

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.

Land

Lot 1 on Plan of Consolidation 361641H annexed hereto being the land described in Certificate of Title Volume 10542 Folio 708, situate and known as 121 Azolia Street, Red Cliffs 3496 ("**121 Azolia Street**"); and

Lot 2 on Plan of Subdivision 205151C annexed hereto being the land described in Certificate of Title Volume 09714 Folio 215, situate and known as 54 Marks Road, Red Cliffs 3496 ("**54 Marks Road**"); and

Land in Plan of Consolidation 361639 annexed hereto being the land described in Certificate of Title Volume 10546 Folio 310; and Crown Allotment 15A Section B Parish of Mildura on Title Plan 259935H annexed hereto being the land described in Certificate of Title Volume 09293 Folio 421, both situate and known as Cocklin Avenue, Red Cliffs 3496 ("**Cocklin Avenue**"); and

Crown Allotment 257 Section B Parish of Mildura annexed hereto being the land described in Certificate of Title Volume 09463 Folio 564; and Crown Allotment 257B Section B Parish of Mildura on Title Plan 277251N, annexed hereto being the land described in Certificate of Title Volume 10453 Folio 997; both situate and known as 257 Cocklin Avenue, Red Cliffs 3496 ("**257 Cocklin Avenue**").

Vendor's name

Giorgio Assunto Paolucci

Date

3 / 7 / 19

Vendor's signature



Vendor's name

Giovanni Antonio Francesco Paolucci

Date

3 / 7 / 19

Vendor's signature



Purchaser's name

Date

/ /

Purchaser's signature

Purchaser's name

Date

/ /

Purchaser's signature

FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$14,000.00

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

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

The required specified information is as follows:

121 Azolia Street

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Farming Zone (FZ)
Name of planning overlay	N/A

54 Marks Road

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Farming Zone (FZ) Rural Conservation Zone (RCZ)
Name of planning overlay	Environmental Significance Overlay (ESO) Land Subject To Inundation Overlay (LSIO)

Cocklin Avenue

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Farming Zone (FZ)
Name of planning overlay	Environmental Significance Overlay (ESO) Land Subject To Inundation Overlay (LSIO)

257 Cocklin Avenue

Name of planning scheme	Mildura Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	Farming Zone (FZ)
Name of planning overlay	Environmental Significance Overlay (ESO)

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not applicable.

8. SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)
(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)
(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage))*

121 Azolia Street

Planning Map PF:19874

Register Search Statement (Title Search) for Volume 10542 Folio 708 dated 5 February 2019.

Plan of Consolidation 361641H.

Water Share Record WUL009326

Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 18 January 2019.

Mildura Rural City Council (MRCC) Rate and Valuation Notice for period 1 July 2018- 30 June 2019.

Lower Murray Water (LMW) Tariffs and Charges Notice for period 1 July 2018 – 30 September 2018 (Rural).

54 Marks Road

Planning Map PF:19405

Register Search Statement (Title Search) for Volume 09714 Folio 215 dated 5 February 2019.

Plan of Subdivision 205151C.

Transfer of Land U343453P

Water Share Record WUL009687

Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 18 January 2019.

Mildura Rural City Council (MRCC) Rate and Valuation Notice for period 1 July 2018- 30 June 2019.

Lower Murray Water (LMW) Tariffs and Charges Notice for period 1 July 2018 – 30 September 2018 (Rural).

Cocklin Avenue

Planning Map PF:19880

Register Search Statement (Title Search) for Volume 10546 Folio 310 dated 5 February 2019.

Plan of Consolidation 361639.

Mortgage U317422C

Register Search Statement (Title Search) for Volume 09293 Folio 421 dated 5 February 2019.

Title Plan 259935H

Mortgage U231815H

Water Share Record WUL009459

Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 18 January 2019.

Mildura Rural City Council (MRCC) Rate and Valuation Notice for period 1 July 2018- 30 June 2019.

Lower Murray Water (LMW) Tariffs and Charges Notice for period 1 July 2018 – 30 September 2018 (Rural).

257 Cocklin Avenue

Planning Map PF:19879

Register Search Statement (Title Search) for Volume 09463 Folio 564 dated 5 February 2019.

Title Plan 277251N

Transfer of Land AC292199A.

Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 1 February 2019 (257-B).

Register Search Statement (Title Search) for Volume 10453 Folio 997 dated 5 February 2019.

Title Plan 771209G

Transfer of Land AC292199A.

Water Share Record WUL010052

Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 1 February 2019 (257B-B).

Mildura Rural City Council (MRCC) Rate and Valuation Notice for period 1 July 2018- 30 June 2019.

Lower Murray Water (LMW) Tariffs and Charges Notice for period 1 July 2018 – 30 September 2018 (Rural).

Due Diligence Checklist.

121 Azolia Street

- Planning Map PF:19874
- Register Search Statement (Title Search) for Volume 10542 Folio 708 dated 5 February 2019.
- Plan of Consolidation 361641H.
- Water Share Record WUL009326
- Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 18 January 2019.
- Mildura Rural City Council (MRCC) Rate and Valuation Notice for period 1 July 2018- 30 June 2019.
- Lower Murray Water (LMW) Tariffs and Charges Notice for period 1 July 2018 – 30 September 2018 (Rural).

PF:19874



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

VOLUME 10542 FOLIO 708

Security no : 124075994173R
Produced 05/02/2019 09:47 AM

LAND DESCRIPTION

Land in Plan of Consolidation 361641H.
PARENT TITLES :
Volume 08876 Folio 246 Volume 10407 Folio 916
Created by instrument PC361641H 04/10/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIORGIO ASSUNTO PAOLUCCI of BLOCK 256 COCKLIN AVENUE RED CLIFFS 3496
PC361641H 04/10/2000

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PC361641H 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)

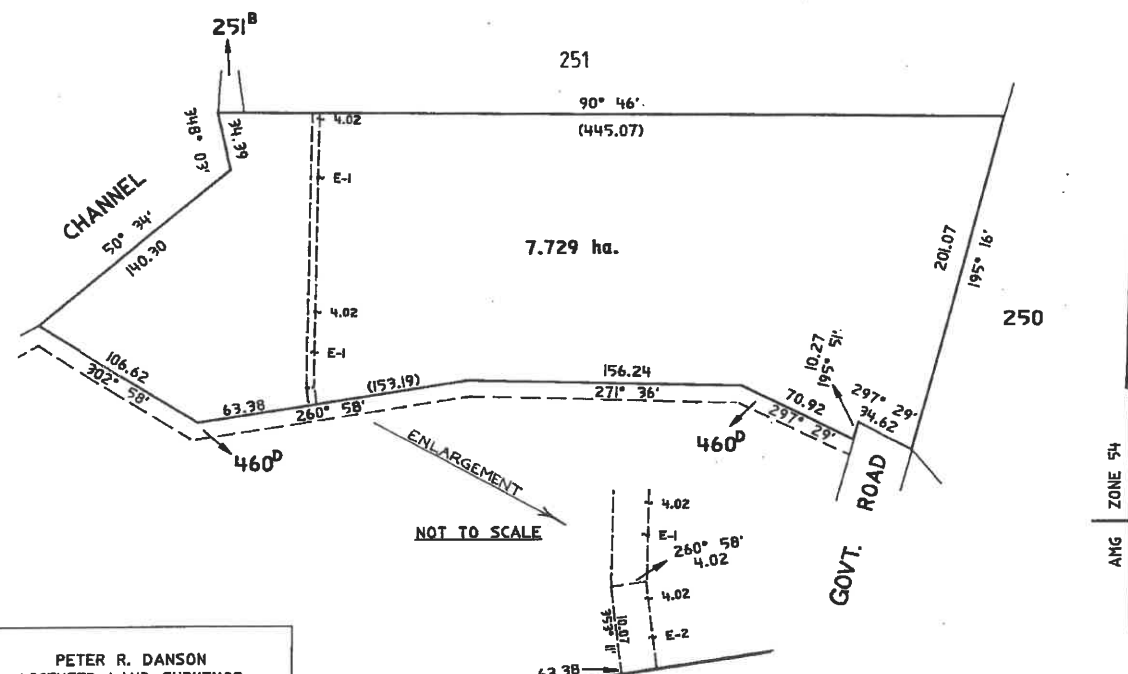
Street Address: 121 AZOLIA STREET RED CLIFFS VIC 3496

DOCUMENT END

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PLAN OF CONSOLIDATION		LTO use only EDITION 1	Plan Number PC 361641H
Location of Land Parish: MILDURA Township: _____ Section: B Crown Allotment: 252 AND 252A Crown Portion: _____ LTO Base Record: PARISH SHEET 10 (3102) Title Reference: VOL. 10407 FOL. 916; VOL. 8876 FOL. 246 Last Plan Reference: _____ Postal Address: COCKLIN AVENUE (at time of consolidation) SUNNYCLIFFS VIC. 3496 AMG Co-ordinates E 610 150 (of approx. centre of land in plan) N 6 204 650 Zone: 54		Council Certification ^{L11/3021/0252 (2)} Council Name: MILDURA RURAL CITY COUNCIL Ref: 1. This plan is certified under section 6 of the subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date 6/7/2000 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /	
		LTO use only Statement of Compliance/Exemption Statement Received <input checked="" type="checkbox"/> Date 23/8/00 LTO use only PLAN REGISTERED TIME 14:39 DATE 4/10/00  Assistant Registrar of Titles	
		Notations Depth Limitation: 15.24 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN C/G V. 8876 F. 246 (C.A. 252) 15 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN C/G V. 10407 F. 916 (C.A. 252A) AS TO CA 252 - IN THE MALLEE COUNTRY Survey This plan is /is not based on survey This survey has been connected to permanent marks no(s) _____ In proclaimed Survey Area No. _____	
Easement Information			
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)			
Subject Land	Purpose	Width (Metres)	Origin
E-1	THE EASEMENT EXEMPTED FROM C/G V. 8876 F. 246	4.02	SECTION 206 OF THE WATER ACT 1928 SEE C/G V. 8876 F. 246
E-2	RESERVATION IN C/G V. 10407 F. 916 FOR DRAINAGE AND OTHER PURPOSES	4.02	C/G V. 10407 F. 916
Land Benefited/In Favour Of			
STATE RIVERS AND WATER SUPPLY COMMISSION			
THE MUNICIPAL OR OTHER AUTHORITY OR BODY AS SET OUT IN C/G V. 10407 F. 916			



NOT TO SCALE

PETER R. DANSON LICENSED LAND SURVEYOR 177 WALNUT AVENUE MILDURA VIC. 3500 PHONE (03) 5023 6268	SCALE 0 25 75 125 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE A3 1:2500	SHEET 1 of 1 Sheets
LICENSED SURVEYOR (PRINT) PETER R. DANSON SIGNATURE DATE 8 / 6 / 00 REF 2005 VERSION 1		DATE 6/7/2000 COUNCIL DELEGATE SIGNATURE Original sheet size A3	

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER-USE LICENCE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water-use licence WUL009326 does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the water-use licence.

Water used under water-use licence WUL009326 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL009326 authorises the use of water for the purpose of irrigation, watering a kitchen garden that is not more than 0.4 hectares, watering animals kept as pets, watering cattle or other stock (not including piggeries, feed lots, poultry farms or any other intensive or commercial use), dairy use, and general non-irrigation farm use, on the land described below, subject to the conditions that are specified.

Land on which water may be used

Land description

Volume 10542 Folio 708
Plan PC361641H

Holder(s) of Water-Use Licence

GIORGIO ASSUNTO PAOLUCCI of PO BOX 487 RED CLIFFS VIC 3496

Water-Use Licence Details

Status	Active
Annual use limit	61.9 megalitres
Water share holding limit	123.8 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Related works licences	Nil
Associated water shares	WEE018708 WEE068026
Salinity impact zone	High Impact Zone (HI 2)

Application History

Reference	Type	Status	Lodged date	Approved date	Recorded date
WDT529134_T	Transfer within authority	Recorded	29 Mar 2018	03 Apr 2018	26 Apr 2018

Conditions

Water-use licence WUL009326 is subject to the following conditions:

Managing groundwater infiltration

- 1 Subject to the Minister declaring a seasonal adjustment to annual use limits to accommodate exceptionally high evapotranspiration rates, the maximum number of megalitres of water that may be applied to the land specified in the licence in any 12-month period from 1 July to 30 June will be 61.9
- 2 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by the water Authority unless the Authority has granted an exemption in writing.
- 3 Poned irrigation must not be carried out on the land specified in the licence without the addition of particular conditions governing the use of such an irrigation system.

Managing drainage disposal

- 4 Where irrigation results in drainage from the land specified in the licence that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the water authority.

END OF COPY OF RECORD

From www.planning.vic.gov.au on 18 January 2019 02:28 PM

PROPERTY DETAILS

Address: **121 AZOLIA STREET RED CLIFFS 3496**
 Lot and Plan Number: **Plan PC361641**
 Standard Parcel Identifier (SPI): **PC361641**
 Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au
 Council Property Number: **19874**
 Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: **VicRoads 3 E6**

UTILITIES

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

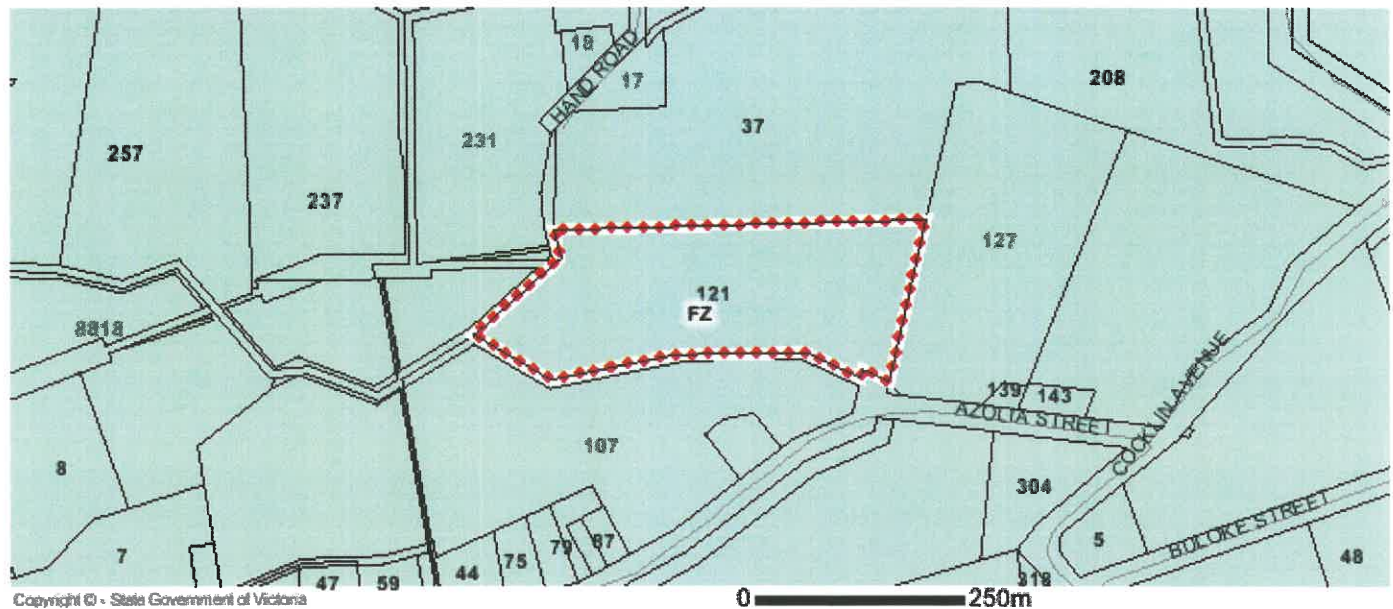
STATE ELECTORATES

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

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



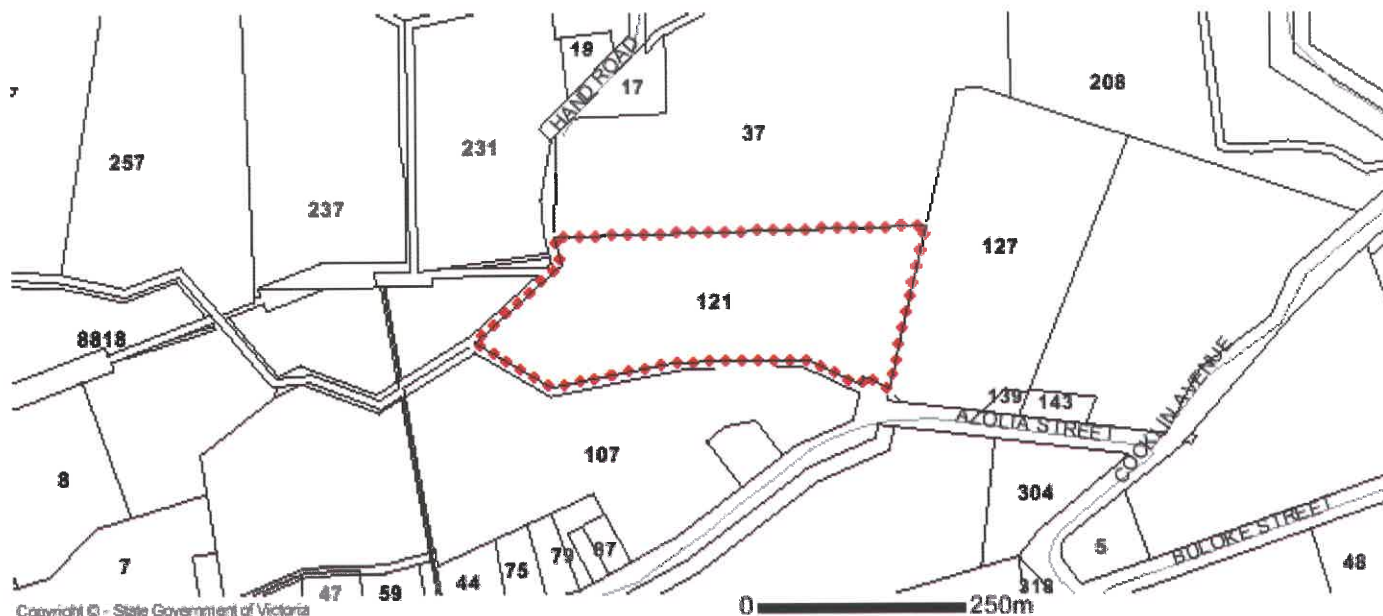
Copyright © - State Government of Victoria

FZ - Farming

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

Planning Overlay

None affecting this land



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

Further Planning Information

Planning scheme data last updated on 16 January 2019.

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

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

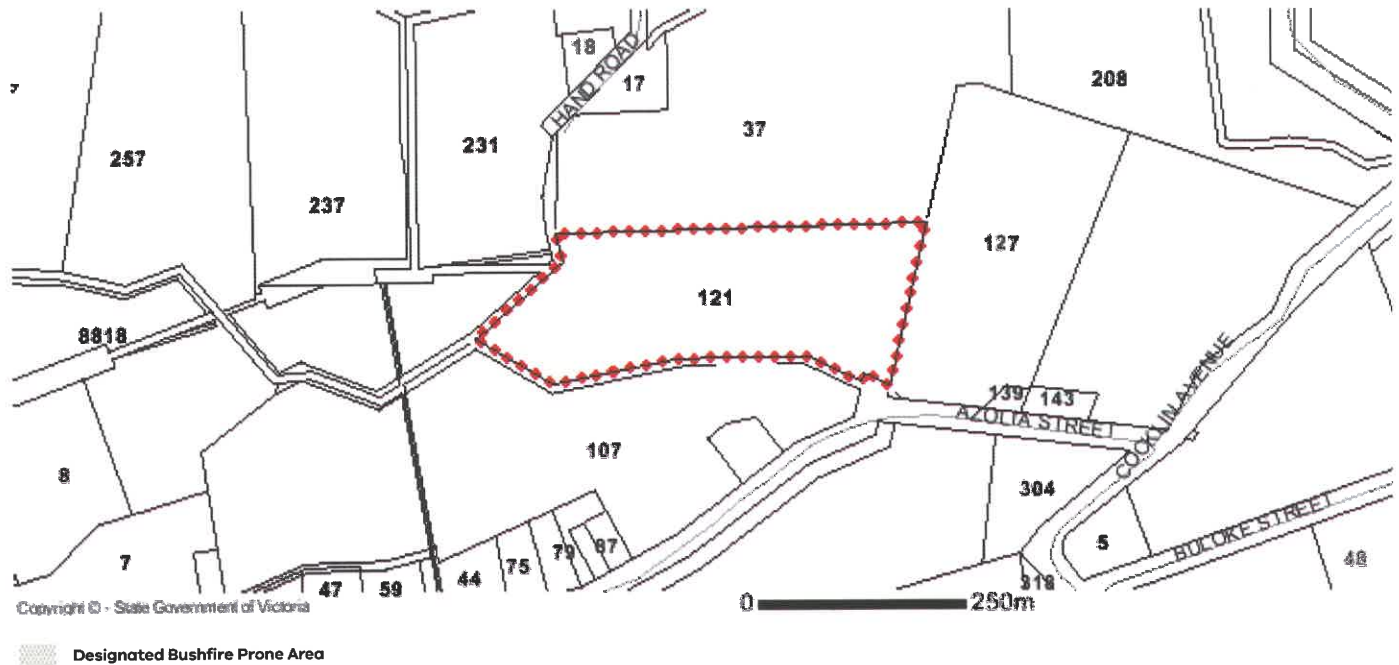
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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



Mildura Rural City Council

Internal Use Only



TAX INVOICE

ABN 42 498 937 037



Giorgio Paolucci
PO Box 487
RED CLIFFS VIC 3496



033
I002230
R1_2874

Rate and Valuation Notice

1 July 2018 to 30 June 2019

Property Location & Description
121 Azolia Street RED CLIFFS VIC 3496
PC 361641H Sec B

AVPCC: 561 - Vineyard

RATING DETAILS

Farm Land Rate
Waste Management

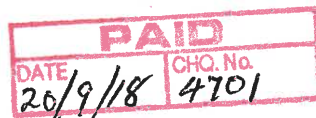
0.00579985	278000	\$1,612.36
357.11	1	\$357.11

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Primary Production Fire Levy (Variable)

0.000164	278000	\$45.59
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Assessment No: 19874
Issue Date 16 August 2018
Rate declaration date: 1 July 2018
Capital Improved Value: 278,000
Site Value: 138,000
Net Annual Value: 13,900
Valuation Date: 1 January 2018



TOTAL AMOUNT

\$2,015.06

Payment in full Due 15 Feb 2019 \$2,015.06	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
		Due 30 Sep 2018 \$503.75	Due 30 Nov 2018 \$503.77	Due 28 Feb 2019 \$503.77	Due 31 May 2019 \$503.77

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

Giorgio Paolucci
121 Azolia Street RED CLIFFS VIC 3496
Assessment No: 19874

FULL AMOUNT: \$2,015.06
OR INSTALMENT 1: \$503.75



Biller code: 93922
Ref: 198747

POST billpay



Full Payment *41 198747



Post Billpay Biller code: 0041
Ref: 198747

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.: 198747

Fourteenth Street Mildura 3500
 PO Box 438 Mildura 3502
 AUSTRALIA
 AUSTRALIA
 AUSTRALIA
 Tel: (03) 5051 3400 Fax: (03) 5051 3480
 Office Hours 8.00am - 5.00pm Monday - Friday
SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSTRALIA
 AUSTRALIA
 AUSTRALIA
 Tel: (03) 5036 2150 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday



KERANG
 56 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSTRALIA
 AUSTRALIA
 AUSTRALIA
 Tel: (03) 5450 3960 Fax: (03) 5450 3967
 Office Hours 8.00am - 1.00pm Monday - Friday



24 Hour Supply Emergency
1800 808 830

ABN 18 475 808 826
www.lmw.vic.gov.au

Reference No. 045924

RURAL ACCOUNT

Amount Due \$1,920.84

Due Date 31-AUG-2018

Date Of Issue 19/07/2018

Tariffs and Charges Notice
 1st Quarter 2018/19
 01/07/2018 - 30/09/2018

POST *850 700459241



176098-001 000333(853) D033
 MR GA PAOLUCCI
 PO BOX 487
 RED CLIFFS VIC 3496

Property Address : 121 AZOLIA STREET RED CLIFFS VIC 3496 (Prop:45924) - Rural Account
 PC 361641H GA 252-252A-Sec B-Par Mildura

PR

	Charge	ML/DS	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Delivery Share Fee Irrigation (Qtr)	847.81	7.400		847.81
Metered Water Usage Fee Irrigation	100.05		2.292ML	100.05
Metered Water Usage Fee Domestic/Stock	3.01		0.069ML	3.01
Property Drainage Fee Division 1 (Qtr)	173.90	7.400		173.90
GMW Entitlement Storage Murray HR (Ann)	745.29	81.900		745.29
DELWP Water Share Fee - per Share (Ann)	25.78	2.000		25.78

TOTAL OWING \$1,920.84

Payments/Credits since last Notice \$1,955.09

These services are GST free. The next Quarterly Notice will be mailed Oct 2018 - due late Nov

Interest charges will accrue at a rate of 5% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above. Exemptions apply.

LMW054d

Payment Slip - Methods of Payment

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

045924/146323

121 AZOLIA STREET RED CLIFFS VIC 3496 (Prop:45924) - Rural 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: 7004 5924 1

Pay in person at any Post Office.



Biller Code: 78477
Ref: 7004 5924 1

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



*850 700459241

\$1,920.84

Biller Code: 78477
Ref: 7004 5924 1

BPAY - Make this payment via internet or phone banking.

BPAY View - Receive, view and pay this bill using internet banking.

BPAY View Registration No: 7004 5924 1

Amount Due \$1,920.84



Payment Ref: 7004 5924 1

By Phone

Pay by phone (03) 8672 0582.
 Standard call charges apply.

See reverse for In Person and By Mail options

54 Marks Road

- Planning Map PF:19405
- Register Search Statement (Title Search) for Volume 09714 Folio 215 dated 5 February 2019.
- Plan of Subdivision 205151C.
- Transfer of Land U343453P
- Water Share Record WUL009687
- Department of Environment, Land, Water, and Planning (DELWP), Planning Property Report dated 18 January 2019.
- Mildura Rural City Council (MRCC) Rate and Valuation Notice for period 1 July 2018- 30 June 2019.
- Lower Murray Water (LMW) Tariffs and Charges Notice for period 1 July 2018 – 30 September 2018 (Rural).

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

VOLUME 09714 FOLIO 215

Security no : 124075994286T
Produced 05/02/2019 09:52 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 205151C.
PARENT TITLE Volume 07902 Folio 050
Created by instrument LP205151C

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor

GIOVANNI ANTONIO FRANCESCO PAOLUCCI of BLOCK 256 COCKLIN AVE. RED CLIFFS
3496

As to 1 of a total of 2 equal undivided shares
Sole Proprietor

GIORGIO ASSUNTO PAOLUCCI of BLOCK 256 COCKLIN AVE. RED CLIFFS 3496
U343453P 05/08/1996

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP205151C 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: 54 MARKS ROAD RED CLIFFS VIC 3496

DOCUMENT END

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7	8	9	10	11	12	13	14	15	16	17	18																		
OFFICE USE ONLY																													
<p>LP205151 C EDITION 2 PARISH / MUNICIPALITY CHANGE 10</p>																													
<p>NOTATIONS</p> <p>LAND SUBJECT TO EASEMENT E-1 DRAINAGE VIDE CIT VOL 7902 FOL 050. E-2 WATER SUPPLY VIDE L 699262M E-3 WATER SUPPLY EASEMENT VIDE R49713G</p> <p>APPURTENANCES A-1 DRAINAGE VIDE L699270 WATER SUPPLY IN FAVOUR OF LOT 1 VIDE R 49713G LAND APPROPRIATED OR SET APART</p> <p>MIL</p> <p>OTHER NOTATIONS LOT 1 AND THE CONNECTION 229' 05" 362.23 ARE THE RESULT OF THIS SURVEY. AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE</p>																													
<p>DEPTH LIMITATION 15.24m</p> <p>THE CONNECTION AND SCALE OF THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN PROCLAIMED SURVEY AREA NO. 30 TITLE REF: VOL 7902 FOL 050 LAST PLAN REF: _____</p>																													
<p>PLAN OF SUBDIVISION</p> <p>COUNTY KARKAROO PARISH MILDURA SECTION B CROWN ALLOTMENT 13 PARISH 10</p> <p>NUMBER OF SHEETS IN PLAN: 1 NUMBER OF THIS SHEET: 1</p> <p>SCALE: ORIGINAL SCALE SHEET LENGTH IN METRES: 1:2000 LENGTH IN METRES: A2</p> <p>OFFICE USE ONLY: LP 205151 C VICTORIA</p>																													
<p>OFFICE USE ONLY</p> <p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>COUNCIL REF: APPROVAL DATE 27/11/86</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>LAND</th> <th>MODIFICATION</th> <th>DEALING No.</th> <th>DATE</th> <th>A.R.T.</th> <th>EDN. No.</th> </tr> </thead> <tbody> <tr> <td>LOT 2</td> <td>CREATION OF EASEMENT</td> <td>R 49713 G</td> <td></td> <td>G</td> <td>2</td> </tr> <tr> <td>LOT 1</td> <td>APPURTENANT EASEMENT</td> <td>R 49713 G</td> <td></td> <td>G</td> <td>2</td> </tr> </tbody> </table> <p>AMENDMENTS</p> <p>PETER R JANSON 21 E DEARIN AVENUE MILDURA VIC 3463 PH: 051 23 8155</p> <p>SURVEY 18</p> <p>PLAN APPROVED 27-11-86 ASSISTANT REGISTRAR OF TITLES</p> <p>ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED = DELETE WORDS NOT APPLICABLE</p>												LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.	LOT 2	CREATION OF EASEMENT	R 49713 G		G	2	LOT 1	APPURTENANT EASEMENT	R 49713 G		G	2
LAND	MODIFICATION	DEALING No.	DATE	A.R.T.	EDN. No.																								
LOT 2	CREATION OF EASEMENT	R 49713 G		G	2																								
LOT 1	APPURTENANT EASEMENT	R 49713 G		G	2																								
<p>OFFICE USE ONLY</p> <p>CERTIFICATION BY SURVEYOR</p> <p>MUNICIPALITY: _____</p>																													



TRANSFER OF LAND
 Section 45 Transfer of Land Act 1958



Lodged by:
 Name: Allstate Conveyancing Services Pty
 Phone: (050) 235355
 Address: 166a 5th St. Midway
 Ref.: SAH
 Customer Code: 368F

MADE AVAILABLE / CHANGE CONTROL
 Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of Title Volume 09714 Folio 215

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

All my estate in fee simple

Consideration:

\$76,300.00

Transferor: (full name)

Peter John Davey

Transferee: (full name and address including postcode)

Giovanni Antonio Francesco PAOLUCCI and Giorgio Assunto PAOLUCCI
 of Block 256 Cocklin Avenue, Red Cliffs, 3496 as Tenants in common in equal shares

Directing Party: (full name)

NIL

Dated: 24 MAY 1996

Execution and attestation:

SIGNED by the Transferor
 in the presence of:

SIGNED by the Transferee
 in the presence of:

[Handwritten signatures of Peter J. Davey, Giovanni Paolucci, and Giorgio Paolucci]

T
I
C
E
S

Approval No. 002926L

ORDER TO REGISTER

Please register and issue title to

T1

Signed

Cust. Code:

STAMP DUTY USE ONLY

Stamp Duty, Victoria
 Ref. 071144235 Cde 52 02/08/96
 Amt \$ 1,631.00
 820698

Office of Titles
 Victoria
 19 AUG 1996

THE BACK OF THIS FORM MUST NOT BE USED

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER-USE LICENCE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water-use licence WUL009687 does not remove the need to apply for any authorisation or permission necessary under any other Act of Parliament with respect to anything authorised by the water-use licence.

Water used under water-use licence WUL009687 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL009687 authorises the use of water for the purpose of irrigation, watering a kitchen garden that is not more than 0.4 hectares, watering animals kept as pets, watering cattle or other stock (not including piggeries, feed lots, poultry farms or any other intensive or commercial use), dairy use, and general non-irrigation farm use, on the land described below, subject to the conditions that are specified.

Land on which water may be used

Land description

Volume 9714 Folio 215
Lot 2 of Plan LP205151C

Holder(s) of Water-Use Licence

GIORGIO ASSUNTO PAOLUCCI of PO BOX 487 RED CLIFFS VIC 3496
GIOVANNI ANTONIO FRANCESCO PAOLUCCI of PO BOX 487 RED CLIFFS VIC 3496

Water-Use Licence Details

Status	Active
Annual use limit	65.5 megalitres
Water share holding limit	131.0 megalitres
Licensing water authority	Lower Murray Water
Trading zone for water use	7 VIC Murray - Barmah to SA
Delivery system	Red Cliffs Irrigation District
Related works licences	Nil
Associated water shares	WEE019249
Salinity impact zone	High Impact Zone (HI 2)

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
Nil					

Conditions

Water-use licence WUL009687 is subject to the following conditions:

Managing groundwater infiltration

- 1 Subject to the Minister declaring a seasonal adjustment to annual use limits to accommodate exceptionally high evapotranspiration rates, the maximum number of megalitres of water that may be applied to the land specified in the licence in any 12-month period from 1 July to 30 June will be 65.5
- 2 Water used for the purposes of irrigation on the land specified in the licence must be measured through a meter approved by the water Authority unless the Authority has granted an exemption in writing.
- 3 Poned irrigation must not be carried out on the land specified in the licence without the addition of particular conditions governing the use of such an irrigation system.

Managing drainage disposal

- 4 Where irrigation results in drainage from the land specified in the licence that drainage water must be disposed in ways that meet with the standards, terms and conditions adopted from time to time by the water authority.

END OF COPY OF RECORD

From www.planning.vic.gov.au on 18 January 2019 02:30 PM

PROPERTY DETAILS

Address: **54 MARKS ROAD RED CLIFFS 3496**
 Lot and Plan Number: **Lot 2 LP205151**
 Standard Parcel Identifier (SPI): **2\LP205151**
 Local Government Area (Council): **MILDURA**
 Council Property Number: **19405**
 Planning Scheme: **Mildura**
 Directory Reference: **VicRoads 3 E6**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

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

STATE ELECTORATES

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

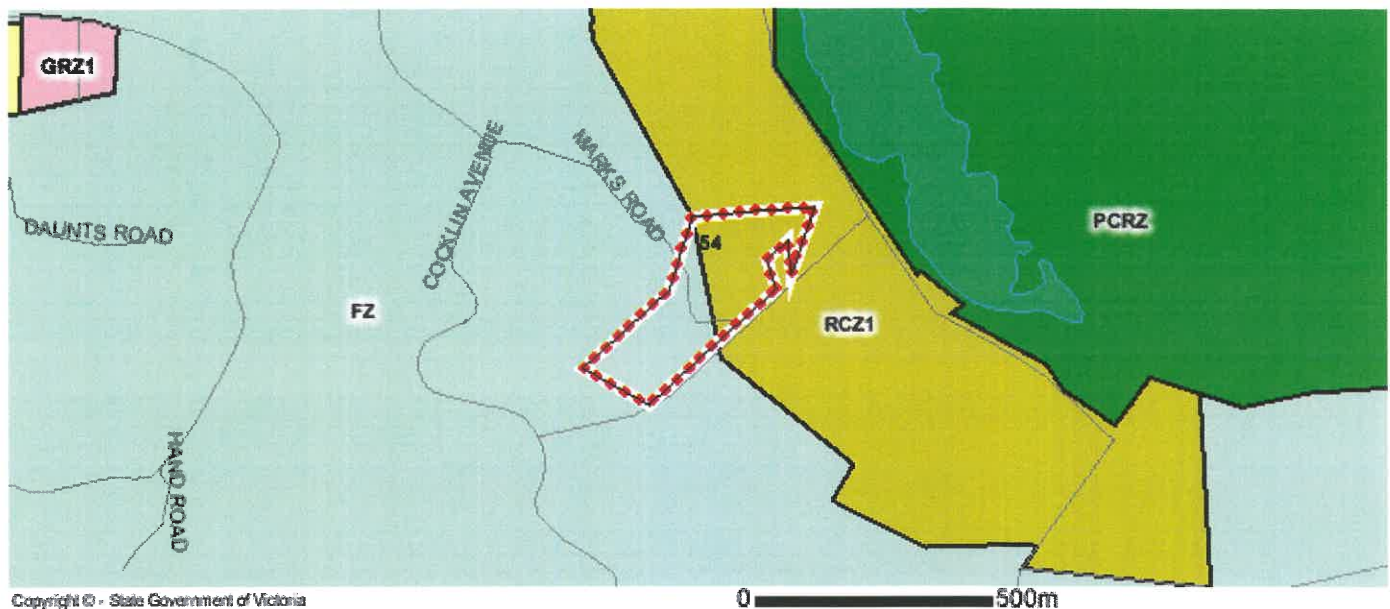
Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

[RURAL CONSERVATION ZONE \(RCZ\)](#)

[RURAL CONSERVATION ZONE - SCHEDULE 1 \(RCZ1\)](#)



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- | | | |
|-------------------------------|---------------------------|---------------------------------------|
| FZ - Farming | GRZ - General Residential | PCRZ - Public Conservation & Resource |
| PUZ2 - Public Use - Education | RCZ - Rural Conservation | |

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

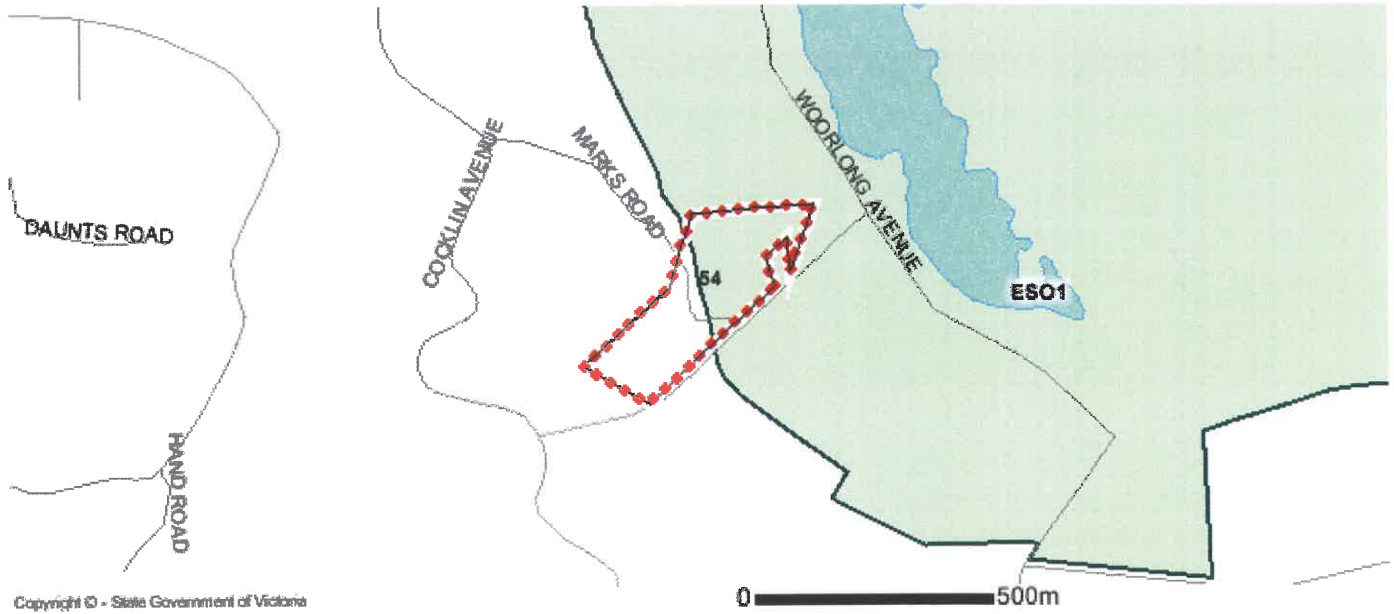
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Planning Overlay

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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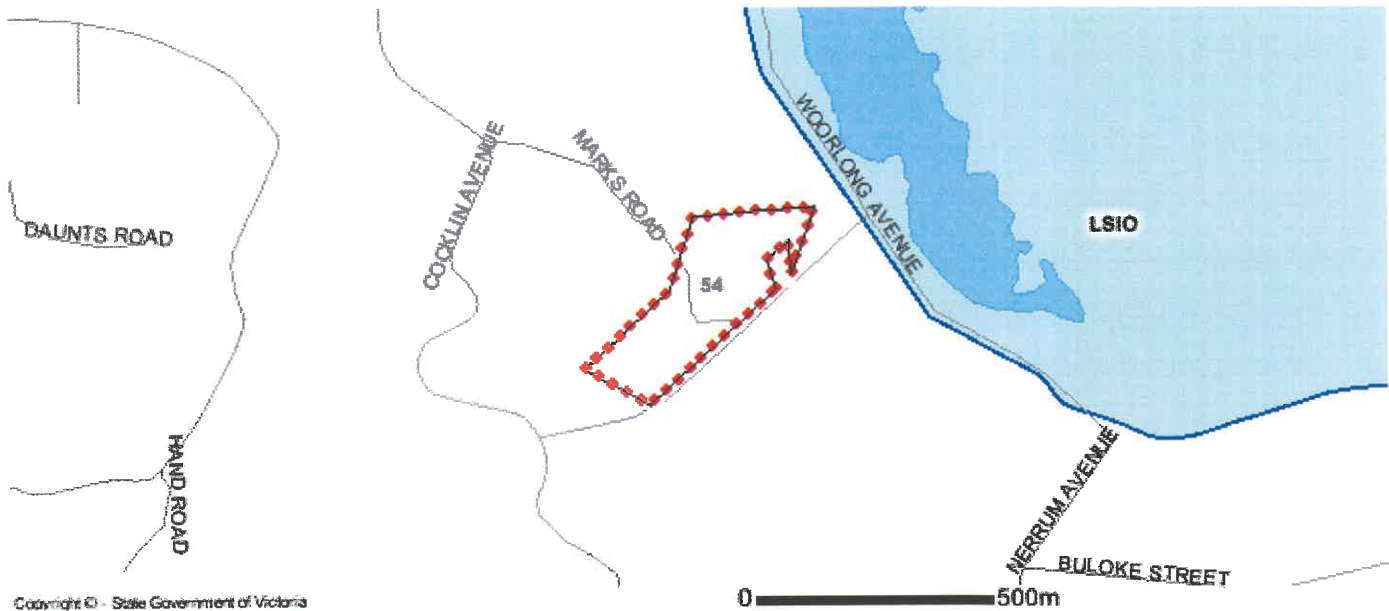
ESO - Environmental Significance

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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LSIO - Land Subject to Inundation

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

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

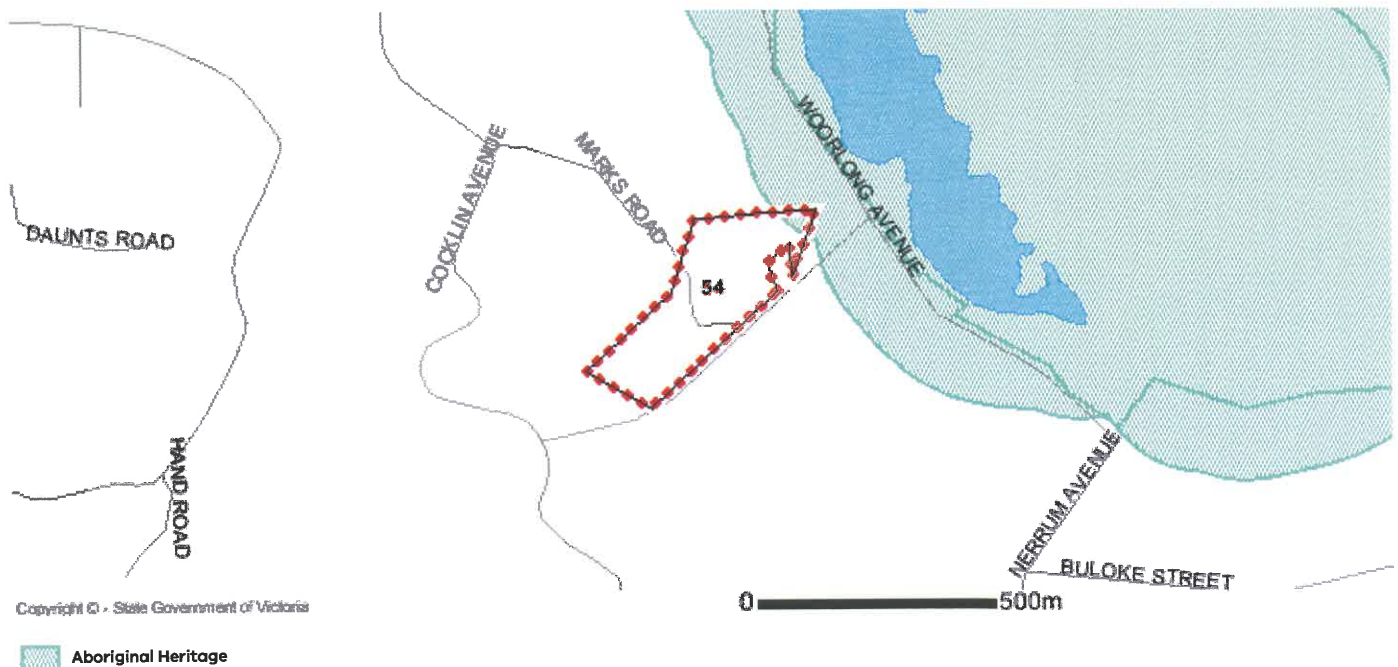
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrms.net.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



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Further Planning Information

Planning scheme data last updated on 16 January 2019.

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

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

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

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

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

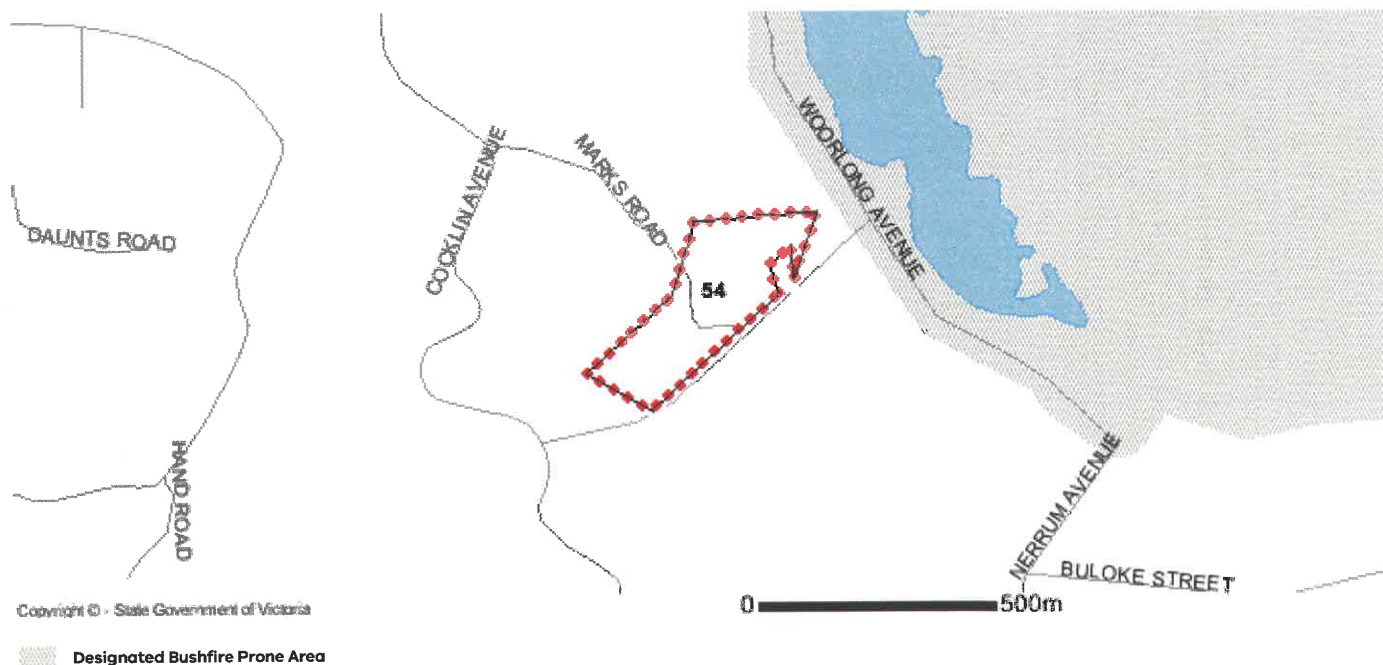
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Designated Bushfire Prone Area

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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



Giovanni Paolucci & Giorgio Paolucci
 PO Box 487
 RED CLIFFS VIC 3496



033
 1002233
 R1_2877

Rate and Valuation Notice

1 July 2018 to 30 June 2019

Property Location & Description

54 Marks Road RED CLIFFS VIC 3496
 Lot 2 PS 205151C Sec B

AVPCC: 561 - Vineyard

RATING DETAILS

Farm Land Rate	0.00579985	251000	\$1,455.76
Waste Management	357.11	1	\$357.11
Municipal Charge Farm Land	100	1	\$100.00

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Primary Production Fire Levy (Fixed)	221.00	1	\$221.00
Primary Production Fire Levy (Variable)	0.000164	251000	\$41.16

Assessment No: 19405
Issue Date 16 August 2018
Rate declaration date: 1 July 2018
Capital Improved Value: 251,000
Site Value: 234,000
Net Annual Value: 12,550
Valuation Date: 1 January 2018



TOTAL AMOUNT

\$2,175.03

Payment in full Due 15 Feb 2019 \$2,175.03	Or	1st Instalment Due 30 Sep 2018 \$543.75	2nd Instalment Due 30 Nov 2018 \$543.76	3rd Instalment Due 28 Feb 2019 \$543.76	4th Instalment Due 31 May 2019 \$543.76
---	----	--	--	--	--

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

Giovanni Paolucci & Giorgio Paolucci
 54 Marks Road RED CLIFFS VIC 3496
 Assessment No: 19405

FULL AMOUNT: \$2,175.03
OR INSTALMENT 1: \$543.75



Billcode: 93922
 Ref: 194050



Full Payment *41 194050



Post Billcode: 0041
 Ref: 194050

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.: 194050

Fourteenth Street Mildura 3500
 1438 Mildura 3502
 AUSTDOC DX 50023
 Tel: (03) 5051 3400 Fax: (03) 5051 3480
 Office Hours 8.00am - 5.00pm Monday - Friday
SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUSTDOC DX 30164
 Tel: (03) 5036 2150 Fax: (03) 5036 2180
 Office Hours 8.00am - 5.00pm Monday - Friday



LOWER MURRAY WATER

KERANG
 56 Wellington Street Kerang 3579
 PO Box 547 Kerang 3579
 AUSTDOC DX 57908
 Tel: (03) 5450 3960 Fax: (03) 5450 3967
 Office Hours 8.00am - 1.00pm Monday - Friday

ABN 18 475 808 826
www.lmw.vic.gov.au



24 Hour Supply Emergency
1800 808 830

Reference No. 046515
RURAL ACCOUNT
Amount Due \$1,921.62

Due Date 31-AUG-2018

Date Of Issue 19/07/2018

Tariffs and Charges Notice
 1st Quarter 2018/19
 01/07/2018 - 30/09/2018

POST *850 700465156

MR GAF PAOLUCCI &
 MR GA PAOLUCCI
 PO BOX 487
 RED CLIFFS VIC 3496

Property Address : JOHNS ROAD RED CLIFFS VIC 3496 (Prop:46515) - Rural Account

Proposed Lot 2 PS 812776H SN08/004866
 Lot 2 LP 205151C CA Pt 13 Sec B Par Mildura

	Charge	ML/DS	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Delivery Share Fee Irrigation (Qtr)	893.64	7.800		893.64
Metered Water Usage Fee Irrigation	210.74		4.828ML	210.74
Property Drainage Fee Division 1 (Qtr)	183.30	7.800		183.30
GMW Entitlement Storage Murray HR (Ann)	596.05	65.500		596.05
DELWP Water Share Fee - per Share (Ann)	12.89	1.000		12.89

TOTAL OWING \$1,921.62

Payments/Credits since last Notice \$3,209.65

These services are GST free. The next Quarterly Notice will be mailed Oct 2018 - due late Nov

Interest charges will accrue at a rate of 5% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above. Exemptions apply.

Payment Slip - Methods of Payment

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

046515/309710

JOHNS ROAD RED CLIFFS VIC 3496 (Prop:46515) - Rural Account



Direct Debit
 Please contact your local office.



*850 700465156

\$1,921.62



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



Billers Code: 78477
Ref: 7004 6515 6

Amount Due \$1,921.62



Billpay Code: 0850
Ref: 7004 6515 6

Pay in person at any Post Office.

BPAY - Make this payment via internet or phone banking.
BPAY View - Receive, view and pay this bill using internet banking.
BPAY View Registration No: 7004 6515 6



Billers Code: 78477
Ref: 7004 6515 6

Payment Ref: 7004 6515 6

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



By Phone
 Pay by phone (03) 8672 0582.
 Standard call charges apply.

See reverse for In Person and Bv Mail options