

# 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.

<b>Land</b>	2 STANFORD RISE, MILDURA VIC 3500
-------------	-----------------------------------

Vendor's name	Todd Robert Hughes	Date	/ /
Vendor's signature	_____		
Vendor's name	Jodie Lynne Hughes	Date	/ /
Vendor's signature	_____		

Purchaser's name		Date	/ /
Purchaser's signature	_____		
Purchaser's name		Date	/ /
Purchaser's signature	_____		

## VENDORS REPRESENTATIVE



PO Box 1030, Robinvale 3549  
Ph. 03 5026 1490  
Mob. 0401 526 095  
Email: [info@sunraysiaconveyancing.com.au](mailto:info@sunraysiaconveyancing.com.au)

## FINANCIAL MATTERS

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

Their amounts are:

Authority	Amount	Interest (if any)
(1) Mildura Rural City Council	(1) \$ 3,314.73 per annum	(1) \$
(2) Lower Murray Water- Urban Account	(2) \$175.05 per quarter plus usage	(2) \$

### 1.1 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

### 1.2 Terms Contract

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

Not Applicable

### 1.3 Sale Subject to Mortgage

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

Not Applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable

### 2.2 Owner Builder

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

Not Applicable

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

**4. NOTICES**

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

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

Not Applicable

**4.2 Agricultural Chemicals**

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

Not Applicable

**4.3 Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Not Applicable

**5. BUILDING PERMITS**

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Not Applicable

**6. OWNERS CORPORATION**

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable

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

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

**8. SERVICES**

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

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

Attached are copies of the following documents:

9.1  (a) Registered Title

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

**10. SUBDIVISION**

**10.1 Unregistered Subdivision**

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

Not Applicable

**10.2 Staged Subdivision**

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

- (a)  Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:  
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:  
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:  
NIL

### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable

## 11. DUE DILIGENCE CHECKLIST

Attached

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

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

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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

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

VOLUME 10816 FOLIO 925

Security no : 124088958897A

Produced 29/03/2021 11:13 AM

LAND DESCRIPTION

Lot 21 on Plan of Subdivision 519483J.

PARENT TITLES :

Volume 04180 Folio 888 Volume 10589 Folio 031

Created by instrument PS519483J Stage 2 20/07/2004

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

TODD ROBERT HUGHES

JODIE LYNNE HUGHES both of 1011 FIFTEENTH STREET MILDURA VIC 3500

AJ129281V 13/08/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL705094R 23/02/2015

COMMONWEALTH BANK OF AUSTRALIA

COVENANT AJ129281V 13/08/2011

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.

DIAGRAM LOCATION

SEE PS519483J 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: 2 STANFORD RISE MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA

Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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<b>PLAN OF SUBDIVISION</b>	Stage No.	LTO use only	PLAN NUMBER
		EDITION 4	PS 519483J

Location of Land  
 Parish: MILDURA  
 Township: \_\_\_\_\_  
 Section: \_\_\_\_\_  
 Crown Allotment: \_\_\_\_\_  
 Crown Portion: 2 (PART)

LTO base record: VICMAP DIGITAL PROPERTY  
 Title References: Vol 10589 Fol 031 &  
 Vol 4180 Fol 888

Last Plan Reference: PS 43377IF (LOT 2)  
 LP2380 LOT 2 SEC 32 BLOCK E

Postal Address: CNR. RIVERSIDE AVENUE &  
 FIFTEENTH STREET,  
 MILDURA, 3500.

AMG Co-ordinates: E 603230  
 (Of approx. centre of plan) N 6215320 Zone 54

**Council Certification and Endorsement**

Council Name: MILDURA RURAL CITY COUNCIL Ref: 50606

1. This plan is certified under section 6 of the Subdivision Act 1988.  
~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~  
~~Date of original certification under section 6 / /~~  
~~3. 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 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 \_\_\_\_\_  
~~Council seal~~

Date 8 / 10 / 03

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

Council Delegate \_\_\_\_\_  
 Council seal \_\_\_\_\_

Date / /

APPLIES TO MASTER PLAN (STAGE 1) ONLY

**Vesting of Roads or Reserves**

Identifier	Council/Body/Person
ROADS R1, R2, R3 & R4 RESERVE No.1	MILDURA RURAL CITY COUNCIL POWERCOR AUSTRALIA LIMITED

**Notations**

Depth Limitation: DOES NOT APPLY

LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS

FOR DETAILS OF ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT & LIABILITY SEE OWNERS CORPORATION SEARCH REPORT, OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE, OWNERS CORPORATION RULES

**Staging** This is/is not a staged subdivision  
 Planning Permit No.P02/539

**Survey:-** This plan is / ~~is not~~ based on survey.  
 To be completed where applicable.  
 This survey has been connected to permanent marks no(s).332,333,334  
 In Proclaimed Survey Area no. \_\_\_\_\_ 749&1111.

**Easement Information**

**Legend:** E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement  
 A - Appurtenant Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & WATER SUPPLY SEWERAGE	4	PS 43377IF THIS PLAN	FIRST MILDURA IRRIGATION TRUST LOWER MURRAY REGION WATER AUTHORITY
E-2	DRAINAGE SEWERAGE	SEE DIAG.	THIS PLAN	FIRST MILDURA IRRIGATION TRUST LOWER MURRAY REGION WATER AUTHORITY
E-3	SEWERAGE	SEE DIAG.	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-4	SEWERAGE	2	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY
E-5	SEWERAGE DRAINAGE	SEE DIAG.	THIS PLAN	LOWER MURRAY REGION WATER AUTHORITY MILDURA RURAL CITY COUNCIL
E-6	DRAINAGE	2	THIS PLAN	MILDURA RURAL CITY COUNCIL
E-7	DRAINAGE & WATER SUPPLY DRAINAGE SEWERAGE	3	PS 43377IF THIS PLAN	FIRST MILDURA IRRIGATION TRUST MILDURA RURAL CITY COUNCIL LOWER MURRAY REGION WATER AUTHORITY
R1,2,3	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN

CONTINUED ON SHEET 2

LTO use only \_\_\_\_\_

Statement of Compliance / Exemption Statement

Received

Date 5 / 7 / 04

THIS IS A LAND  
VICTORIA  
COMPILED PLAN

FOR DETAILS SEE  
MODIFICATION TABLE  
HEREIN

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

REF 7183 VERSION 1 DATE 28/08/2003 SIGNATURE \_\_\_\_\_

Sheet 1 of 9 Sheets

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502  
 TELEPHONE: (03) 50236239

DATE 8 / 10 / 03

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_

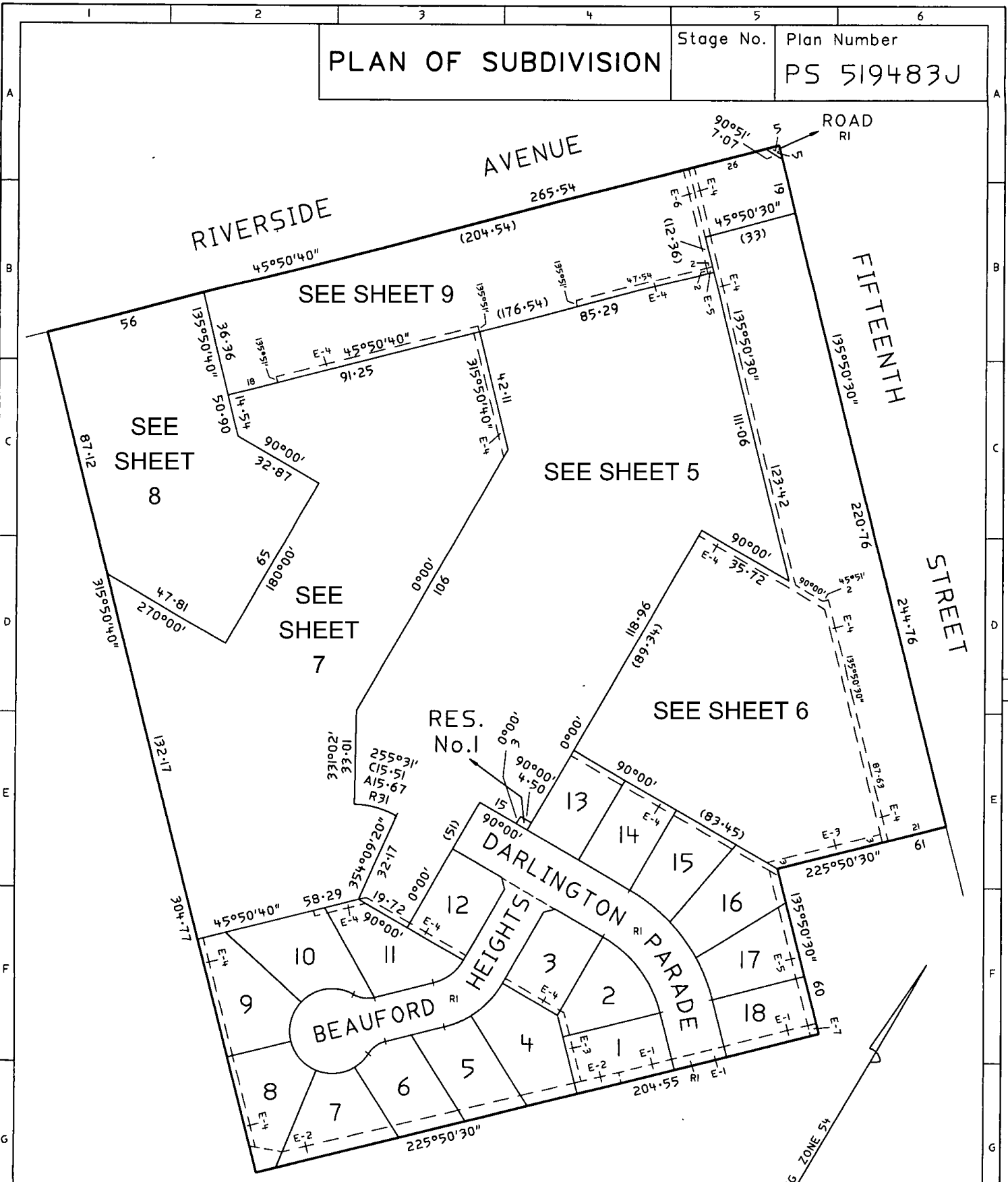
Original sheet size A3





# PLAN OF SUBDIVISION

Stage No. Plan Number  
PS 519483J



**FREEMAN & FREEMAN**  
LAND SURVEYORS  
PO BOX 2135 MILDURA VIC 3502  
TELEPHONE: (03) 50236239

REFER TO SHEET 4 FOR  
DIMENSIONS & OTHER  
DETAILS OF LOTS 1 TO 18  
& RESERVE No.1.

SHEET 3  
DATE / /  
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN  
SIGNATURE \_\_\_\_\_ DATE 28/08/2003  
REF 7183 VERSION 1

ORIGINAL SCALE  
SHEET SIZE SCALE  
A3 1:1250

LENGTHS ARE IN METRES

PLAN OF SUBDIVISION

Stage No.

Plan Number

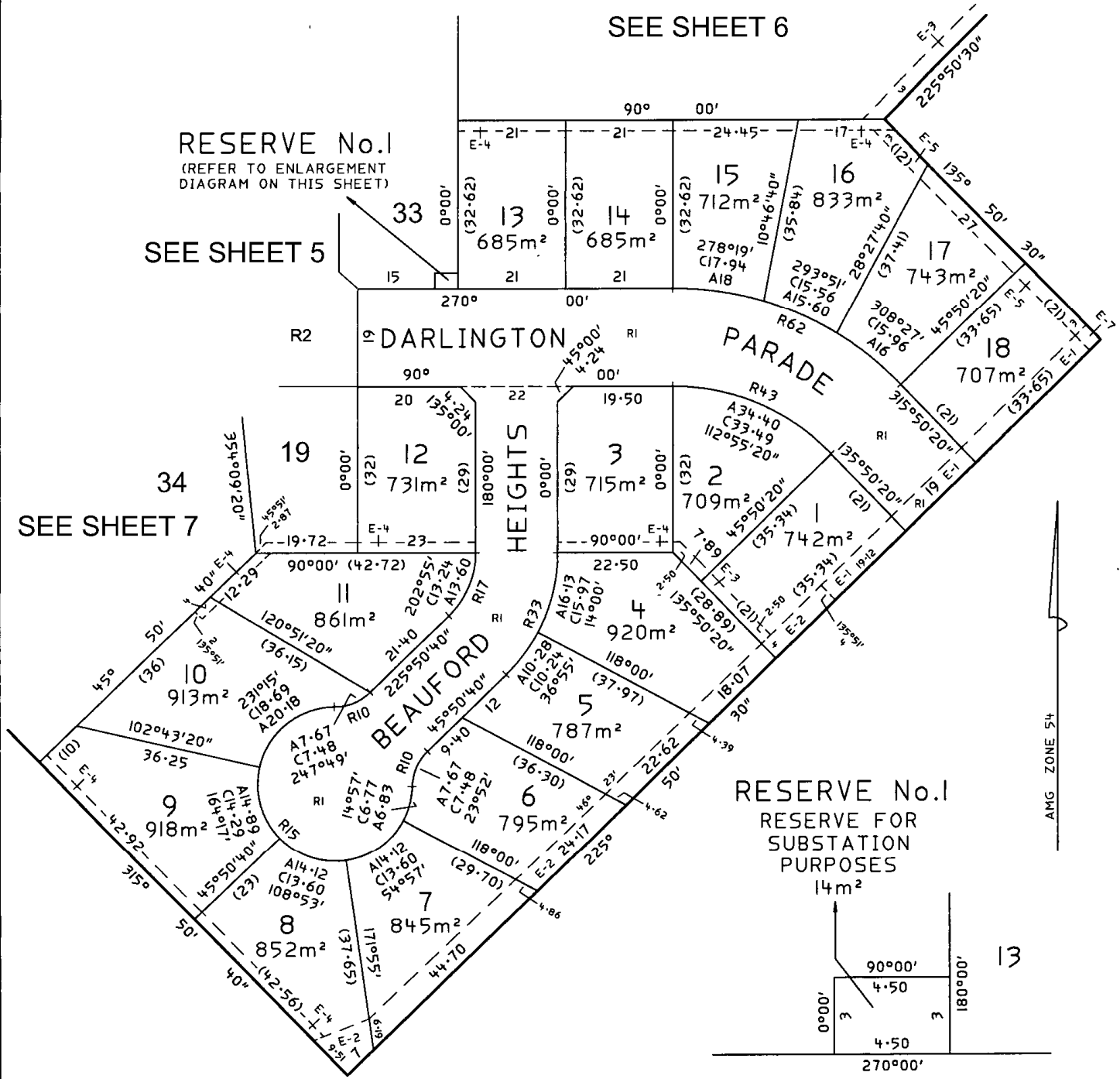
PS 519483J

SEE SHEET 6

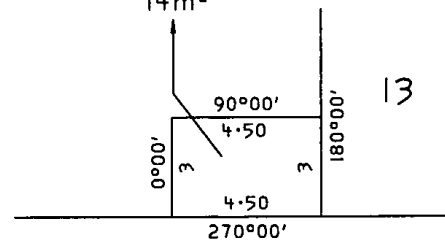
RESERVE No.1  
(REFER TO ENLARGEMENT  
DIAGRAM ON THIS SHEET)

SEE SHEET 5

SEE SHEET 7



RESERVE No.1  
RESERVE FOR  
SUBSTATION  
PURPOSES  
14m²



DARLINGTON PARADE

ENLARGEMENT DIAGRAM  
NOT DRAWN TO SCALE

**FREEMAN & FREEMAN**

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 4

ORIGINAL SCALE  
SHEET SIZE A3 SCALE 1:800  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN  
SIGNATURE \_\_\_\_\_ DATE 28/08/2003  
REF 7183 VERSION 1

DATE / /  
COUNCIL DELEGATE SIGNATURE

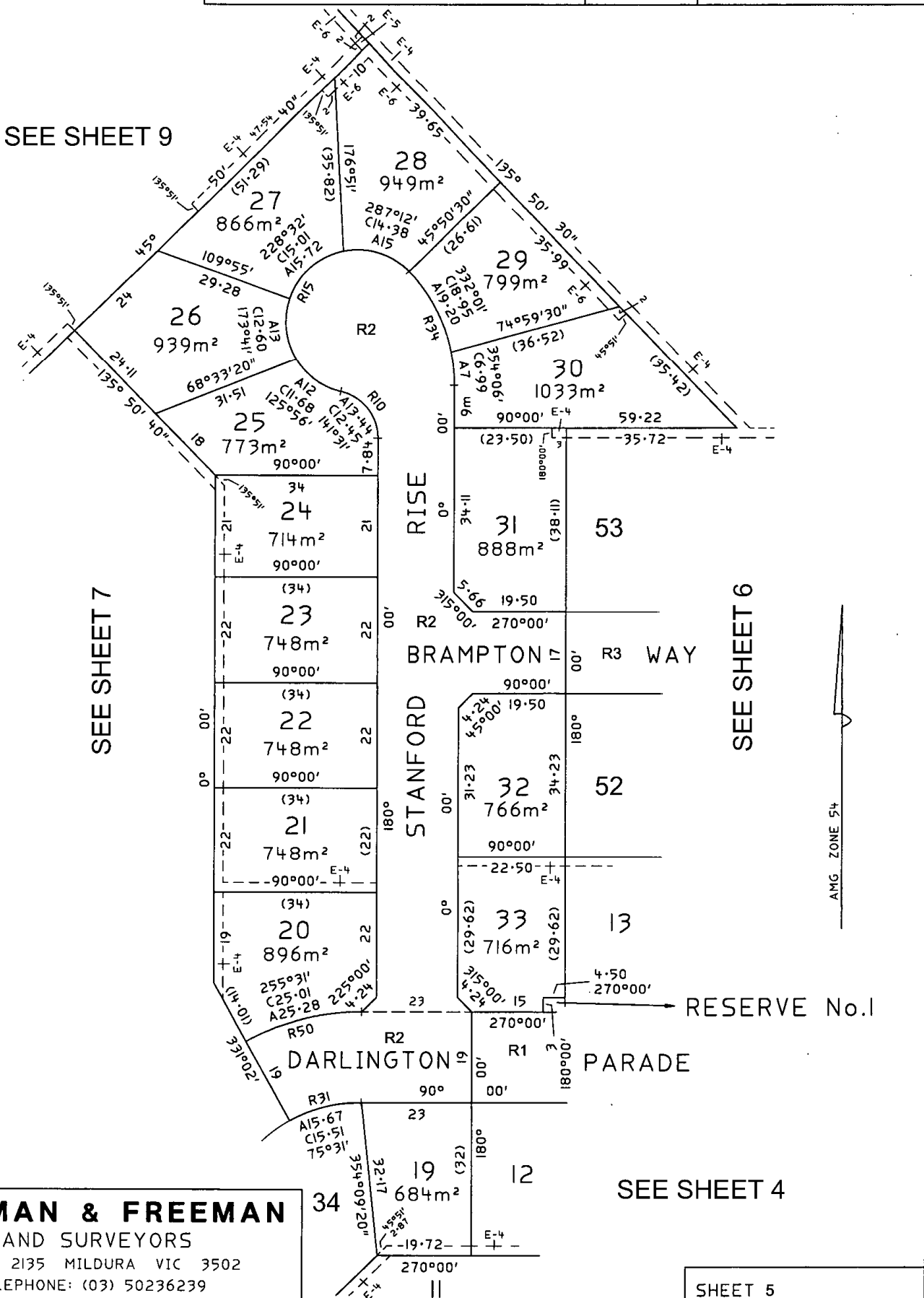
# PLAN OF SUBDIVISION

Stage No. Plan Number  
PS 519483J

SEE SHEET 9

SEE SHEET 7

SEE SHEET 6



**FREEMAN & FREEMAN**  
LAND SURVEYORS  
PO BOX 2135 MILDURA VIC 3502  
TELEPHONE: (03) 50236239

SEE SHEET 4

SHEET 5

ORIGINAL SCALE  
SHEET SIZE A3 SCALE 1:800  
SCALE 0 8 16 24 32  
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN  
SIGNATURE \_\_\_\_\_ DATE 29/08/2003  
REF 7183 VERSION 1

DATE / /  
COUNCIL DELEGATE SIGNATURE

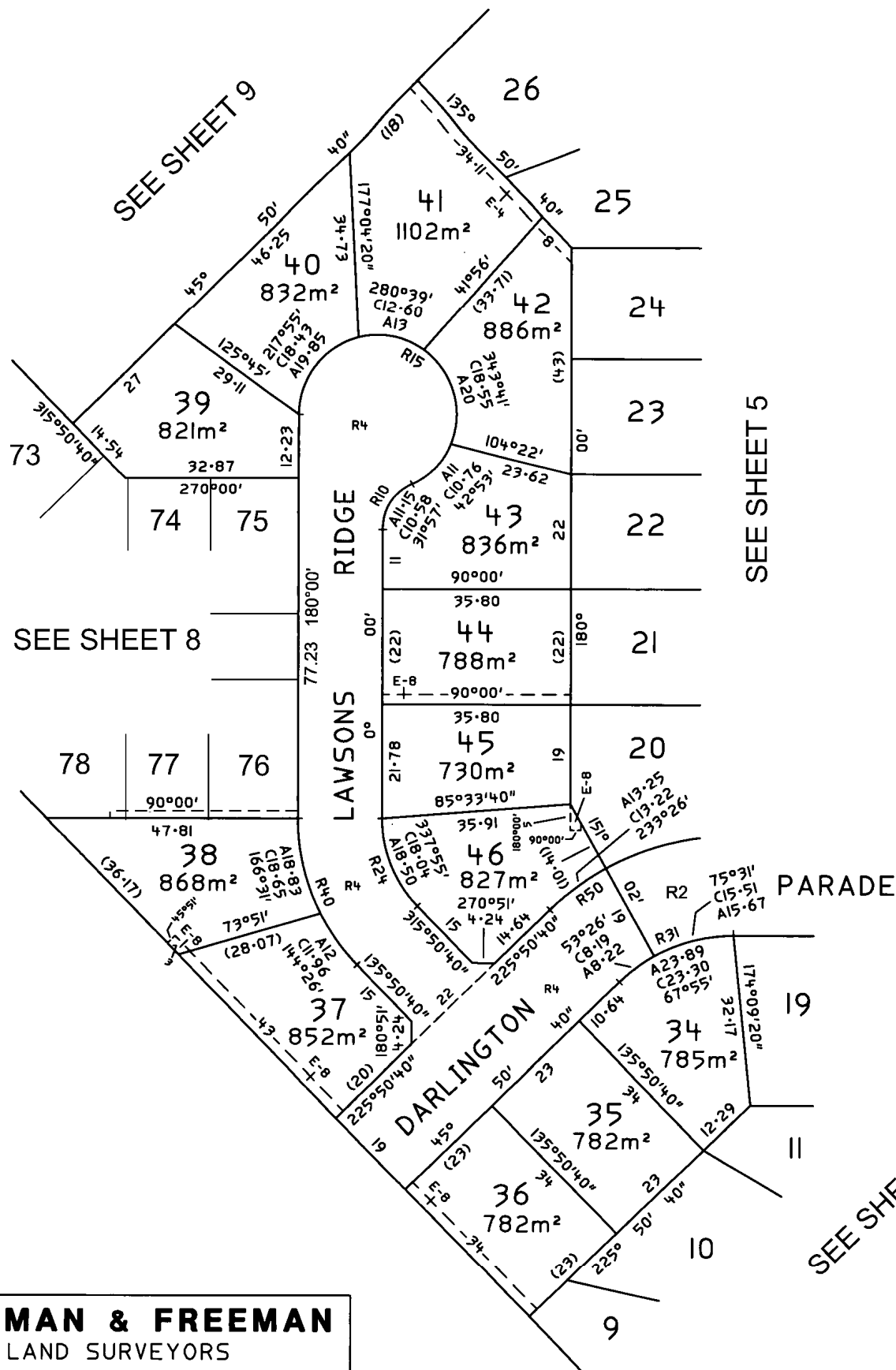


# PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 519483J



SEE SHEET 9

SEE SHEET 8

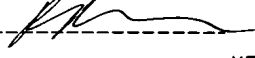
SEE SHEET 5

SEE SHEET 4

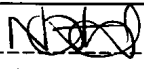
## FREEMAN & FREEMAN

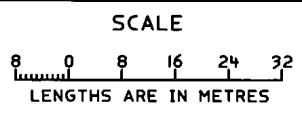
LAND SURVEYORS  
PO BOX 2195 MILDURA VIC 3502  
TELEPHONE: (03) 50236239

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE  DATE 16/11/2012  
REF 7183 VERSION 5

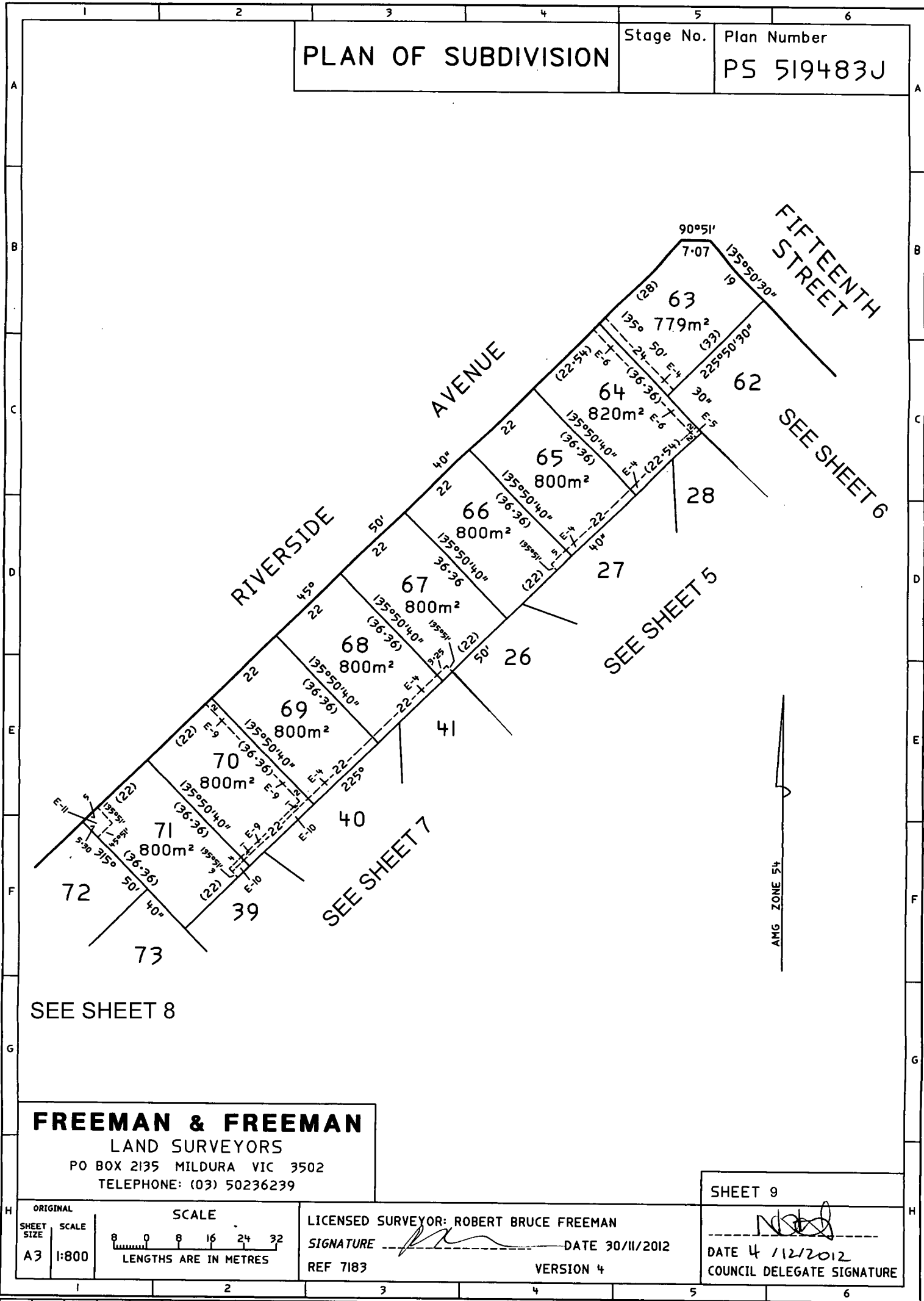
SHEET 7

  
DATE 4/12/2022  
COUNCIL DELEGATE SIGNATURE



SHEET SIZE A3 SCALE 1:800









# Transfer of Land

Section 45 Transfer of Land Act 1958

**AJ129281V**

13/08/2011 \$364 45



Lodged by:

Name:

Phone:

Address:

**BANKWEST**

Reference:

Customer Code:

**12787K**

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio)

Volume 10816 Folio 925

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

all its estate and interest in fee simple

Consideration:

Transferor: (full name)

C R & A L GOWERS PTY LTD ACN 005564581

Transferee: (full name and address including postcode)


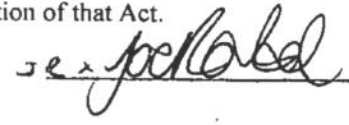
TODD ROBERT HUGHES AND JODIE LYNNE ROWLAND both of 1011 Fifteenth Street, Mildura 3500 as Joint Proprietors

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant :

AND the said Todd Robert Hughes and Jodie Lynne Rowland for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said C R & A L Gowers Pty Ltd and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No 519483J (Stage 2) and every part thereof (other than the land hereby transferred) as follows:

1. With the exception of Lot 20 and Lot 31 on the said Plan of Subdivision they will not erect or cause or suffer to be erected upon the said lot more than one main building which shall not be less than one hundred and forty five square metres (145m<sup>2</sup>) in floor area and that such building and lot or any part thereof shall not be further subdivided under the provisions of the Subdivision Act 1988 or any amendment, modification or enactment of or substitution of that Act.

TH X  J E X 



2001109A

Order to Register

Duty Use Only

**T2**

Please register and issue Certificate of Title to

\*Law Perfect Pty Ltd

Signed

Customer Code:

Page 1 of 3

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Victorian Land Registry Services Pty Ltd	
CRS	AP 45
Price Duty	2,370.00
Contribution	67,050.00
Trans No	8730/2011
Endorse Date	13/08/2011
Section	Original
BANKWEST Signature	

2. They will not erect or cause or suffer to be erected upon the said lot any dwelling house (except for the usual outbuildings) with more than 50 per centum of the external walls of any material other than brick (which definition shall not be extended to mean mud brick), brick veneer, stone, hebel panel or texture coated compressed sheet and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium.
3. They will not erect or cause or suffer to be erected on the said lot any shed with exterior walls of any materials other than brick, brick veneer or steel finished with an oven baked exterior finish such as colourbond and they will not roof such shed on the lot with materials other than tiles or colourbond steel.
4. They will not erect or cause or suffer to be erected on the said lot any transportable, prefabricated or moveable dwelling house or any existing house moved in whole or in part from another site or place of construction.
5. They will not erect or cause to be erected on the rear boundary or any side boundary within the building alignment of the said lot any fence other than a fence of a minimum height of 1.80 metres of zincalume steel panel type construction with an oven baked colourbond exterior finish and that such finish shall not be other than the colour of "Domain".

AND IT IS HEREBY AGREED AS FOLLOWS:

That the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Dated: 8/8/2011

Execution and attestation

Executed by C R & A L GOWERS PTY LTD ACN )  
 005564581 in accordance with Section 127 of the )  
 Corporations Act 2001 by being signed by those persons )  
 who are authorised to sign for the company: )

Director ..... *[Signature]* .....  
 Full name & Usual address

**Amanda Louise Gowers of 6 Regency Parade Mildura  
 3500**

Director ..... *[Signature]* .....  
 Full name & Usual address

**Colin Richard Gowers of 6 Regency Parade Mildura  
 3500**

TH X *[Signature]*

JR X *[Signature]*

**AJ129281V**

13/08/2011 \$364 45



2001109A

Order to Register

Duty Use Only

**T2**

Please register and issue Certificate of Title to

\*Law Perfect Pty Ltd  
Page 2 of 3

Signed

Customer Code:

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

# Annexure Page

## Transfer of Land Act 1958

**AJ129281V**



This is page 3 of *Approved Form T2* dated 8/8/2011  
between C R & A L GOWERS PTY LTD ACN 005564581 AND  
TODD ROBERT HUGHES AND JODIE LYNNE ROWLAND

Signatures of the Parties

Panel Heading

Signed by TODD ROBERT HUGHES in the presence of: )

Witness:  .....

) x   
.....  
TODD ROBERT HUGHES

Signed by JODIE LYNNE ROWLAND in the presence of: )

Witness:  .....

) x   
.....  
JODIE LYNNE ROWLAND

2001109A

# A1

\*Law Perfect Pty Ltd  
Page 3 of 3

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 29 March 2021 02:27 PM

## PROPERTY DETAILS

Address: **2 STANFORD RISE MILDURA 3500**  
Lot and Plan Number: **Lot 21 PS519483**  
Standard Parcel Identifier (SPI): **21\PS519483**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **30070**  
Planning Scheme: **Mildura**  
Directory Reference: **VicRoads 534 H7**

[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**

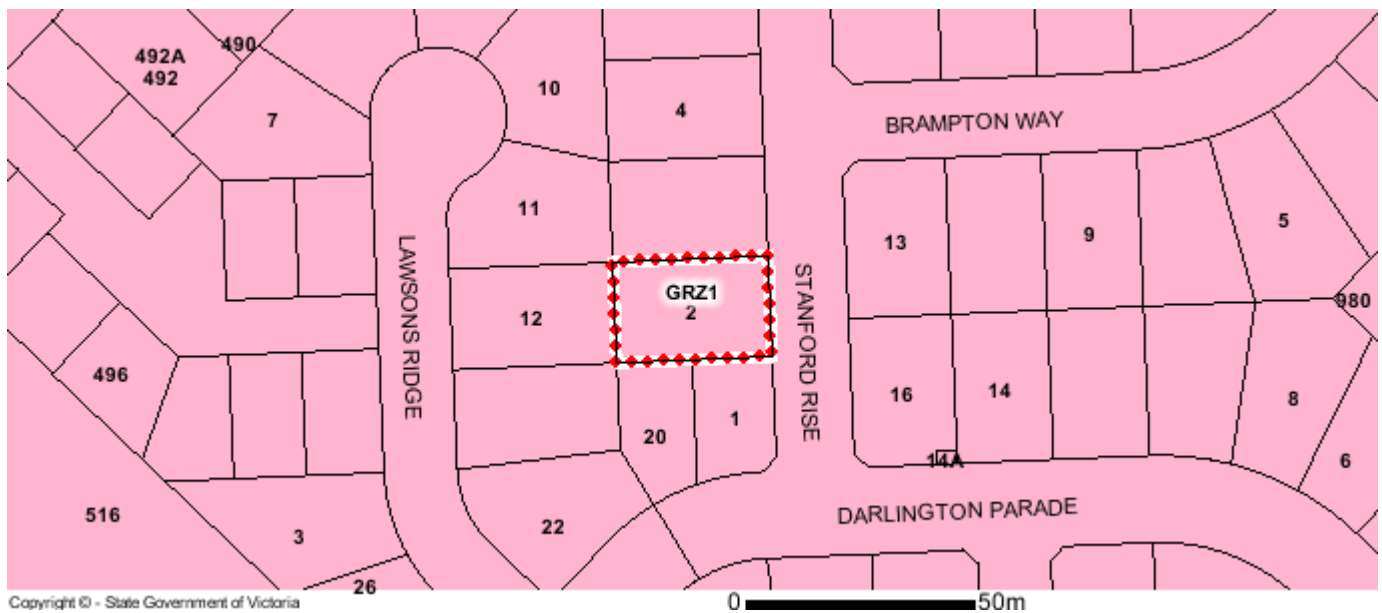
## STATE ELECTORATES

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

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



 GRZ - General Residential

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

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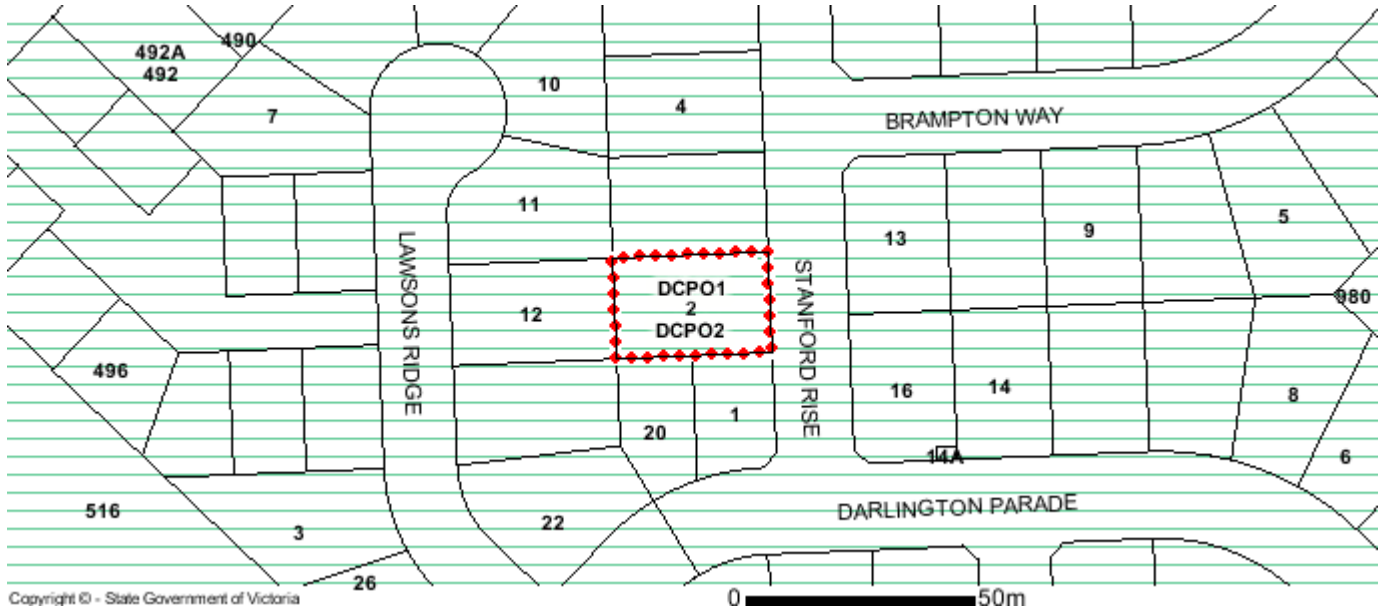
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 \(DCPO2\)](#)

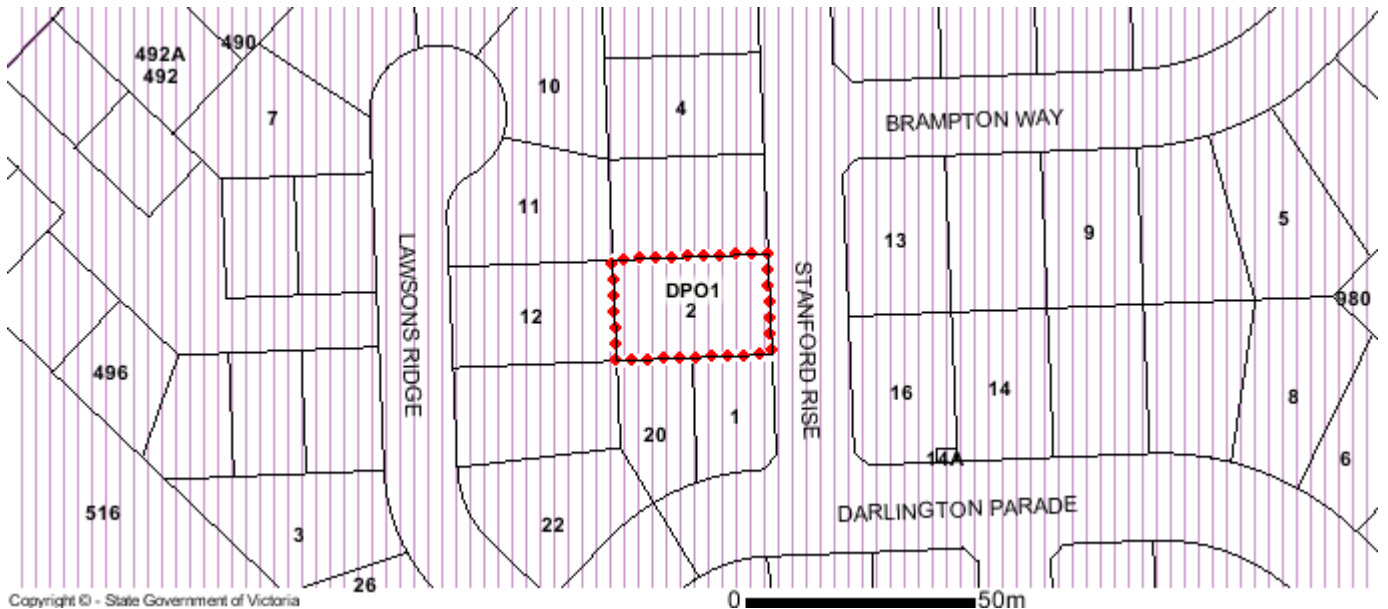


DCPO - Development Contributions Plan

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

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)



DPO - Development Plan

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

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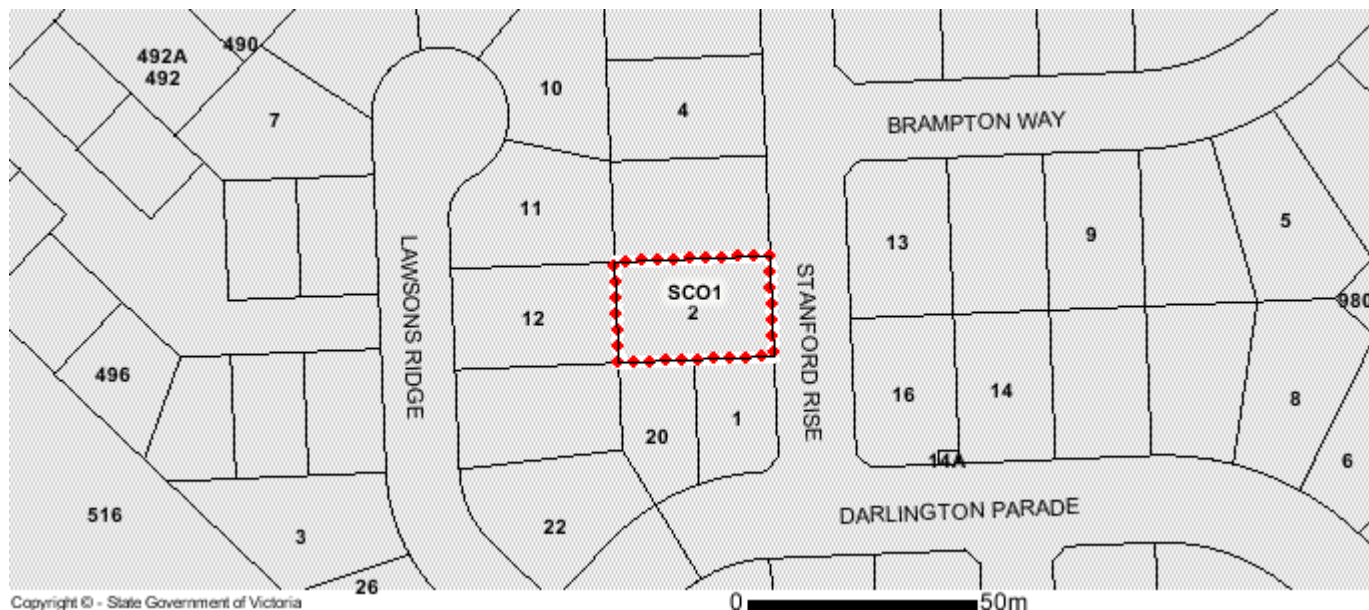
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## Planning Overlays

### SPECIFIC CONTROLS OVERLAY (SCO)

#### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



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SCO - Specific Controls

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

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### SALINITY MANAGEMENT OVERLAY (SMO)



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SMO - Salinity Management

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

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## Further Planning Information

Planning scheme data last updated on 24 March 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.

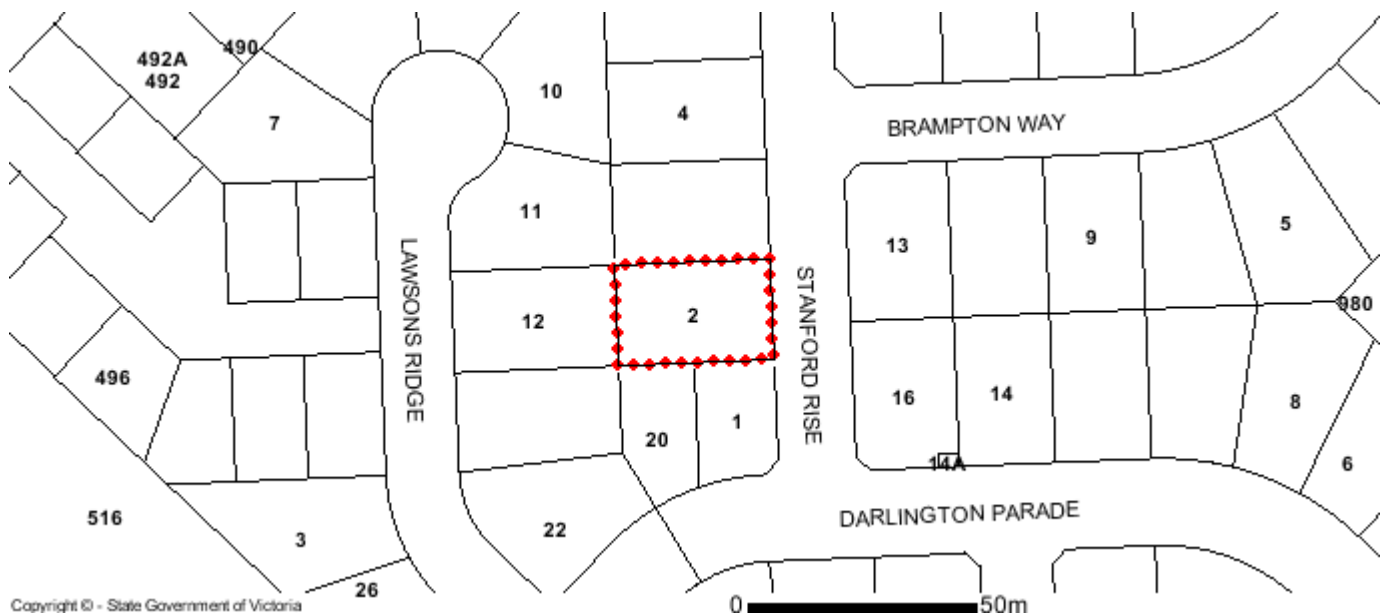
To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

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.**



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 Designated Bushfire Prone Area

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>

## Property Report

from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 29 March 2021 02:27 PM

**Address:** 2 STANFORD RISE MILDURA 3500

**Lot and Plan Number:** Lot 21 PS519483

**Standard Parcel Identifier (SPI):** 21\PS519483

**Local Government (Council):** MILDURA **Council Property Number:** 30070

**Directory Reference:** VicRoads 534 H7

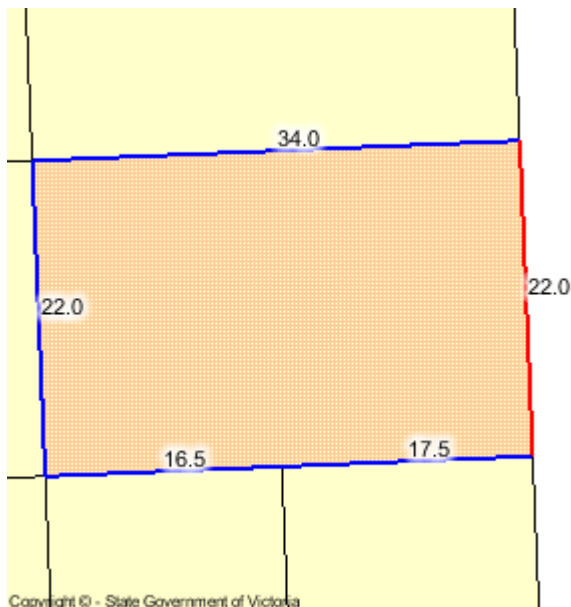
**This property is not in a designated bushfire prone area.**

**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 in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



**Area:** 748 sq. m

**Perimeter:** 112 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.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

### State Electorates

**Legislative Council:** NORTHERN VICTORIA

**Legislative Assembly:** MILDURA

### Utilities

**Rural Water Corporation:** Lower Murray Water

**Urban Water Corporation:** Lower Murray Water

**Melbourne Water:** outside drainage boundary

**Power Distributor:** POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

**Planning Overlays:** DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 24 March 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 [Planning Schemes Online](#)

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](#)

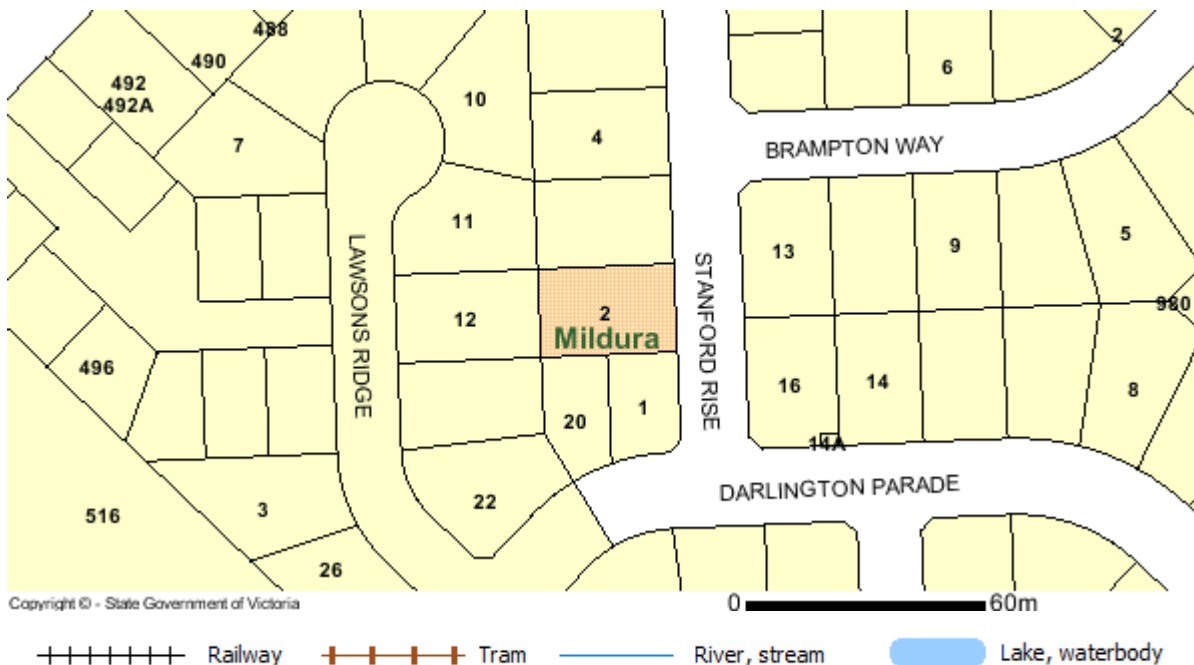
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

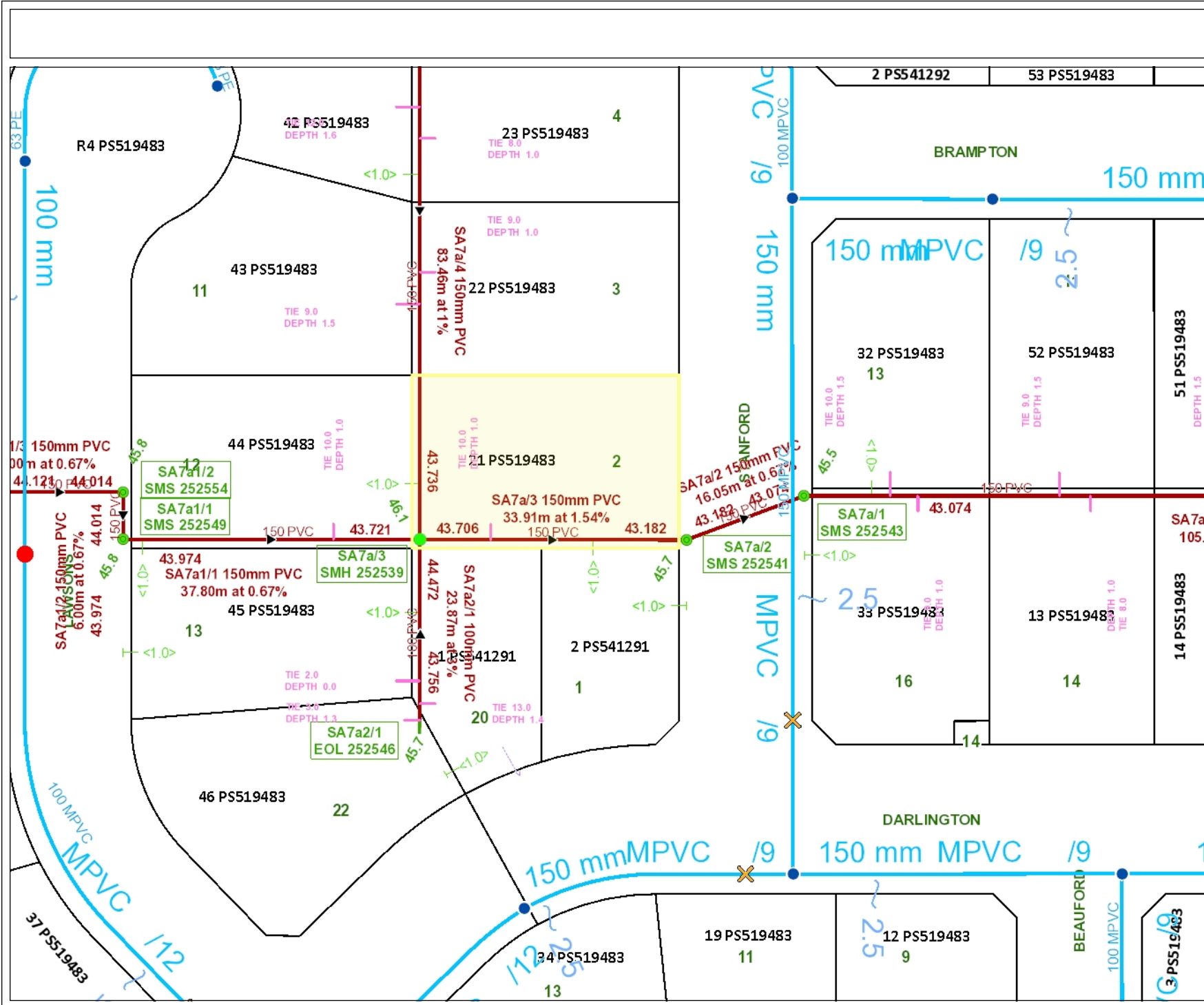
## Area Map



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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 12.64 25.3  
Meters

1: 663

Printed: 29/03/2021

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 Clearance Certificate

## Taxation Administration Act 1997



INFOTRACK / SUNRAYSIA CONVEYANCING SERVICES

**Your Reference:** 1423  
**Certificate No:** 44960430  
**Issue Date:** 29 MAR 2021  
**Enquiries:** ESYSPROD

**Land Address:** 2 STANFORD RISE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
31932973	21	519483	10816	925	\$0.00

**Vendor:** JODIE HUGHES & TODD HUGHES  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MISS JODIE LYNNE ROWLAND	2021	\$113,000	\$0.00	\$0.00	\$0.00

**Comments:**

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
-------------------------------------	------	---------------	------------------	------------------	-------

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
---------------------	------	------------------	------------------	-------

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

**Paul Broderick**  
Commissioner of State Revenue

**CAPITAL IMP VALUE:** \$442,000

**SITE VALUE:** \$113,000

**AMOUNT PAYABLE:** \$0.00

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 44960430

---

## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$113,000

Calculated as \$0 plus ( \$113,000 - \$0) multiplied by 0.000 cents.

---

## Property Clearance Certificate - Payment Options

**BPAY**



Billers Code: 5249  
Ref: 44960430

**Telephone & Internet Banking - BPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 44960430

**Visa or Mastercard**

Pay via our website or phone 13 21 61.  
A card payment fee applies.

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

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## VENDOR STATEMENT

---

2 Stanford Rise, Mildura VIC 3500

### VENDORS REPRESENTATIVE



PO Box 1030, Robinvale 3549  
Ph. 03 5026 1490  
Mob. 0401 526 095  
Email: [info@sunraysiaconveyancing.com.au](mailto:info@sunraysiaconveyancing.com.au)