

The following conditions shall form part of any Contract to which this Vendors Statement is annexed and subsequently entered into between the Vendor and any Purchaser. These conditions shall take effect notwithstanding any conflicting general conditions set out or incorporated by reference to the Contract.

VENDOR: TERRENCE JAMES HANSON & JUDITH ANNE HANSON

PURCHASER:

PROPERTY: LOT 2, 17 MCEDWARD STREET, BIRDWOODTON 3505 BEING LOT 2 ON PROPOSED PLAN ATTACHED AND MARKED WITH THE LETTER "A" AND BEING PART OF THE LAND CONTAINED IN CERTIFICATE OF TITLE VOLUME 8958 FOLIO 570.

1. **Plan of Subdivision**

- (a) The Vendor's shall at their own cost and expense prepare a Plan of Subdivision in or to the like effect of the 'proposed' Plan of Subdivision annexed hereto and submit the same to the related Municipal Authority for sealing and shall pay for and expenses in relation thereto (including the cost of any works required to be undertaken) and shall use its best endeavours and do things reasonably required to expedite and procure the registration of the said proposed Plan. The Vendor reserves the right to make any minor alteration to the proposed Plan of Subdivision, which may be necessary to procure its registration.
- (b) This contract is subject to and conditional upon Plan being registered within eighteen (18) months of the date hereof ("the Plan Approval Date") either party may terminate this Contract after the plan approval date but before the proposed Plan has been registered, whereupon the Vendor will refund all monies paid by the Purchaser PROVIDED ALWAYS that the Purchaser may not terminate the Contract if the Purchaser is in default under the Contract. This special condition endures for the benefit of both the Vendor and the Purchaser and may only be waived by agreement in writing.
- (c) The settlement date shall be within ninety (90) days from the date hereof or within 21 days from the date of the approval of the Plan of Subdivision, whichever is the later date.

SECTION 32 STATEMENT

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

Vendor: Terrence James Hanson and Judith Anne Hanson

Property: Lot 2, 17 McEdward Street BIRDWOODTON VIC 3505
Being Lot 2 on proposed plan attached and marked with the letter "A" being part of the land contained in Certificate of Title Volume 8958 Folio 570.

VENDORS REPRESENTATIVE

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

PO Box 1012
MILDURA VIC 3502

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

Ref: Warrick Watts

SECTION 32 STATEMENT
LOT 2, 17 MCEDWARD STREET BIRDWOODTON VIC 3505

1. FINANCIAL MATTERS

(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	NOT SEPARATELY RATED	Per annum
Lower Murray Water	NOT SEPARATELY RATED	Per annum

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

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

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

2. INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

No such Insurance has been effected to the Vendors knowledge.

3. LAND USE

(a) RESTRICTIONS

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

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

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

SECTION 32 STATEMENT
LOT 2, 17 MCEDWARD STREET BIRDWOODTON VIC 3505

(b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council See attached Property Report

Zoning:

Planning Overlay/s:

4. **NOTICES**

(a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor

(b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

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

5. **BUILDING PERMITS**

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

No such Building Permit has been granted to the Vendors knowledge.

6. **OWNERS CORPORATION**

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

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

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

- ~~—any certificate of release from liability to pay;~~
- ~~—any certificate of deferral of the liability to pay;~~

SECTION 32 STATEMENT
LOT 2, 17 MCEDWARD STREET BIRDWOODTON VIC 3505

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

OR

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

8. SERVICES

Service	Status
Electricity supply	Not Connected
Gas supply	Not Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Not Connected

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

9. TITLE

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT
LOT 2, 17 MCEDWARD STREET BIRDWOODTON VIC 3505

- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

10. DUE DILLIGENCE CHECKLIST

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

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Terrence James Hanson and Judith Anne Hanson

Signature/s of the Vendor

x

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

Register Search Statement - Volume 8958 Folio 570

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 08958 FOLIO 570

Security no : 124100707079M
Produced 29/09/2022 11:41 AM

LAND DESCRIPTION

Crown Allotment 2A Section A Parish of Mildura.
PARENT TITLE Volume 06654 Folio 736
Created by instrument E624084 04/12/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TERRENCE JAMES HANSON
JUDITH ANNE HANSON both of MCEDWARDS STREET MERBEIN VIC 3505
AC152443A 24/06/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC919935E 11/06/2004
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP828209T 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: 17 MCEDWARD STREET BIRDWOODTON VIC 3505

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

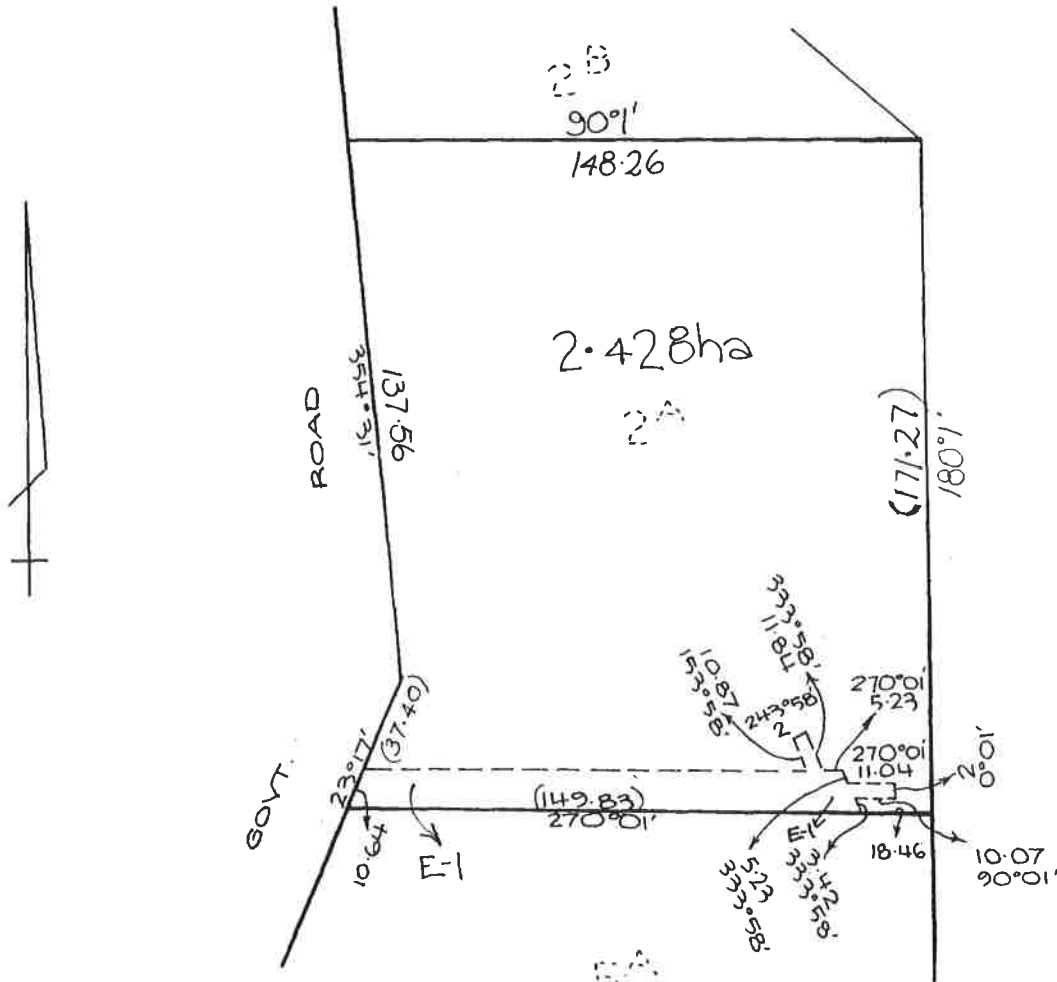
DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 29/09/2022, for Order Number 76405072. Your reference: WW:276-22.

TITLE PLAN	EDITION 1	TP 828209T
-------------------	------------------	-------------------

<p>Location of Land</p> <p>Parish : MILDURA Township : - Crown Allotment: 2A Crown Portion: - Section : A</p> <p>Base record : DCMB Last Plan Reference : Derived From : VOL. 8958 FOL. 570</p> <p>Depth Limitation : 15.24 metres</p>	<p style="text-align: center;">Notations</p> <p style="text-align: center;">IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT</p> <p style="text-align: center; font-size: small;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p style="text-align: center;">Description of Land/ Easement Information</p> <p>ENCUMBRANCES AS TO THE LAND MARKED E-1</p> <p style="font-size: x-small;">AN EASEMENT FOR TRANSMISSION OF ELECTRICITY HAS BEEN ACQUIRED BY S.E.C. VIDE N/E NOS 17685.</p>	<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>COMPILED: Date 15/07/05</p> <p>VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i></p>
---	---





ROY COSTA PLANNING & DEVELOPMENT

164 Eighth Street Mildura
PO Box 2925 Mildura 3502
Phone (03) 50210031 Email: admin@roycosta.com.au

Our Ref: 22-004

19 August 2022

Mr. T Hanson
PO Box 44
Merbein Vic 3505

Dear Terry,

**PLANNING PERMIT 005.2022.062.001
2 LOT SUBDIVISION
17 MCEDWARD STREET, BIRDWOODTON**

We refer to the above matter and advise that Planning Permit 005.2022.062.001 has now been granted.

Please find attached a copy of the permit, together with the endorsed plan, for your attention.

Please ensure you read the conditions in relation to the permit carefully, as Council's approval is subject to the proposal complying with all permit requirements.

Please note the expiry date on the permit is 12 August 2024

When you wish to proceed with the subdivision, please contact our office as we are able to assist and complete this matter for you.

If you have any queries in relation to the above, please contact Mr. Roy Costa from our office who will be pleased to assist.

Yours sincerely,

Roy Costa

ROY COSTA RPIA
ROY COSTA PLANNING & DEVELOPMENT

Enc.



Mildura Rural City Council

PLANNING PERMIT

(Form 4)

Application No: 005.2022.00000062.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

17 McEdward Street BIRDWOODTON, CA: 2A Sec: A Psh: MILDURA

THE PERMIT ALLOWS:

2 Lot Subdivision

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (1) The subdivision as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- (2) The owner of the land must enter into an agreement with:
 - A telecommunications network or service provider for the provision of telecommunication services to each lots shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person for the provision of fibre ready telecommunications facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

- A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and
 - A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in area where the National Broadband Network will not be provided by optical fibre.
- (3) The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

Date Issued: 12/08/2022

Digitally signed by:

**DAMIEN SUTTON
STATUTORY PLANNING
COORDINATOR
FOR MILDURA RURAL
CITY COUNCIL**



Mildura Rural City Council

PLANNING PERMIT

(Form 4)

Application No: 005.2022.00000062.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

17 McEdward Street BIRDWOODTON, CA: 2A Sec: A Psh: MILDURA

THE PERMIT ALLOWS:

2 Lot Subdivision

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- (4) All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
- (5) The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

ENGINEERING SERVICES CONDITIONS

- (6) Prior to certification the submitted contour plan must be amended to include the location and the levels of the existing terracing at the rear of each lot and a note showing all future building must be suitably designed to prevent inundation. The plan will then become the drainage plan.
- (7) Prior to the issue of a Statement of Compliance, the owner must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act, 1987. The agreement must be prepared by Council to provide the following:
 - a) It is the owner's responsibility to maintain the shape and form of the existing terracing at the rear of each lot to mitigate overland flow
 - b) All future buildings and surrounds within each lot must be suitably designed to mitigate any flooding from overland
 - c) Each lot must accept all stormwater overland flow runoff from McEdward Street

This agreement is to be registered on the title to all lots within the subdivision allowed under this permit 005.2022.00000062.001 and any cost associated with the preparation of the agreement must be borne by the owner.

PERMIT EXPIRY

- (8) This permit will expire if one of the following circumstances applies:

Date Issued: 12/08/2022

Digitally signed by:

**DAMIEN SUTTON
STATUTORY PLANNING
COORDINATOR
FOR MILDURA RURAL
CITY COUNCIL**



Mildura Rural City Council

PLANNING PERMIT

(Form 4)

Application No: 005.2022.0000062.001

Planning Scheme: Mildura Planning Scheme

Responsible Authority: Mildura Rural City Council

ADDRESS OF THE LAND:

17 McEdward Street BIRDWOODTON, CA: 2A Sec: A Psh: MILDURA

THE PERMIT ALLOWS:

2 Lot Subdivision

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

- a) The subdivision is not certified within two years of the date of this permit.
- b) The subdivision is not completed within five years of the date of certification.

The permit time may be extended pursuant to Section 69 of the Planning and Environment Act 1987 if a written request is received before the permit expires or within 6 months of the expiry date if the Plan of Subdivision has not been certified.

Date Issued: 12/08/2022

Digitally signed by:

**DAMIEN SUTTON
STATUTORY PLANNING
COORDINATOR
FOR MILDURA RURAL
CITY COUNCIL**

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. (Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

WHEN DOES A PERMIT BEGIN?

A permit operates:

- from the date specified in the permit, or
- if no date is specified, from:
 - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal, or
 - (ii) the date on which it was issued, in any other case.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT APPEALS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on an Application for Review form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- An application for review must also be served on the Responsible Authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

Approval is granted for the

use/development shown on this plan

PERMIT NO. 005.2022.00000062.001

For and on behalf of the Responsible Authority

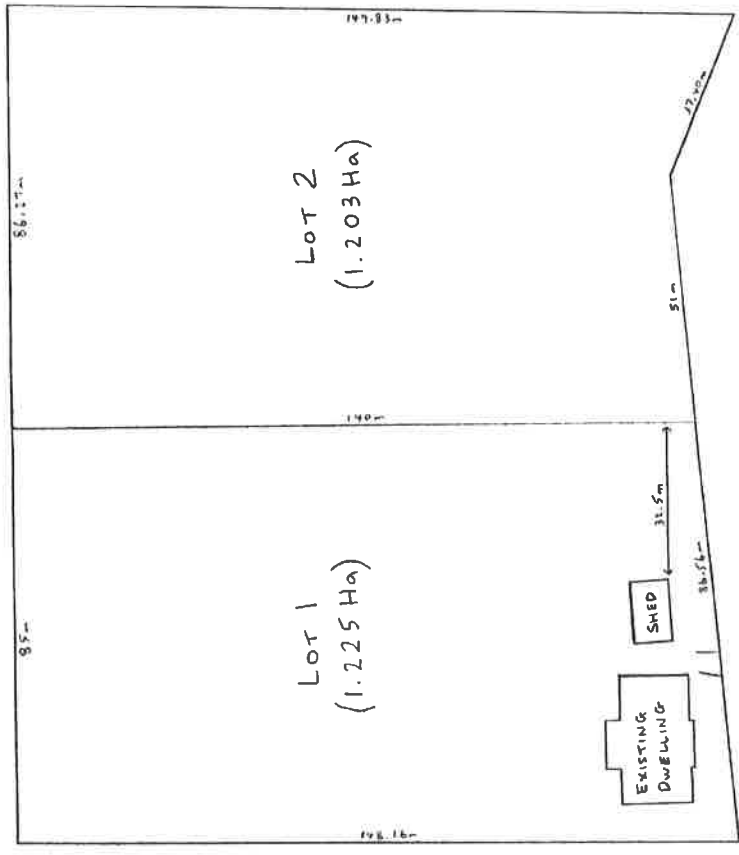
Damien Sutton

Page 1 of 1

DATE 12 August 2022

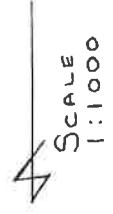
"A"

2 Lot SUBDIVISION
17
McEDWARD STREET
BIRDWOODTON



STREET

McEDWARD





Mildura Rural City Council



TAX INVOICE



Mr T J & Ms J A Hanson
PO Box 44
MERBEIN VIC 3505

633
kd 0084270

Total Rates & Charges For this Year
\$3,733.41
Refer below for payment options

Rate and Valuation Notice

1 July 2022 to 30 June 2023

Property Location & Description

17 McEdward Street BIRDWOODTON VIC 3505
C.A. 2A Sec A

AVPCC: 561 - Vineyard

RATING DETAILS

Rebates / Concession				-\$253.20Cr
Irrigated Farm Rate	0.0038643	830000		\$3,207.37
Waste Management	450 14	1		\$450 14

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Primary Production Fire Levy (Fixed)	238.00	1		\$238 00
Primary Production Fire Levy (Variable)	0.00017	830000		\$141.10
Concession				-\$50.00Cr

TOTAL AMOUNT

\$3,733.41

Payment In full Due 15 Feb 2023 \$3,733.41	Or	1st Instalment Due 30 Sep 2022 \$933.36	2nd Instalment Due 30 Nov 2022 \$933.35	3rd Instalment Due 28 Feb 2023 \$933.35	4th Instalment Due 31 May 2023 \$933.35
--	----	---	---	---	---

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 T J & Ms J A Hanson
17 McEdward Street BIRDWOODTON VIC 3505
Assessment No: 23265

Payment In Full: \$3,733.41
Or 1st Instalment: \$933.36

Biller code: 93922



Biller code: 0041

Contract Ref:

Call Centre: 1800 808 830

(incl. 24 Hour Faults & Emergencies)



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

URBAN ACCOUNT

Date Of Issue 7/07/2022



479695-001 019336(43869) 0033
MR TJ HANSON & MRS JA HANSON
PO BOX 44
MERBEIN VIC 3505

Reference No: 016765

Amount Due: \$282.98

Due Date: 12-AUG-2022

Tariffs and Charges Notice
1st Quarter 2022/23
01/07/2022 - 30/09/2022

POST *850 700167653

Property Address : 17 MCEDWARD STREET BIRDWOODTON VIC 3505 (Prop:16765) - Urban Account
CA 2A Sec A Par Mildura Vol 8958 Fol 570

	Charge	Concession	Balance
Water Service Tariff	53.86	-26.93	26.93
Water by Measure Chg-Info on reverse	256.05		256.05

TOTAL OWING \$282.98



Pension Concessions granted for the current Financial year total \$26.93
Payments/Credits since last Notice \$685.73

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

016765
17 MCEDWARD STREET BIRDWOODTON VIC 3505 (Prop:16765) - Urban Account




Direct Debit
Please contact your local office



*850 700167653 \$282.98



Centrepay
Use Centrepay to arrange regular debit flows from your Centrolink payment. Simply call our Call Centre: 1800 808 830



Bill Code: 78477
Ref: 7001 6765 3

BPAY - Make this payment via internet or phone banking.
BPAY View - Receive, view and pay this bill using internet banking.
BPAY View Registration No: 7001 6765 3

Amount Due \$282.98



Billpay Code: 0850
Ref: 7001 6765 3
Pay in person at any Post Office



Bill Code: 78477
Ref: 7001 6765 3

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



Payment Ref: 7001 6765 3

By Phone
Pay by phone: (03) 8672 0582
Standard call charges apply

See reverse for In Person and By Mail options

From www.planning.vic.gov.au at 29 September 2022 11:45 AM

PROPERTY DETAILS

Address: **17 MCEDWARD STREET BIRDWOODTON 3505**
 Crown Description: **Allot. 2A Sec. A PARISH OF MILDURA**
 Standard Parcel Identifier (SPI): **2A-A\PP3102**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **23265**
 Planning Scheme: **Mildura**
 Directory Reference: **Vicroads 537 R11**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

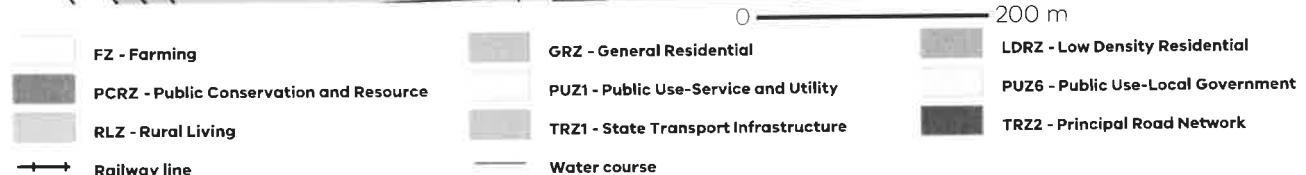
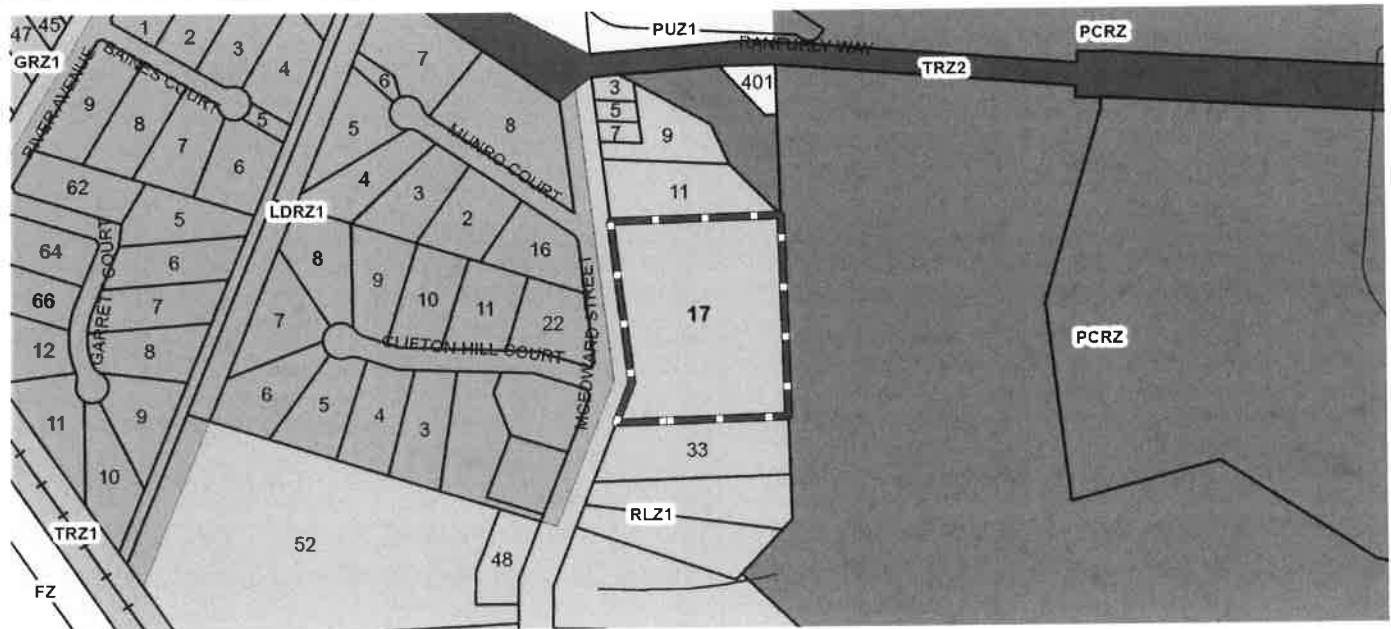
Registered Aboriginal Party: **First People of the Millewa-Mallee**

[View location in VicPlan](#)

Planning Zones

RURAL LIVING ZONE (RLZ)

RURAL LIVING ZONE - SCHEDULE 1 (RLZ1)



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

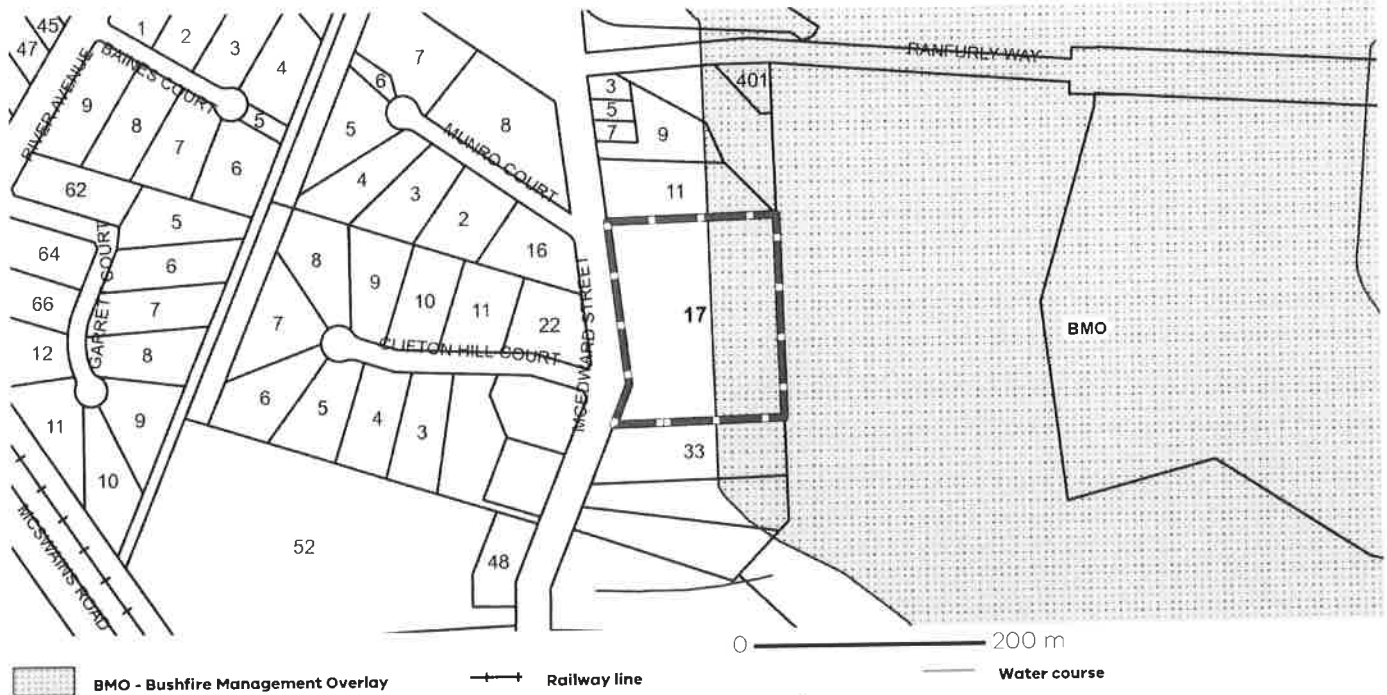
Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

Planning Overlays

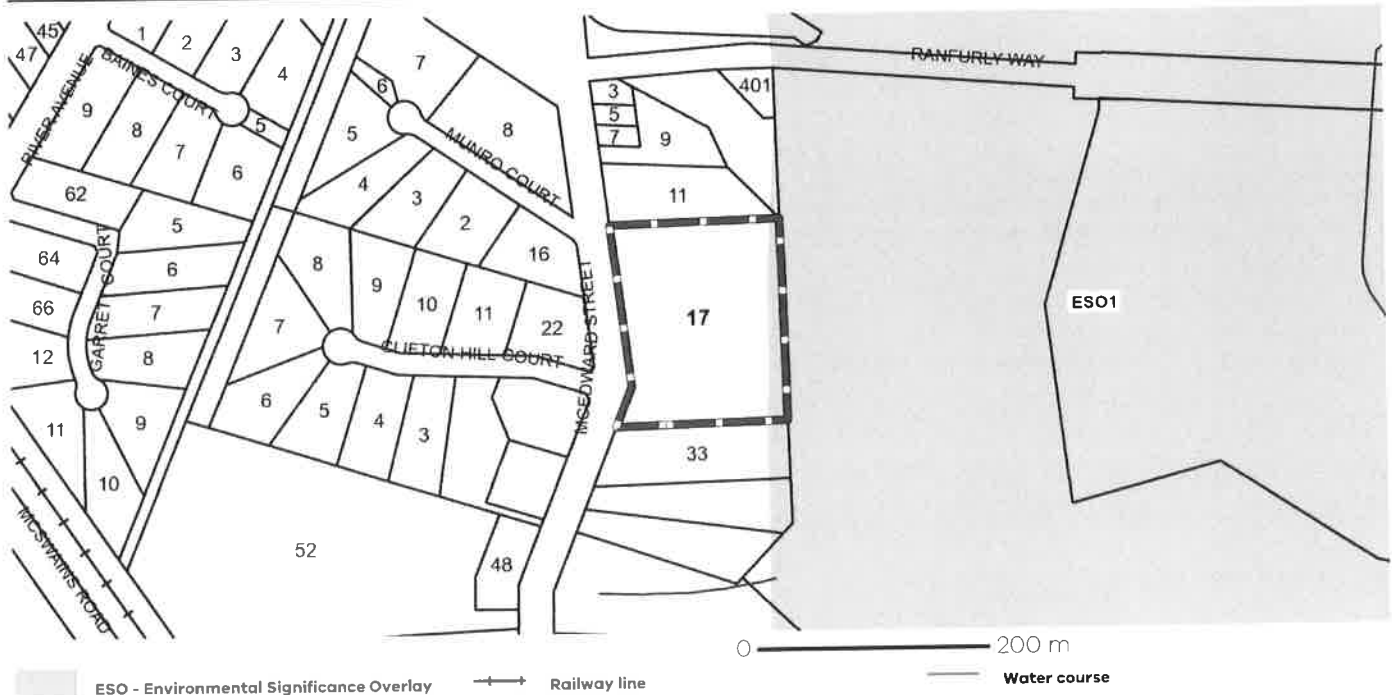
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

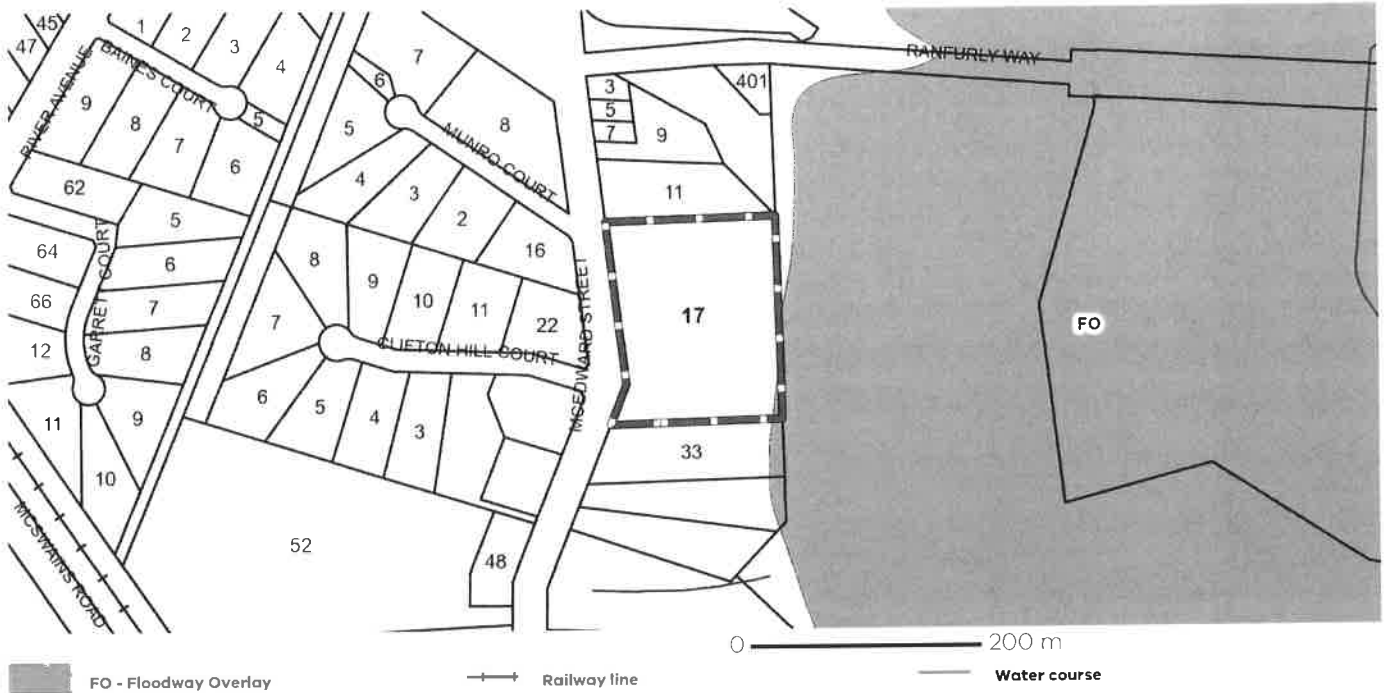


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

FLOODWAY OVERLAY (FO)

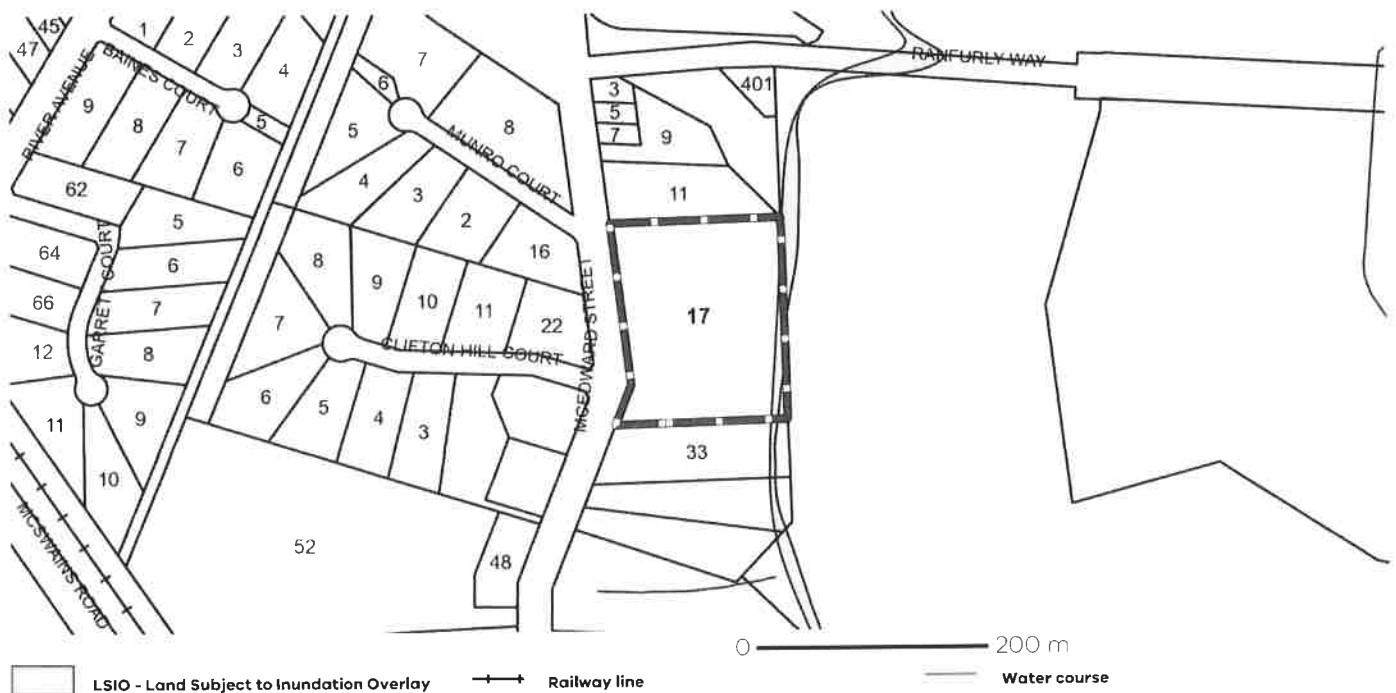
FLOODWAY OVERLAY SCHEDULE (FO)



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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

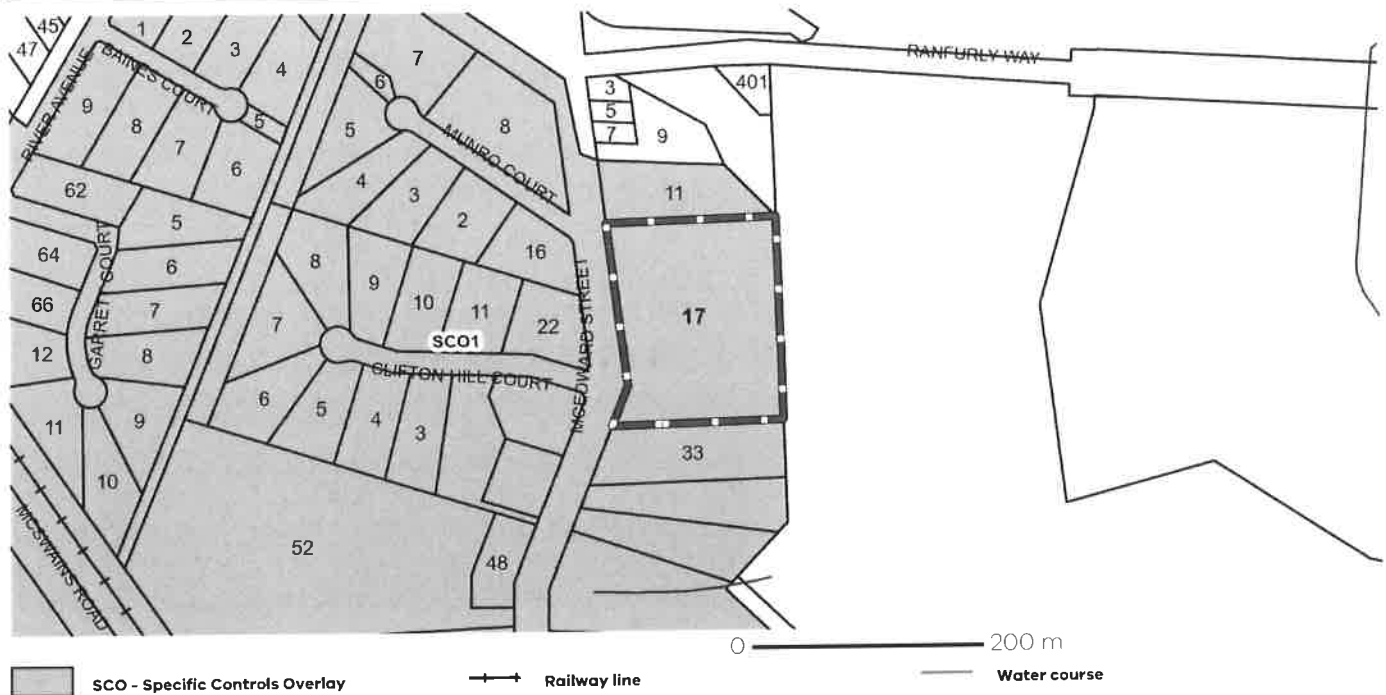


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



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

HERITAGE OVERLAY (HO)



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 20 September 2022.

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>

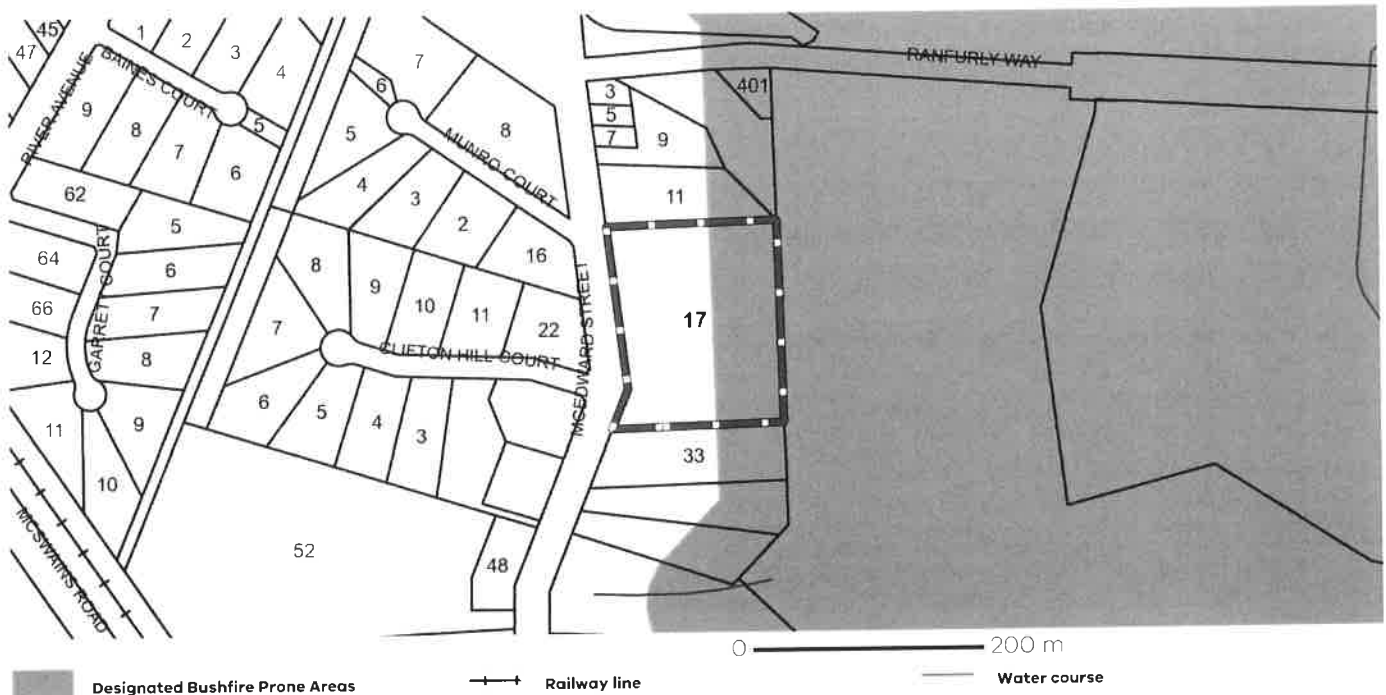
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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://nvm.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 \(environment.vic.gov.au\)](#).

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.

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.