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. GST WITHHOLDING NOTICE TO PURCHASER

1.1 The Vendor gives notice to the Purchaser under Section 14-255(1) of Schedule 1 of the Taxation Administration Act 1953 (Cth) that the Purchaser is not required to make a payment to the Commissioner under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cth) in respect of the supply of the Property made by the Vendor to the Purchaser under pursuant to the Contract.

2. DEFAULT IN FRUSTRATION

Notwithstanding any other general conditions in this agreement to the extent a statutory authority requires the occupier of the property to remain within the property after the creation of this agreement as a result of any immediate emergency, the completion date is extended until such time as the requirement of the statutory authority has lapsed or 21 days from the last agreed date of completion, whichever is the shorter period. Notice of such an emergency must be provided as soon as practicable following its occurrence.

3. IF THE PURCHASER IS A COMPANY

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

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 2024.

SIGNED SEALED AND DELIVERED by)
)

in the presence of:)

SIGNED SEALED AND DELIVERED by)
)

in the presence of:)

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	167 FIRST STREET, NICHOLS POINT VIC 3501 Lot 1 on Plan of Subdivision 141822 and being the land more particularly described in Certificate of Title Volume 09497 Folio 960	
Vendor's name	Beverley Joy Thomson	**Date** 13-10-25.
Vendor's signature	B. J. T.	
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:

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.

1.5 **Land subject to Tax Reform scheme**

(a) Is the land tax reform scheme land within the meaning of the **Commercial and Industrial Property Tax Reform Act 2024?**

(b) If yes to 1.5(a), please provide:

i. the AVPCC* most recently allocated to the land; AND

ii. the entry date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024

*** AVPCC** means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024.**

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

Not applicable.

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

Not applicable.

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:

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:

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).

Not applicable.

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 ☐	Gas supply ☒	Water supply ☐	Sewerage ☒	Telephone services ☒

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 2000m^2; (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)

167 FIRST STREET, NICHOLS POINT VIC 3501
Register Search Statement (Copy of Title) - Volume 9497 Folio 960
Copy of Plan - LP141822
Copy of Plan - TP677745F
Instrument Search - X057005P (Refer Instrument)

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09497 FOLIO 960

Security no : 124118662292C
Produced 01/10/2024 10:29 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 141822.
PARENT TITLES :
Volume 06323 Folio 452 Volume 09205 Folio 832
Created by instrument LP141822 02/02/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BEVERLEY JOY THOMSON of FIRST ST NICHOLS POINT 3501
X057005P 25/09/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X057006L 25/09/2000
NATIONAL AUSTRALIA BANK 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 TP677745F 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: 167 FIRST STREET NICHOLS POINT VIC 3501

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 22/10/2016

DOCUMENT END

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Document Type	**Plan**
Document Identification	**LP141822**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**01/10/2024 10:29**

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141822

LP141822
EDITION 1
APPROVED 29/11/82

H

PLAN OF SUBDIVISION OF:	APPROPRIATIONS
CROWN ALLOTMENTS 1 AND 1^A SECTION 7^A BLOCK F	
PARISH: MILDURA	NOTATIONS
COUNTY: KARKAROOC	THE LAND COLOURED BLUE IS AN EXISTING EASEMENT IN FAVOUR OF THE STATE ELECTRICITY COMMISSION OF VICTORIA VIDE C.G. V. 9205 F. 832

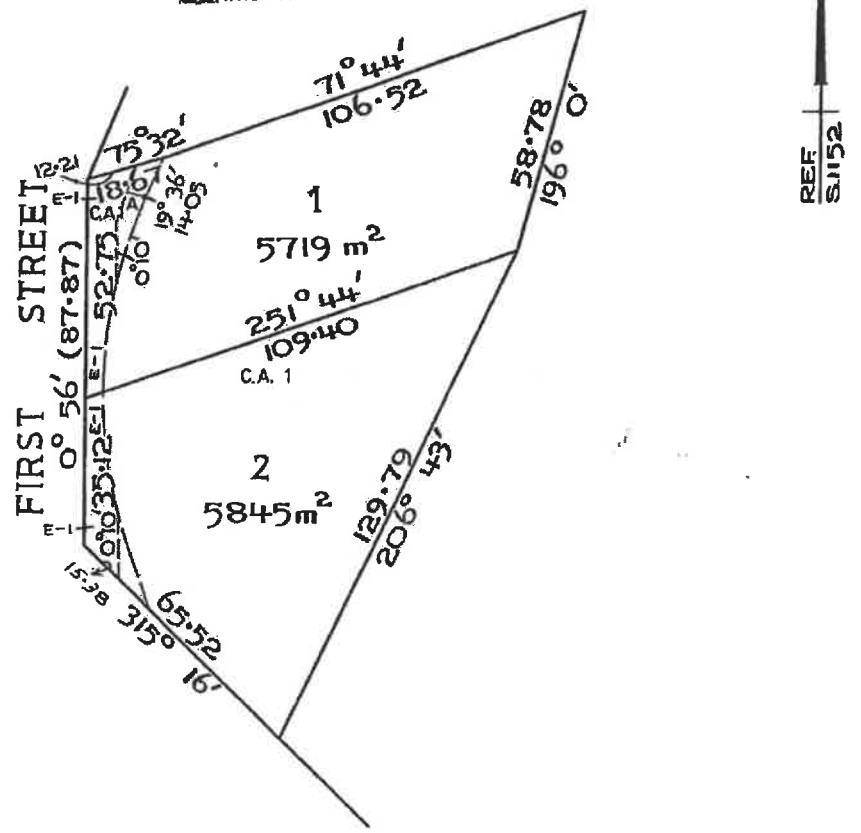
25 12·5 0 25 50
LENGTHS ARE IN METRES

V 6323 F 452
9205 832

CHART No. 9.

APPROVED 29-11-82

COLOUR CONVERSION FOR EASEMENTS
E-1 = BLUE



CONSENT OF COUNCIL	SURVEYORS CERTIFICATION
7th OCT 1982	I CERTIFY THAT THIS PLAN HAS BEEN MADE BY DONALD ALEXANDER PEDLER AND THAT IT ACCORDS WITH TITLE AND IT IS MATHEMATICALLY CORRECT; IT IS NOT BASED ON SURVEY.
	Donald A Pedler LICENSED SURVEYOR, DATE - 23RD DECEMBER 81

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Document Type	**Plan**
Document Identification	**TP677745F**
Number of Pages (excluding this cover sheet)	**1**
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TITLE PLAN		EDITION 1	TP 677745F

Location of Land

Parish: MILDURA
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP141822
Derived From: VOL 9497 FOL 960
Depth Limitation: 15 m (CA1A SEC 7A BLOCK F)
15.24 m (CA1 SEC 7A BLOCK F)

Notations

IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT

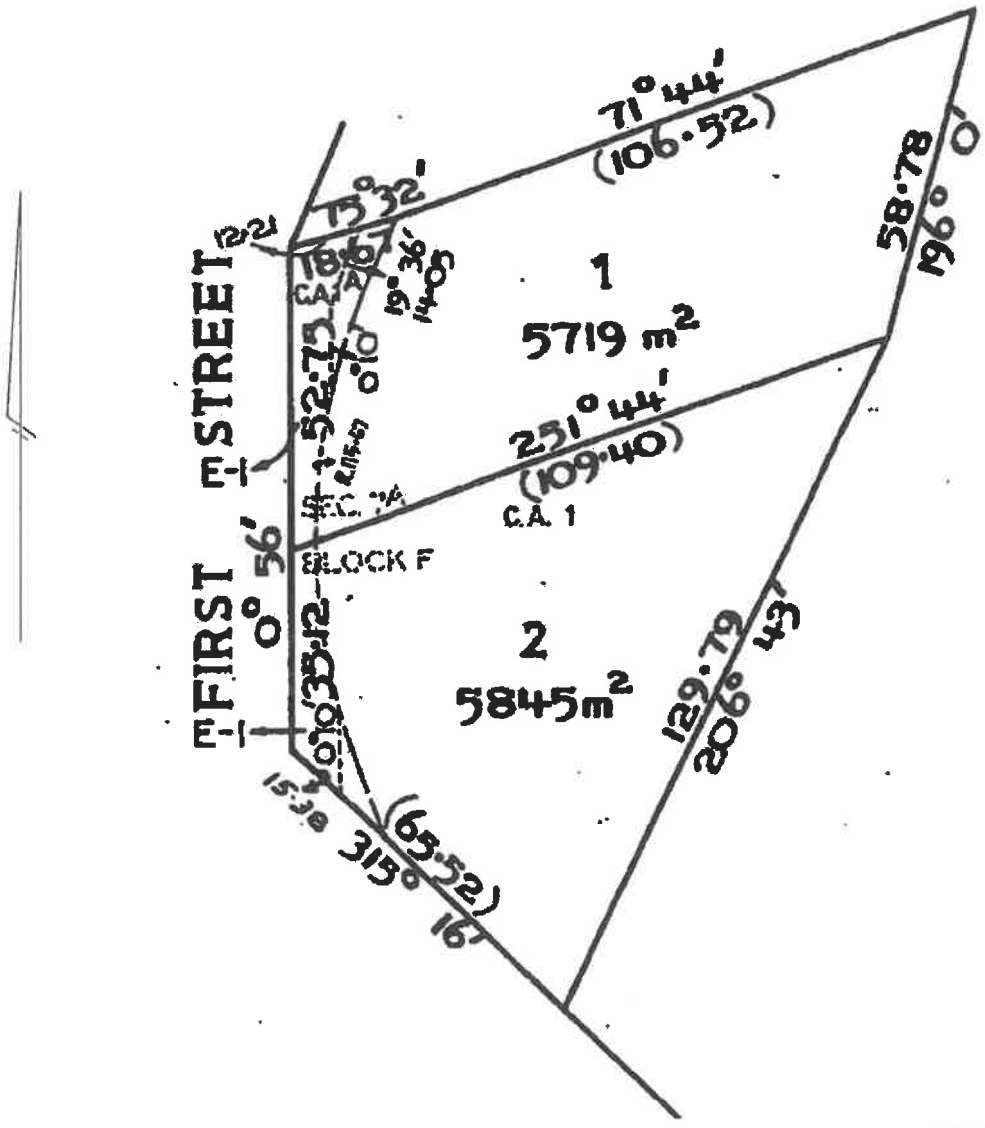
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO
As to any part of the land marked E-1 on the map

THE RESERVATION in favour of State Electricity Commission of Victoria set out in Crown Grant Vol.9205 Fol.832

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 03/11/2000
VERIFIED: MP



LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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Document Type	**Instrument**
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Original

TRANSFER OF LAND

X057005P
250900 0906 45 172

Section 45 Transfer of Land Act 1958

Lodged by: NAB

Name: HILLARD BYRNE & HIGHAM

Phone: 03 5023 0528

Address: 71 Deakin Avenue
Mildura

Ref: AH:JKG 33194

Customer Code: 971K 2002

MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*
Volume 9497 Folio 960

Estate and Interest: *(e.g. "all my estate in fee simple")*
all my estate and interest in fee simple

Consideration:
[redacted]

Transferor: *(full name)*
~~PATRICIA THORBURN~~ PATRICIA GAIL THORBURN

Transferee: *(full name and address including postcode)*
BEVERLEY JOY THOMSON of First Street, Nichols Point 3501

Directing Party: *(full name)*

Dated: 8.9.00

Execution and attestation:

Signed by PATRICIA THORBURN in the presence of:)

Signed by BEVERLEY JOY THOMSON in the presence of:)

DX057005P-1-1

Approval No: 8659910A

ORDER TO REGISTER
Please register and issue title to

T1

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

STAMP DUTY USE ONLY
VICTORIAN STAMP DUTY
$ 5980-
TRANSACTION NUMBER 666294782
DATE 14, 9, 00
ASSESSED
STAMPS ACT 1958
AP NO. 151
NATIONAL AUSTRALIA BANK

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2024 to 30 June 2025

Tax Invoice

ABN 42 498 937 037

Assessment No: 15094

Date of Issue: 9 August 2024

Ms B J Thomson
PO Box 299
NICHOLS POINT VIC 3501

033

PROPERTY LOCATION - DESCRIPTION - VALUATIONS

167 First Street NICHOLS POINT VIC 3501

Lot 1 PS 141822 Sec 7A Blk F

AVPCC: 117 - Residential Rural/Rural Lifestyle

Capital Improved Value: 593,000

Site Value: 417,000

Net Annual Value: 29,650 Valuation Date: 1 January 2024

RATES - CHARGES - STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Rate	0.00451937	593000	$2,679.99
Waste Management	529.69	1	$529.69
Residential Fire Levy (Fixed)	132.00	1	$132.00
Residential Fire Levy (Variable)	0.000087	593000	$51.59

TOTAL AMOUNT **$3,393.27**

OPTION 1

Pay by Instalments
Instalment 1 of 4

$848.31

Instalment 1 Due 30 September 2024	**$848.31**
Instalment 2 Due 30 November 2024	**$848.32**
Instalment 3 Due 28 February 2025	**$848.32**
Instalment 4 Due 31 May 2025	**$848.32**

OPTION 2

Pay in Full
Due 15 February 2025

$3,393.27

If you do not make full payment of the 1st Instalment by the due date, your account will automatically switch to the Pay in Full option, and you will no longer receive reminder notices. Refer to the next page for details regarding penalties for late payment

WIN UP TO $2000 OFF YOUR RATES

Register for eNotices by 30 September for your chance to win! Anyone already registered will automatically go in the draw.

eNotices

Your eNotices Reference Number:

8C7FFCFE8V

mildura.enotices.com.au/login

Payment Slip

Tear off this slip and return it with your payment

Ms B J Thomson
167 First Street NICHOLS POINT VIC 3501
Assessment No: 15094

1st Instalment: $848.31
Or Pay in Full: $3,393.27

Internal Use Only

Biller code: 93922
Ref: 0150946

Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account

ATTENTION:
Your BPAY Reference Number has been updated and now consists of 7 digits

® Registered to BPAY Pty Ltd ABN 69 079 137 518

MILDURA
741 - 759 Fourteenth Street Mildura 3500
PO Box 1438 Mildura 3502
AUSDOC DX 50023
Tel: (03) 5051 3400 Fax: (03) 5051 3480

SWAN HILL
73 Beveridge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOC DX 30164
Tel: (03) 5036 2150 Fax: (03) 5036 2180

KERANG
56 Wellington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOC DX 57908
Tel: (03) 5450 3960 Fax: (03) 5450 3967

LOWER MURRAY WATER

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

24 Hour Supply Emergency
1800 808 830

013340

Reference No.
URBAN ACCOUNT

Amount Due $163.53

Due Date 12 Aug 2024

Date of Issue: 01/10/2024
Tariffs and Charges Notice
1st Quarter 2024/25
01/07/2024 - 30/09/2024

POST *850 700133408

MS BJ THOMSON
PO BOX 299
NICHOLS POINT VIC 3501

Property Address : 167 FIRST STREET NICHOLS POINT VIC 3501 (Prop:13340) - Urban Account
Lot 1 LP 141822 Blk F Sec 7A Vol 9497 Fol 960

	Charge	Balance
Water Service Tariff	60.44	60.44
Water by Measure Chg–Info on reverse	103.09	103.09
TOTAL OWING		**$163.53**

COPY

Payments/Credits since last Notice **$142.27**
New tariff rates have been applied from 1 July 2024. For more info go to www.lmw.vic.gov.au/billing-and-charges

State Government Victoria
LMW054G

16851019

Payment Slip - Methods of Payment

013340
167 FIRST STREET NICHOLS POINT VIC 3501 (Prop:13340) - Urban Account

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

POST billpay **Billpay Code: 0850**
Ref: 700133408
Pay in person at any Post Office.

Biller Code: 78477
Ref: 700133408
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 700133408 $163.53

Biller Code: 78477
Ref: 700133408

BPAY® – Make this payment via internet or phone banking.
BPAY View® – Receive, view and pay this bill using internet banking.
BPAY View Registration No: 700133408

By Phone
Pay by phone [illegible] 133408
Standard call charges apply

Amount Due **$163.53**

See reverse for In Person and By Mail options

MILDURA
741 - 759 Fourteenth Street Mildura 3500
PO Box 1438 Mildura 3502
AUSDOC DX 50023
Tel: (03) 5051 3400 Fax: (03) 5051 3480

SWAN HILL
73 Beveridge Street Swan Hill 3585
PO Box 1447 Swan Hill 3585
AUSDOC DX 30164
Tel: (03) 5036 2160 Fax: (03) 5036 2180

LOWER MURRAY WATER
ABN 18 475 808 826
www.lmw.vic.gov.au

KERANG
56 Wellington Street Kerang 3579
PO Box 547 Kerang 3579
AUSDOC DX 57908
Tel: (03) 5450 3960 Fax: (03) 5450 3967

24 Hour Supply Emergency
1800 808 830

Reference No. 057110

Amount Due $288.35

Due Date 02 Sep 2024

MS BJ THOMSON
PO BOX 299
NICHOLS POINT VIC 3501

Date of Issue: 01/10/2024
Tariffs and Charges Notice
Annual Notice 2024/25
01/07/2024 - 30/06/2025

POST

Property Address :
DRAINAGE SALES F7A 1 (0.58HA)

Service Charge	(Annual)	100.00
Service Charge	(Annual)	100.00
Service Charge	(Annual)	188.35
Service Charge	(Annual)	188.35
		0.00
		$288.35

These services are GST free. The next Annual Notice will be mailed Jul 2025 - due late Aug
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 6.2% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above. Exemptions apply.

State Government Victoria
LMW054G
16900359

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

POST billpay **Billpay Code: 0850**
Ref: 700571102
Pay in person at any Post Office

BPAY **Biller Code: 78477**
Ref: 700571102
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

$288.35

BPAY **Biller Code:** 78477
Ref: 700571102

BPAY®– Make this payment via internet or phone banking.
BPAY View®– Receive, view and pay this bill using internet banking.
BPAY View Registration No: 700571102

By Phone
Pay by phone (03) 5051 3400 Ref: 700571102
Standard call charges apply

Amount Due **$288.35**

See reverse for In Person and By Mail options

PROPERTY REPORT

Energy, Environment and Climate Action

From www.land.vic.gov.au at 01 October 2024 10:43 AM

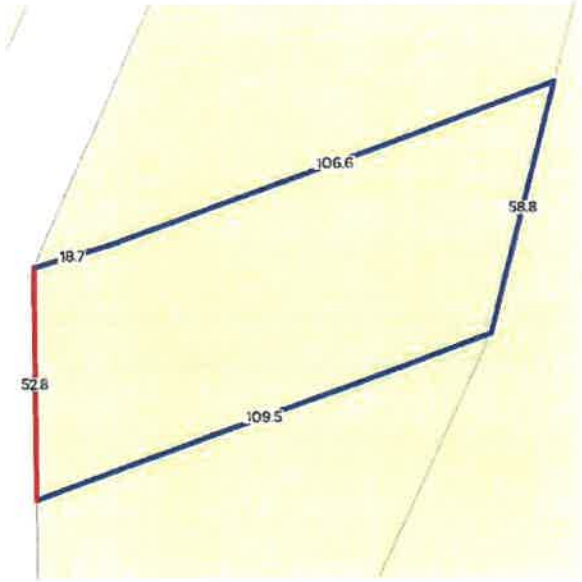
PROPERTY DETAILS

Address:	**167 FIRST STREET NICHOLS POINT 3501**
Lot and Plan Number:	**Lot 1 LP141822**
Standard Parcel Identifier (SPI):	**1\LP141822**
Local Government Area (Council):	**MILDURA**
Council Property Number:	**15094**
Directory Reference:	**Vicroads 3 E5**

www.mildura.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 5730 sq. m
Perimeter: 346 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

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 INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

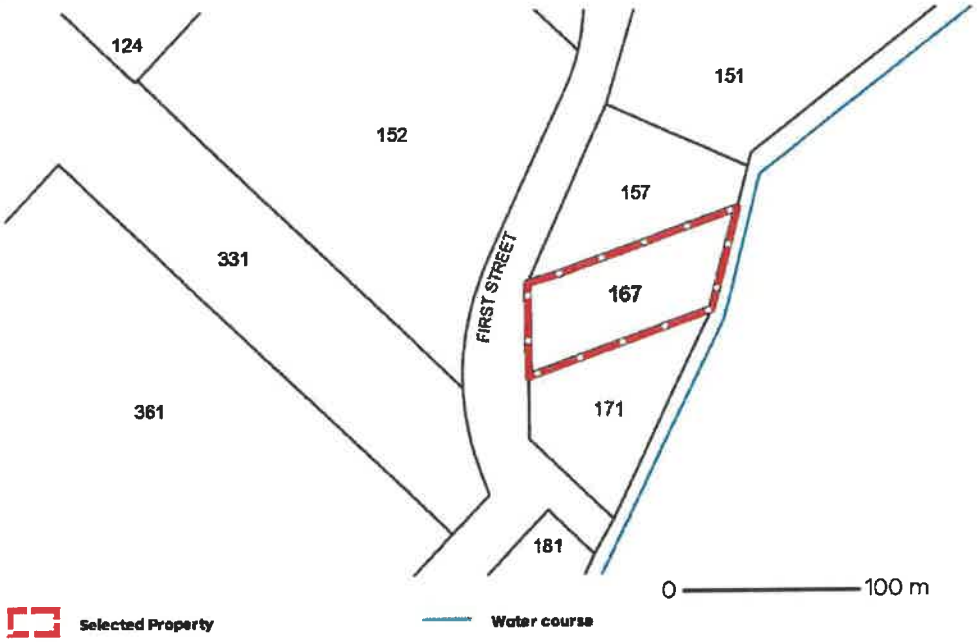
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 01 October 2024 10:43 AM

PROPERTY DETAILS

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Council Property Number:	**15094**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 3 E5**

UTILITIES

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Melbourne Water:	**Outside drainage boundary**
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OTHER

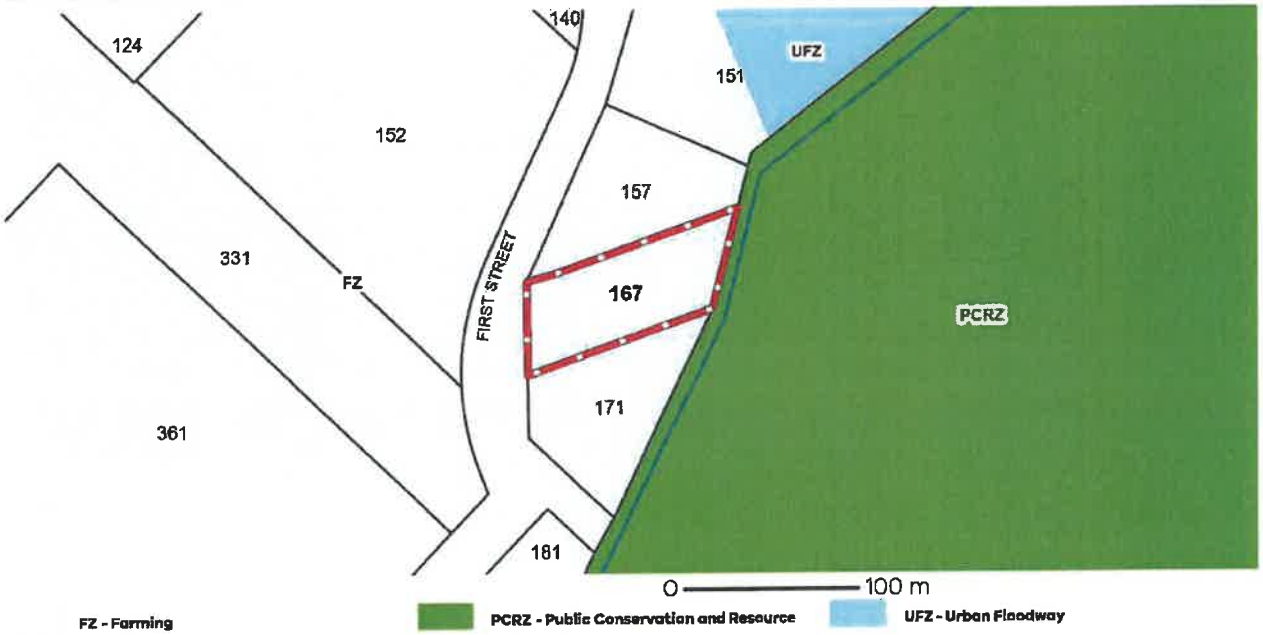
Registered Aboriginal Party: **First People of the Millewa-Mallee Aboriginal Corporation**

View location in VicPlan

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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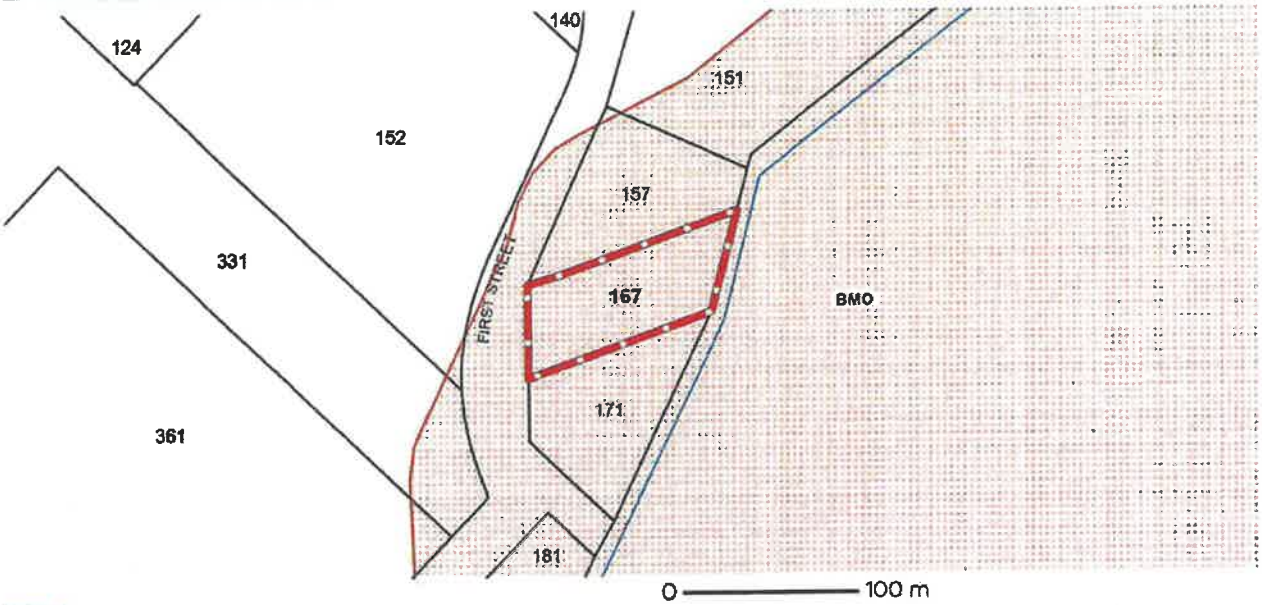
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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

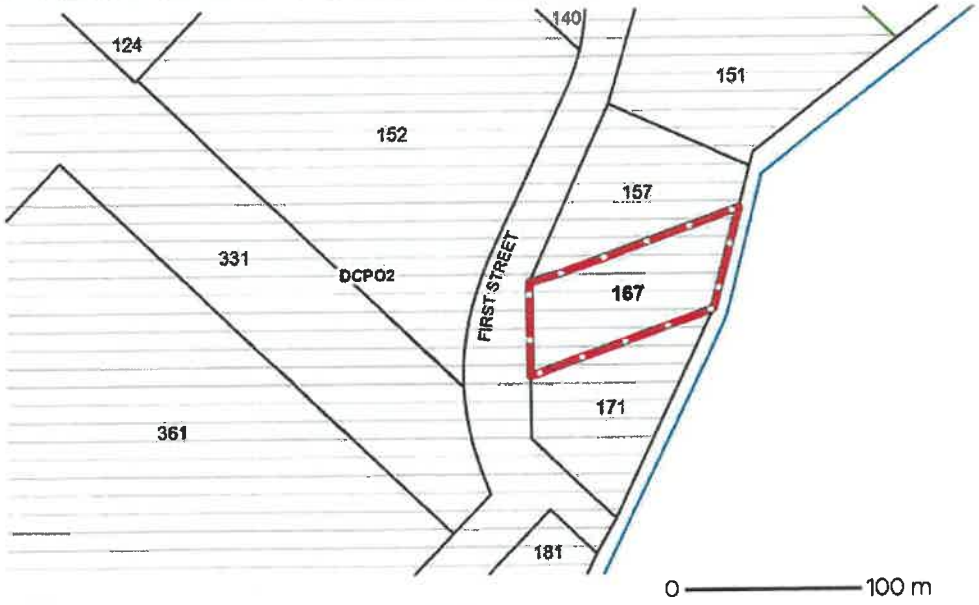


BMO - Bushfire Management Overlay — Water course

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

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



DCPO - Development Contributions Plan Overlay — Water course

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

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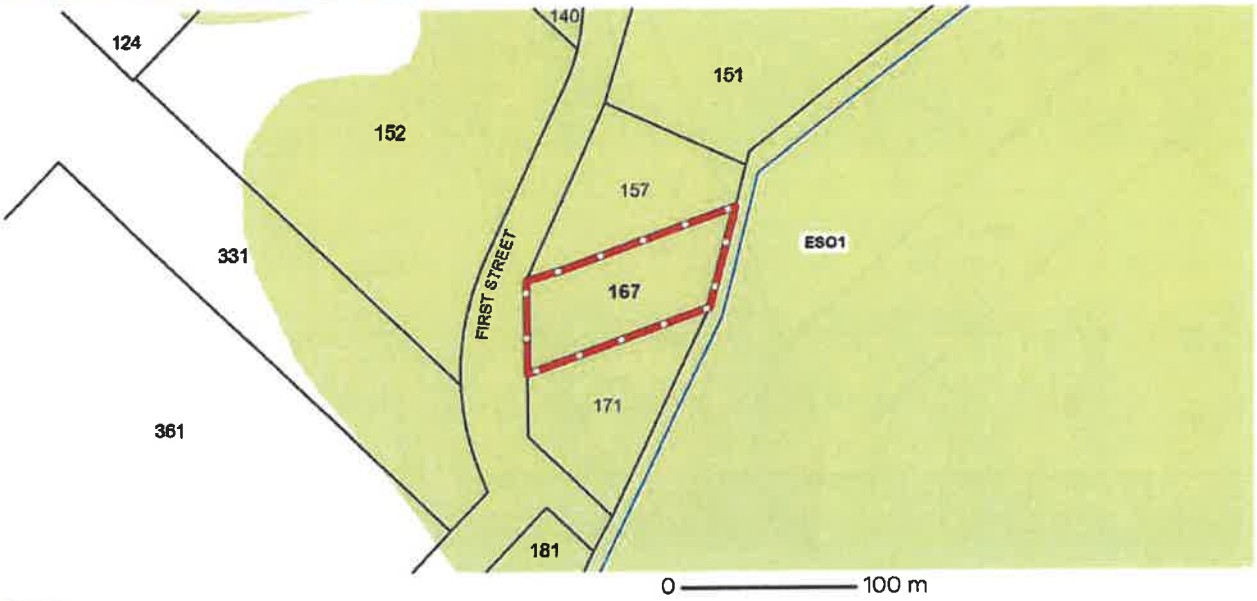
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

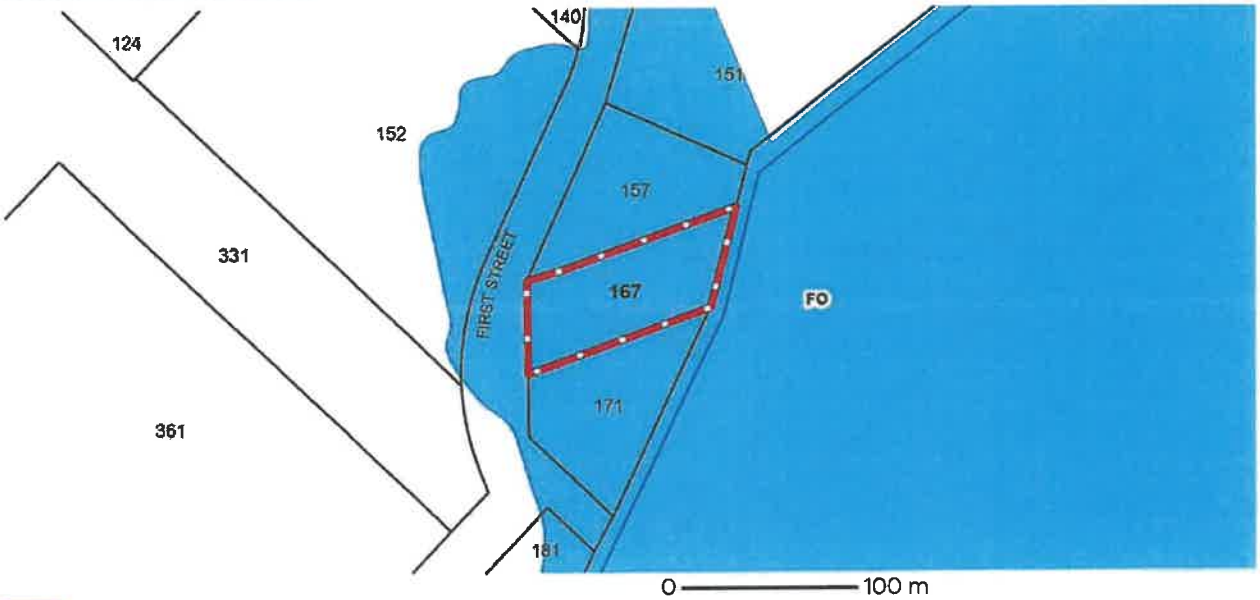


ESO - Environmental Significance Overlay — Water course

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

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)



FO - Floodway Overlay — Water course

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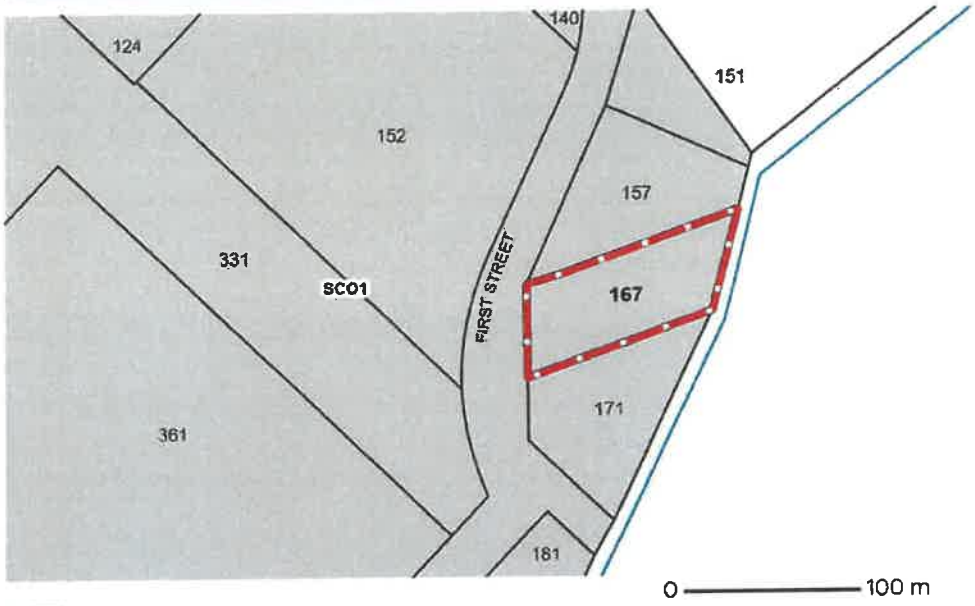
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO: SCHEDULE (SCO1)



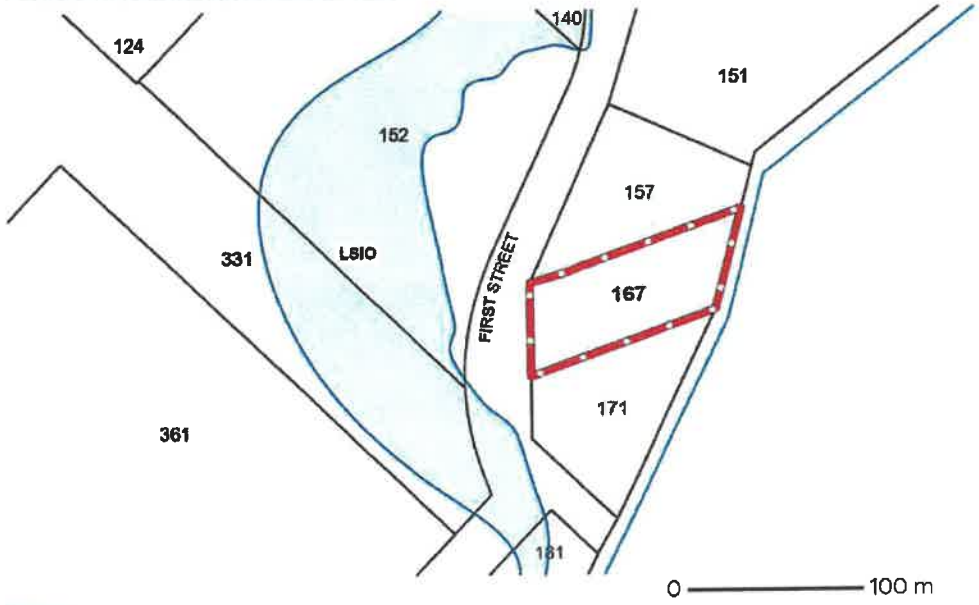
SCO - Specific Controls Overlay — Water course

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation Overlay — Water course

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

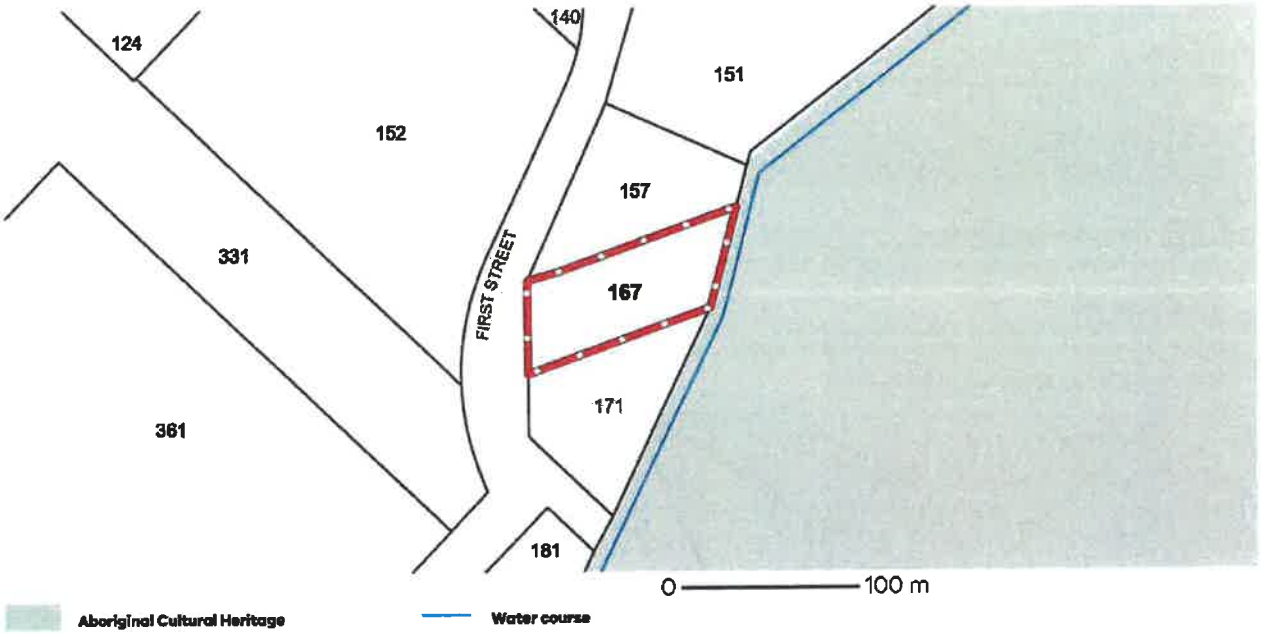
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to http://www.aav.nrms.net.au/aavQuestion1.aspx

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation



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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 19 September 2024.

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 abut 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

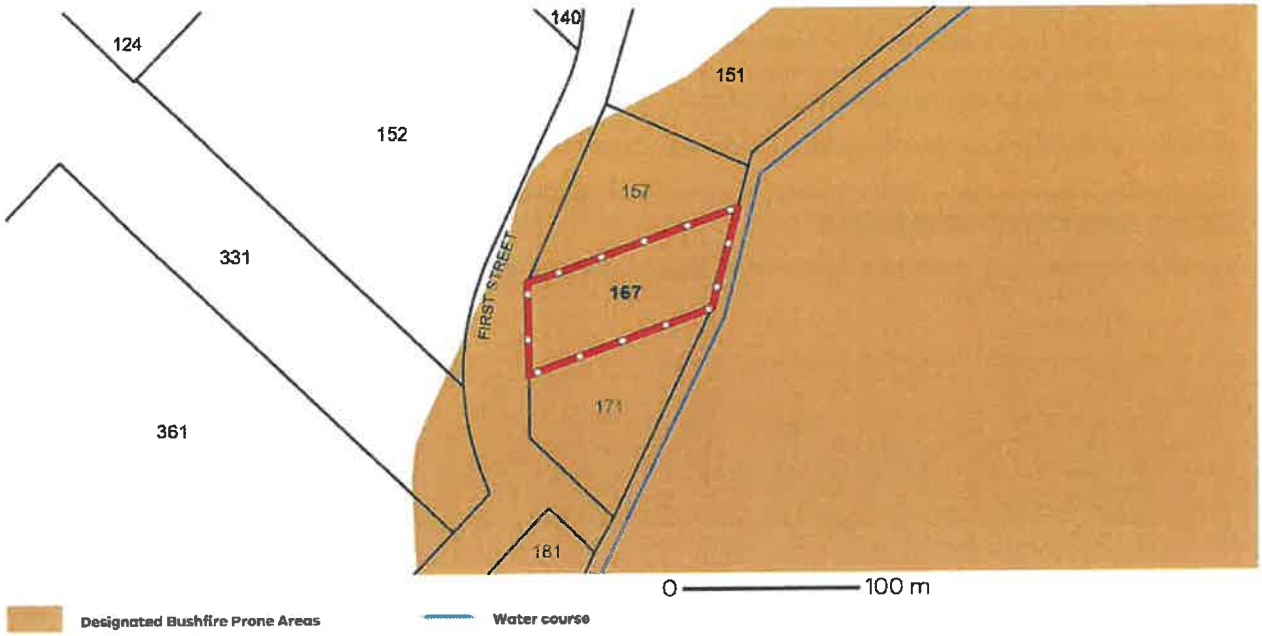
Environment, Land, Water and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

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.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule.

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit NatureKit (environment.vic.gov.au)

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Consumer Affairs Victoria

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 (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.

Consumer Affairs Victoria

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.

Consumer Affairs Victoria

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.

Consumer Affairs Victoria

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.