

SECTION 32 STATEMENT

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

Vendor: Scott Jay Alfred and Abigail Lucy Alfred

Property: 11 Hoyts Drive MILDURA VIC 3500

VENDORS REPRESENTATIVE

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

PO Box 1012
MILDURA VIC 3502

Tel: 03 5022 9300
Email: jenni@mildurapropertytransfers.com.au

Ref: Jenni Foster

SECTION 32 STATEMENT
11 HOYTS DRIVE MILDURA VIC 3500

1. FINANCIAL MATTERS

- (a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	\$2,131.78	Per annum
Lower Murray Water	\$ 174.22	Per quarter

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

- (b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

2. INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

No such Insurance has been effected to the Vendors knowledge.

3. LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

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(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

- (a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor
- (b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

5. BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

6. OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

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- (2) ~~Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~
- ~~— any certificate of release from liability to pay;~~
 - ~~— any certificate of deferral of the liability to pay;~~
 - ~~— any certificate of exemption from the liability to pay;~~
 - ~~— any certificate of staged payment approval;~~
 - ~~— any certificate of no GAIC liability;~~
 - ~~— any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
 - ~~— any notice given under that Part providing evidence of an exemption of the liability to pay;~~
- OR
- ~~— a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

8. SERVICES

Service	Status
Electricity supply	Connected
Gas supply - Bottled	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

9. TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
- (b) In any other case, a copy of -
 - (i) the last conveyance in the Chain of Title to the land; or
 - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
 - (i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
 - (iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.

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

10. DUE DILLIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the Vendor or the Vendor's Licensed Estate Agent must make a prescribed due diligence checklist available to the Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided but the checklist has been attached as a matter of convenience.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Scott Jay Alfred and Abigail Lucy Alfred

Signature/s of the Vendor

x

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

Register Search Statement - Volume 10498 Folio 988

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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 10498 FOLIO 988

Security no : 124091852259R
Produced 16/08/2021 12:40 PM

LAND DESCRIPTION

Lot 82 on Plan of Subdivision 425757U.
PARENT TITLE Volume 10498 Folio 959
Created by instrument PS425757U 22/02/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SCOTT JAY ALFRED
ABIGAIL LUCY ALFRED both of 31 QUINLIVAN ROAD POORAKA SA 5095
AK538773H 20/08/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR810004G 02/01/2019
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT X784694G 03/10/2001

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 PS425757U 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: 11 HOYTS DRIVE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 02/01/2019

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 16/08/2021, for Order Number 69796783. Your reference: WW:290-21.

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PLAN OF SUBDIVISION		Stage No. <div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto;"></div>	LTO use only EDITION 2	PLAN NUMBER PS 425757U
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<p>Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 2 (PART)</p> <p>LTO base record: COMPILED SHEET 21 Title References: Vol 10498 Fol 959</p> <p>Last Plan Reference: PS 424044Q (LOT E)</p> <p>Postal Address: DEAKIN AVENUE MILDURA SOUTH, 3500</p> <p>AMG Co-ordinates: E 603800 (Of approx. centre of plan) N 6213250 Zone 54</p>	<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MILDURA RURAL CITY COUNCIL Ref: L11/3169/1570(u)</p> <p>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.</p> <p style="text-align: center;">Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage</p> <p>Council Delegate Council seal Date 1 / 6 / 99</p>
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Vesting of Roads or Reserves	
Identifier	Council/Body/Person
ROAD R1	MILDURA RURAL CITY COUNCIL

Notations	
<p>Depth Limitation: Does not apply</p> <p>LOTS 1 TO 71 & 85 TO 100 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p>THE RESERVATIONS & CONDITIONS CONTAINED IN TRANSFER No. 292958 & 296099 AFFECT LOTS 84 & 101 & ROADS ON THIS PLAN</p> <p>THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 296099 AFFECT LOTS 72 TO 83 (BI) ON THIS PLAN.</p>	<p>Staging This is/is not a staged subdivision Planning Permit No. _____</p> <p>Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 174,183,341&1075 In Proclaimed Survey Area no. _____</p>

Easement Information					<p>LTO use only _____</p> <p>Statement of Compliance / Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 18 / 2 / 2000</p>
<p>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)</p>					<p>LTO use only _____</p> <p>PLAN REGISTERED TIME 4.15 PM DATE 22 / 2 / 2000</p> <p style="text-align: center;"><i>Assistant Registrar of Titles</i></p> <p>Sheet 1 of 2 Sheets</p>
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	SEWERAGE	2	PS 424042U	LOWER MURRAY REGION WATER AUTHORITY	
E-2	DRAINAGE	2	THIS PLAN	MILDURA RURAL CITY COUNCIL	
E-3	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY	
E-4	DRAINAGE	5	PS 424041W	FIRST MILDURA IRRIGATION TRUST	
RI	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY AND TELECOMMUNICATIONS		SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN

<p>LICENSED SURVEYOR ROBERT BRUCE FREEMAN REF 6280/6 VERSION 2 DATE 30/11/1998 SIGNATURE _____</p>				<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>
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<p>FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3500 TELEPHONE: (03) 50236239</p>	
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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS425757U

[illegible]

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: CBA

Phone: _____

Address: _____

Ref: 345406700

Customer Code: 205



X784694G

031001 0920 45 38



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 82on Plan of Subdivision No. 425757U Parish of Mildura and being the whole of the land described in Certificate of Title Volume 10498 Folio 988

Estate and Interest:

All Its Estate In Fee Simple

Consideration:

Transferor:

ALJOR DEVELOPMENTS PTY. LTD. ACN 079 489 115

Transferee:

JEREMY LESLIE ZADOW of 7 Newman Close, Mildura, 3500.

Directing Party:

NIL



DX784694G-1-4

Creation and/or Reservation and/or Covenant

AND THE SAID JEREMY LESLIE ZADOW for himself and his transferees the registered proprietors for the time being of the lot hereby transferred and of every part thereof do hereby as separate covenant COVENANT with the said ALJOR DEVELOPMENTS PTY. LTD. (A.C.N. 079 489 115) and other the registered proprietor or proprietors for the time being of the lots comprised in the said Plan of Subdivision and of every part thereof (other than the land hereby transferred) as follows:-

Approval No. 1060009A

T2

Page 1 of 3



Customised Databases

ORDER TO REGISTER

Please register and issue title to

Signed

Cust. Code:

THE BACK OF THIS FORM MUST

—STAMP-DUTY-USE-ONLY—

Victorian Duty	
Duty Act 2000	
Original/Counterpart/Collateral	
Conc'd/Advance	281,000
Via asscts %	
Duty/Exemption No.	712-
CB Number	184
Transaction Number	345406700
Endorsing Date	2.1.201
Signature	82

18 OCT 2001

a) "THAT they will not erect, construct or build or cause to be erected, or constructed or built on the said lot or any part thereof any dwelling house (except for the usual outbuildings) with exterior walls composed of more than half of the area of any such wall of any material other than brick, brick veneer, stone, terra cotta block, solid or hollow concrete block or other similar building unit or a combination of same laid up unit by unit and set in mortar."

b) "THAT they will not at any time erect, construct or build or cause to be erected or constructed or built or allow to remain erected or constructed or built on the said lot or any part thereof, any dwelling house (except for the usual outbuildings) which has previously been erected, constructed or built on any other land or constructed wholly or substantially for transportation to a building allotment."

c) "THAT they will not erect or construct or build or cause to be erected or constructed or built on the said lot any dwelling roofed with galvanised iron (other than a roof constructed of zincalume steel with an oven-baked exterior finish such as colorbond)."

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 annexed to and 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: Please 25/6/20 not date
Execution and attestation

The COMMON SEAL of ALJOR DEVELOPMENTS PTY. LTD. ACN 079 489 115 was hereunto affixed in the presence of:



X784694G
031001 0920 45 38



x [Signature] Director

FULL NAME: Henio Dmari

ADDRESS: 164 Line Avenue, Mildura

x [Signature] Secretary

FULL NAME: Deborah Louise Faulkner

ADDRESS: 164 Line Avenue, Mildura

Approval No. 1060009A

T2

Page 2 of 3



Customised Databases



DX784694G-2-1

THE BACK OF THIS FORM MUST NOT BE USED

SIGNED by the said Transferees in the presence of:

X *Ba*
witness

X J.Z.
J.Z.

X784694G

031001 0920 45 38



Approval No. 1060009A

T2

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Customised Databases



DX784694G-3-9

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 16 August 2021 12:43 PM

PROPERTY DETAILS

Address: **11 HOYTS DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 82 PS425757**
Standard Parcel Identifier (SPI): **82\PS425757**
Local Government Area (Council): **MILDURA**
Council Property Number: **26617**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 J11**

www.mildura.vic.gov.au

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

UTILITIES

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

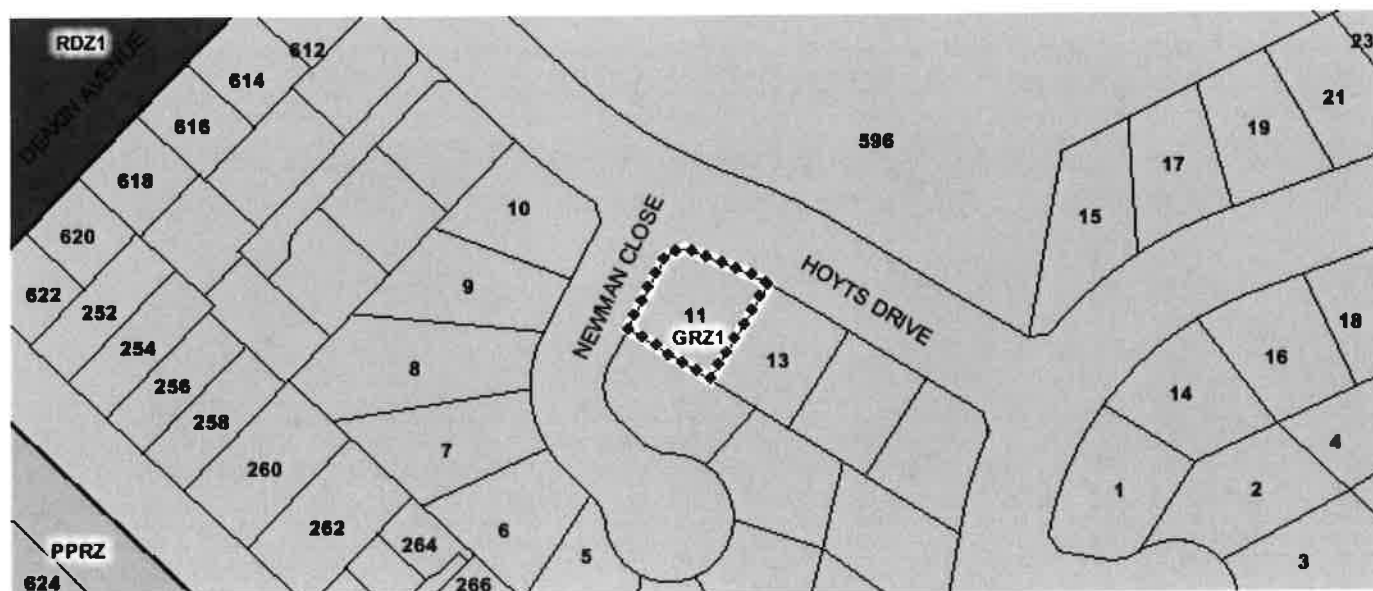
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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GRZ - General Residential

PPRZ - Public Park & Recreation

RDZ1 - Road - Category 1

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

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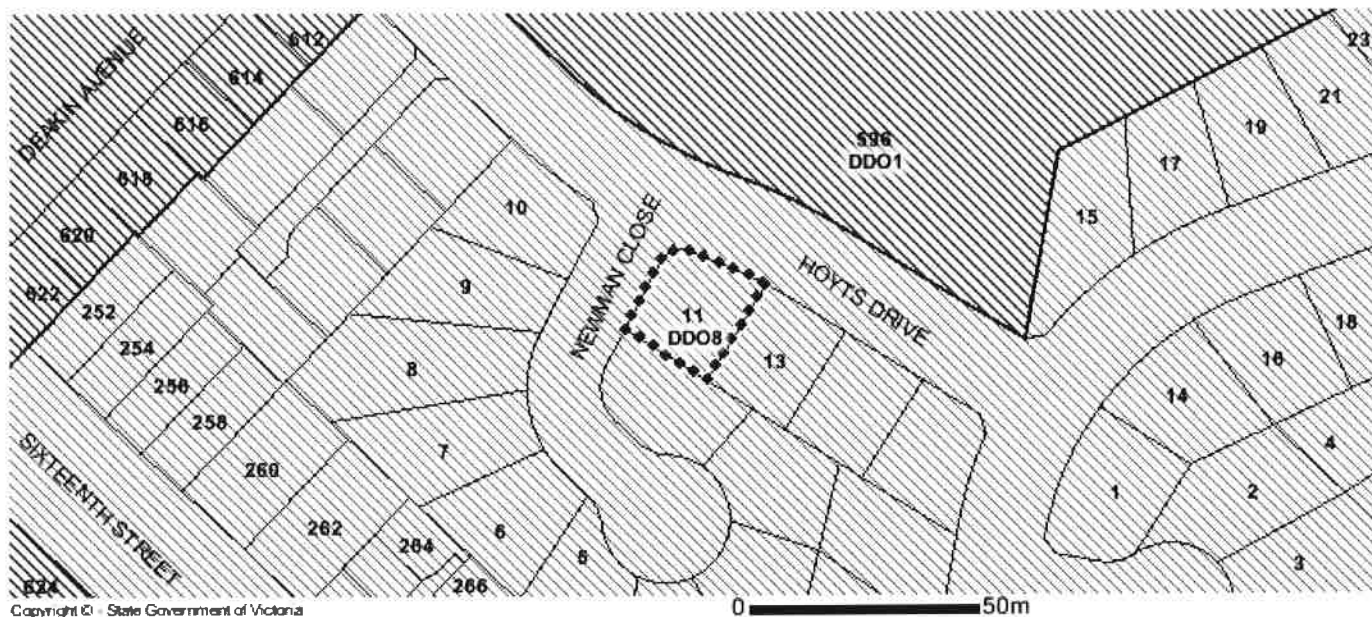
PLANNING PROPERTY REPORT: 11 HOYTS DRIVE MILDURA 3500

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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



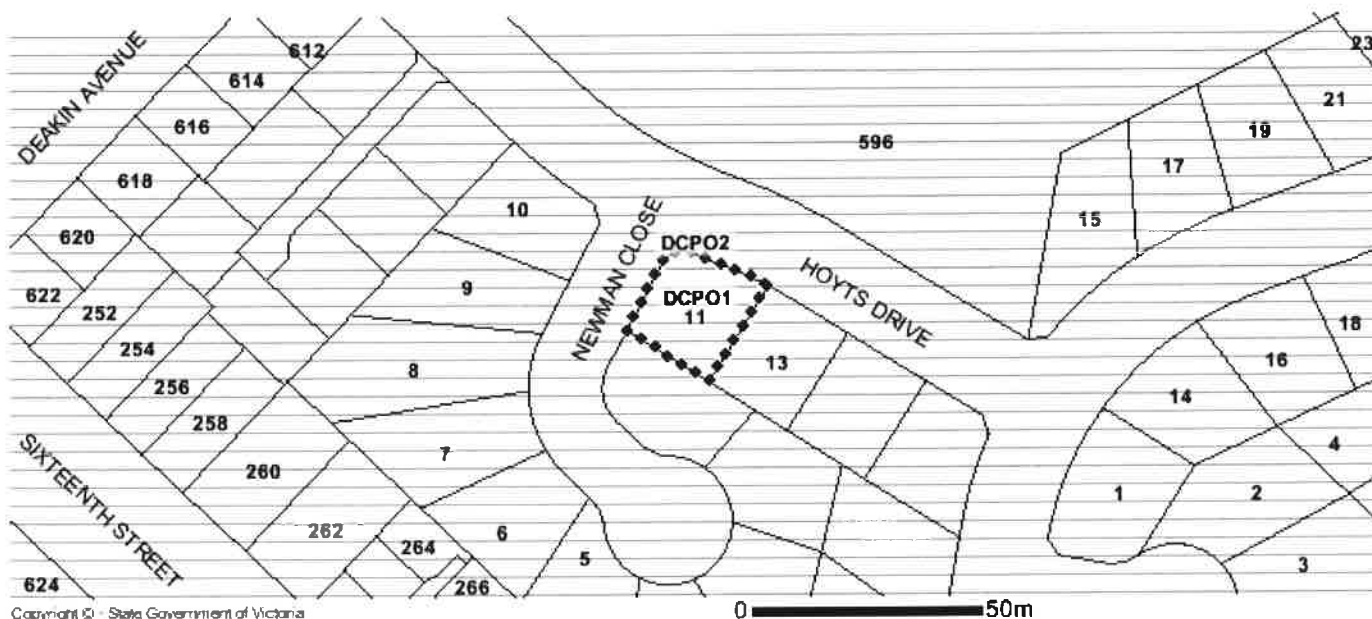
 DDO - Design and Development

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

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



 DCPO - Development Contributions Plan

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

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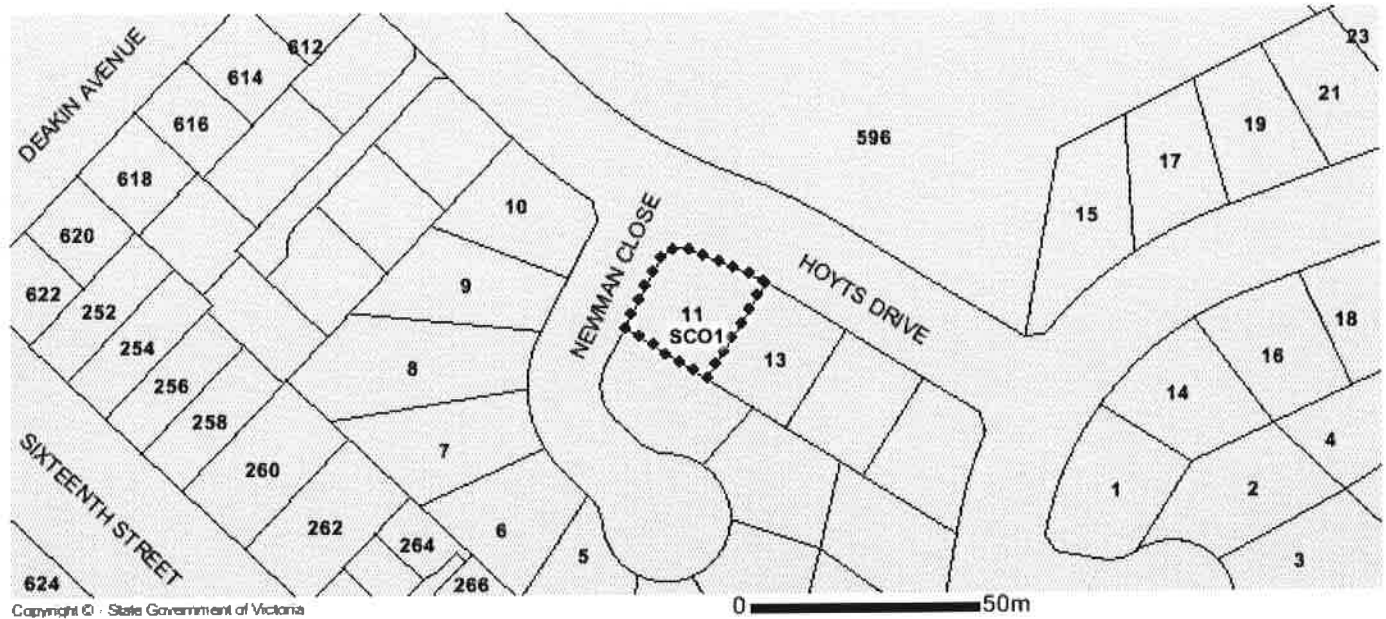
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Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 SCO - Specific Controls

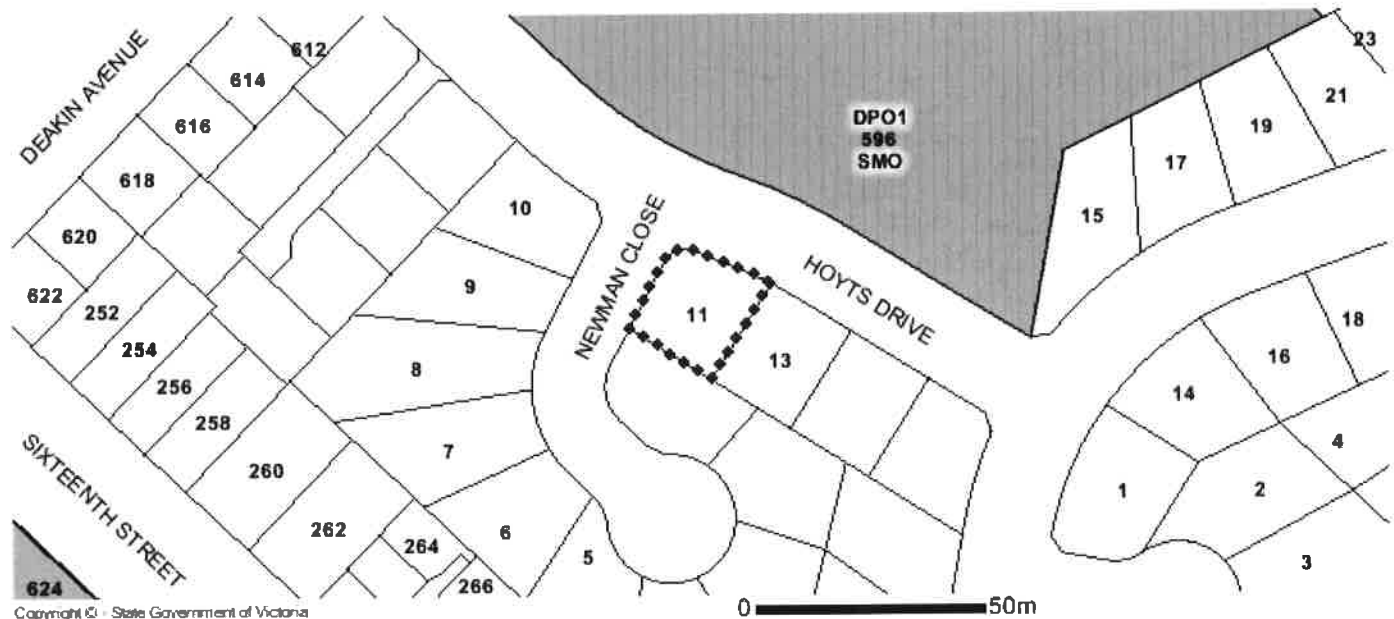
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

SALINITY MANAGEMENT OVERLAY (SMO)



 DPO - Development Plan

 SMO - Salinity Management

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

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PLANNING PROPERTY REPORT: 11 HOYTS DRIVE MILDURA 3500

Further Planning Information

Planning scheme data last updated on 11 August 2021.

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

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

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

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

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

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

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

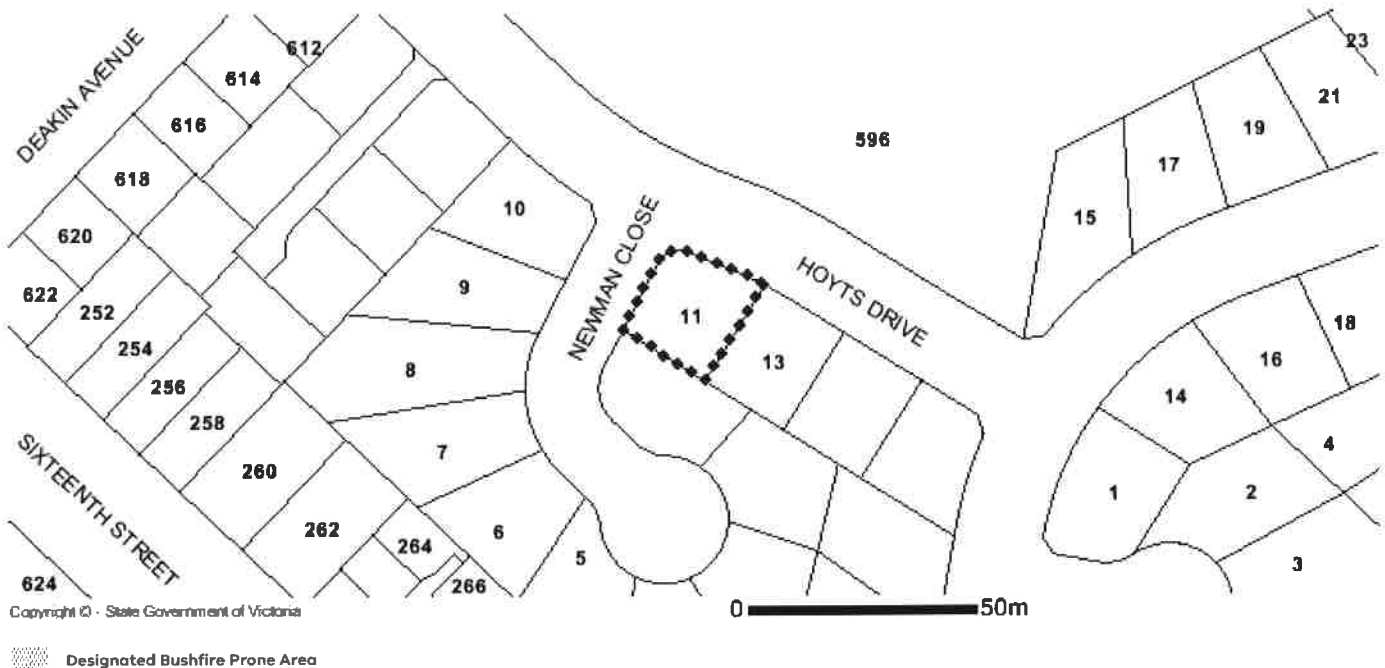
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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



Mildura Rural City Council

Internal Use Only



TAX INVOICE

Mr S J Alfred & Ms A L Day
31 Quinlivan Road
POORAKA SA 5005



1020546
R3_10275

Total Rates & Charges For this Year
\$2,100.28

Refer below for payment options

Rate and Valuation Notice

1 July 2020 to 30 June 2021

Property Location & Description

11 Hoyts Drive MILDURA VIC 3500
Lot 82 PS 425757U Sec 49 Blk E

AVPCC: 110 - Detached Home

RATING DETAILS

Residential Rate
Waste Management

0.00620605	248000	\$1,539.10
434.79	1	\$434.79

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

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

113.00	1	\$113.00
0.000054	248000	\$13.39

PAYMENT DEADLINES EXTENDED

First Instalment due by 14 October 2020.
Second Instalment due by 14 December 2020.

COVID-19 SUPPORT

Relief options are available to assist ratepayers experiencing financial hardship.
Visit mildura.vic.gov.au/coronavirus or call us for details.

TOTAL AMOUNT

\$2,100.28

Payment In full

Due 15 Feb 2021
\$2,100.28

Or

1st Instalment

Due 14 Oct 2020
\$525.07

2nd Instalment

Due 14 Dec 2020
\$525.07

3rd Instalment

Due 28 Feb 2021
\$525.07

4th Instalment

Due 31 May 2021
\$525.07

Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Mr S J Alfred & Ms A L Day
11 Hoyts Drive MILDURA VIC 3500
Assessment No: 26617

Payment In Full: \$2,100.28
Or 1st Instalment: \$525.07



Biller code: 93922
Ref: 266171

BPAY this payment via Internet or phone banking.
BPAY View®. View and pay this bill using internet banking.
BPAY View Registration No.: 266171

POST pay



Full Payment *41 266171



Post Billpay Biller code: 0041
Ref: 266171

Pay in person at any post office, phone
13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 7308

Internal Use Only



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



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

URBAN ACCOUNT

Date Of Issue 16/07/2021

40583/-001 031721(72091) U
MR SJ ALFRED & MS AL DAY
31 QUINLIVAN ROAD
POORAKA SA 5095

Reference No: 029264

Amount Due: \$174.22

Due Date: 13-AUG-2021

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

POST *850 700292642

Property Address : 11 HOYTS DRIVE MILDURA VIC 3500 (Prop:29264) - Urban Account
Lot 82 PS 426757U Par Mildura Vol 10498 Fol 988

Water Service Tariff
Sewerage Service Tariff

Charge	Balance
51.84	51.84
122.38	122.38

TOTAL OWING **\$174.22**



Payments/Credits since last Notice \$175.05

Payment Slip - Methods of Payment
Online at lmw.vic.gov.au - Pay your Account

029264
11 HOYTS DRIVE MILDURA VIC 3500 (Prop:29264) - Urban Account



Direct Debit
Please contact your local office



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



Billpay Code: 0850
Ref: 7002 9264 2

Pay in person at any Post Office



Biller Code: 78477
Ref: 7002 9264 2

Contact your bank or financial institution to make this payment from your cheque,
savings, debit, credit card or transaction account. More info bpay.com.au



*850 700292642

\$174.22



Biller Code: 78477
Ref: 7002 9264 2

BPAY - Make this payment via internet
or phone banking.

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

BPAY View Registration No: 7002 9264 2

Amount Due

\$174.22

Payment Ref: 7002 9264 2

By Phone

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

See reverse for
in Person and By Mail options





**Residential Tenancies Act 1997 (Section 26(1))
Residential Tenancies Regulations 2008 (Regulation 7)**

THIS agreement made on the 14 November 2017

at 83 Deakin Avenue, Mildura, Victoria 3500

BETWEEN (LANDLORD) Scott & Abigail Alfred

Whose agent is **ROC CORP PTY LTD T/AS PROFESSIONALS MILDURA**
83 Deakin Avenue MILDURA VIC 3500
03 5021 1900
ACN 006 971 955

AND (TENANT) **Mr Ned Duthie**
1/178 Pitman Ave
Buronga NSW 2738

1. Premises

The Landlord lets the premises known as 11 Hoyts Drive, MILDURA, VIC, 3500

2. Rent

The rent amount is ~~\$590.00~~ ^{\$610.00} per fortnight. The date the first payment is due is 28/11/2017

Pay Period: [x] fortnightly [] monthly

Place of Payment: BPAY

Billers Code: 211458

Reference: 101893065

3. Bond

The tenant must pay a bond of \$1278.00 to the Landlord/agent on 14 November 2017

In accordance with the Residential Tenancies Act 1997, the landlord must lodge the bond with the Residential Tenancies Bond Authority within 10 business days after receiving the bond.

If there is more than one tenant and they do not contribute equally to the total bond, the amounts they each contribute are listed here:

NAME: _____	AMOUNT: \$ _____
NAME: _____	AMOUNT: \$ _____
NAME: _____	AMOUNT: \$ _____

If the tenant does not receive a bond receipt form the Residential Tenancies Bond Authority within 15 business days of paying a bond, the tenant should contact the Residential Tenancies Bond Authority.

4. Period

(a) The period of the agreement is twelve months with immediate periodic tenancy

(b) Commencing on the 28/11/2017

And ending on the 27/11/2018

All clauses read and understood

SIGNATURE OF TENANT/S. _____

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.