

VENDOR'S STATEMENT PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

VENDOR **DEBBIE JENNIFER NORTH (FORMERLY OATES)**

PROPERTY **19 Hibiscus Drive, Mildura**
(Lot 44 on Registered Plan of Strata Subdivision 005027 and being the land more particularly
described in Certificate of Title Volume 09194 Folio 046)

1. FINANCIAL MATTERS

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

(a) Their amounts are as follows:

Authority	Amount	Interest (if any)
Mildura Rural City Council per annum 2021-2022	\$1,710.09	
Lower Murray Water per qtr 2021-2022	\$174.22	
Ace Body Corporate Fees per qtr 2021-2022	\$320.84	

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

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

1.2 Particulars of any Charges (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge.

Nil.

1.3 Terms Contract

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

Not applicable.

1.4 Sale Subject to Mortgage

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

Nil.

2. INSURANCE

2.1 Damage and Destruction

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

Not applicable.

2.2 Owner-Builder

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

Not applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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

To the best of the vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction.

3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Nil.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is

not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. **BUILDING PERMITS**

No building permits have been issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land).

6. **OWNERS CORPORATION**

Attached is a current owners corporation certificate issued in respect of the land under section 151 of the *Owners Corporations Act 2006* together with a copy of the documents specified in section 151(4)(b)(i) and (iii) of that Act.

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

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

7.1 **Work-in-Kind Agreement**

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

7.2 **GAIC Recording**

The land is not affected by the GAIC.

8. **SERVICES**

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

(a) telephone services

(b) gas supply

9. **TITLE**

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

10. **DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to the purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.

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

Date of this Statement: / /

Signature of the vendor:
Debbie Jennifer North (Formerly Oates)

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

Date of this Acknowledgment: / /

Signature of the purchaser:

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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

VOLUME 09194 FOLIO 046

Security no : 124091584171R
Produced 03/08/2021 11:39 AM

LAND DESCRIPTION

Lot 44 on Registered Plan of Strata Subdivision 005027.
PARENT TITLE Volume 09154 Folio 566
Created by instrument G494504 24/02/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DEBBIE JENNIFER OATES of 5115 MURRAY VALLEY HIGHWAY LEITCHVILLE VIC 3567
AM623502A 10/03/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM623503X 10/03/2016
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP005027 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: 19 HIBISCUS DRIVE 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
OWNERS CORPORATION PLAN NO. RP005027

DOCUMENT END

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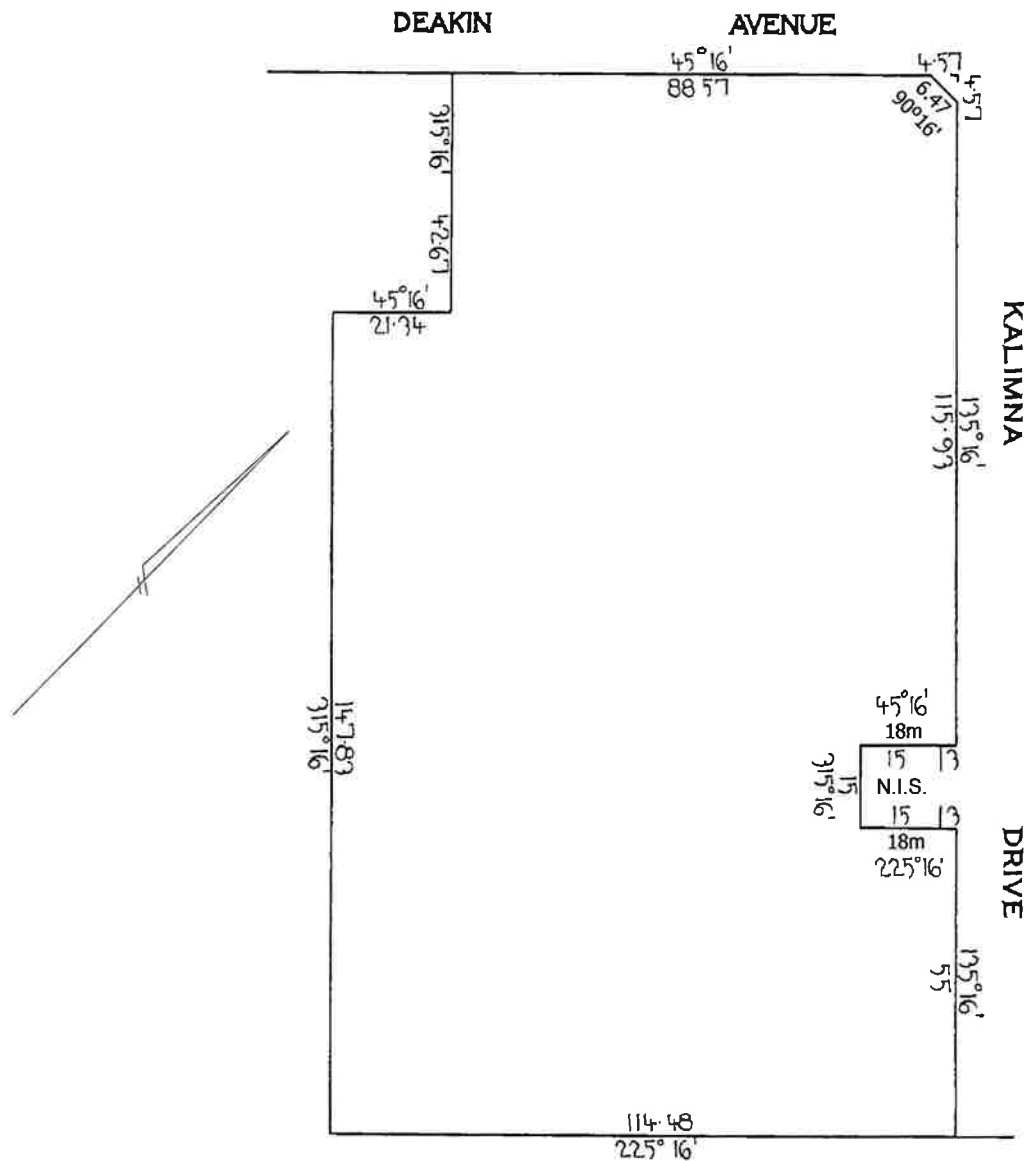
PLAN OF STRATA SUBDIVISION		EDITION 2	RP005027
LOCATION OF LAND PARISH: MILDURA TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 2 (PART) TITLE REFERENCE: VOL. 9046 FOL. 749 LAST PLAN REFERENCE: - DEPTH LIMITATION: NIL POSTAL ADDRESS: KALIMNA VILLAGE 330 DEAKIN AVENUE, MILDURA 3500		FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT REGISTERED DATE: 23 OCTOBER 1974 THIS PLAN HAS BEEN ENHANCED BY LAND VICTORIA VIDE AM888997L	
ENCUMBRANCES REFERRED TO IN SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN			
THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 309996 AFFECT THE LOTS ON THIS PLAN.			
SEE SHEET 2 FOR SITE DIAGRAM			
SURVEYOR'S CERTIFICATE Thomas William Thomson of 1, 61 Deakin Ave. MILDURA, 3500 a surveyor licensed under the Land Surveyors Act 1958 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measure- ments made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the <u>Nineteenth</u> day of <u>August</u> 1974 in the manner required by or under the Strata Titles Act 1967 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the loca- tion at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel. Signature <u>Thomas W. Thomson</u> Date <u>20.8.1974</u>		SEAL OF MUNICIPALITY AND ENDORSEMENT This plan has been sealed by the City of Mildura under Subsection 1 Section 6 of the Strata Titles Act 1967. on 26/09/1974. Original seal is endorsed onto the original plan.	
MEASUREMENTS ARE IN METRES		SHEET 1 OF 13	

PLAN OF STRATA SUBDIVISION

RP005027

SITE DIAGRAM

DIAGRAM SHOWING THE EXTERNAL BOUNDARIES OF THE SITE




N.I.S.: NOT IN SUBDIVISION



MEASUREMENTS ARE IN METRES

SHEET 2

PLAN OF STRATA SUBDIVISION	RP005027
<p data-bbox="735 376 858 409" style="text-align: center;">LEGEND</p> <p data-bbox="263 461 1315 524">THE BUILDINGS IN THE PARCEL PARTS OF WHICH ARE CONTAINED IN LOTS 1 TO 25, LOTS 36 TO 38 AND LOTS 46 TO 49 ARE SINGLE STOREY BUILDINGS.</p> <p data-bbox="263 566 1326 665">THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN LOTS 16 TO 29 IS PARTLY A SINGLE AND PARTLY A TWO STOREY BUILDING, THE TWO STOREY PART BEING CONTAINED IN LOT 29 AND ALSO PARTLY IN LOT 28.</p> <p data-bbox="263 707 1302 806">THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN LOTS 50 TO 54 IS PARTLY A SINGLE AND PARTLY A TWO STOREY BUILDING. THE TWO STOREY PART OF THIS BUILDING IS CONTAINED IN LOTS 51 AND 52.</p> <p data-bbox="263 848 1291 947">THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN LOTS 35, 39, 40, 42, 43, 44 AND 45 IS PARTLY A SINGLE STOREY AND PARTLY A TWO STOREY BUILDING, THE TWO STOREY PART BEING CONTAINED IN LOTS 42 TO 44.</p> <p data-bbox="263 990 1321 1088">THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN LOTS 30 TO 34 IS PARTLY A SINGLE STOREY AND PARTLY A TWO STOREY BUILDING, THE TWO STOREY PART BEING CONTAINED IN LOTS 30 AND 31.</p> <p data-bbox="263 1131 1286 1229">THE UPPER BOUNDARY OF LOTS 1 TO 40, AND LOTS 42 TO 54 IS TEN METRES ABOVE THAT PART OF THE SITE OF THE RELEVANT LOT. THE LOWER BOUNDARY OF THESE LOTS IS TWO METRES BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.</p> <p data-bbox="263 1272 738 1299">NO LOT ON THIS PLAN IS AN ACCESSORY LOT.</p> <p data-bbox="263 1341 1311 1440">COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND INCLUDES LAND ABOVE AND BELOW THE LOTS AS DESCRIBED IN THE LEGEND ABOVE. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.</p> <p data-bbox="263 1482 1252 1543">BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES, ANY OTHER BOUNDARY IS SHOWN BY A THICK BROKEN LINE.</p> <p data-bbox="263 1552 956 1579"><u>LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:</u></p> <p data-bbox="263 1588 1329 1686">HATCHING ALONG A PARCEL BOUNDARY SHOWN THUS  INDICATES THAT THE WHOLE OF THAT STRUCTURE IS CONTAINED WITHIN THAT PARCEL, AND THE BOUNDARY LIES ALONG THE OUTSIDE FACE OF THAT STRUCTURE. (APPLICABLE TO LOTS 11, 34, 44, 45, 52, 53, 54 & PART OF CP).</p> <p data-bbox="263 1695 624 1722">MEDIAN - ALL OTHER BOUNDARIES</p>	
MEASUREMENTS ARE IN METRES	SHEET 3

PLAN OF STRATA SUBDIVISION

RP005027

KEY SHEET (NOT TO SCALE)

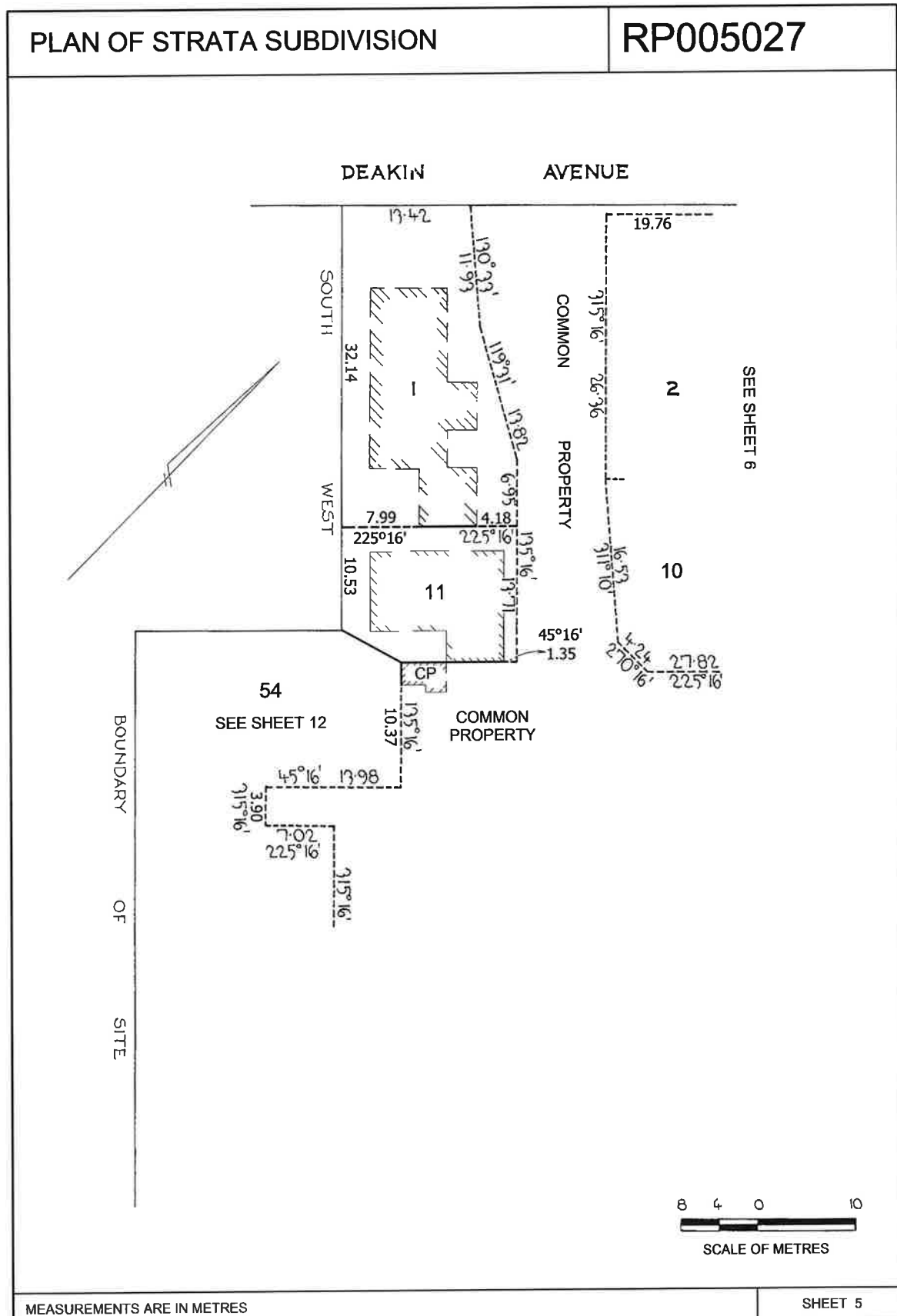


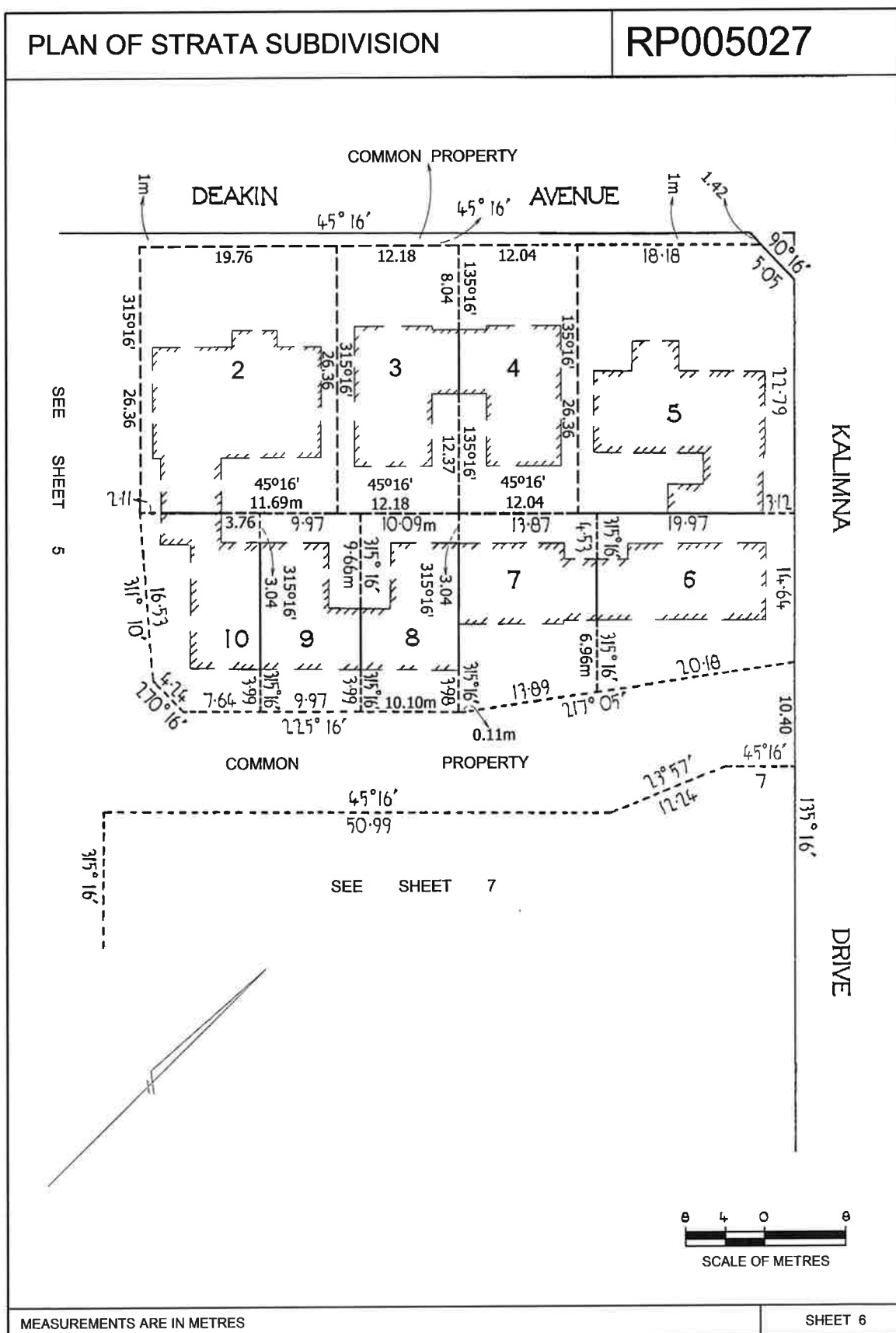
LOT PLAN INDEX

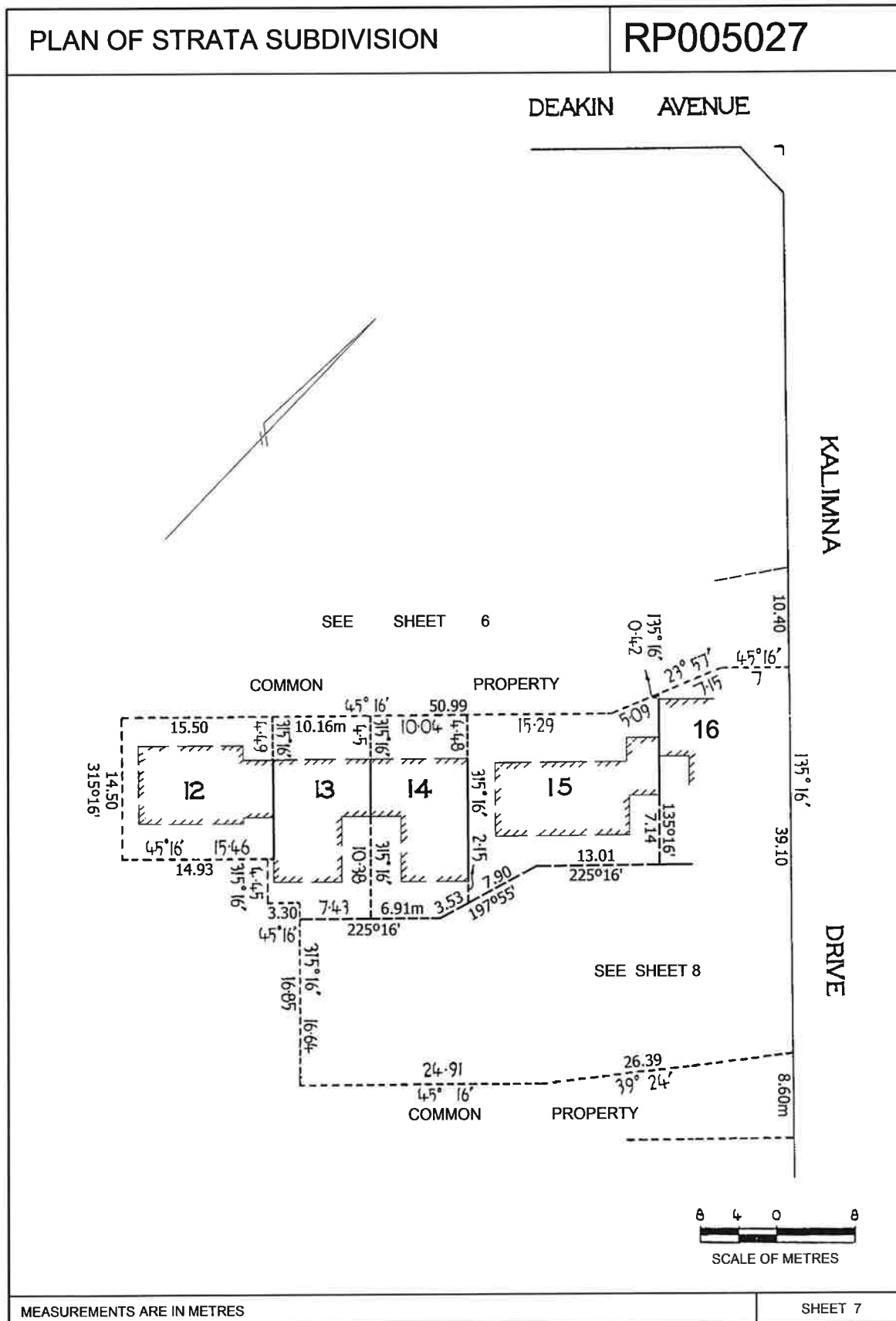
LOT	SHEET	LOT	SHEET	LOT	SHEET
1	5	23 TO 29	9	44 & 45	10
2 TO 10	6	30 TO 34	10	46, 47 & 48	13
11	5	35	11	49 TO 54	12
12 TO 15	7	36, 37 & 38	13		
16 TO 22	8	39, 40, 42 & 43	11		

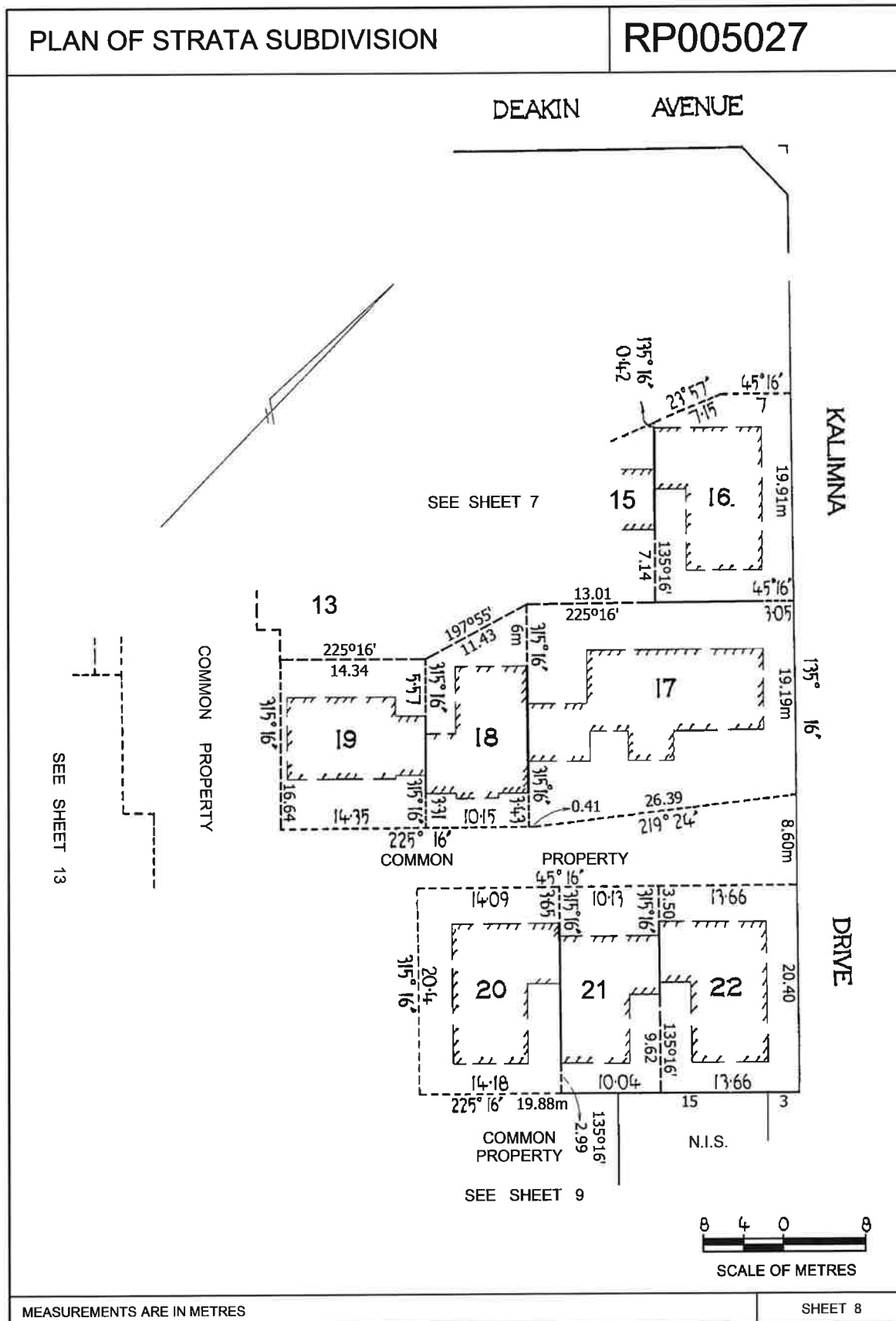
MEASUREMENTS ARE IN METRES

SHEET 4



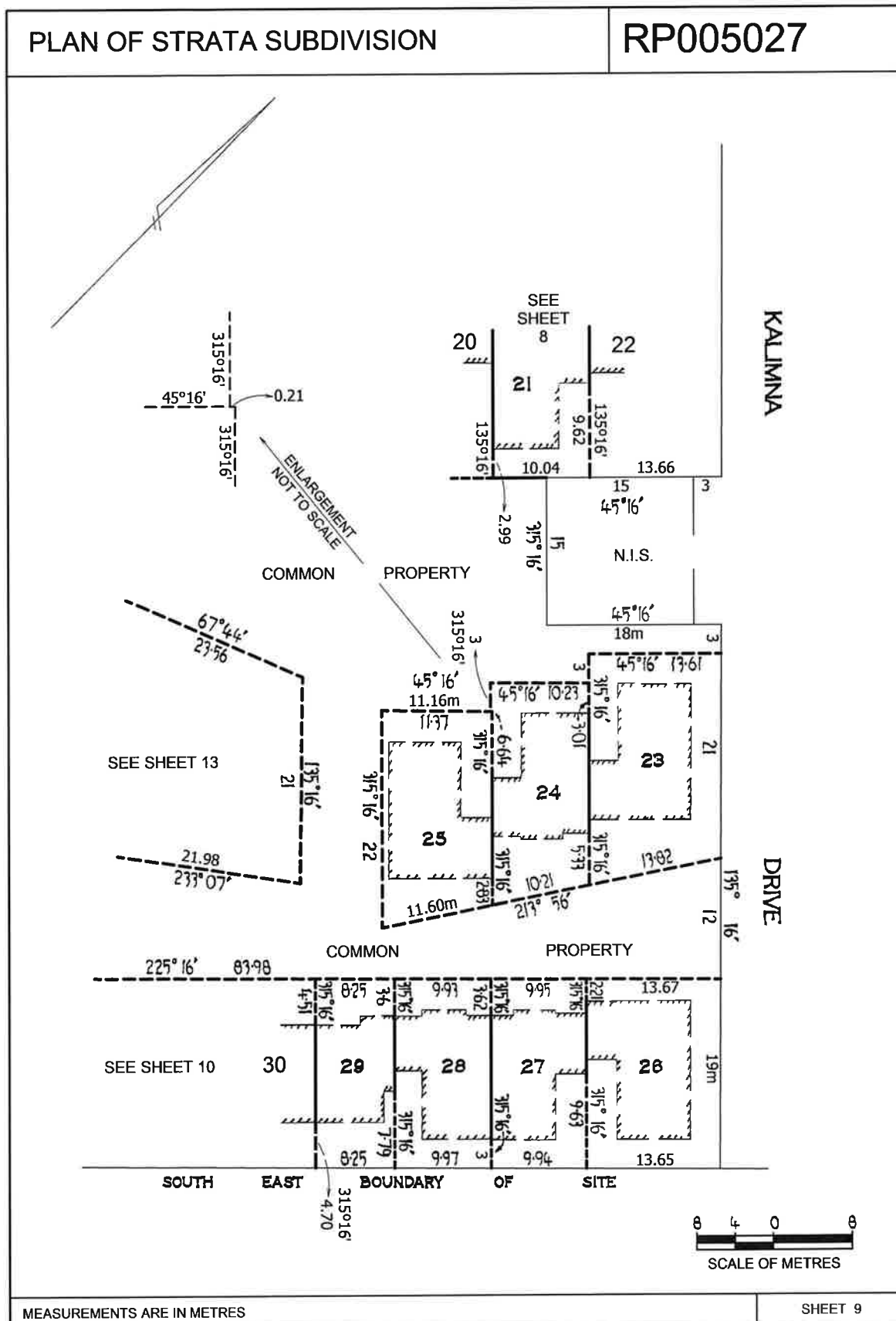


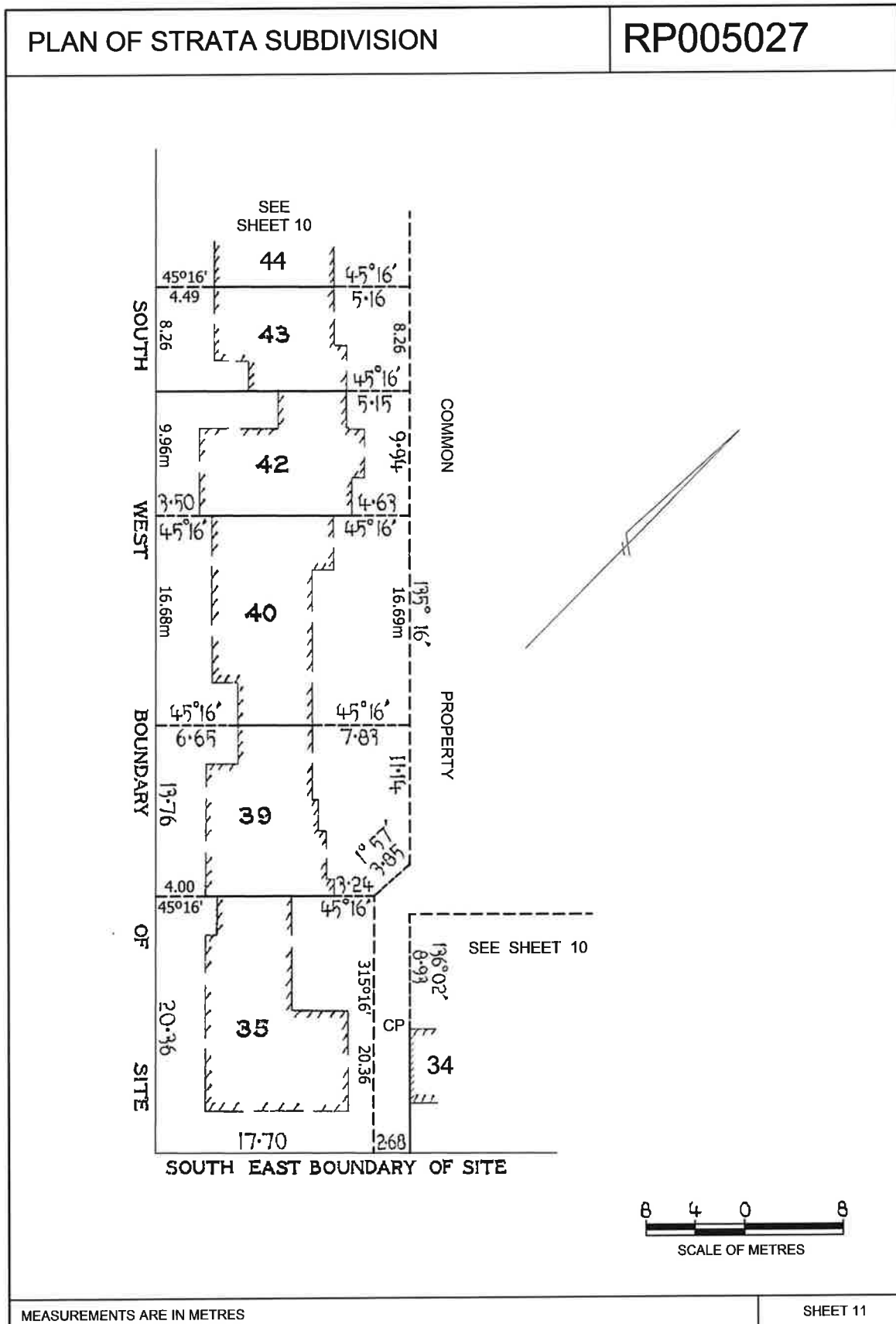


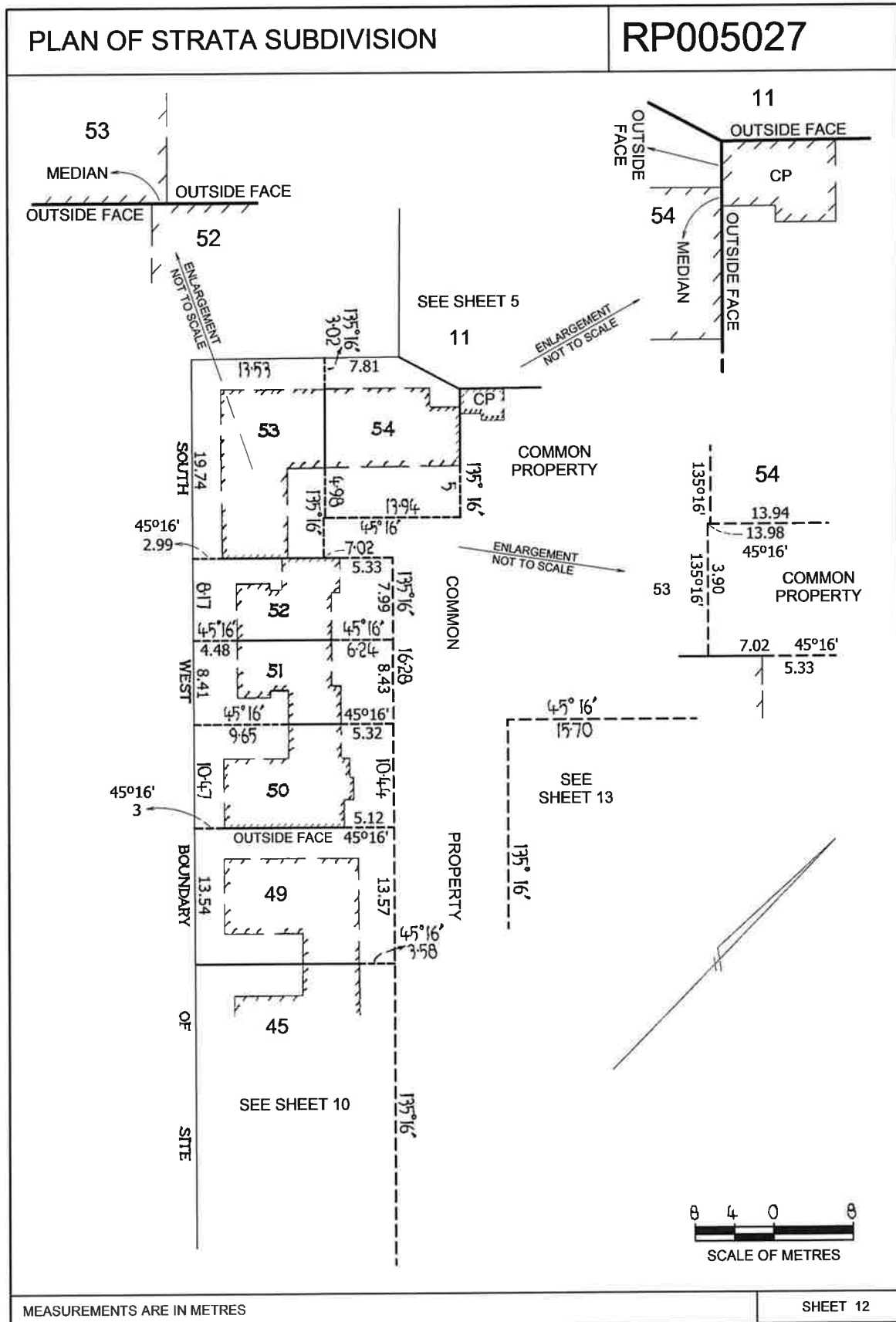


MEASUREMENTS ARE IN METRES

SHEET 8







MODIFICATION TABLE RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN						
<div> PLAN NUMBER RP005027 </div>						
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.						
AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 60	LOTS 5 TO 10 & 61 & 62	REDEVELOPMENT	F556710	05/02/1975		
LOT 61	LOTS 11 TO 15 & 64 & 67	REDEVELOPMENT	F679895	23/05/1975		
LOT 67	LOTS 16 TO 20, 22, 63, 65 & 66	REDEVELOPMENT	F836945	16/09/1975		
LOT 66	LOTS 21, 23 TO 29, 68, 69 & 70	REDEVELOPMENT	F909219	21/11/1975		
LOT 70	LOTS 30, 50 TO 54, 71 & 72	REDEVELOPMENT	G163526	30/06/1976		
LOT 71	LOTS 36, 37, 38, 46 TO 49, 73 & 74	REDEVELOPMENT	G313206	07/10/1976		
LOT 72	LOTS 31 TO 34, 44, 45 & 75	REDEVELOPMENT	G494504	24/02/1977		
LOT 75	LOTS 35, 39, 40, 42, 43 & 76	REDEVELOPMENT	G617486	10/06/1977		
LOTS 62 TO 65, 68, 69, 73, 74 & 76		TRANSFER TO COMMON PROPERTY	J940432	18/01/1983		
THIS PLAN		CHANGE OF LOT ENTITLEMENT & LIABILITY	K359624	20/06/1983		
LOTS ON THIS PLAN		RESERVATIONS & CONDITIONS NOTATION ADDED	X556447G	30/07/2001		
THIS PLAN		STRATA ENHANCEMENT PROJECT	AM888997L	03/10/2016	2	NC



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. RP005027

The land in RP005027 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 40, 42 - 54.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

102 EIGHTH STREET MILDURA VIC 3500

AS093546B 16/04/2019

Owners Corporation Manager:

NIL

Rules:

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

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	40	40
Lot 2	40	40
Lot 3	30	30
Lot 4	30	30
Lot 5	44	44
Lot 6	26	26



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. RP005027

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	23	23
Lot 8	23	23
Lot 9	23	23
Lot 10	23	23
Lot 11	26	26
Lot 12	23	23
Lot 13	23	23
Lot 14	23	23
Lot 15	26	26
Lot 16	26	26
Lot 17	34	34
Lot 18	23	23
Lot 19	23	23
Lot 20	26	26
Lot 21	23	23
Lot 22	26	26
Lot 23	26	26
Lot 24	23	23
Lot 25	26	26
Lot 26	26	26
Lot 27	23	23
Lot 28	23	23
Lot 29	28	28
Lot 30	28	28
Lot 31	26	26
Lot 32	26	26
Lot 33	26	26
Lot 34	26	26
Lot 35	28	28



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 03/08/2021 11:41:01 AM

OWNERS CORPORATION
PLAN NO. RP005027

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 36	26	26
Lot 37	26	26
Lot 38	26	26
Lot 39	26	26
Lot 40	28	28
Lot 42	26	26
Lot 43	28	28
Lot 44	28	28
Lot 45	27	27
Lot 46	27	27
Lot 47	27	27
Lot 48	26	26
Lot 49	27	27
Lot 50	27	27
Lot 51	26	26
Lot 52	26	26
Lot 53	28	28
Lot 54	26	26
Total	1420.00	1420.00

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.

OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 13th August 2021

1. OWNERS CORPORATION DETAILS

Plan Number: RP5027

Address of Plan: 330 Deakin Avenue Mildura Vic 3500

Lot Number this statement relates to: 44

Unit Number this statement relates to: 19 Hibiscus Drive

Postal Address: PO Box 3377 MILDURA VIC 3502

2. CERTIFICATE DETAILS

Vendor: Debbie Oates

Postal Address for Lot 44: 19 Hibiscus Drive MILDURA VIC 3500

Purchaser:

Person requesting Certificate: InfoTrack for Martin Irwin & Richards

Reference:

Address: Level 5, North Tower, 459 Collins Street MELBOURNE VIC 3000

Fax:

E-mail: ownerscorp@infotrack.com.au

3. CURRENT ANNUAL LEVY FEES FOR LOT 44

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 44 are **1,283.36 per annum** commencing on 1 July 2021. Levies for this plan are raised over **4 periods**

Period	Amount	Due Date	Status
01/07/21 to 30/09/21	320.84	10/09/21	Issued
01/10/21 to 31/12/21	320.84	01/10/21	To be Issued
01/01/22 to 31/03/22	320.84	01/01/22	To be Issued
01/04/22 to 30/06/22	320.84	01/04/22	To be Issued

Maintenance Fund

The annual maintenance levy fees for Lot 44 are **453.52 per annum** commencing on 1 July 2021. Levies for this plan are raised over **4 periods**

Period	Amount	Due Date	Status
01/07/21 to 30/09/21	113.38	10/09/21	Issued
01/10/21 to 31/12/21	113.38	01/10/21	To be Issued
01/01/22 to 31/03/22	113.38	01/01/22	To be Issued
01/04/22 to 30/06/22	113.38	01/04/22	To be Issued

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 13th August 2021
For Plan No. RP5027 - Lot 44

4. CURRENT LEVY POSITION FOR LOT 44

Fund	Balance	Paid To
Administrative	\$320.84 DR	30 June 2021
Maintenance Fund	\$113.38 DR	30 June 2021
BALANCE	\$434.22 DR	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 44.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 44 that relate to work performed by the owners corporation or some other act that incurs additional charge.

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 13 August 2021:

Account / Fund	Amount
Administrative Fund	17,898.02
Maintenance Fund	512.86
Investment Account	50,000.00
TOTAL FUNDS HELD AS AT 13 AUGUST 2021	\$68,410.88

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

Policy

Policy No.	HU0014685
Expiry Date	21-October-2021
Insurance Company	CHU Underwriting Agencies
Broker	Resolute Property Protect Pty Ltd Resolute Propert
Premium	14980.33

Cover Type

Cover Type	Amount of Cover
Building Catastrophe	1,914,000
Building Catastrophe - Loss of Rent/Temp Accom	287,100
Building Catastrophe - Removal of Contents/Evacuat	95,700
Catastrophe - Escalation in Cost of Temp Accommodat	95,700
Common Area Contents	108,000
Damage (i.e. Building) Policy	12,760,000
Fidelity Guarantee Insurance	250,000
Government Audit Costs	25,000
Government Audit Costs - Appeal Expenses	100,000
Government Audit Costs - Legal Defense Expenses	50,000
Loss of Rent	1,914,000
Lot Owner's Fixtures and Improvements	250,000
Machinery Breakdown Insurance	100,000
Office Bearers Liability Insurance	250,000
Property, Death and Injury (Public Liability)	30,000,000
Voluntary Workers Insurance	300,000/3,000

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 13th August 2021
For Plan No. RP5027 - Lot 44

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has entered into or intends to enter in the foreseeable future the following contracts affecting the common property:

Date of Contract	Name of Contractor	Status	Brief Description
01/06/2017	Qwik Cut Mildura Pty Ltd	Current	Gardening Agreement

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The owners corporation has not granted any authorities or dealings affecting the common property.

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has not made any agreements to provide services to lot owners and occupiers or the general public for a fee.

13. NOTICES OR ORDERS

The owners corporation currently has no orders or notices served in the last 12 months that have not been satisfied.

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 13th August 2021
For Plan No. RP5027 - Lot 44

16. PROFESSIONAL MANAGER DETAILS

Name of Manager: Ace Body Corporate Management (Mildura)
ABN / ACN: ABN 64 110 072 092 /
Address of Manager: 143 Langtree Avenue MILDURA VIC 3500
Telephone: 03 5021 3421
Facsimile:
E-mail Address: mildura@acebodycorp.com.au

17. ADDITIONAL INFORMATION

Nil.

SIGNING

The common seal of Plan No. RP5027, was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.



Registered Manager

Full name: Bruce Watson
Company: ABC Training & Business Services Pty Ltd
Address of registered office: 143 Langtree Avenue MILDURA VIC 3500

16/08/2021

Date



Common Seal
of Owners Corporation



Ace Body Corporate Management (Mildura)

Phone: 03 5021 3421 Fax: 03 5021 3377
Email: mildura@acebodycorp.com.au
Postal: PO Box 3377 Mildura VIC 3502
ACN: 110 072 092

Professional Personal Service

www.acebodycorp.com.au

InfoTrack for Martin Irwin & Richards
Level 5, North Tower, 459 Collins Street
MELBOURNE VIC 3000

16th August 2021

Dear InfoTrack for Martin Irwin & Richards

Re: OWNERS CORPORATION CERTIFICATE - LOT 44, PLAN NO. RP5027

In response to your request, we now attach an Owners Corporation Certificate for Lot 44 in Plan No. RP5027 dated 13th August 2021. This certificate is intended for use for the purpose of section 151 of the *Owners Corporations Act 2006* ("Act").

Pursuant to section 151(4)(b) of the Act, we also attach the following:

- (a) A copy of the Rules for this Owners Corporation;
- (b) A statement of advice and information for prospective purchasers of a strata title lot in Victoria in accordance with Regulation 17 of the *Owners Corporations Regulations 2018*; and
- (c) A copy of the minutes of the last annual general meeting of the Owners Corporation showing all resolutions passed at that meeting.

Please note that if you require any further information on the matters reported in the attached Owners Corporation Certificate, you may inspect a copy of the Owners Corporation Register in accordance with section 150 of the Act. An inspection of the Register must be booked in advance by contacting our office during business hours or via email at mildura@acebodycorp.com.au. Please note the inspection of the Register may require the payment of a fee.

Yours faithfully

Registered Manager

Full name: Bruce Watson
Company: ABC Training & Business Services Pty Ltd
Address of registered office: 143 Langtree Avenue MILDURA VIC 3500

16/08/2021

Date

Owners Corporation Statement of Advice and Information for Prospective Purchasers and Lot Owners

Schedule 3, Regulation 17, Owners Corporations Regulations 2018

What is an Owners Corporation?

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

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

How are decisions made by an Owners Corporation?

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

Owners Corporation rules

The Owners Corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, Occupiers or guests and grievance procedures.

You should look at the Owners Corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of Owners Corporation expenses that each Lot Owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

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

Management of an Owners Corporation

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

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

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

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



ACE BODY CORPORATE MANAGEMENT
PROFESSIONAL PERSONAL SERVICE

Owners Corporation RP5027 (Kalimna Village)
330 Deakin Avenue Mildura Vic 3500

10th August 2021

Dear Owner

Below are the **Interim Minutes** of the Annual General Meeting (AGM) of Owners Corporation RP5027 (Kalimna Village) held at 10.00am on Saturday 7th August 2021 by Video/Teleconference.

What are interim minutes?

A quorum was not present at the meeting. The meeting proceeded but all resolutions made are interim resolutions. In accordance with the Owners Corporations Act, 2006, Section 78, notice of all interim resolutions and the minutes of the meeting at which the interim resolutions were made must be forwarded to all lot owners within 14 days of the meeting. Please find below the minutes of that meeting. Section 78, sub-sect (4) of the Owners Corporations Act, 2006 states:

- (4) *Interim resolutions become resolutions of the Owners Corporation:*
- (a) *subject to paragraphs (b) and (c), 29 days from the date of the interim resolution; or*
 - (b) *if notice of a special general meeting is given within that 29 day period and the meeting is held within 28 days after the notice is given, only if confirmed at that meeting; or*
 - (c) *if notice of a special general meeting is given within that 29 day period and the meeting is not held within 28 days after the notice is given, at the end of that 28 day period.*

Note: The effect of sub-section (4) is that an interim resolution cannot be acted on for 29 days after it is made but if notice of a special general meeting is given within that 29 day period, the interim resolution cannot be acted on until the resolution is confirmed at that meeting (which must be held within 28 days after the notice is given) or if the meeting is not held, until the end of that 28 day period.

Interim Minutes of Annual General Meeting

1. Meeting attendance

a. Present

Helen Browne (Lot 10), Simone Loveridge (Lots 12 & 48), Aileen Curran (Lot 13), Lesley Maginness (Lot 16 & 26), Noel Slade (Lot 17), Colin & Jean Plant (Lot 18), Ross & Jane Wall (Lot 32) and Bruce Watson and Anne-Maree Greville of Ace Body Corporate Management (Mildura).

b. Proxies

Dylan Walsh (Lot 13) in favour of Aileen Curran and Kyla Litchfield (Lot 26) in favour of Lesley Maginness.

c. Apologies

Andrea Minter (Lot 3), Dylan Walsh (Lot 13), John Hewett & Gayle Nichols (Lot 23), Ray Gaylard (Lot 25) and Kyla Litchfield (Lot 26).

d. Quorum & Entitlement to Vote

A quorum was not achieved. As such, these minutes have been issued as interim minutes as noted above.

2. Election of Chairperson for the AGM

Resolution: That Bruce Watson is elected Chairperson for the Annual General Meeting.

For: all, Against: None

3. Confirm receipt and approve minutes for the previous AGM held 15th August 2020.

Resolution: That the Owners Corporation acknowledge and accept the minutes of previous meeting as a true and correct record of proceedings.

For: all, Against: None

4. Confirm receipt and approve Manager's Report

Resolution: That the Owners Corporation acknowledge and accept the Manager's Report as presented by the Manager.

For: all, Against: None

5. Confirm receipt and approve financial statements for the year ending 30th June 2021.

Resolution: That the Owners Corporation acknowledge and accept the financial statements as presented by the Manager.

For: all, Against: None

6. Building & liability insurance

- a. Discussed insurance cover details
- b. Sought approval to renew the insurance policy when premium becomes due.
- c. In the event of a claim the relevant lot owner would pay the applicable excess. (Previous concessional amount allowed now finished.)

Resolution: The Owners Corporation resolves to renew the existing insurance policy in line with the rate of building cover currently held with the insurer.

Manager to refer to the Committee when insurance renewal comes in this year, should the premium requested exceed the approved budget or a more favourable offer is received through our broker.

For: all, Against: None

- d. Insurance replacement valuation report was discussed to ensure property is adequately insured

According to the *Owners Corporation Act 2006 – SECT 59 - Reinstatement and Replacement Insurance* legislation requires that buildings are insured for their full replacement and reinstatement value.

It is recommended a Professional Property Valuation by a Sworn Valuer is obtained every three to five years to ensure the buildings remain adequately insured and that insurance coverage is adjusted accordingly.

Please Note: An Insurance replacement valuation reported was carried out in October 2018 by WBP Group with an insured value of \$12,760,000-.

Motion: That the Owners Corporation **DOES NOT** obtain an insurance valuation report.

For: all, Against: None

Note: A copy of the Product Disclosure Statement (PDS) and Financial Services Guide (FSG) for this insurance will be available at the AGM or can be downloaded from www.chu.com.au. A copy of the Financial Services Guide (FSG) for Resolute Property Protect Pty Ltd is available by contacting the office of ACE Body Corporate Management (Mildura). Please note that the Manager, Bruce Watson is an Authorised Representative of CHU Underwriting Agencies Pty Ltd, Whitbread Insurance Brokers and Resolute Property Protect Pty Ltd. ACE Body Corporate Management (Mildura) does receive a commission for insurance products.

Duty of Disclosure: The law requires an owner's corporation to tell an insurer everything that they know (or could reasonably be expected to know in the circumstance) which is relevant to the insurers decision to insure the owners corporation and the terms on which the insurer offers insurance to the owners corporation. The duty applies before the owner's corporation enters into a contract with the insurer (that is, before the insurer accepts the owner's corporation application) and also each time the owner's corporation alters or renews the policy. If the Owners Corporation does not tell an Insurer everything that is relevant, they may reduce or refuse to pay a claim, cancel the policy or if the owner's corporation acts dishonestly, invalidate the policy from its beginning and not be bound by it.

7. Repairs, maintenance, works & other matters

- a) **Grounds/Garden Maintenance: - Resolved** to continue with Qwik Cut Lawns however would like him to be a bit more pro-active while there, regarding other garden maintenance which may be required, even if an extra cost is incurred. Will leave with the elected Committee to monitor and review going forward.
- b) **Capital Maintenance Fund:-** Noted that this fund is established to cater for future Capital works and upgrades within the complex, with the amount raised quarantined separately from the Administration Amount. **Resolved** to establish a formal Maintenance Fund, with the \$23,000- Exterior Finishes amount in the budget to be diverted to this fund.
- c) **Capital Works Plan:-** Noted that this is a report prepared by a qualified professional detailing what the likely future Capital Works, and costs thereof, might be over the next 10 to 15 years. When the new Owners Corporation Amendments commence later this year it will be compulsory for complexes with 50 or more occupiable lots to have a plan prepared. **Resolved** to have the plan completed now which would also help with guidance on future contributions to the Maintenance Fund. Manager to arrange.
- d) **Other Maintenance Matters: -**
- Noted that the structure at the old waste area compound has been dismantled but the area still needs a further clean up. Suggested the location could be turned into a useable area for the residents. **Resolved** that this would be transferred to the incoming Committee for discussion and decision.
 - Noted that the area behind Paperbark court where the tree was removed needed tidying up by putting in some suitable plants. **Resolved** that this would be transferred to the Committee also for discussion and decision.

For: all, Against: None

PLEASE NOTE: Gutter Cleaning, White Ant/Pest Inspections and Air Conditioner Servicing are a lot owner responsibility.

8. Safety Matters.

An Owners Corporation (owners/residents) has a duty of care, as far as practical, to ensure the common property is presented as a safe environment for persons to enter and exist and should any hazards or risks come to the attention of owners, they should be promptly reported to the office of the Manager for attention.

Please Note: A common property safety assessment was carried out in May 2018 by Pro Safe Solutions.

Motion: That the Owners Corporation **DOES NOT** undertake a common property safety inspection on common property this year.

For: all, Against: None

The Owners Corporation acknowledges that the Owners Corporation manager will not issue a Work Order or engage any contractors for the provision of any goods or services, unless they have complied with the minimum requirements set out in the table below.

<i>Minimum requirements (as aligned to the recommended criteria as advised by Safe Work Australia)</i>	<i>Must be registered as a business for tax purposes in Australia. Must have a minimum \$10 million Public & Product Liability Insurance (in respect of each and every occurrence and unlimited in aggregate for any one period of cover). Must have a minimum \$1 million Professional Indemnity Insurance (where applicable). Must have Statutory Workers Compensation Insurance for all employees. Must hold all licenses as relevant to services provided. Must accept the Owners Corporation's Terms and Conditions of engagement.</i>
<i>Definitions:</i>	<i>Contractor: means a person or organization that is engaged, on a temporary basis, to undertake a particular task and includes consultants who provide recommendations and/or specialist professional advice. Work Order: means a written order providing specific or blanket authorization to a contractor to proceed with the provision of specific goods or services without further instructions.</i>

The Owners Corporation, through its Committee, take full responsibility for the engagement and direction of Contractors who have not achieved the Minimum Requirements and understand and acknowledge the associated risks.

The strata manager will take no responsibility for any consequences arising from the engagement of any contractors and will not perform any services other than to provide the administration tasks in relation to the payment of invoices raised by those contractors.

COVID Safe Plans for Owners Corporations.

The Victorian Government has confirmed that every Owners Corporation must have a COVID Safe Plan for their common areas.

As your appointed Owners Corporations Manager, Ace Body Corporate Management (Mildura), part of our role is to ensure your Owners Corporation is aware of this requirement.

A COVID Safe Plan was arranged in June 2021.

9. Annual Budget – 2021/2022 Financial Year

The following budget was approved.

		Last budget 2020/2021	Actual 2020/2021	Approved budget 2021/2022
Accountant – Income Tax Return	1.	\$220.00	\$426.25	\$220.00
Admin – Strata Software – MyStrata Pty. Ltd.		\$816.20	\$816.20	\$860.00
Administrative Fees & Charges – Other		\$0.00	\$72.60	\$0.00
Bank Fees & Charges		\$50.00	\$0.00	\$50.00
Strata Manager – Management Fees		\$11,660.00	\$11,660.00	\$11,660.00
Strata Manager - Disbursements		\$2,915.00	\$2,915.00	\$2,915.00
Strata Manager – Schedule 2.2 Charges		\$0.00	\$110.00	\$0.00
Common Property – General Maintenance		\$1,000.00	\$1,548.54	\$1,500.00
Debt Collection Service	2.	\$0.00	\$111.03	\$0.00
Electrical Repairs		\$500.00	\$0.00	\$500.00
Electricity		\$800.00	\$641.12	\$800.00
Exterior Finishes – Building	3.	\$20,000.00	\$23,127.50	0.00
Fire Protection Equipment		\$260.00	\$253.00	\$260.00
Garden/Lawn Maintenance – Irrigation Repairs		\$500.00	\$1,695.65	\$1,500.00
Garden/Lawn Maintenance – LawnMowing/Edging		\$14,500.00	\$13,216.50	\$15,000.00
Garden/Lawn Maintenance - Tree/Shrub Trimming		\$1,500.00	\$4,185.50	\$1,500.00
Insurance Claims - Paid		\$0.00	\$645.00	\$0.00
Insurance Premiums		\$14,900.00	\$14,980.33	\$17,000.00
Meeting Rooms		\$120.00	\$0.00	\$120.00
Plumbing & Drainage		\$800.00	\$616.00	\$1,000.00
Taxes, Fees & Charges		\$200.00	\$481.80	\$200.00
Water		\$13,000.00	\$8,471.34	\$10,000.00
Administration Fund Sub-Total		\$83,741.20	\$85,973.36	\$65,085.00
Maintenance Fund Provision				\$23,000.00
Total		\$83,741.20	\$85,973.36	\$88,085.00

1. Includes accountant costs for preparation of 2018 & 2019 tax returns.
2. Paid by Lot Owner and included in Revenue.
3. Painting – 1 unit still to be completed.

Motion: That the Owners Corporation approve the budget as adjusted by the Manager. Further, that the Manager has the authority to raise a special levy if there are insufficient funds to meet the ongoing working capital requirements for the Owners Corporation.

For: all, Against: None

10. Lot Owner Fees – 2021/2022 Financial Year

The approved contributions per lot are calculated by multiplying each owners' lot liability by the total to be Raised as per below.

- Refer attached Annexure 'A'

Motion: That the Owners Corporation approve the lot owner fees as adjusted by the Manager and that the fees be payable in quarterly instalments as follows: August 2021, November 2021, February 2022, and May 2022.

For: all, Against: None

11. General Business

a. Election of Committee for the Owners Corporation

Motion: That the Owners Corporation elect the following Committee (lot owner or person who holds proxy for a lot owner): Erin Hird (Lot 6), Helen Browne (Lot 10), Simone Loveridge (Lot 12), Lesley Maginness (Lot 16), Noel Slade (Lot 17), Colin Plant (Lot 18) and Ricky Loveridge (Lot 48 if accepted). A Chairperson will be elected at the first meeting of the elected Committee. Manager will contact the committee separately to arrange a date and time for the meeting. **If there are members who could not attend the meeting but would be interested in being a part of the Committee, please contact the Manager.**

For: all, Against: None

b. Election of Secretary for the Owners Corporation

Motion: That the Owners Corporation appoint Ace Body Corporate Management (Mildura) as Secretary of the Owners Corporation, but with no voting rights.

For: all, Against: None

c. Overdue contributions (arrears)

- Presented arrears report – \$386-47.
- Discussed approval for manager to recover debts

Motion: That the Owners Corporation allow the Manager, at its discretion and when required, to submit accounts in arrears to its legal representatives for debt collection. In accordance with the Owners Corporations Act 2006 Section 32 the costs, including all associated legal fees, incurred in recovering fees, charges and interest owing will be fully recoverable by the indebted lot owner.

For: all, Against: None

Please Note: The Owners Corporation would always consider financial hardship on a case by case basis with a view to obtaining a suitable payment plan. However full details must be submitted in writing for approval by the Owners Corporation prior to any arrangement being agreed too.

d. Penalty interest – discussed whether owners want penalty interest levied for late payment of fees

Motion: That the Owners Corporation apply penalty interest in accordance with the Owners Corporations Act 2006 Part 3, Section 29 (1&2). The rate of interest charged will be equal to the maximum rate of interest payable under the Penalty Interests Rates Act 1983. Further that the Owners Corporation refer all requests for the removal of Penalty Interest to the Committee and/or the Chairperson. No Penalty Interest will be removed without a reasonable explanation by the lot owner making the request. The Committee and/or the Chairperson undertake to act in good faith at all times.

For: all, Against: None

e. Report Disputes to Meeting – (Part 10, Owners Corporations Act 2006)

There are no complaints, disputes or breaches of rules reported to the Manager.

f. Special & unanimous resolutions – none proposed

g. Delegations

Resolution: That the Owners Corporation delegate the powers and functions of the Owners Corporation to the elected members of the Committee and/or the Chairperson in accordance with the Owners Corporations Act 2006 Section 11, except where a special or unanimous resolution is required. This delegation will remain in force until the next Annual General Meeting when the Committee and/or Chairperson are elected.

For: all, **Against:** None

- h. Other business** – Noted that the Manager gave a brief explanation on some of the key points in the Owners Corporation Act amendments commencing on the 1st December 2021.
- i. Close of meeting** – as there was no further business to discuss, the meeting was closed at 11:10 AM

Annexure A

Owners Corporation No RP5027

330 Deakin Avenue, Mildura

2021/2022 Financial Year - Approved Lot Owner Fees

Lot No.	Lot Liability	Adminstration Fund	Capital Maintenance Fund	Total Annual fee 2021/2022
1	40	\$1,833.38	\$647.89	\$2,481.27
2	40	\$1,833.38	\$647.89	\$2,481.27
3	30	\$1,375.04	\$485.92	\$1,860.95
4	30	\$1,375.04	\$485.92	\$1,860.95
5	44	\$2,016.72	\$712.68	\$2,729.39
6	26	\$1,191.70	\$421.13	\$1,612.82
7	23	\$1,054.19	\$372.54	\$1,426.73
8	23	\$1,054.19	\$372.54	\$1,426.73
9	23	\$1,054.19	\$372.54	\$1,426.73
10	23	\$1,054.19	\$372.54	\$1,426.73
11	26	\$1,191.70	\$421.13	\$1,612.82
12	23	\$1,054.19	\$372.54	\$1,426.73
13	23	\$1,054.19	\$372.54	\$1,426.73
14	23	\$1,054.19	\$372.54	\$1,426.73
15	26	\$1,191.70	\$421.13	\$1,612.82
16	26	\$1,191.70	\$421.13	\$1,612.82
17	34	\$1,558.37	\$550.70	\$2,109.08
18	23	\$1,054.19	\$372.54	\$1,426.73
19	23	\$1,054.19	\$372.54	\$1,426.73
20	26	\$1,191.70	\$421.13	\$1,612.82
21	23	\$1,054.19	\$372.54	\$1,426.73
22	26	\$1,191.70	\$421.13	\$1,612.82
23	26	\$1,191.70	\$421.13	\$1,612.82
24	23	\$1,054.19	\$372.54	\$1,426.73
25	26	\$1,191.70	\$421.13	\$1,612.82
26	26	\$1,191.70	\$421.13	\$1,612.82
27	23	\$1,054.19	\$372.54	\$1,426.73
28	23	\$1,054.19	\$372.54	\$1,426.73
29	28	\$1,283.37	\$453.52	\$1,736.89
30	28	\$1,283.37	\$453.52	\$1,736.89
31	26	\$1,191.70	\$421.13	\$1,612.82
32	26	\$1,191.70	\$421.13	\$1,612.82
33	26	\$1,191.70	\$421.13	\$1,612.82
34	26	\$1,191.70	\$421.13	\$1,612.82
35	28	\$1,283.37	\$453.52	\$1,736.89
36	26	\$1,191.70	\$421.13	\$1,612.82

37	26	\$1,191.70	\$421.13	\$1,612.82
38	26	\$1,191.70	\$421.13	\$1,612.82
39	26	\$1,191.70	\$421.13	\$1,612.82
40	28	\$1,283.37	\$453.52	\$1,736.89
42	26	\$1,191.70	\$421.13	\$1,612.82
43	28	\$1,283.37	\$453.52	\$1,736.89
44	28	\$1,283.37	\$453.52	\$1,736.89
45	27	\$1,237.53	\$437.32	\$1,674.86
46	27	\$1,237.53	\$437.32	\$1,674.86
47	27	\$1,237.53	\$437.32	\$1,674.86
48	26	\$1,191.70	\$421.13	\$1,612.82
49	27	\$1,237.53	\$437.32	\$1,674.86
50	27	\$1,237.53	\$437.32	\$1,674.86
51	26	\$1,191.70	\$421.13	\$1,612.82
52	26	\$1,191.70	\$421.13	\$1,612.82
53	28	\$1,283.37	\$453.52	\$1,736.89
54	26	\$1,191.70	\$421.13	\$1,612.82
Total to be Raised	1420	\$65,085.00	\$23,000.00	\$88,085.00
	1420	65085	23000	\$88,085.00



Mildura Rural City Council

Land Information Certificate

Date of certificate: 4 August 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 25180
Assessment No: 1554
Your Reference: 52108516-016-3

Applicant Details

Landata
DX 250639
EAST MELBOURNE VIC 3002

Property Address: 19 Hibiscus Drive MILDURA

Description: Lot: 44 Sec: 32 Blk: F RP: 5027
Area: 0.0000 Square Metres

Capital Improved Value	\$192,000
Site Value	\$72,000
Net Annual Value	\$9,600
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	\$1,138.66
Waste Management	\$446.10
Residential Fire Levy (Fixed)	\$114.00
Residential Fire Levy (Variable)	\$11.33
Rate Arrears to 30/06/2021:	\$0.00
Interest to 04/08/2021:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	\$0.00

Total Rates & Charges Due: \$1,710.09

Additional Monies Owed:

Debtor Balance Owing:

Total Rates & Charges & Additional Monies Owed: \$1,710.09

Pay via BPay Biller Code: 93922

Reference Number: 15545

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



Mildura Rural City Council

Land Information Certificate

Date of certificate: 4 August 2021

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 25180

Assessment No: 1554

Your Reference: 52108516-016-3

Property Address: 19 Hibiscus Drive MILDURA 3500

Description: Lot: 44 Sec: 32 Blk: F RP: 5027

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: IS22/86229

Page: 1 of 2

Our Ref: 1758

Issue Date: 05/08/2021

Your Ref: 52108516-038-5

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s) MRS DJ OATES
Situat: 19 HIBISCUS DRIVE MILDURA VIC 3500
Description: Lot 44 RP 5027 Blk F Sec 32 Vol 9194 Fol 046

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
Receipts, Concessions & Rebates		(174.22)
Balance Due		\$0.00

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

Other Information:

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.

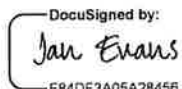
Corporation sewer main located inside property boundary:-

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: **Biller Code 78477 Payment Reference Number 700017585.**

This Statement was issued from the Mildura Office

Signed:

DocuSigned by:

 F84DF3A05A284561

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.



Statement No: IS22/86230
 Page: 1 of 2
 Our Ref: 1715
 Issue Date: 05/08/2021
 Your Ref: 52108516-038-5

LANDATA
 DX 250639
 EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s) THE BODY CORPORATE NO RP 5027
 Situate: 330 DEAKIN AVENUE MILDURA VIC 3500
 Description:

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 3,005.68
 Water by Measure to 4/6/2021

Balance Due \$3,005.68

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

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

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

Last Billed Water Consumption Details -

Period Of Usage: 1/3/2021 to 4/6/2021 (95 Days)
 2766 kl @ \$0.45250 Step1 Rate + 2130 kl @ \$0.82350 Step2 Rate = \$3005.68

Water Meter Details

Serial No.	Size	Date Read	Reading
06018252	40	1/6/2021	34680
09E000886	40	4/6/2021	35352
18e000868	40	4/6/2021	9213
20D000219	32	4/6/2021	2176
94019125	80	4/6/2021	174881

Other Information:

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.

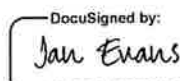
NOTE: A meter reading has not been done on this property at the request of Ace Body Corporate.

If you wish to make the settlement payment for this property via BPay please use the following information: **Biller Code 78477 Payment Reference Number 700017155.**

This Statement was issued from the Mildura Office

Signed:

On behalf of:

DocuSigned by:


LOWER MURRAY URBAN & RURAL WATER CORPORATION

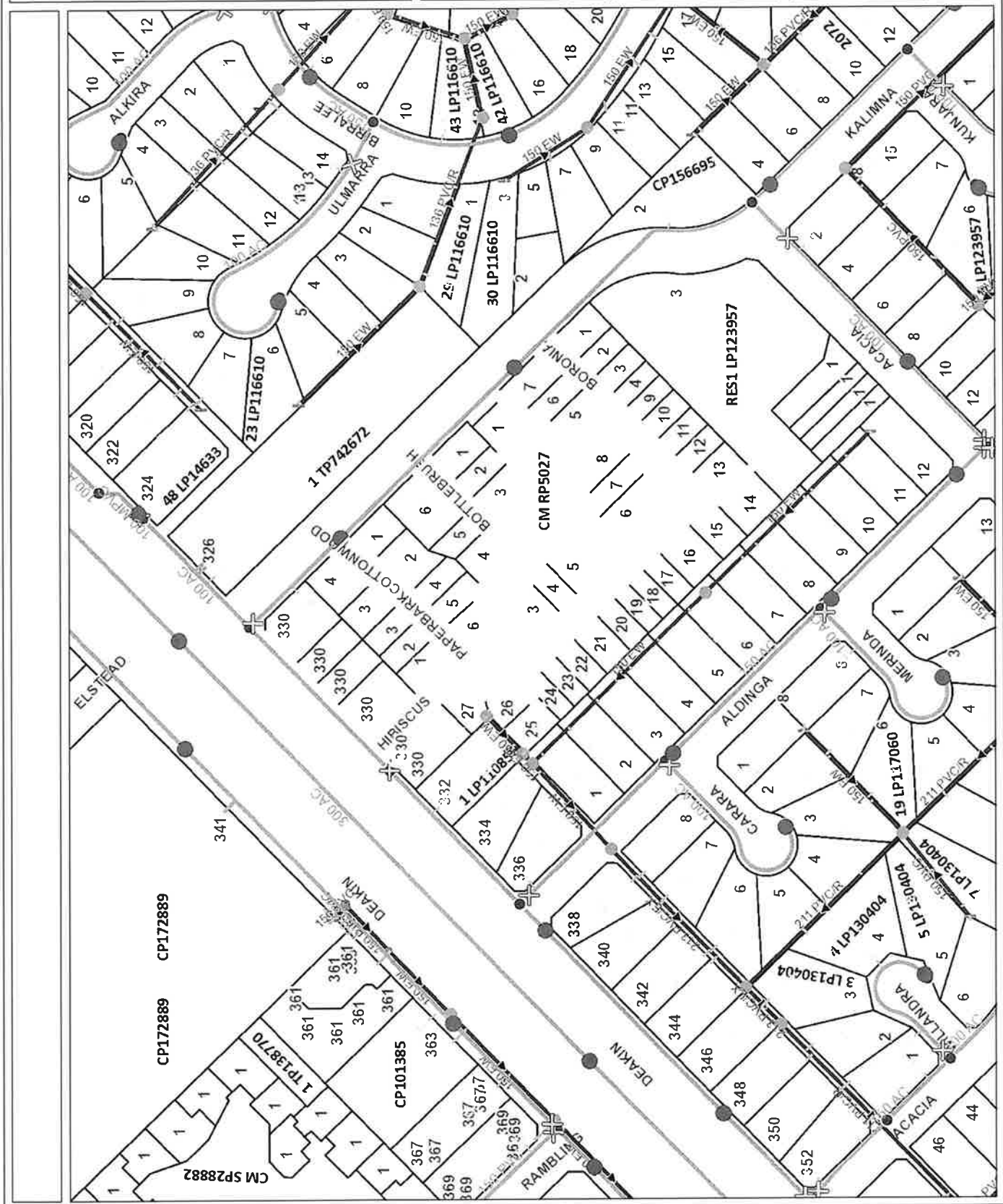
PLEASE NOTE:

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.



Request For Building Information
Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

Landata
Landata.online@victorianlrs.com.au

File:	PA1554
Your Ref:	52108516-018-7
Date Issued:	6 August 2021

Property Address:	19 Hibiscus Drive – MILDURA Lot 44 on Registered Plan of Strata Subdivision 005027 Volume: 9194 Folio:046
--------------------------	--

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

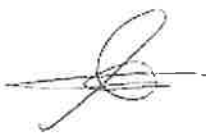
Nil

(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**

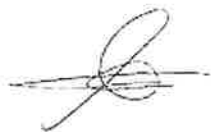
Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

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

A handwritten signature in black ink, appearing to read 'Mark Yantses', with a horizontal line drawn through the middle of the signature.

Mark Yantses

MUNICIPAL BUILDING SURVEYOR

MY/cm



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Martin Irwin & Richards C/- InfoTrack (InfinityLaw)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 390949

NO PROPOSALS. As at the 3th August 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®.

19 HIBISCUS DRIVE, 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: 3th August 2021

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 52108516 - 52108516123659 '390949'

Property Clearance Certificate

Taxation Administration Act 1997



MARTIN IRWIN & RICHARDS LAWYERS

Your Reference: DCON:JZ:217660-4

Certificate No: 48392582

Issue Date: 07 AUG 2021

Enquiries: AXH7

Land Address: 19 HIBISCUS DRIVE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
7042607	44	5027	9194	46	\$0.00

Vendor: DEBBIE OATES

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS DEBBIE JENNIFER NORTH	2021	\$65,000	\$0.00	\$0.00	\$0.00

Comments:

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

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:	\$180,000
--------------------	-----------

SITE VALUE:	\$65,000
-------------	----------

AMOUNT PAYABLE:	\$0.00
-----------------	--------

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

Certificate No: 48392582

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 = \$65,000

Calculated as \$0 plus (\$65,000 - \$0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 48392582

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: 48392582

Visa or Mastercard

Pay via our website or phone 13 21 61.
A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Report from www.land.vic.gov.au on 03 August 2021 12:33 PM

Address: 19 HIBISCUS DRIVE MILDURA 3500

Lot and Plan Number: Lot 44 RP5027

Standard Parcel Identifier (SPI): 44\RP5027

Local Government (Council): MILDURA **Council Property Number:** 1554

Directory Reference: VicRoads 535 M9

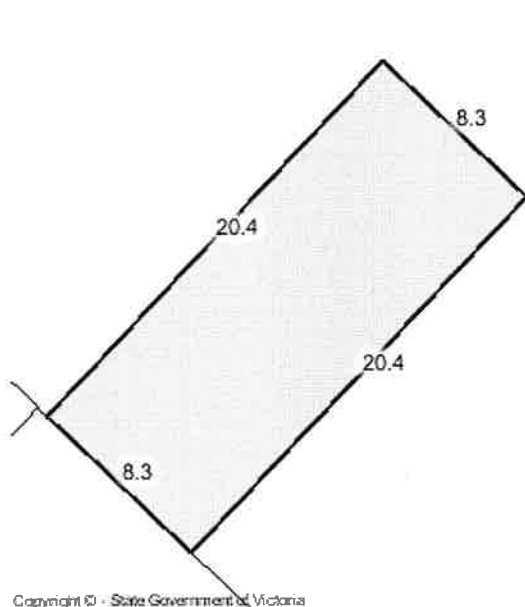
This property is not in a designated bushfire prone area.

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

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

Site Dimensions

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



Area: 169 sq. m

Perimeter: 57 m

For this property:

— Site boundaries

— Road frontages

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

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

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 29 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 [Planning Schemes Online](#)

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

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

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

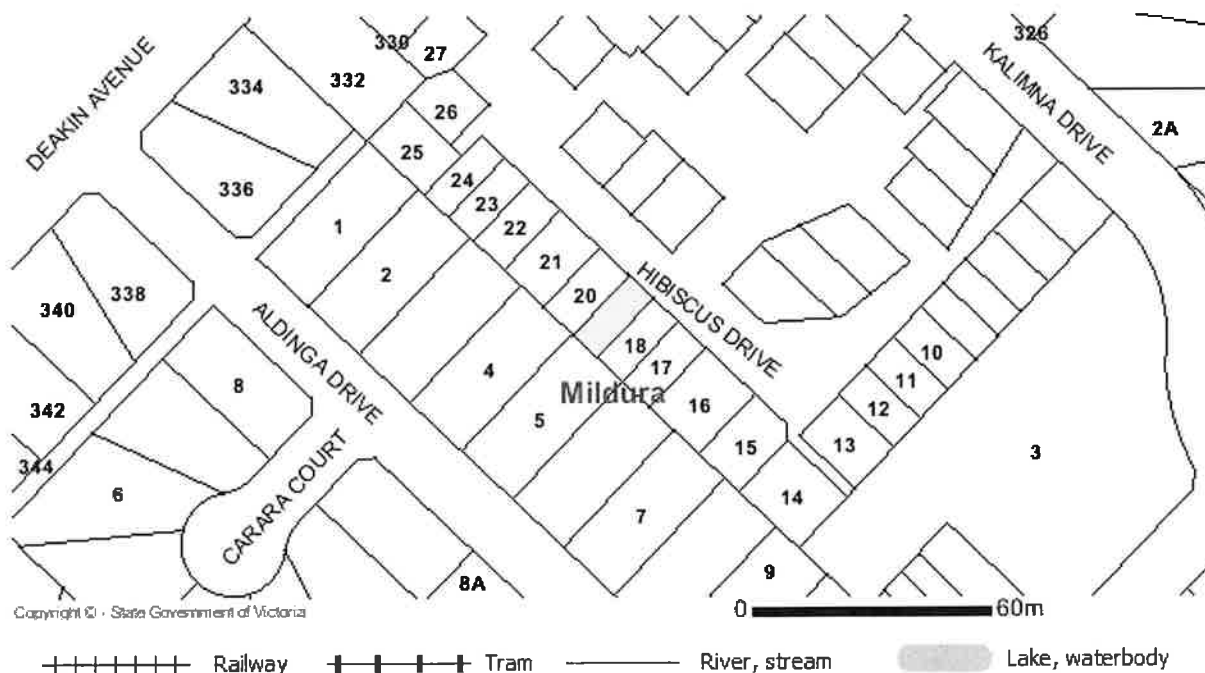
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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PLANNING PROPERTY REPORT



State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 03 August 2021 12:33 PM

PROPERTY DETAILS

Address: **19 HIBISCUS DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 44 RP5027**
Standard Parcel Identifier (SPI): **44\RP5027**
Local Government Area (Council): **MILDURA**
Council Property Number: **1554**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 535 M9**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

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

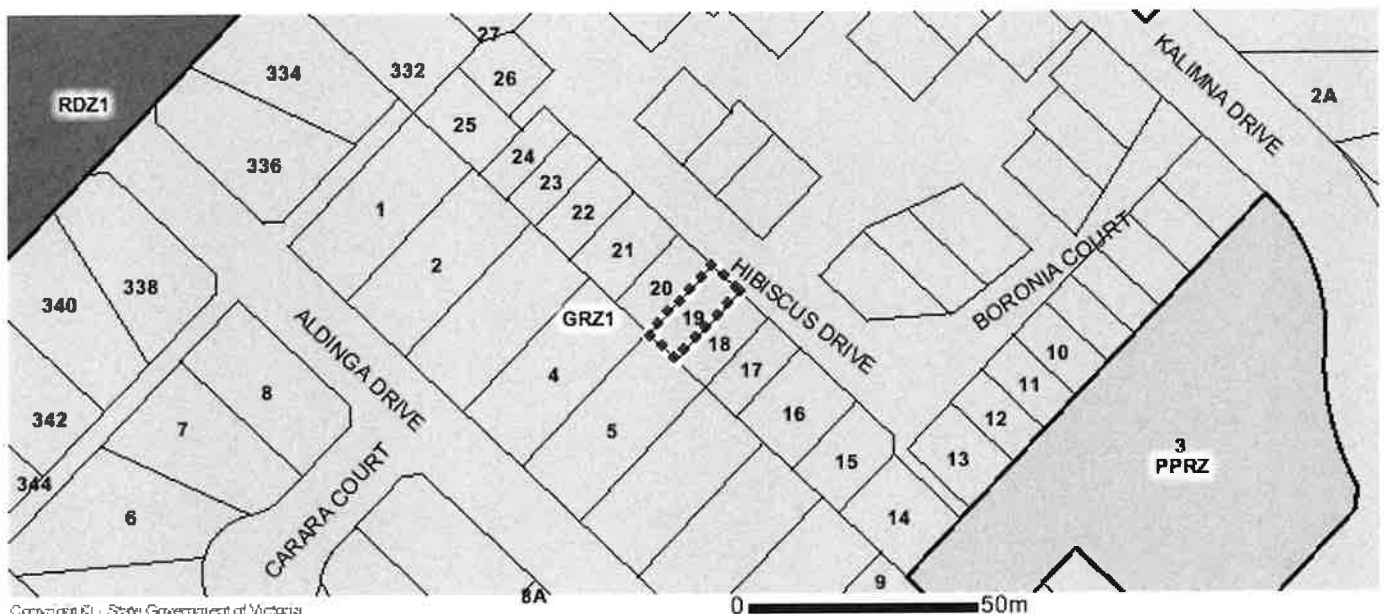
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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C1Z - Commercial 1
 RDZ1 - Road - Category 1

GRZ - General Residential

PPRZ - Public Park & Recreation

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

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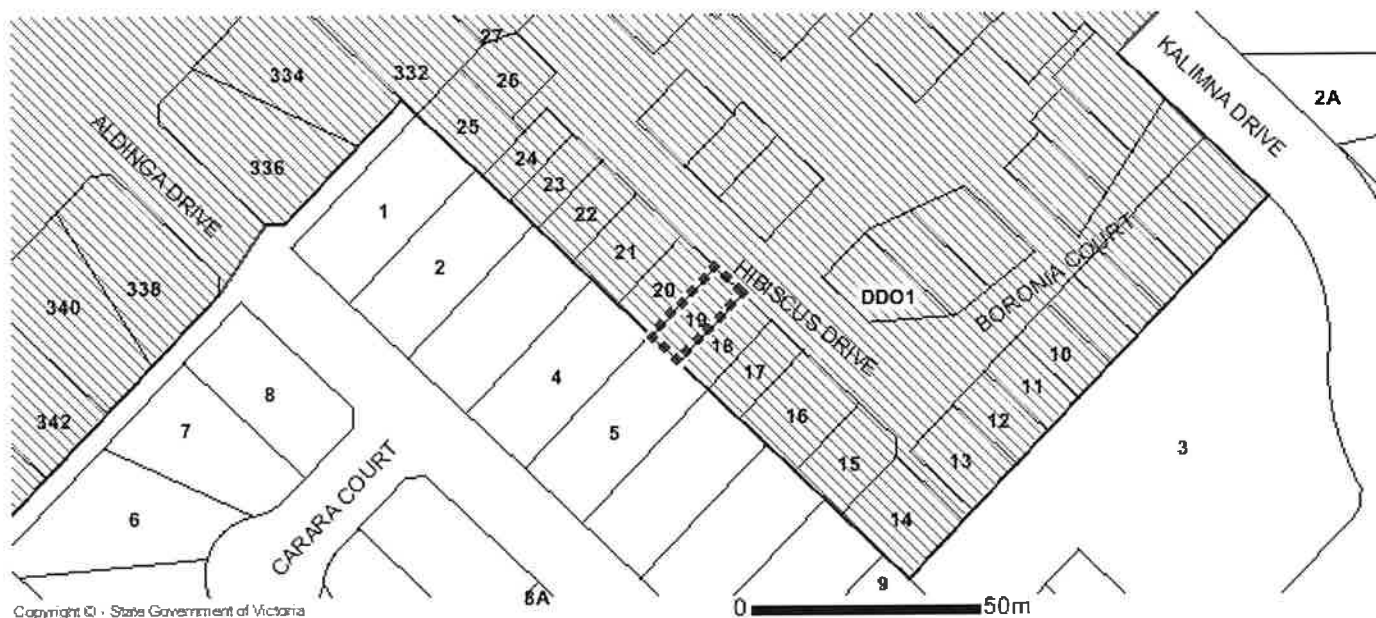
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 19 HIBISCUS DRIVE MILDURA 3500

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

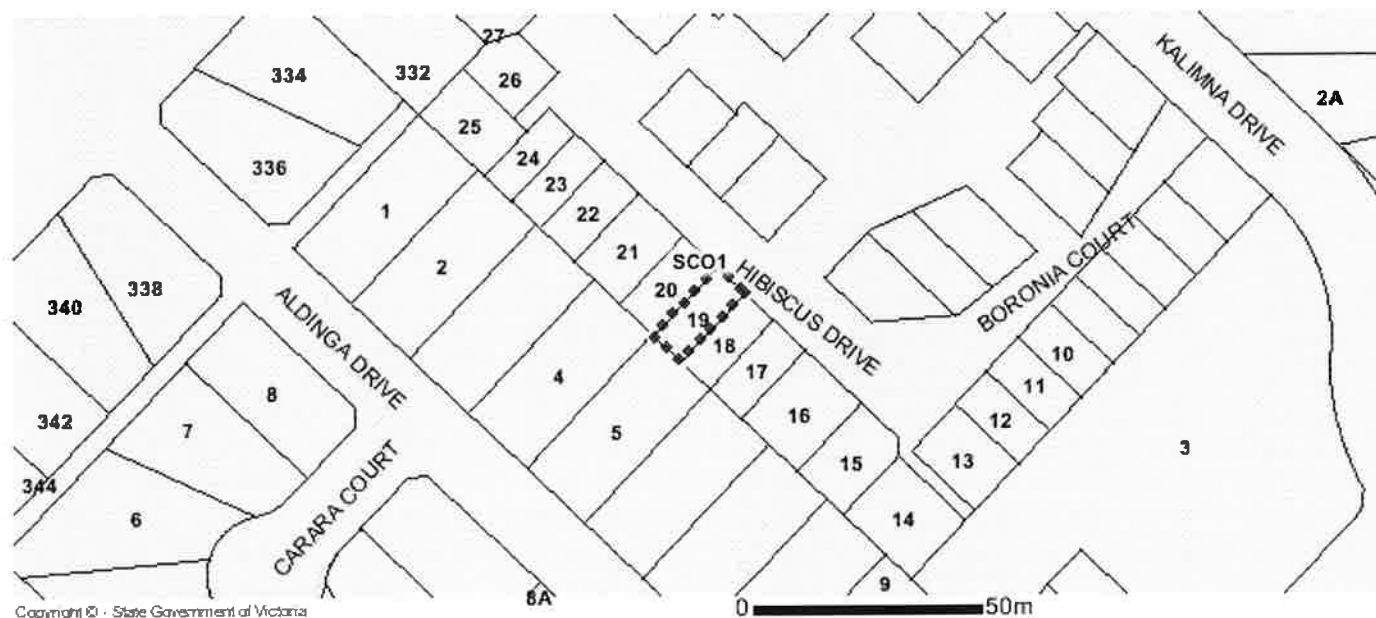


 DDO - Design and Development

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 SCO - Specific Controls

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

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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).

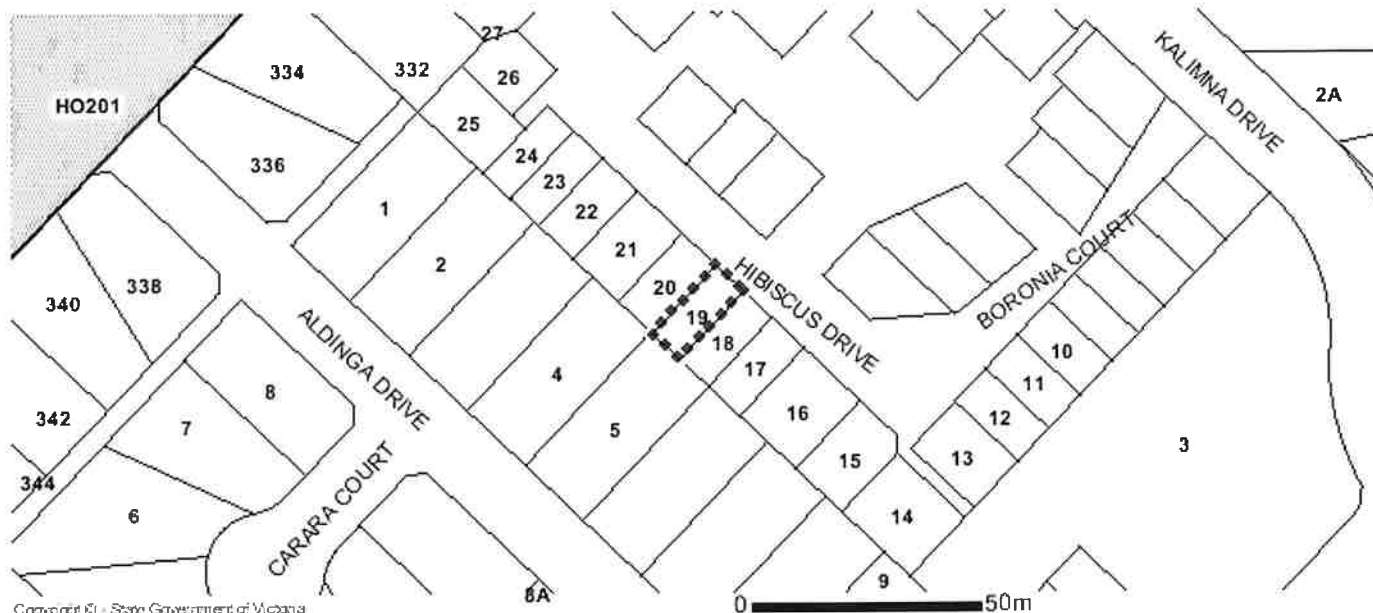
PLANNING PROPERTY REPORT: 19 HIBISCUS DRIVE MILDURA 3500

Planning Overlays

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.

Further Planning Information

Planning scheme data last updated on 29 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 abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

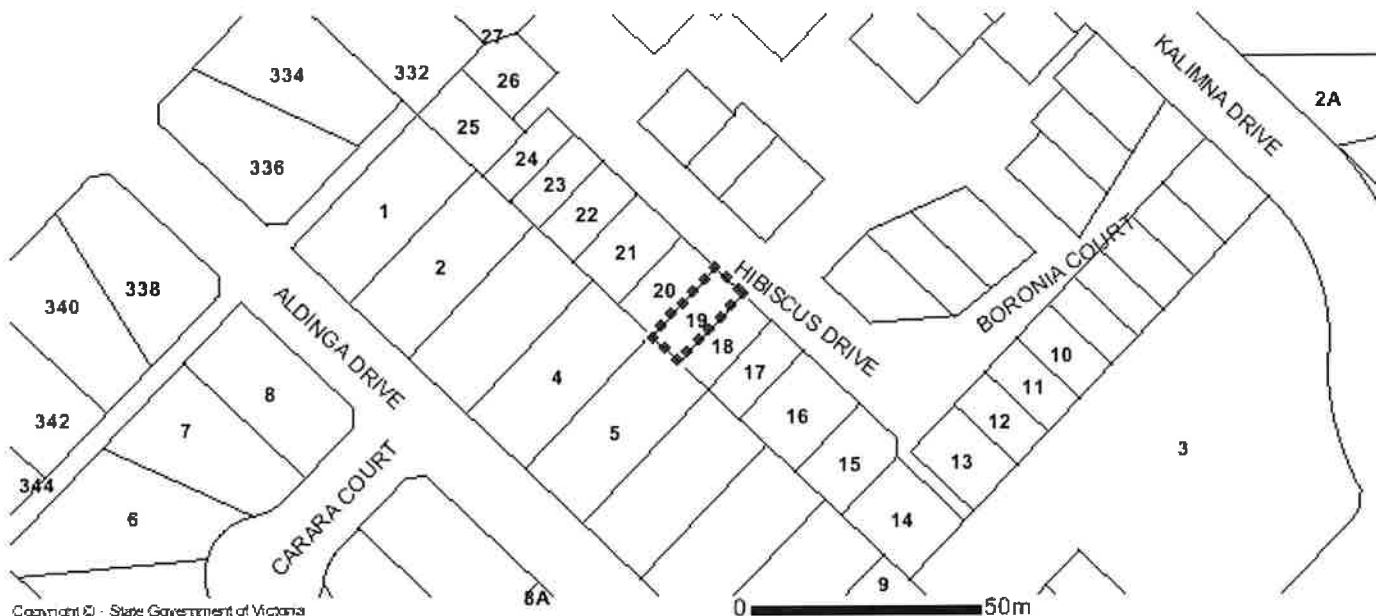
For details of surrounding properties, use this service to get the Reports for properties of interest.

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.**



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Designated Bushfire Prone Area

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

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

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

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

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

DATED

2021

DEBBIE JENNIFER NORTH (FORMERLY OATES)

VENDOR'S STATEMENT

Property

19 Hibiscus Drive, Mildura

MARTIN MIDDLETON OATES LAWYERS

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