

SPECIAL CONDITIONS

The following condition is part of the contract to which this Vendors Statement is annexed and subsequently entered into between the Vendor and any Purchaser. The condition shall take effect as a Special Condition notwithstanding any conflicting General Conditions set out in or incorporated by reference to the Contract

1. IF THE PURCHASER IS A COMPANY:

The Guarantee referred to in General Condition 3 shall be in the form set out hereunder.

FORM OF GUARANTEE

(hereinafter called "the Guarantors") in consideration of the within named Vendor selling to the within named Purchaser at our request the land described in the within Contract for the price and upon the terms and conditions therein set forth do hereby for ourselves our respective executors and administrators jointly and severally covenant with the said Vendor that if at any time default shall be made in the payment of the deposit or residue of purchase money or interest or other monies payable by the Purchaser to the Vendor under the within Contract or in the performance or observance of any term or condition of the within Contract to be performed or observed by the Purchaser we will forthwith on demand by the Vendor pay to the Vendor the whole of such deposit residue of purchase money interest or other monies which shall then be due and payable to the Vendor and will keep the Vendor indemnified against all loss of purchase money interest and other monies payable under the within Contract and all losses costs charges and expenses whatsoever which the Vendor may incur by reason of any default as aforesaid on the part of the Purchaser. This Guarantee shall be a continuing Guarantee and shall not be released by any neglect or forbearance on the part of the Vendor in enforcing payment of any of the monies payable under the within Contract or the performance or observance of any of the agreements obligations or conditions under the within Contract or by time being given to the Purchaser for any such payment performance or observance or by any other thing which under the law relating to sureties would but for this provision have the effect of releasing us our executors or administrators.

DATED this day of 2021.

SIGNED SEALED AND DELIVERED by _____)

in the presence of: _____)

SIGNED SEALED AND DELIVERED by _____)

in the presence of: _____)

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

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

VENDOR **BOHDAN NICHOLAS KARASZKEWYCH and KAYLENE MAREE WILSON**

PROPERTY **338 Eleventh Street, Mildura**
 (Lot 2 on Plan of Subdivision 437896M and the land being more particularly described in
 Certificate of Title Volume 10544 Folio 856)

1. FINANCIAL MATTERS

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

(a) Their amounts are as follows:

Authority	Amount	Interest (if any)
Mildura Rural City Council per annum 2020-21	\$2,801.41	
Lower Murray Water per qtr 2020-21	\$175.05	
Body Corporate Insurance Fees per annum 2020-21 (1/4 Share)	\$357.50	

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

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

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

Nil.

1.3 Terms Contract

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

Not applicable.

1.4 Sale Subject to Mortgage

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

Nil.

2. INSURANCE

2.1 Damage and Destruction

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

Not applicable.

2.2 Owner-Builder

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

Not applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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

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

3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

The required specified information is Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Nil.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

6. OWNERS CORPORATION

Inactive, save for insurance.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

7.1 Work-in-Kind Agreement

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

7.2 GAIC Recording

The land is not affected by the GAIC.

8. SERVICES

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

Nil.

9. TITLE

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

10. DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

There is no certificate relating to Energy Efficiency Information applicable.

11. DUE DILIGENCE CHECKLIST

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

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

Date of this Statement: / /

Signatures of the vendor:
Bohdan Nicholas Karaszewych

.....
Kaylene Maree Wilson

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

Date of this Acknowledgment: / /

Signature of the purchaser:



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

Page 1 of 2

VOLUME 10544 FOLIO 856

Security no : 124090724094H
Produced 23/06/2021 02:58 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 437896M.
PARENT TITLES :
Volume 04322 Folio 317 Volume 04665 Folio 815
Created by instrument PS437896M 20/09/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KAYLENE MAREE WILSON
BOHDAN NICHOLAS KARASZKEWYCH both of 338 ELEVENTH STREET MILDURA VIC 3500
AR388059D 27/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR388060U 27/08/2018
WESTPAC BANKING CORPORATION

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 PS437896M 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: 338 ELEVENTH STREET MILDURA VIC 3500

ADMINISTRATIVE NOTICES

AT485951X NOMINATION TO PAPER INST. 04/08/2020
eCT Nominated to Discharge of Mortgage TO Westpac Banking Corporation

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 27/08/2018

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS437896M



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

Page 2 of 2

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS437896M
Number of Pages (excluding this cover sheet)	4
Document Assembled	23/06/2021 15:55

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PLAN OF SUBDIVISION		Stage No.	LTO use only	PLAN NUMBER
			EDITION 2	PS 437896M

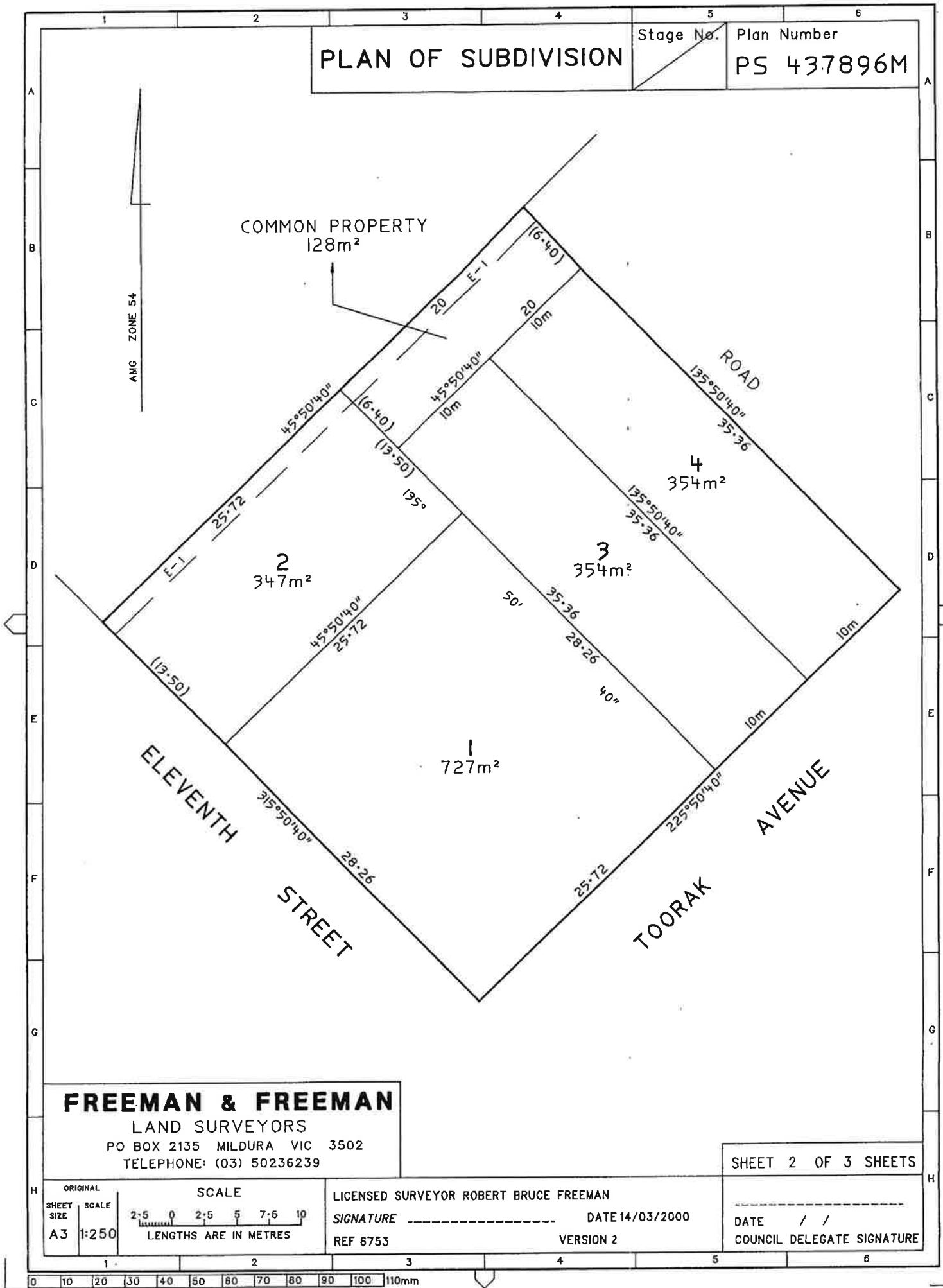
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 1 (PART) LTO base record: CHART No.2 (3102) Title References: Vol 4322 Fol 317 & Vol 4665 Fol 815 Last Plan Reference: L.P.7806 (LOTS 9&10) Postal Address: 334-338 ELEVENTH STREET MILDURA, 3500 AMG Co-ordinates: E 605900 (Of approx. centre of plan) N 6216750 Zone 54	Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: <u>211/1064/0334 (2)</u> 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. (iii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate _____ Council seal Date <u>21 / 6 / 00</u> 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
NIL	NIL

Notations	
Depth Limitation: DOES NOT APPLY	Staging This is /is not a staged subdivision Planning Permit No. 99/495
	THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 294768 AFFECTS 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). 24,32&1077 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	DRAINAGE	1.50	THIS PLAN	MILDURA RURAL CITY COUNCIL

LICENSED SURVEYOR ROBERT BRUCE FREEMAN REF 6753 VERSION 2 DATE 14/03/2000 SIGNATURE _____	LTO use only _____ Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date <u>13 / 9 / 2000</u> LTO use only _____ PLAN REGISTERED TIME <u>9.30 (AM)</u> DATE <u>20 / 9 / 2000</u>  Assistant Registrar of Titles
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239	
Sheet 1 of 3 Sheets DATE / / COUNCIL DELEGATE SIGNATURE _____ Original sheet size A3	



PS437896M

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS437896M

[illegible]



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. PS437896M

The land in PS437896M is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
334-338 ELEVENTH STREET MILDURA VIC 3500

PS437896M 20/09/2000

Owners Corporation Manager:
NIL

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

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	34	34
Lot 2	22	22
Lot 3	22	22
Lot 4	22	22
Total	100.00	100.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 23/06/2021 03:55:23 PM

OWNERS CORPORATION
PLAN NO. PS437896M

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Gallagher Insurance Services

GALLAGHER
insurance services

MAIN: 140 Tenth Street Mildura VIC 3500

T: 03 5023 3044

F: 03 5023 3144

Authorised representative number 000337479 of Insurance House Pty Ltd
ABN 33 006 500 072 AFSL 240954

CERTIFICATE OF INSURANCE

From: Sam Gallagher

We hereby confirm that we have arranged the insurance cover mentioned below:

Body Corporate No 437896M
13 Toorak Avenue
MILDURA VIC 3500

Date: 24/06/2021

Our Reference: BC437896M

Page 1 of 2

Class of Policy: Business Insurance

Insurer: QBE Insurance (Australia) Limited

G P O Box 4323, MELBOURNE VIC 3001

ABN: 78 003 191 035

The Insured: BODY CORPORATE NO 437896M

Policy No: 145U337558BPK

Invoice No: 0037131

Period of Cover:

From 28/01/2021

to 28/01/2022 at 4:00 pm

Details:

See attached schedule for a
description of the risk insured

IMPORTANT INFORMATION

The Proposal/Declaration:

- ☐ is to be received and accepted
by the Insurer
- ☒ has been received and accepted
by the Insurer

The total premium as at the
above date is:

- ☐ to be paid by the Insured
- ☐ part paid by the Insured
- ☒ paid in full by the Insured
- ☐ paid by monthly direct debit

Premium Funding

- ☐ This policy is premium funded

Signature:

On behalf of: The Insurance House Group

Schedule of Insurance

Page 2 of 2

Class of Policy: Business Insurance
The Insured: BODY CORPORATE NO 437896M

Policy No: 145U337558BPK
Invoice No: 0037131
Our Ref: BC437896M

QBE Australia
ABN 78 003 191 035
AFS Licence No. 239545 of Level 5, 2 Park Street Sydney

BUSINESS PACKAGE

POLICY NUMBER: 145U337558BPK

PERIOD OF COVER: 28/01/2021 TO 28/01/2022

INSURED:
BODY CORPORATE NO 437896M

SITUATION 1 DETAILS

BUSINESS: PROPERTY OWNER OF COMMON GROUND

SITUATION: CNR ELEVENTH STREET & TOORAK AVENUE
MILDURA
3500
VIC

BROADFORM LIABILITY SECTION LIMIT OF LIABILITY
Liability \$ 10000000
Property Owners Only? Yes
Property Value \$ 100000

Gallagher Insurance Services

GALLAGHER
insurance

MAIN: 140 Tenth Street Mildura VIC 3500

T: 03 5023 3044

F: 03 5023 3144

Authorised representative number 000337479 of Insurance House Pty Ltd

ABN 33 006 500 072 AFSL 240954

Please find below details of your renewal. These details are for reference purposes only and do not limit or modify the actual provisions of your policy. Please refer to your policy document for full details of your cover.

Page 1 of 4

TAX INVOICE

This document is a tax invoice for GST

Body Corporate No 437896M
13 Toorak Avenue
MILDURA VIC 3500

Invoice Date: 30/12/2020

Invoice No: 0037131

Our Reference: BC437896M

Should you have any queries in relation to this account,
please contact your Account Manager
Sam Gallagher

Class of Policy: Business Insurance

Insurer: QBE Insurance (Australia) Limited
G P O Box 4323, MELBOURNE VIC 3001

ABN: 78 003 191 035

The Insured: BODY CORPORATE NO 437896M

RENEWAL

Policy No: 145U337558BPK

Period of Cover:

From 28/01/2021

to 28/01/2022 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

21-22 Common Ground Liability Insurance Renewal
Cnr Eleventh Street & Toorak Ave MILDURA VIC 3500

Your Premium:

Premium	UW Levy	F&ES Levy*	GST	Stamp Duty	Broker Fee
\$250.00	\$0.00	\$0.00	\$30.00	\$27.50	\$50.00

* Where ES relates to State Emergency Services
(Applicable NSW only)

TOTAL \$357.50

(A processing fee applies for Credit Card payments)

The Insurance House Group

Our Reference: BC437896M

Invoice No: 0037131

Due Date: 28/01/2021

Premium	\$250.00
U'writer Levy	\$0.00
F&ES Levy	\$0.00
GST	\$30.00
Stamp Duty	\$27.50
Broker Fee	\$50.00

AMOUNT DUE

\$0.00

Schedule of Insurance

Page 2 of 4

Class of Policy: Business Insurance
The Insured: BODY CORPORATE NO 437896M

Policy No: 145U337558BPK
Invoice No: 0037131
Our Ref: BC437896M

QBE Australia
ABN 78 003 191 035
AFS Licence No. 239545 of Level 5, 2 Park Street Sydney

BUSINESS PACKAGE

POLICY NUMBER: 145U337558BPK

PERIOD OF COVER: 28/01/2021 TO 28/01/2022

INSURED:
BODY CORPORATE NO 437896M
INSURED ABN:

SITUATION 1 DETAILS

BUSINESS: PROPERTY OWNER OF COMMON GROUND

SITUATION: CNR ELEVENTH STREET & TOORAK AVENUE
MILDURA
3500
VIC

BROADFORM LIABILITY SECTION	LIMIT OF LIABILITY
Liability	\$ 10000000
Property Owners Only?	Yes
Property Value	\$ 100000
Goods in Physical Control:	As Per the Policy Wording
Annual Turnover	\$ 0
Property Damage Excess	\$ 500
Number of Employees	0

The rating of this section based on having a property value of \$100000. If there is any change to this, you must notify the broker or the company.

Clauses Applicable:

S50 PROPERTY OWNERS EXCLUDING TRADE RIS

PROPERTY OWNERS EXCLUDING TRADE RISK

The Public and products liability cover section of this Policy does not cover liability in respect of Personal injury, Property damage or Advertising injury arising out of or in connection with any Business, Profession, Trade or Manufacturing Operations other than as owner of Property (the subject of this Indemnity) conducted by You.

SFT POLICY WORDING QM485

APPLICABLE POLICY WORDING

When BUSINESS PACK INSURANCE is shown on the Policy Schedule Commercial/Retail/Industrial Policy wording QM485 applies.

When TRADES PACK INSURANCE is shown on the Policy Schedule

QBE Trade Policy QM207 applies.

When OFFICE PACK INSURANCE is shown on the Policy Schedule

QBE Office Policy QM208 applies.

Fire or Business Interruption - NOT INSURED

Schedule of Insurance

Page 3 of 4

Class of Policy: Business Insurance
The Insured: BODY CORPORATE NO 437896M

Policy No: 145U337558BPK
Invoice No: 0037131
Our Ref: BC437896M

Theft/Money/Glass - NOT INSURED

General Property/ Machinery Breakdown - NOT INSURED

Electronic Equipment - NOT INSURED

Employee Dishonesty/Tax Audit/Transit - NOT INSURED

Employment Practices/Statutory Liability- NOT INSURED

	Last year premium	Current year premium
Premium (Including UW levy)	\$250.52	\$250.00
Emergency services levy	\$0.00	\$0.00
GST	\$25.05	\$25.00
Stamp duty	\$27.55	\$27.50
Broker fee	\$50.00	\$50.00
Fee GST	\$5.00	\$5.00
Total Premium	\$358.12	\$357.50

TERRORISM INSURANCE ACT - APPLICATION TO THIS POLICY

QBE Australia has determined that this policy (or part of it) is a policy to which the Terrorism Insurance Act 2003 applies. We have reinsured our liability under the Act with the Commonwealth Government reinsurer, the Australian Reinsurance Pool Corporation (ARPC). As a consequence, we are required to pay a premium to the ARPC and that amount (together with the cost of that part of the cover provided by us and administrative costs associated with the legislation) is reflected in the premium charged to you.

As with any other part of our premium, it is subject to Government taxes and charges such as GST, stamp duty and, where applicable, levies.

OUR AGREEMENT

We agree to provide You with the insurance cover set out in each of the Policy sections which You select and which are listed in the Schedule. You have paid or agree to pay to us the Premium set out in the current Schedule.

The insurance cover is in force for the Period of Cover set out in the Schedule. We will cover You for loss, damage and liability occurring during that Period of Cover, subject to the provisions of the Policy. We will not pay any more than the sum insured or limit of liability for each section which is shown in the Schedule.

We will not pay the Excesses shown in the Schedule. If any loss or damage leads to a claim under more than one Section of this Policy, You must pay the highest applicable Excess, but You need to pay only one Excess.

Schedule of Insurance

Page 4 of 4

Class of Policy: Business Insurance
The Insured: BODY CORPORATE NO 437896M

Policy No: 145U337558BPK
Invoice No: 0037131
Our Ref: BC437896M

Amendment to your Policy Wording

Notice relating to a change in the definition of 'flood'.

This derogation notice supplements and amends your Policy Wording and will apply to policies with a commencement date or renewal effective date on or after 19 June 2013.

Your insurance cover is unchanged except as indicated below:

New definition of "Flood"

In all instances in the Policy wording where the meaning of flood appears, the definition is deleted and replaced with the following definition for flood:

"Flood" means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- (a) a lake(whether or not it has been altered or modified);
- (b) a river(whether or not it has been altered or modified);
- (c) a creek(whether or not it has been altered or modified);
- (d) another natural watercourse(whether or not it has been altered or modified);
- (e) a reservoir;
- (f) a canal;
- (g) a dam.

About "Flood" cover

Flood damage is excluded by the standard policy and unless your Policy Schedule specifically states otherwise, there is no cover provided for flood.

You should review your Policy and Schedule, as well as any other information given to you by your financial services provider.

If you are uncertain as to the cover provided by your Policy, please contact your financial services provider.

General Advice Warning

This advice has been prepared without taking into account your personal objectives, financial situation or needs. You should therefore consider the appropriateness of the advice, in light of your objectives, financial situation or needs before following the advice. Please obtain a copy of, and consider the Product Disclosure Statement (PDS) applicable to the general insurance product before making any decision.

Property Report from www.land.vic.gov.au on 22 June 2021 02:13 PM

Address: 338 ELEVENTH STREET MILDURA 3500

Lot and Plan Number: Lot 2 PS437896

Standard Parcel Identifier (SPI): 2\PS437896

Local Government (Council): MILDURA **Council Property Number:** 27359

Directory Reference: VicRoads 535 N5

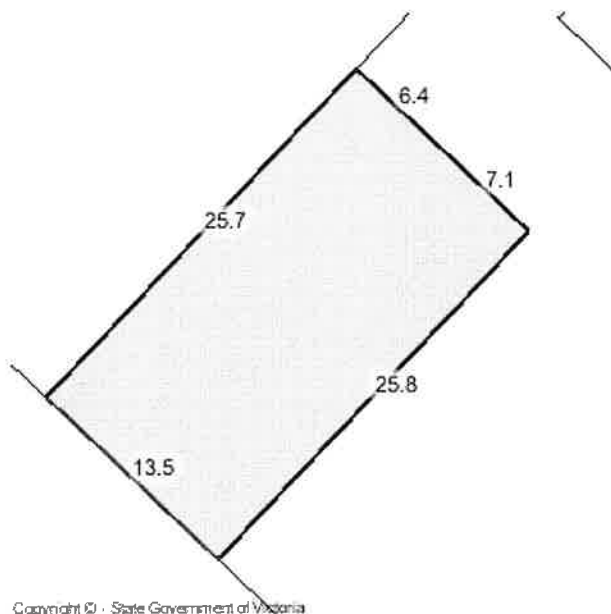
This property is not in a designated bushfire prone area.

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: 347 sq. m

Perimeter: 78 m

For this property:

— Site boundaries

— Road frontages

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

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

State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: MILDURA

Utilities

Rural Water Corporation: Lower Murray Water

Urban Water Corporation: Lower Murray Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

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

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

Planning scheme data last updated on 17 June 2021.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

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

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

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

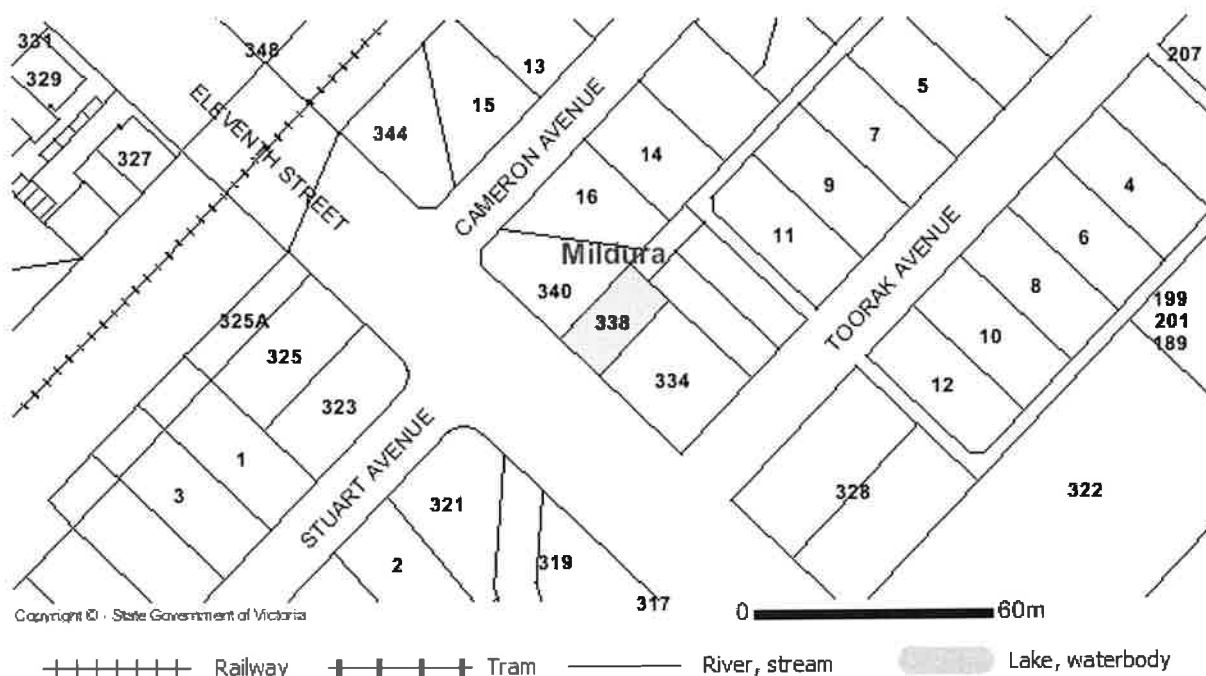
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



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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.

BOHDAN NICHOLAS KARASZKEWYCH
and
KAYLENE MAREE WILSON

VENDOR'S STATEMENT

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