

Vendors Statement to the Purchaser of Real Estate Pursuant to Section 32 of the Sale of Land Act ("the Act")

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.

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.

PROPERTY: 85 Cassia Street, Red Cliffs

VENDOR'S NAME: Tania Jean Stone and Robert James Stone

VENDOR'S SIGNATURE: Tania Stone Robert Stone

DATE: 22.11.21

PURCHASER'S NAME:

PURCHASER'S SIGNATURE:

DATE: _____

**VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT ("the Act")**

Vendor: Tania Jean Stone and Robert James Stone

Property: 85 Cassia Street, Red Cliffs
Lot 2 on Plan of Subdivision 638314T being the whole of the land in Certificate of Title Volume 11245 Folio 672 Crown Allotment 72 Section B Parish of Mildura being the whole of the land in Certificate of Title Volume 08386 Folio 919
Crown Allotment 67A Section B Parish of Mildura being the whole of the land in Certificate of Title Volume 09641 Folio 796

Water: No permanent water is included in this sale

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest):

- (a) are contained in the attached certificate/s.
are as follows :

<u>Authority</u>	<u>Amount</u>	<u>Interest</u>
1. Mildura Rural City Council Vol 08386 Fol 919	\$2,959.80 per annum 2021/2022	
2. Mildura Rural City Council Vol 09641 Fol 796	\$ 629.09 per annum 2021/2022	
3. Lower Murray Water- Urban Vol 8386 Fol 919	\$ 51.84 per quarter 2021/2022	(tariff only)
4. Lower Murray Water – Rural	See Information Statements attached (3)	

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: Usual Adjustment of outgoings and water by measure

- (a) — Their total does not exceed \$
- (b) The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:
- (c) The Purchaser may be liable for ongoing Lower Murray Water charges that are applicable to water righted land. Refer to information statement attached hereto for information.
- (d) The parties acknowledge that the Purchaser will be responsible for the payment of any charges and fees in relation to continuing the Lower Murray Water Authority water connection and also the installation and supply of a Lower Murray Water meter (if required).

2. Insurance details in respect of the land

- (a) If the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

No such insurance has been effected
~~Particulars of vendor's insurance policy:~~

- (b) If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.
~~Particulars of vendor's required insurance:~~

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:
- (i) Description:
 - (ii) Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:
- (b) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) In the case of land to which a planning scheme applies a statement specifying—
- (i) name of the planning scheme: See attached
 - (ii) name of the responsible authority: See attached
 - (iii) zoning of the land: See attached
 - (iv) name of any planning overlay affecting the land: See attached
 - (v) Salinity – See attached

4. Notices made in respect of land

- (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 property of which the vendor might reasonably be expected to have knowledge:

~~Is contained in the attached certificate/s and/or statement/s.~~
~~Is as follows:~~
None to the Vendor's knowledge

- (b) Whether there are 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:

~~Is contained in the attached certificate/s and/or statement/s.~~
~~Is as follows:~~
None to the Vendor's knowledge

- (c) Particulars of any notice of intention to acquire served under section 6 of the **Land Acquisition and Compensation Act 1986**.

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

None to the Vendor's knowledge

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge

~~Is contained in the attached certificate/s.~~

~~Is as follows:~~

6. Information relating to any Owners Corporation

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. Growth areas infrastructure contribution

There is not a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) –

~~Particulars of work-in-kind agreement:~~

~~Is contained in the attached certificate/s and / or notice/s:~~

8. Disclosure of non-connected services

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

- ~~(a) electricity supply;~~
- (b) gas supply;
- ~~(c) water supply;~~ (supplied by both Rural & Urban)
- (d) sewerage;
- (e) telephone services.

9. Evidence of title

Attached are copies of 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 and the document, or part of the document, referred to as the diagram location in the Register Search Statement 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 vendor's title to the land;~~

- ~~(c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, 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) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or

(ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;

(e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988**—

(i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and

(ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and

(iii) Details of any proposals relating to subsequent stages that are known to the vendor; and

(iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.

(f) In the case of land that is subject to a subdivision and in respect of which a further plan within the 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 DILIGENCE CHECKLIST:

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

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

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 the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.



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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**

Page 1 of 1

VOLUME 11245 FOLIO 672

Security no : 124093285007G
Produced 25/10/2021 09:02 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 638314T.
PARENT TITLE Volume 10433 Folio 742
Created by instrument PS638314T 14/12/2010

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT JAMES STONE
TANIA JEAN STONE both of 85 CASSIA STREET RED CLIFFS VIC 3496
AK672752Q 23/10/2013

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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AH431468K 16/08/2010

DIAGRAM LOCATION

SEE PS638314T 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: 85 CASSIA STREET RED CLIFFS VIC 3496

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
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PS638314T



PLAN OF SUBDIVISION	Stage No. /	LTO use only EDITION 1	
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LOCATION OF LAND

Parish: MILDURA

Township: _____

Section: B

Crown Allotment: 65 (PART), 65^B(PART), 65^C(PART), 65^D & 65^H

Crown Portion: _____

Title Reference: VOL 10433 FOL 742

Last Plan Reference: PS 412414A (LOT 2)

Postal Address: 11 DADSWELL ROAD
(at time of subdivision) RED CLIFFS VIC 3496

MGA Co-ordinates E 612500 Zone: 54
(of approx. centre of land N 6203600 in plan)

COUNCIL CERTIFICATION AND ENDORSEMENT

Council Name: MILDURA RURAL CITY COUNCIL Ref: 7.2009.468.1

- This plan is certified under section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988.
Date of original certification under section 6 / /~~
- ~~This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has/has not been made.~~

(ii) ~~The requirement has been satisfied.~~

(iii) ~~The requirement is to be satisfied in Stage.....~~

Council delegate *[Signature]*
Council seal

Date 9/8/2010

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

Council delegate
Council seal

Date / /

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

Staging This is not a staged subdivision
Planning Permit No. 005.2009.00000468.001

Depth Limitations

15-24 METRES BELOW THE SURFACE APPLIES TO LAND IN CROWN ALLOTMENTS 65, 65^B & 65^C

15 METRES BELOW THE SURFACE APPLIES TO LAND IN CROWN ALLOTMENTS 65^D & 65^H

LOT 2 IS NOT THE RESULT OF SURVEY & THE DIMENSIONS SHOWN ARE DERIVED FROM TITLE

SURVEY. This plan is based on survey
This survey has been connected to permanent marks no(s) 548, 549, 550 & 954
In Proclaimed Survey Area No. 30

EASEMENT INFORMATION

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & OTHER PURPOSES (SEE C/G VOL 10340 FOL 740)	2-01	C/G VOL 10340 FOL 740	SEE C/G VOL 10340 FOL 740
E-2	DRAINAGE	2-01	C/E INST J886615	C/T VOL 9096 FOL 774
	DRAINAGE		C/E INST B220361	C/T VOL 6022 FOL 341
E-3	DRAINAGE	5-03	C/G VOL 8761 FOL 662	STATE RIVERS & WATER SUPPLY COMMISSION
	DRAINAGE		C/E INST B220361	C/T VOL 6022 FOL 341

LTO USE ONLY

Statement of Compliance/Exemption Statement

Received

Date 6/12/10

LTO USE ONLY

PLAN REGISTERED

TIME 6.41 PM

DATE 14/12/2010

RHills
Assistant Registrar of Titles

Sheet 1 of 2 Sheets

THOMSON & BLABY PTY.LTD.
ABN No. 52 244 079 275
71 ORANGE AVENUE, MILDURA. 3500.
TEL. (03) 5023 1835 FAX. (03) 5021 3957
POSTAL: P.O. BOX 766, MILDURA. 3502.

LICENSED SURVEYOR ANDREW CLIFFORD CRAIG.....

SIGNATURE..... *[Signature]* DATE 22-06-2010

REF 6802 VERSION 1

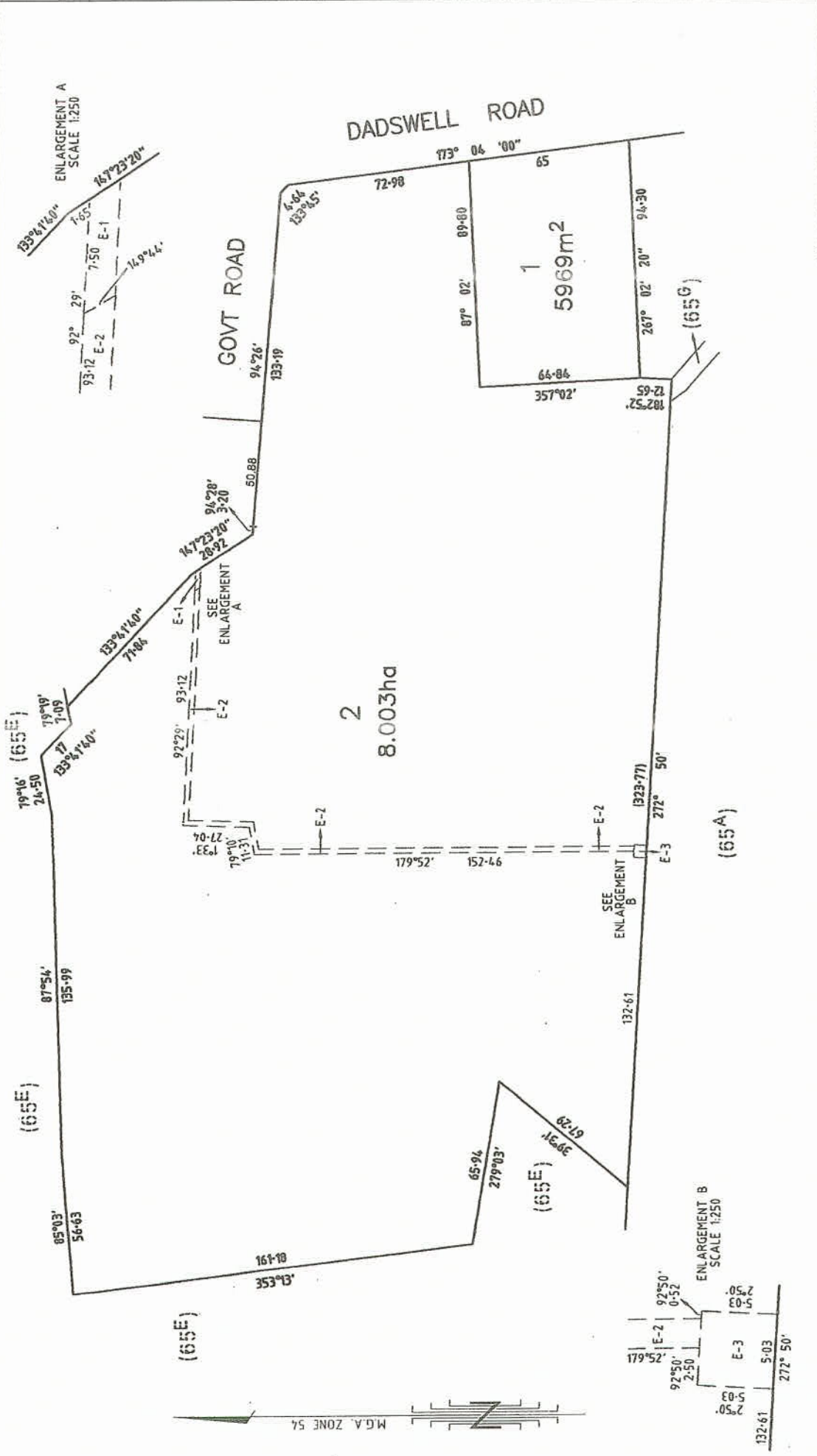
DATE 9/8/2010

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION

Stage No. / Plan Number
PS 638314T



THOMSON & BLABY PTY.LTD. ABN No. 52 244 079 275 71 ORANGE AVENUE, MILDURA. 3500. TEL. (03) 5023 1835 FAX. (03) 5021 3957 POSTAL: P.O. BOX 766, MILDURA 3502.		ORIGINAL SCALE SHEET SIZE 1:1500 A3	SCALE 15 0 30 60 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) ANDREW CLIFFORD CRAIG SIGNATURE <i>Andrew Clifford Craig</i> DATE 22-06-2010 REF 6802 VERSION 1	Sheet 2 of 2 DATE 9/18/2010 COUNCIL DELEGATE SIGNATURE
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FORM 18

Section 181

APPLICATION BY RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged by:

Name: Martin Irwin & Richards Lawyers
Phone: 03 50237900
Address: 61 Deakin Avenue, Mildura VIC 3500
Ref: ISAACS
Customer Code: 1008B

The Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register for the land.

LAND: Lot 2 on PS412414A contained in Certificate of Title Volume 10433 Folio 742

AUTHORITY: Mildura Rural City Council of 108-116 Madden Avenue, Mildura, Victoria 3500

Section and Act under which agreement is made: Section 173 of the *Planning and Environment Act 1987*.

A COPY OF THIS AGREEMENT IS ATTACHED TO THIS APPLICATION

Signature of Authority
Name of Officer
Position
Date

AH431468K

16/09/2010 \$105.20 173



MILDURA RURAL CITY COUNCIL

and

**PETER JACK ISAACS and
GLENDA RAE ISAACS**

**SECTION 173 AGREEMENT
11 DADSWELL ROAD RED CLIFFS**



**Martin Irwin & Richards
Lawyers**

61 Deakin Avenue
MILDURA VIC 3500
DX 50022 MILDURA

Phone: 03 5023 7900
Fax: 03 5021 2700
Ref: KEM:DD 10-1467

AH431468K

16/08/2010 \$105.20 173



Section 173 Agreement – 11 Dadswell Road Red Cliffs

THIS AGREEMENT is made on the 6th day of August 2010.

PARTIES

BETWEEN MILDURA RURAL CITY COUNCIL of 108 – 116 Madden Avenue, Mildura in the State of Victoria (“the Council”)

AND PETER JACK ISAACS and GLENDA RAE ISAACS both of Block 65, Dadswell Road Red Cliffs in the State of Victoria (“the Owners”)

RECITALS

- A. The Owners are registered or are entitled to be registered as the proprietors of the Land.
- B. The Council is the responsible authority under the Planning and Environment Act 1987 (“the Act”) for the Mildura Planning Scheme (“the Planning Scheme”).
- C. The Owners have made an application to the Council for a planning permit under the Planning Scheme for the development of the Land for a two (2) lot subdivision dwelling excision (“the Development”).
- D. The Council has agreed to the Development subject to the conditions contained in the planning permit issued on 5 May 2010 and numbered 005.2009.00000468.001 (“the Permit”).
- E. Condition 2 of the Permit provides:
 - 2. 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 to the satisfaction of the Responsible Authority to provide for the following:

THAT:

 - (i) This land has been subject to a subdivision in accordance with Mildura Planning Scheme;
 - (ii) Any allotment created pursuant to planning permit 005.2009.00000468.001 (or any subsequent amendment to this permit) may not be further subdivided (other than for a

AH431468K

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Section 173 Agreement – 11 Dadswell Road Red Cliffs

- resubdivision which is in accordance with the provisions of the current Mildura Older Irrigated Area Incorporated Document);
- (iii) No further dwellings may be constructed on either lot;
 - (iv) Any variation to this agreement, including amending or ending the agreement, requires approval from both the responsible authority and the Minister for Planning.

This agreement is to be registered on the title to all lots created in the plan of subdivision under Section 181 of the Act and any cost associated with the process including preparation, lodging and checking of the agreement must be borne by the owner.

THE PARTIES AGREE:

1. DEFINITIONS

In this Agreement unless inconsistent with the context or subject matter: -

“Act” means the Planning and Environment Act 1987 (Vic);

“Council” means the Mildura Rural City Council and any or its successors or assigns;

“Land” means the property situate at 11 Dadswell Road Red Cliffs in the State of Victoria and described as:

- Lot 2 on PS412414A contained in Certificate of Title Volume 10433 Folio 742.

“Lot” means any allotment created as a result of the Development;

“Owner” means the person or persons described as Owner at the time of entering into this Agreement and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any allotment created by any subdivision of the same and shall include the singular and the plural;

“Permit” means planning permit number 005.2009.00000468.001 issued by the Council on 5 May 2010.

2. INTERPRETATION

In this Agreement, unless a contrary intention appears:

- (a) the singular includes the plural and vice versa;

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Section 173 Agreement – 11 Dadswell Road Red Cliffs

- (b) words importing any gender include all other genders;
- (c) "person" includes a firm, a body corporate, or an unincorporated association;
- (d) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes, assigns, employees, servants, agents, consultants, contractors, advisers, financiers, subcontractors, licensees and invitees;
- (e) a reference to this Agreement or another instrument includes any variation or replacement of any of them;
- (f) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.

3. SECTION 173 AGREEMENT

3.1 Agreement under Section 173 of the Act

The Council and the Owners have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an agreement under Section 173 of the Act.

3.2 Covenants Run with the Land

The Owners acknowledge and agree that any obligation imposed on the Owners under this Agreement takes effect as a covenant which is annexed to the Land and runs at law and in equity with the Land until this Agreement ends.

4. COMMENCEMENT

This Agreement will come into force and effect from the date of this Agreement.

5. OWNER'S COVENANTS

5.1 Successors in title

The Owners will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of all or part of the Land after execution of this Agreement and before its registration at the Land Titles Office without first disclosing to its successors the existence and nature of this Agreement.

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Section 173 Agreement – 11 Dadswell Road Red Cliffs

5.2 Registration

The Owners will do all things necessary to enable the Council to register this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act including signing any further agreement, acknowledgement or document to enable the Agreement to be registered under that Section.

5.3 Performance of Covenants

The Owners will do all things necessary including the signing of such further agreements, undertakings, covenants, consents, approvals or other documents for the purpose of ensuring that it carry out the covenants and agreements and obligations contained in this Agreement and to enable the Council to enforce the performance by the Owners of such covenants, agreements and undertakings.

5.4 Comply with Permit

The Owners will comply with and carry out the conditions of the Permit.

5.5 Costs

The Owners will pay the Council's costs of and incidental to the preparation and execution of this Agreement and the registration of this Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Agreement at the Land Titles Office.

5.6 No further subdivision

The Owners acknowledge and agree that any allotment created pursuant to Planning Permit 005.2009.00000468.001 (or any subsequent amendment to this permit) will not be further subdivided (other than for a resubdivision which is in accordance with the provisions of the current Mildura Older Irrigated Area Incorporated Document).

5.7 No further dwellings

The Owners will not construct or permit to be constructed any further dwellings on either lot created in the plan of subdivision.

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Section 173 Agreement – 11 Dadswell Road Red Cliffs

5.8 Variation to agreement

The Owners acknowledge and agree that any variation to this agreement, including amending or ending the agreement, requires the approval from both the Responsible Authority and the Minister for Planning.

6. ADDITIONAL MATTERS

6.1 Severance

If any provision of this Agreement is not valid it shall not effect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.

6.2 Proper law

This Agreement is governed by and the parties submit to the jurisdiction of the laws of the State of Victoria.

6.3 Joint & several

This Agreement is binding on the Owners and the Owners for the time being of any Lot created by the Development. In the event that there is more than one Owner of any Lot the covenants, undertakings, warranties and liabilities of the Owners of the Lot shall be joint and several.

6.4 No Waiver

Any time or other indulgence granted by the Council to the Owners or any variation of the terms or conditions of this Agreement or any judgment or order obtained by either party against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

7. DEFAULT OF OWNERS

In the event of the Owners defaulting or failing to perform any of the obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify

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Section 173 Agreement – 11 Dadswell Road Red Cliffs

any default shall be borne by the Owners and any such costs together with any amount payable to Council pursuant to this Agreement shall be capable of being recovered by the Council in any Court of competent jurisdiction as a civil debt recoverable summarily.

EXECUTED as a deed.

AH431468K

16/08/2010 \$105.20 173



Section 173 Agreement – 11 Dadswell Road Red Cliffs

THE COMMON SEAL of the)
MILDURA RURAL CITY COUNCIL)
was affixed hereto by authority of)
the Council in the presence of:)



[Signature]
.....
Councillor Glenn Milne

[Signature]
.....
Councillor Sue Nichols

[Signature]
.....
Chief Executive Officer

SIGNED SEALED & DELIVERED)
by the said PETER JACK ISAACS)
in the presence of:)

[Signature]

[Signature]

SIGNED SEALED & DELIVERED)
by the said GLENDA RAE ISAACS)
in the presence of:)

[Signature]

[Signature]



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

Page 1 of 1

VOLUME 08386 FOLIO 919

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Produced 25/10/2021 09:02 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 72 Section B Parish of Mildura.

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT JAMES STONE
TANIA JEAN STONE both of WALPEUP
R540017W 12/09/1991

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE R540018T 12/09/1991
NATIONAL AUSTRALIA BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP333130R 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: 85 CASSIA STREET RED CLIFFS VIC 3496

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END



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TITLE PLAN	EDITION 1	TP 333130R
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Location of Land

Parish: MILDURA
 Township:
 Section: B
 Crown Allotment: 72
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 8386 FOL 919
 Depth Limitation: 50 FEET

Notations

SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8386 FOL. 919 AND NOTED ON SHEET 2 OF THIS PLAN

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

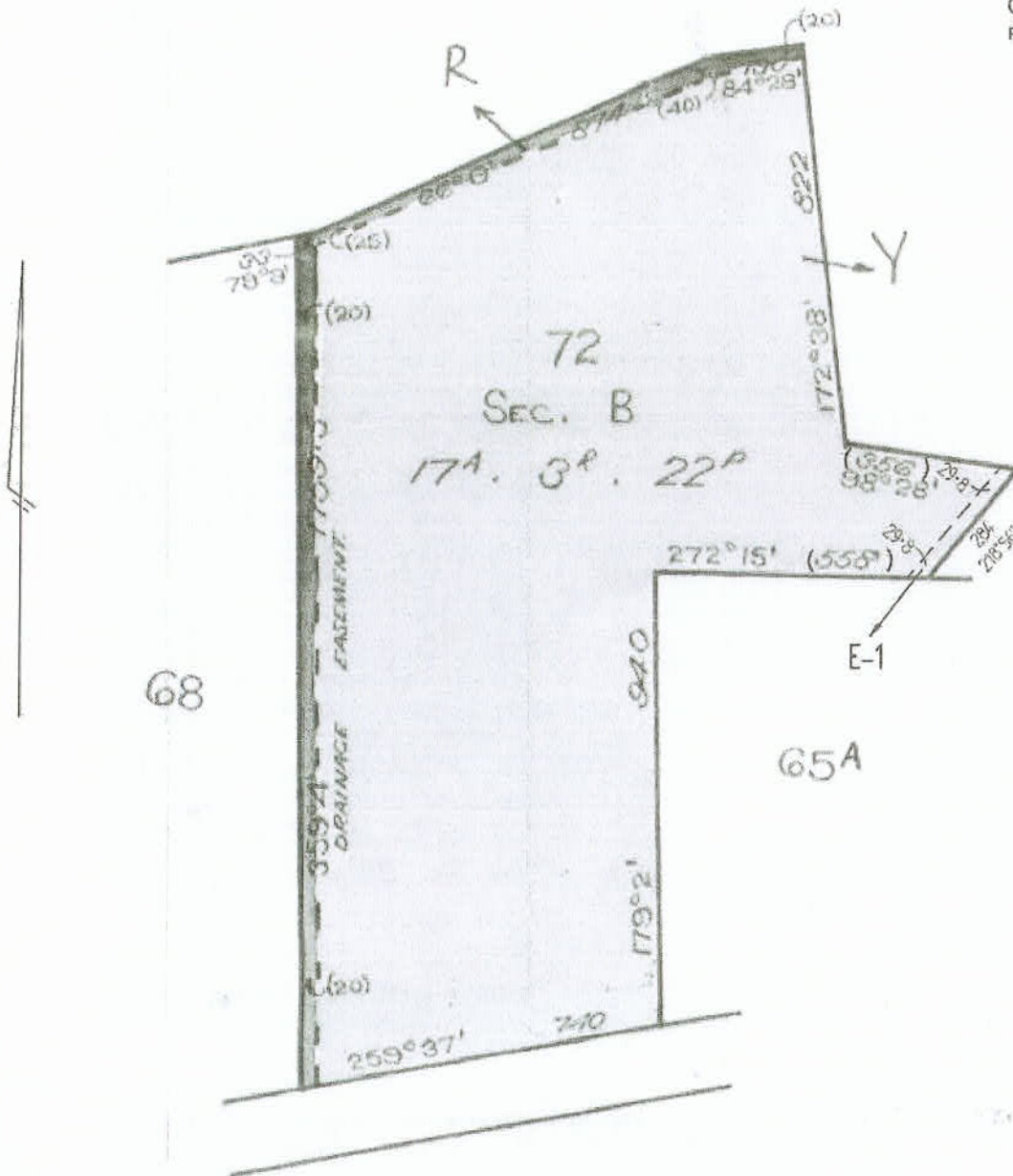
Description of Land / Easement Information

E-1 = WATER SUPPLY & DRAINAGE EASEMENT TO SUNRAYSLIA RURAL WATER AUTHORITY CREATED BY C/E U103643F

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
 COMPILED: 25/02/2000
 VERIFIED: EWA

COLOUR CODE

R = RED E-1, Y = YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 1 of 2 sheets

TITLE PLAN

TP 333130R

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the MALLEE COUNTRY in the said State containing seventeen acres three roods and twenty-two perches more or less being Allotment seventy-two of Section B in the Parish of Mildura County of Karkaroc

delineated and colored yellow and red in the map in the margin hereof together with the right to sink wells for water and to the use for all purposes of any wells and springs now or hereafter upon the said land as (though this Grant had been made without any limitation as to depth) PROVIDED that this Grant is made subject to—

- (a) the reservation to Us Our heirs and successors of—
 - (i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act 1958* and petroleum within the meaning of the *Petroleum Act 1958* (hereinafter called "the reserved minerals");
 - (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land;
 - (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;
- (b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act 1958*;
- (c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1958* or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon;
- (d) the condition that State Rivers and Water Supply Commission its servants agents and workmen shall have the right at all times hereafter to enter upon and to clear of obstructions the said land colored red and to dig out and excavate the same and to lay or place drainage pipes and appurtenant drainage works therein or thereunder also to use such pipes and works for all purposes of drainage also to repair alter cut off or remove any such pipes and works so laid or placed and replace them with others and also to deposit or place and allow to remain on or along the said land colored red or any part thereof all timber earth soil stone gravel or other substance matter or thing which may be removed or excavated in clearing cutting digging and excavating the said land colored red and also to go pass and repass for all the purposes aforesaid either with or without vehicles plant and equipment through over and along the said land colored red.

LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet.
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets



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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**

Page 1 of 1

VOLUME 09641 FOLIO 796

Security no : 124093285009E
Produced 25/10/2021 09:02 AM

LAND DESCRIPTION

Crown Allotment 67A Section B Parish of Mildura.
PARENT TITLE Volume 08560 Folio 813

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROBERT JAMES STONE
TANIA JEAN STONE both of CASSIA ST SUNNYCLIFFS 3496
T149182J 20/06/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ108266Y 03/08/2017
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE TP708307P 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: CASSIA STREET NORTH RED CLIFFS VIC 3496

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 04/08/2017

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	TP708307P
Number of Pages (excluding this cover sheet)	1
Document Assembled	25/10/2021 09:12

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN	EDITION 1	TP 708307P
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Location of Land

Parish: MILDURA
 Township:
 Section: B
 Crown Allotment: 67A
 Crown Portion:

Last Plan Reference:
 Derived From: VOL 9641 FOL 796
 Depth Limitation: 15.24 m

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

As to any part of the land marked E-1 on the map that lies within the Lot - - -

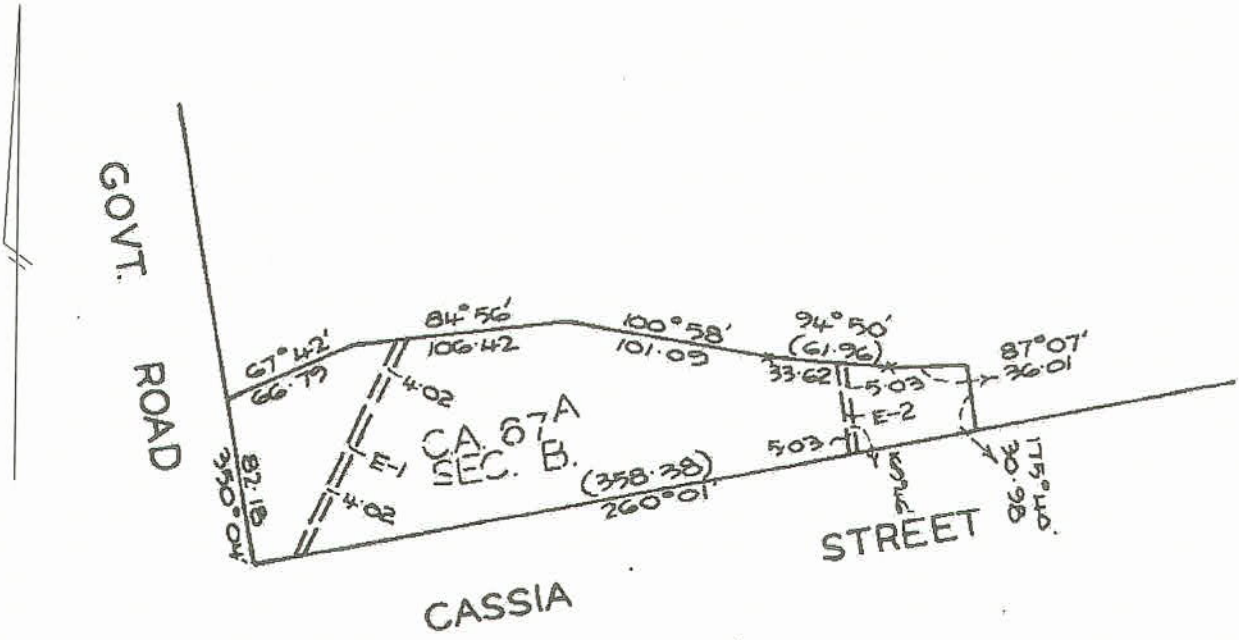
THE CONDITION to State - -
 Rivers and Water Supply --
 Commission contained in --
 Crown Grant Vol.8560 Fol.813 -

As to any part of the land marked E-2 on the map that lies within the Lot - - -

THE EASEMENT to Rural Water Commission of Victoria - -
 created by Instrument - - -
 No.D849479 -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 04/12/2000
 VERIFIED: C.L.



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 WUL025427 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 WUL025427 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL025427 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 9641 Folio 796
CA 67A Section B Parish of Mildura

Property address

CASSIA STREET N, RED CLIFFS, VIC 3496

Holder(s) of Water-Use Licence

ROBERT JAMES STONE of PO BOX 315 RED CLIFFS VIC 3496
TANIA JEAN STONE of PO BOX 315 RED CLIFFS VIC 3496

Water-Use Licence Details

Status	Active
Annual use limit	19.7 megalitres
Water share holding limit	39.4 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Related works licences	Nil
Associated water shares	Nil
Salinity impact zone	Low Impact Zone 4 (LI 7)

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WUA701008	Issue	Approved	21 Nov 2017	21 Nov 2017	

Conditions

Water-use licence WUL025427 is subject to the following conditions:

Managing groundwater infiltration

- 1 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by a water authority.
- 2 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 19.70.
- 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

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 WUL027587 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 WUL027587 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL027587 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 11245 Folio 672
Lot 2 of Plan PS638314T

Property address

85 CASSIA STREET, RED CLIFFS, VIC 3496

Holder(s) of Water-Use Licence

ROBERT JAMES STONE of PO BOX 315 RED CLIFFS VIC 3496
TANIA JEAN STONE of PO BOX 315 RED CLIFFS VIC 3496

Water-Use Licence Details

Status	Active
Annual use limit	50.0 megalitres
Water share holding limit	100.0 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Related works licences	Nil
Associated water shares	Nil
Salinity impact zone	Low Impact Zone 4 (LI 7)

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WUA167632	Issue	Approved	20 Jul 2021	02 Aug 2021	

Conditions

Water-use licence WUL027587 is subject to the following conditions:

Managing groundwater infiltration

- 1 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by a water authority.
- 2 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 50.00.
- 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

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 WUL025425 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 WUL025425 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL025425 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 8386 Folio 919
CA 72 Section B Parish of Mildura

Property address

85 CASSIA STREET, RED CLIFFS, VIC 3496

Holder(s) of Water-Use Licence

ROBERT JAMES STONE of PO BOX 315 RED CLIFFS VIC 3496
TANIA JEAN STONE of PO BOX 315 RED CLIFFS VIC 3496

Water-Use Licence Details

Status	Active
Annual use limit	55.0 megalitres
Water share holding limit	110.0 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Related works licences	Nil
Associated water shares	WEE018898
Salinity impact zone	Low Impact Zone 4 (LI 7)

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
WUA701006	Issue	Approved	21 Nov 2017	21 Nov 2017	

Conditions

Water-use licence WUL025425 is subject to the following conditions:

Managing groundwater infiltration

- 1 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by a water authority.
- 2 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 55.00.
- 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

RURAL SUPPLY INFORMATION STATEMENT



Statement No IS22/87097
Our Ref: 46120 / 244902
Issue Date: 29/10/2021
Your Ref: 56311263-025-6

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s) MRS TJ STONE & MR RJ STONE
Situate: 85 CASSIA STREET RED CLIFFS VIC 3496
Description: CA 72 Sec B Par Mildura Vol 8386 Fol 919

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

**NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW**

TARIFFS AND CHARGES

ANNUAL CHARGES	1/07/2021 to 30/06/2022	
GMW Entitlement Storage Murray HR (Ann)		236.34
DELWP Water Share Fee - per Share (Ann)		13.41
TARIFFS & CHARGES LEVIED for period:	1/10/2021 to 31/12/2021	
Property Drainage Fee Division 1 (Qtr)		151.14
Delivery Share Fee Irrigation (Qtr)		632.74
Service Charge (Quarterly)		25.00
Metered Water Usage Fee Irrigation up to 5/10/2021		313.92
Receipts, Concessions & Rebates		(249.75)
Balance Due		\$1,122.80

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Purpose:	Irrigation / Drainage
Water Supply:	Untreated

Last Billed Water Consumption Details - Metered Water Usage Fee Irrigation

 Period Of Usage: 28/6/2021 to 5/10/2021 (99 Days)
 6.193 ML @ \$50.69000 Step1 Rate = \$313.92

Water Meter Details

Serial No.	Outlet No.	Size	Date Read	Reading
984305H154	5799	150	5/10/2021	187.203

Water Register Details

 The current volume of Water Share as shown on the Victorian Water Register is 24.8 ML. Applicant has advised no water share will be transferred to the purchaser.

The current Water Use Licence and AUL details as shown on the Victorian Water Register are:
 WUL025425 55.0 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW has endeavoured to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make his or her own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

TRANSFER OF WATER SHARE

In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.

A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

WATER USE LICENCE

This property has a Water Use Licence which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Licence to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

DELIVERY SHARE - 6.6

Each pumped irrigation district property has a delivery share. This is the amount of access granted into the LMW irrigation system. The delivery share is what Lower Murray Water's fixed charges are based upon. Please note a delivery share charge will apply, regardless of the volume of water share owned by a landholder. It is very important for customers to understand the obligation to pay based on the amount of delivery share attached to the land. Please seek professional advice on the delivery share requirements of the property to be purchased. Should you wish to decrease the volume of delivery share on a property a termination fee applies.

USAGE AND ALLOCATION

A Special Meter Reading is recommended to determine water usage prior to settlement or another party taking working possession. Fees apply, refer to fee schedule.

Customers must not exceed the available balance in their Allocation Bank Account (ABA). Should more water be required then a transfer of water allocation must take place.

Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

SPILLABLE WATER CHARGES

Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.

It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

PLEASE NOTE: This property is served by Urban and Rural Water supplies.

Lower Murray Water rural irrigation main/infrastructure located inside property boundary.

Corporate assets/infrastructure located inside property boundary.

It should be noted that in most instances the integrity of the Corporations assets/infrastructures are protected by way of easements. An easement can be in the form of a registered easement depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits or restricts the placement of buildings and or structures over their easement.

Please note the location Lower Murray Water assets/infrastructure as these may hinder any future development of this site.

This property is being sold without a Water Share to cover metered usage. All rural customers must ensure they have allocation water available in their Allocation Bank Account (ABA) to cover their usage at all times. The new owner will need to obtain allocation from the marketplace and undertake a Trade of Allocation -- Form 39 to cover any usage on the property.

Overuse of allocation is a breach of the Water Act 1989 and Lower Murray Water is obligated to ensure that their customers comply.

If you wish to make the settlement payment for this property via BPay please use the following information:
Biller Code 78477 Payment Reference Number 700461205.

This statement was issued by the Mildura Office.

On behalf of:

LOWER MURRAY URBAN & RURAL WATER

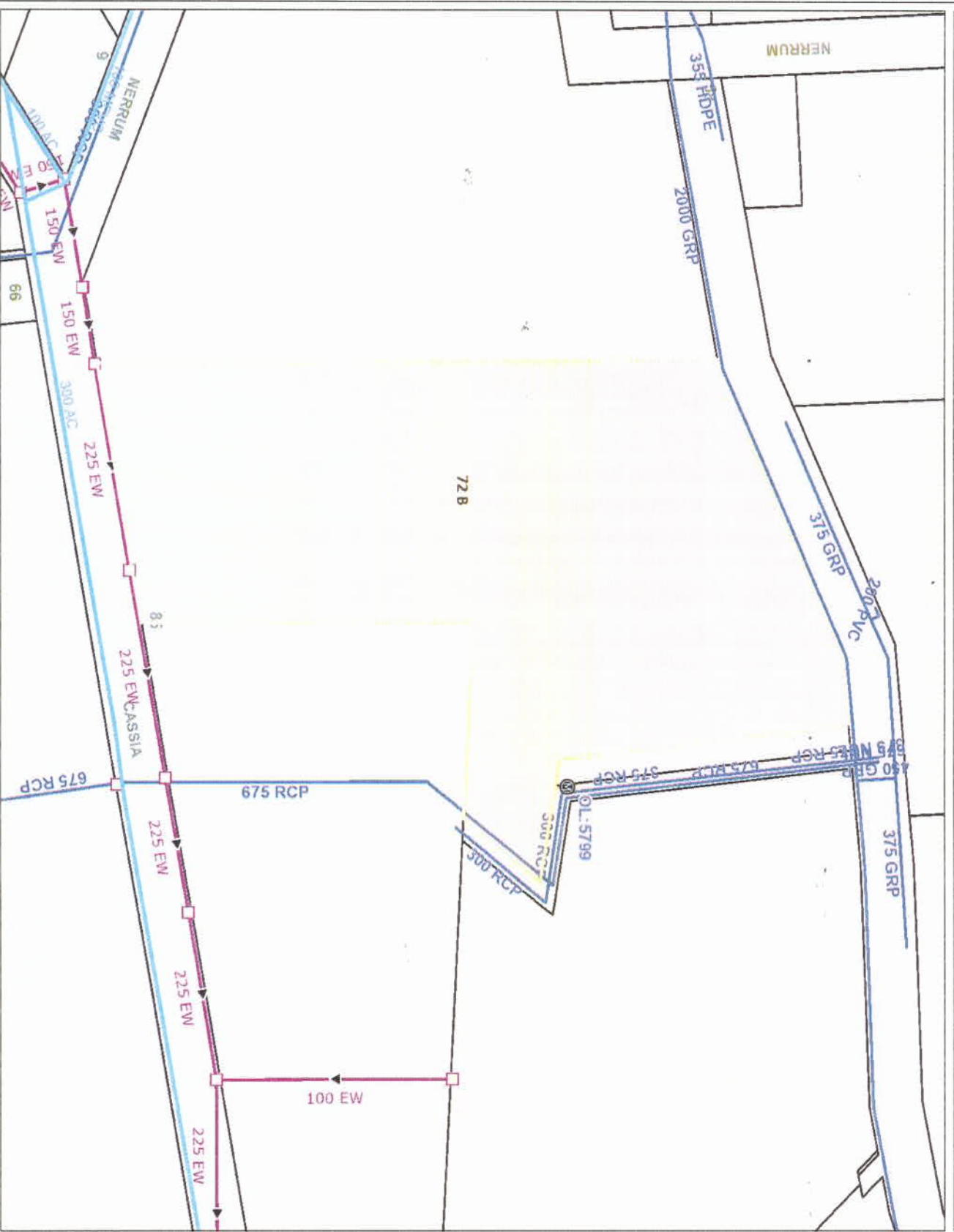
PLEASE NOTE:

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

LMW Assets - Property Inquiry - IS22/87097 - PAC 46120



Legend

	Urban Water
	Pipeline
	Retired Pipeline
	Urban Sewer
	Gravity Pipeline
	Pressure Main Pipeline
	Rising Main Pipeline
	Retired Gravity Pipeline
	Retired Pressure Main Pipeline
	Retired Rising Main Pipeline
	Rural Irrigation
	Channel
	Pipeline
	Retired Channel
	Retired Pipeline
	Irrigation Outlet
	Domestic and Stock Outlet
	Rural Drainage
	Channel
	Gravity Pipeline
	Rising Main
	Retired Channel
	Retired Pipeline

LOWER MURRAY WATER
 Property Inquiry
 29/10/2021

LMW DISCLAIMER:
 The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party.
 Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

GDA 1994 MGA Zone 54
 © Lower Murray Urban
 and Rural Water Corporation



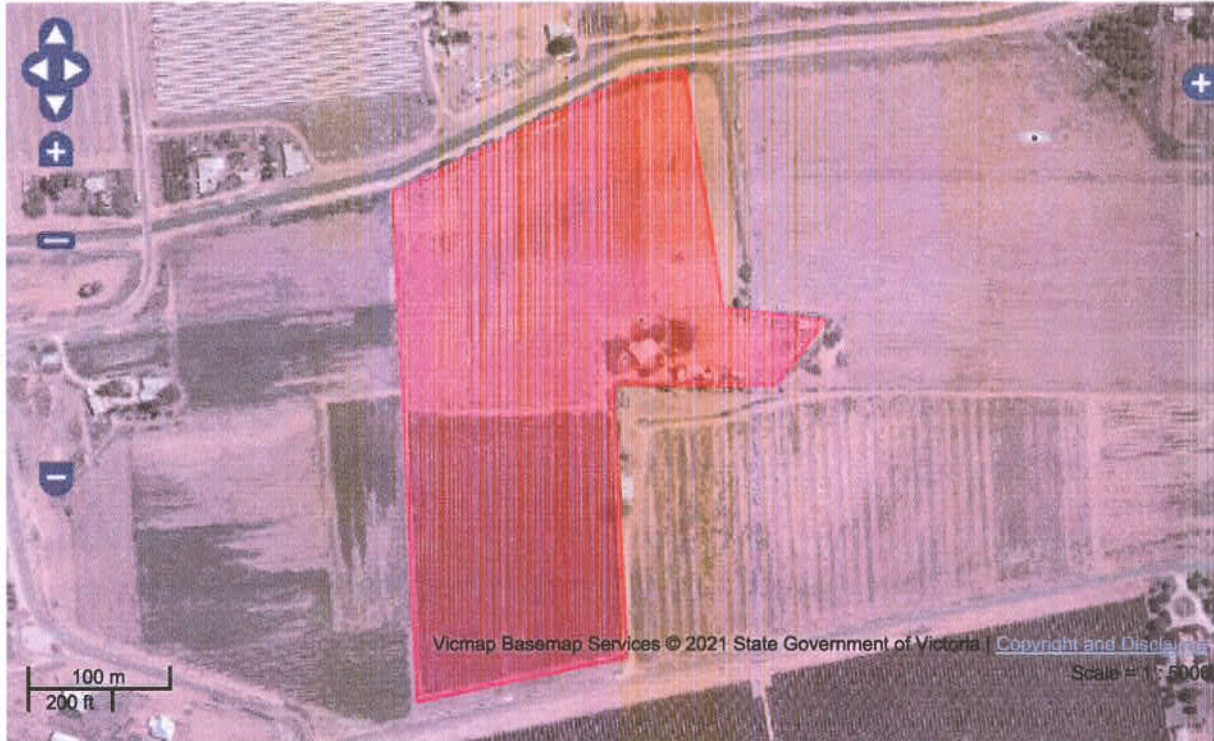
Statement of water entitlements on land

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: WUL025425

Land parcels



PCL022605 CA 72 Section B Parish of Mildura (8386/919), LI 7 - L 4, Impact zone
LI 7 - L 4, (Service Id: 46120)

Land owners

PTY032492 Robert James Stone
PO BOX 315 RED CLIFFS VIC 3496

PTY032493 Tania Jean Stone
PO BOX 315 RED CLIFFS VIC 3496

Water services that would transfer with land transfers

WUL025425 Water-use licence 55.0 ML AUL

DSE024903 Delivery share 3.300 ML/7days, Red Cliffs Irrigation District

Service points

Outlet number	Type	Delivery system	Delivery rate ^{ML/7days}	Det.flow rate ^{L/sec}
5799 (SP025909)	Delivery	Red Cliffs Irrigation District	3.300	Refer to Authority

Total: 3.300 ML/7days

DRE022440 Drainage - Red Cliffs Irrigation Area

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

WEE018898 Water Share 24.8 ML High Reliability, 7 VIC Murray - Barmah to SA (Service ID: 244902)
Held by:Robert James Stone, Tania Jean Stone

Water allocations

ABA0282XX Allocations 15.9 ML tradable, 7 VIC Murray - Barmah to SA (Service ID: 244902)
Held by:Robert James Stone, Tania Jean Stone

Notes

1. There are one or more mortgages on water shares: WEE018898

Delivery share in property transactions

Important information for buying and selling land in a designated irrigation district

It is important to know about delivery share if you are buying land in an irrigation district

Before you enter into a contract of sale, check if there is delivery share on the property. You need to find out:

- The amount of delivery share attached to the land, expressed as a rate of megalitres over time.
- The tariffs and charges linked to the delivery share.
- Your options for increasing, decreasing or removing the delivery share to match your water use.

The rural water corporation that services your property can provide this information as an **information statement** for the property.

Ask your conveyancer to obtain an information statement and check for delivery share when preparing the **vendor statement** for the property transaction.

Who owns and pays for delivery share?

A delivery share is tied to the land, meaning that it stays with the land and automatically transfers to the new owner when the property is sold.

Delivery share is linked to fixed charges that must be paid regardless of water ownership or use. This reflects the fixed costs of operating and maintaining the shared channels, pumps, pipes and automated gates that make it possible to supply water for irrigation.

A property can have delivery share even if no water is owned or used on the land – for example, if the water share is permanently sold or temporarily traded.

Can I adjust or remove my delivery share?

You may be able to transfer delivery share to increase or decrease the amount on a property to match your needs. You can also remove all or part of the delivery share by termination. Terminating delivery share incurs fees which can be significant. Your water corporation can provide information on delivery share termination options and costs.

It is important to think about your current and future needs for delivery share and associated costs when deciding whether to buy a property with delivery share.

What about selling a property?

If you are selling land in an irrigation district you must disclose the amount of delivery share attached to potential buyers of the property.

If you are subdividing land, you can transfer delivery share between service outlets on the property to retain the amount of delivery share you need. Check with your rural water corporation to confirm the amount of delivery share on each service outlet.

Want to know more?

Rural water corporations manage delivery share and associated setting tariffs and charges, with reviews undertaken by the Essential Services Commission.

Check with your water corporation for more information about how delivery share is used and charged, for opportunities and the costs and processes to increase, transfer or terminate your delivery share.

For more information about delivery share and Victoria's water entitlement system go to www.waterregister.vic.gov.au.

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delwp.vic.gov.au

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Environment,
Land, Water
and Planning

RURAL SUPPLY INFORMATION STATEMENT



Statement No IS22/87104
Our Ref: 46306 / 265934
Issue Date: 10/11/2021
Your Ref: 56312576-025-4

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s) MR RJ STONE & MRS TJ STONE
Situate: DADSWELL ROAD RED CLIFFS VIC 3496
Description: Lot 2 PS638314T Par Mildura Vol 11245 Fol 672

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/10/2021 to 31/12/2021	
Property Drainage Fee Division 1 (Qtr)		196.94
Delivery Share Fee Irrigation (Qtr)		575.22
Service Charge (Qtr)		25.00
Receipts, Concessions & Rebates		(797.16)
Balance Due		\$0.00



Mildura (Head Office)
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

Call Centre
(incl. 24 Hour Faults & Emergencies)
1800 808 830
E contactus@lmw.vic.gov.au
ABN 18 475 808 826

lmw.vic.gov.au



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Purpose:	Irrigation / Drainage
Water Supply:	Untreated

This property is not metered.

Water Register Details

There is no Water Share associated to this property.

The current Water Use Licence and AUL details as shown on the Victorian Water Register are:

WUL027587 50.0 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW has endeavoured to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make his or her own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

TRANSFER OF WATER SHARE

In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.

A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

WATER USE LICENCE

This property has a Water Use Licence which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Licence to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

DELIVERY SHARE - 6.0

Each pumped irrigation district property has a delivery share. This is the amount of access granted into the LMW irrigation system. The delivery share is what Lower Murray Water's fixed charges are based upon. Please note a delivery share charge will apply, regardless of the volume of water share owned by a landholder. It is very important for customers to understand the obligation to pay based on the amount of delivery share attached to the land. Please seek professional advice on the delivery share requirements of the property to be purchased. Should you wish to decrease the volume of delivery share on a property a termination fee applies.

USAGE AND ALLOCATION

This property is not metered.

Customers must not exceed the available balance in their Allocation Bank Account (ABA). Should more water be required then a transfer of water allocation must take place.

Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

SPILLABLE WATER CHARGES

Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.

It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption); and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

This property is being sold without a Water Share to cover metered usage. All rural customers must ensure they have allocation water available in their Allocation Bank Account (ABA) to cover their usage at all times. The new owner will need to obtain allocation from the marketplace and undertake a Trade of Allocation - Form 39 to cover any usage on the property.

Overuse of allocation is a breach of the Water Act 1989 and Lower Murray Water is obligated to ensure that their customers comply.

If you wish to make the settlement payment for this property via BPay please use the following information:
Bill Code 78477 Payment Reference Number 700463060.

This statement was issued by the Mildura Office.

Sam Walker

On behalf of:

LOWER MURRAY URBAN & RURAL WATER

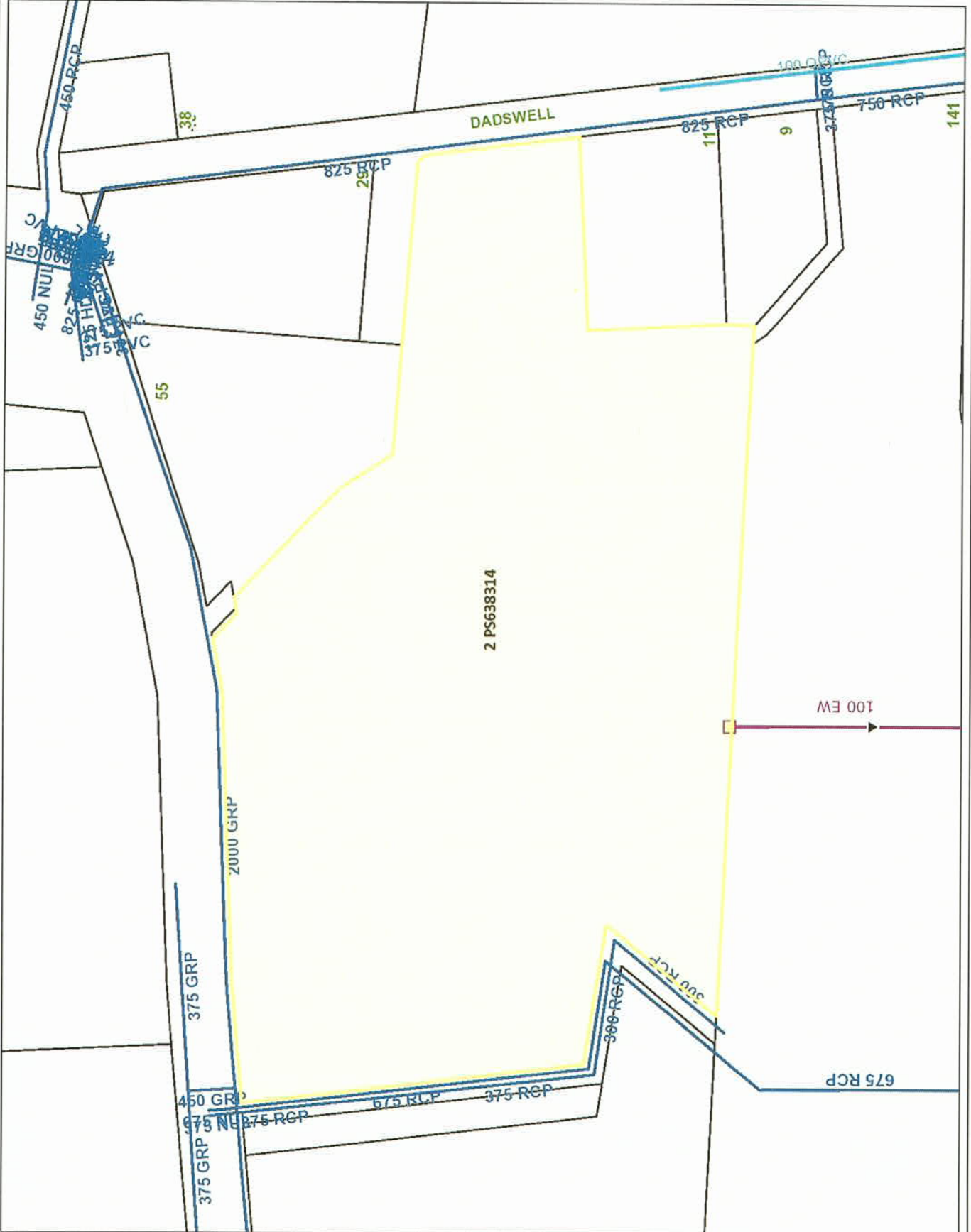
PLEASE NOTE:

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

LMW Assets - Property Inquiry - IS22/87103 - PAC 46306



Legend

- Urban Water
- Pipeline
- Retired Pipeline
- Urban Sewer
- Gravity Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline
- Rural Irrigation
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline
- Irrigation Outlet
- Domestic and Stock Outlet
- Rural Drainage
- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

LOWER MURRAY WATER

Property Inquiry
29/10/2021

LMW DISCLAIMER:

The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party.

Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

GDA_1994_MGA_Zone_54
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and Rural Water Corporation



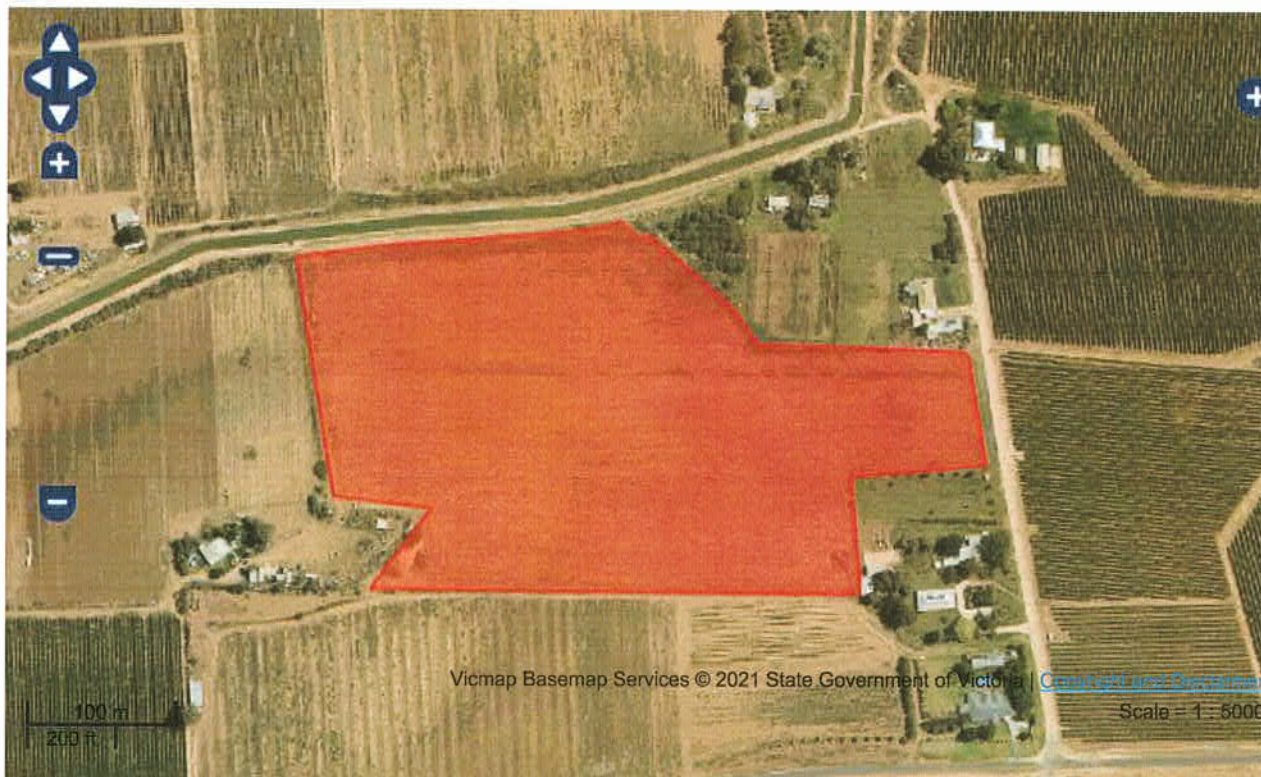
Statement of water entitlements on land

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: WUL027587

Land parcels



PCL154426 Lot 2 of Plan PS638314T (11245/672), LI 7 - L 4, Impact zone LI 7 - L 4, (Service Id: 46306)

Land owners

PTY032492 Robert James Stone
PO BOX 315 RED CLIFFS VIC 3496

PTY032493 Tania Jean Stone
PO BOX 315 RED CLIFFS VIC 3496

Water services that would transfer with land transfers

WUL027587 Water-use licence 50.0 ML AUL

DSE026568 Delivery share 3.000 ML/7days, Red Cliffs Irrigation Distric

Service points

Outlet number	Type	Delivery system	Delivery rate ^{ML/7days}	Det.flow rate ^{L/sec}
TBC - SBIEG reinstatement (SP133097)	Delivery	Red Cliffs Irrigation District	3.000	Refer to Authority

Total: 3.000 ML/7days

DRE011446 Drainage - Red Cliffs Irrigation Area

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 allocations

ABA0282XX Allocations 15.9 ML tradable, 7 VIC Murray - Barmah to SA (Service ID: 244902)
Held by: Robert James Stone, Tania Jean Stone

Delivery share in property transactions

Important information for buying and selling land in a designated irrigation district

It is important to know about delivery share if you are buying land in an irrigation district

Before you enter into a contract of sale, check if there is delivery share on the property. You need to find out:

- The amount of delivery share attached to the land, expressed as a rate of megalitres over time.
- The tariffs and charges linked to the delivery share.
- Your options for increasing, decreasing or removing the delivery share to match your water use.

The rural water corporation that services your property can provide this information as an **information statement** for the property.

Ask your conveyancer to obtain an information statement and check for delivery share when preparing the **vendor statement** for the property transaction.

Who owns and pays for delivery share?

A delivery share is tied to the land, meaning that it stays with the land and automatically transfers to the new owner when the property is sold.

Delivery share is linked to fixed charges that must be paid regardless of water ownership or use. This reflects the fixed costs of operating and maintaining the shared channels, pumps, pipes and automated gates that make it possible to supply water for irrigation.

A property can have delivery share even if no water is owned or used on the land – for example, if the water share is permanently sold or temporarily traded.

Can I adjust or remove my delivery share?

You may be able to transfer delivery share to increase or decrease the amount on a property to match your needs. You can also remove all or part of the delivery share by termination. Terminating delivery share incurs fees which can be significant. Your water corporation can provide information on delivery share termination options and costs.

It is important to think about your current and future needs for delivery share and associated costs when deciding whether to buy a property with delivery share.

What about selling a property?

If you are selling land in an irrigation district you must disclose the amount of delivery share attached to potential buyers of the property.

If you are subdividing land, you can transfer delivery share between service outlets on the property to retain the amount of delivery share you need. Check with your rural water corporation to confirm the amount of delivery share on each service outlet.

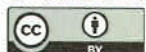
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For more information about delivery share and Victoria's water entitlement system go to www.waterregister.vic.gov.au.

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RURAL SUPPLY INFORMATION STATEMENT



Statement No IS22/87043
Our Ref: 72732 / 2008882
Issue Date: 29/10/2021
Your Ref: 56107817-045-8

LANDATA
DX 250639
EAST MELBOURNE

Statement showing Tariffs, Charges & Interest due within Financial Year Ending 30/06/2022.

Owner Name(s) MRS TJ STONE & MR RJ STONE
Situate: CASSIA STREET RED CLIFFS VIC 3496
Description: CA 67A Sec B Par Mildura Vol 9641 Fol 796

Lower Murray Water hereby states that the above described property has the following Tariffs and Charges raised on the Property and the amounts are due and payable to Lower Murray Water.

NOTE: ALL ARREARS SHOWING ON THIS STATEMENT MUST BE PAID IN FULL ON SETTLEMENT.
NOTE: THIS STATEMENT IS VALID FOR A PERIOD OF THIRTY DAYS FROM DATE OF ISSUE
OR UNTIL THE END OF THE CURRENT PERIOD AS STATED BELOW

TARIFFS AND CHARGES

TARIFFS & CHARGES LEVIED for period:	1/10/2021 to 31/12/2021	
Property Drainage Fee Division 1 (Qtr)		54.96
Delivery Share Fee Irrigation (Qtr)		230.08
Service Charge (Quarterly)		25.00
Metered Water Usage Fee Irrigation up to 29/9/2021		0.00

Balance Due \$310.04

Mildura (Head Office)
T 03 5051 3400
741-759 Fourteenth Street
Mildura Victoria 3500
PO Box 1438
Mildura Victoria 3502
AUSDOC DX 50023

Swan Hill (Area Office)
T 03 5036 2150
73 Beveridge Street
Swan Hill Victoria 3585
PO Box 1447
Swan Hill Victoria 3585
AUSDOC DX 30164

Kerang (Area Office)
T 03 5450 3960
56 Wellington Street
Kerang Victoria 3579
PO Box 547
Kerang Victoria 3579
AUSDOC DX 57908

E contactus@lmw.vic.gov.au

lmw.vic.gov.au



ABN 18 475 808 826

All Emergencies
1800 808 830



PROPERTY SERVICE INFORMATION	
Property Serviced:	Yes
Purpose:	Irrigation / Drainage
Water Supply:	Untreated

Last Billed Water Consumption Details - Metered Water Usage Fee Irrigation

 Period Of Usage: 29/6/2021 to 29/9/2021 (92 Days)
 0.000 ML @ \$50.69000 Step1 Rate = \$0.00

Water Meter Details

Serial No.	Outlet No.	Size	Date Read	Reading
38388	5830	200	29/9/2021	0.077

Water Register Details

 A water share is not associated to this property.

The current Water Use Licence and AUL details as shown on the Victorian Water Register are:
 WUL025427 19.7 ML AUL

Issued Pursuant to Section 158 of the Water Act 1989.

WATER SHARE DETAILS

The Entitlement Storage Fee as set out in the Rates and Charges is based on the Water Share appearing in the Victorian Water Register. The Corporation suggests that the Contract of Sale specifies the volume of water share to be linked to the property upon sale.

Any information contained in this statement in relation to a water share is based on information contained in the Victorian Water Register and possibly information that Lower Murray Water has become aware of as a result of a relevant transfer application(s) to LMW.

While LMW has endeavoured to provide accurate information, LMW makes no warranties or representations as to the accuracy of the water share details specified in this statement. Among other things, the Victorian Water Register may not accurately reflect the water share, applications may have been made which affect the water share, of which LMW has no knowledge, and the relevant transfer may not ultimately be registered. The reader should make his or her own enquiries and not rely upon the information contained in this statement. We suggest you obtain legal advice in relation to any proposed dealings affecting the Water Share.

TRANSFER OF WATER SHARE

In order to transfer the ownership of the Water Share in the Victorian Water Register, please complete the required prescribed forms and submit along with the appropriate fee to this office. A completed Water Share Owner Identification 100 Point Check Form (for Solicitors) will also be required.

A transfer of ownership of a water share under Section 33S (3) does not have the effect of assigning any water allocated for that share before the recording of the transfer.

WATER USE LICENCE

This property has a Water Use Licence which may be transferred. This will occur on the settlement of the property.

Customers should obtain a copy of the Water Use Licence to seek all relevant water use conditions. Customers should specifically take note of the Annual Use Limit which applies on the land. This is the maximum amount of water which can be used annually.

DELIVERY SHARE - 2.4

Each pumped irrigation district property has a delivery share. This is the amount of access granted into the LMW irrigation system. The delivery share is what Lower Murray Water's fixed charges are based upon. Please note a delivery share charge will apply, regardless of the volume of water share owned by a landholder. It is very important for customers to understand the obligation to pay based on the amount of delivery share attached to the land. Please seek professional advice on the delivery share requirements of the property to be purchased. Should you wish to decrease the volume of delivery share on a property a termination fee applies.

USAGE AND ALLOCATION

A Special Meter Reading is recommended to determine water usage prior to settlement or another party taking working possession. Fees apply, refer to fee schedule.

Customers must not exceed the available balance in their Allocation Bank Account (ABA). Should more water be required then a transfer of water allocation must take place.

Customers should always seek advice on the balance of the ABA at settlement to ensure there is an understanding of what water is available for use.

SPILLABLE WATER CHARGES

Spillable water account charges are levied to the owner of a water share and are raised after the low risk of spill declaration has been made.

It is important to consider that if you are buying a water share prior to the spillable water account fees being raised, you will be liable for any spillable water account charges which are issued later in the year.

THE WATER SUPPLIED IS ONLY RIVER / CHANNEL QUALITY STANDARD:

It is not potable water and is not intended for human consumption (non consumptive domestic use); it may be unsuitable at times for other purposes (example washing, bathing, animal consumption; and it is the property owner's responsibility to advise other parties who may use this water of the quality relating to this water supply.

Lower Murray Water will endeavour to supply water to Customers at a quality that is at least the same as the source water from where it is taken. Lower Murray Water will monitor water quality and endeavour to inform Customers of changes in water quality which are likely to impact on the purposes for which water is used by Customers. Lower Murray Water will, when necessary, issue public notices regarding water quality. These notices will also be placed on Lower Murray Water's web site.

Other Information:

This property is being sold without a Water Share to cover metered usage. All rural customers must ensure they have allocation water available in their Allocation Bank Account (ABA) to cover their usage at all times. The new owner will need to obtain allocation from the marketplace and undertake a Trade of Allocation - Form 39 to cover any usage on the property.

Overuse of allocation is a breach of the Water Act 1989 and Lower Murray Water is obligated to ensure that their customers comply.

Lower Murray Water rural irrigation and rural drainage main/infrastructure located inside property boundary.

Corporate assets/infrastructure located inside property boundary.

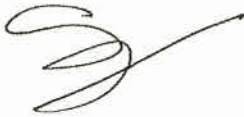
It should be noted that in most instances the integrity of the Corporations assets/infrastructures are protected by way of easements. An easement can be in the form of a registered easement depicted on the property title or alternatively as an implied easement as prescribed under section 148 of the Water Act 1989. The Corporation has policies in place which prohibits or restricts the placement of buildings and or structures over their easement.

Please note the location Lower Murray Water assets/infrastructure as these may hinder any future development of this site.

If you wish to make the settlement payment for this property via BPay please use the following information:

Billor Code 78477 Payment Reference Number 700727324.

This statement was issued by the Mildura Office.



On behalf of:

LOWER MURRAY URBAN & RURAL WATER

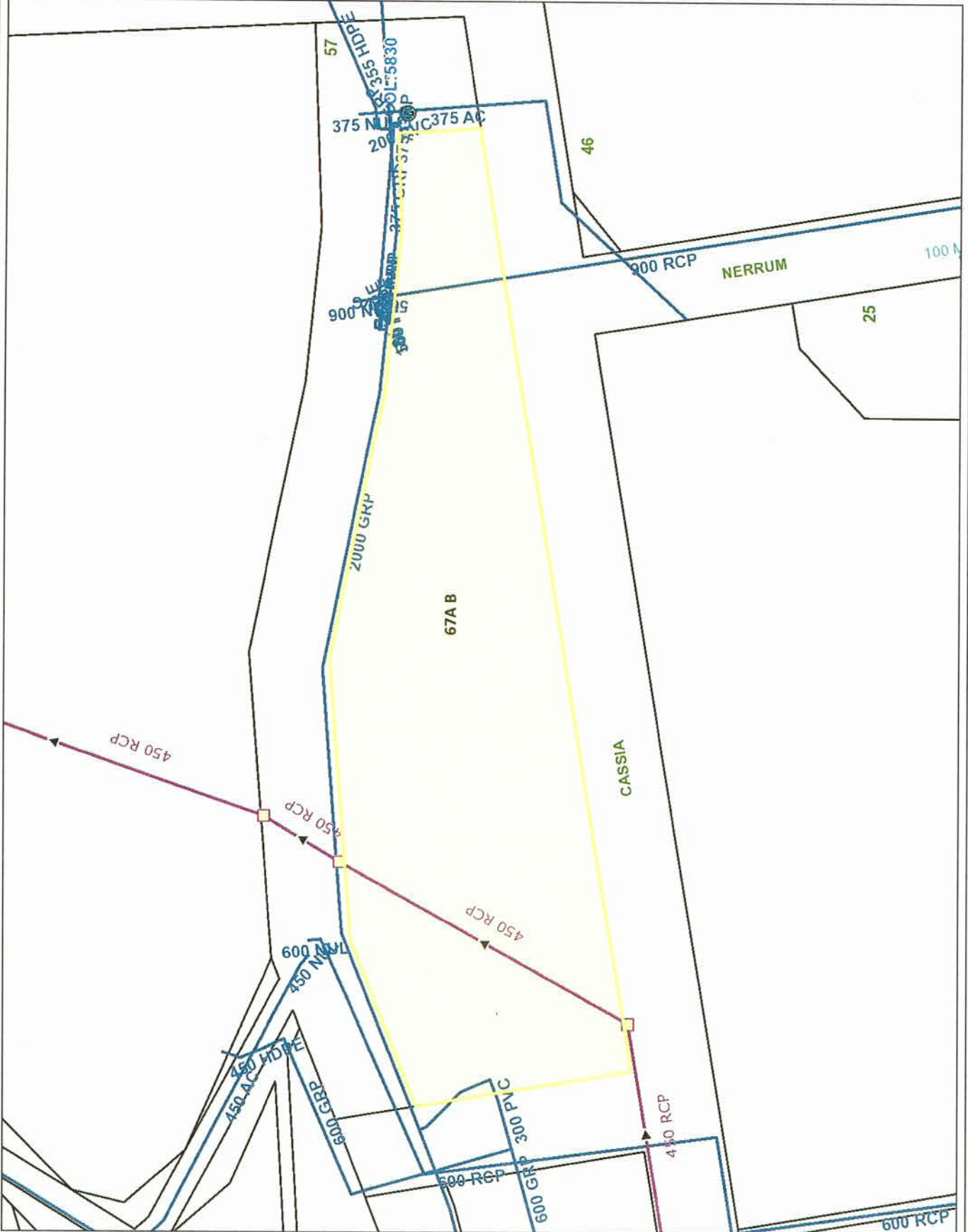
PLEASE NOTE:

Property owners of the relevant land are responsible for the operation and maintenance of all internal private services including all drains and service pipes up to the connection point of the Corporation's main.

DISCLAIMER:

Information as to the location of services provided in that statement in accordance with Section 158(3) of the Water Act 1989, relate only to services owned by the Corporation which are located within or adjacent to the property. The Corporation does not accept responsibility for information it attempts to provide to assist in relation to the location of private services within the property, this information provided under Section 158(4) of the Water Act 1989, and should not be relied upon without further physical inspection.

LMW Assets - Property Inquiry - IS22/87043 - PAC 72732



Legend

- Urban Water**
- Pipeline
- Retired Pipeline
- Urban Sewer
- Gravity Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline
- Rural Irrigation**
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline
- Irrigation Outlet
- Domestic and Stock Outlet
- Rural Drainage**
- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

LOWER MURRAY WATER
Property Inquiry
27/10/2021

LMW DISCLAIMER:

The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party.

Note: The exact location of outlets newly installed or replaced under SMP may have not been verified. For further assistance please contact LMW.

GDA, 1994, MGA, Zone_54
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and Rural Water Corporation



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: WUL025427

Land parcels



PCL022607 CA 67A Section B Parish of Mildura (9641/796), LI 7 - L 4, Impact zone
LI 7 - L 4, (Service Id: 72732)

Land owners

PTY032492 Robert James Stone
PO BOX 315 RED CLIFFS VIC 3496

PTY032493 Tania Jean Stone
PO BOX 315 RED CLIFFS VIC 3496

Water services that would transfer with land transfers

WUL025427 Water-use licence 19.7 ML AUL

DSE025008 Delivery share 1.200 ML/7days, Red Cliffs Irrigation Distric

Service points

Outlet number	Type	Delivery system	Delivery rate ^{ML/7days}	Det.flow rate ^{L/sec}
5830 (SP026091)	Delivery	Red Cliffs Irrigation District	1.200	Refer to Authority

Total: 1.200 ML/7days

DRE022442 Drainage - Red Cliffs Irrigation Area

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 allocations

ABA0282XX Allocations 17.0 ML tradable, 7 VIC Murray - Barmah to SA (Service ID: 244902)
Held by: Robert James Stone, Tania Jean Stone

Delivery share in property transactions

Important information for buying and selling land in a designated irrigation district

It is important to know about delivery share if you are buying land in an irrigation district

Before you enter into a contract of sale, check if there is delivery share on the property. You need to find out:

- The amount of delivery share attached to the land, expressed as a rate of megalitres over time.
- The tariffs and charges linked to the delivery share.
- Your options for increasing, decreasing or removing the delivery share to match your water use.

The rural water corporation that services your property can provide this information as an **information statement** for the property.

Ask your conveyancer to obtain an information statement and check for delivery share when preparing the **vendor statement** for the property transaction.

Who owns and pays for delivery share?

A delivery share is tied to the land, meaning that it stays with the land and automatically transfers to the new owner when the property is sold.

Delivery share is linked to fixed charges that must be paid regardless of water ownership or use. This reflects the fixed costs of operating and maintaining the shared channels, pumps, pipes and automated gates that make it possible to supply water for irrigation.

A property can have delivery share even if no water is owned or used on the land – for example, if the water share is permanently sold or temporarily traded.

Can I adjust or remove my delivery share?

You may be able to transfer delivery share to increase or decrease the amount on a property to match your needs. You can also remove all or part of the delivery share by termination. Terminating delivery share incurs fees which can be significant. Your water corporation can provide information on delivery share termination options and costs.

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What about selling a property?

If you are selling land in an irrigation district you must disclose the amount of delivery share attached to potential buyers of the property.

If you are subdividing land, you can transfer delivery share between service outlets on the property to retain the amount of delivery share you need. Check with your rural water corporation to confirm the amount of delivery share on each service outlet.

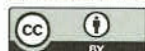
Want to know more?

Rural water corporations manage delivery share and associated setting tariffs and charges, with reviews undertaken by the Essential Services Commission.

Check with your water corporation for more information about how delivery share is used and charged, for opportunities and the costs and processes to increase, transfer or terminate your delivery share.

For more information about delivery share and Victoria's water entitlement system go to www.waterregister.vic.gov.au.

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Legend

Urban Water

- Pipeline
- Retired Pipeline
- Urban Sewer
- Gravity Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline

Rural Irrigation

- Channel
- Pipeline
- Retired Channel
- Retired Pipeline

Rural Drainage

- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

0 77.18 154.4
Meters

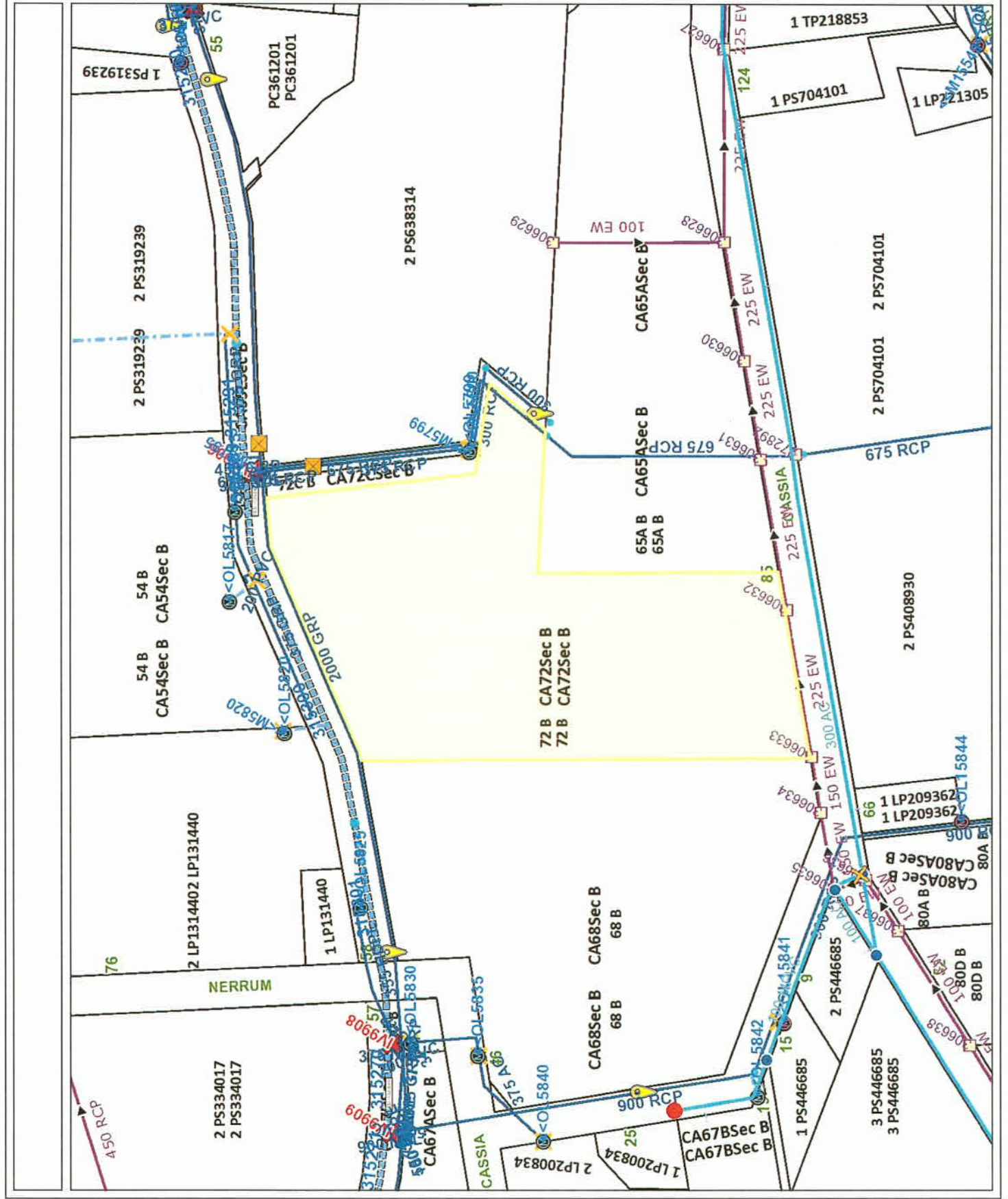
1: 4,051

Printed: 29/10/2021

GDA_1994_MGA_Zone_54
© Lower Murray Urban and Rural Water Corporation

Notes/Comments

LMW DISCLAIMER: The accuracy and completeness shown on this plan is not guaranteed and therefore shall be used as a guide only. The user is responsible to prove locations and depths in the field. This information is only to be used for the initial project and shall not be passed onto a third party. Note: For further assistance please contact LMW.



PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 21 October 2021 02:19 PM

PROPERTY DETAILS

Address: **85 CASSIA STREET RED CLIFFS 3496**

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: **19533**

Directory Reference: **Vicroads 3 E6**

www.mildura.vic.gov.au

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

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

SITE DIMENSIONS

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



Area: 152380 sq. m (15.24 ha)

Perimeter: 2660 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.

11 overlapping dimension labels are not being displayed

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 2 PS638314	2\PS638314
PARISH OF MILDURA	
B Allot 72 Sec. B	72-B\PP3102

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

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay: [SPECIFIC CONTROLS OVERLAY \(SCO\)](#)
[SPECIFIC CONTROLS OVERLAY - SCHEDULE 1\(SCO1\)](#)

Planning scheme data last updated on 14 October 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

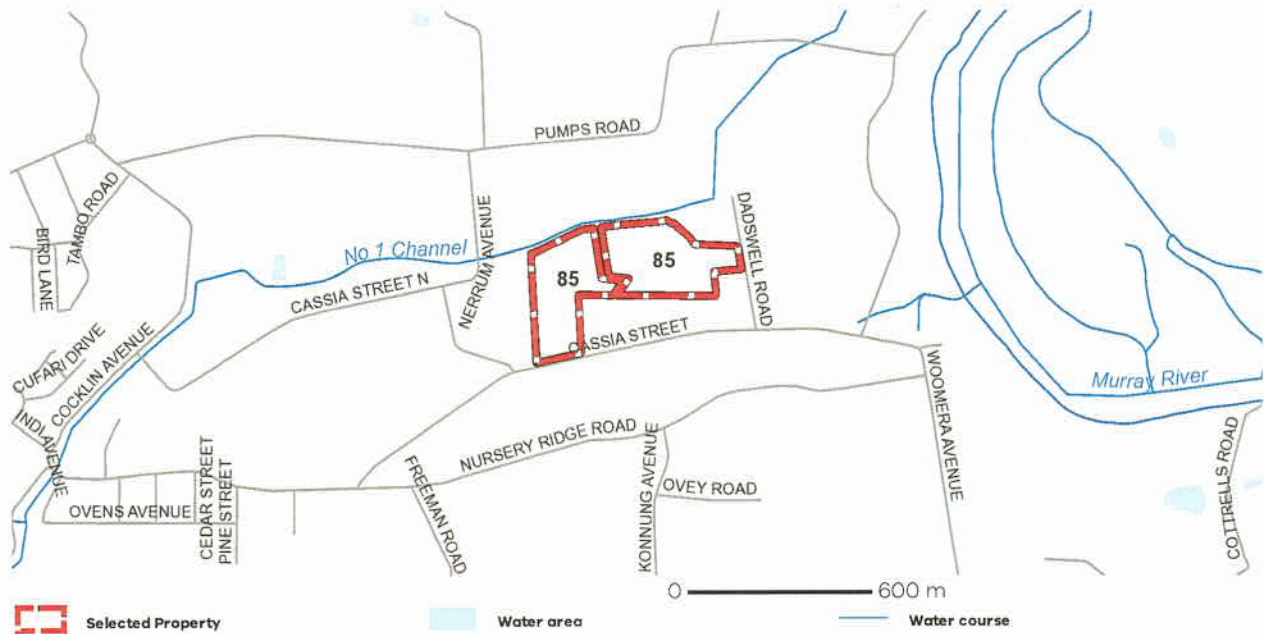
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

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

Area Map



PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 21 October 2021 02:20 PM

PROPERTY DETAILS

Address: **85 CASSIA STREET RED CLIFFS 3496**
 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: **19533**
 Planning Scheme: **Mildura**
 Directory Reference: **Vicroads 3 E6**

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

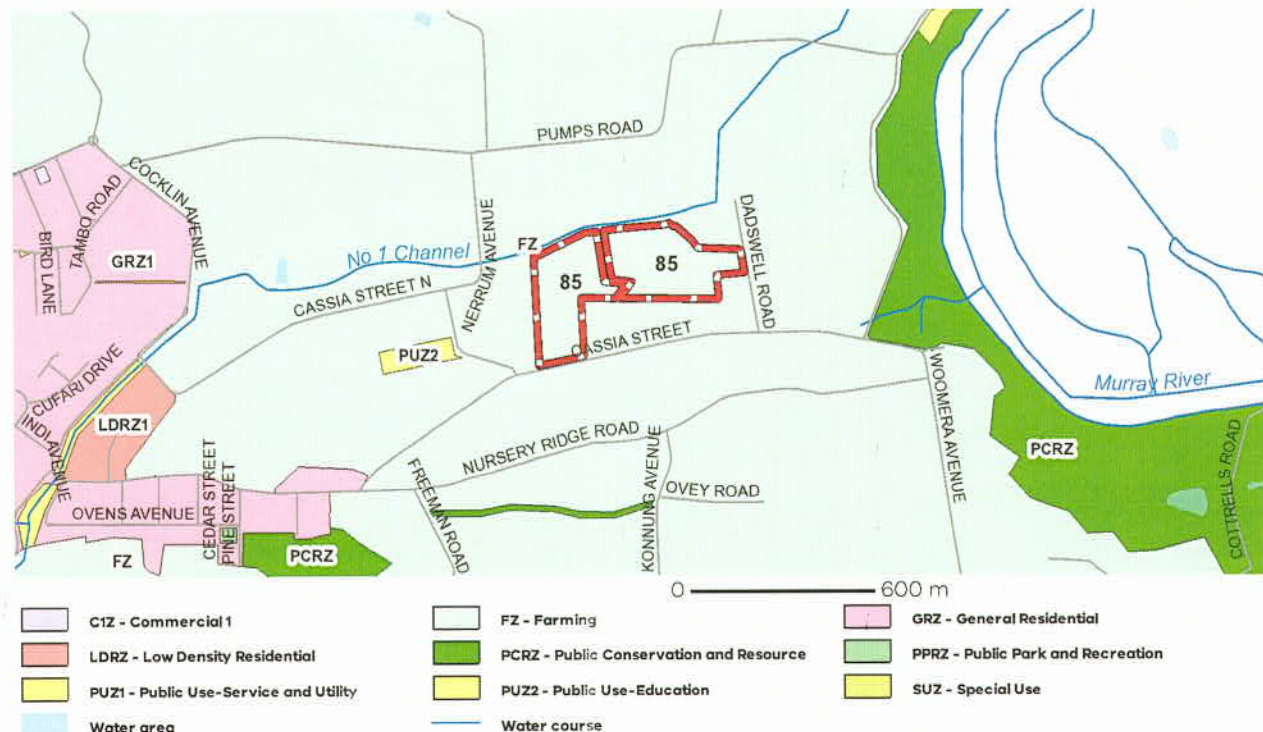
Registered Aboriginal Party: **First People of the Millewa-Mallee**

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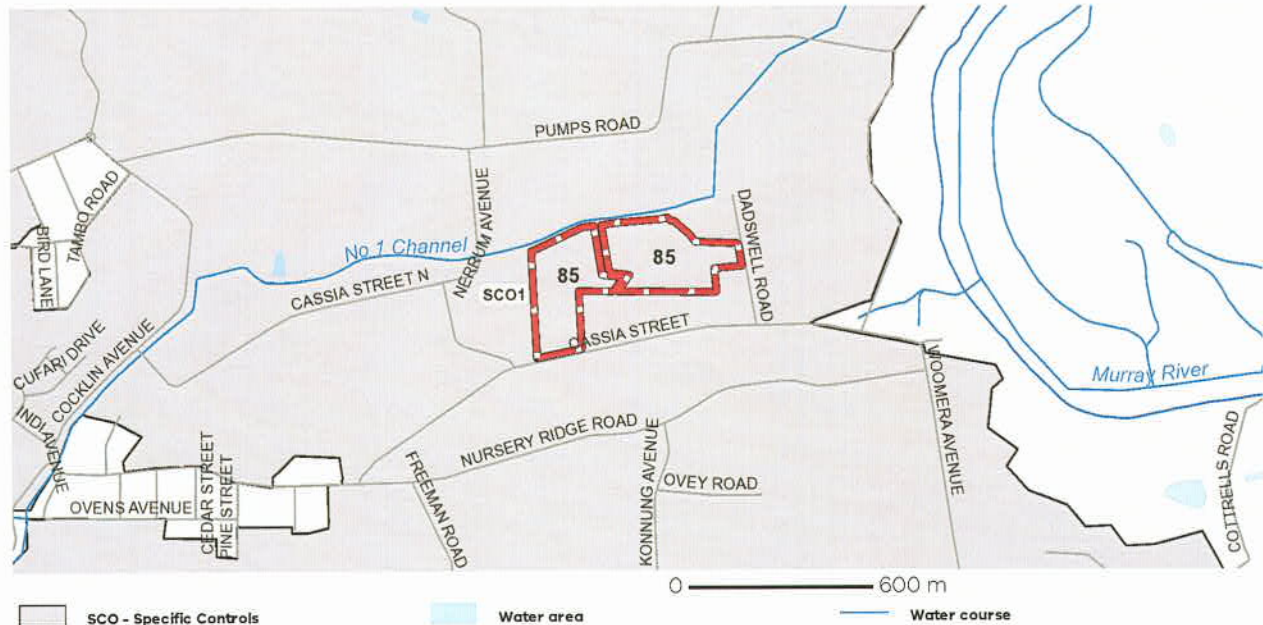
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(c) of the Sale of Land 1962 (Vic).

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

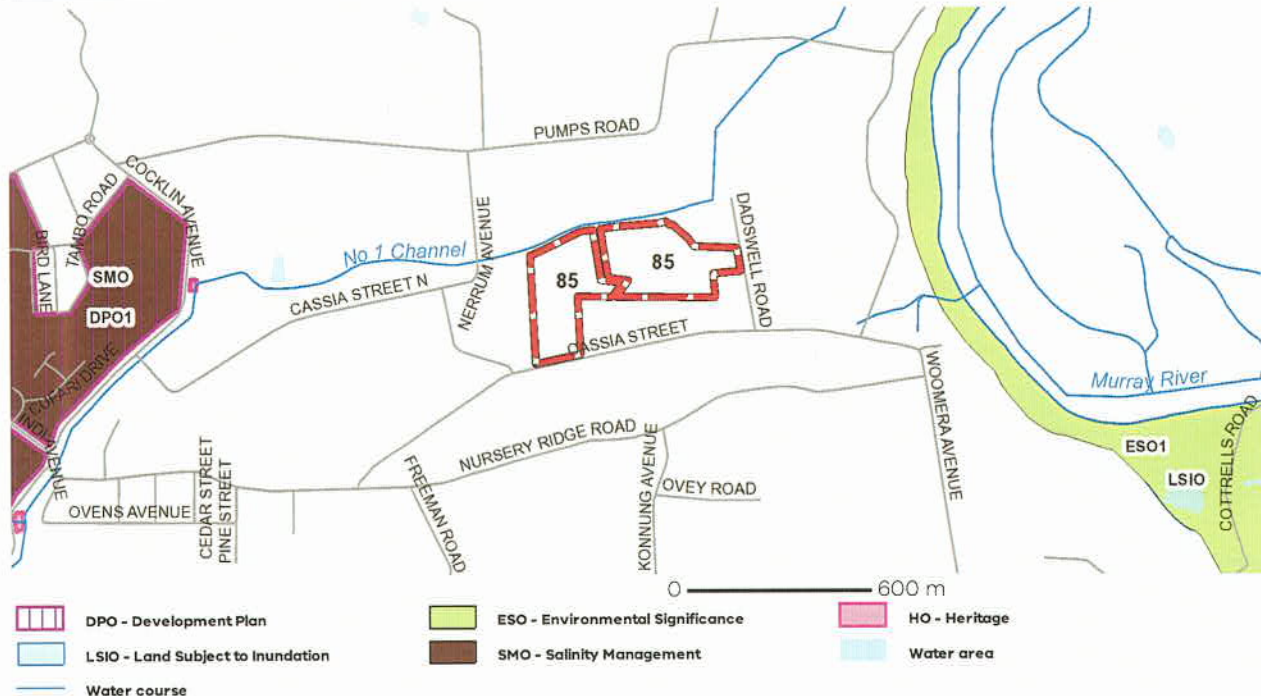
DEVELOPMENT PLAN OVERLAY (DPO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

SALINITY MANAGEMENT OVERLAY (SMO)



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 14 October 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

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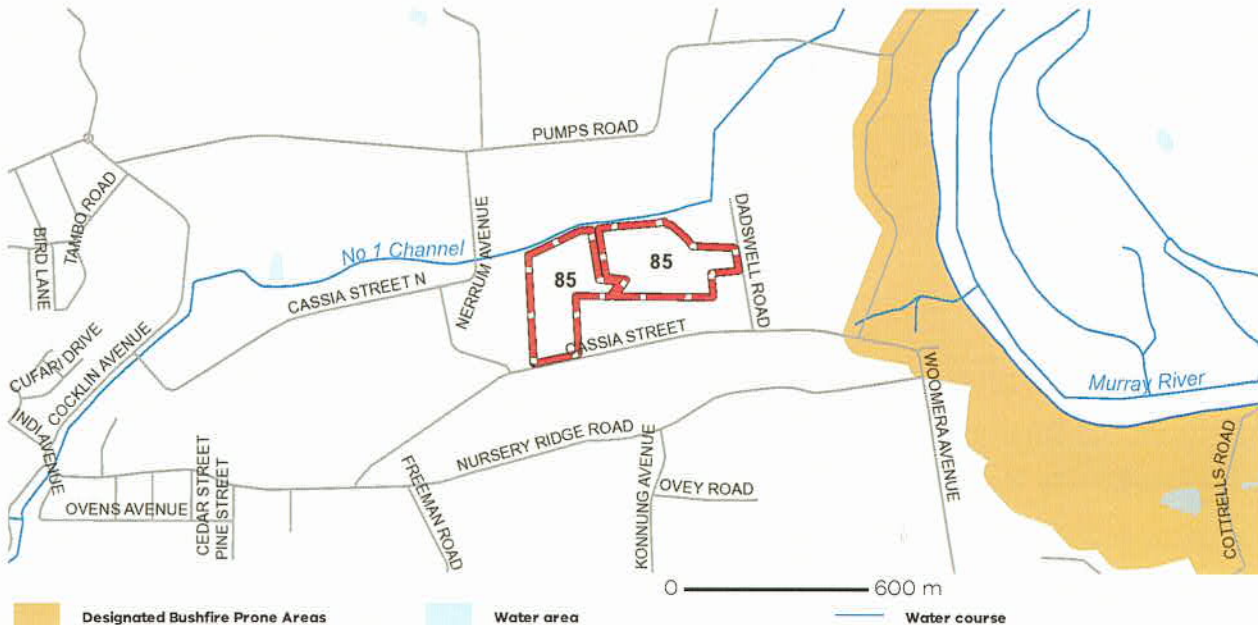
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Designated Bushfire Prone Areas

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <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 his 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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**ATTACHMENT TO REQUEST FOR INFORMATION
BUILDING REGULATION 51
SALINITY AFFECTING THE MUNICIPALITY**

Land within the municipality of the Mildura Rural City Council contains high levels of salt in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

The Council recommends that you make your own inquiries regarding the presence of high salinity in land which you own or are considering to purchase.

If you are proposing to construct buildings on land in the municipality, you should ascertain whether or not special measures should be taken during the construction of these buildings to minimise any effects that salinity may have.

The Council provides this information to assist you to make informed decisions about existing buildings or the construction of new buildings in high salinity areas.

sincerely



Yantzes

MUNICIPAL BUILDING SURVEYOR

Due diligence checklist for home buyers

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. This page contains links to organisations and web pages that can help you learn more.

From 1 October 2014, all sellers or estate agents must make this checklist available to potential buyers.

Sellers or estate agents must:

- ensure copies of the due diligence checklist are available to potential buyers at any open for inspection
- include a link to this webpage ([consumer.vic.gov.au/due diligence checklist](http://consumer.vic.gov.au/due-diligence-checklist)) or include a copy on any website maintained by the estate agent or the seller (if no estate agent is acting for the seller).

You can print additional copies of the [Due diligence checklist \(Word, 140KB\)](#).

Urban living

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.

For more information, visit the [Commercial and industrial noise page on the Environment Protection Authority website](#) and the [Odour page on the Environment Protection Authority website](#).

Buying into 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.

For more information, view our [Owners Corporations section](#) and read the [Statement of advice and information for prospective purchasers and lot owners \(Word, 53KB\)](#).

Growth areas

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

For more information, visit the [Growth Areas Infrastructure Contribution page on the Department of Planning, Transport and Local Infrastructure website](#).

Flood and fire risk

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.

More information:

- [Australian Flood Risk Information Portal - Geoscience Australia website](#)
- [Melbourne Water website](#)
- [Mallee Catchment Management Authority website](#)
- » [North Central Catchment Management Authority website](#)
- [Glenelg Hopkins Catchment Management Authority website](#)
- [North East Catchment Management Authority website](#)
- [Wimmera Catchment Management Authority website](#)
- [West Gippsland Catchment Management Authority website](#)
- » [Bushfire Management Overlay in planning schemes - Department of Transport, Planning and Local infrastructure website](#)
- [Building in bushfire prone areas - Department of Transport, Planning and Local Infrastructure website.](#)

Rural properties

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. For information about what impacts you should expect and how to manage them, visit the [new landholders section on the Department of Environment and Primary Industries website](#).
- » Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property. The limitations on clearing and processes for legal clearing are set out on the [Native Vegetation page on the Department of Environment and Primary industries website](#).
- » Do you understand your obligations to manage weeds and pest animals? Visit the [New landholders section on the Department of Environment and Primary Industries website](#).
- Can you build new dwellings? Contact the local council for more information.
- » 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? For more information, visit the [Department of Environment and Primary Industries website](#).

Earth resource activity, such as mining

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.

For more information, visit the [CeoVic page on the Department of State Development Business and Innovation website](#) and the [Information for community and landholders page on the Department of State Development Business and Innovation website](#).

Soil and groundwater contamination

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.

For information on sites that have been audited for contamination, visit the [contaminated site management page on the Environment Protection Authority website](#).

For guidance on how to identify if land is potentially contaminated, see the Potentially Contaminated Land General Practice Note June 2005 on the [Miscellaneous practice and advisory notes page on the Department of Planning and Community Development website](#).

Land boundaries

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.

For more information, visit the [Property and land titles page on the Department of Transport, Planning and Local Infrastructure website](#).

Planning controls affecting 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.

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.

The local council can give you advice about planning schemes, as well as details of proposed or current planning permits. For more information, visit the [Planning Schemes Online on the Department of Planning and Community Development website](#).

A cultural heritage management plan or cultural heritage permit may be required prior to works being undertaken on the property. [The Aboriginal Heritage Planning Tool on the Department of Premier and Cabinet website](#) can help determine whether a cultural heritage management plan is required for a proposed activity

Safety

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.

For more information, visit the [Consumers section on the Victorian Building Authority website](#) and the [Energy Safe Victoria website](#).

Building permits

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.

For more information about building regulation, visit our [Building and renovating section](#).

Aboriginal cultural heritage and building plans

For help to determine whether a cultural heritage management plan is required for a proposed activity, visit the [Aboriginal Cultural Heritage Planning Tool section on the Department of Premier and Cabinet website](#).

Insurance cover for recent building or renovation works

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

You can find out more about insurance coverage on the [Owner builders page on the Victorian Building Authority website](#) and [Domestic building insurance page on the Victorian Building Authority website](#).

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.

For more information, visit the [Choosing a retailer page on the Your Choice website](#).

For information on possible impacts of easements, visit the [Caveats, covenants and easements page of the Department of Transport, Planning and Local Infrastructure website](#).

For information on the National Broadband Network (NBN) visit the [NBN Co website](#).

Buyers' rights

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.

For more information, view our [Buying property section](#).

Professional associations and bodies that may be helpful:

* [Archicentre website](#)

[Association of Consulting Surveyors Victoria website](#)

[Australian Institute of Conveyancers \(Victorian Division\) website](#)

[Institute of Surveyors Victoria website](#)

[Law institute of Victoria website](#)

[Real Estate Institute of Victoria website](#)

[Strata Community Australia \(Victoria\) website](#).

Government of Victoria (Consumer Affairs Victoria) 2014

<http://www.consumer.vic.gov.au/duediligencechecklist> 5/5

Vendor: Tania Jean Stone and Robert James Stone

Vendor's Section 32 Statement

Property: 85 Cassia Street, Red Cliffs

Vendor's Conveyancer:
ALLSTATE CONVEYANCING SERVICES PTY. LTD.
Of 170 Eighth Street, Mildura, Vic, 3500.

Phone: 03 50 235355
Facsimile: 03 50 235653
Ref: 21858 Stone (Sally)