AUSTRALIAN INSTITUTE OF CONVEYANCERS VIC DIVISION INC

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

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

Vendor Statement

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

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

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

PROPERTY: 13 Washington Drive, Mildura

VENDOR'S NAME: **Kerrie Leanne Harris**

VENDOR'S SIGNATURE: X K. Harris

DATE: 3.9.26

PURCHASER'S NAME:

PURCHASER'S SIGNATURE: .....

DATE: _____

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

Vendor: **Kerrie Leanne Harris**

Property: **13 Washington Drive, Mildura**
Lot 55 on Plan of Subdivision 140909
Certificate of Title Volume 9506 Folio 393

1. Financial matters in respect of the land

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

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

Authority		Amount	Interest
1.	Mildura Rural City Council	$3,272.41 per annum 2025/2026	
2.	Lower Murray Water- Urban	$ 217.28 per quarter 2026/2027 (tariff only)	

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows: Usual Adjustment of outgoings and water by measure

~~(a) Their total does not exceed $~~

~~(b) The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:~~

~~(c) **The Purchaser may be liable for ongoing Lower Murray Water charges that are applicable to water righted land. Refer to information statement attached hereto for information.~~

~~(d) **The parties acknowledge that the Purchaser will be responsible for the payment of any charges and fees in relation to continuing the Lower Murray Water Authority water connection and also the installation and supply of a Lower Murray Water meter (if required).~~

2. Insurance details in respect of the land

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

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

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

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

3. Matters relating to land use

(a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

(i) Description: As set out in the copy title documents annexed hereto;
(ii) Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:

(b) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*

(c) There is access to the property by road.

(d) In the case of land to which a planning scheme applies a statement specifying—
(i) name of the planning scheme: See attached
(ii) name of the responsible authority: See attached
(iii) zoning of the land: See attached
(iv) name of any planning overlay affecting the land: See attached
(v) Salinity – See attached

4. Notices made in respect of land

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

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

(b) Whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes:

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

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

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

5. Building permits

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

No such Building permit has been granted to the Vendor's knowledge
~~Is contained in the attached certificate/s.~~

6. Information relating to any Owners Corporation

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

~~(a) Unless paragraph (b) below applies—~~

~~either—~~

~~(A) specify the information prescribed for the purposes of section 151(4)(a) of the ***Owners Corporations Act 2006*** relating to the Owners Corporation; **or**~~

~~(B) (i) attach a copy of the current Owners Corporation certificate issued in respect of the land under section 151 of the ***Owners Corporations Act 2006***; and~~

~~(ii) attach a copy of the documents specified in section 151(4)(b)(i) and (iii) of the ***Owners Corporations Act 2006*** that are required to accompany an Owners Corporation certificate under that Act; **or**~~

~~(b) If the Owners Corporation is inactive, specify the Owners Corporation is inactive as the Owners Corporation HAS NOT in the previous 15 months:~~

~~(i) had an annual general meeting;~~

~~(ii) fixed any fees; and~~

~~(iii) held any insurance.~~

7. Growth areas infrastructure contribution

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

~~Particulars of work-in-kind agreement:~~
~~Is contained in the attached certificate/s and / or notice/s:~~

8. Disclosure of non-connected services

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

~~(a) electricity supply;~~
(b) gas supply;
~~(c) water supply;~~
~~(d) sewerage;~~
(e) telephone services.

9. Evidence of title

Attached are copies of the following document/s concerning Title:

(a) in the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
(b) in any other case, a copy of—
(i) the last conveyance in the chain of title to the land; or
~~(ii) any other document which gives evidence of the vendor's title to the land;~~
~~(c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to the sell the land;~~

~~(d) in the case of land that is subject to a subdivision—~~

~~(i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or~~

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

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

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

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

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

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

~~(f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed -~~

~~(i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or~~

~~(ii) If the later plan has not yet been certified, a copy of the latest version of the plan.~~

10. DUE DILIGENCE CHECKLIST:

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

11. COMMERCIAL AND INDUSTRIAL PROPERTY TAX:

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act, 2024:-

   YES [ ] NO [X]

2. The AVPCC number is: 110
3. The Entry Date of the land was: Not applicable

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

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

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

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

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

VOLUME 09506 FOLIO 393 Security no : 124137488910L
Produced 11/08/2026 04:28 PM

LAND DESCRIPTION

Lot 55 on Plan of Subdivision 140909.
PARENT TITLE Volume 09443 Folio 956
Created by instrument LP140909 06/04/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
KERRIE LEANNE HARRIS of 13 WASHINGTON DRIVE MILDURA VIC 3500
AN919787W 09/06/2017

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT K825035 30/03/1984

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 LP140909 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: 13 WASHINGTON DRIVE MILDURA VIC 3500

DOCUMENT END

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PLAN OF SUBDIVISION OF

PART OF CROWN PORTION A

PARISH OF MILDURA

COUNTY OF KARKAROOC

SCALE 40 20 0 40 80
LENGTHS ARE IN METRES

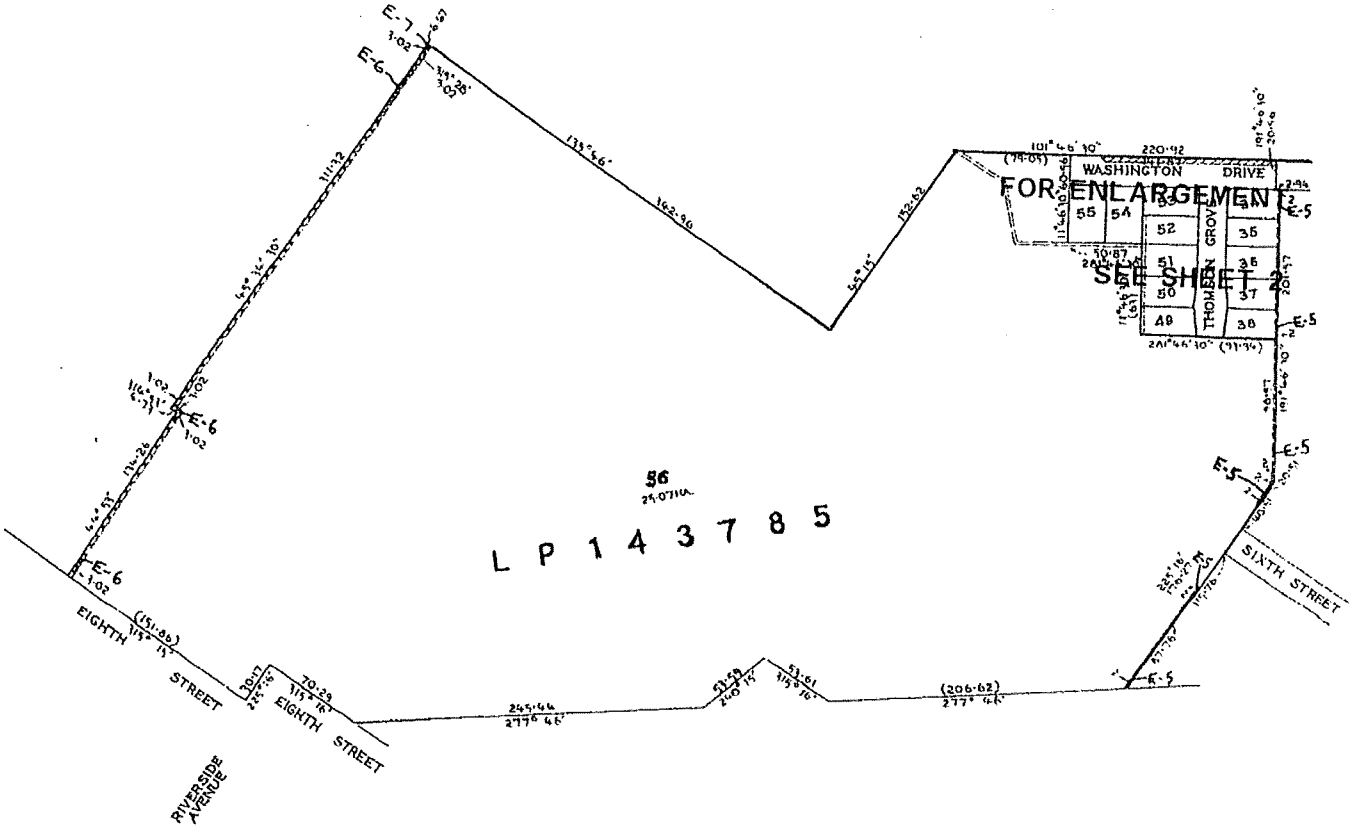
V. 9443 F. 956

APPROPRIATIONS
THE LAND COLOURED BLUE IS SET APART FOR DRAINAGE AND SEWERAGE PURPOSES.
THE LAND COLOURED GREEN IS SET APART FOR ELECTRICITY SUPPLY PURPOSES.
THE LAND COLOURED BROWN AND BROWN HATCHED IS SET APART FOR RIGHTS OF WAY AND DRAINAGE
ENCUMBRANCES AND OTHER NOTATIONS
LOT 56 IS NOT THE SUBJECT OF THIS SURVEY AND DIMENSIONS SHOWN THEREON ARE DERIVED FROM CERTIFICATE OF TITLE VOL. 9403 FOL. 620.
THE LAND COLOURED PURPLE AND BROWN HATCHED IS ENCUMBERED FOR WATER SUPPLY PURPOSES BY INSTRUMENTS J877210, J877219 & J877216
THE LAND COLOURED PURPLE HATCHED IS ENCUMBERED FOR DRAINAGE AND SEWERAGE PURPOSES BY L P 135812.
THE LAND COLOURED PURPLE CROSS HATCHED IS ENCUMBERED FOR WATER SUPPLY PURPOSES BY INSTRUMENTS D605992-4 (INCLUSIVE).

LP140909
EDITION 1
APPROVED 14/11/83

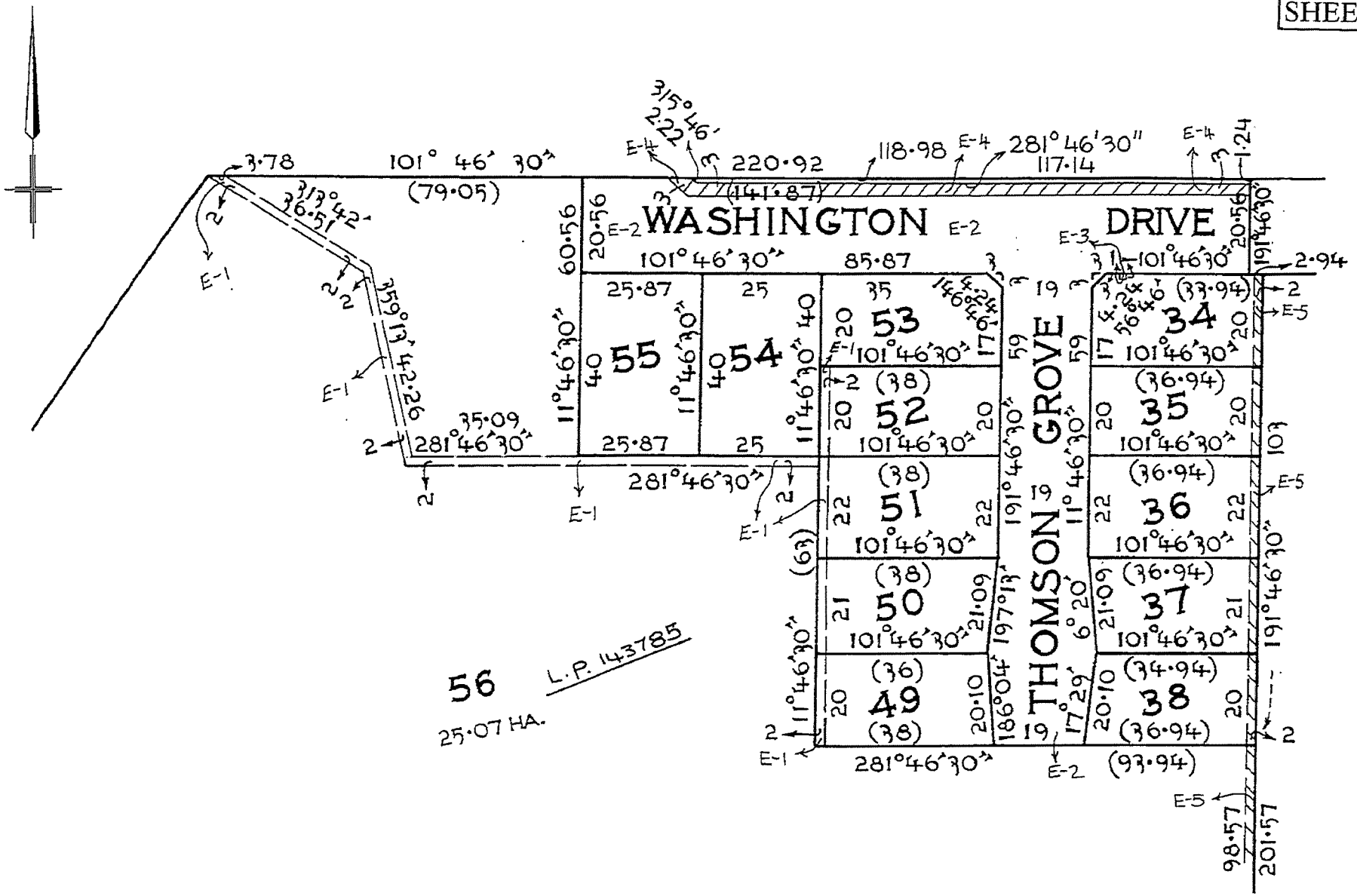
2 SHEETS
SHEET 1.

COLOUR CONVERSION
E - 1 = BLUE
E - 2 = BROWN
E - 3 = GREEN
E - 4 = BROWN HATCHED
E - 5 = PURPLE HATCHED
E - 6 = PURPLE CROSS HATCHED
E-7 = PURPLE



LP140909

2 SHEETS
SHEET 2



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K825035

CONVERTED

K825035 11

$89 10-50

0845

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09-41 372395 MAR30-84

GALLAGHER, RYAN & MALONEY

MILDURA

VICTORIA

dealt Copy P/A

STAMP DUTY VICTORIA
4TRANS#21993 S.D.V. 4 29MAR84
RECEIPT# 2989 11A $VVVVV370.50

DK825035-1-0

TRANSFER OF LAND

CODE: 04
DUTY: $ 370.50
ASSESSOR: 4
VALUE: $ 19,000

MANSELL DEVELOPMENTS PTY. LTD. of 133 Langtree Avenue, Mildura being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of NINETEEN THOUSAND DOLLARS ($19,000.00) paid to it by LAURENCE FREDERICK KALMS Manager and NORMA ELIZABETH KALMS Married Woman both of Murrayville DOTH HEREBY TRANSFER to the said LAURENCE FREDERICK KALMS and NORMA ELIZABETH KALMS all its estate and interest in all that piece of land being Lot 55 on Plan of Subdivision No. 140909 Parish of Mildura and being the whole of the land the land more particularly described in Certificate of Title Volume 9506 Folio 393 AND THE SAID LAURENCE FREDERICK KALMS and NORMA ELIZABETH KALMS for themselves and their transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof do hereby as a separate covenant COVENANT with the said MANSELL DEVELOPMENTS PTY. LTD. and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and of every part thereof (other than the land hereby transferred) as follows :

"THAT they will not erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house together with the usual outbuildings and that such building shall not be an apartment house, boarding house, hostel, lodging house, motel, residential club, residential hotel, office building, shop, warehouse, factory, public building or residential flats, as defined in chapter six of the Uniform Building Regulations 1974 or any amendment, modification, or re-enactment thereof or any

J.W.
11.4.84

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regulation made in substitution thereof whether made under the Local Government Act 1958 or otherwise howsoever and that such building and allotment or any part or parts thereof shall not be registered under the provisions of the Strata Titles Act 1967 or the Cluster Titles Act 1974 or any amendment, modification or re-enactment of or substitution for either or such Acts and that they will not at any time erect, construct, or build or cause to be erected or constructed or built on the said lot or any part thereof any dwelling house (except for the usual outbuildings) with exterior walls of any material other than brick, brick veneer, stone, terra cotta block, solid or hollow concrete block or other similar building unit or a combination of same laid up unit by unit and set in mortar."

AND IT IS HEREBY AGREED AS FOLLOWS:

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

DATED the 23rd day of March 1984

EXECUTED by MANSELL DEVELOPMENTS PROPRIETARY LIMITED by being SIGNED SEALED AND DELIVERED by KELVIN THOMAS MEREDITH its Attorney under Power of Attorney dated the 3rd day of March, 1983 in the presence of:

K Meredith

SIGNED by the said LAURENCE FREDERICK KALMS and NORMA ELIZABETH KALMS in Victoria in the presence of:

L F Kalms

N E Kalms.

ENCUMBRANCES REFERRED TO

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

DATED (3) 19

MANSELL DEVELOPMENTS PTY. LTD.

- to -

L.F. & N.E. KALMS

TRANSFER OF LAND

A memorandum of the within instrument has been entered in the Register Book.

R.J.R.
OFFICE OF TITLES
VICTORIA

GALLAGHER, RYAN & MALONEY
Solicitors,
70 Deakin Avenue,
MILDURA. Vic. 3500

Ref: AEG:LW:LM
W12 & W13 WK28

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PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1281104

APPLICANT'S NAME & ADDRESS

ALLSTATE CONVEYANCING SERVICES (MILDURA) C/- LANDATA

DOCKLANDS

VENDOR

HARRIS, KERRIE LEANNE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355054

This certificate is issued for:

LOT 55 PLAN LP140909 ALSO KNOWN AS 13 WASHINGTON DRIVE MILDURA
MILDURA RURAL CITY

The land is covered by the:
MILDURA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:
- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(https://planning-schemes.app.planning.vic.gov.au/mildura)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully. The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

11 August 2026

Sonya Kilkenny
Minister for Planning

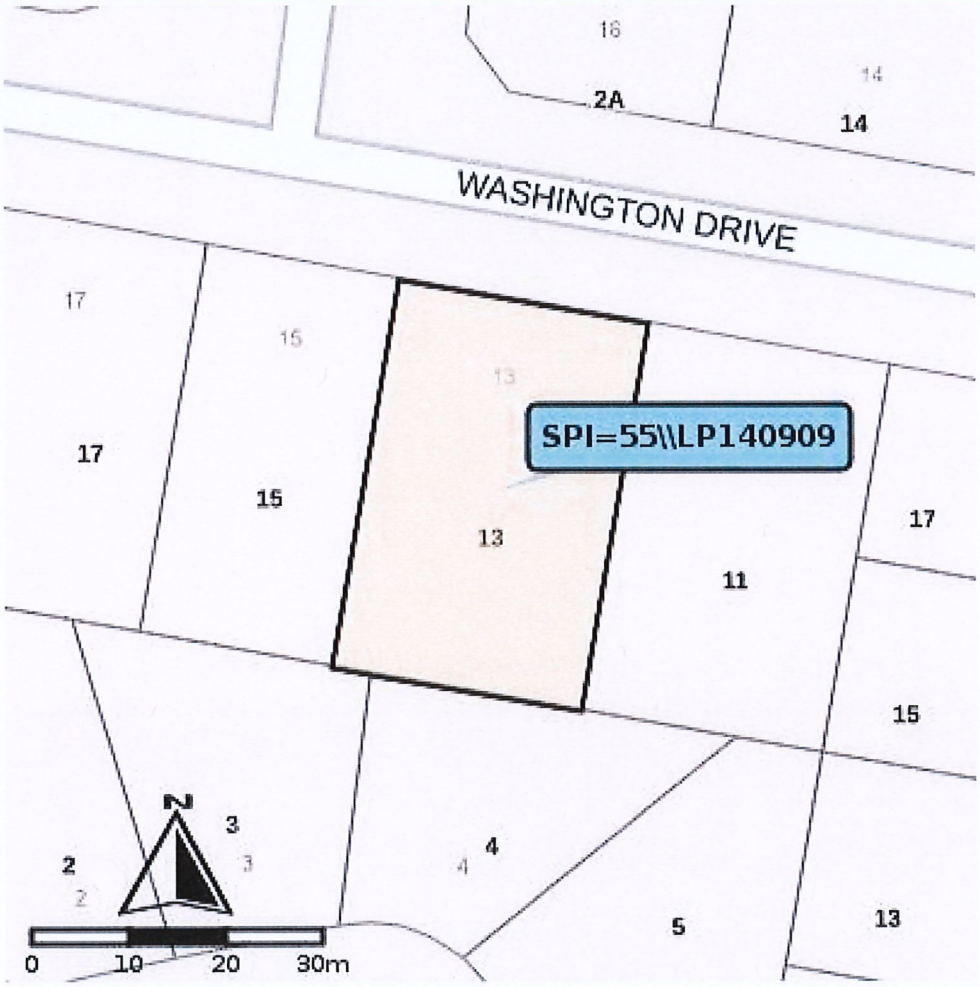
VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / ALLSTATE CONVEYANCING SERVICES (MILDURA)

Your Reference:	26574 HARRIS
Certificate No:	10891862
Issue Date:	11 AUG 2026
Enquiries:	ESYSPROD

Land Address: 13 WASHINGTON DRIVE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18265860	55	140909	9506	393	$0.00

Vendor: KERRIE LEANNE HARRIS

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS KERRIE LEANNE HARRIS	2026	$231,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$510,000
SITE VALUE (SV):	$231,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 10891862

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $231,000

Calculated as $975 plus ($231,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $5,100.00

Taxable Value = $510,000

Calculated as $510,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 10891862

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 10891862

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / ALLSTATE CONVEYANCING SERVICES (MILDURA)

Your Reference:	26574 Harris
Certificate No:	10891862
Issue Date:	11 AUG 2026
Enquires:	ESYSPROD

Land Address: 13 WASHINGTON DRIVE MILDURA VIC 3500

Land Id	Lot	Plan	Volume	Folio	Tax Payable
18265860	55	140909	9506	393	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$510,000
SITE VALUE:	$231,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10891862

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
   - the request is within 90 days of the original Certificate's issue date, and
   - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / ALLSTATE CONVEYANCING SERVICES (MILDURA)

Your Reference:	26574 HARRIS
Certificate No:	10891862
Issue Date:	11 AUG 2026

Land Address: 13 WASHINGTON DRIVE MILDURA VIC 3500

Lot	Plan	Volume	Folio
55	140909	9506	393

Vendor: KERRIE LEANNE HARRIS

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 10891862

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 10891869

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 10891869

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

LOTSEARCH REFERENCE
LS152831 BR

REPORT DATE
11 Aug 2026 16:31:02

CLIENT ID
203856335

ADDRESS
13 WASHINGTON DRIVE MILDURA
3500

SITE AREA
1039m²

COUNCIL
Mildura Rural City

LOTSEARCH
ENVIRONMENTAL

LOT/PLAN
Lot 55, LP140909

Bushfire Risk Search

Disclaimer:
The purpose of this report is to provide a summary of publicly available bushfire information affecting the site as defined by the boundary shown on the maps within this report.
You understand that Lotsearch has defined the site boundary by reference to information supplied in the order.
You accept that Lotsearch may amend some of the information supplied in the order to identify the relevant site for the report.
The report is not a substitute for an on-site inspection or review of other available reports and records.
The report is not intended to be, and should not be taken to be, a rating or assessment of bushfire risk at the site or the desirability or market value of the property or its features.
You should obtain independent advice from a suitably qualified consultant or advisor before you make any decision based on the information within the report.
A link to the detailed terms applicable to the use of this report is available at the end of this report.
Natural hazard reporting and mapping by public authorities is constantly changing. This report is based on data listed in Report Datasets and reflects a point in time position based on the datasets supplied on the dates given in the report. Report content may change over time
You should always seek an up-to-date report before relying on any of the content.

LOTSEARCH
ENVIRONMENTAL

Bushfire Risk Search

Bushfire Risk Summary

Bushfire is a major natural hazard in many parts of Australia. The existence of bushfire hazards at a site could have a range of potential site impacts, including:

- how land can be used or developed;
- requirements under planning and building regulations;
- availability and cost of insurance; and
- threats to human safety and biodiversity values.

This report provides information on the potential bushfire hazard for a site and its surrounding area. It can be used to assist with understanding bushfire risk. The search results are based upon the data supplied on the dates given in the 'Report Datasets' section of this report.



Bushfire Prone Areas

Is this site in a designated Bushfire Prone Area?
No

The nearest Bushfire Prone Area is **178m** from this site.



Bushfire History

Does the bushfire history data indicate that a bushfire has previously burnt this site?
No

The nearest recorded bushfire was over 500m from this site.

Next Steps

Additional planning requirements may apply for development that is on land designated as Bushfire Prone. Refer to the 'Further Information' section of this report for an explanation of the hazard area and links to important resources. You should consult a suitably qualified consultant or advisor for specific information about how the bushfire hazard(s) presented in this report affect your
particular circumstances.

LOTSEARCH REFERENCE
LS152831 BR

REPORT DATE
11 Aug 2026 16:31:02

CLIENT ID
203856335

ADDRESS
13 WASHINGTON DRIVE MILDURA 3500

SITE AREA
1039m²

COUNCIL
Mildura Rural City

LOT/PLAN
Lot 55, LP140909

CUSTOMER SUPPORT

support@lotsearch.com.au

+61 (02) 8287 0680

lotsearch.com.au

LOTSEARCH
ENVIRONMENTAL

Bushfire Risk Search

Further Information

What are Bushfire Prone Areas?

In Victoria, a Bushfire Prone Area (BPA) is an area where bushfire hazard has been identified and mapped under the *Building Act 1993* (Vic). Properties located in a designated BPA are subject to specific building regulation requirements, including building to a national bushfire construction standard (Building Code of Australia).

What is the Bushfire Management Overlay?

The Bushfire Management Overlay (BMO) is a planning control at Clause 44.06 of the Victoria Planning Provisions, in the Planning Scheme. It applies to land with very high and extreme bushfire hazards. All areas where the BMO applies are also designated BPAs. A planning permit is required for some types of development to ensure bushfire risk is considered and bushfire protection measures are in place.

Further Resources for Bushfire Prone Areas and the Bushfire Management Overlay

Please consult your local planning scheme and the following links for further information:

- Bushfire controls and preparing your property
- Clause 44.06 of the Victorian Planning Provisions

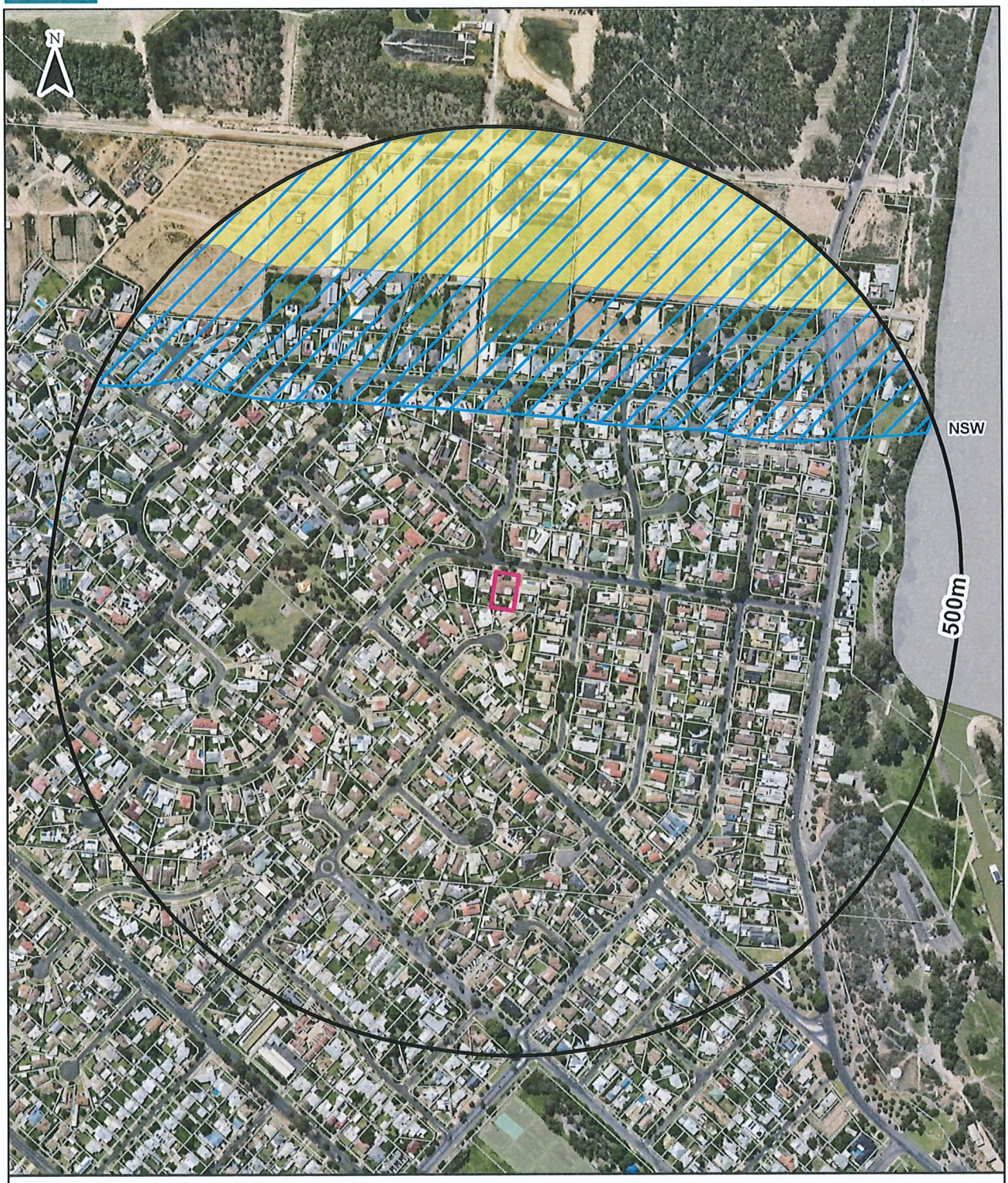
Bushfire Preparation and Survival Resources

The absence of a mapped area of bushfire hazard does not mean that the site or its surroundings are hazard-free. Whether your site is in a BPA or not, you should consider visiting the links below to further understand bushfire hazards:

- Country Fire Authority
- Bushfire Survival Plan

Bushfire Prone Areas

13 WASHINGTON DRIVE MILDURA 3500



Bushfire Prone Areas

Site Boundary

Search Radius - 500 m

Property Boundary

Bushfire Management Overlay

Bushfire Management Overlay

Bushfire Management Overlay - Schedule 1

Bushfire Management Overlay - Schedule 2

Bushfire Management Overlay - Schedule 3

Out of State Coverage

Coordinate System:
GDA 1994 MGA Zone 55

Imagery Years:
2026

Imagery Source:
© Metromap

Scale (m)

0 90 180 270 360 450

Bushfire History

13 WASHINGTON DRIVE MILDURA 3500



Site Boundary

Search Radius - 500m

Property Boundary

Area Burnt by Past Bushfire

Bushfire Boundaries

Out of State Coverage

Coordinate System:
GDA 1994 MGA Zone 55

Imagery Years:
2026

Imagery Source:
© Metromap

Scale (m)

0 90 180 270 360 450

LOTSEARCH
ENVIRONMENTAL

Bushfire Risk Search

Report Datasets

Datasets used within this report, detailing their custodian and currency. Please note:

- Prescribed burns have been excluded from bushfire history datasets
- Bushfire history data from neighbouring states may be excluded

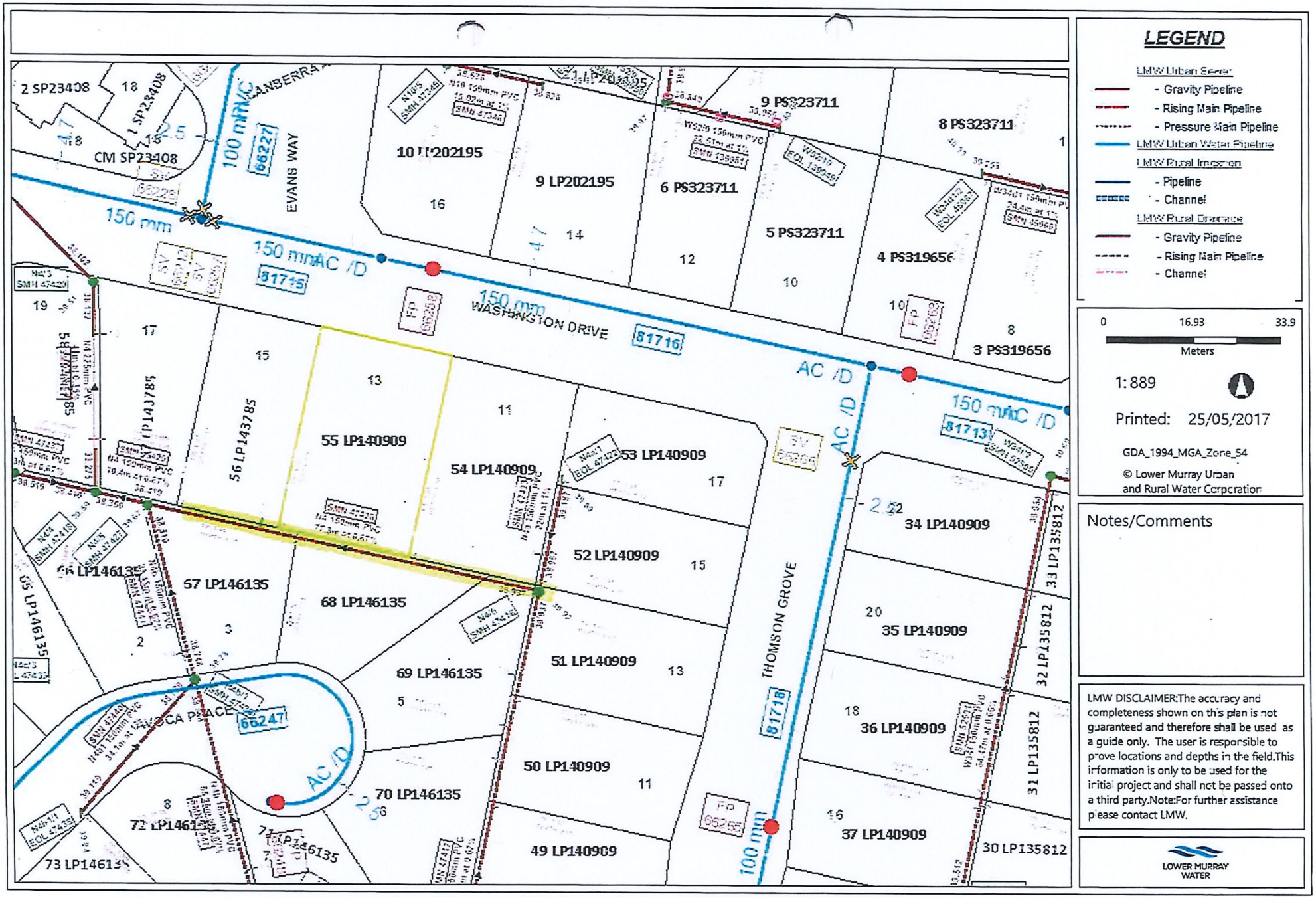
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency
Bushfire Prone Area	VIC Department of Energy, Environment and Climate Action	10/08/2026	16/06/2026	Monthly
Planning Scheme Overlay	VIC Department of Energy, Environment and Climate Action	07/08/2026	07/08/2026	Monthly
Fire History	State Government Victoria - Department of Energy, Environment and Climate Action	16/07/2026	13/06/2026	Monthly

Useful Contacts

To obtain further information regarding bushfire hazard, please contact your local council or the Country Fire Authority.

Lotsearch Pty Ltd www.lotsearch.com.au support@lotsearch.com.au (02) 8287 0680	**Country Fire Authority** www.cfa.vic.gov.au (03) 9262 8444	**Mildura Rural City** http://www.mildura.vic.gov.au mrcc@mildura.vic.gov.au (03) 5018 8100

Click for 'Use of Report - Applicable Terms'



LEGEND

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

LMW Urban Water Pipeline

LMW Rural Irrigation
- Pipeline
- Channel

LMW Rural Drainage
- Gravity Pipeline
- Rising Main Pipeline
- Channel

0 16.93 33.9
Meters

1:889

Printed: 25/05/2017

GDA_1994_MGA_Zone_54

© Lower Murray Urban and Rural Water Corporation

Notes/Comments

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

LOWER MURRAY WATER

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 19 August 2026 10:13 AM

PROPERTY DETAILS

Address:	**13 WASHINGTON DRIVE MILDURA 3500**
Lot and Plan Number:	**Lot 55 LP140909**
Standard Parcel Identifier (SPI):	**55\LP140909**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**7973**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 535 O2**

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**

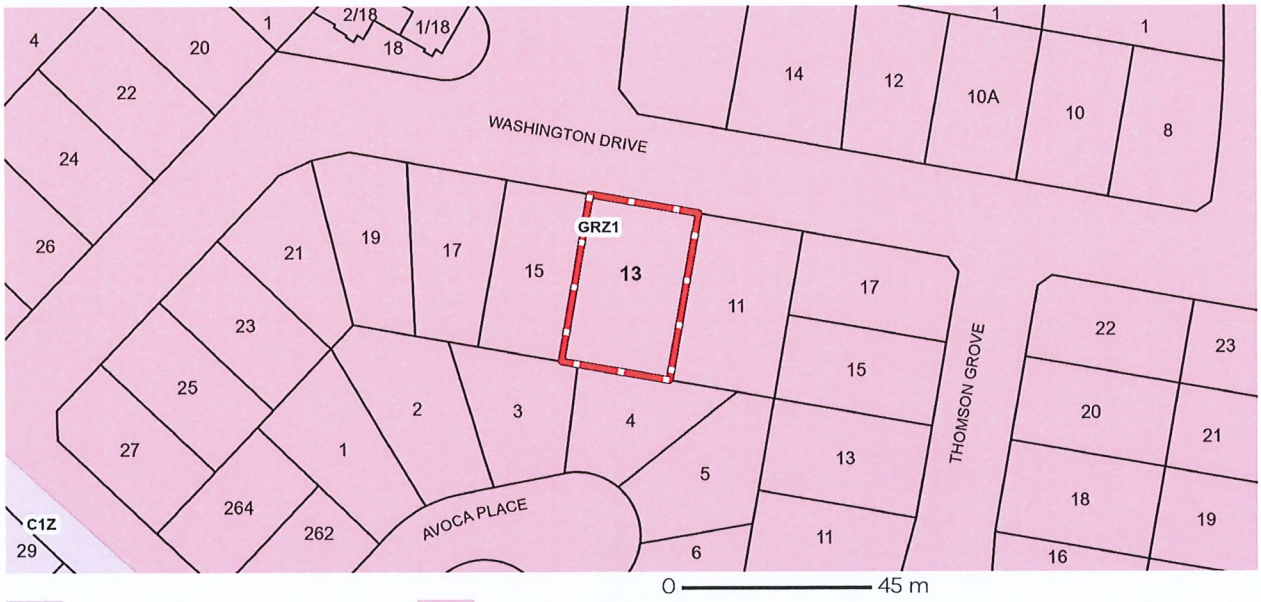
OTHER

Registered Aboriginal Party:	**First People of the Millewa-Mallee**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

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



C1Z - Commercial 1

GRZ - General Residential

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

Planning Overlays

No planning overlay found

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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 13 August 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

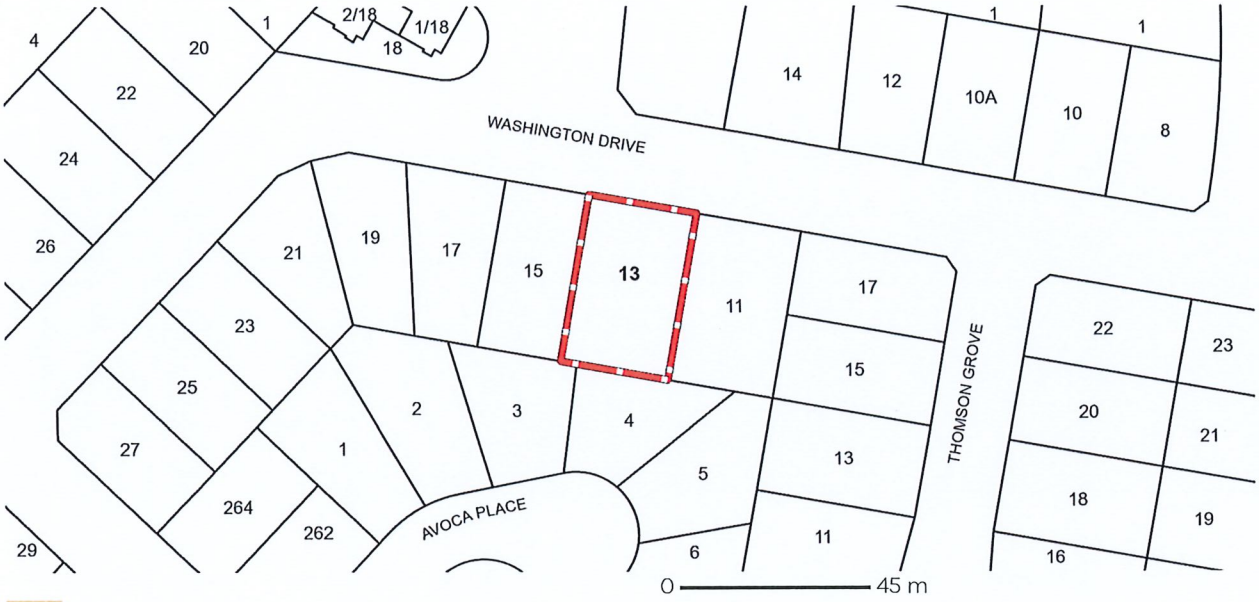
Department of Transport and Planning

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 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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PROPERTY REPORT

Energy, Environment and Climate Action

Created at 19 August 2026 10:13 AM

PROPERTY DETAILS

Address:	**13 WASHINGTON DRIVE MILDURA 3500**
Lot and Plan Number:	**Lot 55 LP140909**
Standard Parcel Identifier (SPI):	**55\LP140909**
Local Government Area (Council):	**MILDURA**
Council Property Number:	**7973**
Directory Reference:	**Vicroads 535 O2**

www.mildura.vic.gov.au

SITE DIMENSIONS

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



Area: 1037 sq. m
Perimeter: 132 m
For this property:
— Site boundaries
— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at
Title and Property Certificates

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

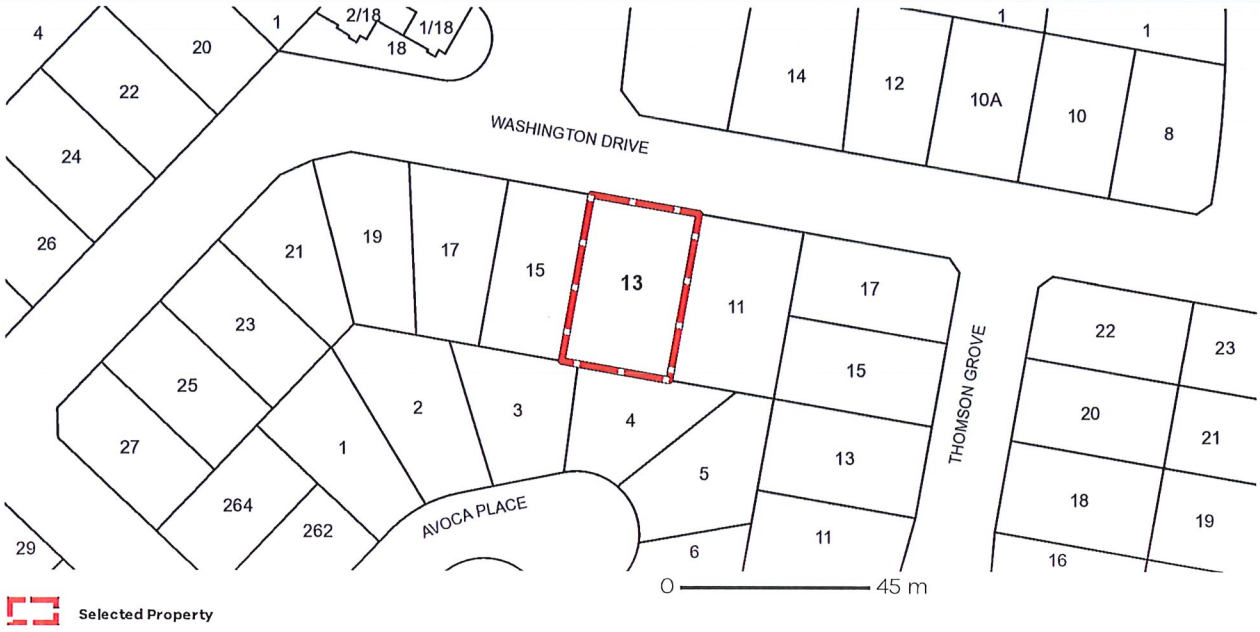
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



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ATTACHMENT TO REQUEST FOR INFORMATION
BUILDING REGULATION 51
SALINITY AFFECTING THE MUNICIPALITY

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

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

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

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

Yours sincerely



Mark Yantses

MUNICIPAL BUILDING SURVEYOR

MY/mn

Due diligence checklist for home buyers

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. This page contains links to organisations and web pages that can help you learn more.

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

Sellers or estate agents must:

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

You can print additional copies of the Due diligence checklist {Word, 140KB).

Urban living

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

For more information, visit the Commercial and industrial noise page on the Environment Protection Authority website and the Odour page on the Environment Protection Authority website.

Buying into an Owners Corporation

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

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

Growth areas

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

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

Flood and fire risk

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

More information:

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

Rural properties

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

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle. For information about what impacts you should expect and how to manage them, visit the new landholders section on the Department of Environment and Primary Industries website.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property. The limitations on clearing and processes for legal clearing are set out on the Native Vegetation page on the Department of Environment and Primary industries website.
- Do you understand your obligations to manage weeds and pest animals? Visit the New landholders section on the Department of Environment and Primary Industries website.
- Can you build new dwellings? Contact the local council for more information.
- Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land? For more information, visit the Department of Environment and Primary Industries website.

Earth resource activity, such as mining

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

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

Soil and groundwater contamination

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

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

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

Land boundaries

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

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

Planning controls affecting how the property is used, or the buildings on it

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

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

Proposed or granted planning permits

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

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

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

Safety

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

For more information, visit the Consumers section on the Victorian Building Authority website and the Energy Safe Victoria website.

Building permits

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

For more information about building regulation, visit our Building and renovating section.

Aboriginal cultural heritage and building plans

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

Insurance cover for recent building or renovation works

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

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

Connections for water, sewerage, electricity, gas, telephone and internet

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

For more information, visit the Choosing a retailer page on the Your Choice website.

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

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

Buyers' rights

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

For more information, view our Buying property section.

Professional associations and bodies that may be helpful:

* Archicentre website
  Association of Consulting Surveyors Victoria website
  Australian Institute of Conveyancers (Victorian Division) website
  Institute of Surveyors Victoria website
  Law institute of Victoria website
  Real Estate Institute of Victoria website
  Strata Community Australia (Victoria) website.

Government of Victoria (Consumer Affairs Victoria) 2014

Vendor: Kerrie Leanne Harris

Vendor's Section 32 Statement

Property: 13 Washington Drive, Mildura

Vendor's Conveyancer:

ALLSTATE CONVEYANCING SERVICES PTY. LTD.
Of 170 Eighth Street, Mildura, Vic, 3500.

Phone: 03 50 235355
Ref: SAH:PA 26574 Harris
Email: sheree@allstateconveyancing.com.au