

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

VENDOR: BETHANY JAYNE SIMPSON

PURCHASER:

PROPERTY: 2 HATLY COURT, MILDURA 3500

1. This Contract is subject to the Vendor completing the construction of the pergola referred to in Building Permit No. 19367/1347194023145/0 and the issuing of a Certificate of Final Inspection on or before the settlement date.

SECTION 32 STATEMENT

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

Vendor: Bethany Jayne Simpson

Property: 2 Hatly Court MILDURA VIC 3500

VENDORS REPRESENTATIVE

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

PO Box 1012
MILDURA VIC 3502

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

Ref: Jenni Foster

SECTION 32 STATEMENT
2 HATLY COURT MILDURA VIC 3500

1. **FINANCIAL MATTERS**

(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	\$2,512.67	Per annum
Lower Murray Water	\$ 174.22	Per quarter

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

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

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

2. **INSURANCE**

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

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

No such Insurance has been effected to the Vendors knowledge.

3. **LAND USE**

(a) **RESTRICTIONS**

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

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

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

SECTION 32 STATEMENT
2 HATLY COURT MILDURA VIC 3500

(b) BUSHFIRE

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

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council See attached Property Report

Zoning:

Planning Overlay/s:

4. **NOTICES**

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

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

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

5. **BUILDING PERMITS**

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

Is contained in the attached Certificate/s.

6. **OWNERS CORPORATION**

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

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

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

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

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

SECTION 32 STATEMENT
2 HATLY COURT MILDURA VIC 3500

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

OR

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

8. SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

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

9. TITLE

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT
2 HATLY COURT MILDURA VIC 3500

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

10. DUE DILLIGENCE CHECKLIST

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


DATE OF THIS STATEMENT

5/11/2021 /20 21

Name of the Vendor

Bethany Jayne Simpson

Signature/s of the Vendor

x 
5251DFE8F1BD44C...

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

DATE OF THIS ACKNOWLEDGMENT

/ /20 21

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

Register Search Statement - Volume 11992 Folio 009

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11992 FOLIO 009

Security no : 124093543044G
Produced 05/11/2021 01:58 PM

LAND DESCRIPTION

Lot 43 on Plan of Subdivision 802393G.
PARENT TITLE Volume 11691 Folio 452
Created by instrument PS802393G 15/06/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BETHANY JAYNE SIMPSON of 385 DEAKIN AVENUE MILDURA VIC 3500
AR287150G 26/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU763840A 01/09/2021
WESTPAC BANKING CORPORATION

COVENANT AR287150G 26/07/2018

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

AGREEMENT Section 173 Planning and Environment Act 1987
AM016375Q 09/07/2015

DIAGRAM LOCATION

SEE PS802393G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU763839J (E)	DISCHARGE OF MORTGAGE	Registered	01/09/2021
AU763840A (E)	MORTGAGE	Registered	01/09/2021

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2 HATLY COURT MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK
Effective from 01/09/2021

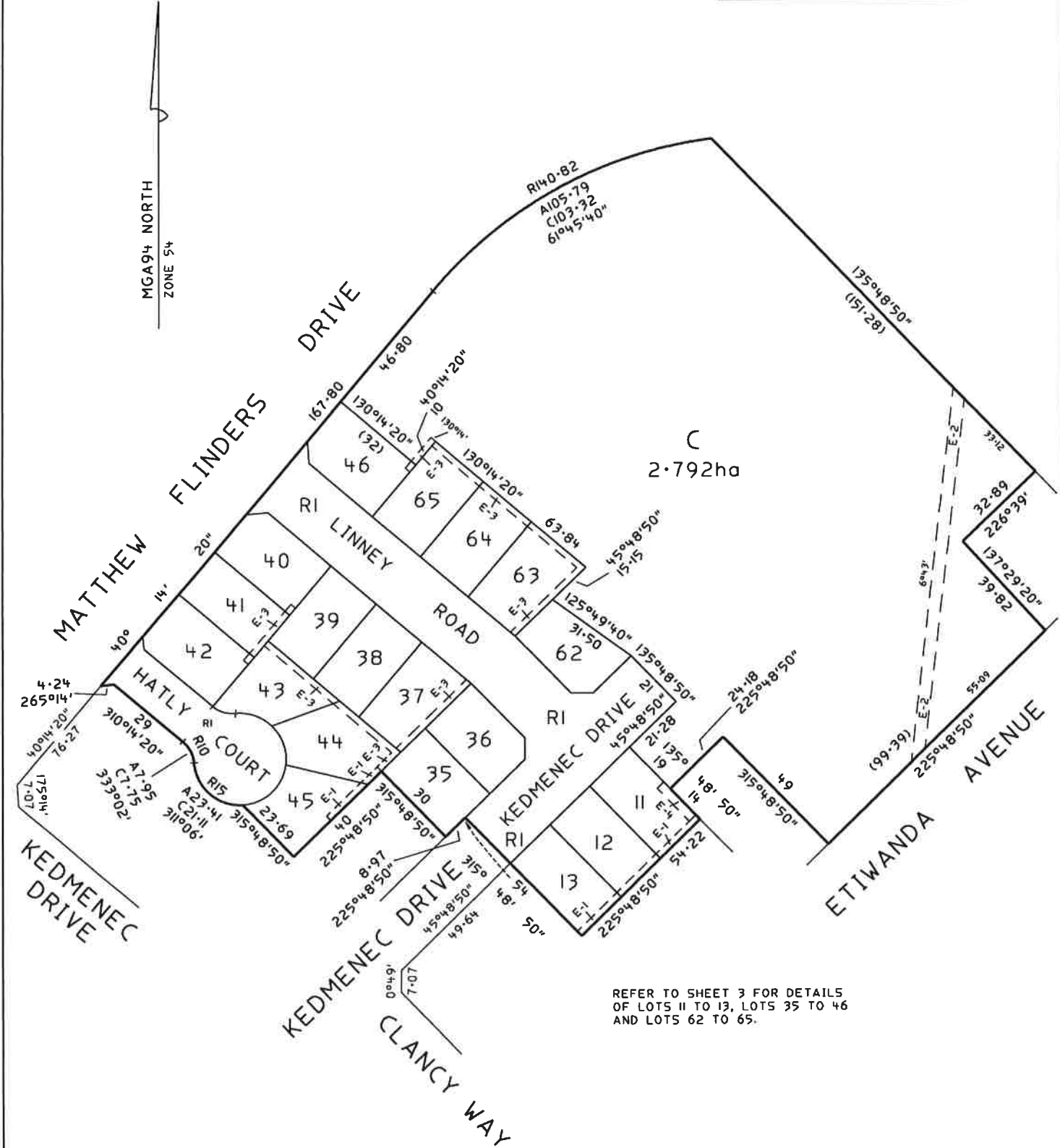
DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 05/11/2021, for Order Number 71261968. Your reference: WW: 435-21.

for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained in the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION		LR use only EDITION 1	PS 802393G	
<p style="text-align: center;">Location of Land</p> <p>Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 2 (PART)</p> <p>Title References: Vol 11691 Fol 452</p> <p>Lost Plan Reference: PS 735988U (LOT B)</p> <p>Postal Address: ETIWANDA AVENUE, MILDURA, 3500.</p> <p>MGA94 Co-ordinates: E 606180 (01 approx. centre of plan) N 6214170 Zone 54</p>		<p>Council Name: Mildura Rural City Council</p> <p>Council Reference Number: 007.2011.00000080.003 Planning Permit Reference: 2011.80 SPEAR Reference Number: S095616E</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Natalie Jayne Dean for Mildura Rural City Council on 06/06/2017</p> <p>Statement Of Compliance issued: 01/06/2018</p>		
Vesting of Roads or Reserves		Notations		
Identifier	Council/Body/Person	<p>THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER No.281104 AFFECT ALL LAND ON THIS PLAN.</p>		
ROAD R1	MILDURA RURAL CITY COUNCIL			
Notations				
Depth Limitation: DOES NOT APPLY				
<p>Survey:- This plan is / is not based on survey.</p> <p>LOTS 1 TO 10, 14 TO 34, 47 TO 61 AND LOTS A & B HAVE BEEN OMITTED FROM THIS PLAN.</p> <p><i>To be completed where applicable.</i></p> <p>This survey has been connected to permanent marks no(s).43,774, 1105&1167.</p> <p>In Proclaimed Survey Area no. _____</p> <p>Staging This is/is not a staged subdivision Planning Permit No. 005.2011.00000080.004</p>				
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	PIPELINE OR ANCILLARY PURPOSES	2	PS 735988U & SECTION 136 OF THE WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
E-2	DRAINAGE & PIPELINE OR ANCILLARY PURPOSES	4	PS 718060E & SECTION 136 OF THE WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
E-3	PIPELINE OR ANCILLARY PURPOSES	2	THIS PLAN & SECTION 136 OF THE WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
E-4	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN & SECTION 136 OF THE WATER ACT 1989.	LOWER MURRAY URBAN & RURAL WATER CORPORATION
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239 EMAIL: ffsurvey@ncable.com.au		SURVEYORS REF : 8101/C		ORIGINAL SHEET SIZE : A3 Sheet 1 of 3 Sheets
		Digitally signed by: Robert Bruce Freeman (Freeman and Freeman Land Surveyors), Surveyor's Plan Version (2), 08/05/2017. SPEAR Ref: S095616E		PLAN REGISTERED TIME: 3.01pm DATE: 15 / 6 / 2018 Assistant Registrar of Titles Rod Speer

PS 802393G



SURVEYORS REF : B101/C

FREEMAN & FREEMAN
 LAND SURVEYORS
 PO BOX 2135 MILDURA VIC 3502
 TELEPHONE: (03) 50236239
 EMAIL: ffsurvey@ncable.com.au

SCALE 1:1250

12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

Digitally signed by: Robert Bruce Freeman (Freeman and Freeman Land Surveyors),
 Surveyor's Plan Version (2),
 08/05/2017, SPEAR Ref: S095616E

ORIGINAL SHEET SIZE : A3

Digitally signed by:
 Mildura Rural City Council,
 06/06/2017,
 SPEAR Ref: S095616E

Sheet 2

PS 802393G

REFER TO SHEET 2 FOR
DETAILS OF LOT C.



MGA94 NORTH
ZONE 54

SURVEYORS REF : B101/C

FREEMAN & FREEMAN
LAND SURVEYORS
PO BOX 2135 MILDURA VIC 3502
TELEPHONE: (03) 50236239
EMAIL: ffsurvey@ncable.com.au

SCALE 1:800

LENGTHS ARE IN METRES

Digitally signed by: Robert Bruce Freeman (Freeman and Freeman Land Surveyors),
Surveyor's Plan Version (2),
08/05/2017, SPEAR Ref: S095616E

ORIGINAL SHEET SIZE : A3

Sheet 3

Digitally signed by:
Mildura Rural City Council,
06/06/2017,
SPEAR Ref: S095616E

AR287150G

Transfer of land - creating an easement and/or restrictive covenant
Section 45 Transfer of Land Act 1958

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by *1654811*
Name: *FMS*
Phone:
Address:
Reference:
Customer code: *2247054*

The transferor 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)
11992/009

Estate and interest: (e.g. all my estate in fee simple)
ALL OUR ESTATE IN FEE SIMPLE

Consideration:

Transferor: (full name)
VOLI KEDMENEK

PETER GEORGE KEDMENEK

Transferee: (full name and address, including postcode)

BETHANY JAYNE SIMPSON OF 385 DEAKIN AVENUE MILDURA VIC 3500 AS SOLE PROPRIETOR

Creation and/or reservation of easement and/or restrictive covenant
AND THE SAID BETHANY JAYNE SIMPSON 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 VOLI KEDMENEK AND PETER GEORGE KEDMENEK AND THE OTHER REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF THE LAND COMPRISED IN THE SAID PLAN OF

35271702A
45-2TLA

4373209

AR287150G

Transfer of land - creating an easement and/or restrictive covenant
Section 45 Transfer of Land Act 1958

Privacy Collection Statement

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SUBDIVISION NO PS802393G AND EVERY PART THEREOF (OTHER THAN THE LAND HEREBY TRANSFERRED) AS FOLLOWS:

1) THEY WILL ERECT OR CAUSE OR SUFFER TO BE ERECTED OR ALLOW TO REMAIN UPON THE SAID LAND MORE THAN ONE MAIN RESIDENTIAL BUILDING 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 RE-ENACTMENT OF OR SUBSTITUTION OF THAT ACT,

2) THEY SHALL NOT FURTHER SUBDIVIDE ANY LOT OR PART - THEREOF UNDER THE PROVISIONS OF THE SUBDIVISION ACT 1988 OR ANY AMENDMENT, MODIFICATION OR RE-ENACTMENT OF OR SUBSTITUTION OF THAT ACT,

3) THEY WILL NOT CONSTRUCT ERECT OR BUILD OR CAUSE OR ALLOW TO BE CONSTRUCTED ERECTED OR BUILT UPON THE SAID LOT ANY DWELLING HOUSE (EXCEPT FOR THE USUAL OUTBUILDINGS):

(I) WITH MORE THAN FIFTY 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 OR CEMENT RENDERED OR TEXTURED PAINT FINISH APPLIED TO A BASE WALL BOARD OR HEBEL TYPE PANEL WALL,

(II) WITH A ROOF OF MATERIALS OTHER THAN TILES, COLOURBOND STEEL OR ZINC ALUMINIUM AND THAT ANY ROOF INCLUDING ANY GARAGE OR CARPORT SHALL NOT BE PITCHED AT AN ANGLE LESS THAN TEN DEGREES,

4) THEY WILL NOT CONSTRUCT ERECT OR BUILD OR ALLOW TO BE CONSTRUCTED ERECTED OR BUILT 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.

AND IT IS HEREBY AGREED AS FOLLOWS:

THAT THE BENEFIT OR 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.

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Page 2 of 5

THE BACK OF THIS FORM MUST NOT BE USED

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Transfer of land - creating an easement and/or restrictive covenant
Section 45 Transfer of Land Act 1958

Privacy Collection Statement
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Signing:

Certifications

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of **VOLI KEDMENEK**

Signer Name **Peter Maloney**
Signer Organisation **MALONEY ANDERSON LEGAL**
Signer Role **AUSTRALIAN LEGAL PRACTITIONER**

Signature



Execution Date

20.7.2018

35271702A

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Transfer of land - creating an easement and/or restrictive covenant
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4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of PETER GEORGE KEDMENEK

Signer Name Peter Maloney.

Signer Organisation MALONEY ANDERSON LEGAL

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature 

Execution Date

20. 7. 2018

Signing:

35271702A

45-2TLA

Page 4 of 5

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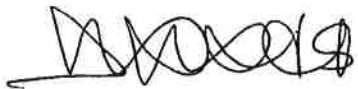
AR287150G

Transfer of land - creating an easement and/or restrictive covenant
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- 3.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4.The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of **BETHANY JAYNE SIMPSON**
Signer Name **WARRICK WATTS**
Signer Organisation **MILDURA PROPERTY TRANSFERS PTY LTD**
Signer Role **LICENSED CONVEYANCER**
Signature 
Execution Date **20.7.18**

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AM016375Q

09/07/2015 \$119.70 173



Section 181

FORM 18

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

Planning and Environment Act 1987

Lodged by:

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

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

LAND: Lot 1 on TP844216F contained in Certificate of Title Volume 08396 Folio 319; and
Lot 2 on PS323371M contained in Certificate of Title Volume 10170 Folio 586; and
Lot 2 on PS342003L contained in Certificate of Title Volume 10278 Folio 288

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

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

A COPY OF THIS AGREEMENT IS ATTACHED TO THIS APPLICATION

Signature of Authority 
Name of Officer Gerard Jose
Position Chief Executive Officer
Mildura Rural City Council
Date 22/06/2015

MILDURA RURAL CITY COUNCIL

and

**LOWER MURRAY URBAN AND RURAL
WATER CORPORATION**

AM016375Q

and



VOLI KEDMENEK

and

PETER GEORGE KEDMENEK

**SECTION 173 AGREEMENT
543,577-589 ETIWANDA AVENUE MILDURA**



**Martin Irwin & Richards
Lawyers**

61 Deakin Avenue
MILDURA VIC 3500
DX 50022 MILDURA
Phone: 03 5023 7900
Fax: 03 5021 2700
Ref: KEM:DD 150624

Section 173 Agreement – 608-618 Etiwanda Avenue Mildura

THIS AGREEMENT is made on the 22nd day of June 2015.

PARTIES

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

AND LOWER MURRAY URBAN AND RURAL WATER CORPORATION of Fourteenth Street, Mildura in the State of Victoria ("the Water Corporation")

AND VOLI KEDMENEK of Karadoc Avenue Irymple in the State of Victoria AND PETER GEORGE KEDMENEK of Karadoc Avenue Irymple in the State of Victoria ("the Owners")

RECITALS

- A. The Owners are registered or are entitled to be registered as the proprietors of the Land.
- B. The Council is the responsible authority under the Planning and Environment Act 1987 ("the Act") for the Mildura Planning Scheme ("the Planning Scheme").
- C. The Water Corporation is the responsible authority for provision of water and sewerage for the subject and surrounding land.
- D. The Owner has made an application to the Council for a planning permit under the Planning Scheme for the development of the Land for an eighty-one (81) lot staged residential subdivision ("the Development").
- E. The Council has agreed to the Development subject to the conditions contained in the planning permit issued on 18 July 2011, amended on 31 May 2013, 16 September 2013, 18 February 2015 and numbered 005.2011.00000080.004 ("the Permit").
- F. Condition 36 of the Permit provides:
 - 36. Prior to the issue of a Statement of Compliance for Stage 1 the owner must enter into an agreement with the Responsible Authority and Lower Murray Water made pursuant to Section 173 of the Planning & Environment Act 1987. As per Section 174, the agreement must be under

AM016375Q

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Section 173 Agreement – 608-618 Etiwanda Avenue Mildura

seal and must bind the owner to the following covenant which also must be specified in the agreement:-

“Proposed Lot 69 PS718060E is the excision of an existing dwelling on Lot 1 TP844216 with Lot A PS718060E being the balance of the land which is to be further subdivided in stages.

When the balance land (Lot A PS718060E) is further developed and reticulated sewerage becomes available the development upon Lot A must provide a sewer connection to Lot 69. The owner of Lot 69 must then pay the relevant charges to Lower Murray Water and connection to the sewerage system.

The Responsible Authority must make application to the Registrar of Titles to have the agreement registered on the Title to the land under Section 181 of the Act.

The owner must pay the costs of the preparation, execution and registration of the Section 173 Agreement.”

THE PARTIES AGREE:

1. DEFINITIONS

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

“**Water Corporation**” means Lower Murray Urban and Rural Corporation;

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

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

“**Land**” means the property situate at 543, 577-589 Etiwanda Avenue Mildura in the State of Victoria and described as:

- Lot 1 on TP844216F contained in Certificate of Title Volume 08396 Folio 319;and
- Lot 2 on PS323371M contained in Certificate of Title Volume 10170 Folio 586; and
- Lot 2 on PS342003L contained in Certificate of Title Volume 10278 Folio 288.

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

“**Owner**” means the person or persons described as Owner at the time of entering into this Agreement and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an

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Section 173 Agreement – 608-618 Etiwanda Avenue Mildura

estate in fee simple of the Land or any allotment created by any subdivision of the same and shall include the singular and the plural;

“Permit” means planning permit number 005.2011.00000080.004 issued by the Council on 18 July 2011 and amended on 31 May 2013, 16 September 2013 and 18 February 2015.

2. INTERPRETATION

In this Agreement, unless a contrary intention appears:

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

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3. SECTION 173 AGREEMENT

3.1 Agreement under Section 173 of the Act

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

3.2 Covenants Run with the Land

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



4. COMMENCEMENT

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

5. OWNER'S COVENANTS

5.1 Successors in title

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

5.2 Registration

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

5.3 Performance of Covenants

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

5.4 Comply with Permit

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

5.5 Costs

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



5.6 Water Corporation

- (a) The Owners acknowledge and agree that proposed Lot 69 on PS718060E is the excision of an existing dwelling on Lot 1 on PS844216 with Lot A on PS718060E being the balance of the land which is to be further subdivided in stages;
- (b) The Owners acknowledge and agree that when the balance of land (Lot A on PS718060E) is further developed and reticulated sewerage becomes available, the development on Lot A will provide a sewer connection to Lot 69. Furthermore, the Owner of Lot 69 will pay the relevant charges to the Water Corporation upon request and connect to the sewerage system.

6. OWNER'S WARRANTY

6.1 Registered Proprietor

The Owners warrant that they are entitled to be the registered proprietor of the Land and the beneficial owner of the Land.

6.2 Obtained consents

The Owners warrant that they have obtained all necessary authorities and consents to bind all persons who may have any legal or equitable interest in the land and that these authorities or consents are attached to this Agreement.

7. ADDITIONAL MATTERS

7.1 Severance

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

7.2 Proper law

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

7.3 Joint & several

This Agreement is binding on the Owners and the Owners for the time being of any Lot created by the Development. In the event that there is more than one

Section 173 Agreement – 608-618 Etiwanda Avenue Mildura

Owner the covenants, undertakings, warranties and liabilities of the Owner of the Lot shall be joint and several.

7.4 No Waiver

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

8. DEFAULT OF OWNERS

In the event of the Owners defaulting or failing to perform any of the obligations under this Agreement, the Council and/or the Water Corporation may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council and/or the Water Corporation to rectify any default shall be borne by the Owners and any such costs together with any amount payable to Council and/or the Water Corporation pursuant to this Agreement shall be capable of being recovered by the Council and/or the Water Corporation in any Court of competent jurisdiction as a civil debt recoverable summarily.

EXECUTED as a deed.

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Section 173 Agreement – 608-618 Etiwanda Avenue Mildura

AM016375Q

09/07/2015 \$119.70 173



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



[Signature]
Councillor

[Signature]
Councillor

[Signature]
Chief Executive Officer

Signed for and on behalf of, and with the)
authority of, LOWER MURRAY URBAN)
AND RURAL WATER CORPORATION)
by its authorized delegation conferred by an)
Instrument of Delegation dated 22nd day)
of December 2008 in the presence of:)

[Signature] Managing Director

[Signature] Witness

SIGNED SEALED & DELIVERED by)
the said VOLI KEDMENEK)
in the presence of:)

Michael Kedmenec

[Signature]
[Signature]

SIGNED SEALED & DELIVERED by)
the said PETER GEORGE KEDMENEK)
in the presence of:)

Michael Kedmenec

[Signature]
[Signature]

Section 173 Agreement – 608-618 Etiwanda Avenue Mildura

AM016375Q

09/07/2015 \$119.70 173



MORTGAGEE'S CONSENT

COMMONWEALTH BANK OF AUSTRALIA being the registered Mortgagee under Mortgage No **S046230U** which encumbers the land secondly and thirdly described in clause 1 in the attached agreement **HEREBY CONSENTS** to the Owners, **VOLI KEDMENEK** and **PETER GEORGE KEDMENEK** encumbering the land with the within Agreement.

DATED this _____ **day of** _____ **2015.**

.....
**FOR AND ON BEHALF OF COMMONWEALTH
BANK OF AUSTRALIA**

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 05 November 2021 02:00 PM

PROPERTY DETAILS

Address: **2 HATLY COURT MILDURA 3500**
 Lot and Plan Number: **Lot 43 PS802393**
 Standard Parcel Identifier (SPI): **43\PS802393**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **413284**
 Planning Scheme: **Mildura**
 Directory Reference: **Vicroads 535 O10**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

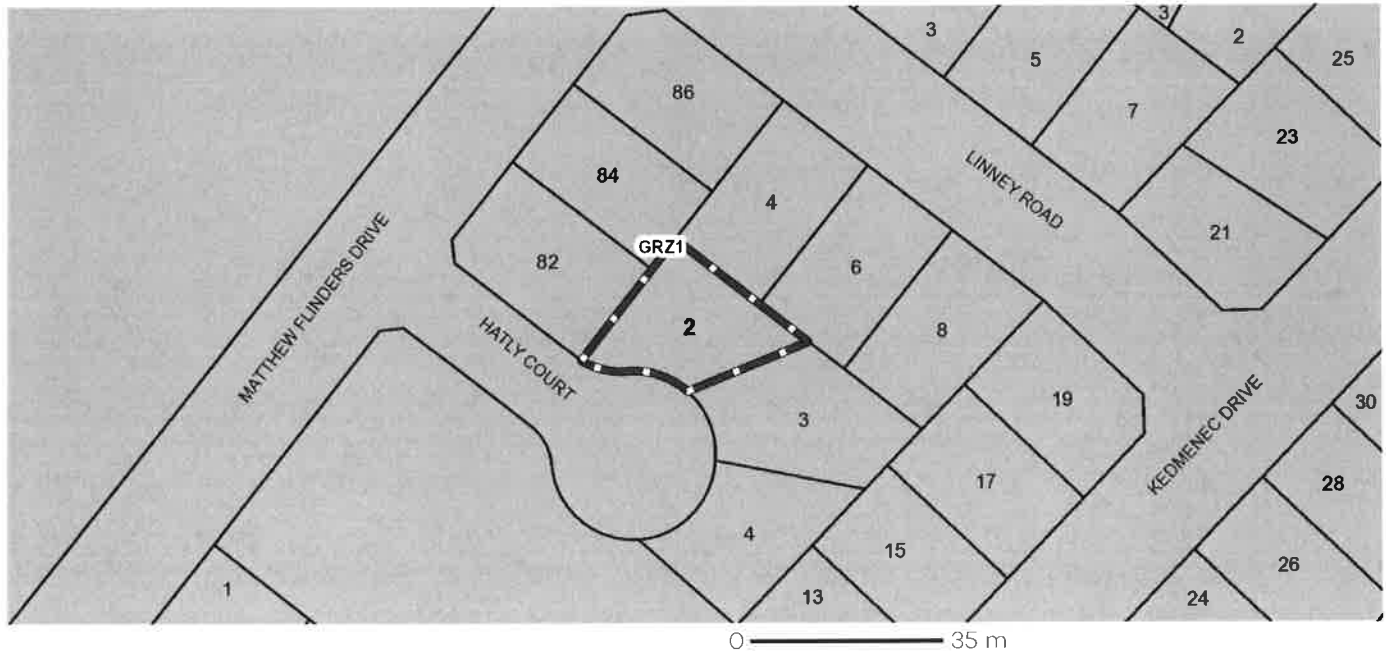
Registered Aboriginal Party: **First People of the Millewa-Mallee**

[View location in VicPlan](#)

Planning Zones

[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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PLANNING PROPERTY REPORT



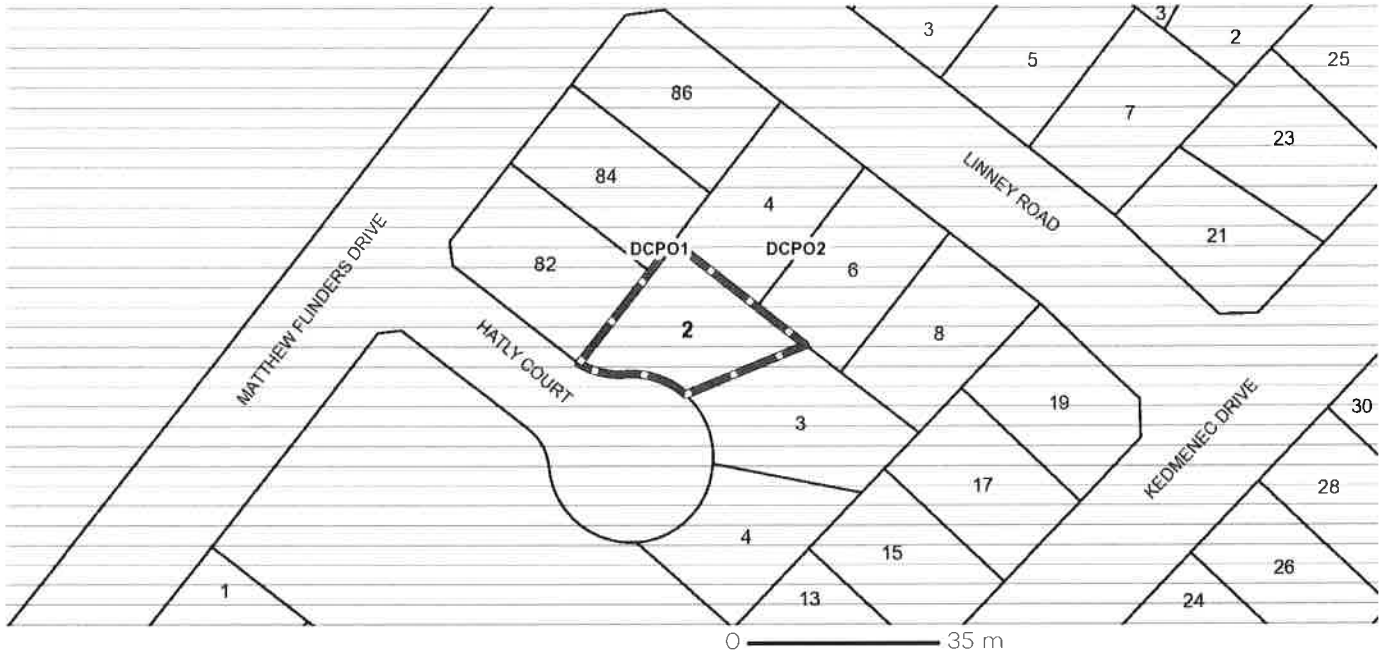
Environment,
Land, Water
and Planning

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

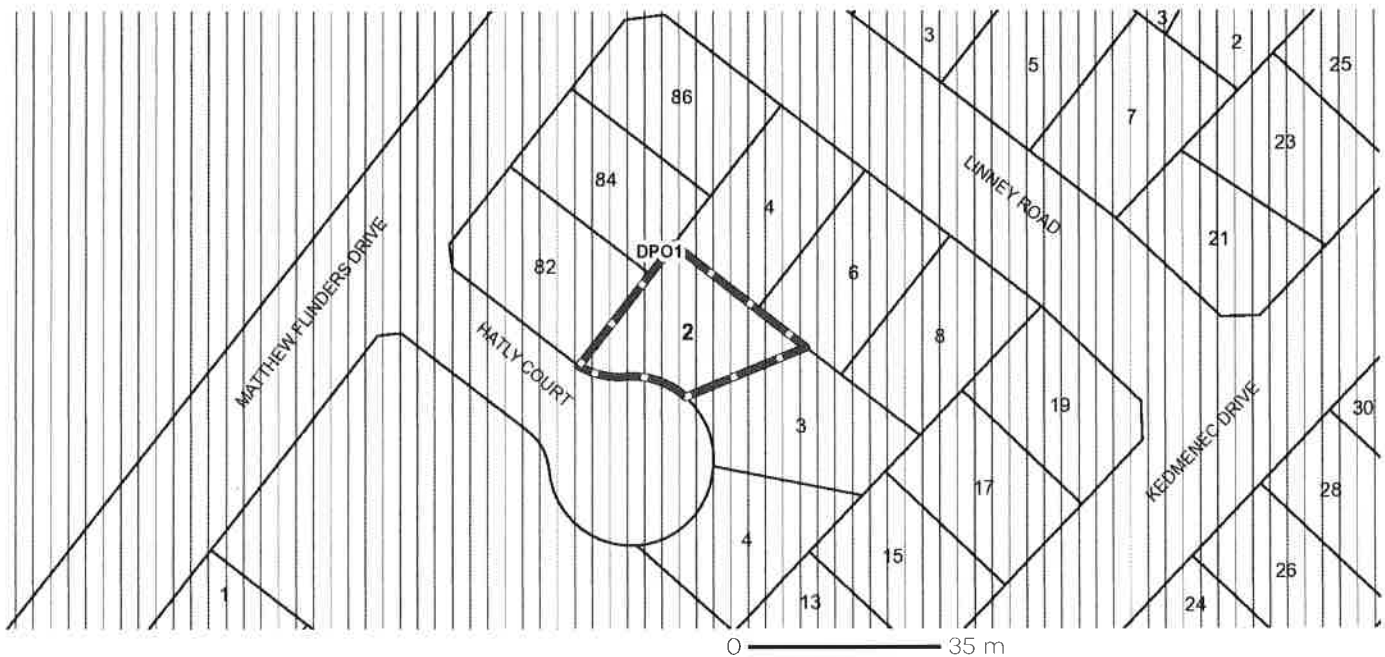


DCPO - Development Contributions Plan

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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PLANNING PROPERTY REPORT

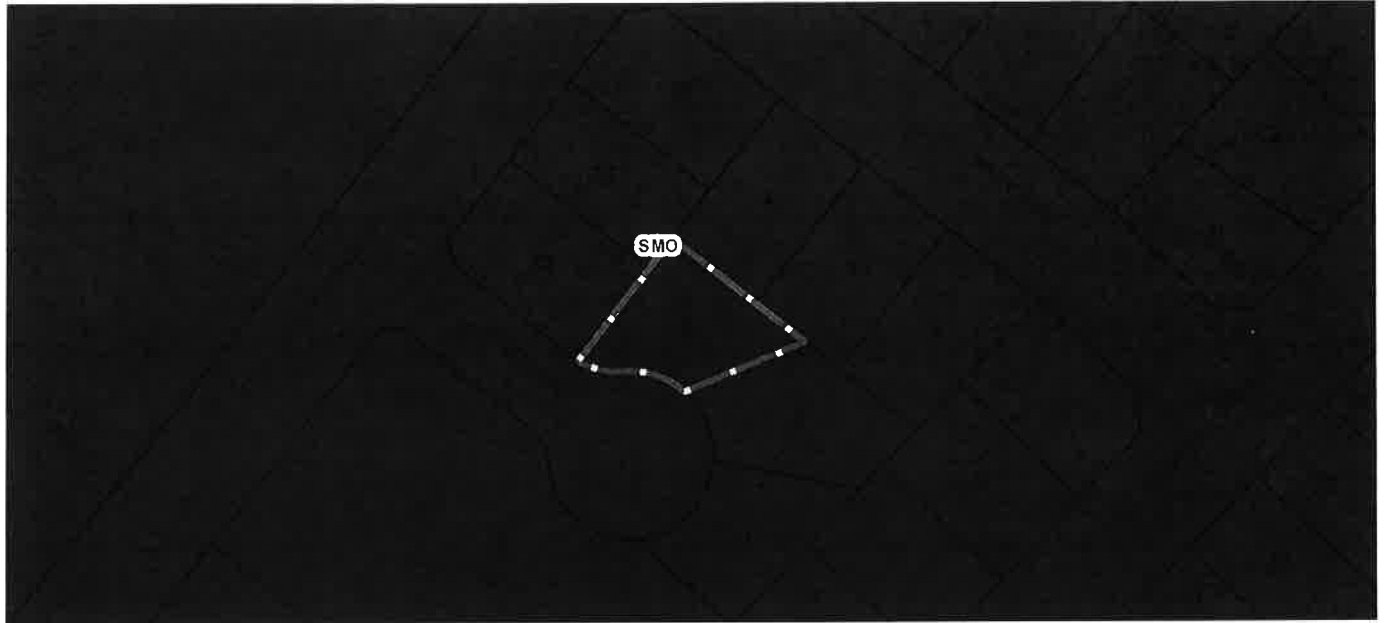


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and Planning

Planning Overlays

SALINITY MANAGEMENT OVERLAY (SMO)

SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)

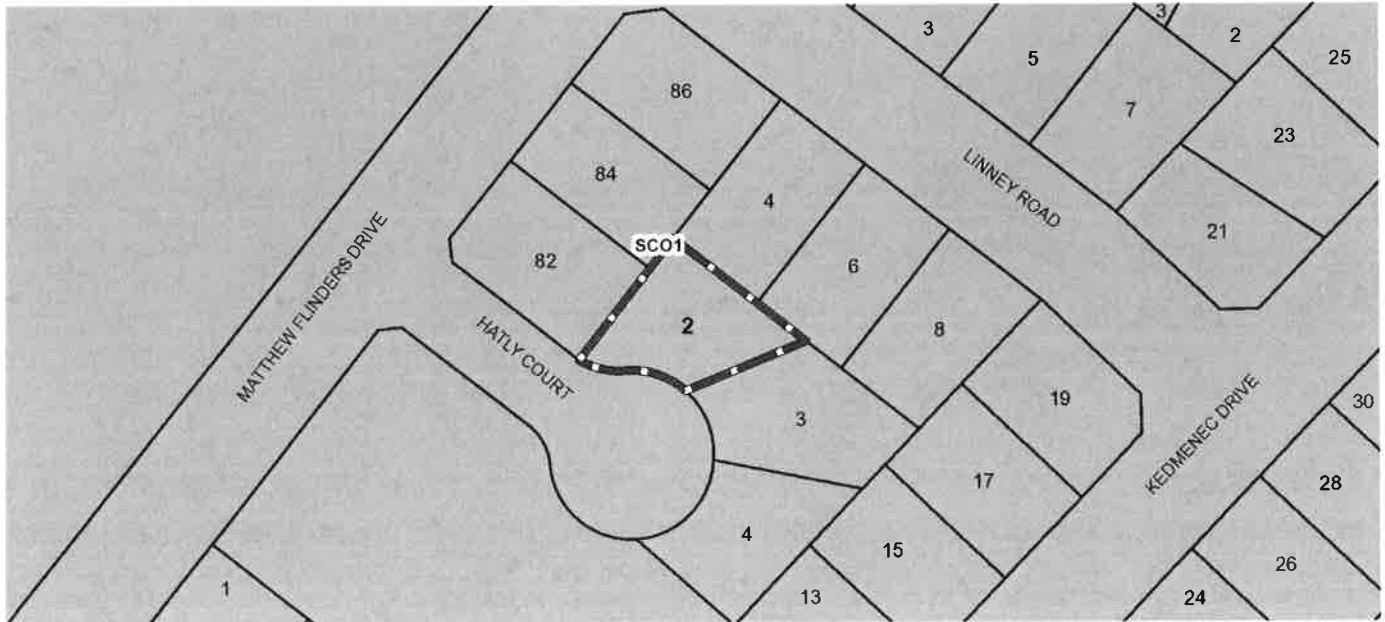


 SMO - Salinity Management

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



 SCO - Specific Controls

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

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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 28 October 2021.

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

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

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

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

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
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.**



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

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

Native Vegetation

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

To help identify native vegetation on his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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FORM 2

BUILDING PERMIT

Regulation 37(1) Building Act 1993 Building Regulations 2018

**CBS-U 57014 / 20180407/0
AMENDED**95 Pine Avenue
Mildura VIC 3500P 03 5023 4826
E

reception@regionalbuilding.com.au

Issued to

Owner Bethany Simpson
Postal Address 385 Deakin Avenue, MILDURA VIC
Postcode 3500
Email admin@boulevardmotorinn.com.au

Address for service or giving of documents

Postal Address 385 Deakin Avenue, MILDURA VIC
Postcode 3500
Contact person Bethany Simpson **Telephone** 5023 5023 **Other** 0429 366 314

Property details

Number	2	Street/Road	Hatly Court	Suburb	MILDURA	Postcode	3500
Lot/s	43	LP/PS	PS802393G	Volume	11992	Folio	009
Crown allotment		Section		Parish	Mildura	County	
Municipal District	Mildura Rural City Council						
						Site Area	547m2

Builder

Name GJB Building Group Pty Ltd
ACN 612 382 902 **Telephone** 0407 630 092 **Other**
Building practitioner registration no CDB-U 60162
Postal Address 67 Deakin Avenue, Mildura **State** VIC **PC** 3500

This builder is specified under subsection 24B(4) (a) of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders (if builder is a body corporate)

Name Gregory Barila **Mobile** 0407 630 092
Postal Address 67 Deakin Avenue, Mildura VIC **Postcode** 3500

Building practitioner or architect engaged to prepare documents for this permit

Full Name	Category/class	Registration No
Ilario Dimasi	Engineer	EC 1367
Gregory Hamilton	Architects	DP-AD 222

Details of domestic building work insurance

Name of builder GJB Building Group Pty Ltd **Name of issuer or provider** Bovill Risk & Insurance Consultants Pty Ltd
Policy number C487397 **Policy cover** \$ 90,435.00

Nature of building work

New construction of a dwelling and carport

Storeys contained	1	Rise in storeys (for Class 2-9 building only)	N/A
Effective height	0	Version of BCA applicable to permit	2019
Type of Construction	N/A		

Stage of building work permitted

All works

Cost of building work \$257,435
Total floor area of new building work in m² 146.88m²

Building classification

Part of Building	Building Class
Carpot	10a
Dwelling	1ai

Prescribed Reporting Authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed reporting authority	Matter reported on or consented to	Regulation
Mildura Rural City Council	Report and Consent for Legal Point of Discharge	Regulation 133

Protection work

Protection work is not required in relation to the building work proposed in this permit.

Inspection requirements

The mandatory notification stages are:

- Inspection of footings / foundation
- Inspection of steel reinforcement
- Inspection of frame work, prior to lining
- Inspection at completion of work- prior to occupation

Occupation or use of building

An occupancy permit is required prior to the occupation or use of this building.

Commencement and completion

This building work must commence by 17 Dec 2019

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 17 Dec 2020

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Certificates

Document	Comments
Termite Protection	Certificate of installation for the termite management system, including a durable notice fixed in the metre box
Energy Efficiency Compliance Form	Please provide a complete Energy Efficiency Compliance Form
Stormwater & Drainage Certificate	Please provide a copy of the following compliance certificates from your plumber - Roofing, Fascia & Gutter, Sewer & stormwater, Air Conditioning
Glazing Certificate	Please provide a Glazing Certificate from your window installer
Electrical Certificate	Please provide an Electrical Certificate of Compliance from your electrician

Relevant building surveyor

Name:	Regional Building Consultants Pty Ltd
ACN:	126 102 994
Address:	95 Pine Avenue, Mildura VIC 3500
Email:	wayne@regionalbuilding.com.au
Building practitioner registration no:	CBS-U57014

Designated building surveyor

Name: Wayne D. Wilkie	Building practitioner registration number:	BS-U 1070
------------------------------	---	-----------

Permit No.: CBS-U57014 / 20180407/0 / 2 **Date of issue of permit:** 24 Jan 2020

Signature:



BUILDING PERMIT CONDITIONS

1. All works authorised by this permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia, other relevant codes and any Local Laws of the Municipality. No Variation from the approved documents shall be permitted without the consent of the relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.
2. Pursuant to regulation 41 of the Building Regulations 2018, the person in charge of the building works is to display a sign on the building site at all times. The sign must include the name, registered numbers and contact details of the builder and building surveyor and the building permit number & date.
3. The owner and/or builder shall be responsible to define the boundaries of the allotment.
4. All timber framing to comply with AS 1684 – National Timber Framing Code, or Victorian Timber Framing Manual. **Truss details to be submitted for approval prior to commencement of framing.**
5. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australia B1.3 (J) and AS3660.1. It is the owners responsibility to carry out regular inspections (12 months maximum) of the building for evidence of termite activity.
6. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant or other restriction which may be shown on title and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant or other restriction which may be shown on title.
7. Applicant to obtain all necessary Road Opening, Crane and Hoarding Permits as required by the Relevant Council. Contact must be made with Council's Engineering Department to determine which relevant permit/s are required prior to commencement of works.
8. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.
9. The builder must ensure that all energy efficiency requirements listed in the energy efficiency report have been complied with and a signed copy of the compliance certificate is to be submitted to this office.
10. The owner and builder must consult with the relevant sewerage authority and local council to ensure that the proposed works do not affect any drains or sewers and that the works comply with the requirements of those authorities.
11. A certificate of completion under Section 221ZH of the Building Act 1993 for plumbing work on this project is to be submitted to this office prior to the issue of an Occupancy or Final Certificate

FORM 16
Regulation 192, Building Act 1993
Building Regulations 2018
OCCUPANCY PERMIT



This occupancy permit must be displayed in the following approved location: N/A

95 Pine Avenue
Mildura VIC 3500

P 03 5023 4826
E

reception@regionalbuilding.com.au

Issued to owner

Bethany Simpson
385 Deakin Avenue
MILDURA 3500

Property details

Number 2	Street/Road Hatly Court	Suburb MILDURA	Postcode 3500
Lot/s 43	LP/PS PS802393G	Volume 11992	Folio 009
Crown allotment	Section	Parish Mildura	County
Municipal District Mildura Rural City Council			

Building permit details

Building permit number CBS-U 57014 /20180407/0
Version of BCA applicable to building permit 2016

Building details

Building to which permit applies	Permitted Use	BCA Class	Maximum permissible floor live load	Maximum number of people to be accommodated
Dwelling	Dwelling	1ai	1.5	0
Carport	Car Port	10a	1.5	0
Storeys Contained 1		Effective height 0		Type of construction N/A

Reporting authorities

The following bodies are reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter reported on or consented to	Relevant regulation no.
Mildura Rural City Council	Report and Consent for Legal Point of Discharge	Regulation 133

Suitability for occupation

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.

Relevant building surveyor

Name: Regional Building Consultants Pty Ltd
Address: 95 Pine Avenue Mildura VIC 3500
Email: reception@regionalbuilding.com.au
Building practitioner registration no.: CBS-U 57014

Designated building surveyor

Name: Wayne D. Wilkie
Address: 95 Pine Avenue
Mildura VIC 3500
Email: wayne@regionalbuilding.com.au
Signature: 

Certificate No. CBS-U 57014 /20180407/0
Date of issue: 26 May 2020 Date of inspection: 06 May 2020

Domestic Building Insurance

Certificate of Insurance

Bethany Simpson

**Boulevard Motor Inn, 385-391 Deakin Ave
MILDURA
VIC 3500**

Policy Number:

C487397

Policy Inception Date:

23/01/2020

Builder Account Number:

024084

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**At the property: **2 Hatly Ct MILDURA VIC 3500 Australia**Carried out by the builder: **GJB BUILDING GROUP PTY LTD**Builder ACN: **612382902**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Bethany Simpson**Pursuant to a domestic building contract dated: **16/01/2020**For the contract price of: **\$ 90,435.00**Type of Cover: **Cover is only provided if GJB BUILDING GROUP PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

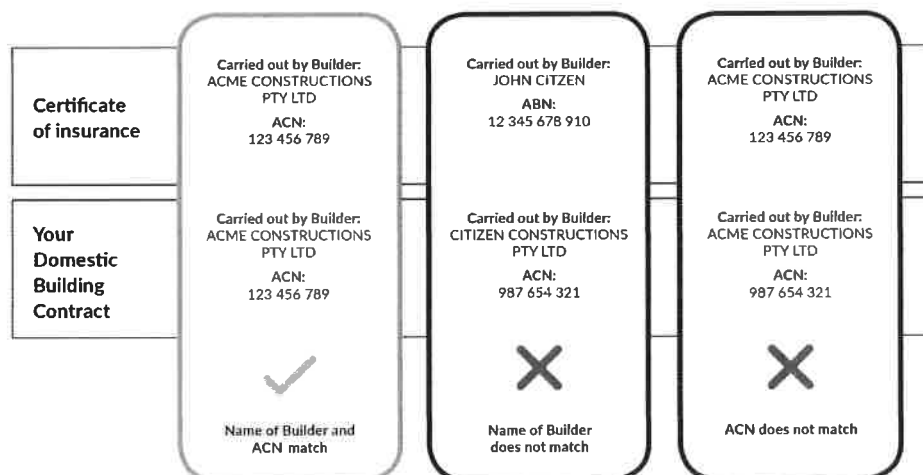
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$455.00
GST:	\$45.50
Stamp Duty:	\$50.05
Total:	\$550.55

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for



FORM 2

BUILDING PERMIT

Regulation 37(1) Building Act 1993 Building Regulations 2018

CBS-U 57014 / 20180407/095 Pine Avenue
Mildura VIC 3500P 03 5023 4826
Ereception@regionalbuilding.co
m.au**Issued to**

Owner Bethany Simpson
Postal Address 385 Deakin Avenue
 MILDURA VIC
Postcode 3500
Email admin@boulevardmotorinn.com.au

Address for service or giving of documents

Postal Address 385 Deakin Avenue, MILDURA VIC
Postcode 3500
Contact person Bethany Simpson **Telephone** 0429 366 314

Property details

Number	2	Street/Road	Hatly Court	Suburb	MILDURA	Postcode	3500
Lot/s	43	LP/PS	PS802393G	Volume	11992	Folio	009
Crown allotment		Section		Parish	Mildura	County	
Municipal District	Mildura Rural City Council						
						Site Area	547m2

Builder

Name Hotondo Homes Mildura Pty. Ltd. **Telephone** 0419 881 043
ACN 141 241 723
Building practitioner registration no. CDB-U 50955
Postal Address PO Box CP 1714, MILDURA **Postcode** 3501
 CENTRE PLAZA VIC

This builder is specified under subsection 24B(4) (a & b) of the Building Act 1993 for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders (if builder is a body corporate)

Name Brendan Liddle **Telephone** 50 220 512
Postal Address PO Box CP 1714, MILDURA CENTRE PLAZA VIC **Postcode** 3501

Building practitioner or architect engaged to prepare documents for this permit

Full Name	Category/class	Registration No
Gregory Hamilton	Draftsman	DP-AD 222
Larry Dimasi	Engineer	EC 1367

Details of domestic building work insurance

Name of builder Hotondo Homes Mildura Pty. Ltd. **Name of issuer or provider** VMIA
Policy number C398190 **Policy cover** \$ 167,000.00

Details of relevant planning permit

Planning permit no: _____ Date of grant of planning permit: _____

Nature of building work

New Construction of a detached dwelling & New Construction of a carport

Storeys contained	1	Rise in storeys (for Class 2-9 building only)	N/A
Effective height	0	Version of BCA applicable to permit	2016
Type of Construction	N/A		

Stage of building work permitted

All Works

Cost of building work	\$167,000.00
Total floor area of new building work in m²	146.88m ²

Building classification

Part of Building	Building Class
Carport	10a
Dwelling	1a (i)

Prescribed Reporting Authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Prescribed reporting authority	Matter reported on or consented to	Regulation
Mildura Rural City Council	Report and Consent for Legal Point of Discharge	Regulation 133

Protection work

Protection work is not required in relation to the building work proposed in this permit.

Inspection requirements

The mandatory notification stages are:

- Inspection of Foundation
- Inspection of steel reinforcement
- Inspection of framework, prior to lining
- Inspection at completion of work, prior to occupation

Occupation or use of building

An occupancy permit is required prior to the occupation or use of this building.

Commencement and completion

This building work must commence by 17 Dec 2019

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 17 Dec 2020

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant building surveyor

Name:	Regional Building Consultants Pty Ltd
ACN:	56 056 973 996
Address:	95 Pine Avenue, Mildura VIC 3500
Email:	wayne@regionalbuilding.com.au
Building practitioner registration no:	CBS-U57014

Designated building surveyor

Name: Wayne D. Wilkie	Building practitioner registration number:	BS-U 1070
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Permit No.: CBS-U57014 / 20180407 / 0

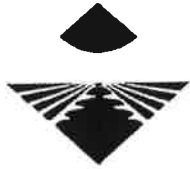
Date of issue of permit: 17 Dec 2018

Signature:



BUILDING PERMIT CONDITIONS

1. All works authorised by this permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia, other relevant codes and any Local Laws of the Municipality. No Variation from the approved documents shall be permitted without the consent of the relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.
2. Pursuant to regulation 41 of the Building Regulations 2018, the person in charge of the building works is to display a sign on the building site at all times. The sign must include the name, registered numbers and contact details of the builder and building surveyor and the building permit number & date.
3. The owner and/or builder shall be responsible to define the boundaries of the allotment.
4. All timber framing to comply with AS 1684 – National Timber Framing Code, or Victorian Timber Framing Manual. **Truss details to be submitted for approval prior to commencement of framing.**
5. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australia B1.3 (J) and AS3660.1. It is the owners responsibility to carry out regular inspections (12 months maximum) of the building for evidence of termite activity.
6. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant or other restriction which may be shown on title and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant or other restriction which may be shown on title.
7. Applicant to obtain all necessary Road Opening, Crane and Hoarding Permits as required by the Relevant Council. Contact must be made with Council's Engineering Department to determine which relevant permit/s are required prior to commencement of works.
8. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.
9. The builder must ensure that all energy efficiency requirements listed in the energy efficiency report have been complied with and a signed copy of the compliance certificate is to be submitted to this office.
10. The owner and builder must consult with the relevant sewerage authority and local council to ensure that the proposed works do not affect any drains or sewers and that the works comply with the requirements of those authorities.
11. A certificate of completion under Section 221ZH of the Building Act 1993 for plumbing work on this project is to be submitted to this office prior to the issue of an Occupancy or Final Certificate



Mildura Rural City Council

BUILDING PERMIT

19367/1347194023145/0

475 / 2021

BUILDING ACT 1993

BUILDING REGULATIONS 2018

Regulation 37 (1)

Form 2

ISSUED TO	
Owner*/Agent of Owner*1:	Miss Bethany Simpson
Postal Address:	2 Hatly Court MILDURA VIC 3500
Email:	bethany.simpson74@gmail.com
Contact person:	0488 558 497
OWNERSHIP DETAILS	
Owner:	Miss B J Simpson
Postal Address:	2 Hatly Court MILDURA VIC 3500
Email:	bethany.simpson74@gmail.com
Contact person:	0488 558 497
BUILDER ²	
Name:	Miss Bethany Simpson
Address:	2 Hatly Court MILDURA VIC 3500
This builder is specified under section 24B (2) of the Building Act 1993 for the building work to be carried out under this permit	

PROPERTY DETAILS	
Address:	2 Hatly Court MILDURA 3500
	LOT: 43 PS: 802393G
Volume:	11992
Crown Allotment:	
Parish:	
Municipal District:	
Folio:	009
Section:	
County:	

NATURE OF BUILDING WORK	
Pergola	
Nature of Building Work	
New Building	
Cost of Building Works:	\$6,000.00
Total floor area of new building work:	20 m ²
Storeys contained:	1
Bushfire Attack Level:	N/A
Version of BCA applicable to permit:	2019 Volume 2
Stage of Building Work permitted :	Complete

BUILDING CLASSIFICATION	
Part of building: All of Works	BCA Classification 10a

INSPECTIONS REQUIREMENTS	
The mandatory notification stages are:	
Prior to placing a footing	Frame
	Final

COMMENCEMENT AND COMPLETIONThis building work must commence by: **28/06/2022**

If the building work to which this building permit applies is not commenced by this date, this building will lapse unless an extension is applied for and granted by the relevant surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by: **28/06/2023**

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

OCCUPATION OR USE OF BUILDING

A Certificate of final inspection is required prior to the occupation or use of this building.

DETAILS OF BUILDING PRACTITIONERS AND ARCHITECTS

Name	Category/Class	Registration No.
<i>a. To be engaged in the building work³</i>		
Miss Bethany Simpson	Builder	
<i>b. Who were engaged to prepare documents forming part of the application for this permit⁴</i>		
Mr Trevor John	Engineer	EC-1618

PROTECTION WORK

Protection work is not required in relation to the building work proposed in this permit.

PERMIT CONDITIONS *this permit is subject to the following conditions-*

- All work shall comply with the Building Act 1993, Building Regulations 2018 and the Building Code of Australia 2019 Volume 2.
- It is the owner/applicants responsibility to ensure the building is not built over or under an Easement or Implied Easement. You are required to check with the relevant authority applicable.
- Excavations must be covered prior to the pouring of concrete.
- Stormwater shall discharge a minimum distance of 6m from the footings and property boundary or connect to existing stormwater system.

MUNICIPAL BUILDING SURVEYOR

Signature:


MARK YANTSES BS-U 19367

**Mildura Rural City Council – 108 – 116 Madden
Avenue, MILDURA VIC 3500**

Email: mark.yantzes@mildura.vic.gov.au

PERMIT

Permit No.

19367/1347194023145/0

Date of Issue:

28/06/2021



Mildura Rural City Council

19367/1347194023145/0
File: 006.2021.00000475.001
28/06/2021

Miss Bethany Simpson
2 Hatly Court
MILDURA VIC 3500

Dear Miss Bethany Simpson

BUILDING PERMIT: 19367/1347194023145/0
PERGOLA
2 HATLY COURT MILDURA

Following our analysis of your project, we have granted the enclosed Building Permit. I would like to bring your attention to the mandatory inspection listed on your Building Permit. These inspections are compulsory and must be approved by the Relevant Building Surveyor prior to commencement of the next stage of works. Approval of these stages of work will allow approval for the issue of a Final Certificate prior to the use and/or occupation of the building.

Mandatory Inspections

- Prior to placing a footing
- Frame
- Final – upon completion of building work.

Please take note of the commencement and completion dates as indicated on the Building Permit, as the permit will lapse and a new permit will be required if time frames are not complied with.

You will also find enclosed a mandatory laminated site information sign that is required to be displayed on the building site.

The person who is in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of the building permit and one set of any approved plans, specifications and documents relating to this permit are available for inspection at the allotment concerned while the building work for which the building permit was issued is in progress.

To: Miss Bethany Simpson
File: 006.2021.00000475.001

28/06/2021
Page 2

Please feel free to query any aspect of the permit and inspection process with us and contact Council's Building Department on 5018 8413 a minimum of 24 hours before you require an inspection so that we may efficiently provide all concerned a fast effective service.

We wish you well with your project and look forward to assisting you.

Should you require any further information, please contact Mark Yantses, Municipal Building Surveyor, on (03) 5018 8413.

Yours faithfully



MARK YANTSES
MUNICIPAL BUILDING SURVEYOR

enc

MY/jb



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 12 098 937 037

Miss B J Simpson
2 Hatly Court
MILDURA VIC 3500



I019304
R3_5501

Total Rates & Charges For this Year**\$2,512.67**

Refer below for payment options

Rate and Valuation Notice

1 July 2021 to 30 June 2022

Property Location & Description
2 Hatly Court MILDURA VIC 3500
Lot 43 PS 802393G

AVPCC: 110 - Detached Home

RATING DETAILS

Residential Rate	0.0059305	326000	\$1,933.34
Waste Management	446.1	1	\$446.10

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Residential Fire Levy (Fixed)	114.00	1	\$114.00
Residential Fire Levy (Variable)	0.000059	326000	\$19.23

Assessment No: 413284
Issue Date 6 August 2021
Rate declaration date: 1 July 2021
Capital Improved Value:
Site Value:)
Net Annual Value:
Valuation Date: 1 January 2021

TOTAL AMOUNT**\$2,512.67**

Payment In full Due 15 Feb 2022 \$2,512.67	Or	1st Instalment Due 30 Sep 2021 \$628.16	2nd Instalment Due 30 Nov 2021 \$628.17	3rd Instalment Due 28 Feb 2022 \$628.17	4th Instalment Due 31 May 2022 \$628.17
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Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices.
Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Miss B J Simpson
2 Hatly Court MILDURA VIC 3500
Assessment No: 413284

Payment In Full: \$2,512.67
Or 1st Instalment: \$628.16



Biller code: 93922
Ref: 4132841

POST billpay



Full Payment *41 4132841



Post Billpay **Biller code:** 0041
Ref: 4132841

Pay in person at any post office, phone
13 18 16 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B

Internal Use Only



BPAY this payment via Internet or phone banking.
BPAY View®. View and pay this bill using Internet banking.
BPAY View Registration No.: 4132841



MILDURA
 741 - 759 Fourteenth Street Mildura 3500
 PO Box 1438 Mildura 3502
 AUSDOC DX 50023
 Tel: (03) 5051 3400 Fax: (03) 5051 3480

SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSDOC DX 30164
 Tel: (03) 5036 2150 Fax: (03) 5036 2180



KERANG
 56 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSDOC DX 57908
 Tel: (03) 5450 3960 Fax: (03) 5450 3967



24 Hour Supply Emergency
1800 808 830

Reference No. 071933

Amount Due \$198.46

Due Date 12 Nov 2021

MISS BJ SIMPSON
 2 HATLY COURT
 MILDURA VIC 3500

Date of Issue: 26/10/2021
 Tariffs and Charges Notice
 2nd Quarter 2021/22
 01/10/2021 - 31/12/2021

POST *850 700719339

Property Address : 2 HATLY COURT MILDURA VIC 3500 (Prop:71933) - Urban Account
 Lot 43 PS 802393G Vol 11992 Fol 009

	Charge	Balance
Water Service Tariff	51.84	51.84
Water by Measure Chg-Info on reverse	24.24	24.24
Sewerage Service Tariff	122.38	122.38
TOTAL OWING		\$198.46



LMW054G
 15937648

Payments/Credits since last Notice **\$253.46**

Payment Slip - Methods of Payment

Online at lmw.vic.gov.au - Pay your Account



Direct Debit
 Please contact your local office.



Centrepay
 Use Centrepay to arrange regular deductions from your Centrelink payment, simply call any Lower Murray Water Office.



Billpay Code: 0850
Ref: 700719339

Pay in person at any Post Office.



Bill Code: 78477
Ref: 700719339

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.lmw.vic.gov.au

071933
 2 HATLY COURT MILDURA VIC 3500 (Prop:71933) - Urban Account



*850 700719339 \$198.46

Bill Code: 78477
Ref: 700719339

BPAY® - Make this payment via internet or phone banking.
BPAY View® - Receive, view and pay this bill using internet banking.
BPAY View Registration No: 700719339

Amount Due **\$198.46**



By Phone Ref: 700719339
 Pay by phone (03) 8672 0582
 Standard call charges apply

See reverse for In Person and By Mail options

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 1.33 2.7
Meters

1:555

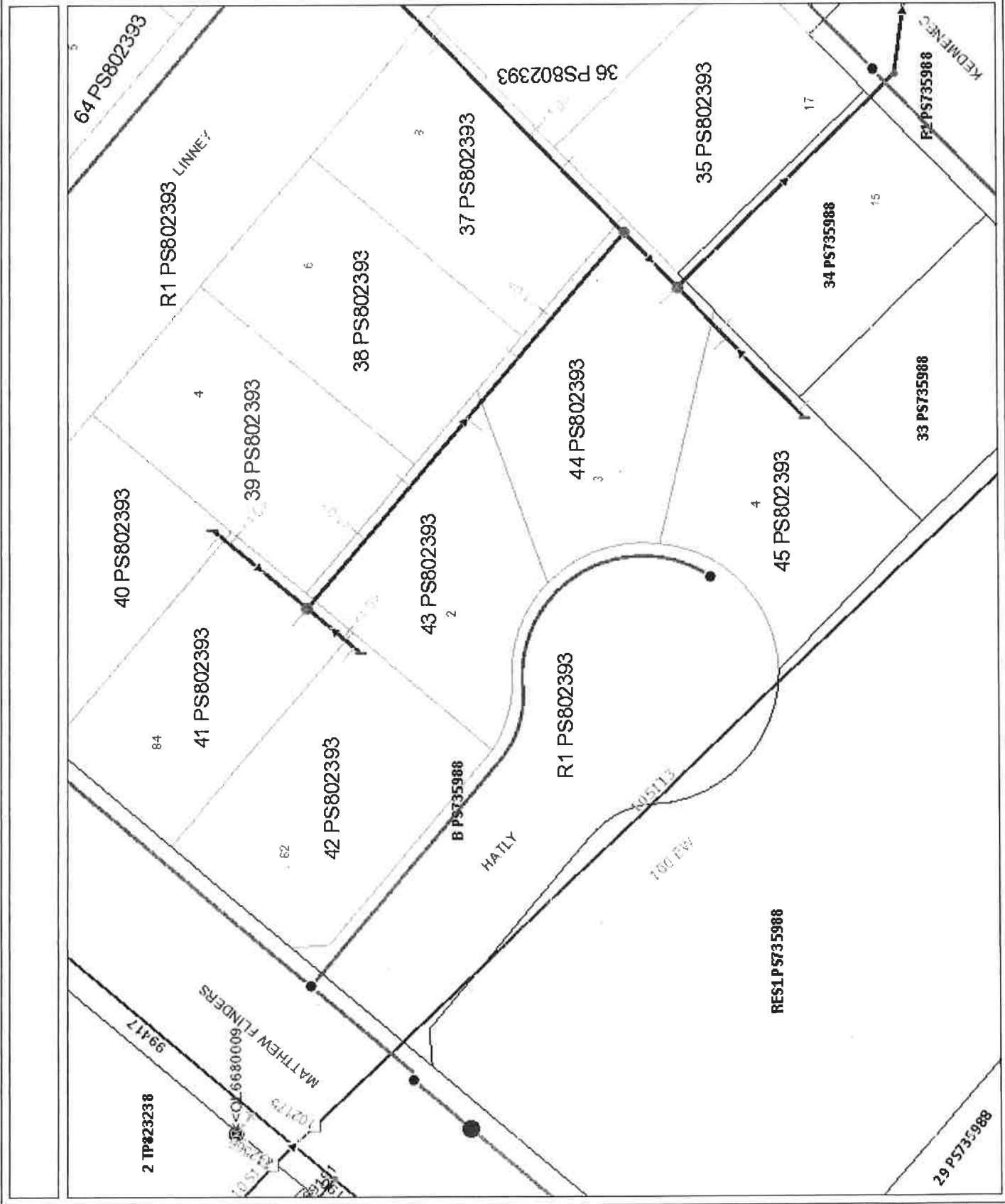
Printed: 2/05/2018

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© 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 provide 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



Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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