Mildura Property Transfers Pty Ltd
43 Lemon Avenue, Mildura 3500
Phone: 03 5022 9300
Email: warrick@milduraproperytransfers.com.au

Section 32 Statement

Vendor: **Spencer Ryan Douglas**

Property: **12 Christie Parade, Mildura 3500**

NOTICE TO PURCHASER

Property: 12 Christie Parade, Mildura 3500

Vendor: Spencer Ryan Douglas

~~ABN: _____ *(insert if applicable)*~~

1. ~~The above property is a new residential premises or potential residential premises.~~

   ~~Amount of GST that the Purchaser will be required to pay to the Australian Taxation Office: $.....~~

   ~~The payment will be required to be paid on: *(insert settlement date)*~~

   ~~OR~~

2. **The above property is either an existing residential premises or commercial residential premises and therefore the purchaser is not required to withhold GST.**

(Delete one of the above as appropriate)

Spencer Ryan Douglas (Nov 11, 2026 09:34:16 GMT+11)

LAW INSTITUTE VICTORIA

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 is current as at 1 July 2024.

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Section 32 Statement

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included.

"Nil" may be written in any of the rectangular boxes if appropriate.

Additional information may be added to section 13 where there is insufficient space.

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	12 Christie Parade MILDURA VIC 3500	
Vendor's name	Spencer Ryan Douglas	**Date** / /
Vendor's signature	an Douglas (Nov 11, 2026 09:34:16 GMT+11)	
Vendor's name		**Date** / /
Vendor's signature		
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

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1. FINANCIAL MATTERS

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

☐ (a) Their total does not exceed: $

OR

☒ (b) Are contained in the attached certificate/s.

OR

☐ (c) Their amounts are:

	Authority		**Amount**		**Interest** (if any)
(1)	Mildura Rural City Council	(1)	$	(1)	$
(2)	Lower Murray Water	(2)	$	(2)	$
(3)		(3)	$	(3)	$
(4)		(4)	$	(4)	$

☐ (d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge[1], which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box. $

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

$ To

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this section 32 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.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this section 32 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.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

[1] Other than any GST payable in accordance with the contract.

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1.5. **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this section 32 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.

☐ (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

☐ (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company:	
Type of policy:	Policy no:
Expiry date:	Amount insured:

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.

☐ (a) Attached is a copy or extract of any policy of insurance required under the *Building Act* 1993.

OR

☐ (b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company:	
Policy no:	Expiry date:

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

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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.

OR

☐ Is as follows:

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

None known to the Vendor

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an "X" ☐

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

OR

☐ The required specified information is as follows:

(a)	Name of planning scheme	
(b)	Name of responsible authority	Mildura Rural City Council
(c)	Zoning of the land	
(d)	Name of planning overlay	

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:

☐ Are contained in the attached certificates and/or statements.

OR

☐ Are as follows:

None known to the Vendor

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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):

☐ Are contained in the attached certificate.

OR

☐ Are as follows:

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.

☐ 6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act* 2006.

OR

☐ 6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act* 2006 and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

☐ 6.3 The owners corporation is an inactive owner's corporation.[2]

[2] An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

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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.

7.1 **Work-in-Kind Agreement**

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

(a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X" ☐

(b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X" ☐

(c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X" ☐

7.2 **GAIC Recording**

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.
The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

(a) Any certificate of release from liability to pay a GAIC ☐

(b) Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐

(c) Any certificate of exemption from liability to pay a GAIC ☐

(d) Any certificate of staged payment approval ☐

(e) Any certificate of no GAIC liability ☐

(f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐

(g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act* 1987 must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above ☐

8. SERVICES

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

☐ Electricity supply ☐ Gas supply ☐ Water supply ☐ Sewerage ☐ Telephone services

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.

OR

☐ (b) **General Law Title**

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

9.2 ☐ Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

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10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

☐ (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

OR

☐ (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

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 a 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:

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

(d) The contents of any permit under the *Planning and Environment Act* 1987 authorising the staged subdivision are:

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.

☐ (a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).

OR

☐ (b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this section 32 statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

☐ (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

☐ (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Are contained in the attached building energy efficiency certificate.

OR

Are as follows:

Not applicable

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12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this section 32 statement but the checklist may be attached as a matter of convenience.)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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Register Search Statement - Volume 8752 Folio 127

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

VOLUME 08752 FOLIO 127 Security no : 124140430017F
Produced 06/11/2026 02:11 PM

LAND DESCRIPTION

Lot 48 on Plan of Subdivision 082902.
PARENT TITLES :
Volume 02394 Folio 664 Volume 03506 Folio 113 Volume 08688 Folio 489
Created by instrument LP082902 04/12/1968

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SPENCER RYAN DOUGLAS of 12 CHRISTIE PARADE MILDURA VIC 3500
AW693727R 31/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW693728P 31/03/2023
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 LP082902 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: 12 CHRISTIE PARADE MILDURA VIC 3500

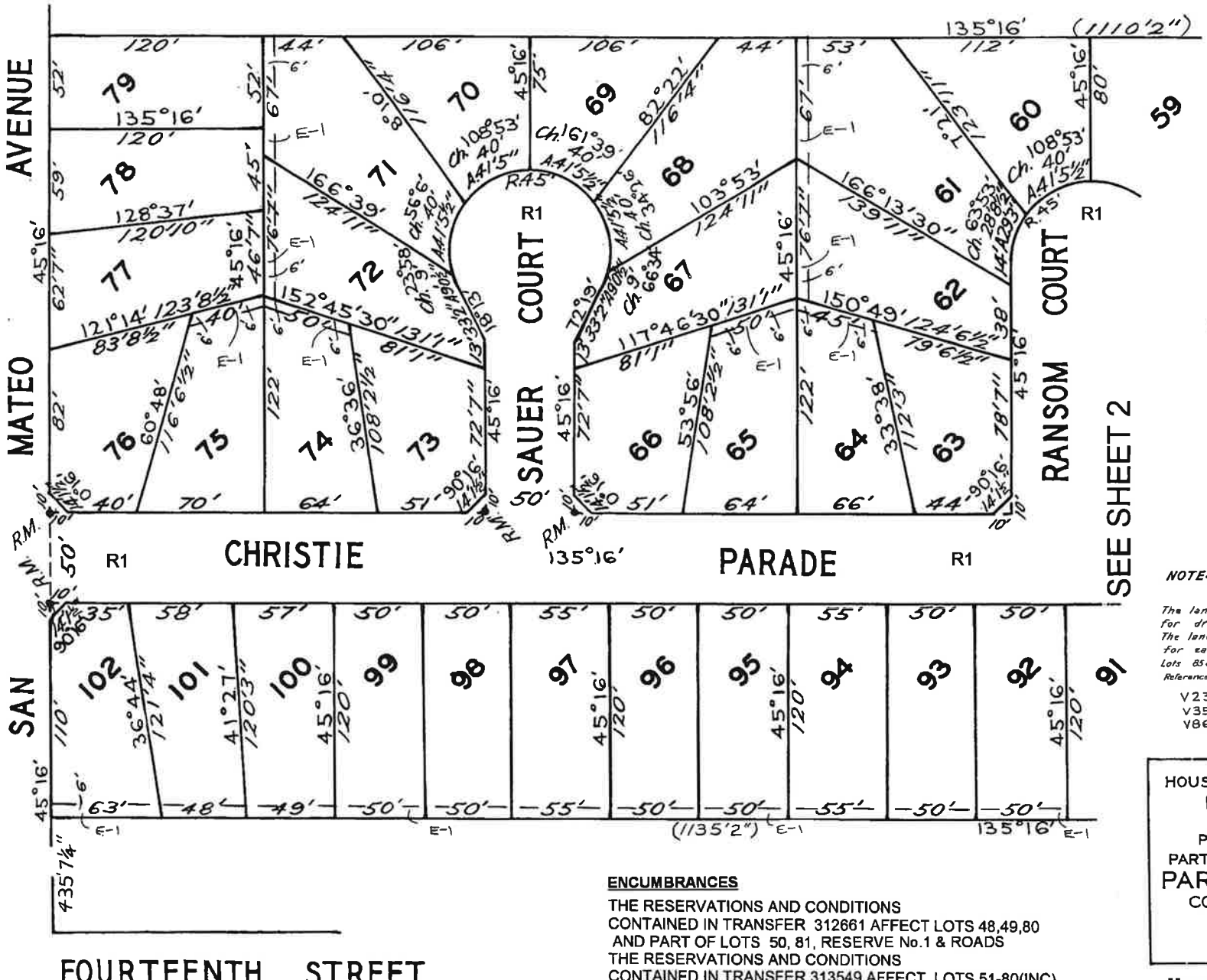
ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 31/03/2023

DOCUMENT END

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LP 82902

EDITION 3

APPROVED 1 / 11 /68

2 SHEETS
SHEET 1.

COLOUR CONVERSION
BLUE = E-1
BROWN = E-2 & R1

NOTE:

The land coloured blue is appropriated for drainage and sewerage purposes. The land coloured brown is appropriated for easements of Way and Drainage. Lots 85 & 86 are omitted

Reference Marks are GI Pipes 12" x ¾"

V2394 F664
V3506 F113
V8688 F489

ENCUMBRANCES

THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 312661 AFFECT LOTS 48,49,80 AND PART OF LOTS 50, 81, RESERVE No.1 & ROADS
THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 313549 AFFECT LOTS 51-80(INC) 82,83,84,87-102(INC) AND PART OF LOTS 50, 81, RESERVE No.1 & ROADS

HOUSING COMMISSION VICTORIA
MILDURA ESTATE

PLAN OF SUBDIVISION OF
PART OF CROWN PORTION 1
PARISH OF MILDURA
COUNTY OF KARKAROOC

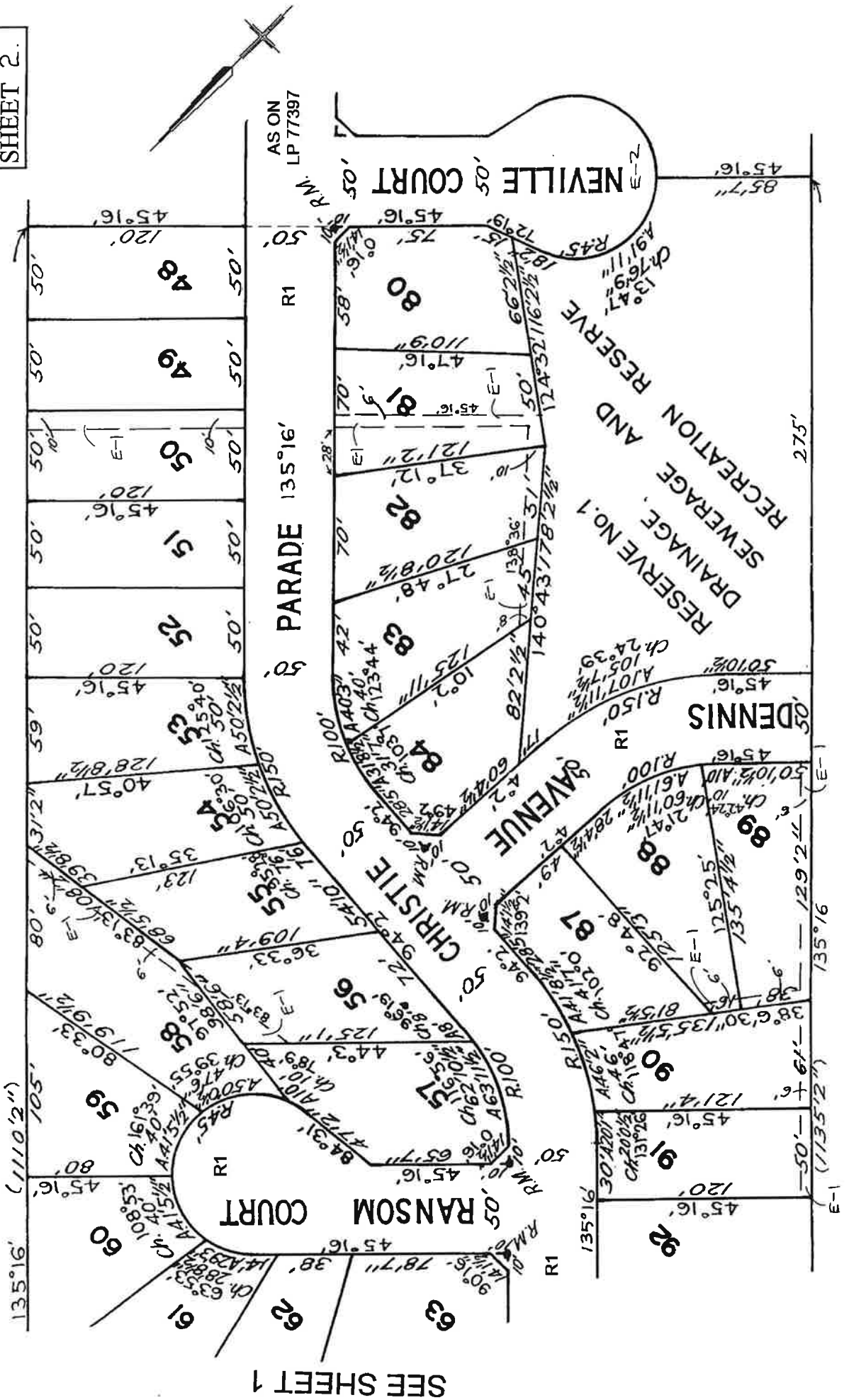
Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

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LP 82902

2 SHEETS
SHEET 2.



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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.

PLAN NUMBER
L.P82902

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
ALL LOTS		RESERVATIONS AND CONDITIONS ADDED	312661 313549			2	
RESERVE No.1 & ROADS		RESERVATIONS & CONDITIONS NOTATION MODIFIED				3	MLB

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652842

HORTICULTURAL AND VILLA LAND, MILDURA.

312661

TO THE REGISTRAR OF TITLES.
PLEASE REGISTER THIS TRANSFER.

A

MICROFILMED

OFFICE OF TITLES B -6 NOV. 91 VICTORIA

FREEHOLD

RECEIVED FEE Land Transfer 10/- 6-NOV.91 T.O. COLLECTOR OF IMPOSTS, STAMP ACT 1958

VICTORIA.

Transfer of Land.

We, 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 Two Hundred Pounds paid to us by Lillian Kilburn of Malvern Road Armadale in the said Colony wife of James Frederick Kilburn of the same place Gentleman do hereby transfer to the said Lillian Kilburn

All our estate and interest in All that piece of Horticultural land being Lot Thirteen

Part-1 10 acres Cert 10.11.91 11.11.91

of Section Thirty of Block Five of Crown portion one Parish of Mildura County of Karkaroc delineated on the plan of subdivision lodged at the Office of Titles Numbered 2168. 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 2010 Folio 107912.

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 Lillian Kilburn her executors administrators transferees or assigns will at her or their own expense forthwith destroy and keep the said land free from all vermin noxious insects scale bugs Bathurst burr wild briar and gorse.

D312661-1-4

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312661

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 Lillian Kilburn

is the holder of Ten

paid-up Shares in the said Company numbered from 99715 to 99984 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 twenty-sixth day of November One thousand eight hundred and ninety-one

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 Lillian Kelbeern

Lillian Kilburn

in the presence of

"THE MILDURA IRRIGATION COMPANY LIMITED" have hereunto affixed its Common Seal

Directors. (L. S.)

Secretary.

D312661-1-4

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312661

The Mildura Irrigation Company Limited.

No. 714

Incorporated under "The Companies Statute 1865."

MICROFILMED

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

This is to Certify that Lillian Kilburn of Malvern Road Armadale is the Proprietor of Two Paid-up Shares of The Mildura Irrigation Company Limited, numbered 9945 to 9986, inclusive, subject to the Articles of Association of the said Company, and appertaining to Lot Thirteen of section thirty of Block F.

Given under the Common Seal of the said Company, at Melbourne this Sixth day of November 1891.

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

Geo Duffy
J Thom } Directors.
J. F. Neilson Secretary.

THE MILDURA IRRIGATION COMPANY LIMITED

Appeared before me at Melbourne the Sixth day of November One thousand eight hundred and ninety one Charles Fred Banbury one of the attesting witnesses to this instrument, and declared that he personally knew Lillian Kilburn the person signing the same, and whose signature the said Charles Fred Banbury attested; and that the name purporting to be the signature of the said Lillian Kilburn is her own handwriting, and that she was of sound mind and freely and voluntarily signed such instrument.

J Thom J.P.

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 h own handwriting, and that h was of sound mind and freely and voluntarily signed such instrument.

0312661-2-0

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Dated 15

MESSRS. G. and W. B. CHAFFEY

TO

Lillian Kilburn

Transfer

OF

Lot 13 Section 30

Block 17

A. H. Massina & Co., Printers, Bourke-st., off Little Collins-st., Melbourne.

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties thereto.	No. or Symbol thereon.
TRANSFER.	The 6th day of November 1891 at 11.46 o'clock in the forenoon	George Chaffey and William Benjamin Chaffey TO Lillian Kilburn	312661

Thos Byrne
Asst. Registrar of Titles.

I certify that a Memorial of the within instrument was entered in the Register Book Vol. 2040 Fol. 407912 at the time last above mentioned.

Thos Byrne
Asst. Registrar of Titles.

D312661-2-0

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655005

313549

MICROFILMED

Title

RECEIVED 26 NOV 91 COLLECTOR OF STAMPS ACT 1958

HORTICULTURAL AND VILLA LAND, MILDURA.

A

TO THE REGISTRAR OF TITLES.
PLEASE REGISTER THIS TRANSFER.

OFFICE OF TITLES TB 26 NOV 91 VICTORIA

Paid

FREEHOLD

VICTORIA.

Transfer of Land.

We, **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 Two hundred Pounds paid to us by James Frederick Kilburn of Swanston Street in the City of Melbourne aforesaid Clerk Gentleman do hereby transfer to the said James Frederick Kilburn

All our estate and interest in All that piece of Horticultural land being Lot Six

of Section Thirty of Block H of Crown portion the Parish of Mildura County of Karkaroc delineated on the plan of subdivision lodged at the Office of Titles Numbered 2108. 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 409/96

Part 10a 0r 0p A.A.H & 25.11.91

Ex. LLL 30.11.91

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 James Frederick Kilburn 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 burr wild briar and gorse.

0313549-1-6

Delivered by LANDATA®. timestamp 05/11/2026 14:14 Page 2 of 4

MICROFILMED

313549

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 James Frederick Kilburn

is the holder of Ten

paid-up Shares in the said Company numbered from 9985 to 9994 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 Fourteenth day of November One thousand eight hundred and ninety four

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 James Frederick Kilburn in the presence of

J. F. Kilburn

"THE MILDURA IRRIGATION COMPANY LIMITED" have hereunto affixed its Common Seal

Geo Chaffey
Directors. (L.S.)

J. F. Kilburn Secretary.

D313549-1-6

Delivered by LANDATA®, timestamp 06/11/2026 14:14 Page 3 of 4

313549

The Mildura Irrigation Company Limited.

Incorporated under "The Companies Statute 1864."

No. 715

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

This is to Certify that James Frederick Kilburn of Swanston Street is the Proprietor of Ten Paid-up Shares of The Mildura Irrigation Company Limited, numbered 9985 to 9994 inclusive, subject to the Articles of Association of the said Company, and appertaining to Lot Six of section Thirty of Block 1.

Given under the Common Seal of the said Company, at Melbourne this Seventeenth day of November 1891.

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

Geo Cuthbertson } Directors.

J. F. Kilburn Secretary.

THE MILDURA IRRIGATION COMPANY LIMITED

Appeared before me at Melbourne the 26th day of November One thousand eight hundred and ninety one

Charles Fred Banbury

one of the attesting witnesses to this instrument, and declared that he personally knew James Frederick Kilburn the person signing the same, and whose signature the said Charles Fred Banbury attested; and that the name purporting to be the signature of the said James Frederick Kilburn is h own handwriting, and that h was of sound mind and freely and voluntarily signed such instrument.

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 h own handwriting, and that h was of sound mind and freely and voluntarily signed such instrument.

D313549-2-1

Delivered by LANDATA® timestamp 06/11/2026 14:14 Page 4 of 4

Dated 18

MESSRS. G. and W. B. CHAFFEY

TO

J. J. Kilburn Esq.

Transfer

of

Lot 6. Section 30.

Block 1.

A. H. Mathes & Co. Printers, Engravers, &c. Little Collins St. Melbourne.

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties thereto.	No. or Symbol thereon.
TRANSFER 926 Paid	The 26th day of November 1891 at 11.15 o'clock in the fore noon	George Chaffey and William Benjamin Chaffey to James Frederick Kilburn	313349

Jas Davidson

Asst Registrar of Titles.

I certify that a Memorial of the within instrument was entered in the Register Book Vol. 1040 Fol. 107912 at the time last above mentioned.

Jas Davidson

Asst Registrar of Titles.

0313549-2-1

Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2026 to 30 June 2027

Tax Invoice

ABN 42 498 937 037

Assessment No: 992

Date of Issue: 30 July 2026

Mr S R Douglas
12 Christie Parade
MILDURA VIC 3500

PROPERTY LOCATION – DESCRIPTION – VALUATIONS

12 Christie Parade MILDURA VIC 3500

Lot 48 PS 82902 Sec 30 Blk F

AVPCC: 110 - Detached Dwelling

Capital Improved Value:

Site Value:

Net Annual Value: Valuation Date: 1 January 2026

COPY

RATES AND CHARGES

Residential Rate	0.00428732	329000	$1,410.53
Waste Management	550.88	1	$550.88

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Residential ESVF Levy (Fixed)	139.00	1	$139.00
Residential ESVF Levy (Variable)	0.00017300	329000	$56.92

TOTAL AMOUNT **$2,157.33**

PAYMENTS DUE

Instalment 1 of 4

Instalment 1 Due 30 September 2026	$539.34
Instalment 2 Due 30 November 2026	$539.33
Instalment 3 Due 28 February 2027	$539.33
Instalment 4 Due 31 May 2027	$539.33

EMERGENCY SERVICES AND VOLUNTEERS FUND
Mildura Rural City Council is legislated under Emergency Services and Volunteers Fund Act 2012 to collect these levies on behalf of the State Government.

To have your notices emailed
Register at **mildura.enotices.com.au**
Reference No: B3BFC5CA5Z

Payment Slip

Tear off this slip and return it with your payment

Mr S R Douglas
12 Christie Parade MILDURA VIC 3500
Assessment No: 992

1st Instalment: $539.34

BPAY **Biller code: 93922**
Ref: 0009928

ATTENTION:
Your BPAY Reference Number has been updated and now consists of 7 digits

Mobile & Internet Banking - BPAY®
Make this payment from your preferred bank account

Internal Use Only

Mildura Rural City Council

CHANGE OF NAME, ADDRESS OR OWNERSHIP

It is the responsibility of the ratepayer to notify Council if you change your name, residential or postal address. If you are no longer the property owner or ratepayer, please contact Council immediately.

LATE PAYMENT INTEREST AND PENALTIES

Late payments will be subject to penalty interest calculated from the date each instalment was due at an interest rate of 10% pa (set under the Penalty Interest Rates Act 1983) on all overdue rates and charges until paid in full. Council may utilise legal action to recover outstanding rates and charges. All associated legal costs will be borne by the ratepayer.

ALLOCATION OF PAYMENTS

Payments received will be allocated as follows:

1. Legal Costs Owing (if any)
2. Interest Owing (if any)
3. Arrears Owing (if any)
4. Current Rates or Charges Owing

PAYMENT PLANS AND HARDSHIP

Ratepayers experiencing financial difficulties may apply to Council to enter a payment plan to make smaller, more regular payments toward their rates and charges.

PENSION CONCESSION

Eligible pensioners can claim a concession on their Council rates and Emergency Services and Volunteers Fund. If you have previously made an application and a concession isn't shown on your rate notice, please contact Council.

SINGLE FARM ENTERPRISE

An exemption from paying the Emergency Services and Volunteers Fund fixed charge more than once may apply if multiple properties form a Single Farm Enterprise.

RATE NOTICE APPEAL

A ratepayer has the right under the Local Government Act 1989 (the Act) to:

apply to the Victorian Civil and Administration Tribunal under Section 183 of the Act for a review in relation to a differential rating within 60 days of the date of issue of this notice;

appeal to the County Court under Section 184 of the Act for a review in relation to a rate or charge within 60 days of the date of issue of this notice;

apply to the Victorian Civil and Administrative Tribunal under Section 185 of the Act for a review in relation to a special rate or special charge within 30 days of the date of issue of this notice.

Prior to lodging any appeal with VCAT or the County Court, ratepayers are encouraged to first discuss the matter with Council.

RATE CAPPING

Council has complied with the Victorian Government's rates cap. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons -
(i) the valuation of your property relative to the valuation of other properties in the municipal district;
(ii) the application of any differential rate by Council;
(iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

PRIVACY INFORMATION

Mildura Rural City Council collects personal information for municipal purposes as specified in the Privacy and Data Protection Act 2014. The information collected in this form is used only for the purposes specified and is not passed on to third parties. Council may disclose this information but only if authorised or required by law. Should you require further information regarding Council's Privacy Policy please contact Council's Privacy Officer.

AVPCC

An Australian Valuation Property Classification Code is applied to each property to determine land use classification for Emergency Services and Volunteers Fund purposes.

NOTICE OF VALUATION

The property described on this notice has been valued having regard to its present condition. The valuations shown may be used by other rating authorities for the purposes of a rate or tax. Council uses the Capital Improved Value of your property as the basis for calculation of rates. A person may lodge an objection to the valuation and/or AVPCC within two months of the date of issue where a notice of valuation has been issued for the first time. Any such objection must be lodged in accordance with Sec 16 of the Valuation of Land Act 1960. A person considering objecting is advised to first discuss the matter with Council. Regardless of any objection, rates must be paid (as assessed) by the due date.

VICTORIAN GOVERNMENT'S NEW EMERGENCY SERVICES AND VOLUNTEERS FUND (ESVF)

The ESVF replaces the Fire Services Property Levy and is an annual charge imposed by the Victorian Government on all Victorian properties. Victorian councils are bound to collect this levy on behalf of the government, which is reflected in the rates notices property-owners receive.

The owner of the land may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the Act for rateable land and s.28 for non rateable residential land.

For further information visit sro.vic.gov.au/esvf or call 1300 819 033.

GOT QUESTIONS?

For application forms or further information regarding any of these matters, please contact Council or visit our website.

COPY

Printed on recycled paper 2025 1048

PROPERTY OWNER NAME

Douglas, Spencer Ryan

RATE COMPARISON TABLE

The following rate comparison information shows what rates would have been raised if your property was classified with an alternative differential rate. This only applies to general rates.

Rating Category	Rate in $	Capital Improved Value	General Rates
Residential	$0.00428732	329,000	1,410.53
Business	$0.00600225	329,000	1,974.74
Dryland Farm	$0.00321549	329,000	1,057.90
Irrigated Farm	$0.00385859	329,000	1,269.48

Madden Avenue Service Centre
108 Madden Avenue, Mildura
Phone: 03 5018 8100

Ouyen Service Centre
79 Oke Street, Ouyen
Phone: 03 5018 8600

PO Box 105, Mildura Vic 3502
mrcc@mildura.vic.gov.au
mildura.vic.gov.au

How to pay

IN PERSON

Visit any of Council's Service Centres to pay.

DIRECT DEBIT

Options to pay fortnightly, monthly, quarterly or annually by direct debit from a nominated bank account.

AUSTRALIA POST

Visit any post office to pay by cash, cheque, EFTPOS, debit card, Mastercard or Visa. Or phone, 131 816 or visit postbillpay.com.au

POST billpay

Biller code: 0041
Ref: 0009928

POST billpay®

Instalment *41 0009928

®Registered to BPAY Pty Ltd
ABN 69 079 137 518

CENTREPAY

Call Centrelink to arrange regular deductions from your Centrelink payments. Quote Centrepay Reference No: 555 054 730B and your Assessment Number.

Mildura Rural City Council

Dear Ratepayer,

There are changes to the options available to you when paying your rates, encouraging payment in instalments rather than one large lump sum.

Your rates notice accompanying this letter provides the four instalment dates across the year that you've been used to seeing, but no longer includes the fifth option to pay your rates in full in February.

If you are used to the previous option of paying your rates in full by February each year, these changes mean you can either:

- Change to four smaller instalments
- Pay in full, or the balance of your account, by the dates on your rates notice.

By paying rates in four equal instalments, it will mean smaller more manageable payments throughout the year, in line with the way most utility bills are now paid.

Regular, predictable payments can also align better with pay cycles such as weekly, fortnightly, or monthly income, rather than one large lump sum.

We understand that for some ratepayers this could mean a significant change to the way you manage your bills.

To help residents who may have difficulties adjusting to these changes we have a range of transitional support measures in place to make it easier. To find out more about support available please contact our Customer Service Team on 03 5018 8100.

Mark McMillan
Manager Financial Services

COPY

ABN 42 498 937 037
P PO Box 105, Mildura, Victoria 3502
mildura.vic.gov.au

T 03 5018 8100
F 03 5021 1899
E mrcc@mildura.vic.gov.au

Deakin Avenue Service Centre 76 Deakin Avenue, Mildura
Madden Avenue Service Centre 108 Madden Avenue, Mildura
Ouyen Service Centre 79 Oke Street, Ouyen

COPY

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

LOWER MURRAY WATER
ABN 18 475 808 826

www.lmw.vic.gov.au
contactus@lmw.vic.gov.au

URBAN ACCOUNT
Date Of Issue 21/10/2026
Invoice # 566914

775358-002 004919(9879) 0033
SR DOUGLAS
12 CHRISTIE PARADE
MILDURA VIC 3500

Account No: 100272-01

Amount Due: $244.14

Due Date: 27-NOV-2026

Tariffs and Charges Notice
2nd Quarter 2026/27
01/10/2026 - 31/12/2026

POST *850 100272012 24414

Property Address : 12 CHRISTIE PDE MILDURA VIC 3500
Lot 48 LP 82902 Blk F Sec 30 Vol 8752 Fol 127

	Charges
Sewerage Service Tariff	$152.85
Water Service Tariff	$64.43
Water by Measure Chg-Info on reverse	$26.86
TOTAL OWING	**$244.14**

New tariff rates have been applied from 1 July 2026. For more info go to www.lmw.vic.gov.au/billing-and-charges
Payments/Credits since last Notice $260.76

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

100272-01
12 CHRISTIE PDE MILDURA VIC 3500

Direct Debit
Please contact your local office

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

Amount Due $244.14

POST billpay **Billpay Code: 0850**
Ref: 1002 7201 2
Pay in person at any Post Office

*850 100272012 24414

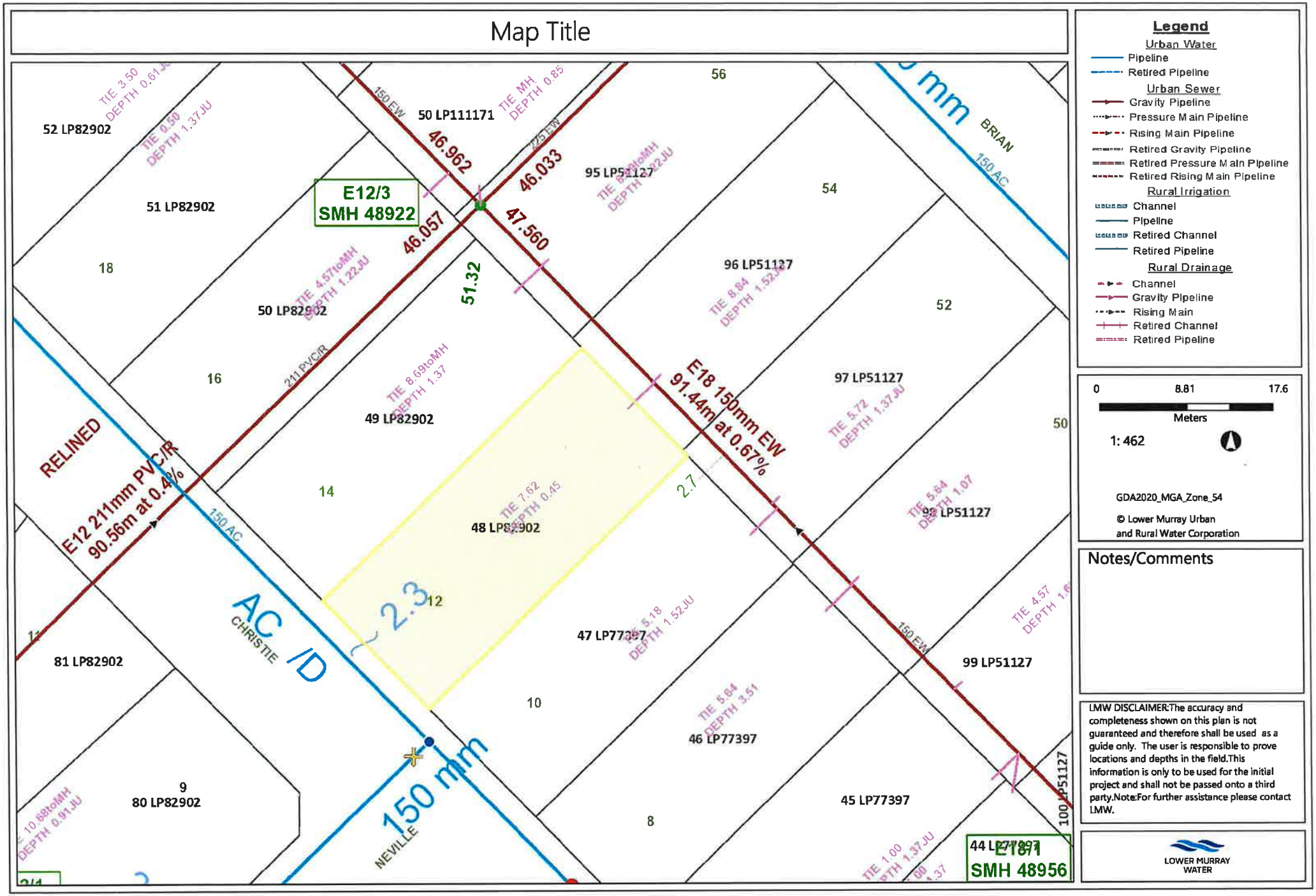
$244.14

Biller Code: 78477
Ref: 1002 7201 2
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info bpay.com.au

Payment Ref: 1002 7201 2
By Phone
pay by phone: (03) 9073 0582
standard call charges apply.

See reverse for In Person and By Mail options

Map Title



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 8.81 17.6
Meters

1: 462

GDA2020_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.

LOWER MURRAY WATER

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 06 November 2026 02:12 PM

PROPERTY DETAILS

Address:	**12 CHRISTIE PARADE MILDURA 3500**
Lot and Plan Number:	**Lot 48 LP82902**
Standard Parcel Identifier (SPI):	**48\LP82902**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**992**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 535 P9**

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 Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

PUZ6 - Public Use-Local Government

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

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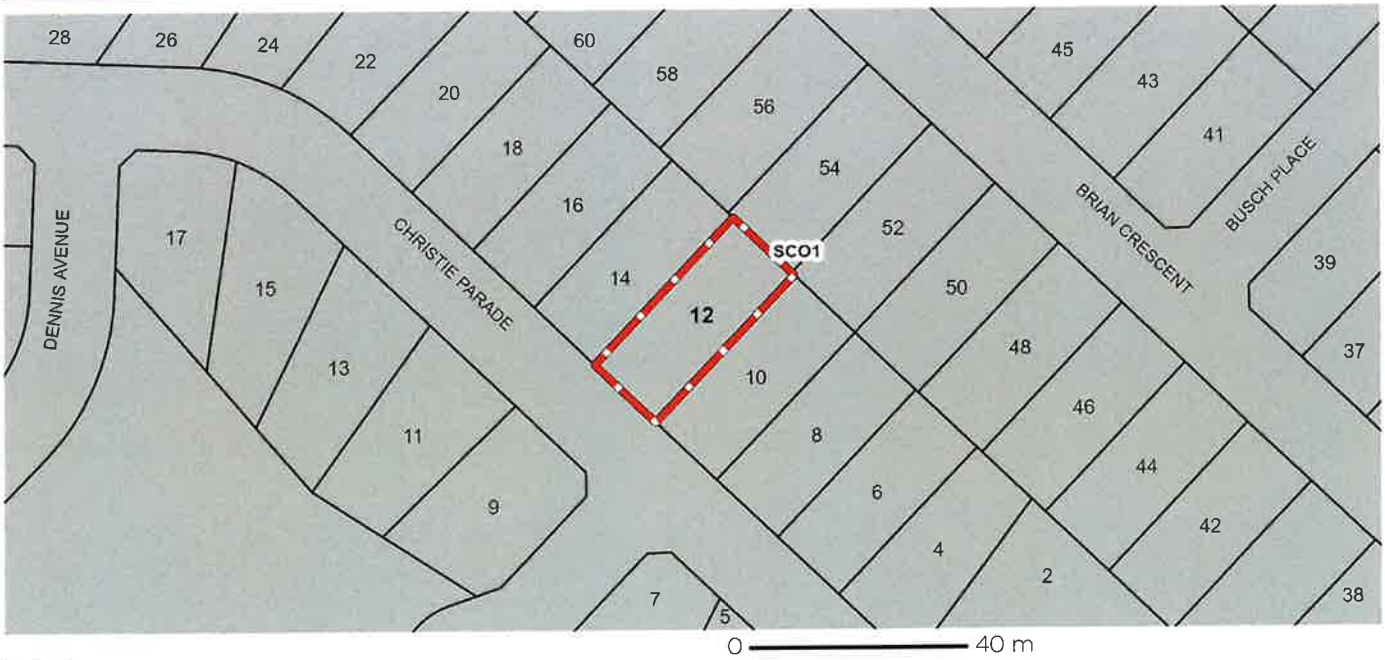
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO1 SCHEDULE (SCO1)



SCO - Specific Controls Overlay

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 6 November 2026.

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 abut 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.vic.gov.au/vicplan/

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

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Designated Bushfire Prone Areas

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

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated Bushfire Prone Areas

Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at https://mapshare.vic.gov.au/vicplan/ or at the relevant local council.

Create a BPA definition plan in VicPlan to measure the BPA.

Information for lot owners building in the BPA is available at https://www.planning.vic.gov.au.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au. Copies of the Building Act and Building Regulations are available from http://www.legislation.vic.gov.au. For Planning Scheme Provisions in bushfire areas visit https://www.planning.vic.gov.au.

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see Native Vegetation (Clause 52.17) with local variations in Native Vegetation (Clause 52.17) Schedule

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ 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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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

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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Final Audit Report 2026-11-10

Created:	2026-11-10
By:	Warrick Watts (warrick@milduraproperytransfers.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAdQPnj6cIWuKgOm3vFmYLrMYM3w-BjYm3

"20261111092506" History

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2026-11-10 - 10:26:52 PM GMT

Document emailed to Spencer Ryan Douglas (the.toad.sage@hotmail.com) for signature
2026-11-10 - 10:27:02 PM GMT

Email viewed by Spencer Ryan Douglas (the.toad.sage@hotmail.com)
2026-11-10 - 10:28:41 PM GMT

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