



MALONEY ANDERSON LEGAL

VENDOR'S STATEMENT

**Statement by Vendor of matters affecting Real Estate being sold to
a Purchaser pursuant to Section 32 of The Sale of Land Act, 1962**

VENDOR: ESTATE J.T. PEARCE

**PROPERTY: KAURI STREET,
RED CLIFFS 3496**

**MALONEY ANDERSON LEGAL
Barristers & Solicitors
70 Deakin Avenue
MILDURA**

**Ph: 03 50216200
Fax: 03 50216299
DX: 50021 Mildura**

Ref: PM: SLM 150380

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

LAND **Kauri Street, Red Cliffs – Crown Allotment 13C Section 19A Parish of Mildura being more particularly described in Crown Grant Volume 9946 Folio 848**

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

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

VENDOR **Christine Maree Pearce as Administrator of the Estate of John Thomas Pearce**

Signature of the Vendor

DATE OF THIS STATEMENT / /20__

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

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT / /20__

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

Not applicable

1.2 Any Charge

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

Not applicable

1.3 Rates, taxes, charges or other similar outgoings

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

- (a) Their total does not exceed \$2,500.00
- (b) Are contained in the attached certificate(s).
- (c) Their amounts are as follows:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council		\$
(2)	Lower Murray Water – Urban quarterly	As attached	\$
(3)		\$	\$
(4)		\$	\$
(5)		\$	\$

TOTAL

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

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

2. INSURANCE DETAILS

Not applicable

2.1 Owner-Builder

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

Not applicable

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

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

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

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

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

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

4.1 Designated bushfire prone area

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

4.2 Road access

There is access to the property by road.

4.3 Planning scheme

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

OR

(b) *The required specified information is as follows:

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Industrial 1 Zone (IN1Z))
Name of planning overlay	Design and Development Overlay – Schedule 4 (DD04)

5. NOTICES

5.1 Notice, order, declaration, report or recommendation

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

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

5.2 Land acquisition

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

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

6. BUILDING PERMITS

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

are contained in the attached certificate.

7. OWNERS CORPORATION

Not applicable

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

Not applicable

9. SERVICES

The following services are not connected to the land:

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

10. TITLE

Copies of the following documents are attached:

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

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

10.2 Application by Legal Personal Representative

11. DISCLOSURE OF ENERGY INFORMATION

Not applicable

12. DUE DILIGENCE CHECKLIST

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

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

² Only required where there is a residence on the land

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from the LANDATA REGD TM System. The State of Victoria accepts no
responsibility for any subsequent release, publication or reproduction
of the information.

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

VOLUME 09946 FOLIO 848

Security no : 124059045783E
Produced 10/02/2016 03:54 pm

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 13C Section 19A Parish of Mildura.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

CHRISTINE MAREE PEARCE of 44 BLABY LANE MERBEIN SOUTH VIC 3505 Legal
Personal Representative(s) of JOHN THOMAS PEARCE deceased
AL787211C 31/03/2015

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP304458T 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: KAURI STREET RED CLIFFS VIC 3496

DOCUMENT END

TITLE PLAN		EDITION 1	TP 304458T
Location of Land Parish: AT RED CLIFFS PARISH OF MILDURA Township: Section: 19A Crown Allotment: 13C Crown Portion: Last Plan Reference: Derived From: VOL 9946 FOL 848 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 9946 FOL. 848 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/02/2000 VERIFIED: MP	
		<p>E-1& E-4 = DRAINAGE & SEWERAGE EASEMENT CREATED BY INSTRUMENT R327063A</p>	
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	
			Sheet 1 of 2 sheets

TITLE PLAN

TP 304458T

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

land in the said State being Allotment thirteen^C of Section nineteen^A At Red Cliffs in the Parish of Mildura
 County of Karkaroc ----- all that piece of

and being the land shown enclosed by continuous lines in the map and identified by that allotment number

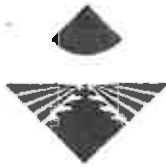
Provided that this Grant is made subject to—

- (a) the reservation to Us Our heirs and successors of—
 - (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called "the reserved minerals");
 - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
 - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;
- (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.
- (d) the right of the Municipal or other Authority or body for the time being concerned with the control and management of public or municipal watercourses or drains in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain repair cleanse and enlarge a drain for the purpose of conveying surface and other waters from any adjoining or adjacent land upon over under and along that portion of the land hereby granted shown marked E-2 & E-4 in the said map.

LENGTHS ARE IN
 METRES

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets



Mildura Rural City Council

Land Information Certificate

Date of certificate: 24 February 2015

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 11310

Assessment No: 18430

Your Reference: 18594381-011-1

Applicant Details

Landata
DX 250639
EAST MELBOURNE

Property Address: Kauri Street RED CLIFFS
Description: CA: 13C Sec: 19A Psh: MILDURA
Area: 4,348.0000 Square Metres

Capital Improved Value \$92,000
Site Value \$92,000
Net Annual Value \$8,280
Base Date: 01/01/2014

RATES CHARGES AND OTHER MONIES: FOR THE YEAR ENDING 30 JUNE 2015 (Interest charges last calculated to: 24/02/2015)

Business Rate	\$745.94
Municipal Charge	\$100.00
Vacant Land Fire Levy (Fixed)	\$205.00
Vacant Land Fire Levy (Variable)	\$10.03
Rate Arrears to 30/06/2014:	\$0.00
Interest to 24/02/2015:	\$0.00
Other Monies:	\$0.00
Less Rebates:	\$0.00
Less Payments:	-\$1,060.97

Total Rates & Charges Due:	\$0.00
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Additional Monies Owed:

Debtor Balance Owning:

Total Rates & Charges & Additional Monies Owed:	\$0.00
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For further information contact:

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



Mildura Rural City Council

Land Information Certificate

Date of certificate: 24 February 2015

SECTION 229 LOCAL GOVERNMENT ACT 1989

Certificate No: 11310

Assessment No: 18430

Your Reference: 18594381-011-1

Property Address: Kauri Street RED CLIFFS 3496

Description: CA: 13C Sec: 19A Psh: MILDURA

NOTICES, ORDERS OUTSTANDING OR POTENTIAL LIABILITY/SUBDIVISIONAL REQUIREMENT

- There are no monies owed for works under the Local Government Act 1958 or earlier act;
- There is no potential liability for rates under the Cultural and Recreational Lands Act 1974;
- There is not a potential liability for the land to become rateable under Section 173, 174 or 174A of the Local Government Act 1989;
- 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, Subdivision of Land 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;
- A flood level has not been determined by Council under the Victoria Building Regulations;
- This certificate is not required to, and does not, include information regarding planning, building, health, land fill, other flooding information or service easements. Information regarding these matters may be available from the Council or the relevant authority. A fee may be charged for such information.
- Where a fixed or variable fire levy is not detailed on this certificate, this levy may be applied from the date of transfer pursuant to the Fire Services Property Levy Act 2012.

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.

.....
DELEGATED OFFICER

RECEIPT OF \$20.00 ACKNOWLEDGED, BEING THE FEE FOR THIS CERTIFICATE.

Land Tax Clearance Certificate

Land Tax Act 2005



MALONEY ANDERSON LEGAL

Your Reference: LD:18594381-007-4.15038

Certificate No: 89165560

Issue Date: 20 FEB 2015

Enquiries: ESYSPROD

Land Address: KAURI STREET RED CLIFFS VIC 3496

Land Id	Lot	Plan	Volume	Folio	Taxable Value	Tax Payable
32401585			9946	848	\$92,000	\$0 00

Vendor: JOHN PEARCE

Purchaser: JOHN PEARCE

Current Land Tax Details	Year	Proportional Tax	Penalty/Interest	Total
MR JOHN THOMAS PEARCE	2015	\$0.00	\$0 00	\$0 00

Arrears of Tax	Year	Proportional Tax	Penalty/Interest	Total
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Comments:

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully. To request an update for this certificate go to: www.sro.vic.gov.au/certificates

TAXABLE VALUE: \$92,000

AMOUNT PAYABLE: \$0.00

Paul Broderick
Commissioner of State Revenue

Land Tax Clearance Certificate - Remittance Advice

Certificate No: 89165560

Land ID: 32401585

Amount Payable: \$0 00

State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

Please return this section with your payment. For further information refer overleaf.
Do not mark below this line.

Notes to certificates under Section 105 of the *Land Tax Act 2005*



Certificate No: 89165560

- Under Section 96 of the Land Tax Act 2005 (the Act), land tax is a first charge on the land to which it relates and should the vendor default, payment will be obtained from the purchaser. The purchaser should take into account the possibility that the vendor may default where land tax has been assessed but not paid.
- If land tax is due but not paid on a property, the Land Tax Clearance Certificate will certify the amount of land tax due and payable on that land. This amount will be binding on the Commissioner of State Revenue (the Commissioner) for purposes of section 96 of the Act whether or not it is paid to the State Revenue Office (SRO) on, or shortly after, settlement.
- The amount of land tax on this certificate relates to the amount of land tax due and payable as at the date of the application only and not to any future liability or the tax status of the land.
- A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax.
- If land tax will be payable on a property but payment is not due at the time the application is processed, the certificate will certify the amount that should be retained by the purchaser at settlement and remitted to the SRO. The Commissioner will consider himself bound by this amount against the purchaser, only if the amount is remitted to the SRO within 28 days after settlement.
- If the amount in 3. (above) is understated, the Commissioner has the right to seek recovery of the correct amount, or the balance, as the case may be, from
 - the vendor, or
 - the purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO within 28 days after settlement.
- If an amount is certified in respect of a proposed sale which is not completed, the Commissioner will not be bound by the same amount in respect of a later sale of the subject land - another certificate must be applied for in respect of that transaction.
- If an amount certified is excessively high (for example, because a principal residence concession has not been deducted in calculating the amount) the Commissioner will issue an amended certificate, without an additional fee being charged on receipt of sufficient evidence to that effect from the vendor.
- If no land tax is stated as being payable in respect of the property, the Commissioner will consider himself bound by that certification, in respect of the purchaser, if the land is subsequently found to be taxable and the vendor defaults.
- If the vendor refuses to be bound by an amount stated by the Commissioner and does not agree to the amount being withheld and remitted at settlement, the purchaser cannot rely on such refusal as a defence to an action by the Commissioner to recover the outstanding amount from the purchaser under Sections 96 or 98 of the Act.
- The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax.

For Information Only

SINGLE OWNERSHIP CALCULATION BASED ON A TAXABLE VALUE OF \$92,000

Land Tax = \$0.00

Calculated as \$0 plus (\$92,000 - \$0) multiplied by 0.000 cents.

Further information

Internet www.sro.vic.gov.au

Email sro@sro.vic.gov.au
(Attn. Land Tax)

Phone 13 21 61 (local call cost)

Fax 03 9628 6853

Mail State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001

In person State Revenue Office
Level 2, 121 Exhibition Street
Melbourne Victoria

For SRO counter service hours, please visit www.sro.vic.gov.au/counter

Payment options

Make cheque payable to **State Revenue Office, Victoria** marked 'Not Negotiable' and return with the remittance advice to:



Payment by mail:

- State Revenue Office
GPO Box 4376
MELBOURNE VIC 3001



Payment in person:

- Present this notice to the State Revenue Office
Level 2, 121 Exhibition Street
Melbourne Victoria
- Payment by cash or cheques only
- For SRO counter service hours, please visit www.sro.vic.gov.au/counter

PLANNING CERTIFICATE

PLANNING AND ENVIRONMENT REGULATIONS FORM 17

Applicant's name and address:

Landata
DX 250639
EAST MELBOURNE

File:	PA18430
Certificate reference number:	PC20150182
Your Ref:	18594381-016-6
Date issued:	23 February 2015

Name and address of the responsible authority issuing the certificate:

MILDURA RURAL CITY COUNCIL

Address of the land which is the subject of the certificate:

Kauri Street RED CLIFFS 3496
CA 13C Sec 19A

Name of the planning scheme covering the land:

MILDURA PLANNING SCHEME

Description of the provisions of the planning scheme shown on the planning scheme maps which apply to the land:

(IN1Z) Industrial 1 Zone
(DDO4) Design And Development Overlay - Schedule 4

Description of any amendment to the planning scheme maps available for inspection which apply to land:

Mildura Planning Scheme Amendment C089

Signed: _____



Authorised officer of the Responsible Authority

**ATTACHMENT TO
PLANNING CERTIFICATE**

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.

GENERAL MANAGER DEVELOPMENT

Department of
Environment, Land,
Water and Planning

Planning Property Report

From www.delwp.vic.gov.au/planning on 10 February 2016 03:46 PM

Crown Description: Allot. 13C Sec. 19A PARISH OF MILDURA

Address: KAURI STREET RED CLIFFS 3496

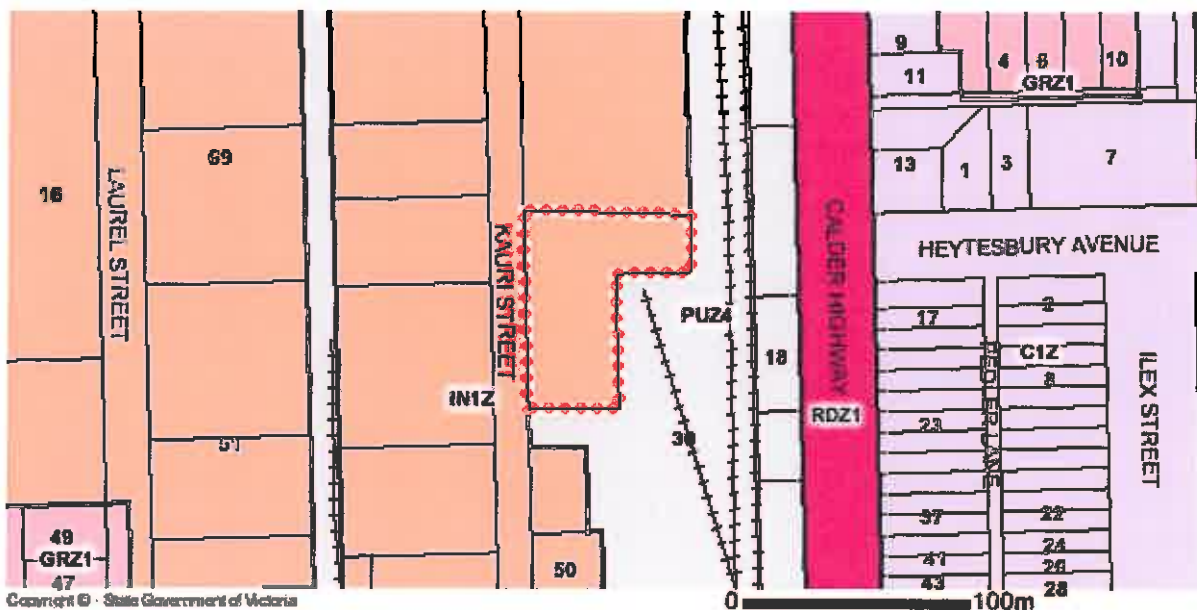
Local Government (Council): MILDURA **Council Property Number:** 18430

Directory Reference: VicRoads 538 E9

Planning Zone


















































INDUSTRIAL 1 ZONE (IN1Z)

SCHEDULE TO THE INDUSTRIAL 1 ZONE



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

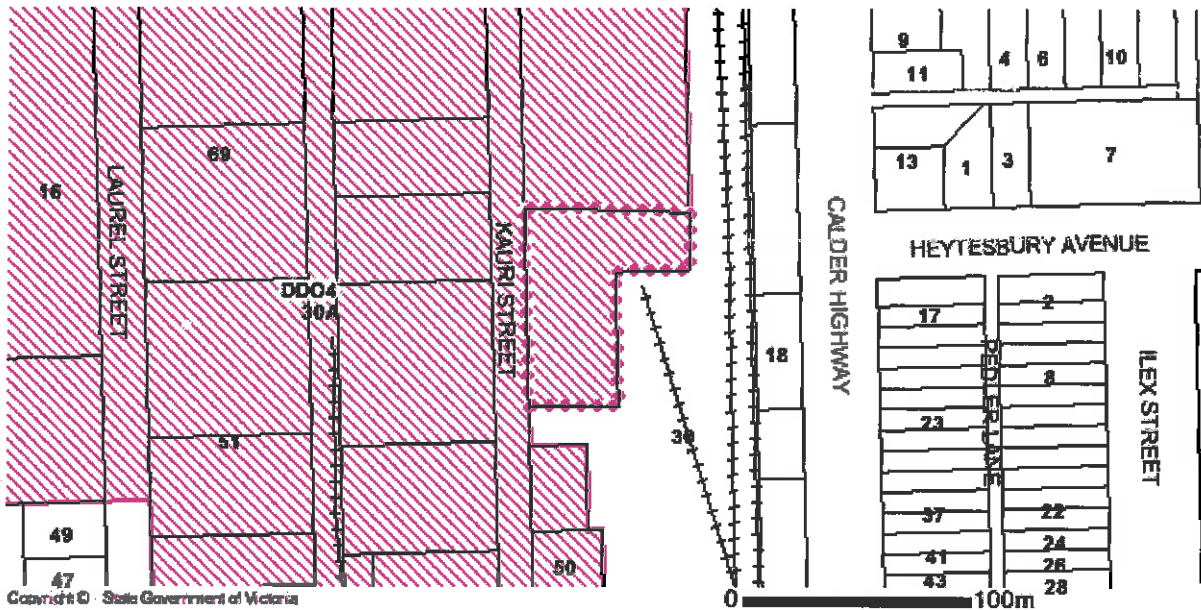
Zones Legend

 ACZ - Activity Centre	 IN1Z - Industrial 1	 R1Z - General Residential
 B1Z - Commercial 1	 IN2Z - Industrial 2	 R2Z - General Residential
 B2Z - Commercial 1	 IN3Z - Industrial 3	 R3Z - General Residential
 B3Z - Commercial 2	 LDRZ - Low Density Residential	 RAZ - Rural Activity
 B4Z - Commercial 2	 MUZ - Mixed Use	 RCZ - Rural Conservation
 B5Z - Commercial 1	 NRZ - Neighbourhood Residential	 RDZ1 - Road - Category 1
 C1Z - Commercial 1	 PCRZ - Public Conservation & Resource	 RDZ2 - Road - Category 2
 C2Z - Commercial 2	 PDZ - Priority Development	 RGZ - Residential Growth
 CA - Commonwealth Land	 PFRZ - Public Park & Recreation	 RLZ - Rural Living
 CCZ - Capital City	 PUZ1 - Public Use - Service & Utility	 RUZ - Rural
 CDZ - Comprehensive Development	 PUZ2 - Public Use - Education	 SUZ - Special Use
 DZ - Dockland	 PUZ3 - Public Use - Health Community	 TZ - Township
 ERZ - Environmental Rural	 PUZ4 - Public Use - Transport	 UFZ - Urban Floodway
 FZ - Farming	 PUZ5 - Public Use - Cemetery/Crematorium	 UGZ - Urban Growth
 GRZ - General Residential	 PUZ6 - Public Use - Local Government	
 GWAZ - Green Wedge A	 PUZ7 - Public Use - Other Public Use	
 GWZ - Green Wedge	 PZ - Port	 Urban Growth Boundary

Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

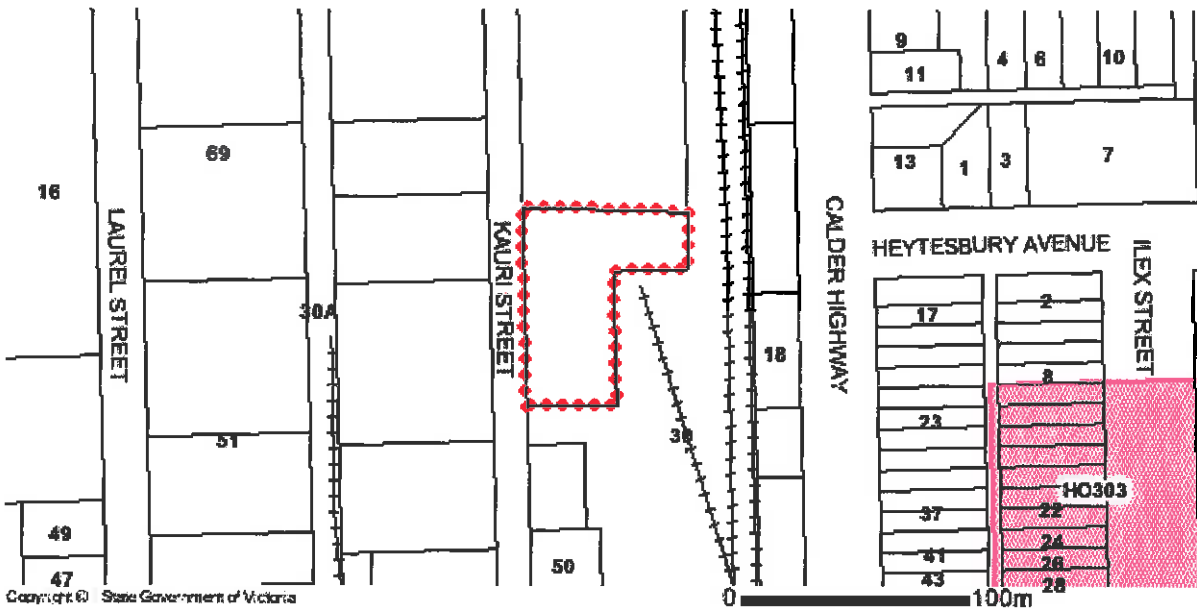
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 4 \(DDO4\)](#)





























OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)



Overlays Legend

	AEO - Airport Environs		LSIO - Land Subject to Inundation
	BMO - Bushfire Management (also WMO)		MAEO1 - Melbourne Airport Environs 1
	CLPO - City Link Project		MAEO2 - Melbourne Airport Environs 2
	DCPO - Development Contributions Plan		NCO - Neighbourhood Character
	DDO - Design & Development		PO - Parking
	DDOPT - Design & Development Part		PAO - Public Acquisition
	DPD - Development Plan		RO - Restructure
	EAO - Environmental Audit		RCD - Road Closure
	EMO - Erosion Management		SBO - Special Building
	ESD - Environmental Significance		SLO - Significant Landscape
	FD - Floodway		SMO - Salinity Management
	HD - Heritage		SRD - State Resource
	IPD - Incorporated Plan		VPD - Vegetation Protection

Note: due to overlaps some colours may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 4 February 2016.

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, local, particular and general provisions of the local planning scheme that may affect

the use of the 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 & 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](#)

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.delwp.vic.gov.au/planning

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Department of
Environment, Land,
Water and Planning

Bushfire Prone Area Report

From www.delwp.vic.gov.au/planning on 10 February 2016 03:46 PM

Crown Description: Allot. 13C Sec. 19A PARISH OF MILDURA

Address: KAURI STREET RED CLIFFS 3496

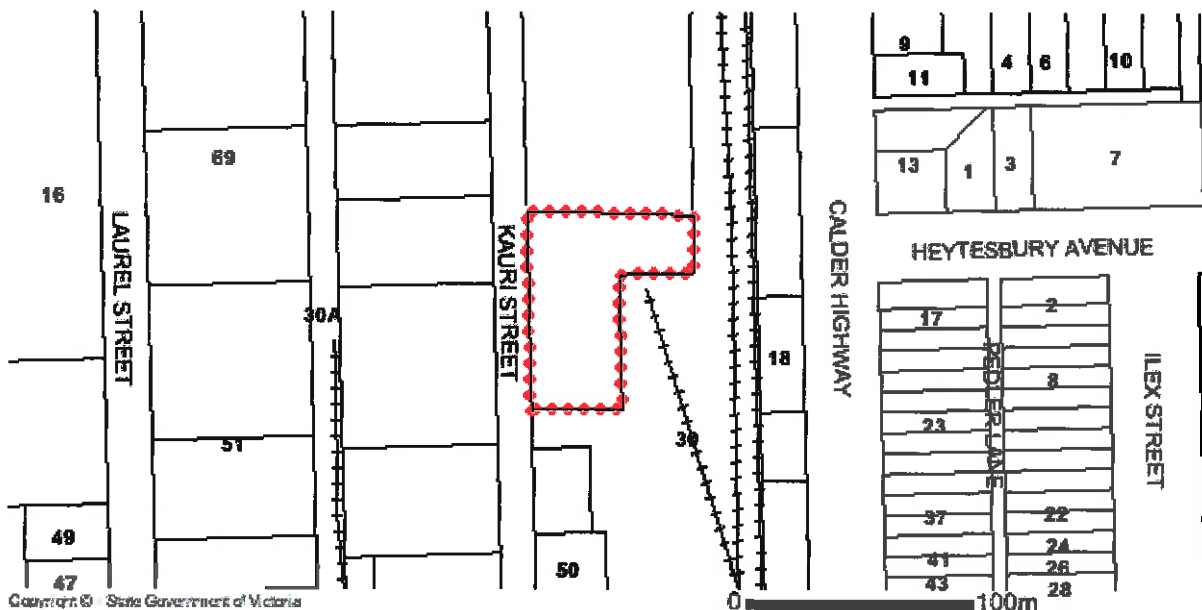
Local Government (Council): MILDURA **Council Property Number:** 18430

Directory Reference: VicRoads 538 E9

This parcel is not in a designated bushfire prone area.

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

Bushfire Prone Area Map



Bushfire Prone Area Legend

 Bushfire Prone Area  Selected Land

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011,

as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014 and 29 August 2015.

The Building Regulations 2006 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 via the Bushfire Prone Areas Map Service at services.land.vic.gov.au/maps/bushfire.jsp 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 in the Building Commission section of 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 in Victoria visit [Planning Schemes Online](#)

For Planning Scheme provisions for this property return to the GetReports list and select the Planning Property Report

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).



**** Delivered by the LANDATA® System, Department of Transport, Planning and Local Infrastructure ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Maloney Anderson Legal
70 Deakin Ave
MILDURA VIC 3502
AUSTRALIA

Client Reference: 150380

NO PROPOSALS. As at the 20th February 2015, 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 map references described below, and electronically delivered by LANDATA®.

Map Ref: Vicroads Eighth Edition, Map 3 Reference D6
Map Ref: Vicroads Eighth Edition, Map 538 Reference E9

The Applicant, Maloney Anderson Legal has identified the map references as the correct references for the property located at:

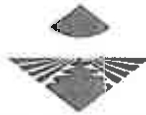
KAURI STREET, RED CLIFFS 3496
RURAL CITY OF MILDURA

This certificate is issued in respect of a property that is located wholly within the map references shown above. LANDATA® does not warrant that the property at the address shown above is located within the map references shown above. The Applicant is responsible for ensuring that the property is wholly located within the map references. LANDATA® and VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant failing to do so.

Date of issue: 20th February 2015

Telephone enquiries regarding delivery of certificate: (03)8636 2456
Telephone enquiries regarding content of certificate: (03)9090 4614

[Vicroads Certificate] # 18594381 - 18594381155529 '150380'



Mildura Rural City Council

Request For Building Information
Pursuant to regulation 326 Building Regulation 2006

Applicant's Name and Address:

Landata
Landata.online@dtpli.vic.gov.au

File:	PA18430
Your Ref:	18594381-013-5
Date Issued:	23 February 2015

Property Address:	Kauri Street – Red Cliffs Crown Allotment 13C Section 19A Parish of Mildura VOLUME : 09946 Folio: 848
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N.B. Please see page 2 for Salinity Statement

Regulation 326 (1)

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


<ul style="list-style-type: none"> Building Permit 1164/50050948/0 issued 19 January 2006 for the demolition of a building – drum store Final Certificate 18 August 2010

(B) Details of any current statement issued under regulation 502 or 503 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 326
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

MUNICIPAL BUILDING SURVEYOR

Mj/h

MILDURA

741 - 759 Fourteenth Street Mildura 3500
 PO Box 1438 Mildura 3502
 AUSDOC DX 50023
 Tel: (03) 5051 3400 Fax: (03) 5051 3480
 Office Hours 8.00am - 5.00pm Monday - Friday

SWAN HILL

73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSDOC DX 30164
 Tel: (03) 5036 2150 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday

**KERANG**

56 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSDOC DX 57908
 Tel: (03) 5450 3960 Fax: (03) 5450 3967
 Office Hours 8.00am - 1.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830



354438-020098 (034)
MR EJ T PEARCE
PO BOX 77
CABARITA VIC 3505

Reference No. 015735

URBAN ACCOUNT

Amount Due \$206.93

Due Date 17-FEB-2016

Date of Issue: 8/01/2016

Tariffs and Charges Notice
 3rd Quarter 2015/16
 01/01/2016 - 31/03/2016

POST *850 700157357

Property Address : **KAURI STREET RED CLIFFS VIC 3496 (Prop:15735) - Urban Account**
VACANT COMMERCIAL LAND
CA 13C Par Mildura Vol 9€46 Fol 848

Charge	Balance	
Water Service Tariff	48.87	
Fire Service Charge	42.75	1 Unit/s
Water by Measure Chg/Info on reverse	0.00	
Sewerage Service Tariff	115.31	
TOTAL OWING	\$206.93	

Payments/Credits since last Notice \$206.93



Payment Slip - Methods of Payment

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

015735
 KAURI STREET RED CLIFFS VIC 3496 (Prop:15735) - Urban Account

Direct Debit
 Please contact your local office.

*850 700157357 \$206.93

Centrepay
 Use Centrepay to arrange regular deductions from your Centrelink payment, simply call any Lower Murray Water Office.

Biller Code: 78477
Ref: 7001 5735 7

BPAY® - Make this payment via internet or phone banking.
BPAY View® - Receive, view and pay this bill using internet banking.
BPAY View Registration No: 7001 5735 7

Amount Due \$206.93

billpay
Billpay Code: 0850
Ref: 7001 5735 7

Pay in person at any Post Office.

Biller Code: 78477
Ref: 7001 5735 7

Payment Ref: 7001 5735 7

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

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

See reverse for In Person and By Mail options



URBAN SUPPLY INFORMATION STATEMENT

Statement No IS15/66112
Our Ref: 15735
Issue Date :04/03/2015
Your Ref: 18594381-018-0

Mildura (Head Office)

Telephone 03 5001 3400
Facsimile 03 5001 3480
74-75-9 Fourteenth Street
Mildura Vic 3500
PO Box 1635
Mildura Vic 3500
AUSDOC DX 50022

LANDATA
DX 250639
EAST MELBOURNE

Swan Hill (Area Office)

Telephone 03 5090 1151
Facsimile 03 5090 1180
Overidge Street
Swan Hill Vic 3585
PO Box 1417
Swan Hill Vic 3585
AUSDOC DX 40164

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2015.

Owner Name(s) MR EJT PEARCE
Situate: KAURI STREET RED CLIFFS VIC 3496
Description: CA 13C Par Mildura Vol 9946 Fol 848

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**

Kerang (Area Office)

Telephone 03 5450 3060
Facsimile 03 5450 3007
46 Wellington Street
Kerang Vic 3574
PO Box 547
Kerang Vic 3574
AUSDOC DX 57900

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/01/2015 to 31/03/2015	
Fire Service Charge		42.20
Sewerage Service Tariff		113.51
Water Service Tariff		48.11
Water by Measure Charge up to 3/3/2015		0.00
Receipts, Concessions & Rebates		(203.82)
Balance Due		\$0.00

All Emergencies
1800 808 830

www.lmw.vic.gov.au

ABN 18 473 909 928





URBAN SUPPLY INFORMATION STATEMENT

Mildura (Head Office)

Telephone 08 3051 3400
Facsimile 08 3051 3480
71-73 Fountain Street
Mildura Vic 3500
PO Box 1436
Mildura Vic 3502
AUSDOC DX 30024

Swan Hill (Area Office)

Telephone 03 3336 2150
Facsimile 03 3336 2180
17-19 Myrtle Street
Swan Hill Vic 3585
PO Box 1447
Swan Hill Vic 3588
AUSDOC DX 30164

Kerang (Area Office)

Telephone 03 5150 4960
Facsimile 03 5450 2967
25 Wellington Street
Kerang Vic 3576
PO Box 147
Kerang Vic 3579
AUSDOC DX 57808

All Emergencies
1800 808 830

www.lmw.vic.gov.au

ABN 16 475 009 800



Last Billed Water Consumption Details - Water by Measure Charge

Period Of Usage: 15/9/2014 to 17/12/2014 (93 Days)
0 kl @ \$0.80820 Step1 Rate = \$0.00

Period Of Usage: 17/12/2014 to 3/3/2015 (76 Days)
0 kl @ \$0.80820 Step1 Rate = \$0.00

Water Meter Details

Serial No.	Size	Date Read	Reading
02101055	20	3/3/2015	1476

Other Information :

Corporation sewer main located outside property boundary.
This Statement was issued from the Mildura Office

Lower Murray Water

For:
Loris Davis
General Manager – Business Services

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.



Meters
Scale 1:1,262

LEGEND

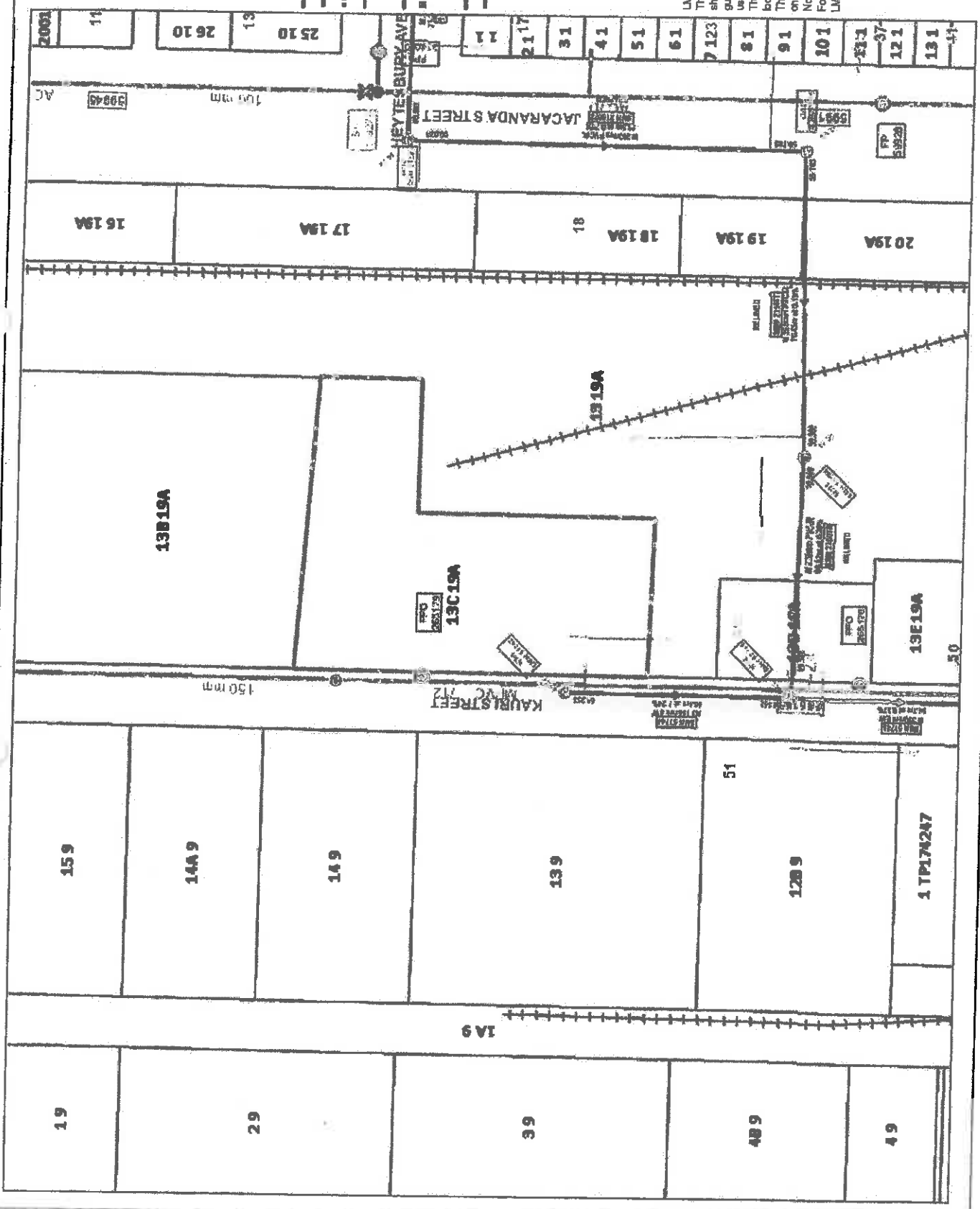
- LMW Urban Sewer**
- Gravity Pipeline
- Rising Main Pipeline
- Pressure Main Pipeline
- LMW Urban Water Pipeline**
- LMW Rural Irrigation**
- Pipeline
- Channel
- LMW Rural Drainage**
- Pipeline
- Channel

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

Note:
For further assistance please contact LMW.



Printed :
25/02/2015



Due Diligence Checklist



What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?
- Can you build new dwellings?
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are a so 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