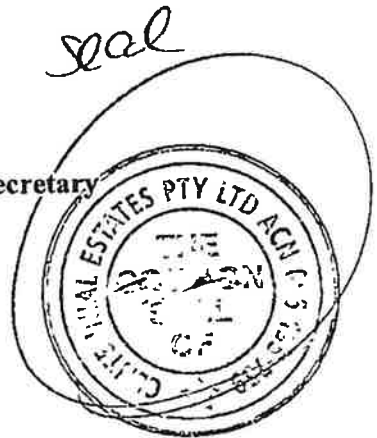
AND IT IS HEREBY AGREED AS FOLLOWS:

That the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be run at law and in equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Dated: 26-10-04
Execution and attestation

The COMMON SEAL of CENTENNIAL ESTATES PTY. LTD. was hereunto affixed in the presence of the authorised person:

Donald Alexander Pedler
DONALD ALEXANDER PEDLER Full name
LAUREN COURT., MERBEIN Address
3505



The COMMON SEAL of GADELCO PTY. LTD. was hereunto affixed in the presence of the authorised persons:

Gina Elizabeth Delar Director
GINA ELIZABETH DELAR Full name
83 CLYMMING ST Address
BROKEN HILL

Anthony Joan De Laet Secretary
ANTHONY JOAN DE LAET Full name
83 CLYMMING ST Address
BROKEN HILL



Approval No. 1060029A

T2

Page 2 of 2



Ice Ridge Systems Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

AD216778E

03/11/2004 \$233 45



PS532556H



LOGGING PARTY: ALLSTATE CONVEYANCING SERVICES PTY LTD
DX 50016,
MILDURA
CUSTOMER CODE 365F

APPLICATION FOR PLAN OF SUBDIVISION/CONSOLIDATION

FORM-10

Reg. 41 (1) Subdivision (Procedures) Regulations 1989 Section 22 Subdivision Act 1988

Application to Register a Plan of Subdivision/Consolidation not related to acquisition by an acquiring authority

TO THE REGISTRAR :

PLAN NO: PS532556H /

This is an application by the registered proprietor of the land in the plan no. PS532556H for registration of the plan.

- 1. APPLICANT: Gadelco Pty. Ltd.**
of 83 Cummins Street Broken Hill 2880
- 2. LAND: VOLUME 10833 FOLIO 256 /**
- 3. MUNICIPALITY IN WHICH LAND IS LOCATED: MILDURA RURAL CITY COUNCIL**
MADDEN AVENUE, MILDURA

DATED THIS 23 DAY December 2004

THE COMMON SEAL of GADELCO PTY. LTD.
was hereunto affixed in the presence of the
authorised persons:

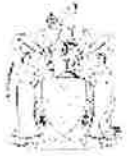


[Signature] Director
ANTHONY JOHN DELLAR Full name
83 Cummins St. Address

[Signature] Secretary
83 Cummins St. Full name
GINA DELLAR Address



DP532556H-1-7



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 13/07/2021 12:00:30 PM

OWNERS CORPORATION 1
PLAN NO. PS532556H

The land in PS532556H is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Lots 1, 2.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
ONTARIO AVENUE MILDURA VIC 3500

PS532556H 20/01/2005

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
Lot 1	50	50
Lot 2	50	50
Total	100.00	100.00

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.

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. Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub committee without reference to the owners corporation.

3. Management and administration

3.1 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.

4. Use of common property

4.1 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 the owner or occupier's 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.

4.2 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.

4.3 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.

5. Lots

5.1 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.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6. Behaviour of persons

6.1 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.

6.2 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.

7. 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 the party's behalf at the meeting.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the *Owners Corporations Act 2006*.
- (8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

From www.planning.vic.gov.au at 15 July 2021 10:52 AM

PROPERTY DETAILS

Address: **1 ANWYL CLOSE MILDURA 3500**
 Lot and Plan Number: **Lot 1 PS532556**
 Standard Parcel Identifier (SPI): **1\PS532556**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **30438**
 Planning Scheme: **Mildura**
 Directory Reference: **Vicroads 534 K7**

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**

STATE ELECTORATES

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

OTHER

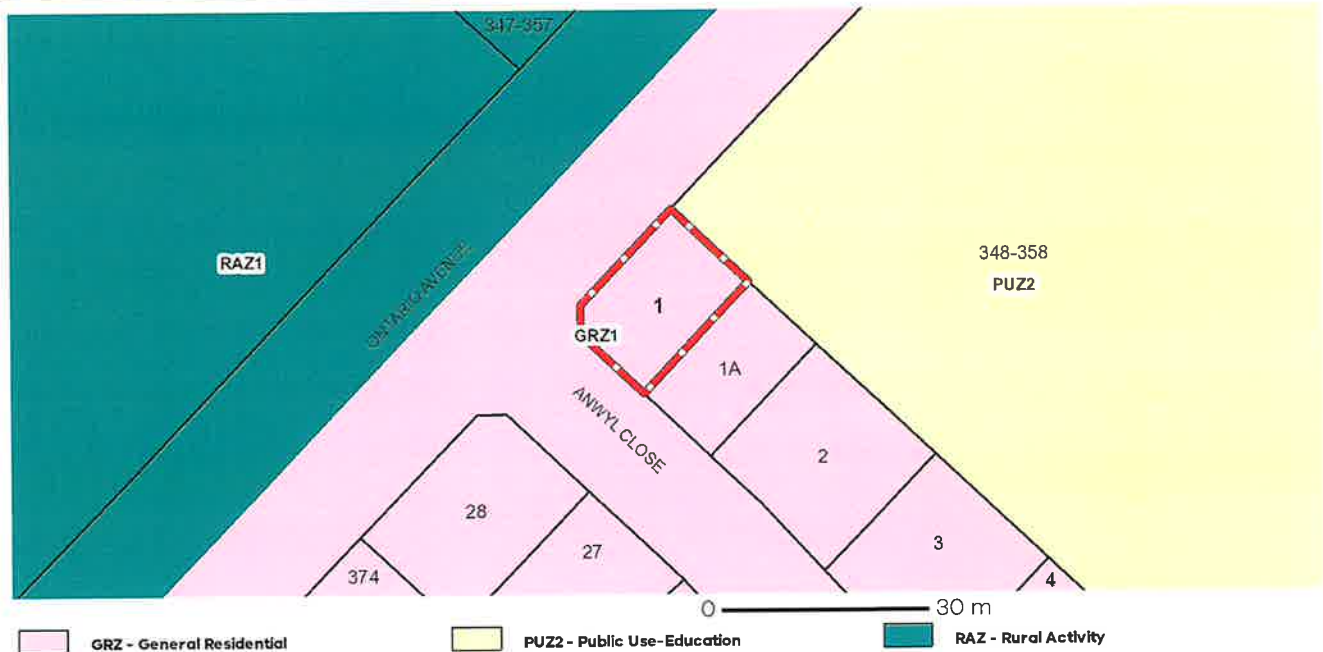
Registered Aboriginal Party: **First People of the Millewa-Mallee**

[View location in VicPlan](#)

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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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 32(c) of the Sale of Land 1962 (Vic)

Planning Overlay

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



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 8 July 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 apply to 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>

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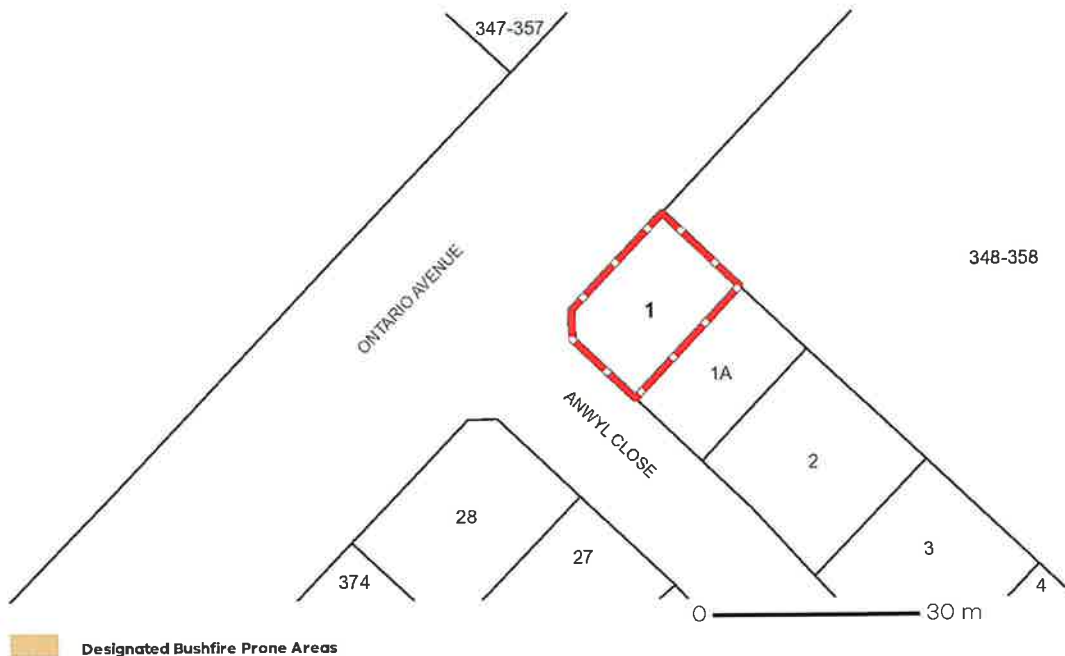
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <http://www.deta.vic.gov.au/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)

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 <http://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 <http://www.planning.vic.gov.au>

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Kasey Osborne
70 Deakin Ave
MILDURA 3502

Client Reference: 211467

NO PROPOSALS. As at the 13th July 2021, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

1 ANWYL CLOSE, MILDURA 3500
RURAL CITY OF MILDURA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 13th July 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 51156751 - 51156751112736 '211467'

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

761538

APPLICANT'S NAME & ADDRESS

**KASEY OSBORNE C/- GXS
MELBOURNE**

VENDOR

FLENTJAR-TYNAN, ASHLEY JOYCE

PURCHASER

...

REFERENCE

211467

This certificate is issued for:

LOT 1 PLAN PS532556 ALSO KNOWN AS 1 ANWYL CLOSE MILDURA
MILDURA RURAL CITY

The land is covered by the:

MILDURA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a SPECIFIC CONTROLS OVERLAY - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/mildura>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

13 July 2021

**Hon. Richard Wynne MP
Minister for Planning**

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

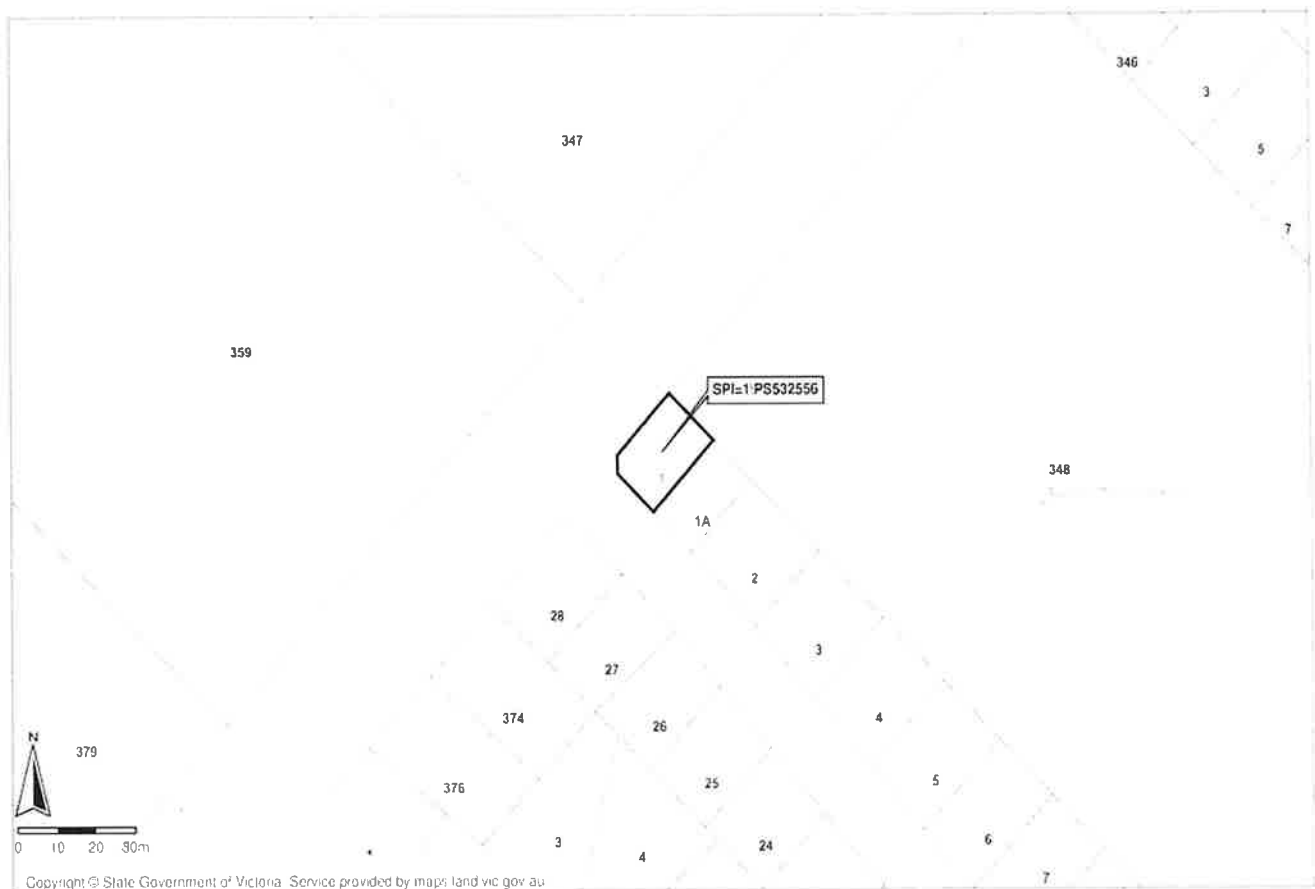
LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria. Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



Land Information Certificate

Date of certificate: 14 July 2021



Mildura Rural City Council

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 24984

Assessment No: 30438

Your Reference: 51156751-015-9

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC 3002

Property Address: 1 Anwyl Close MILDURA

Description: Lot 1 PS 532556H Sec 23 Blk E

Area: 346.0000 Square Metres

Capital Improved Value	\$235,000
Site Value	\$81,000
Net Annual Value	\$11,750
Base Date:	01/01/2021

RATES, CHARGES AND OTHER MONIES: FOR THE 2021-2022 FINANCIAL YEAR

(Current rates and charges are payable in one lump sum by 15 February or by quarterly instalments due (1st) 30 September, (2nd) 30 November, (3rd) 28 February and (4th) 31 May of this financial year.)

Residential Rate	\$1,393.67
Waste Management	\$446.10
Residential Fire Levy (Fixed)	\$114.00
Residential Fire Levy (Variable)	\$13.87
Rate Arrears to 30/06/2021:	\$0.00
Interest to 14/07/2021:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00
Total Rates & Charges Due:	\$1,967.64

Additional Monies Owed:

Debtor Balance Owing:

Total Rates & Charges & Additional Monies Owed:	\$1,967.64
--	-------------------

Pay via BPay Biller Code: 93922

Reference Number: 304386

For further information contact
Rates Department
Mildura Rural City Council
PO Box 105, Mildura Vic 3502; or
DX 50014, Mildura
Telephone: (03) 5018 8122

Certificate updates

Certificates are valid for 90 days from the original date of issue. Updates may be requested by the applicant only. All update requests must be submitted via the following email address:
helpdesk-revenue@mildura.vic.gov.au

Land Information Certificate

Date of certificate: 14 July 2021



Mildura Rural City Council

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 24984

Assessment No: 30438

Your Reference: 51156751-015-9

Property Address: 1 Anwyl Close MILDURA 3500

Description: Lot 1 PS 532556H Sec 23 Blk E

This certificate provides information regarding valuation, rates, charges, other moneys owing and any orders and notices made under the **Local Government Act 1989**, the **Local Government Act 1958** or under a local law of the Council.

There are no monies owed for works under the **Local Government Act 1958** or earlier act.

There are no monies owed under Section 94(5) of the **Electricity Industry Act 2000**.

There is no potential liability for rates under the **Cultural and Recreational Lands Act 1963**.

There is not any outstanding amount required to be paid for recreational purposes or any transfer of land required to be made to Council for recreational purposes under Section 18 of the **Subdivision Act 1988** or the **Local Government Act 1958**.

There are not any notices or orders on the land that have been served by Council under the **Local Government Act 1958**, **Local Government Act 1989**, any other Act or regulation, or under a local law of the Council, which have a continuing application as at the date of this certificate.

There is not a potential liability for the land to become rateable under Section 173 or 174A of the **Local Government Act 1989** unless stated in 'Please Note'.

There is no money owed under Section 227 of the **Local Government Act 1989**.

This certificate is not required to (and does not) include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

PLEASE NOTE:

I hereby certify that the information given in this certificate is a true and correct disclosure of rates and other monies payable to the Mildura Rural City Council as at the above date, together with any notices served pursuant to the Local Government Act, Local Law or any other Act.

.....David Clohesy..... **DELEGATED OFFICER**

RECEIPT OF \$27.40 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.



Statement No: IS22/85969
 Page: 1 of 2
 Our Ref: 43095
 Issue Date: 15/07/2021
 Your Ref: 51156751-037-1

LANDATA
 DX 250639
 EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2021.

Owner Name(s) MS AJ FLENTJAR-TYNAN
 Situate: 1 ANWYL CLOSE MILDURA VIC 3500
 Description: Lot 1 PS 532556H Blk E Sec 23 Vol 10853 Fol 105

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/07/2021 to 30/09/2021	
Sewerage Service Tariff		122.38
Water Service Tariff		51.84
Water by Measure to 8/6/2021		107.63
		<hr/>
Balance Due		\$281.85
		<hr/>

Mildura (Head Office)
 T 03 5051 3400
 741-759 Fourteenth Street
 Mildura Victoria 3500
 PO Box 1438
 Mildura Victoria 3502
 AUSDOC DX 50023

Swan Hill (Area Office)
 T 03 5036 2150
 73 Beveridge Street
 Swan Hill Victoria 3585
 PO Box 1447
 Swan Hill Victoria 3585
 AUSDOC DX 30164

Kerang (Area Office)
 T 03 5450 3960
 56 Wellington Street
 Kerang Victoria 3579
 PO Box 547
 Kerang Victoria 3579
 AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
 1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Water Supply:	Potable Water
Sewer Supply:	Reticulated Sewer System

Last Billed Water Consumption Details -

Period Of Usage: 5/3/2021 to 8/6/2021 (95 Days)
52 kl @ \$0.45250 Step1 Rate + 52 kl @ \$0.82350 Step2 Rate + 39 kl @ \$1.05850 Step3 Rate = \$107.63

Water Meter Details

Serial No. Size Date Read Reading
20100531 20 8/6/2021 486

Other Information:

Please Note: At the request of the applicant a meter read has not been done.

Note: This property forms part of an Owners Corporation. The Owners Corporation is responsible for the maintenance and/or replacement of all internal property sewer and water services and payment of water by measure.

Corporation sewer main located inside property boundary:-

It should be noted that in most instances the integrity of the Corporations sewer mains are protected by way of sewer easements. A Sewer easement can be in the form of a registered easement as depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits the placement of buildings and or structures over sewer easements.

If you wish to make the settlement payment for this property via BPay please use the following information: **Bill Code 78477 Payment Reference Number 700430952.**

This Statement was issued from the Mildura Office

Signed:

DocuSigned by:
Jan Evans
F84DF3A05A28456...

On behalf of:
LOWER MURRAY URBAN & RURAL WATER CORPORATION

PLEASE NOTE:

Legislative changes in Plumbing Regulations are such that Lower Murray Water is unable to ensure that internal plumbing services are complete. A physical inspection by a Registered/Licensed Plumber is advised.

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

Legend

- Urban Water
- Pipeline
- Retired Pipeline
- Urban Sewer
- Gravity Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline
- Rural Irrigation
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline
- Rural Drainage
- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

0 6.75 13.5
Meters

1: 354

Printed: 13/07/2021

GDA_1994_MGA_Zone_54

© Lower Murray Urban and Rural Water Corporation

Notes/Comments

LMW DISCLAIMER The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party. Note: For further assistance please contact LMW.

LOWER MURRAY WATER





Mildura Rural City Council

Request For Building Information
Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

Landata
Landata.online@victorianlrs.com.au

File:	PA30438
Your Ref:	51156751-017-3
Date Issued:	14 July 2021

Property Address:	1 Anwyl Close – MILDURA Lot 1 on Plan of Subdivision 532556H Volume 10853 Folio 105
--------------------------	--

N.B. Please see page 2 for Salinity Statement

Regulation 51 (1)

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

- Building Permit 3/2018 issued on 29 January 2018 for the construction of the Fence
Final Certificate issued on 05 March 2018

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

Nil

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

Nil

Signed:
MARK YANTSES
MUNICIPAL BUILDING SURVEYOR

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

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

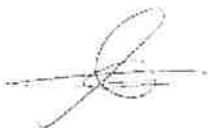
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

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

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

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

Yours sincerely



Mark Yantses

MUNICIPAL BUILDING SURVEYOR

MY/jb



Mildura Rural City Council

File: 006.2018.00000003.001

29 January 2018

Miss Ashley Flentjar-Tynan
1 Anwyl Close
MILDURA VIC 3500

Dear Miss Ashley Flentjar-Tynan

BUILDING PERMIT: 3/2018
FENCE
1 ANWYL CLOSE MILDURA

Following our analysis of your project, we have granted the enclosed Building Permit. I would like to bring your attention to the mandatory inspection listed on your Building Permit. These inspections are compulsory and must be approved by the Relevant Building Surveyor prior to commencement of the next stage of works. Approval of these stages of work will allow approval for the issue of a Final Certificate prior to the use and/or occupation of the building.

Mandatory Inspections

- Prior to Placing a footing
- Final – upon completion of building work.

Please take note of the commencement and completion dates as indicated on the Building Permit, as the permit will lapse and a new permit will be required if time frames are not complied with.

You will also find enclosed a mandatory laminated site information sign that is required to be displayed on the building site.

The person who is in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of the building permit and one set of any approved plans, specifications and documents relating to this permit are available for inspection at the allotment concerned while the building work for which the building permit was issued is in progress.

Madden Avenue Service Centre
108 Madden Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899
PO Box 105, Mildura Vic 3502
DX 50014, Mildura

Deakin Avenue Service Centre
76 Deakin Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Ouyen Service Centre
79 Oke Street, Ouyen
Phone: (03) 5018 8600
Fax: (03) 5092 1017

www.mildura.vic.gov.au
mrc@mildura.vic.gov.au

ABN 42 498 937 037

To: Miss Ashley Flentjar-Tynan
File: 006.2018.00000003.001

29 January 2018
Page 2

Please feel free to query any aspect of the permit and inspection process with us and contact Council's Building Department on 5018 8413 a minimum of 24 hours before you require an inspection so that we may efficiently provide all concerned a fast effective service.

We wish you well with your project and look forward to assisting you.

Should you require any further information, please contact Mark Yantses, Municipal Building Surveyor, on (03) 5018 8413.

Yours sincerely

A handwritten signature in black ink, appearing to be 'M. Yantses', written in a cursive style.

MARK YANTSES
MUNICIPAL BUILDING SURVEYOR

enc

MY/mn



Mildura Rural City Council

BUILDING PERMIT

3 / 2018

BUILDING ACT 1993

BUILDING INTERIM REGULATIONS 2017

Regulation 313

Form 2

ISSUED TO	
Owner*/Agent of Owner*1:	Miss Ashley Flentjar-Tynan
Address for serving of documents:	1 Anwyl Close MILDURA VIC 3500 03 5021 0779
OWNERSHIP DETAILS	
Owner:	Miss A J Flentjar-Tynan
Postal Address:	1 Anwyl Close MILDURA VIC 3500
BUILDER²	
Name:	Miss Ashley Flentjar-Tynan
Address:	1 Anwyl Close MILDURA VIC 3500

PROPERTY DETAILS	
Address:	1 Anwyl Close MILDURA 3500 Lot 1 PS 532556H Sec 23 Blk E
Volume:	10853
Crown Allotment:	Folio: 105 Section:

BUILDING DETAILS		
Fence		
Part of Building	Nature of Building Work	BCA Classification
All of Works	New Building	10b
Cost of Building Works:	\$2,500.00	Total floor area of new building work: 0 m ²
Stage of Building Works:	Complete	

INSPECTIONS REQUIREMENTS	
The mandatory notification stages are:	
Prior to Placing a footing	Final

COMMENCEMENT AND COMPLETION	
This building work must commence by: 29/01/2019	This building work must be completed by: 29/01/2020

OCCUPATION OR USE OF BUILDING	
A certificate of final inspection is required prior to the occupation or use of this building	



Mildura Rural City Council

BUILDING PERMIT

3 / 2018

BUILDING ACT 1993

BUILDING INTERIM REGULATIONS 2017

Regulation 313

Form 2

ISSUED TO

Owner*/Agent of Owner*1:

Miss Ashley Flentjar-Tynan

Address for serving of documents:

1 Anwyl Close
MILDURA VIC 3500

03 5021 0779

OWNERSHIP DETAILS

Owner:

Miss A J Flentjar-Tynan

Postal Address:

1 Anwyl Close
MILDURA VIC 3500

BUILDER²

Name:

Miss Ashley Flentjar-Tynan

Address:

1 Anwyl Close
MILDURA VIC 3500

PROPERTY DETAILS

Address:

1 Anwyl Close MILDURA 3500
Lot 1 PS 532556H Sec 23 Blk E

Volume: 10853

Crown Allotment:

Folio: 105

Section:

BUILDING DETAILS

Fence

Part of Building

All of Works

Nature of Building Work

New Building

BCA Classification

10b

Cost of Building Works: \$2,500.00

Stage of Building Works: Complete

Total floor area of new building work: 0 m²

INSPECTIONS REQUIREMENTS

The mandatory notification stages are:

Prior to Placing Final
a footing

COMMENCEMENT AND COMPLETION

This building work must commence by: 29/01/2019

This building work must be completed by: 29/01/2020

OCCUPATION OR USE OF BUILDING

A certificate of final inspection is required prior to the occupation or use of this building



Mildura Rural City Council

BCA CLASS

BUILDING DESCRIPTION

- 1 One or more building which are not located above or below another dwelling or another Class of building other than a private garage and which is associated constitute –
- 1a A single Dwelling, including –
- (i) A detached house
 - (ii) One or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa being:
Attached to an existing house
Attached to a new dwelling
Other.
- 1b A boarding house, guest house, hostel or the like with a total floor area not exceeding 300m² in which not more than 12 persons would ordinarily be resident.
- 2 A building containing 2 or more sole-occupancy nits each being a separate dwelling.
- 3 A residential building, other than of Class 1 or 2, which is a common place of living for a number of unrelated persons, including –
- (i) A boarding-house, guest house, hostel or lodging house
 - (ii) A residential part of a hotel or motel
 - (iii) A residential part of a school
 - (iv) Accommodation for the aged, disabled or children
 - (v) A residential part of a health-care building which accommodates members of staff
 - (vi) other
- 4 A dwelling in a building that is Class 5,6,7,8 and 9 if it is the only dwelling in the building
- 5 An office building used for professional or commercial purposes, excluding building of Class 6,7,8 and 9.
- 6 A shop or other building for the sale of goods by retail or the supply of services direct to the public
- 7 A building which is –
- (i) a public carpark
 - (ii) for storage, or display of goods or produce for sale by wholesale
- 8 A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carries on for trade, sales or gain
- 9 A building of a public nature –
- 9a A health-care building (including those parts set aside as a laboratory)
- 9b An assembly building (including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other part of the building that are of another Class),
Including –
- (i) open spectator stand
 - (ii) other entertainment or recreation
 - (iii) school or education
 - (iv) early childhood centres
 - (v) religious purposes
 - (vi) other public buildings
- 10a A non-habitable building being a private garage, carport, shed or the like –
- (i) if appurtenant to a Class 1,2 or 3 building and to be used for domestic purposes
 - (ii) other
- 10b A structure being a fence, mast, antenna, retaining wall or free standing wall, swimming pool or the like



Mildura Rural City Council

BUILDING PERMIT

3 / 2018

BUILDING ACT 1993

BUILDING INTERIM REGULATIONS 2017

Regulation 313

Form 2

PRESCRIBED REPORTING AUTHORITIES

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed Reporting Authority	Matter reported on	Regulation
Mildura Rural City Council	Fence height and Location	424 & 427

PERMIT CONDITIONS *this permit is subject to the following conditions-*

1. All work shall comply with the Building Act 1993, Building Interim Regulations 2017 and the Building Code of Australia 2016 Volume 2.
2. It is the owner/applicants responsibility to ensure the building is not built over or under an Easement or Implied Easement. You are required to check with the relevant authority applicable.
3. Excavations must be covered prior to the pouring of concrete.

MUNICIPAL BUILDING SURVEYOR

Signature:


MARK YANTSES BS-U 19367
 Mildura Rural City Council

PERMIT

Permit No.	3 / 2018
Date of Issue:	29 January 2018

Note 1: Under regulation 318, an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any changes 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 of 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, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit 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 only 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 135 of the Building Act 1993.



Mildura Rural City Council

BCA CLASS

BUILDING DESCRIPTION

- 1 One or more building which are not located above or below another dwelling or another Class of building other than a private garage and which is associated constitute –
- 1a A single Dwelling, including –
- (i) A detached house
 - (ii) One or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa being:
Attached to an existing house
Attached to a new dwelling
Other.
- 1b A boarding house, guest house, hostel or the like with a total floor area not exceeding 300m² in which not more than 12 persons would ordinarily be resident.
- 2 A building containing 2 or more sole-occupancy units each being a separate dwelling.
- 3 A residential building, other than of Class 1 or 2, which is a common place of living for a number of unrelated persons, including –
- (i) A boarding-house, guest house, hostel or lodging house
 - (ii) A residential part of a hotel or motel
 - (iii) A residential part of a school
 - (iv) Accommodation for the aged, disabled or children
 - (v) A residential part of a health-care building which accommodates members of staff
 - (vi) other
- 4 A dwelling in a building that is Class 5,6,7,8 and 9 if it is the only dwelling in the building
- 5 An office building used for professional or commercial purposes, excluding building of Class 6,7,8 and 9.
- 6 A shop or other building for the sale of goods by retail or the supply of services direct to the public
- 7 A building which is –
- (i) a public carpark
 - (ii) for storage, or display of goods or produce for sale by wholesale
- 8 A laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sales or gain
- 9 A building of a public nature –
- 9a A health-care building (including those parts set aside as a laboratory)
- 9b An assembly building (including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other part of the building that are of another Class),
Including –
- (i) open spectator stand
 - (ii) other entertainment or recreation
 - (iii) school or education
 - (iv) early childhood centres
 - (v) religious purposes
 - (vi) other public buildings
- 10a A non-habitable building being a private garage, carport, shed or the like –
- (i) if appurtenant to a Class 1,2 or 3 building and to be used for domestic purposes
 - (ii) other
- 10b A structure being a fence, mast, antenna, retaining wall or free standing wall, swimming pool or the like



Mildura Rural City Council

CERTIFICATE OF FINAL INSPECTION

3 / 2018

BUILDING ACT 1993
BUILDING INTERIM REGULATIONS 2017
Regulation 1006

Form 7

PROPERTY DETAILS

Property Address: **1 Anwyl Close MILDURA 3500**
Property Title: **Lot 1 PS 532556H Sec 23 Bk E** Volume: 10853 Folio: 105
Crown Allotment: Section:
Municipal District: **Mildura Rural City Council**

DESCRIPTION OF BUILDING WORK

Part of building: **All of Works** BCA Class: **10b** Permitted Use: **Fence**

DIRECTIONS

All directions under Part 4 of the **Building Act 1993** have been complied with.

MANDATORY INSPECTIONS

Prior to Placing a Footing Approval Date: **20/02/2018**
Final Approval Date: **5/03/2018**

MUNICIPAL BUILDING SURVEYOR

MARK YANTSES

BS-U 19367

Certificate No. **3 / 2018**
Date of Inspection: **5 March 2018**
Date of Issue: **5 March 2018**

REPORT ON DOMESTIC BUILDING WORK - OWNER BUILDERS

Pursuant to Section 137B of the Building Act 1993

BUILDING WORK AND INSPECTION DETAILS

Date of Report: 27th July 2021

Date of Inspection: 26th July 2021

Ref No. --

PROPERTY LOCATION

Street Number: 1/1

Lot Number:

Street: Anwyl Close

Suburb/town: Mildura

Postcode: 3500

Municipality: Mildura Rural City Council

OWNER DETAILS

Name(s): Ashley Parfrey

Contact Address: 1/1 Anwyl Close Mildura VIC 3500

Contact Phone No(s):

Email Address: info@fitness360.com.au

Weather Conditions

Fine

NAME OF PRESCRIBED BUILDING PRACTITIONER

Name:

Jason Binney

Classification:

Building Inspector

Registration No:

IN-L 60067

Address:

95 Pine Avenue,
Mildura Vic 3500

DESCRIPTION OF DOMESTIC BUILDING WORK

Description of building and materials:

Colorbond panel fence with treated pine plinth and side access gate.

Services Connected to the Property

- Water Supply N/A
- Electricity Supply N/A
- Gas Supply N/A
- Sewerage N/A

Mechanical or Electrical Services

- Heating N/A
- Air Conditioning N/A
- Hot Water System N/A

Inspection Checklist

Site	Services	External Services				
Retaining Walls	- Gas Supply	- Footings	✓	Weep Holes	- Roof Structure	-
Stormwater Drains	- Electricity Supply	- IF Masonry-DPC	-	Eaves	- Roof Drainage	-
Trees	- Water Supply	- Walls - Structure	-	Doors	- Flashings	-
Paving	-	- Walls - Finish	-	Attached Structure	- Roof Pitch	-
Sewerage System	-	- Sub-floor Structure	-	Vermin	- External Services	-
Site Drainage	-	- Gate	✓	Sheeting	A Carport Roof	-

Ceiling Space

Roof Cladding	-	Sisalation	-
Roof Services	-	Accessibility	-
Vermin	-	Ceiling Insulation	-

LEGEND

✓	No fault evident
A	Defects evident
E	Existing
C	Incomplete work
N/A	Not accessible
-	Not relevant

Internal

Construction	Shed
Floor(Structural)	-
Floor covering	-
Windows	-
Flyscreens	-
Door jambs	-
Ceilings	-
Joinery	-
Ventilation	-
Elect & lights	-
Dampness	-
Heating	-
Air-conditioning	-

Refer to summary of defects for explanation of above checks.

APPENDIX A:

DEFECTS IN THE DOMESTIC BUILDING WORKS

There is one small dent in one sheet of the panel fence.

APPENDIX B:

AREAS INACCESSIBLE AT THE TIME OF THE INSPECTION

Nil.

APPENDIX C:

CONDITION AND STATUS OF INCOMPLETE WORK

Nil.

APPENDIX D:

SECOND HAND MATERIALS USED IN THE DOMESTIC BUILDING WORKS

Nil.

SUMMARY

The colorbond panel fence and side access gate are in very good condition.

Note: We do not claim to have investigated any fault that may have been hidden in inaccessible areas or behind large pieces of furniture, or was not obvious at the time of our inspection or we considered to be of minor nature.

The contents of this report are the opinion of the person preparing the report and are to be treated as such.

(The Sunraysia area is a declared termite area therefore it is the responsibility of the owner/purchaser to ensure a termite clearance has been provided prior to settlement.)

If you have any queries regarding this report please contact the undersigned

Yours faithfully,

A handwritten signature in black ink, appearing to read 'JB', with a stylized flourish extending to the right.

Jason Binney
Registered Building Practitioner
Building Inspector
IN-L 60067
MAIBS

Dwelling Condition Report

This report is provided, pursuant to the Section 137b of the Building Act 1993 by the owner of the dwelling identified in this report.

Selling an owner-built house

Prior to entering into a Contract of Sale for a home built by an Owner Builder (i.e. not being a registered Builder), which is less than 6 ½ years old from the date of completion, the Owner Builder must, for the benefit of the purchaser:

Obtain an inspection report from a Prescribed Practitioner that contains the matters required by the Minister (i.e. lists the details, conditions, defects, uncompleted works etc.). This report must not be more than 6 months old at the time the contract of sale is signed.

Note: To sell your owner built property without the required insurance can attract a fine of up to \$10,000. The above information does not apply to a building other than a home (i.e. detached garage etc), as some legislation requirements do vary. Check with your Conveyancer / Solicitor for specific details.

Contract of Sale Conditions

A Contract of Sale must contain the following special conditions:

- The Purchaser acknowledges that prior to signing the contract; the Purchaser has received a copy of the inspection report as prescribed in Section 137b of the Building Act 1993, and a copy of a certificate evidencing the existence of the required insurance.
2. The vendor/s warrant that they have effected a Policy of Insurance in the name of the purchaser (or in the case of sale by auction, the policy is subject only to completing the name of the successful purchaser), which indemnifies the purchaser (and any subsequent purchasers) against all losses and damage during the period of insurance which resulted from:-
 - a.) Any breach of the implied Warranties under Section 137C of the Act, and

Alternative accommodation, removal and/or storage costs reasonable and necessarily incurred as a result of any event under and above.
 3. Vendor warrants that all domestic building work be carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and
 4. The Vendor warrants that all materials used in the domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
 5. The Vendor warrants that domestic building work was carried out in accordance with all laws and legal requirements, including without limiting the generality of this warranty, this Act and the regulations.

Defects identified are those caused by hard workmanship or movement of the foundations. The report does not necessarily refer to routine maintenance items (e.g. hairline plaster cracks or jamming doors and windows) which are caused by normal shrinking providing the workmanship was not defective.

Unless otherwise stated:

No soil or other material has been excavated or removed.

No plants or trees have been removed.

No samples have been taken or tested.

No fixtures, fittings, cladding or lining materials have been removed.

Building services have not been tested.

No items or furniture or chattels have been removed.

The roof has not been water tested.

No enquiries of Drainage, Sewerage or Water Authorities have been made.

No plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling and providing this report.

No special investigations of insect attack (e.g. borer, termite, etc.) have been made and any reference to this has been based on a casual inspection.

Property Clearance Certificate

Taxation Administration Act 1997



KASEY OSBORNE

Your Reference: LD:51156751-011-1.211467
Certificate No: 48208319
Issue Date: 22 JUL 2021
Enquiries: SXA6

Land Address: 1 ANWYL CLOSE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32749682	1	532556	10853	105	\$0.00

Vendor: ASHLEY FLENTJAR-TYNAN
Purchaser: ..

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS ASHLEY JOYCE FLENTJAR-TYNAN	2021	\$68,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	\$217,000
SITE VALUE:	\$68,000
AMOUNT PAYABLE:	\$0.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 48208319

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP


Land Tax = \$0.00

Taxable Value = \$68,000

Calculated as \$0 plus (\$68,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY  Biller Code: 5249 Ref: 48208319
Telephone & Internet Banking - BPAY® Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. www.bpay.com.au

CARD  Ref: 48208319
Visa or Mastercard Pay via our website or phone 13 21 61. A card payment fee applies. sro.vic.gov.au/paylandtax

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.

(04/10/2016)

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.