

# SECTION 32 STATEMENT

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

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**Vendor:** Alexander James Black

---

**Property:** 222 Beech Avenue MILDURA VIC 3500

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**VENDORS REPRESENTATIVE**

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

PO Box 1012  
MILDURA VIC 3502

Tel: 03 5022 9300  
Email: [warrick@mildurapropertytransfers.com.au](mailto:warrick@mildurapropertytransfers.com.au)

Ref: Warrick Watts

SECTION 32 STATEMENT  
222 BEECH AVENUE MILDURA VIC 3500

**1. FINANCIAL MATTERS**

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

<b>Provider</b>	<b>Amount (&amp; interest if any)</b>	<b>Period</b>
Mildura Rural City Council	\$1,693.06	Per annum
Lower Murray Water	\$ 174.22	Per quarter

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:- Increase in municipal rates and charges once raised.

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

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

**2. INSURANCE**

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

**3. LAND USE**

**(a) RESTRICTIONS**

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

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

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

**(b) BUSHFIRE**

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

SECTION 32 STATEMENT  
222 BEECH AVENUE MILDURA VIC 3500

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: See attached Property Report

Zoning:

Planning Overlay/s:

**4. NOTICES**

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

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

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

**5. BUILDING PERMITS**

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

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

**6. OWNERS CORPORATION**

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

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

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

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

- (2) ~~Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~  
~~—any certificate of release from liability to pay;~~

SECTION 32 STATEMENT  
222 BEECH AVENUE MILDURA VIC 3500

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

OR

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

**8. SERVICES**

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

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

**9. TITLE**

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT  
222 BEECH AVENUE MILDURA VIC 3500

- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
- (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

**10. DUE DILLIGENCE CHECKLIST**

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

**DATE OF THIS STATEMENT**

/  /20

**Name of the Vendor**

**Alexander James Black**

**Signature/s of the Vendor**

x

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

**DATE OF THIS ACKNOWLEDGMENT**

/  /20

**Name of the Purchaser**

**Signature/s of the Purchaser**

x

### **IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS**

#### **Undischarged mortgages – S32A(a)**

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

#### **Terms contracts – S32A(d)**

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

Register Search Statement - Volume 7425 Folio 953

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

VOLUME 07425 FOLIO 953

Security no : 124090924439R  
Produced 02/07/2021 12:41 PM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 016437.  
PARENT TITLE Volume 06898 Folio 600  
Created by instrument 2319093 19/07/1950

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
ALEXANDER JAMES BLACK of 222 BEECH AVENUE MILDURA VIC 3500  
AN461723Y 16/01/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN461724W 16/01/2017  
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP016437 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: 222 BEECH AVENUE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 19525E WESTPAC BANKING CORPORATION  
Effective from 16/01/2017

DOCUMENT END

AS TO THE LAND MARKED R2  
THE EASEMENT CREATED  
BY INSTRUMENT A849655

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**



# MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

**WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.**

# PLAN NUMBER

**LP 16437**

[illegible]

1 32285

1 32285

1-10-07 RY 16245 SEP-1-55

D. P. PULLEN

SOLICITOR

MILDURA.

VICTORIA

CREATION OF EASEMENT

FREEHOLD

I ELSIE MAY NOLAN of Etiwanda Avenue Mildura Married Woman being registered or entitled to be registered as the proprietor of an estate in fee-simple in the land secondly hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of THIRTEEN POUNDS THREE SHILLINGS paid to me by HERBERT OTTO MIATKE of Thirteenth Street Mildura Steward DO HEREBY TRANSFER AND GRANT unto the said HERBERT OTTO MIATKE and his Transferees in fee-simple full and free right and liberty to and for him or them, registered proprietor or proprietors for the time being of ALL THAT piece of land being Lots 5 and 6 Plan of Subdivision No. 14527 lodged in the Office of Titles and being part of Crown Portion One Parish of Mildura and being the whole of the land described in Certificates of Title Volume 6641 Folio 181 and Volume 6996 Folio 125 or any part thereof to go, pass and repass at all time hereafter and for all purposes and either with or without horses or other animals, carts or other carriages into, out of and from the said land or any part thereof through, over and along ALL THAT piece of land being Lot 7 on Plan of Subdivision No. 14527 being part of Crown Portion One Parish of Mildura and being the land described in Certificate of Title Volume 6180 Folio 862 which pieces of land are delineated and that firstly described is colored red and that secondly described is colored brown on the map endorsed hereon.

DATED the 12<sup>th</sup> day of June One thousand nine hundred and fifty five  
SIGNED by the said ELSIE MAY NOLAN in Victoria in the presence of

William J. Baur



DR032285-1-0



6180  
862

WH.

to

6641  
181  
6996  
125

WH.

9.8.55  
14/8/55

14.8.56

1955

SIGNED by the said HERBERT  
OTTO MIATKE in Victoria in  
the presence of

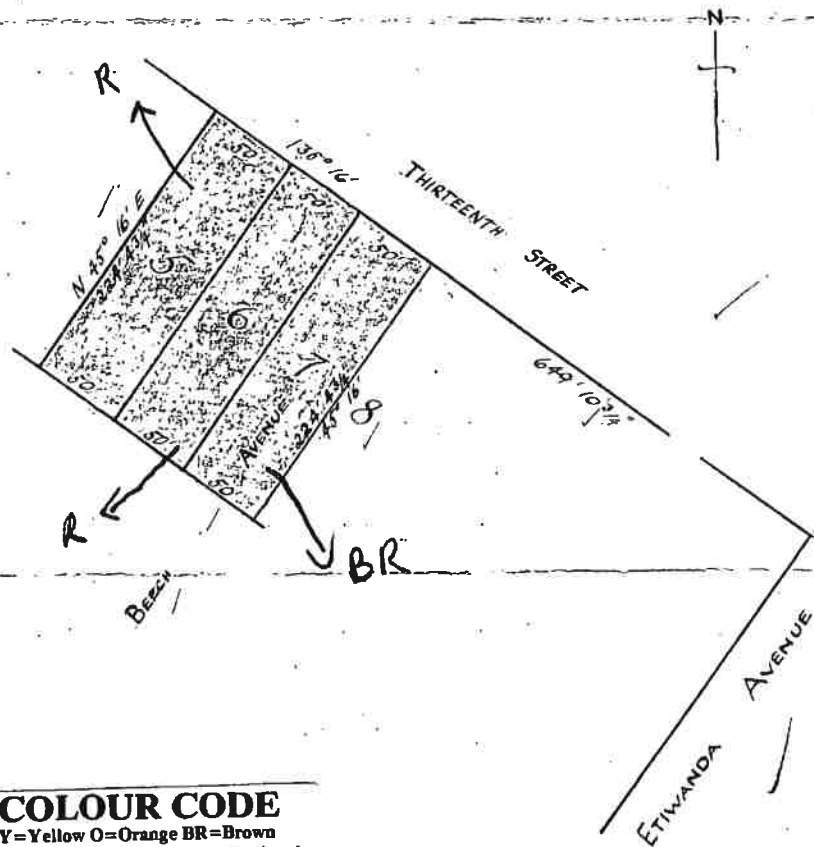
*H.O. Miatke*  
*[Signature]*  
*[Signature]*

ENCUMBRANCES REFERRED TO.

THE RESERVATIONS AND CONDITIONS contained in Instrument of  
Transfer No. 335492 in the Register Book.

Any easements affecting the same.

THE MAP REFERRED TO.



**COLOUR CODE**

Y=Yellow O=Orange BR=Brown  
G=Green R=Red BL=Blue P=Purple  
H=Hatched CH=Cross Hatched



A memorandum of the within instrument  
entered  
in the Register Book Vol. 6180 Fol. 862-

*B. H. Jones*

Assistant Registrar of Titles

4849655

4849655

\*\*\*\*\*5-7

24.2.63-4076-59

CROTHERS DUCK & GALLAGHER  
MILDURA.

VICTORIA.

TRANSFER OF LAND.

FREEHOLD.

I, ELSIE MAY NOIAN of Ettiwanda Avenue Mildura Married Woman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of THREE THOUSAND TWO HUNDRED AND FIFTY POUNDS (£3250. 0.0) paid to me by ERIC EDGAR SCHMIDT Poultry Farmer and NANCY JOAN SCHMIDT Married Woman both of Ettiwanda Avenue Mildura DO HEREBY TRANSFER to the said ERIC EDGAR SCHMIDT and NANCY JOAN SCHMIDT as joint tenants all my estate and interest in all that piece of land being part of Lot 9 Section 30 Block F on Plan of Sub-division No. 2168 lodged in the Office of Titles and being part of Crown Portion One Parish of Mildura and being ~~the land now comprised~~ *that part of the said lot described* in Certificate of Title Volume 7276 Folio 072. *TOGETHER WITH A RIGHT OF CURBING* ~~WAY OVER THE LANDS CALLED BLUE ON CERTIFICATE OF TITLE~~ *1947* DATED this *26th* day of *October* 19*47*.

SIGNED by the said ELSIE MAY NOIAN in Victoria in the presence of:

*E. M. Nolan*

*A. Hanson*

SIGNED by the said ERIC EDGAR SCHMIDT and NANCY JOAN SCHMIDT in Victoria in the presence of:

*Eric Schmidt*  
*N. J. Schmidt*

*W. Haire*

Area: 5<sup>a</sup> 0<sup>a</sup> 19<sup>a</sup>

*Together etc. c'way roads shown on map.*

*24.6.60*

*Sk. Jd. 19/8/60*

*Diagram Artist please see me*

*6.9.60*

ENCUMBRANCES REFERRED TO:

The encumbrances (if any) appearing on the said Certificate of Title or affecting the said land.



DA849655-1-2

Dated

19

E.M. NOIAN

to

E.E. SCHMIDT &  
ANOR.

TRANSFER OF LAND.

CROTHERS DUCK & GALLAGHER,  
Solicitors,  
MILDURA.

A memorandum of the within instrument  
has been entered in the Register Book  
Vol. 7276 Fol. 072



2734312

5750772

*By* P. J. BINGEMAN LL.B.

LODGED  
20 MAY 1955  
O.C.

VICTORIA  
**NO GENT**  
TRANSFER OF LAND

*Kingwood*

*100*

I, FLORENCE EDITH VICTORIA HARDING of 5 Palmerston Grove---  
Oakleigh Married Woman being registered as the proprietor of an---  
estate in fee simple in the land hereinafter described subject to---  
the encumbrances notified hereunder in consideration of the sum---  
of TWO HUNDRED AND TEN POUNDS paid to me by JOSEPH ARTHUR WILLIAMS---  
of <sup>20</sup> Bass Street Box Hill Builder DO HEREBY TRANSFER to the said---  
Joseph Arthur Williams ALL my estate and interest in All that-----  
piece of land being Lot 26 on Plan of Subdivision No. 17958 -----  
lodged in the Office of Titles and being part of Crown Portion 77--  
Parish of Mulgrave County of Bourke and being the land more-----  
particularly described in Certificate of Title Volume 7654-----  
Folio 091. ✓

DATED the *19<sup>th</sup>* day of *May* 1955.

SIGNED in Victoria by the said-  
FLORENCE EDITH VICTORIA HARDING  
in the presence of:

*J. E. D. Harding*  
*P. J. Bingeman*  
*Solicitor, Ringwood*

SIGNED in Victoria by the said-  
JOSEPH ARTHUR WILLIAMS in the--  
presence of:

*J. A. Williams*  
*P. J. Bingeman*  
*Solicitor, Ringwood*

ENCUMBRANCES REFERRED TO

*As set out at foot of said*  
*Certificate of Title.*

*28/5/55*

*28/5/55*





DATED 27th May 1955

MRS F.E.V. HARDING

- to -

MR. J.A. WILLIAMS

TRANSFER OF LAND

P.J. BINGEMAN LL.B.,  
Solicitor,

DONCASTER EAST.

I CERTIFY

that a Memorial of the within Instrument No. 2431312  
was entered on the 30th May 1955  
in the Register Book Vol. 7654 Fol. 091

*L. H. Lee*

Assistant Registrar of Titles



718572

CHAFFEY BROS. LIMITED

335492

HORTICULTURAL AND VILLA LAND,  
MILDURA.

MICROFILMED

TO THE REGISTRAR OF TITLES.  
PLEASE REGISTER THIS TRANSFER.

A



FREEHOLD

VICTORIA.

## Transfer of Land.

Mr. **GEORGE CHAFFEY** and **WILLIAM BENJAMIN CHAFFEY**

of Melbourne and Mildura in the Colony of Victoria Irrigationists being registered as the proprietors of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of

*One hundred and three pounds*

paid to us by *Frederick William Corney of Albany*  
*in the Colony of Western Australia Bank Manager*  
do hereby transfer to the said *Frederick William Corney*

All our estate and interest in All that piece of *horticultural* land being Lot

*Eight*

of Section *Thirty* of Block *F* of Crown portion *One*  
Parish of Mildura County of Karkaroc delineated on the plan of subdivision lodged at the Office of Titles Numbered *2165* TOGETHER with a sufficient water right to be held with and run with the said land as a perpetual easement within the intent of and as required by the condition in that behalf contained in the Crown Grant to us Volume *2040* Folio *1107912*

Reserving unto us our executors administrators transferees and assigns the full and free right and liberty to and for us and them and our and their servants agents and workmen at all times hereafter without any cost or expense to enter into and upon the said land and to dig cut and excavate the same and make lay or construct thereon or therein reservoirs embankments dams watercourses channels races aqueducts drains culverts flumes levels mains water pipes stop cocks stand pipes meters fire plugs connection or service pipes or other water works or apparatus connected therewith and also to repair maintain alter cut off or remove any such water works or apparatus so made laid or constructed or replace them with others but so that any such act shall not prejudice the water right hereinbefore assured and also to go pass and repass for all the purposes aforesaid either with or without horses or other animals carts or other carriages through over and along the said land.

Provided Always and this transfer is made on the special condition that the said *Frederick William Corney* his executors administrators transferees or assigns will at his or their own expense forthwith destroy and keep the said land free from all vermin noxious insects scale bugs Bathurst bare wild briar and gorse.



0335492-1-8

*11.5.93*

335492

MICROFILM

And Whereas a Company has been formed and incorporated under "The Companies' Statute 1864" under the style of "THE MILDURA IRRIGATION COMPANY LIMITED" having as one of its objects the securing to the members thereof who shall be holders of any parcel or parcels of the Two hundred and fifty thousand acres known as the Mildura Lands (which include the land comprised in this transfer) a sufficient water right to be held with and run with such parcel or parcels as a perpetual easement within the intent of the said condition in that behalf contained in the said Crown Grant and the said

Frederick William Corney

is the holder of Five

paid-up Shares in the said Company numbered from 15119 to 15123 inclusive in respect of the said land the scrip whereof is hereto annexed and the said Company doth in evidence thereof hereto affix its Seal.

Dated this Tenth day of March One thousand eight hundred and Ninety-three.

Signed by the said GEORGE CHAFFEY  
and by the said WILLIAM BENJAMIN  
CHAFFEY by his Attorney GEORGE  
CHAFFEY in the presence of

Geo Chaffey  
W B Chaffey  
by his atty Geo Chaffey

Signed by the said Frederick

William Corney

in the presence of

Nathaniel Rattobury

"THE MILDURA IRRIGATION  
COMPANY LIMITED" have here-  
unto affixed its Common Seal

DIRECTORS.

(1 s.)

SECRETARY.



0335492-1-8

335492

# The Mildura Irrigation Company Limited.

No. 1216

Incorporated under "The Companies" Act, 1890

Capital; £12,500, in 250,000 Shares of 1s. each.

This is to Certify that *Frederick William Bony*  
of *Albany Western Australia* is the Proprietor of  
Said-up Shares of The Mildura Irrigation Company Limited, numbered  
*15119* to *15123* inclusive, subject to the Articles of Association  
of the said Company, and appertaining to Lot *Eight*  
of Section *Thirty* of Block *1*

Given under the Common Seal of the said Company, at *Mildura*  
this *1st* day of *May* 189*8*.

The Common Seal of the said Company was herewith affixed in the presence of

*W.B. Cliffe*  
*Henry Bony*

Directors.

*George H. Jolly*

Secretary.

Appeared before me at *Mildura* the *23<sup>rd</sup>* day of *March* One thousand eight hundred and ninety  
*Frederick William Bony*  
one of the attesting witnesses to this instrument, and declared that he personally knew  
*Frederick William Bony*  
the person signing the same, and whose signature the said *Frederick William Bony*  
attested; and that the name purporting to be the signature of the said *Frederick William Bony*  
is his own handwriting, and that he was of sound mind and freely and voluntarily signed such instrument.

*Henry Bony*  
(*Henry Bony*)  
*Witness*

Appeared before me at \_\_\_\_\_ the \_\_\_\_\_ day of \_\_\_\_\_ One thousand eight hundred and ninety \_\_\_\_\_  
one of the attesting witnesses to this instrument, and declared that he personally knew \_\_\_\_\_  
the person signing the same, and whose signature the said \_\_\_\_\_  
attested; and that the name purporting to be the signature of the said \_\_\_\_\_  
is his own handwriting, and that he was of sound mind and freely and voluntarily signed such instrument.



0335492-2-3

Date

10<sup>th</sup> March 1892

MESSRS. G. and W. B. CHAFFEY

TO

Frederick W. Corney Esq

Transfer

Lot *Eight* Section *390*  
Block *2*

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties thereto.	No. or Symbol thereon.
TRANSFER, as <i>to part</i>	The <i>10<sup>th</sup></i> day of <i>May</i> 1892 at <i>2.25</i> o'clock in the <i>after</i> noon	<i>George Chaffey and William Benjamin Chaffey</i> TO <i>Frederick William Corney</i>	<i>335492</i>

*H. Byrne*

Registrar of Titles.

I certify that a Memorial of the within instrument was entered in the Register Book Vol *2042* Fol *407912* at the time last above mentioned.

*H. Byrne*

Registrar of Titles.



0335492-2-3



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 02 July 2021 12:43 PM

## PROPERTY DETAILS

Address: **222 BEECH AVENUE MILDURA 3500**  
Lot and Plan Number: **Lot 15 LP16437**  
Standard Parcel Identifier (SPI): **15\LP16437**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **358**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 535 P8**

[www.mildura.vic.gov.au](http://www.mildura.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/mildura](http://planning-schemes.delwp.vic.gov.au/schemes/mildura)

## UTILITIES

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

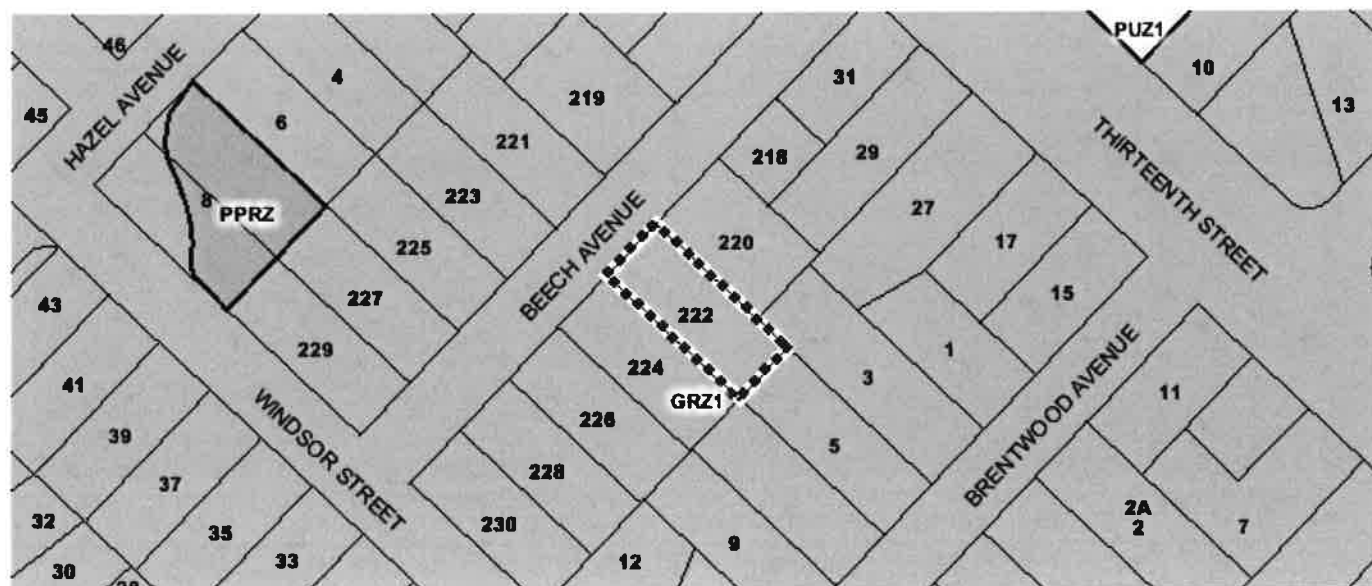
## STATE ELECTORATES

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

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



Copyright © - State Government of Victoria

GRZ - General Residential

PPRZ - Public Park & Recreation

PUZ1 - Public Use - Service & Utility

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

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

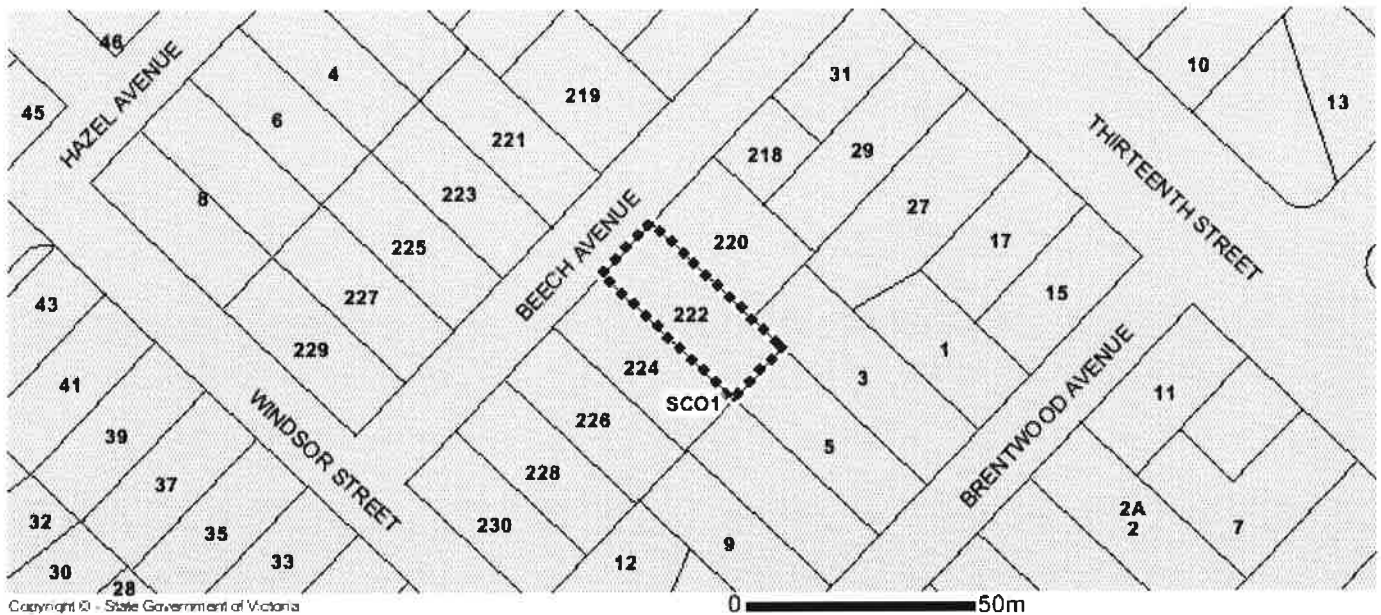
PLANNING PROPERTY REPORT: 222 BEECH AVENUE MILDURA 3500

Page 1 of 3

## Planning Overlay

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



SCO - Specific Controls

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 30 June 2021.

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

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

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <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>

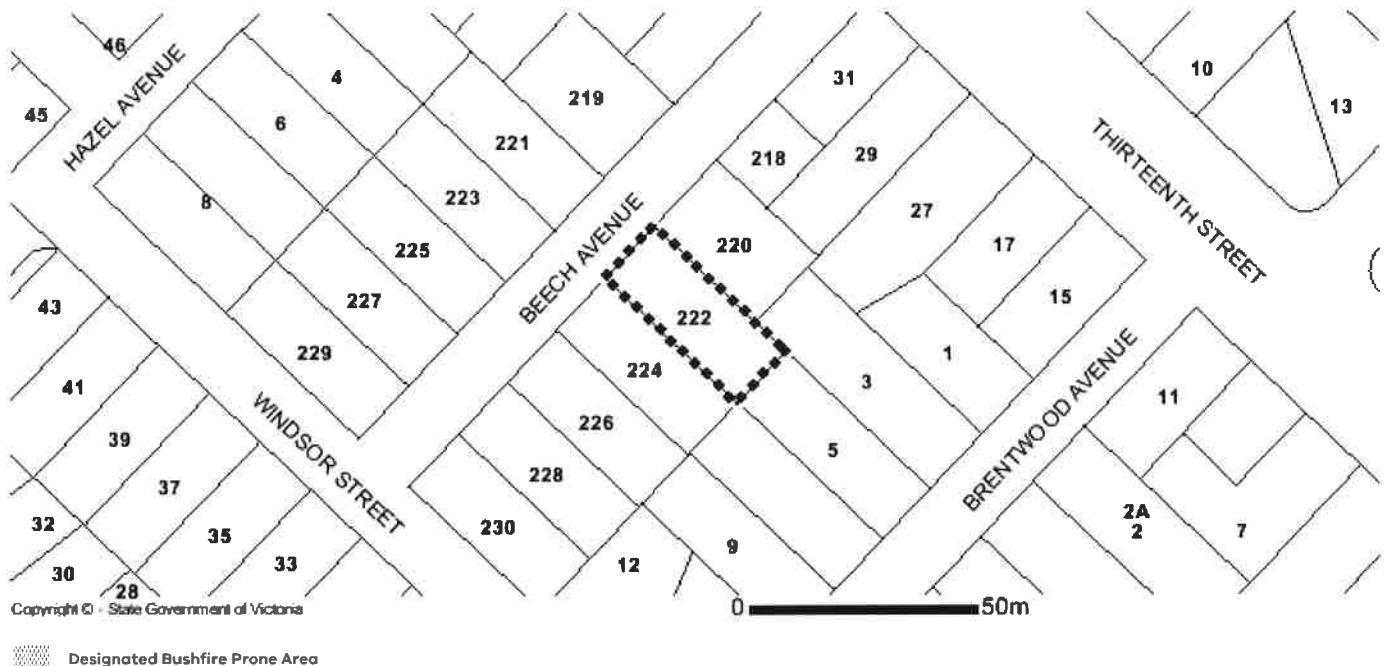
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

## Designated Bushfire Prone Area

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 <http://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 [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



# Due diligence checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

## Urban living

### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

## Rural properties

### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

## **Land boundaries**

### **Do you know the exact boundary of the property?**

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

## **Planning controls**

### **Can you change how the property is used, or the buildings on it?**

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

### **Are there any proposed or granted planning permits?**

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

## **Safety**

### **Is the building safe to live in?**

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

## **Building permits**

### **Have any buildings or retaining walls on the property been altered, or do you plan to alter them?**

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

### **Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?**

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

## **Buyers' rights**

### **Do you know your rights when buying a property?**

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.