

SECTION 32 STATEMENT

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

Vendor: Steven Phillip Clifford and Lynette Fay Clifford

Property: 11 Westside Boulevard MILDURA VIC 3500

VENDORS REPRESENTATIVE

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

PO Box 1012
MILDURA VIC 3502

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

Ref: Jenni Foster

SECTION 32 STATEMENT
11 WESTSIDE BOULEVARD MILDURA VIC 3500

1. FINANCIAL MATTERS

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

Provider	Amount (& interest if any)	Period
Lower Murray Water	\$ 175.05	Per quarter
Mildura Rural City Council	\$2,951.64	Per annum

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

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

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

2. INSURANCE

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

No such Insurance has been effected to the Vendors knowledge.

3. LAND USE

- (a) RESTRICTIONS

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

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

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

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(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

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

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

5. BUILDING PERMITS

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

Is contained in the attached Certificate/s.

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

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

- ~~(2) Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~

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- ~~— any certificate of release from liability to pay;~~
- ~~— any certificate of deferral of the liability to pay;~~
- ~~— any certificate of exemption from the liability to pay;~~
- ~~— any certificate of staged payment approval;~~
- ~~— any certificate of no GAIC liability;~~
- ~~— any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
- ~~— any notice given under that Part providing evidence of an exemption of the liability to pay;~~

OR

- ~~— a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

8. SERVICES

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

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

9. TITLE

Attached are the following document/s concerning Title:

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

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meaning of the *Subdivision Act 1988* is proposed -

- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
- (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

10. DUE DILLIGENCE CHECKLIST

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

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Steven Phillip Clifford and Lynette Fay Clifford

Signature/s of the Vendor

x

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

Register Search Statement - Volume 10587 Folio 691

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

VOLUME 10587 FOLIO 691

Security no : 124088577263U
Produced 10/03/2021 10:50 AM

LAND DESCRIPTION

Lot 37 on Plan of Subdivision 439468Y.
PARENT TITLE Volume 10559 Folio 403
Created by instrument PS439468Y 14/06/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STEVEN PHILLIP CLIFFORD
LYNETTE FAY CLIFFORD both of 6-8 BREYNIA COURT JIMBOOMBA QLD 4280
AK644188C 09/10/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK644189A 09/10/2013
WESTPAC BANKING CORPORATION

COVENANT AB960521J 24/03/2003

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

DIAGRAM LOCATION

SEE PS439468Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 11 WESTSIDE BOULEVARD MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

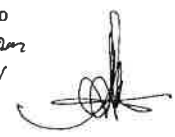
eCT Control 16320Q WESTPAC BANKING CORPORATION

Effective from 23/10/2016

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 10/03/2021, for Order Number 66941655. Your reference: WW: 80-21.

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PLAN OF SUBDIVISION		Stage No. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	LTO use only EDITION 1	PLAN NUMBER PS 439468Y
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 2 (PART) LTO base record: LITHO SHEET 2 (3102) Title References: Vol 0557 Fol 403 Last Plan Reference: PS 439467B (LOT A) Postal Address: WESTSIDE BOULEVARDE, MILDURA SOUTH, 3500. AMG Co-ordinates: E 603350 (Of approx. centre of plan) N 6215100 Zone 54		Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: L11/3614/1521(21) 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council seal Date / /		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
ROAD R1	MILDURA RURAL CITY COUNCIL			
Notations				
Depth Limitation: DOES NOT APPLY		Staging This is is not a staged subdivision Planning Permit No. 500/119		
LOTS 1 TO 11 HAVE BEEN OMITTED FROM THIS PLAN THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER No 259804 AFFECT THE LAND IN THIS PLAN		Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 332, 333 & 334 In Proclaimed Survey Area no. _____		
Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	2	PS 439467B	LOWER MURRAY REGION WATER AUTHORITY
E-2	DRAINAGE	SEE DIAG.	PS 439467B	FIRST MILDURA IRRIGATION TRUST
E-3	SEWERAGE	1-8	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
	DRAINAGE		THIS PLAN	FIRST MILDURA IRRIGATION TRUST
E-4	DRAINAGE	2	PS 439467B	FIRST MILDURA IRRIGATION TRUST, MILDURA RURAL CITY COUNCIL & LOTS ON PS 439467
E-5	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-6	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
	DRAINAGE		THIS PLAN	FIRST MILDURA IRRIGATION TRUST
E-7	DRAINAGE	2	THIS PLAN	MILDURA RURAL CITY COUNCIL & LOTS ON THIS PLAN.
E-8	SEWERAGE	0-7	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-9	SEWERAGE	1-8	PS 439467B	LOWER MURRAY REGION WATER AUTHORITY
	DRAINAGE		PS 439467B	FIRST MILDURA IRRIGATION TRUST
E-10	DRAINAGE	2	PS 439467B	FIRST MILDURA IRRIGATION TRUST, MILDURA RURAL CITY COUNCIL & LOTS ON PS 439467
	SEWERAGE		THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-11	POWERLINE	4	THIS PLAN & SECTION 44 OF ELECTRICITY INDUSTRY ACT.	POWERCOR AUSTRALIA LIMITED
E-12	DRAINAGE	1	THIS PLAN	FIRST MILDURA IRRIGATION TRUST
R1	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
LICENSED SURVEYOR ROBERT BRUCE FREEMAN REF 6809B VERSION 2 DATE 06/06/2000 SIGNATURE _____				
FREEMAN & FREEMAN				
LAND SURVEYORS				
PO BOX 2135 MILDURA VIC 3502				
TELEPHONE: (03) 50236239				
LTO use only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 28/5/01 LTO use only PLAN REGISTERED TIME 10:00 am DATE 14/6/01  Assistant Registrar of Titles				
Sheet 1 of 2 Sheets				
DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3				



SPPS439468Y-1-8

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: **BEUBRIDGE HABUE**

Phone:

Address:

Ref: **WATERS**

Customer Code: **1803C**



AB960521J



MADE AVAILA

Land Titles Office Use Only

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

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

Land:

Certificate of Title Volume 10587 Folio 691

Estate and Interest:

all its interest and estate in fee simple

Consideration:



DAB960521J-1-9

Transferor:

C R & A L GOWERS PTY LTD A.C.N. 005 564 581

Transferee:

MICHAEL GEORGE WATERS and JULIE ANNE WATERS of Etiwanda Avenue Mildura VIC 3500 as joint tenants

Directing Party:

Creation and/or Reservation of Easement and/or Covenant

AND THE SAID MICHAEL GEORGE WATERS and JULIE ANNE WATERS for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said C R & A L GOWERS PTY LTD and the other registered proprietors or proprietors for the time being of the land comprised in Plan of Subdivision No. 439468B and every part thereof (other than the land hereby transferred) as follows:

1. They will not erect or cause or suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and fifty square metres (150m2) in floor area, save and except for Lots 1, 2 and 3 which they will not erect or cause or suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and five square metres (105m2) in floor area and that such building shall not be other than a building that is a Class 1a(i) Building as defined in Part A3.2 of the Building Code of Australia 1990 as amended and that such building and lot or any part thereof shall not be further subdivided under the provisions of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of that Act.
2. They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except for the usual outbuildings) with more than fifty per centum of the external walls of any material other

Approval No. 13469910A

ORDER TO REGISTER

Please register and issue title to

T2

STAMP DUTY USE ONLY of Land

Stamped with: \$1,096.00

Trn: 1483328 13-MAR-2003

SRO Victoria Duty: JRNO

1096

Signed

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED





AB960521J-2-7

than brick (which definition shall not be extended to mean mud brick), brick veneer with the exception of hardiboard/hardiplank or stone and shall not roof such dwelling with material other than tiles or colourbond steel and that the dwelling roof shall not be pitched at an angle less than ten degrees.

3. They will not erect or cause or suffer to be erected upon the said lot any shed or outbuilding or any material other than brick (which definition shall not be extended to mean mud brick), brick veneer with the exception of hardiboard/hardiplank or stone or colourbond steel and shall not roof such dwelling with material other than tiles or colourbond steel.
4. They will not erect or cause or suffer to be erected on the said lot any transportable, prefabricated or movable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.
5. They will not erect or cause or suffer to be erect on the rear boundary or any side boundary within the building alignment of the said lot any fence other than a fence of a minimum height of 1.80 metres of zincalume steel panel type construction with an oven baked exterior finish of "Domain" colour in the colourbond colour range.


AND IT IS HEREBY AGREED AS FOLLOWS:


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

Dated: 7 February 2003


THE COMMON SEAL of C R & A L GOWERS PTY LTD was affixed in the presence of the authorised persons:)




..... Director
COLIN RICHARD GOWERS 444 SAN MATEO AVE, MILDURA
Full Name: Address:


..... Secretary
AMANDA LOUISE GOWERS 444 SAN MATEO AVE, MILDURA
Full Name: Address:

SIGNED by the said MICHAEL GEORGE WATERS and)
JULIE ANNE WATERS in the presence of:)

 JAWATERS

Approval No. 13469910A

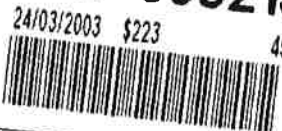
T2

Page 2 of 2



THE BACK OF THIS FORM MUST NOT BE USED

AB960521J



Victoria ON THE MOVE

Form 2
Building Act 1993 Building Regulations 2006 Regulation 313
BUILDING PERMIT No. BS-U1070 / 140055/0



Issued to

Owner/Agent of Owner: **Mark Stevens**
Postal Address: **PO Box 453CP, MILDURA 3501**
Telephone: **50 234 759 / 0418 596 068**

95 Pine Avenue
Mildura Victoria 3500

Owner **Steven & Lynette Clifford**
Postal Address **11 Westside Boulevard, MILDURA 3500**
Telephone **0412 785 657**

P 03 5023 4826
F 03 5023 4849
E reception@regionalbuilding.com.au

Property details (include Title details as and if applicable)

Number 11	Street/road Westside Boulevard	City/Suburb/Town MILDURA
Postcode 3500	Lot/s 37	LP/PS 439468Y
Volume 10587	Folio 691	Crown Allotment
Section	Parish Mildura	Municipal District Mildura Rural City Council

Builder 1

Name **Atlas Sheds**
Address **PO Box 453CP, MILDURA**

Ph. **50 234 759 / 0418 596 068**
Postcode **3501**

Details of building practitioners and architects

(a) to be engaged in the building work 3 and (b) who were engaged to prepare documents forming part of the application for this permit 4

Type	Registration number	Name	Company
Builder	DB-U 12411	Mark Stevens	Atlas Sheds
Structural Engineer	EC 36692	Timothy Messer	Northern Consulting Engineers

The issuer or provider of the required insurance policy is: 5 **N/A**

Nature of building work

Construction of a domestic shed

Stage of building work permitted **All Stages**

Cost of building work **\$6,600**

Total floor area of new building work **19m2**

Building classification

10a **New Building** **Shed**

Occupation or Use of building: A Certificate of Final Inspection is required prior to the occupation or use of this building.

Commencement and completion:

This building work must commence by: **25/02/2015**

This building work must be completed by: **25/02/2016**

Display of Sign:

Pursuant to regulation 317 of the Building Regulations 2006, the person in charge of the building works is to display a sign on the building site at all times. The sign must include the Name, Registered Numbers and Contact Details of the builder and building surveyor and the building permit number & date.

Inspection requirements

The mandatory notification stages are:

Inspection of pad footings & steel reinforcement
Inspection of framework
Final inspection upon completion of all building work

Relevant building surveyor

Name: **WAYNE D. WILKIE**

Registration No. **BS-U1070**

Signature:

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

Issued: **25/02/2014**

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 that the registration numbers and contact details of the bulder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 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 \$12,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.



95 PINE AVENUE MILDURA Ph. (03) 5023 4826 Fax: (03) 5023 4849

BUILDING PERMIT CONDITIONS

1. All works authorised by this permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia, 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. The owner and/or builder shall be responsible to define the boundaries of the allotment.
3. All timber framing to comply with AS 1684 – National Timber Framing Code, or Victorian Timber Framing Manual.
4. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australia B1.3 (J) and AS3660.1. It is the owners responsibility to carry out regular inspections (12 months maximum) of the building for evidence of termite activity.
5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant or other restriction which may be shown on title and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant or other restriction which may be shown on title.
6. Applicant to obtain all necessary Road Opening, Crane and Hoarding Permits as required by the Relevant Council. Contact must be made with Council's Engineering Department to determine which relevant permit/s are required prior to commencement of works.
7. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.
8. The builder must ensure that all energy efficiency requirements listed in the energy efficiency report have been complied with and a signed copy of the compliance certificate is to be submitted to this office.
9. The owner and builder must consult with the relevant sewerage authority and local council to ensure that the proposed works do not affect any drains or sewers and that the works comply with the requirements of those authorities.
10. A certificate of completion under Section 221ZH of the Building Act 1993 for plumbing work on this project is to be submitted to this office prior to the issue of an Occupancy or Final Certificate.

SPECIAL CONDITIONS

Truss details to be submitted for approval prior to frame inspection

Building Act 1993
Building Regulations 2006
Regulation 1006
Form 7



Certificate of Final Inspection
For Building Permit number: BS-U1070 /140055/0
Certificate number: 140055

95 Pine Avenue
Mildura Victoria 3500

P 03 5023 4826
F 03 5023 4849
E reception@regionalbuilding.com.au

Issued to (owner)
Steven & Lynette Clifford
11 Westside Boulevard
MILDURA VIC 3500

Site
Lot 37 No. 11 Street Westside Boulevard
Suburb MILDURA Postcode 3500

P/S: 439468Y Volume: 10587 Folio: 691
Municipality Mildura Rural City Council

Description of Building Work:
Construction of a domestic shed

Nature of Building Work:
10a New Building Shed

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

Issued By: WAYNE D. WILKIE **Registration No.:** BS-U1070

Signature:

Certificate date: 22 May 2014

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au on 10 March 2021 10:54 AM

PROPERTY DETAILS

Address: **11 WESTSIDE BOULEVARD MILDURA 3500**
Lot and Plan Number: **Lot 37 PS439468**
Standard Parcel Identifier (SPI): **37\PS439468**
Local Government Area (Council): **MILDURA**
Council Property Number: **27403**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 J8**

www.mildura.vic.gov.au

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

UTILITIES

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

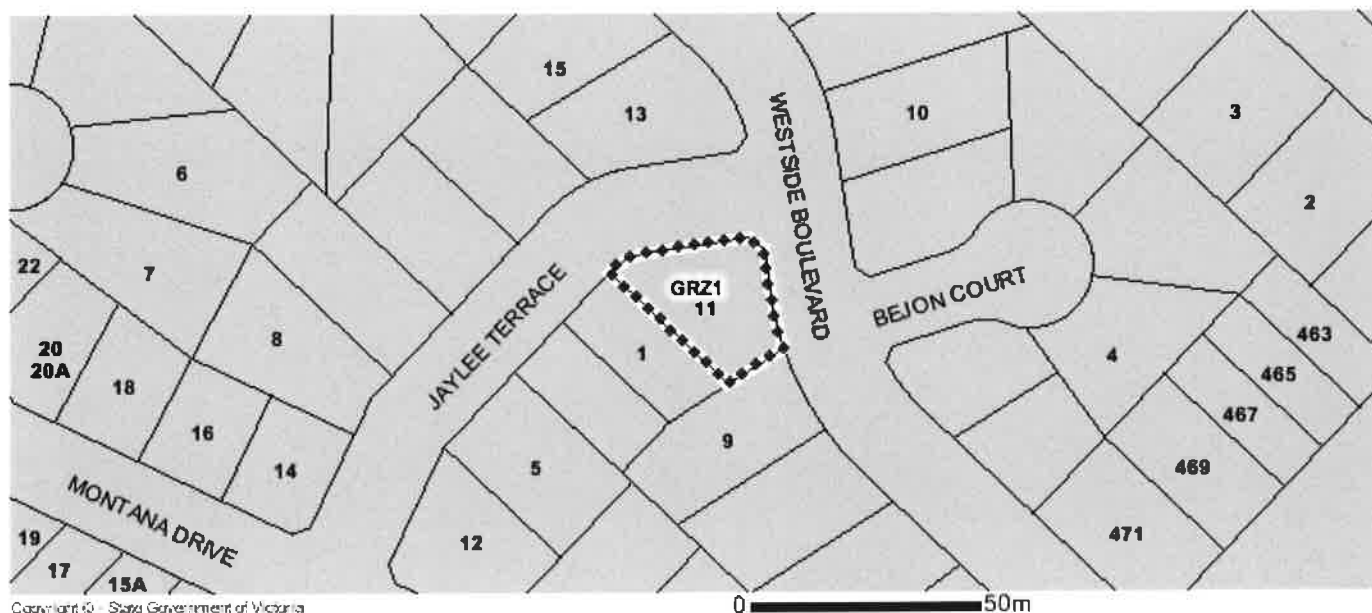
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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GRZ - General Residential

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

Copyright © - State Government of Victoria

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Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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

PLANNING PROPERTY REPORT: 11 WESTSIDE BOULEVARD MILDURA 3500

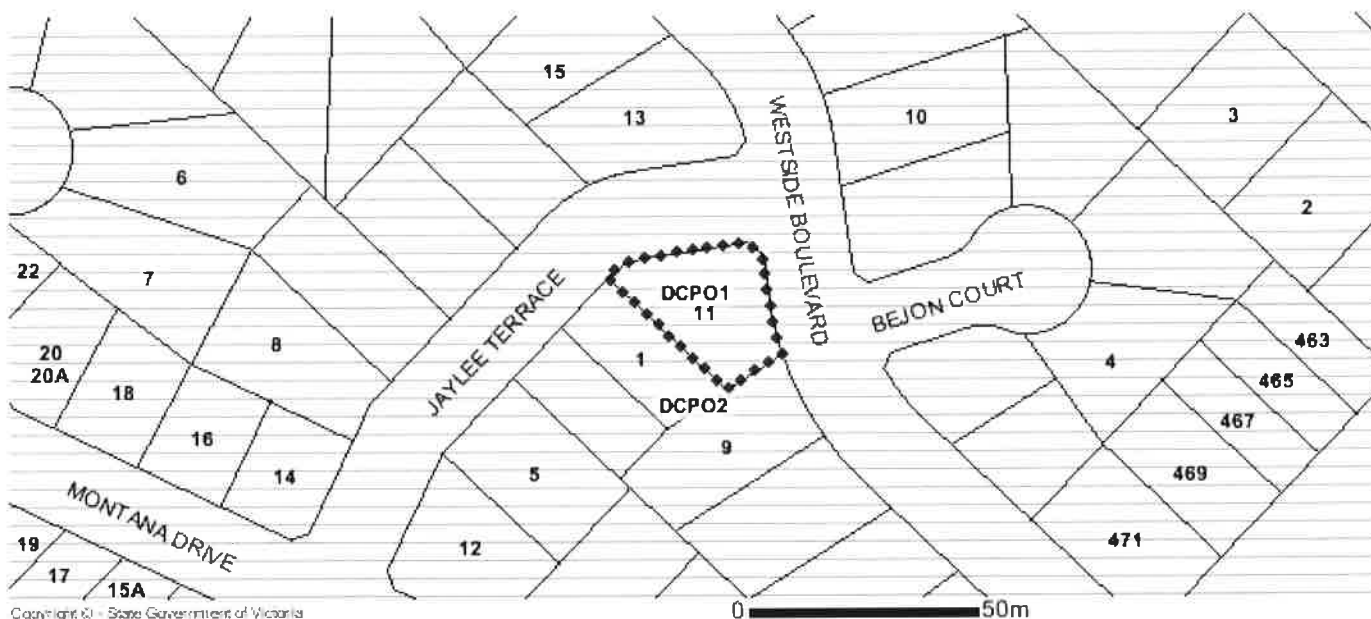
Page 1 of 4

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

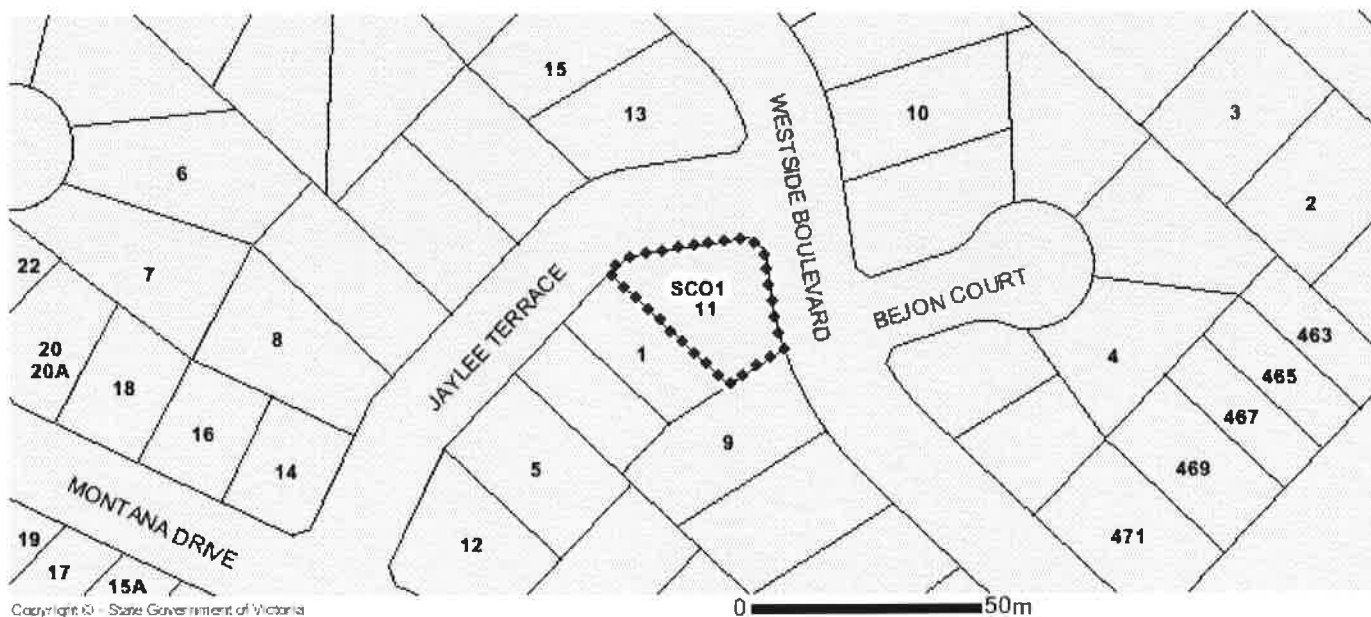


DCPO - Development Contributions Plan

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



SCO - Specific Controls

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

Further Planning Information

Planning scheme data last updated on 3 March 2021.

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

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

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

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

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

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

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

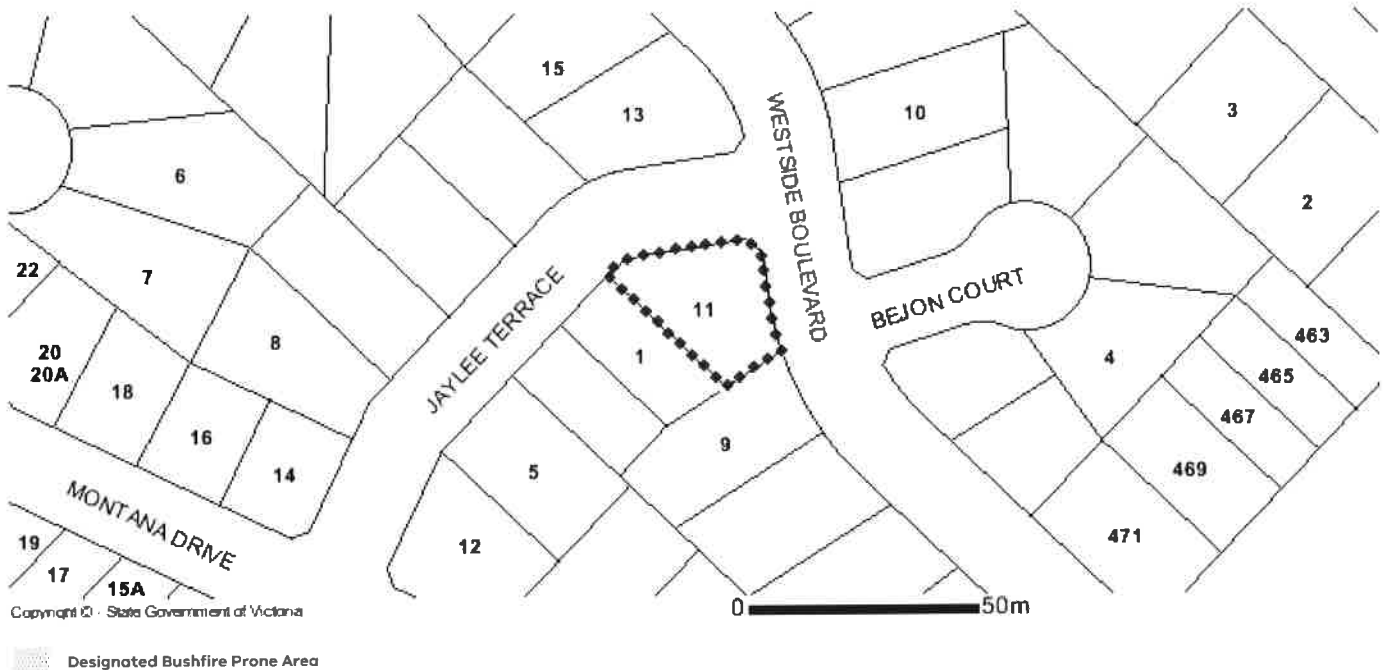
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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



Mildura Rural City Council

Internal Use Only



TAX INVOICE



Mr S P & Mrs L F Clifford
11 Westside Boulevard
MILDURA VIC 3500



033
R004819
R1_10963

Rate Instalment Notice

1 July 2020 to 30 June 2021

Assessment No: 27403
Issue Date 19 January 2021

Property Location & Description
11 Westside Boulevard MILDURA VIC 3500
Lot 37 PS 439468Y Sec 32 Blk E

RATING DETAILS

INSTALMENT 3	\$737.91
--------------	----------

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

TOTAL DUE	\$737.91
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	Instalment 3: Due 28 Feb 2021 \$737.91	Instalment 4: Due 31 May 2021 \$737.91
--	---	---

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 S P & Mrs L F Clifford
11 Westside Boulevard MILDURA VIC 3500
Assessment No: 27403

INSTALMENT 3
AMOUNT DUE: \$737.91



Billers code: 93922
Ref: 274035

BPAY this payment via Internet or phone banking.
BPAY View[®] View and pay this bill using Internet banking.
BPAY View Registration No.: 274035



Instalment *41 274035



Post **Billers code:** 0041
Billpay **Ref:** 274035

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



MILDURA
714 7537 (or 03) 5051 3480 (Mildura 3500)
PO Box 147 Mildura 3500
AU 3500 DX 37905
Tel: (03) 5051 3480 Fax: (03) 5051 3480

SWAN HILL
23 Cambridge Street Swan Hill 3585
PO Box 147 Swan Hill 3585
AU 3500 DX 37905
Tel: (03) 5051 3480 Fax: (03) 5051 3480



24 Hour Supply Emergency
1800 808 830



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

MILDURA
714 7537 (or 03) 5051 3480 (Mildura 3500)
PO Box 147 Mildura 3500
AU 3500 DX 37905
Tel: (03) 5051 3480 Fax: (03) 5051 3480

Reference No. 029864

Amount Due \$205.82

URBAN ACCOUNT

Due Date 24-FEB-2021



368051-001 009348(20863) 0033

MR SP CLIFFORD &
MS LF CLIFFORD
11 WESTSIDE BOULEVARD
MILDURA VIC 3500

Date Of Issue 8/01/2021

Tariffs and Charges Notice
3rd Quarter 2020/21
01/01/2021 - 31/03/2021

POST *850 700298649

Property Address : 11 WESTSIDE BOULEVARD MILDURA VIC 3500 (Prop:29864) - Urban Account
Lot 37 PS 439468Y Blk E Sec 32 Vol 10587 Fol 691

Water Service Tariff
Water by Measure Chg-Info on reverse
Sewerage Service Tariff

Charge	Balance
52.09	52.09
30.77	30.77
122.96	122.96

TOTAL OWING \$205.82



LMW054G

Payments/Credits since last Notice \$201.26

Payment Slip - Methods of Payment

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

029864

11 WESTSIDE BOULEVARD MILDURA VIC 3500 (Prop:29864) - Urban 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.



Billpay Code: 0850
Ref: 7002 9864 9

Pay in person at any Post Office



Biller Code: 78477
Ref: 7002 9864 9

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



*850 700298649

\$205.82



Biller Code: 78477
Ref: 7002 9864 9

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

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

BPAY View Registration No: 7002 9864 9

Amount Due

\$205.82



Payment Ref: 7002 9864 9
By Phone
Pay by phone (03) 8672 0582.
Standard call charges apply.

See reverse for
In Person and By Mail options

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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