


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	94 Dickeson Grove, Colignan 3494 Being Lot 16 on Plan of Subdivision 023846 and being the land more particularly described in Certificate of Title Volume 7848 Folio 051 and being Lot 28 on Plan of Subdivision 031985 and being the land more particularly described in Certificate of Title Volume 8110 Folio 046	
Vendor's name	Dianne Betty Reed	Date 18/5/23
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1 FINANCIAL MATTERS

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

(a) 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 Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2 INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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**

Attached is a certificate with the required specified information.

4 NOTICES

4.1. **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable.

4.2. **Agricultural Chemicals**

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

Not Applicable.

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:

Not Applicable.

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*.

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:

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. **Unregistered Subdivision**

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

Not Applicable.

10.2. Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

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 1000m²; (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.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

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)

Lower Murray Water - Statement of Water Entitlements
Water Share Record – WUL008423
Water Share Record – WLE003506

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REGISTRATION CONFIRMATION STATEMENT

Produced: 22/05/2023 12:54:16 PM

VOLUME 7848 FOLIO 051

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 023846.
PARENT TITLE Volume 06857 Folio 371
Created by instrument 2490818 08/05/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DIANNE BETTY REED of 140 CASTLE CROSSING ROAD NANGILOC VIC 3494
AW828931V 16/05/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP456655Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW828925Q (E)	CONV PCT & NOM ECT TO LC	Completed	16/05/2023
AW828931V (E)	SURVIVORSHIP APPLICATION	Registered	22/05/2023

Additional information:

Street Address: 94 DICKESON GROVE COLIGNAN VIC 3494

ADMINISTRATIVE NOTICES

NIL

eCT Control 19866B DAVIES WATSON LAWYERS
Effective from 22/05/2023

DOCUMENT END

Lodgement No: 7959091
Email: CAROL@DAVIESWATSON.COM.AU
Customer Code: 19866B
Customer Name: DAVIES WATSON LAWYERS

Secure Electronic Registries Victoria (SERV)
Level 13, 697 Collins Street Docklands 3008
Locked bag 20005, Melbourne 3001, DX 210189
Telephone: (03) 9102 0401 ABN: 86 627 986 396

TITLE PLAN	EDITION 1	TP 456655Q
Location of Land Parish: COLIGNAN Township: Section: Crown Allotment: 6(PT) Crown Portion: Last Plan Reference: LP 23846 Derived From: VOL 7848 FOL 051 Depth Limitation: 50 FEET		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 <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue ---</p> <p><u>THE EASEMENTS</u> (if any) deemed to be included by virtue of Section 212 of the Transfer of Land Act 1928 in any transfer of a lot on Plans of----- Subdivision Nos. 23845 and 23846----- lodged as aforesaid - - - - -</p> </div>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 12/08/2002. VERIFIED: AP
COLOUR CODE BL=BLUE		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

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REGISTRATION CONFIRMATION STATEMENT

Produced: 22/05/2023 12:54:13 PM

VOLUME 8110 FOLIO 046

LAND DESCRIPTION

Lot 28 on Plan of Subdivision 031985.
PARENT TITLE Volume 06857 Folio 371
Created by instrument A133295 28/03/1956

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DIANNE BETTY REED of 140 CASTLE CROSSING ROAD NANGILOC VIC 3494
AW828931V 16/05/2023

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP136930F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW828927L (E)	CONV PCT & NOM ECT TO LC	Completed	16/05/2023
AW828931V (E)	SURVIVORSHIP APPLICATION	Registered	22/05/2023

Additional information:

Street Address: 94 DICKESON GROVE COLIGNAN VIC 3494

ADMINISTRATIVE NOTICES

NIL

eCT Control 19866B DAVIES WATSON LAWYERS
Effective from 22/05/2023

DOCUMENT END

Lodgement No: 7959091
Email: CAROL@DAVIESWATSON.COM.AU
Customer Code: 19866B
Customer Name: DAVIES WATSON LAWYERS

Secure Electronic Registries Victoria (SERV)
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TITLE PLAN		EDITION 1	TP 136930F
Location of Land Parish: COLIGNAN Township: Section: Crown Allotment: 6(PT) Crown Portion: Last Plan Reference: LP 31985 Derived From: VOL 8110 FOL 046 Depth Limitation: 50 FEET		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 the land coloured blue -- <u>THE EASEMENTS</u> (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act 1954 - - -			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 04/06/2002 VERIFIED: AP
COLOUR CODE BL=BLUE			
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 16 May 2023 09:56 AM

PROPERTY DETAILS

Address: **94 DICKESON GROVE COLIGNAN 3494**
Lot and Plan Number: **This property has 2 parcels. See table below**
Standard Parcel Identifier (SPI): **See table below**
Local Government Area (Council): **MILDURA**
Council Property Number: **21158**
Directory Reference: **Vicroads 6 G2**

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: 134078 sq. m (13.41 ha)

Perimeter: 1947 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](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 16 LP23846	16\LP23846
B	Lot 28 LP31985	28\LP31985

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**

PROPERTY REPORT



Environment,
Land, Water
and Planning

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's 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>

Area Map



From www.planning.vic.gov.au at 16 May 2023 09:56 AM

PROPERTY DETAILS

Address: **94 DICKESON GROVE COLIGNAN 3494**
 Lot and Plan Number: **More than one parcel - see link below**
 Standard Parcel Identifier (SPI): **More than one parcel - see link below**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **21158**
 Planning Scheme: **Mildura**
 Directory Reference: **Vicroads 6 G2**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

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**

OTHER

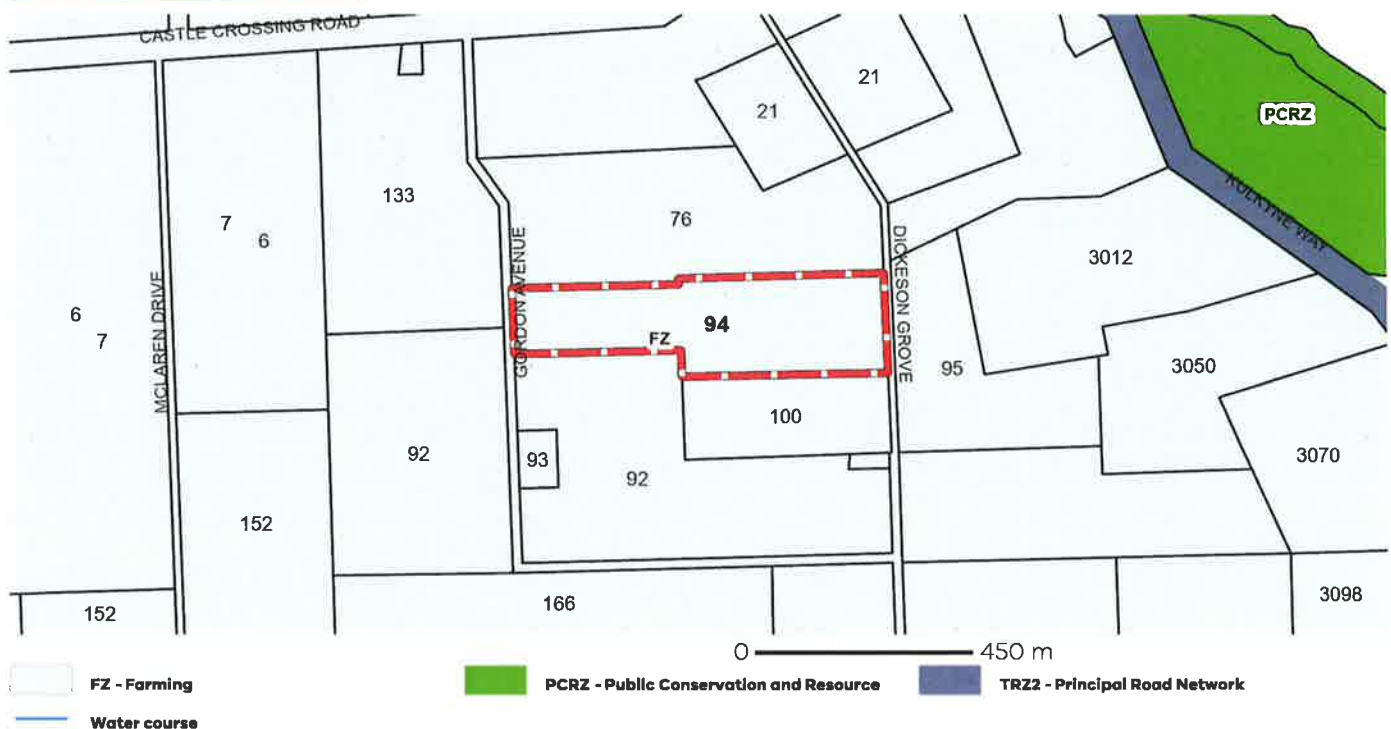
Registered Aboriginal Party: **None**

[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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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 Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

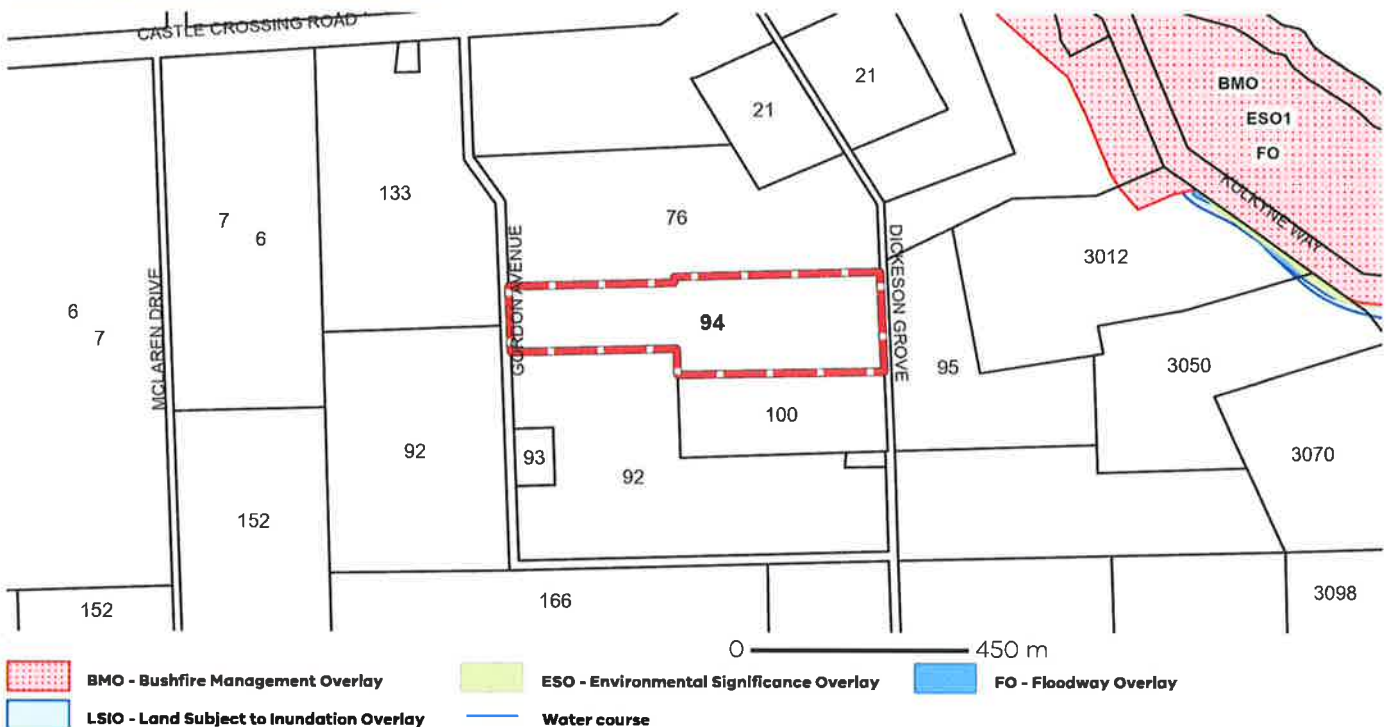
Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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 May 2023.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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

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

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

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

To view planning zones, overlay and heritage information in an interactive format visit

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

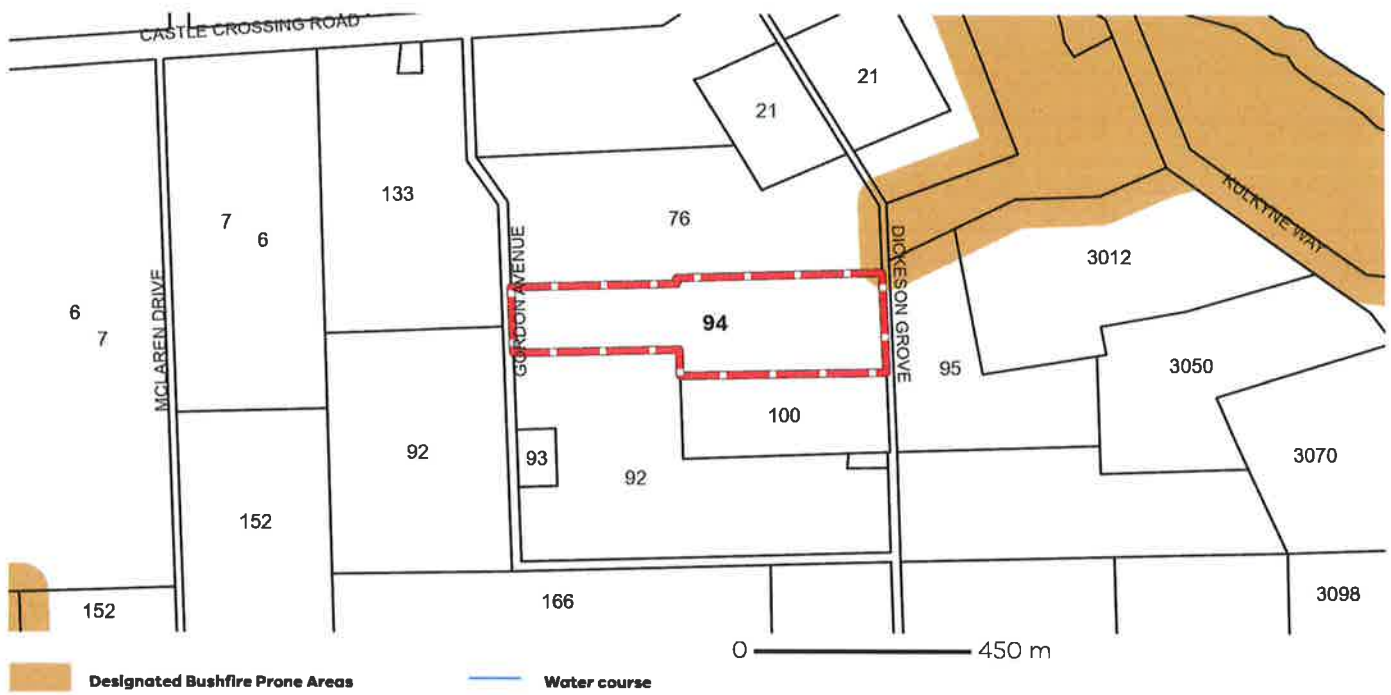
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 \(environment.vic.gov.au\)](#)

Statement of water entitlements on land

The information contained in this document may be incomplete or out-of-date if land parcel, licence or entitlement changes have not been updated in the Water Register. Information provided for each asset/service is limited to a brief summary – detailed information on each can be obtained by purchasing a **Copy of Record** from your water authority or from www.waterregister.vic.gov.au

An **Information Statement** may also be requested from your water authority to show rates, charges and agreements relevant to the property (fees may apply).

Search criteria: WUL008423

Land parcels



PCL066075 Lot 16 of Plan LP023846 (7848/051), LI 7 - L 4, Impact zone LI 7 - L 4, (Service Id: 44806)

PCL066076 Lot 28 of Plan LP031985 (8110/046), LI 7 - L 4, Impact zone LI 7 - L 4, (Service Id: 44806)

Land owners

PTY051326 Bryon Anthony Reed
RMB 8660 NANGILOC VIC 3494

PTY051327 Dianne Betty Reed
RMB 8660 NANGILOC VIC 3494

Water services that would transfer with land transfers

WUL008423 Water-use licence 137.0 ML AUL (Service ID: 44806)

Service points

Outlet number	Type	Delivery system
38265 (SP015827)	Extractive	R Murray (Euston-Wentworth)

Other water assets and services linked to the land (transfer is optional)

Note that these assets and services may not be under the same ownership as the land parcels.

Water shares

- WEE020528 Water Share 12.2 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 145351)
Held by: Bryon Anthony Reed, Dianne Betty Reed
- WEE043725 Water Share 13.3 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 207020)
Held by: Bryon Anthony Reed, Dianne Betty Reed
- WEE053549 Water Share 7.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 789542)
Held by: Bryon Anthony Reed, Dianne Betty Reed
- WEE056717 Water Share 10.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 297275)
Held by: Bryon Anthony Reed, Dianne Betty Reed
- WEE059320 Water Share 8.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 8010372)
Held by: Dianne Betty Reed
- WEE060138 Water Share 40.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 215406)
Held by: Dianne Betty Reed
- WEE060278 Water Share 5.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 310174)
Held by: Dianne Betty Reed
- WEE068209 Water Share 20.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 785873)
Held by: Dianne Betty Reed, Bryon Anthony Reed
- WEE068449 Water Share 20.0 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 152846)
Held by: Bryon Anthony Reed, Dianne Betty Reed

Water allocations

- ABA0272XX Allocations 70.9 ML tradable, 7 VIC Murray - Barmah to SA (Service ID: 810215)
Held by: Bryon Anthony Reed, Dianne Betty Reed

Works licences

- WLE003506 Operate - Works on a waterway, R Murray (Euston-Wentworth), (Service ID: 44806)
Held by: Bryon Anthony Reed, Dianne Betty Reed

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER-USE LICENCE

Water Act 1989

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

Water-use licence WUL008423 does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the water-use licence.

Water used under water-use licence WUL008423 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL008423 authorises the use of water for the purpose of irrigation, watering a kitchen garden that is not more than 0.4 hectares, watering animals kept as pets, watering cattle or other stock (not including piggeries, feed lots, poultry farms or any other intensive or commercial use), dairy use, and general non-irrigation farm use, on the land described below, subject to the conditions that are specified.

Land on which water may be used

Land description

Volume 7848 Folio 051
Lot 16 of Plan LP023846

Volume 8110 Folio 046
Lot 28 of Plan LP031985

Property address

94 DICKESON GROVE, COLIGNAN, VIC 3494

Holder(s) of Water-Use Licence

BRYON ANTHONY REED of RMB 8660 NANGILOC VIC 3494
DIANNE BETTY REED of RMB 8660 NANGILOC VIC 3494

Water-Use Licence Details

Status	Active
Annual use limit	137.0 megalitres
Water share holding limit	274.0 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	R Murray (Euston-Wentworth)
Related works licences	WLE003506
Associated water shares	WEE020528 WEE043725

WEE053549
WEE056717
WEE059320
WEE060138
WEE060278
WEE068209
WEE068449

Low Impact Zone 4 (LI 7)

Salinity impact zone

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA029561	Address amendment	Recorded			14 Dec 2014
PTA029492	Address amendment	Recorded			05 Dec 2014
PTA029466	Address amendment	Recorded			04 Dec 2014
PTA017389	Address amendment	Recorded			10 Oct 2012
WET531175	Transfer within authority	Recorded	18 Jul 2018	27 Jul 2018	20 Aug 2018
WET531174	Transfer within authority	Recorded	18 Jul 2018	30 Jul 2018	10 Sep 2018
WDT530020_T	Transfer between authorities	Recorded	25 May 2018	30 May 2018	28 Jun 2018
WDT529306_T	Transfer between authorities	Recorded	30 Apr 2018	02 May 2018	18 May 2018
WDT506335_T	Transfer between authorities	Recorded	23 Dec 2014	23 Dec 2014	17 Feb 2015
WET506518	Transfer within authority	Recorded	04 Dec 2014	05 Dec 2014	02 Feb 2015
WUV479147	Variation	Approved	05 Feb 2013	05 Feb 2013	
WDT157189_T	Transfer within authority	Recorded	04 Feb 2013	06 Feb 2013	27 Feb 2013
LTA213718	Transfer	Approved	17 Oct 2012	17 Oct 2012	
WET165834	Transfer within authority	Recorded	26 Sep 2012	28 Sep 2012	15 Oct 2012

Conditions

Water-use licence WUL008423 is subject to the following conditions:

Managing groundwater infiltration

- 1 Subject to the Minister declaring a seasonal adjustment to annual use limits to accommodate exceptionally high evapotranspiration rates, the maximum number of megalitres of water that may be applied to the land specified in the licence in any 12-month period from 1 July to 30 June will be 137.00
- 2 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by the water Authority unless the Authority has granted an exemption in writing.
- 3 Pondered irrigation must not be carried out on the land specified in the licence without the addition of particular conditions governing the use of such an irrigation system.

Managing drainage disposal

- 4 Where irrigation results in drainage from the land specified in the licence that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the water authority.

END OF COPY OF RECORD

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

LICENCE TO OPERATE WORKS

under Section 67 of the Water Act 1989

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

This licence does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the works licence.

Water used under this licence is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

This licence is not to be interpreted as an endorsement of the design and/or construction of any works (including dams). The Authority does not accept any responsibility or liability for any suits or actions arising from injury, loss, damage or death to person or property which may arise from the maintenance, existence or use of the works.

Each person named as a licence holder is responsible for ensuring all the conditions of this licence are complied with.

This licence authorises its holders to operate the described works, subject to the conditions.

Licence Holder(s)

BRYON ANTHONY REED of RMB 8660 NANGILOC VIC 3494
DIANNE BETTY REED of RMB 8660 NANGILOC VIC 3494

Licence Contact Details

BA & DB REED RMB 8660
NANGILOC VIC 3494

Licence Details

Expiry date	30 Jun 2023
Status	Active
Authority	Lower Murray Water
Name of waterway or aquifer	R Murray (Euston-Wentworth)
Water system	Murray

Summary of Licensed Works

The details in this section are a summary only. They are subject to the conditions specified in this licence.

<i>Works ID</i>	<i>Works type</i>	<i>Use of water</i>
WRK050484	Pump	Irrigation

Description of Licensed Works

WORKS ID WRK050484

Works type	Pump
Works subtype	Fixed
Manufacturer	Kelly & Lewis
Model	50
Serial	AH862
Suction pipe size	150 millimetres
Delivery pipe size	150 millimetres
RPM	1460
Output power	37.00 kW

Extraction Details

Service point/s	SP015827 38265
Maximum extraction rate	6.480 megalitres per day (The physical capacity of the works)
Maximum daily volume	1.174 megalitres (The volume authorised to be extracted via the works)
Maximum annual volume	137.000 megalitres
Use of water	Irrigation - as well as domestic and stock use, dairy use, and general non-irrigation farm use

Works location

<i>Easting</i>	<i>Northing</i>	<i>Zone MGA</i>
624884.202	6181534.981	Zone 54

Land description

CA 10 Section C Parish of Colignan

Related Instruments

Related entitlements	Nil
Related water-use entities	WUL008423

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTA029561	Address amendment	Recorded			14 Dec 2014
PTA029492	Address amendment	Recorded			05 Dec 2014
PTA029466	Address amendment	Recorded			04 Dec 2014
PTA017389	Address amendment	Recorded			10 Oct 2012
WLR003817	Modify	Approved	14 Feb 2020	14 Feb 2020	
WLV006750	Modify	Approved	11 Jul 2013	11 Jul 2013	
WLV151118	Modify	Approved	18 Oct 2012	18 Oct 2012	
WLV005528	Modify	Approved	10 Oct 2012	10 Oct 2012	
WLI565695	Issue	Approved	01 Jul 2007	01 Jul 2007	

Conditions

Licence WLE003506 is subject to the following conditions:

Preventing pollution

- 1 Water must not be taken through the works if the Authority reasonably believes fuel, or lubricant, or any other matter used in connection with works and appliances associated with this licence, is at risk of contaminating a waterway, or aquifer, or the riparian or riverine environment.
- 2 The licence holder must construct and maintain bund walls around any hydrocarbon-fuel-driven engine, motor, fuel storage, or chemical storage used in connection with this licence, in accordance with the timeframe, specifications, guidelines and standards prescribed by the Authority.

Rosters and restrictions

- 3 Water may only be taken through the works referred to in the works licence if, in a period of rationing or other restriction, it is taken in accordance with the share of the flow represented by the specified extraction share of 1.17 ML/day.
- 4 When directed by the Authority, water must be taken in accordance with the rosters and restrictions determined by the Authority, and advised to the licence holder.
- 5 Water may only be taken through the works referred to in the works licence if the maximum instantaneous extraction rate is no more than 75.00 L/second.

Metering of water taken and used

- 6 Water may only be taken under this licence if it is taken through a meter approved by the Authority.
- 7 Meters must be installed, in accordance with the specifications set by the Authority, at the licence holder's expense.
- 8 Meters used for the purpose of this licence are deemed to be the property of the Authority.
- 9 The licence holder must at all times provide the Authority with safe access to meters for the purpose of reading, calibration or maintenance.
- 10 The licence holder must notify the Authority within one business day if the meter ceases to function or operate properly.
- 11 The licence holder must, if required by the Authority, keep an accurate record of the quantity of water taken under this licence and allow the Authority to inspect this record at all reasonable times, and provide a copy of the record when requested.
- 12 The licence holder must not, without the consent of the Authority, interfere with, disconnect or remove any meter used for the purposes of the licence.
- 13 The Authority may, if it deems necessary, make an estimate of the total volume of water taken under this licence.

Operation and maintenance

- 14 Water may only be taken through the works at the specified location.
- 15 The licence holder must keep all works, appliances and dams associated with this licence, including outlet pipes and valves, in a safe and operable condition, and free from obstacles and vegetation that might hinder access to works.
- 16 Water may only be taken through the works if the works are sited, constructed, operated and maintained to the satisfaction of the Authority.
- 17 Works must not be altered, removed or decommissioned without a licence that authorises alteration, removal or decommissioning.
- 18 The licence holder must at all times provide the Authority with safe access to inspect all works and appliances used to take water under this licence.

Protecting biodiversity

- 19 Water must not be taken through the works if the Authority reasonably believes that the taking

of water, through the works and appliances associated with this licence, is at risk of causing damage to the environment.

- 20 The licence holder must, if required by the Authority, remedy any damage to the environment that in the opinion of the Authority is a result of the installation, operation or maintenance of the works.

Fees and charges

- 21 The licence holder must, when requested by the Authority, pay all fees, costs and other charges under the Water Act 1989 in respect of this licence.

END OF COPY OF RECORD



Mr B A & Mrs D B Reed
RMB 8660 Nangiloc Via
RED CLIFFS VIC 3496



R3_4255

Total Rates & Charges For this Year
\$3,806.68
Refer below for payment options

Rate and Valuation Notice

1 July 2022 to 30 June 2023

Property Location & Description

94 Dickeson Grove COLIGNAN VIC 3494
Lot 16 PS 23846, Lot 28 PS 31985 Parish of
Colignan

AVPCC: 551 - Orchards, Groves and Plantations

RATING DETAILS

Irrigated Farm Rate	0.0038643	\$3,215.10
Waste Management	450.14	1 \$450.14

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Primary Production Fire Levy (Variable)	0.00017	\$141.44
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*PAID
14/2/23*

TOTAL AMOUNT \$3,806.68

Payment in full Due 15 Feb 2023 \$3,806.68	Or	1st Instalment Due 30 Sep 2022 \$951.67	2nd Instalment Due 30 Nov 2022 \$951.67	3rd Instalment Due 28 Feb 2023 \$951.67	4th Instalment Due 31 May 2023 \$951.67
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Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices. Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Mr B A & Mrs D B Reed
94 Dickeson Grove COLIGNAN VIC 3494
Assessment No: 21158

Payment In Full: \$3,806.68
Or 1st Instalment: \$951.67



Billers code: 93922
Ref: 211581

POST billpay



Full Payment *41 211581



Post Billpay Biller code: 0041
Ref: 211581

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

Centrepay Ref:
555 054 730B

Internal Use Only

BPAY this payment via Internet or phone banking.
BPAY View®. View and pay this bill using internet banking.
BPAY View Registration No.: 211581



Call Centre: 1800 808 830
(Incl. 24 Hour Faults & Emergencies)



lmw.vic.gov.au
E contactus@lmw.vic.gov.au

RURAL ACCOUNT

Date Of Issue 13/01/2023

520196-001 004011(9591) U
MR BA REED & MRS DB REED
RMB 8660
NANGILOC VIC 3494

Reference No: 044806

Amount Due: \$241.46

Due Date: 17-FEB-2023

Tariffs and Charges Notice
3rd Quarter 2022/23
01/01/2023 - 31/03/2023

POST *850 700448061

Property Address : 94 DICKESON GROVE COLIGNAN VIC 3494 (Prop:44806) - Rural Account
Lot 16 LP 23846 Par Colignan Vol 7848 Fol 051 and 1 more

	Charge	ML	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Operational Fee - per ML AUL (Qtr)	106.86	137.000		106.86
NCWMD Operational Fee - AUL based (Qtr)	109.60	137.000		109.60
Diversion Metered Usage Charge	0.00		22.023ML	0.00

TOTAL OWING \$241.46

The BALANCE DUE will be deducted from your nominated a/c via Direct Debit on the DUE DATE.

Payments/Credits since last Notice \$241.46
These services are GST free. The next Quarterly Notice will be mailed Apr 2023 - due late May
Interest charges will accrue at a rate of 5.3% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above.
Exemptions apply.



Payment Slip - Methods of Payment
Online at lmw.vic.gov.au - Pay your Account

044806/789542
94 DICKESON GROVE COLIGNAN VIC 3494 (Prop:44806) - Rural Account



Direct Debit
Please contact your local office

The BALANCE DUE will be deducted from your nominated a/c via Direct Debit on the DUE DATE.



CentrePAY
Use CentrePAY to arrange regular deductions from your Centrelink payment
Simply call our Call Centre 1800 808 830



Billpay Code: 0850
Ref:

Pay in person at any Post Office

	Bill Code: 78477 Ref: 7004 4806 1
BPAY® - Make this payment via internet or phone banking.	
BPAY View® - Receive, view and pay this bill using internet banking.	
BPAY View Registration No: 7004 4806 1	



Bill Code: 78477
Ref:

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



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.

(04/10/2016)

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.

(04/10/2016)