

SPECIAL CONDITIONS

VENDOR: Jason Andrew BRUHN
PURCHASER:
PROPERTY: 131 Belar Avenue, Irymple, Victoria, 3498

Water:

- a) The parties hereby acknowledge that the Purchaser will be responsible for the payment of any charges and fees in relation to continuing the Lower Murray Water supply and also the installation and supply of any Lower Murray Water meter that may be required. The parties acknowledge that the Purchaser will be liable for any association disconnection fees and charges.

- b) The sale consideration shall be apportioned for stamp duty purposes as follows:

Land & improvements	\$
Water Share (3.8ML megs @ \$2,500.00 per meg)	<u>\$9,500.00</u>
Total	\$

- c) The Vendor warrants that there will be 3.8ML megalitres by way of Water Share No. WEE008368 together with Works Licence No. WUR001220 of water transferred in this transaction. This contract will be subject to the approval by Lower Murray Water to the transfer of the water referred to herein.
- d) Upon this Contract becoming unconditional, the Vendor shall submit an approved Form to transfer the said Water Share and WUR in readiness for lodgment with Lower Murray Water.
- e) The Vendor acknowledges that from the date hereof, and until the date the Purchaser is registered as owner on the water share title, that he will hold all interest in the water on trust for the benefit of the Purchaser and will not do anything to adversely affect the Purchaser's right to the ownership or use of the water. This condition shall not merge upon settlement.
- f) The Vendor shall not to trade or in any way deal with any water entitlement to which the Purchaser is entitled pursuant to the terms and conditions hereof.
- g) The Vendor acknowledges that this is a condition in favour of the Purchaser and as such the Vendor will not seek release of the deposit prior to settlement;
- h) The purchase price herein does include any "carry over" water to which the Vendor is entitled to as at the date of settlement herein;

- i) The Vendor shall provide the Purchaser, with or at settlement or within the application submitted to the Lower Murray Water, the Trade of Allocation transferring any seasonal allocation relevant to the megalitres being transferred in this transaction. The Purchaser shall be liable for the fee payable to Lower Murray Water for processing the Trade of Allocation;
- j) Settlement of this matter will be completed on the date nominated herein or within two (2) working days from the date of notification by the Vendor's Conveyancer to the Purchaser's representative that the Transfer of Water Share has issued, whichever is the later date;
- k) The Vendor shall pay the fee on the Application to transfer the Water Share. The Purchaser shall pay the fee for registration of the Transfer of Water Share and on any application to trade water.

Vendor Statement

The vendor makes this statement in respect of the land in accordance with 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. The vendor may sign by electronic signature.

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

Land	131 BELAR AVENUE, IRYMPLE 3498	
Vendor's name	JASON ANDREW BRUHN	Date 13/8/2020
Vendor's signature	Jason Bruhn	
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

Important information

InfoTrack is not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in this document. It is advised you should also check for any subsequent changes in the law.

1. FINANCIAL MATTERS

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

Are contained in the attached certificate/s.

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

\$ To \$

Other particulars (Including dates) and times of payments:

NONE TO THE VENDORS KNOWLEDGE

1.3 Terms of Contract

This section 1.3 only applies if this 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.

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 receipts of rents and profits.

Not applicable.

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 for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not applicable.

2.2 Owner-Builder

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.

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☞ *Is in the attached copies of title document/s.

☞ *Is as follows:

--

(b) ☒ *Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

NONE TO THE VENDORS KNOWLEDGE

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

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:
Not applicable.

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:

NONE TO THE VENDORS KNOWLEDGE

4.3 Compulsory Acquisition

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

NONE TO THE VENDORS KNOWLEDGE

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land).

Are contained in the attached certificate.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006

6.1 Not applicable.

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

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electric Supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not applicable

10.2 Staged Subdivision

Not applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed.

Not Applicable

11. ☐ DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the Building Energy Efficiency Disclosure Act 2010 (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not applicable.

12. 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 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.)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Register Search Statement Volume 9902 Folio 072
State Revenue Office: Land Tax Certificate - 9902/072
Copy of Plan Plan LP217007S
Electronic Instrument AS499374R (SURVIVORSHIP APPLICATION)
Instrument Search AF527544E (MORTGAGE)

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

VOLUME 09902 FOLIO 072

Security no : 124084707969Y
Produced 04/08/2020 11:10 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 217007S.
PARENT TITLE Volume 06214 Folio 771
Created by instrument LP217007S 15/09/1989

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JASON ANDREW BRUHN of 131 BELAR AVENUE IRYMPLE VIC 3498
AS499374R 04/09/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF527544E 12/12/2007
POLICE ASSOCIATION CREDIT CO-OPERATIVE LTD

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

DIAGRAM LOCATION

SEE LP217007S 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: 131 BELAR AVENUE IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

eCT Control 17843A WISEWOULD MAHONY LAWYERS
Effective from 04/09/2019

DOCUMENT END

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<p>LP217007S EDITION 3</p>		<p>PLAN OF SUBDIVISION</p>
<p>NOTATIONS</p> <p>ENCUMBRANCES AS TO LOTS 3 & 4 THE RESERVATIONS AND CONDITIONS CONTAINED IN TR. 314823 APPURTENANT EASEMENT A-1 WATER SUPPLY APPURTENANT EASEMENT IN FAVOUR OF LOT 4 ON THIS PLAN (X583735X) LAND APPROPRIATED OR SET APART NIL</p> <p>OTHER NOTATIONS</p> <p>LOT 4 IS BALANCE OF TITLE AND NOT THE RESULT OF THIS SURVEY</p> <p>AREA OF LOT 4 IS OBTAINED BY DEDUCTION FROM TITLE</p> <p>LOTS 1 & 2 ARE OMITTED FROM THIS PLAN</p> <p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS. PSM No 328 MILDURA IN PROCLAIMED SURVEY AREA NO.</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES</p> <p>TITLE REF: C/T VOL 6214 FOL 771</p> <p>LAST PLAN REF: LP 3328 BLOCK F</p>		
<p>PLAN OF SUBDIVISION</p> <p>COUNTY KARKAROO</p> <p>PARISH MILDURA</p> <p>PORTION 8 (PART)</p> <p>BLOCK F SECTION 97</p> <p>LOT 5 LP 3328</p>		
<p>PLAN APPROVED</p> <p>AT 15-9-89</p> <p>ON</p>		
<p>AMENDMENTS</p> <p>FISHER AND DOWELL</p> <p>SURVEYORS AND ENGINEERS</p> <p>P.O. BOX 348 SWAN HILL 3585</p> <p>TELEPHONE: 32 2282 FAX 0500</p> <p>SSS 4013/2</p> <p>SURVYORS REF</p>		
<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>MUNICIPALITY SHIRE OF MILDURA COUNCIL REF. 5.1.5.60</p> <p>CERTIFICATE A HANDS WITH A PLAN THIS PLAN ACCORDS WITH A PLAN SECT 668 OF THE LOCAL GOVERNMENT ACT 1988 ON</p> <ul style="list-style-type: none"> CONFORMED WITH THE PLANNING AND LAND-USE ACT 1988 AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 668 OF THE LOCAL GOVERNMENT ACT 1988 HAS BEEN MADE <p>DATE</p> <p>MUNICIPAL CLERK</p>		
<p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (3) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1988 BY</p> <ul style="list-style-type: none"> THE COUNCIL ON THE PLANNING AND LAND-USE ACT 1988 <p>DATE</p> <p>MUNICIPAL CLERK</p>		
<p>OFFICE USE ONLY</p> <p>NUMBER OF SHEETS IN PLAN 1</p> <p>NUMBER OF THIS SHEET 1</p> <p>ORIGINAL SCALE 1:2500</p> <p>A3</p> <p>LENGTHS ARE IN METRES</p> <p>OFFICE USE ONLY</p>		
<p>ASSISTANT REGISTRAR OF TITLES</p> <p>ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED</p>		

Delivered by LANDATA®, timestamp 04/08/2020 11:13 Page 1 of 1

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MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: MAHONY'SPhone: 9602 1766Address: 400 COLLINS ST MELBOURNERef: POL457-8346-FRCustomer Code: 1170R

Privacy Code
The information from
statutory authority or
maintaining publicly
indexes in the Victor

AF527544E

12/12/2007 \$92.40 74



MADE AVAILABLE /

Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land (including any encumbrances created by dealings lodged for registration before this mortgage is lodged). The provisions in the Memorandum of Common Provisions held by the Registrar of Titles in No. AA690 and any further provisions endorsed on or annexed to this Mortgage are part of this Mortgage. The Mortgagor acknowledges having received, read and understood a copy of the Memorandum of Common Provisions before signing this Mortgage.

Land: (title)

VOLUME 9902 FOLIO 072

Estate and Interest being mortgaged

MORTGAGORS ESTATE AND INTEREST IN FEE SIMPLE

Mortgagor (full name)

JASON ANDREW BRUHN and NARELLE ALISON BRUHN

Mortgagee (full name and address including postcode)

POLICE ASSOCIATION CREDIT CO-OPERATIVE LIMITED (ABN 33 087 651 661) of 121 CARDIGAN STREET, CARLTON VIC 3053

Date of this Mortgage

19.11.07

Execution and attestation:

SIGNED by the Mortgagor
in the presence of

)

JASON ANDREW BRUHN

Signature of Witness

Mildura Police Station

Name & Address of Witness

SIGNED by the Mortgagor
in the presence of

)

NARELLE ALISON BRUHN

Signature of Witness

Mildura Police Station

Name & Address of Witness

Approval No. 522065A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY



Signed

Cust. Code

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AS499374R
Date and Time Lodged	04/09/2019 09:48:02 AM		

Lodger Details

Lodger Code	19865D
Name	HILTON-WOOD SOLICITORS PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	Bruhn 141/19

NOTICE OF DEATH / SURVIVORSHIP

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest held by deceased
FEE SIMPLE

Land Title Reference
9902/072

Deceased Registered Proprietor

Given Name(s)	NARELLE ALISON
Family Name	BRUHN

Applicant Registered Proprietor

Given Name(s)	JASON ANDREW
Family Name	BRUHN
Address	
Street Number	131
Street Name	BELAR
Street Type	AVENUE
Locality	IRYMPLE
State	VIC
Postcode	3498



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

The applicant applies to be registered as the proprietor of the estate and/or interest in the land specified held jointly with the deceased.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	JASON ANDREW BRUHN
Signer Name	FIONA MAREE HILTON-WOOD
Signer Organisation	HILTON-WOOD SOLICITORS PTY LTD
Signer Role	LAW PRACTICE
Execution Date	26 AUGUST 2019

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.
Statement End.



Mildura Rural City Council



TAX INVOICE

ABN 42 498 937 037



Mr J A & Ms N A Bruhn
PO Box 152
IRYMPLE VIC 3498



033
1001931
R1_4593

COVID-19

We understand these are uncertain times. If you're experiencing financial hardship, flexible payment plan options are available and you may be able to defer this instalment through to June 30 2020. Please contact us as soon as possible if you need support.

Rate Instalment Notice

1 July 2019 to 30 June 2020

Assessment No: 17434
Issue Date 22 April 2020

Property Location & Description
131 Belar Avenue IRYMPLE VIC 3498
Lot 3 PS 217007 Sec 97 Blk F

RATING DETAILS

INSTALMENT 4

\$780.26

For full rating details refer to your annual Rate and Valuation Notice.

TOTAL DUE

\$780.26

		Instalment 4: Due 31 May 2020 \$780.26
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Note: payments received after 5pm on the due date will be considered late.
Late payments will be charged interest at 10% p.a. from the date the instalment became due.

Payment Slip

Mr J A & Ms N A Bruhn
131 Belar Avenue IRYMPLE VIC 3498
Assessment No: 17434

INSTALMENT 4
AMOUNT DUE: \$780.26



Billers code: 93922
Ref: 174342



Instalment *41 174342



Post Billpay **Billers code:** 0041
Ref: 174342

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

Centrepay Ref:
555 054 730B

Internal Use Only



BPAY this payment via internet or phone banking.
BPAY View View and pay this bill using internet banking.
BPAY View Registration No.: 174342

741 - 759 Fourteenth Street Mildura 3500
PO Box 1438 Mildura 3502
AUSDOCDX50023
Tel: (03) 5081 3400 Fax: (03) 505 13480
Office Hours 8.00am - 5.00pm Monday - Friday
SWAN HILL
73 Bevelidge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOCDX30164
Tel: (03) 5036 2150 Fax: (03) 5036 2180
Office Hours 8.00am - 5.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830

LOWER MURRAY WATER

ABN 18 475 808 826
www.lmw.vic.gov.au

KERANG
56 Wallington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOCDX57908
Tel: (03) 5450 3980 Fax: (03) 5450 3987
Office Hours 8.00am - 1.00pm Monday - Friday

Reference No.

057296

Amount Due

\$97.22

Due Date

02 Sep 2020

Date of Issue: 03/08/2020

Tariffs and Charges Notice
1st Quarter 2020/21
01/07/2020 - 30/09/2020

POST

Property Address :

L3 PS217007S V9902 F072 F97 5(3)

Service Charge (Quarterly)	25.00	
Service Charge (Quarterly)	25.00	
Delivery Share Fee Domestic/Stock (Qtr)	15.26	
Delivery Share Fee Domestic/Stock (Qtr)	15.26	0.100
Metered Water Usage Fee Domestic/Stock	7.96	
Metered Water Usage Fee Domestic/Stock	7.96	
GMW Entitlement Storage Murray HR (Ann)	35.79	
GMW Entitlement Storage Murray HR (Ann)	35.79	3.800
DELWP Water Share Fee - per Share (Ann)	13.21	
DELWP Water Share Fee - per Share (Ann)	13.21	1.000
		0.00
		\$97.22

These services are GST free. The next Quarterly Notice will be mailed Oct 2020 - due late Nov
Please check your Allocation Account balance regularly to make sure that you don't exceed your available volume.
Interest charges will accrue at a rate of 3.9% pa against any outstanding ARREARS and/or current charges not paid
by the due date as shown above. Exemptions apply.



LMW054G

15413618

Payment Slip - Methods of Payment

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



Direct Debit
Please contact your local office.



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

\$97.22

Amount Due

\$97.22



Billpay Code: 0850
Ref: 700572969

Pay in person at any Post Office.



Biller Code: 78477
Ref: 700572969

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



Biller Code: 78477
Ref: 700572969

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

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

BPAY View Registration No: 700572969



By Phone
Pay by phone **131 677 082**
Standard call charges apply.

**See reverse for
In Person and By Mail options**

Land Tax Clearance Certificate

Land Tax Act 2005



INFOTRACK / HILTON-WOOD SOLICITORS

Your Reference: BRUHN 151/20

Certificate No: 39624590

Issue Date: 04 AUG 2020

Enquiries: ESYSPROD

Land Address: 131 BELAR AVENUE IRYMPLE VIC 3498

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21885069	3	217007	9902	72	\$0.00

Vendor: JASON BRUHN

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR JASON ANDREW BRUHN	2020	\$140,000	\$0.00	\$0.00	\$0.00

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

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$407,000

SITE VALUE: \$140,000

AMOUNT PAYABLE: \$0.00

Notes to Certificates Under Section 105 of the *Land Tax Act 2005*

Certificate No: 39624590

1. Under Section 96 of the *Land Tax Act 2005* (the Act), unpaid land tax (including special land tax and vacant residential 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.
2. A purchaser who has obtained a Certificate is only liable to a charge on the land to the amount of unpaid land tax as certified by a Certificate. A purchaser must obtain the Certificate from the Commissioner. They cannot rely on the Certificate obtained by the vendor.
3. If land tax (including special land tax and vacant residential 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.
4. The amount of land tax on this certificate relates to the amount of land tax (including special land tax and vacant residential 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.
5. A 'Nil' Land Tax Clearance certificate does not mean that the land on the certificate is exempt from land tax or vacant residential land tax.
6. If land tax (including special land tax or vacant residential 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.
7. If the amount in 4. (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:
 - a. vendor, or
 - b. purchaser, if the vendor defaults and the certified amount has not been remitted to the SRO.
8. 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.
9. If an amount certified is excessively high (for example, because an exemption or 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.
10. If no land tax (including special land tax or vacant residential 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.
11. 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.
12. The information on a certificate cannot preclude the Commissioner from taking action against a vendor to recover outstanding land tax (including special land tax and vacant residential land tax).
13. You can request a free update of a Land Tax Clearance Certificate via our website if:
 - there is no change to the parties involved in the transaction, and
 - the request is within 90 days of the original certificate being issued.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$140,000

Calculated as \$0 plus (\$140,000 - \$0) multiplied by 0.000 cents.

Land Tax Clearance Certificate - Payment Options

BPAY



Billers Code: 5249
Ref: 39624590

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: 39624590

Visa or Mastercard.

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

sro.vic.gov.au/paylandtax



Request For Building Information
Pursuant to regulation 51 Building Regulation 2018

Applicant's Name and Address:

SAI Global Property
property.certificates@saiglobal.com

File:	PA17434
Your Ref:	39559396-013-9
Date Issued:	5 August 2020

Property Address:	131 Belar Avenue – IRYMPLE Lot 3 on Plan of Subdivision 217007S Volume:09902 Folio:072
--------------------------	-------------------------------------------------------------------------------------------------------------------

N.B. Please see page 2 for Salinity Statement

Regulation 51 (1)

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

- Building Permit 29378-20150191/0 issued on 3 September 2015 for the Construction of Inground fibreglass Swimming Pool and Safety Barriers
Final Certificate issued on 28 January 2016

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

Nil

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

Nil


Signed:
MARK YANTSES
MUNICIPAL BUILDING SURVEYOR

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

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

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

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

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

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

Yours sincerely



Mark Yantzes

MUNICIPAL BUILDING SURVEYOR

MY/cm

Build with confidence!



FORM 2
Building Act 1993
Building Regulations 2006
Regulation 313

BUILDING PERMIT WITH CONDITIONS

PERMIT NO: BS-U 29378-20150191/0

ISSUED TO:-

Agent: Polsen's Pools Pty Ltd PO Box 6124 MILDURA WEST VIC 3501

Phone:

Mobile: 0427230845

Fax:

OWNERSHIP DETAILS:-

Owners: Jason and Narelle Bruhn

PO Box 152

IRYMPLE VIC 3498

Phone:

Mobile: 0400 514 725

Fax:

PROPERTY DETAILS:-

Lot: 3

No: 131

Belar Avenue

IRYMPLE VIC 3498

Municipality:

Mildura Rural City Council

Title Details:

LP:217007S

Volume: 09902

Folio: 072

Site Area:

3000m2

BUILDER:-

Builder:

Polsen's Pools Pty Ltd

PO Box 6124

MILDURA WEST 3501

Phone:

Mobile: 0427230845

Fax:

DETAILS OF DOMESTIC BUILDING WORK INSURANCE:-

The issuer or provider of the required insurance policy is:-

Insurance Provider Name:

QBE

Policy No:

840041971BWI-33

Date Issued:

21/08/2015

DETAILS OF RELEVANT PLANNING PERMIT:-

Not Applicable

NATURE OF BUILDING WORK:-

Construction of Inground Fibreglass Swimming Pool and Safety Barriers

Project Classification:

10b

Project Use:

Swimming Pool

Total New Floor Area:

N/A

Project Estimated Value of Swimming Pool:

\$38,900

Project Estimated Value of Safety Barriers:

\$4,500 (by owners)

Total Estimated Value:

\$43,400

No of Storeys:

N/A

Allowable Live Load:

N/A

PRESCRIBED REPORTING AUTHORITIES:-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below: Not Applicable

INSPECTION REQUIREMENTS:-

Inspection of reinforced bond beam

Inspection of swimming pool fencing/barriers

Final upon completion of all building work

OCCUPATION OR USE OF BUILDING:-

A Certificate of Final Inspection is required at completion of works

COMMENCEMENT AND COMPLETION:-

Building work is to be commenced by: 03/03/2016 and is to be completed by six months from date of commencement

Build with confidence!



PRACTITIONERS:-

Type

Builder:

Engineer:

Name

Jason Polsen

Trevor Johns

Registration Number

DB-L 32201

EC1618

PRIVATE BUILDING SURVEYOR:-

TIM ANDERSON

REGISTRATION NO:

BS-U 29378

SIGNATURE:

ISSUE DATE:

03/09/2015

NOTES

- Note 1:** Under Regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure the registration numbers and contact details of the builder and building surveyor and the number and date of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which the permit applies.
- Note 2:** Under Regulation 318, an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
- Note 3:** Include building practitioners with continuing involvement in the building work.
- Note 4:** Include only building practitioners with no further involvement in the building work.
- Note 5:** Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16 000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

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BUILDING PERMIT CONDITIONS

PERMIT NO: BS-U 29378-20150191/0

1. GENERAL

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

2. COMPLETION DATE

All works must be completed within six (6) months of commencement.

3. CONSTRUCTION REQUIREMENTS

All construction shall meet the performance requirements of Section 2, B.1 as applicable of the Building Code of Australia (BCA).

4. INSURANCE

Warranty Insurance applies in relation to building work approved by this permit.

5. SWIMMING POOL SAFETY BARRIERS

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

-A 900mm non-climbable zone around the external barrier is to be maintained - all landscaping and climbable items to be kept clear

-A 300mm non-climbable zone around the inside of the barrier is to be maintained - all landscaping and climbable items to be kept clear

6. TEMPORARY POOL FENCING

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

7. INTERNAL INFRASTRUCTURE

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the pool area before construction, i.e. "DIAL BEFORE YOU DIG".

8. LOWER MURRAY WATER CONSENT

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

9. COMPLETION

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

~END OF CONDITIONS~

SIGNATURE:

A handwritten signature in black ink, appearing to be 'J. J.', written over a horizontal line.

REGISTRATION NO: BS-U 29378

ISSUE DATE: 03/09/2015

Build with confidence!



FORM 7
Building Act 1993
Building Regulations 2006
Regulation 1006

CERTIFICATE OF FINAL INSPECTION

TO:-

Agent:

Address:

Polsen Pools Pty Ltd
PO Box 6124
MILDURA WEST VIC 3501

Owner:

Address:

Jason and Narelle Bruhn
PO Box 152
IRYMPLE VIC 3498

PROJECT ADDRESS:-

Lot 3 (No. 131) Belar Avenue, IRYMPLE

MUNICIPAL DISTRICT:-

Mildura Rural City Council

DESCRIPTION OF BUILDING WORK:-

Part of Building:
Permitted Use:
BCA Class:
Allowable Live Load:

Inground Fibreglass Swimming Pool and Safety
Barriers
As per plans
Swimming Pool
10b
N/A

DIRECTIONS:-

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

RELEVANT BUILDING SURVEYOR:-

Name:

Registration No:

Address:

TIM ANDERSON
BS-U 29378
133b Lime Avenue
Mildura VIC 3500

SIGNATURE:-

Signed:

Certificate No:

Final Inspection Date:

Date of Issue:

20150191/0
27 January 2016
28 January 2016

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28 January 2016
Ref: 201500240

Mildura Rural City Council
PO Box 105
MILDURA VIC 3502

Attention: The Municipal Building Surveyor

Dear Sir/Madam

In accordance with Regulation 1012 of the Building Regulations 2006, please find the mandatory inspection approval dates for the following project:-

BUILDING PERMIT NUMBER:-
20150191/0

NATURE OF BUILDING WORK:-

BCA Classification: 10b
Nature of Building Work: Swimming Pool and Safety Barriers
Part of Building Work: All parts

PROJECT ADDRESS:-

No: 131
Lot: 3
Street: Belar Avenue
Town/City/Suburb: IRYMPLE
PS: 217007S
Volume: 09902
Folio: 072

INSPECTION TYPE AND APPROVAL DATE:-

Approved date	Inspection
27/10/2015	Inspection of reinforced bond beam
27/01/2016	Inspection of swimming pool fencing/barriers
27/01/2016	Final upon completion of all building work

RELEVANT BUILDING SURVEYOR:-

Tim Anderson
Building Surveyor Unlimited BS-U 29378

Should you require any further information, please do not hesitate to contact me on the number below.

Yours faithfully

TIM ANDERSON
REGISTERED BUILDING PRACTITIONER
BUILDING SURVEYOR UNLIMITED BS-U 29378
MAIBS

Encl.

ta:mp



Domestic Building Insurance Certificate of Insurance

Policy Number 840041971BW1-33

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



JASON & NARELLE BRUHN
131 BELAR AVE
IRYMPLE 3498

Name of Intermediary
ELDERS ADELAIDE
GPO BOX 551
ADELAIDE S A 5000

Account Number
84ELDBW1
Date Issued
21/08/2015

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

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

Domestic Building Work

SWIMMING POOLS

At the property

131 BELAR AVENUE
IRYMPLE VIC 3498

Carried out by the builder

POLSEN'S POOLS PTY LTD
ACN: 147 513 522

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

For the building owner

JASON & NARELLE BRUHN

Pursuant to a domestic building contract dated

18/08/2015

For the contract price of

\$38,900.00

Type of cover

Cover is only provided if POLSEN'S POOLS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

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

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

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

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

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

20% of the contract price*

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



Domestic Building Insurance Certificate of Insurance

Policy Number 840041971BWI-33

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



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

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE

YOUR DOMESTIC BUILDING CONTRACT

MATCH

Owner:

Carried out by
the builder:

ACME CONSTRUCTIONS
PTY LTD
ACN: 12 345 678

Both name of
builder and ACN
or ABN match



Owner:

Builder:



ACME CONSTRUCTIONS
PTY LTD
ACN: 12 345 678

NO MATCH

Owner:

Carried out by
the builder:

JOHN CITIZEN
ABN: 12 345 678 910

Call QBE,
name of builder
does not match



Owner:

Builder:



CITIZEN CONSTRUCTIONS
PTY LTD
ACN: 12 345 678

NO MATCH

Owner:

Carried out by
the builder:

ACME CONSTRUCTIONS
PTY LTD
ACN: 12 345 678

Call QBE,
ABN or ACN
does not match



Owner:

Builder:



ACME CONSTRUCTIONS
PTY LTD
ACN: 87 956 123

Water Share ID:

WEE008368

Printed on: 06 Aug 2020 3:48:33 pm

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water Share Description

Status	Active
Volume	3.8 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	First Mildura Irr. District
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

Water Share Owner(s)

Joint owner 1 of 1

JASON ANDREW BRUHN of PO BOX 152 IRYMPLE VIC 3498
WET001304 Lodged on : 22 Oct 2007 Recorded on : 12 Dec 2007

NARELLE ALISON BRUHN of PO BOX 152 IRYMPLE VIC 3498
WET001304 Lodged on : 22 Oct 2007 Recorded on : 12 Dec 2007

Current Year Allocation

Carryover at 1 July:	3.610 ML
Seasonal allocation since 1 July:	0.722 ML
Total allocation to date:	4.332 ML
Possible future allocation to 30 June:	3.078 ML

Spillable Account Details

Low risk of spill declaration:	Not yet made
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	0.532 ML
Maximum volume subject to above entitlement storage fee:	3.610 ML

Water Share Association**Water use reference(s)**

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUR001220	Active	Use registration	3.8

Land description

Volume 9902 Folio 072
Lot 3 of Plan LP217007S

Recorded Interests**Mortgage**

<i>Priority</i>	<i>Reference</i>	<i>Recorded date</i>	<i>Mortgagee</i>
Nil			

Limited term transfer

<i>Reference</i>	<i>Start date</i>	<i>End date</i>	<i>Trading zone use</i>	<i>Delivery system</i>	<i>Water-use licence</i>	<i>Water authority</i>
Nil						

Notifications

<i>Reference</i>	<i>Recorded date</i>	<i>Notification details</i>
Nil		

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WET001304	Transfer within authority	Recorded	22 Oct 2007	22 Oct 2007	12 Dec 2007
WEI031624	Issue	Recorded	01 Jul 2007	01 Jul 2007	01 Jul 2007

END OF COPY OF RECORD

Land

.vic.gov.au

Property Report from www.land.vic.gov.au on 04 August 2020 11:24 AM

Address: 131 BELAR AVENUE IRYMPLE 3498

Lot and Plan Number: Lot 3 LP217007

Standard Parcel Identifier (SPI): 3\LP217007

Local Government (Council): MILDURA **Council Property Number:** 17434

Directory Reference: VicRoads 3 E5

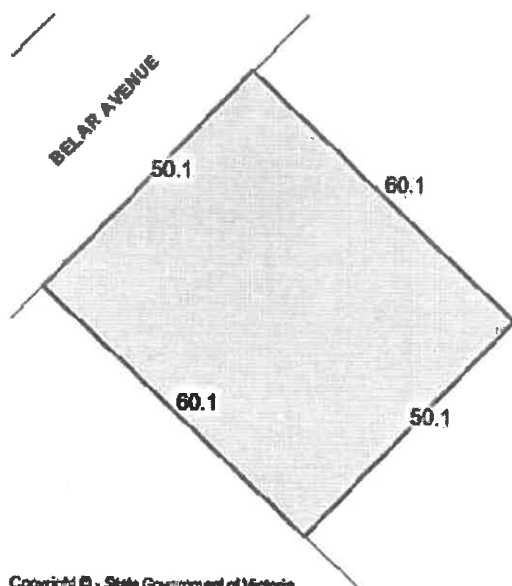
This property is not in a designated bushfire prone area.

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: 3002 sq. m

Perimeter: 220 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](#)

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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: FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FZ)

Planning Overlay: SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 29 July 2020.

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](#)

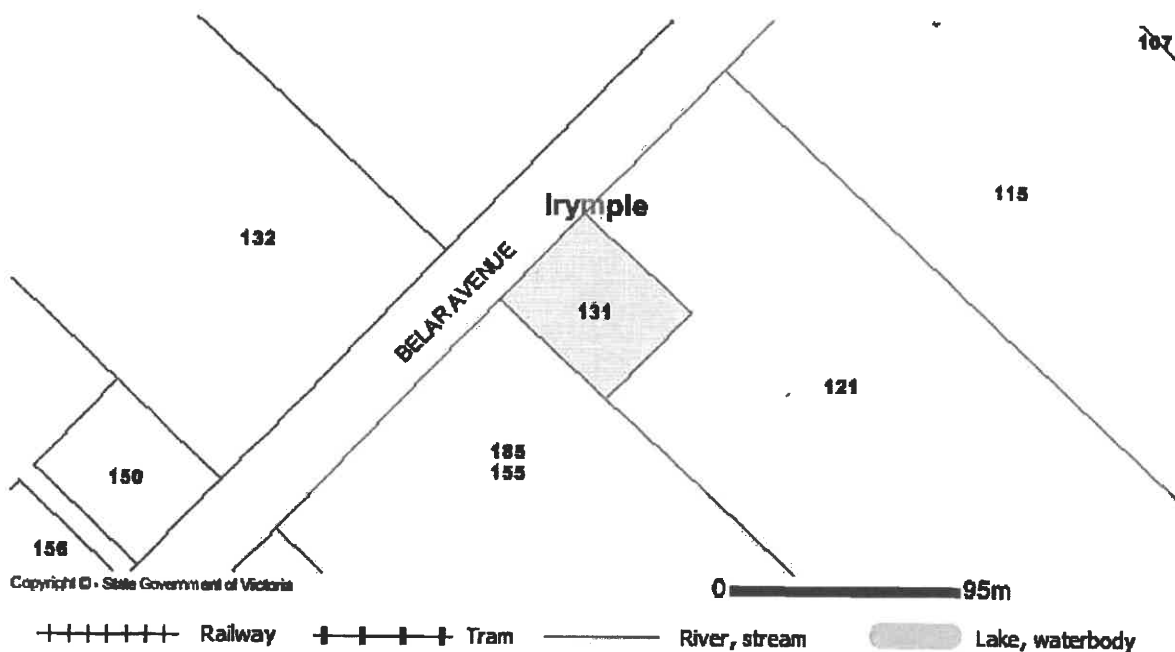
The Planning Property Report includes separate maps of zones and overlays

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



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 04 August 2020 11:24 AM

PROPERTY DETAILS

Address: **131 BELAR AVENUE IRYMPLE 3498**
Lot and Plan Number: **Lot 3 LP217007**
Standard Parcel Identifier (SPI): **3\LP217007**
Local Government Area (Council): **MILDURA**
Council Property Number: **17434**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 3 E5**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

[View location in VicPlan](#)

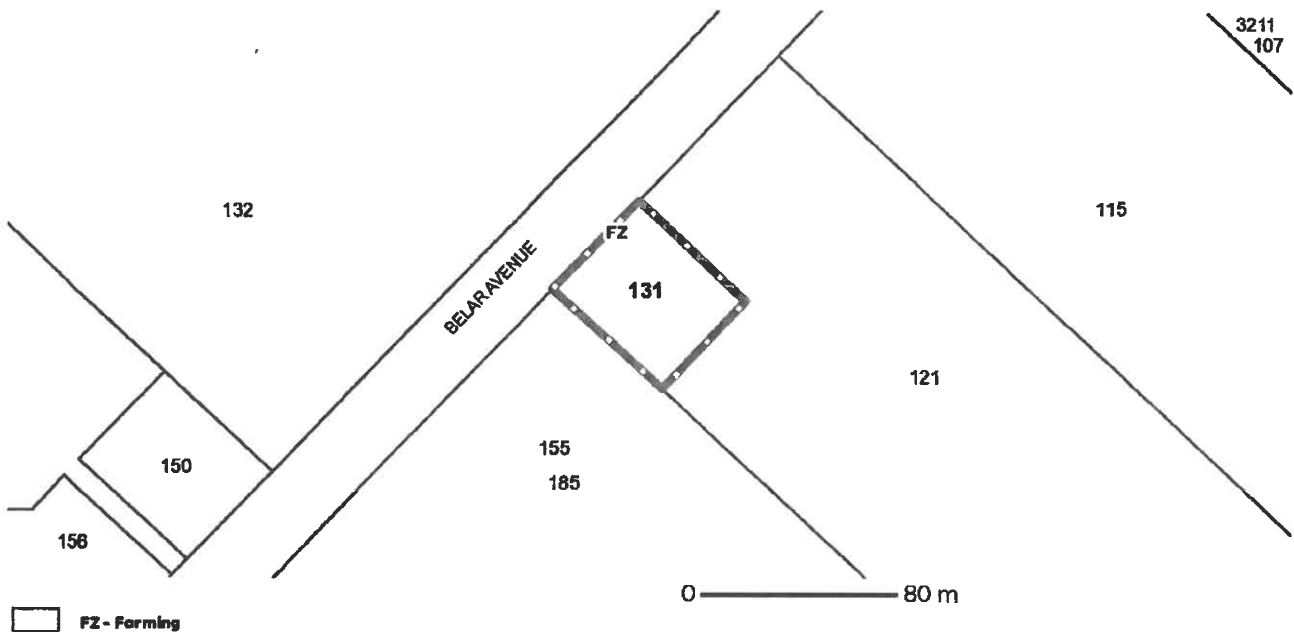
STATE ELECTORATES

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

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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: 131 BELAR AVENUE IRYMPLE 3498

Page 1 of 3

PLANNING PROPERTY REPORT

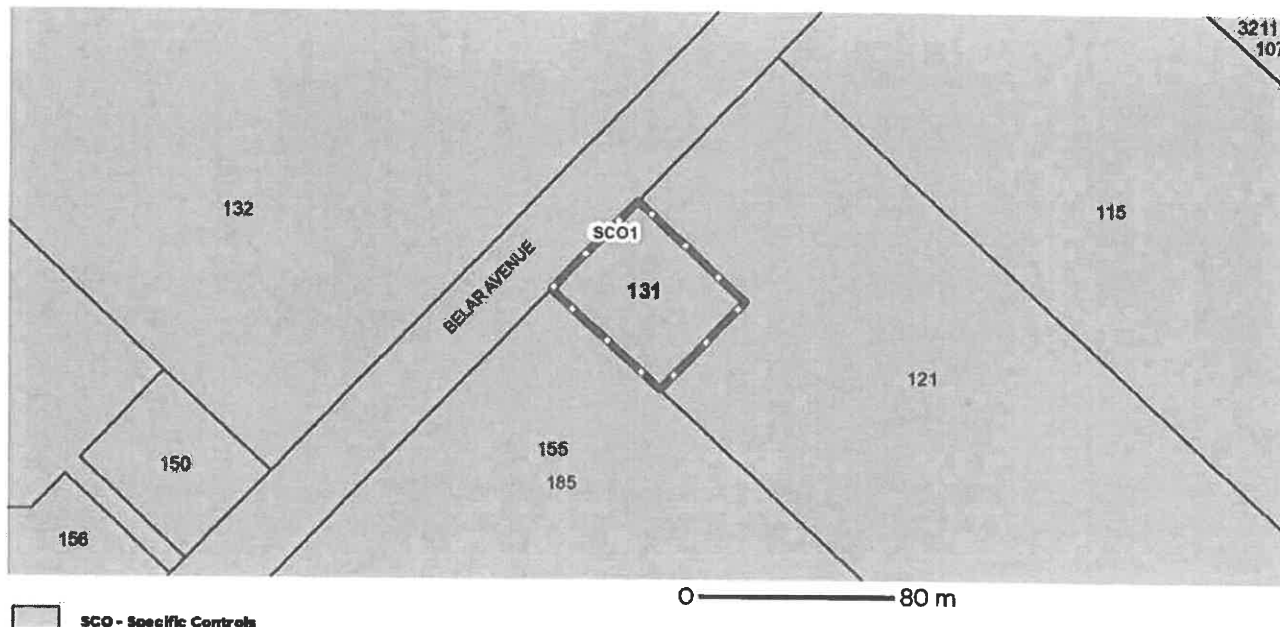


Environment,
Land, Water
and Planning

Planning Overlay

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



Further Planning Information

Planning scheme data last updated on 29 July 2020.

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 <https://mapshare.maps.vic.gov.au/vicplan>

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

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PLANNING PROPERTY REPORT: 131 BELAR AVENUE RYMPLE 3498

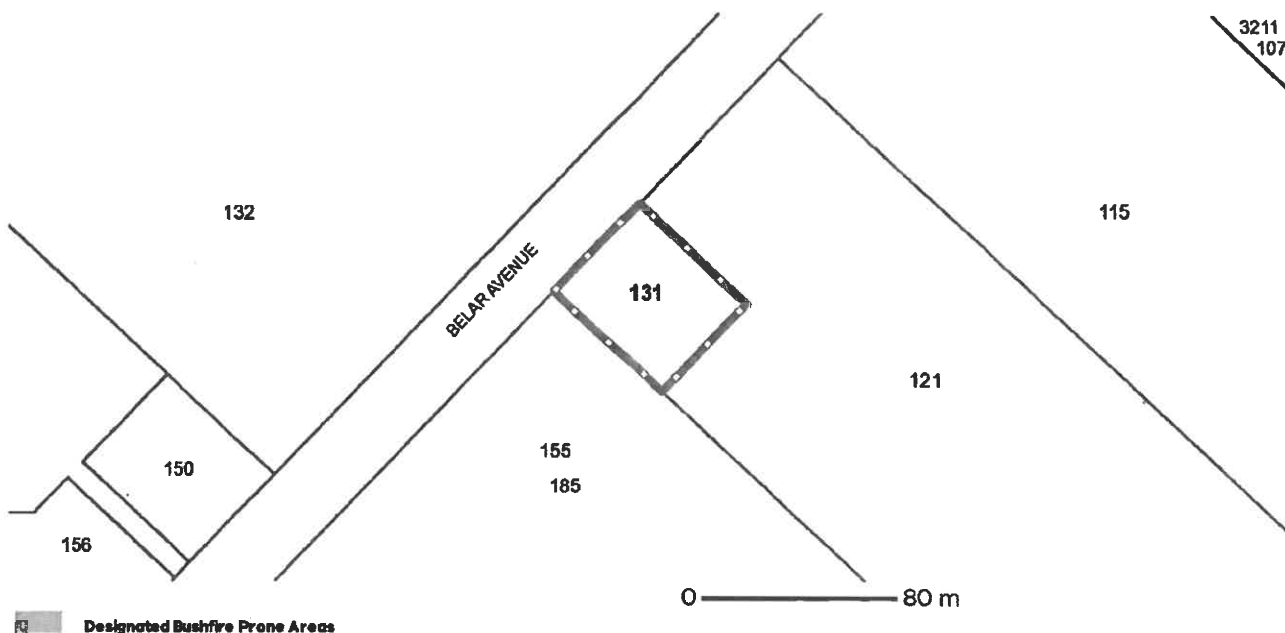
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

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PLANNING PROPERTY REPORT: 131 BELAR AVENUE IRYMPLE 3498

Page 3 of 3

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.

Pool Disclosure

**THIS PROPERTY IS AFFECTED BY A SWIMMING POOL
VENDORS CAN CONFIRM THE POOL HAS BEEN REGISTERED
WITH THE MILDURA RURAL CITY COUNCIL
NO CERTIFICATE OF COMPLIANCE HAS BEEN INITIATED**



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.



[Consumer Affairs Victoria](#) » [Housing and accommodation](#) » [Buying and selling property](#) » [Checklists](#) » Buying property

Buying property checklist

Make sure you have:

- ☐ worked out your budget
- ☐ if you plan to buy at auction, arranged a pre-approved loan. You cannot make the contract of sale subject to finance without the vendor's agreement if you buy at auction
- ☐ selected your preferred suburb/location
- ☐ worked out what features you want in a property (for example, number and size of bedrooms). If you are considering a flat, apartment or unit, you should also refer to our [Buying an apartment or unit checklist](#)
- ☐ inspected similar properties in the area and checked sale results in newspapers and online to find out how much they sold for
- ☐ understood the differences between a private sale and an auction
- ☐ established if the property require a building inspection. If buying at auction, make sure you get the inspection report before the auction, as you cannot put conditions on the contract of sale at an auction without the vendor's agreement
- ☐ worked out if you need to make the purchase subject to a building inspection for a private sale
- ☐ worked out if property require a pest inspection. If so, make sure you get the results before auction, as you cannot put conditions on the contract of sale at an auction without the vendor's agreement
- ☐ your legal practitioner or conveyancer check the section 32 vendor's statement and the contract of sale
- ☐ developed a strategy for bidding at auction or for making an offer for a private sale
- ☐ knowledge about your cooling-off rights
- ☐ asked the agent about any items that appear to be fixtures of the property but could instead be items (personal chattels), which the seller may remove at settlement
- ☐ organised your deposit, so you can pay when required by the agent

☐ checked all items you believe come with the property are in good working order and stated on the contract of sale

☐ checked those items on final inspection

☐ purchased a kit if you decide to do your own conveyancing.

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VENDOR:

JASON ANDREW BRUHN

VENDOR'S STATEMENT

131 BELAR AVENUE, IRYMPLE, VICTORIA, 3498

HILTON-WOOD SOLICITORS

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