

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).

FF: 19880



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

VOLUME 10546 FOLIO 310

Security no : 124075996283X
Produced 05/02/2019 10:58 AM

LAND DESCRIPTION

Land in Plan of Consolidation 361639T.

PARENT TITLES :

Volume 09293 Folio 422 Volume 10453 Folio 898
Created by instrument PC361639T 05/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

GIOVANNI ANTONIO FRANCESCO PAOLUCCI of COCKLIN AVENUE RED CLIFFS 3496
PC361639T 05/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE as to part U317422C 19/07/1996
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PC361639T 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: COCKLIN AVENUE RED CLIFFS VIC 3496

ADMINISTRATIVE NOTICES


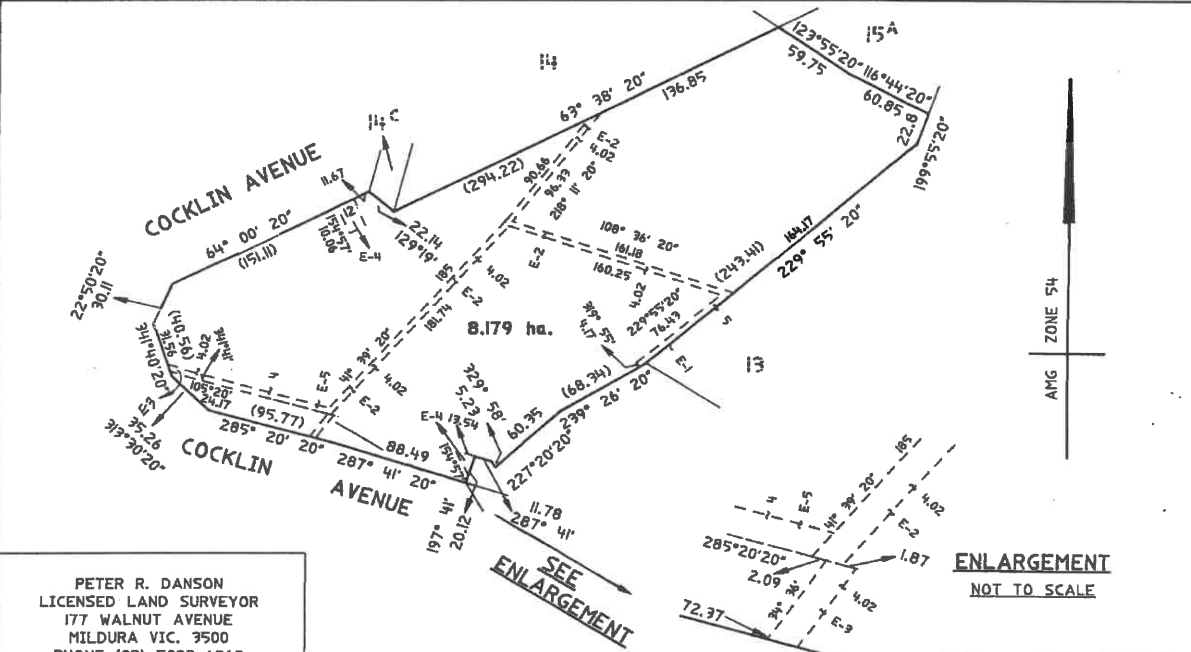
NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

DOCUMENT END

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PLAN OF CONSOLIDATION		LTO use only EDITION	Plan Number PC 361639T
Location of Land Parish: MILDURA (PT. MALLEE COUNTRY) Township: B Section: 15 (PART), 15F AND 15G Crown Allotment: 15 (PART), 15F AND 15G Crown Portion: LTO Base Record: PARISH SHEET 10 (3102) Title Reference: VOL. 10453 FOL. 898; VOL. 9293 FOL. 422 Last Plan Reference: LOT 2 ON LPI26107 Postal Address: COCKLIN AVENUE (at time of consolidation) SUNNYCLIFFS VIC. 3496 AMG Co-ordinates E 610 850 (of approx. centre of land in plan) N 6 205 300 Zone: 54		Council Certification MILDURA RURAL Council Name: CITY COUNCIL L11/3123/15/02/2Ref: 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 6/7/00 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date 9/11/00	
		LTO use only Statement of Compliance/Exemption Statement Received <input checked="" type="checkbox"/> Date 15/09/00 LTO use only PLAN REGISTERED TIME 4:40 P.M. DATE 5/12/00  Assistant Registrar of Titles Notations Depth Limitation: 15.24 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN (C.A. 15F & 15G) 15 METRES BELOW THE SURFACE. AFFECTS ALL THE LAND IN (C.A. 15B)	
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 Land Benefited/In Favour Of
E-1	DRAINAGE	5	LP 126107
E-2	DRAINAGE	4.02	C/G. V.7413 F.480
E-3	WATER SUPPLY	4.02	C/G. V.10453 F.898
E-4	TRANSMISSION, SUPPLY OR DISTRIBUTION OF ELECTRICITY	VAR.	C/G. V.10453 F.898
E-5	WATER SUPPLY & DRAINAGE	4	C/E H812666
LOTS IN LP 126107 STATE RIVERS & WATER SUPPLY COMMISSION SUNRAYSA RURAL WATER AUTHORITY OR OTHER AUTHORITY AS SET OUT IN C/G V. 10453 F. 898 ANY ELECTRICITY CORPORATION OR DISTRIBUTION COMPANY AS DEFINED IN THE ELECTRICITY INDUSTRY ACT 1993 OR THE HOLDER OF A LICENCE UNDER PART 12 OF THAT ACT AS SET OUT IN C/G V. 10453 F. 898 STATE RIVERS & WATER SUPPLY COMMISSION			
Survey This plan is not based on survey This survey has been connected to permanent marks no(s) In proclaimed Survey Area No.			
			
PETER R. DANSON LICENSED LAND SURVEYOR 177 WALNUT AVENUE MILDURA VIC. 3500 PHONE (03) 5023 6268		ENLARGEMENT NOT TO SCALE	
SCALE 0 30 90 150 LENGTHS ARE IN METRES		ORIGINAL SCALE SHEET SIZE A3 1:3000	
LICENSED SURVEYOR (PRINT) PETER R. DANSON SIGNATURE DATE 8 / 6 / 00 REF 2003 VERSION 2		Sheet 1 of 1 Sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	

Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by:

Name: National Australia Bank Limited A.C.N. 004044937

Telephone no.: ()

Address: _____

Ref: _____

Customer Code: 2009



Form M
es Office

ORIGINAL

MADE AVAILABLE/CHANGE CONTROL
Land Titles Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described subject to the registered encumbrances affecting the land and any created by dealings lodged for registration prior to the lodging of this Mortgage with the payment of the Secured Amounts and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)

Certificate of Title Volume 9293 Folio 422 ✓
Certificate of Title Volume 9293 Folio 421 ✓

Estate or Interest being mortgaged
Estate in fee simple

Mortgagor (full name)

Giovanni Antonio Francesco PAOLUCCI of Block 256 Cocklin Avenue RED CLIFFS Victoria

("Mortgagor")

Mortgagee

National Australia Bank Limited A.C.N. 004044937
500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage

21st Mar 1996



The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA291 ("Memorandum") are incorporated in this Mortgage.

The Mortgagor agrees with the Bank as Follows:

1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used in this instrument of Mortgage and any annexure to this Mortgage. The Mortgagor acknowledges that he has received and read a copy of the Memorandum prior to executing this Mortgage.
2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage in consideration of the Bank providing or agreeing to provide loans, advances and other banking accommodation to or at the request of the Mortgagor.

Approval No. 4509512A

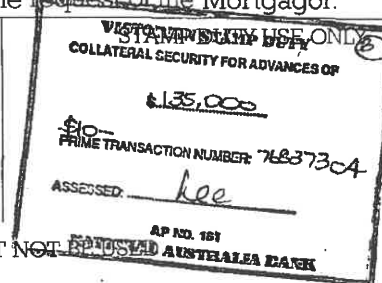
ORDER TO REGISTER
Please register and issue title to



106-155 (1/98)

Signed _____

Cust. Code: _____



Bank

THE BACK OF THIS FORM MUST NOT BE REUSED

mas 20/1/96

ORIGINAL



Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY



BLANK



The Mortgagor agrees with the Bank as follows:

1. "the Secured Amounts when used in the preamble to this cover sheet means "the moneys hereby secured" as defined in the Memorandum for the purpose of this mortgage; and
2. on demand in writing made to the Mortgagor by the Bank the Mortgagor will pay the moneys hereby secured provided that where it is agreed in writing between the Mortgagor and the Bank that the payment of the moneys hereby secured or any part should be made other than on demand at any time (the Mortgagor not having defaulted or being in default) the Bank agrees not to make demand for so much of the moneys hereby secured as is affected by such agreement except in accordance with that agreement or this mortgage.

MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

(a) Execution
 (i) Individual mortgagor/s.
 To be executed by the mortgagor/s in the presence of an officer of the Bank. If not signed at same time by all mortgagors detail order of mortgagor, ie. "by the secondly named" etc. or as case may be.

SIGNED SEALED AND DELIVERED in Victoria
 by the
 Mortgagor in the presence of

[Handwritten signature]
[Handwritten signature]

(ii) Company mortgagor.
 Ensure seal is affixed in accordance with Company's Articles of Association. Designate Company officers, eg. Director and Secretary or as case may be.

SIGNED SEALED AND DELIVERED in Victoria
 by the
 Mortgagor in the presence of

The COMMON SEAL OF
 was hereunto affixed in accordance with its Articles of Association in the presence of

U317422C
 190796 0906 74

MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4509512A



M page 2



THE BACK OF THIS FORM MUST NOT BE USED



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

VOLUME 09293 FOLIO 421

Security no : 124075994892K
Produced 05/02/2019 10:13 AM

LAND DESCRIPTION

Crown Allotment 15A Section B Parish of Mildura.
PARENT TITLE Volume 07413 Folio 480
Created by instrument H155900 18/07/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

GIOVANNI ANTONIO FRANCESCO PAOLUCCI of BLOCK 256 COCKLIN AVE RED CLIFFS 3496
U231815H 23/05/1996

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE U317422C 19/07/1996
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP259935H 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: COCKLIN AVENUE RED CLIFFS VIC 3496

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 259935H
Location of Land Parish: MILDURA Township: B Section: 15A Crown Allotment: 15A Crown Portion: Last Plan Reference: Derived From: VOL 9293 FOL 421 Depth Limitation: 15.24 M		Notations IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 06/01/2000 VERIFIED: CL	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

\$94.
VICTORIAN LAND TITLES OFFICE

Transfer of Land

Section 45 Transfer of Land Act 1958



Lodged at the Land Titles Office by:

Name: S E IAMPARINO

Phone: _____

MADE AVAILABLE / CHANGE CONTROL

Ref: _____ Customer Code 1848

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 (Title)

*Certificate of Title Volume 9293 Folio 422 and
Certificate of Title Volume 9293 Folio 421*

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

All my estate in fee simple

Consideration

The natural love and affection borne by the transferor to the transferee

Transferor (Full name)

NICOLINA PAOLUCCI

Transferee (Full name and address for future notices including postcode)

*GIOVANNI ANTONIO FRANCESCO PAOLUCCI
of Block 256 Cocklin Avenue, Red Cliffs 3496*

Directing Party (Full name)

NIL

Dated: *23 / 08 / 1994*

Execution and Attestation

SIGNED by the Transferor
in the presence of:

[Signature]

Nicolina Paolucci

SIGNED by the Transferee
in the presence of:

[Signature]

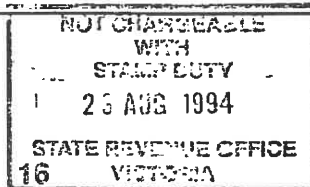
Giovanni Paolucci

Land Titles Office Use Only

T1



B-8
28
Licence No. 2926L



Regn/LABL

ORDER TO REGISTER

To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

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 WUL009459 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 WUL009459 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL009459 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 9293 Folio 421
CA 15A Section B Parish of Mildura

Volume 10172 Folio 198, Volume 8874 Folio 491
CA 15B Section B Parish of Mildura

Volume 10546 Folio 310
Plan PC361639T

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	67.3 megalitres
Water share holding limit	134.6 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	WEE052553
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>
WUV001663	Variation	Approved	16 May 2016	16 May 2016	

Conditions

Water-use licence WUL009459 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 67.30
- 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 Pondered 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 02:27 PM

PROPERTY DETAILS

Address: **COCKLIN AVENUE RED CLIFFS 3496**

Lot and Plan Number: **Plan PC361639**

Standard Parcel Identifier (SPI): **PC361639**

Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au

Council Property Number: **19880**

Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura

Directory Reference: **VicRoads 3 E6**

This property has 2 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**

Urban Water Corporation: **Lower Murray Water**

Melbourne Water: **outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

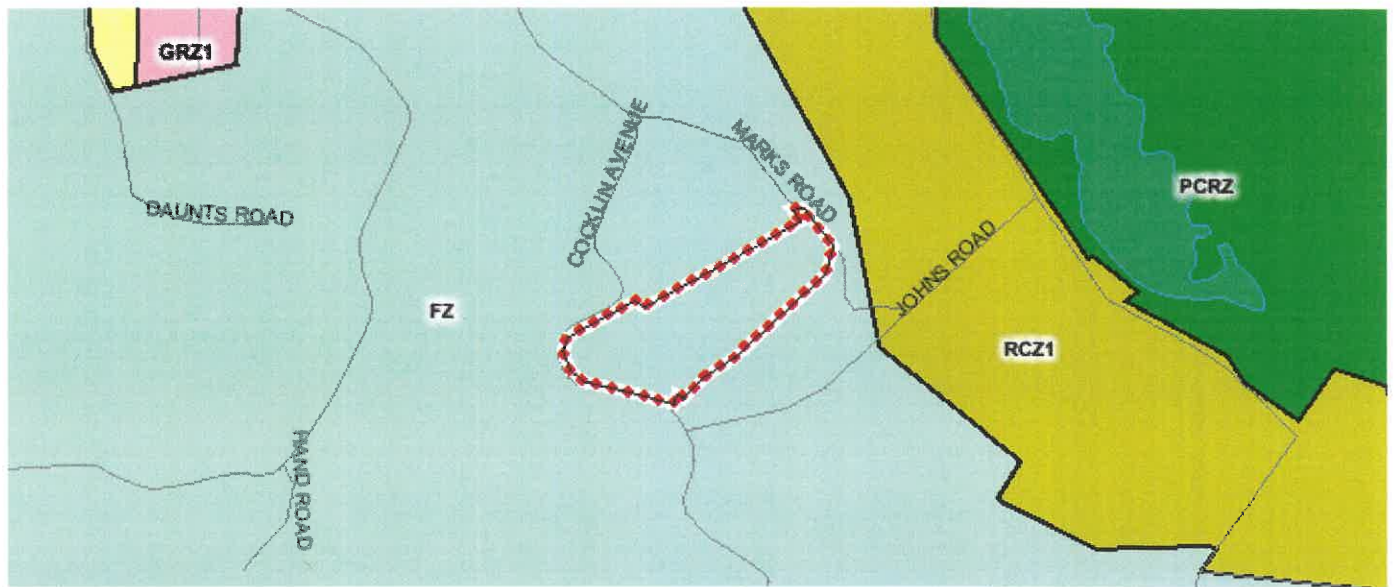
Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **MILDURA**

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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- | | | |
|-------------------------------|---------------------------|---------------------------------------|
| FZ - Farming | GRZ - General Residential | PCRZ - Public Conservation & Resource |
| PUZZ - 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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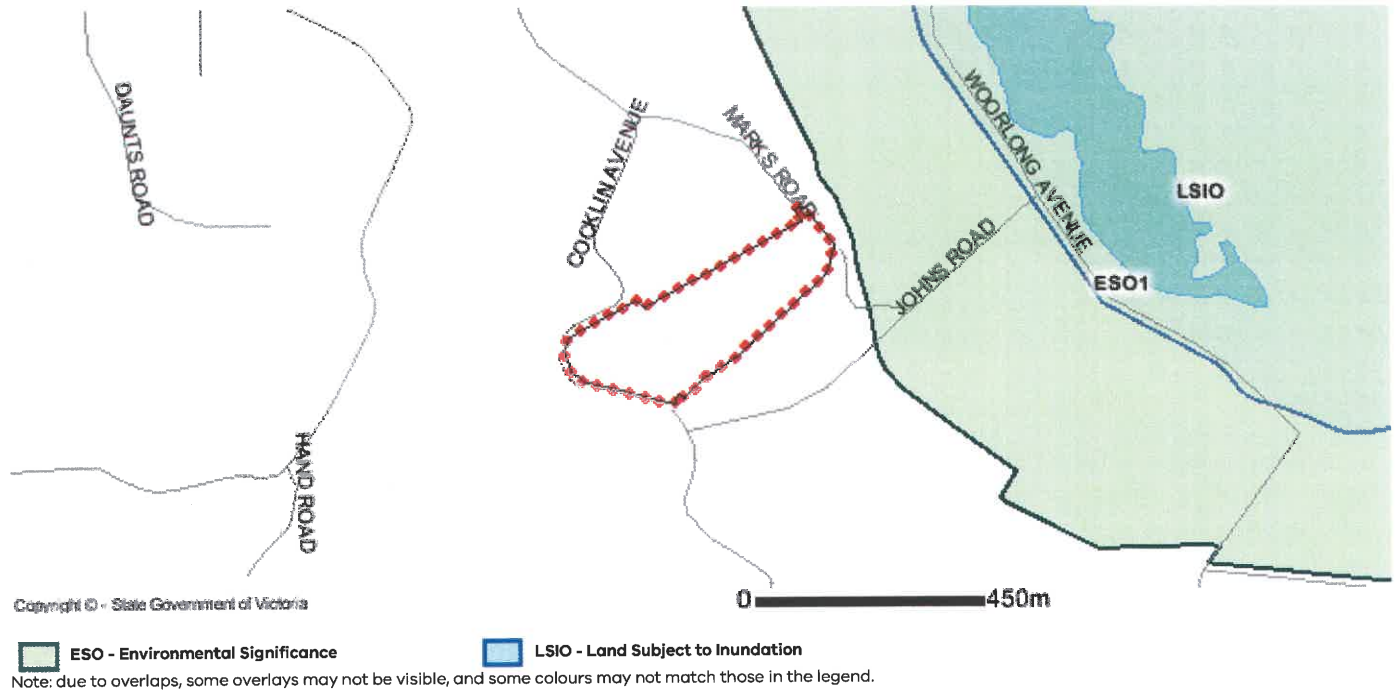
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land - there are overlays in the vicinity

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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>

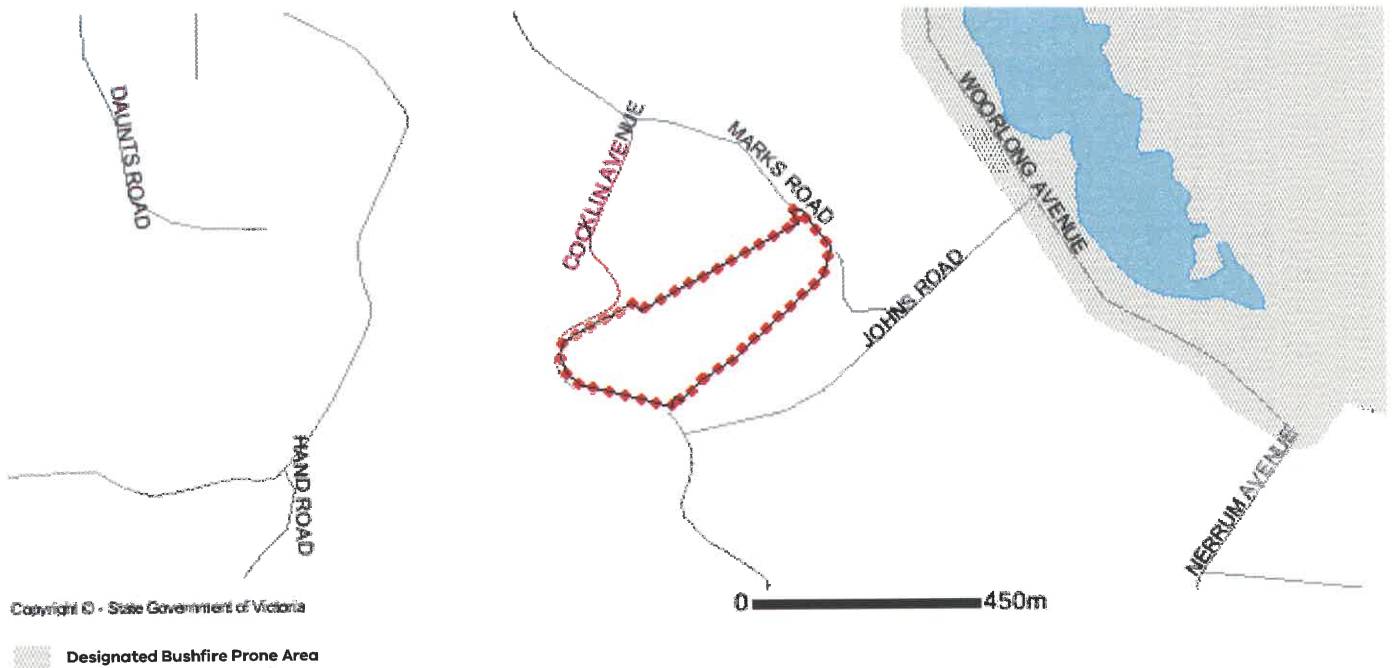
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>



Giovanni Paolucci
PO Box 487
RED CLIFFS VIC 3496



033
I002232
R1_2876

Rate and Valuation Notice

1 July 2018 to 30 June 2019

Property Location & Description
Cocklin Avenue RED CLIFFS VIC 3496
C.A. 15A, PC 361639T Sec B

AVPCC: 561 - Vineyard

RATING DETAILS

Farm Land Rate

Assessment No: 19880
Issue Date 16 August 2018
Rate declaration date: 1 July 2018
Capital Improved Value: 113,000
Site Value: 105,000
Net Annual Value: 5,650
Valuation Date: 1 January 2018

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Primary Production Fire Levy (Variable)

Farm Land Rate	0.00579985	113000	\$655.38
Primary Production Fire Levy (Variable)	0.000164	113000	\$18.53



TOTAL AMOUNT

\$673.91

Payment in full Due 15 Feb 2019 \$673.91	Or	1st Instalment	2nd Instalment	3rd Instalment	4th Instalment
		Due 30 Sep 2018 \$168.47	Due 30 Nov 2018 \$168.48	Due 28 Feb 2019 \$168.48	Due 31 May 2019 \$168.48

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
Cocklin Avenue RED CLIFFS VIC 3496
Assessment No: 19880

FULL AMOUNT: \$673.91
OR INSTALMENT 1: \$168.47



Bill code: 93922
Ref: 198804



Full Payment *41 198804



Post Billcode: 0041
Ref: 198804

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.: 198804

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



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



24 Hour Supply Emergency
1800 808 830

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

Reference No. 046145

RURAL ACCOUNT

Amount Due \$1,244.73

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 700461452

176098-001 000336(865) 0033
MR GAF PAOLUCCI
PO BOX 487
RED CLIFFS VIC 3496

Property Address : **COCKLIN AVENUE RED CLIFFS VIC 3496 (Prop:46145) - Rural Account**
PG-361639T-CA Pt 15-15F-15G Par Mda and 2 more

	Charge	ML/DS	Balance
Service Charge (Quarterly)	25.00		25.00
Delivery Share Fee Irrigation (Qtr)	916.56	8.000	916.56
Property Drainage Fee Division 1 (Qtr)	188.00	8.000	188.00
GMW Entitlement Storage Murray HR (Ann)	66.43	7.300	66.43
DELWP Water Share Fee - per Share (Ann)	12.89	1.000	12.89
Red Cliffs Licence To Use Works (Ann)	35.85		35.85

TOTAL OWING \$1,244.73



Payments/Credits since last Notice \$1,111.39

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.

LMW054J

Payment Slip - Methods of Payment

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

046145/187313

COCKLIN AVENUE RED CLIFFS VIC 3496 (Prop:46145) - Rural Account



Direct Debit
 Please contact your local office.



*850 700461452 \$1,244.73



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

B PAY	Bill Code: 78477
	Ref: 7004 6145 2
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 6145 2	

Amount Due \$1,244.73



Billpay Code: 0850
Ref: 7004 6145 2

Pay in person at any Post Office.



Bill Code: 78477
Ref: 7004 6145 2

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



Payment Ref: 7004 6145 2
By Phone
 Pay by phone (03) 8672 0582.
 Standard call charges apply.



See reverse for In Person and By Mail options

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).

PF:19879



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

VOLUME 09463 FOLIO 564

Security no : 124075994541R
Produced 05/02/2019 10:02 AM

LAND DESCRIPTION

Crown Allotment 257 Section B Parish of Mildura.
PARENT TITLE Volume 08712 Folio 165
Created by instrument J785233 15/01/1982

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 252 AZOLIA STREET RED CLIFFS
3496

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

GIORGIO ASSUNTO PAOLUCCI of BLOCK 256 COCKLIN AVENUE RED CLIFFS 3496
AC292199A 27/08/2003

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP277251N 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: COCKLIN AVENUE RED CLIFFS VIC 3496

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 277251N
Location of Land Parish: MILDURA Township: B Section: B Crown Allotment: 257 Crown Portion: Last Plan Reference: Derived From: VOL 9463 FOL 564 Depth Limitation: 15.24 m		Notations IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 18/01/2000 VERIFIED: ML	
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

258

1444 -

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



AC292199A



Lodged by: S.E. LAMARINO
Name: S.E. LAMARINO
Phone: _____
Address: _____
Ref.: _____
Customer Code: 1848D

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)*
Certificates of Title Volume 9463 Folio 564 and Volume 10453 Folio 997

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



Consideration: \$68,490.00

DAC292199A-1-1

Transferor: *(full name)*
Barbara June Fryer and Richard Alan Williamson

Transferee: *(full name and address including postcode)*
Giovanni Antonio Francesco Paolucci of Block 252 Azolia Street, Red Cliffs 3496
and Giorgio Assunto Paolucci of Block 256 Cocklin Avenue, Red Cliffs 3496
as Tenants in Common in equal shares.

1-1-03

Directing Party: *(full name)* Nil

Dated: 31st July, 2003

Execution and attestation:
SIGNED by the Transferor
in the presence of:

SIGNED by the Transferee
in the presence of:

WITNESS x G. Paolucci

Barbara Fryer

[Signature]

x Giovanni Paolucci
x Giorgio Paolucci

Approval No. 18170111L

ORDER TO REGISTER

Please register and issue title to

T1

Signed

Cust. Code:



PSI 27/8/03

STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with: \$1,444.00
Trn: 1599429 25-AUG-2003
SRD Victoria Duty, PSE1

THE BACK OF THIS FORM MUST NOT BE USED

From www.planning.vic.gov.au on 01 February 2019 04:19 PM

PROPERTY DETAILS

Crown Description: **Allot. 257 Sec. B MILDURA**
 Address: **162 COCKLIN AVENUE RED CLIFFS 3496**
 Standard Parcel Identifier (SPI): **257-B\PP3102**
 Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au
 Council Property Number: **19879 (Part)**
 Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: **VicRoads 3 E6**
 This parcel is one of 3 parcels comprising the property. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

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

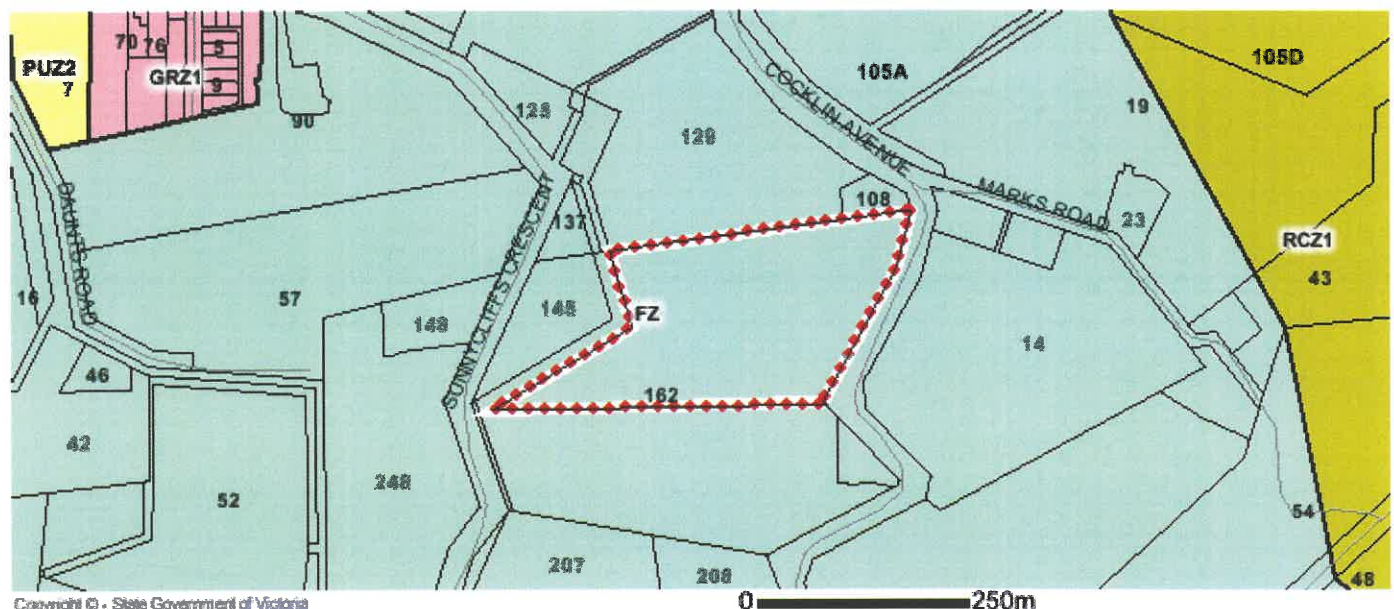
STATE ELECTORATES

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

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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- FZ - Farming
- GRZ - General Residential
- PUZZ - Public Use - Education
- RCZ - Rural Conservation

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

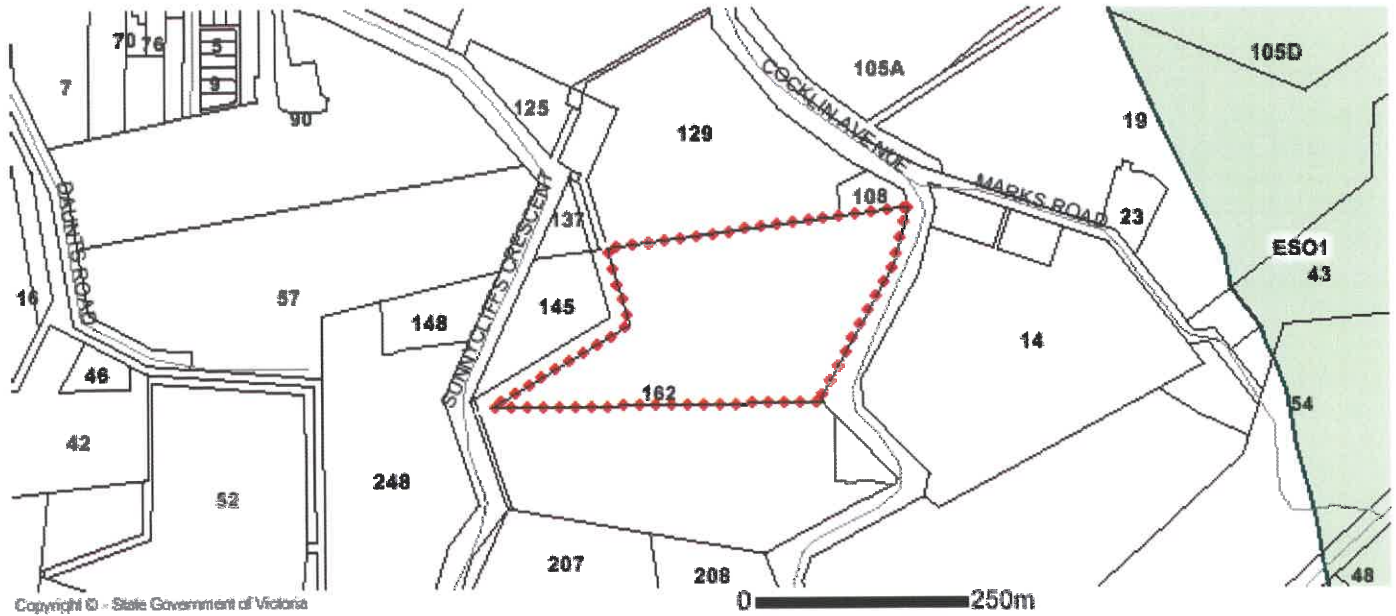
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 Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance

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 23 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>

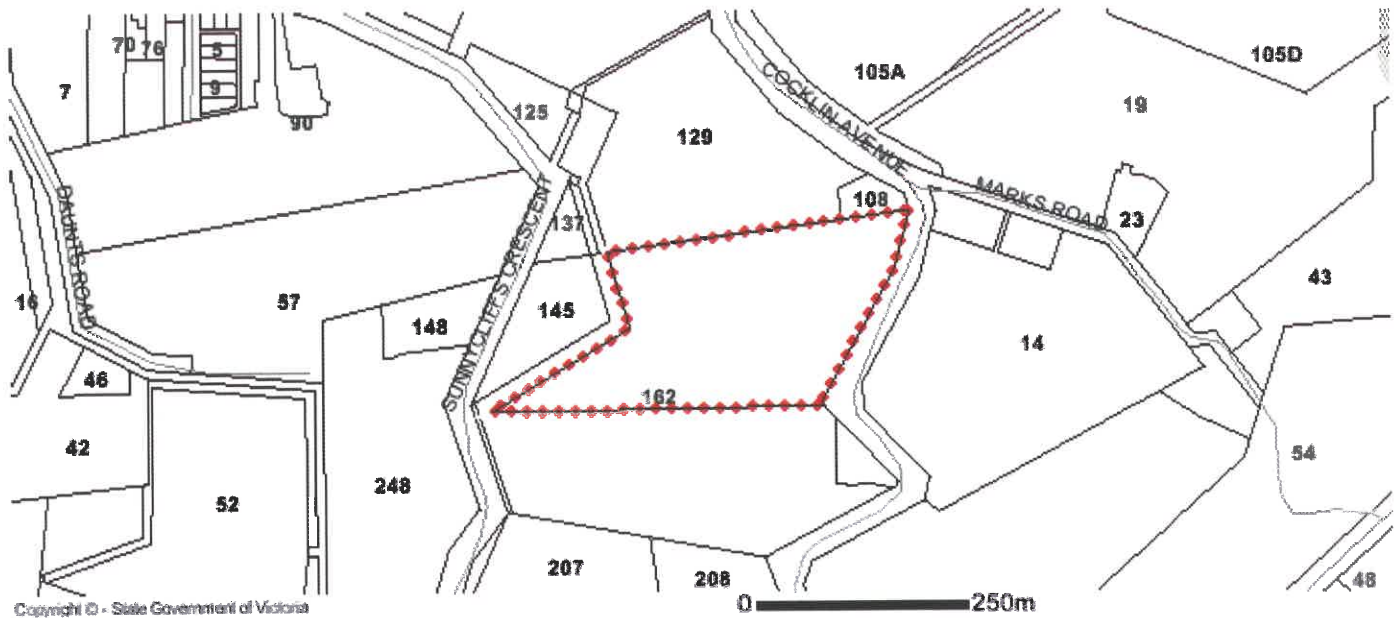
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Area

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



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Designated Bushfire Prone Area

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

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

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

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

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

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>

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

VOLUME 10453 FOLIO 997

Security no : 124075994778J
Produced 05/02/2019 10:09 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 257B Section B Parish of Mildura.

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 252 AZOLIA STREET RED CLIFFS 3496

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

GIORGIO ASSUNTO PAOLUCCI of BLOCK 256 COCKLIN AVENUE RED CLIFFS 3496 AC292199A 27/08/2003

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP771209G 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: COCKLIN AVENUE RED CLIFFS VIC 3496

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 771209G
Location of Land Parish: MILDURA Township: B Section: B Crown Allotment: 257B Crown Portion: Last Plan Reference: Derived From: VOL 10453 FOL 997 Depth Limitation: 15 m		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 10453 FOL. 997 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 03/02/2003 VERIFIED: BP
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

TITLE PLAN	TP 771209G	
<p>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</p> <p>all that piece of land in the said State being Allotment 257^B of Section B in the Parish of MILDURA and being the land shown enclosed by continuous lines in the map hereon and identified by that allotment number</p> <p>PROVIDED that this Grant is made subject to -</p> <ul style="list-style-type: none"> (a) the reservation to Us Our heirs and successors of - <ul style="list-style-type: none"> (i) any minerals within the meaning of the <i>Mineral Resources Development Act 1990</i> and petroleum within the meaning of the <i>Petroleum Act 1958</i> (hereinafter called "the reserved minerals"); (ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land; (iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land; (b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act 1958</i>; (c) the right of any person being a licensee under the <i>Mineral Resources Development Act 1990</i> or any corresponding previous enactment to enter on the said land and to do work within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to do such work in and upon Crown lands provided that compensation as prescribed by Part 8 of that Act is paid for surface damage to be done to the said land by reason of doing such work on it. (d) the condition that the grantee and his heirs executors administrators and successors in title shall take the said land notwithstanding the impediment that no legal road access thereto has been provided or implied by these presents and the grantee and his heirs and successors in title agree to indemnify Us Our heirs and successors against the expenses of acquiring or providing an easement of way to the land hereby granted or any part thereof. 		
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

258

1444

TRANSFER OF LAND
 Section 45 Transfer of Land Act 1958



AC292199A



Lodged by:
 Name: S.E. LAFARINO
 Phone: _____
 Address: _____
 Ref.: _____
 Customer Code: 1848D

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)* Certificates of Title Volume 9463 Folio 564 and Volume 10453 Folio 997

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



Consideration: \$68,490.00

DAC292199A-1-1

Transferor: *(full name)*
 Barbara June Fryer and Richard Alan Williamson

Transferee: *(full name and address including postcode)*
 Giovanni Antonio Francesco Paolucci of Block 252 Azolia Street, Red Cliffs 3496
 and Giorgio Assunto Paolucci of Block 256 Cocklin Avenue, Red Cliffs 3496
 as Tenants in Common in equal shares.

T
L
C
S

Directing Party: *(full name)* Nil

Dated: 31st July, 2003

Execution and attestation
 SIGNED by the Transferor
 in the presence of:

(Handwritten signatures of Barbara June Fryer and Richard Alan Williamson)

SIGNED by the Transferee
 in the presence of:

(Handwritten signatures of Giovanni Paolucci and Giorgio Paolucci)

WITNESS x *(Handwritten signature of V. Paolucci)*

Approval No. 18170111L **ORDER TO REGISTER**
 Please register and issue title to

T1



751
27/8/03

Signed _____ Cust. Code: _____

STAMP DUTY USE ONLY

Original Transfer of Land
 Stamped with: \$1,444.00
 Trn: 1599429 25-AUG-2003
 SRO Victoria Duty, PSEI

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 WUL010052 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 WUL010052 is not fit for any use that may involve human consumption, directly or indirectly, without first being properly treated.

Water-use licence WUL010052 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 9463 Folio 564
CA 257 Section B Parish of Mildura

Volume 10453 Folio 997
CA 257B Section B Parish of Mildura

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	65.4 megalitres
Water share holding limit	130.8 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	WEE019797
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 WUL010052 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 65.4
- 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 Pondered 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 01 February 2019 04:20 PM

PROPERTY DETAILS

Crown Description: **Allot. 257B Sec. B MILDURA**
 Address: **162 COCKLIN AVENUE RED CLIFFS 3496**
 Standard Parcel Identifier (SPI): **257B-B\PP3102**
 Local Government Area (Council): **MILDURA** www.mildura.vic.gov.au
 Council Property Number: **19879 (Part)**
 Planning Scheme: **Mildura** planning-schemes.delwp.vic.gov.au/schemes/mildura
 Directory Reference: **VicRoads 3 E6**

This parcel is one of 3 parcels comprising the property. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

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

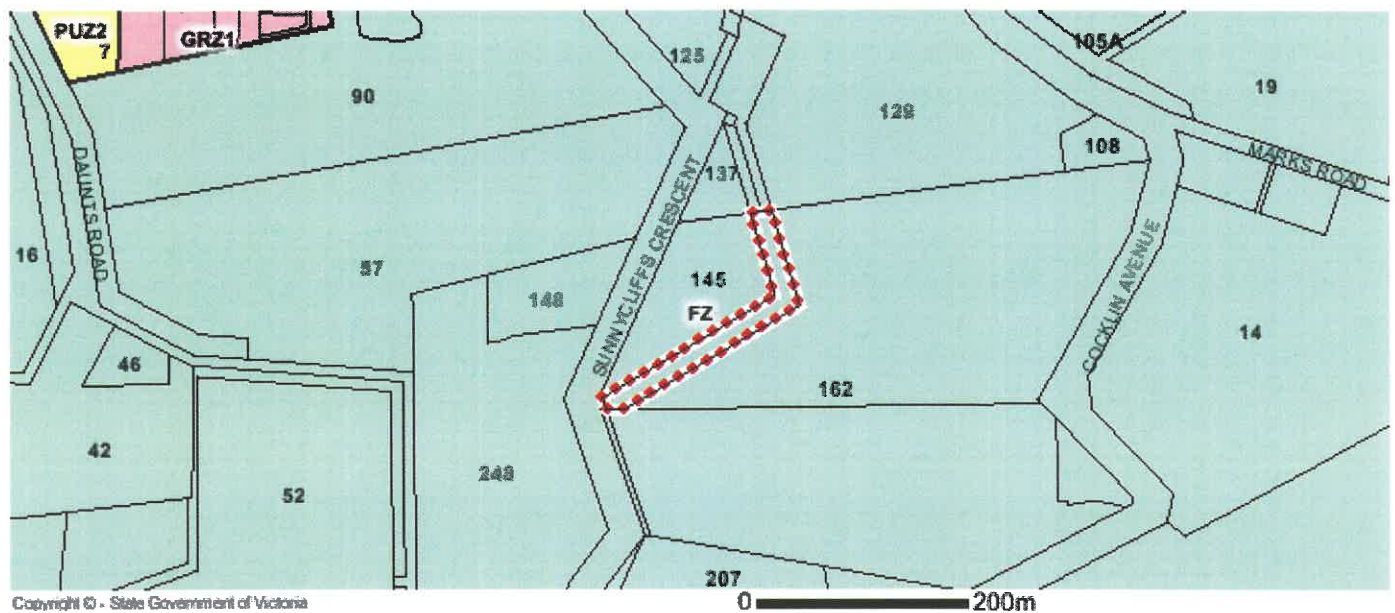
STATE ELECTORATES

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

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



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0 200m

FZ - Farming
 GRZ - General Residential
 PUZZ - Public Use - Education

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

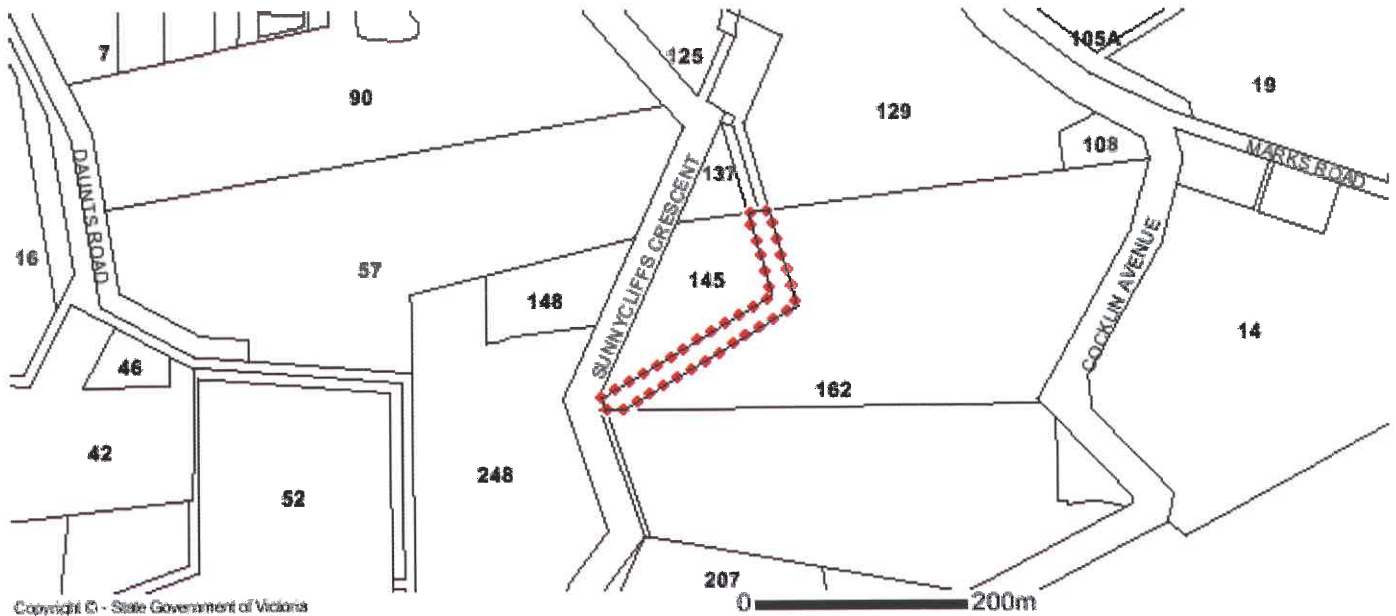
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning 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 23 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.

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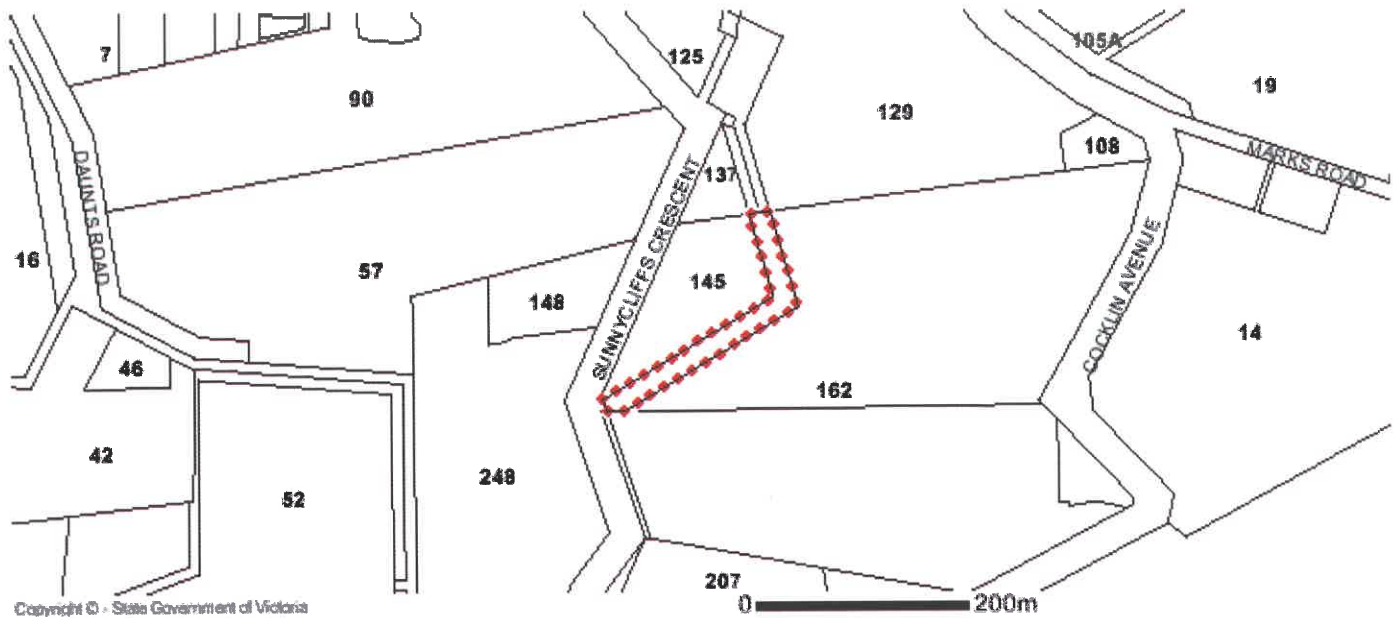
For details of surrounding properties, use this service to get the Reports for properties of interest.

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



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Designated Bushfire Prone Area

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

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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>

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

Reference No. 046159

RURAL ACCOUNT

Amount Due \$1,469.40

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 700461593

Property Address : COCKLIN AVENUE RED CLIFFS VIC 3496 (Prop:46159) - Rural Account
PC 361640K CA 256A Pt 256 Sec B Par Mildura



176098-001 000335(857) 0033
 MR GAF PAOLUCCI &
 MR GA PAOLUCCI
 PO BOX 487
 RED CLIFFS VIC 3496

	Charge	ML/DS	Usage	Balance
Service Charge (Quarterly)	25.00			25.00
Delivery Share Fee Irrigation (Qtr)	756.16	6.600		756.16
Metered Water Usage Fee Domestic/Stock	16.11		0.369ML	16.11
Property Drainage Fee Division 1 (Qtr)	155.10	6.600		155.10
GMW Entitlement Storage Murray HR (Ann)	504.14	55.400		504.14
DELWP Water Share Fee - per Share (Ann)	12.89	1.000		12.89

TOTAL OWING \$1,469.40

Payments/Credits since last Notice \$958.17
 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

046159/230367
 COCKLIN AVENUE RED CLIFFS VIC 3496 (Prop:46159) - Rural Account



Direct Debit
 Please contact your local office.



*850 700461593 \$1,469.40



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



Billers Code: 78477
Ref: 7004 6159 3

Amount Due **\$1,469.40**



Billpay Code: 0850
Ref: 7004 6159 3

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 6159 3



Billers Code: 78477
Ref: 7004 6159 3

Payment Ref: 7004 6159 3

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 Rv Mail options



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



033
R1_2879

Rate and Valuation Notice

1 July 2018 to 30 June 2019

Property Location & Description

Cocklin Avenue RED CLIFFS VIC 3496
PC 361640K, C.A. 257,257B Sec B

AVPCC: 561 - Vineyard

RATING DETAILS

Farm Land Rate
Waste Management

Note
Includes Blocks 256 & 257

Assessment No: 19879
Issue Date 16 August 2018
Rate declaration date: 1 July 2018
Capital Improved Value: 291,000
Site Value: 208,000
Net Annual Value: 14,550
Valuation Date: 1 January 2018

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY

Primary Production Fire Levy (Variable)	0.000164	291000	\$47.72
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TOTAL AMOUNT

\$2,092.59

Payment in full Due 15 Feb 2019 \$2,092.59	Or	1st Instalment Due 30 Sep 2018 \$523.14	2nd Instalment Due 30 Nov 2018 \$523.15	3rd Instalment Due 28 Feb 2019 \$523.15	4th Instalment Due 31 May 2019 \$523.15
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Note: If full payment of the 1st Instalment isn't received by the due date, this account will automatically default to the Payment in Full option and you will not receive reminder instalment notices. Please refer to the reverse side of this notice for information relating to penalties for late payment.

Payment Slip

Giovanni Paolucci & Giorgio Paolucci
Cocklin Avenue RED CLIFFS VIC 3496
Assessment No: 19879

FULL AMOUNT: \$2,092.59
OR INSTALMENT 1: \$523.14



Bill code: 93922
Ref: 198796



Full Payment *41 198796



Post Bill code: 0041
Billpay Ref: 198796

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.: 198796

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)