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

Section 32 Statement

Vendor: **Ian Ross Carroll and Denise Gaye Carroll**

Property: **33 Eulinga Drive, Mildura 3500**

NOTICE TO PURCHASER

Property: 33 Eulinga Drive, Mildura 3500

Vendor: Ian Ross Carroll and Denise Gaye Carroll

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

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

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

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

   ~~**OR**~~

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

(Delete one of the above as appropriate)

LAW INSTITUTE VICTORIA

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

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Section 32 Statement

Instructions for completing this document

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

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

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

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

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

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

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

Land	33 Eulinga Drive MILDURA VIC 3500	
Vendor's name	Ian Ross Carroll	**Date** 20/10/2026
Vendor's signature		
Vendor's name	Denise Gaye Carroll	**Date** 20/10/2026
Vendor's signature	Gaye Carroll.	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

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Important information

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1. FINANCIAL MATTERS

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

☐ (a) Their total does not exceed: $

OR

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

OR

☐ (c) Their amounts are:

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

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

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

$ To

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

This section 1.3 only applies if this section 32 statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

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

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this section 32 statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

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

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

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

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

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this section 32 statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

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

OR

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

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

2.2 Owner-Builder

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

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

OR

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

Name of insurance company:	
Policy no:	Expiry date:

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

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3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s.

OR

☐ Is as follows:

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

None to the Vendors knowledge

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

OR

☐ The required specified information is as follows:

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

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

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

OR

☐ Are as follows:

None to the Vendors knowledge

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4.2 **Agricultural Chemicals**

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

Not applicable

4.3 **Compulsory Acquisition**

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

Not applicable

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate.

OR

☐ Are as follows:

6. OWNERS CORPORATION

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

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

OR

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

OR

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

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

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7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

7.1 **Work-in-Kind Agreement**

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

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

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

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

7.2 **GAIC Recording**

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

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

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

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

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

(d) Any certificate of staged payment approval ☐

(e) Any certificate of no GAIC liability ☐

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

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

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) **Registered Title**

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

OR

☐ (b) **General Law Title**

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

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

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10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

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

OR

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

10.2 **Staged Subdivision**

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

☐ (a) Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

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

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

10.3 **Further Plan of Subdivision**

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

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

OR

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

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Are contained in the attached building energy efficiency certificate.

OR

Are as follows:

Not applicable

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12. DUE DILIGENCE CHECKLIST

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

13. ATTACHMENTS

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

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

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

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Register Search Statement - Volume 9177 Folio 006

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

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

VOLUME 09177 FOLIO 006 Security no : 124139796394C
Produced 20/10/2026 10:09 AM

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 119349.
PARENT TITLE Volume 08793 Folio 088
Created by instrument LP119349 25/11/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DENISE GAYE CARROLL
IAN ROSS CARROLL both of 120 BAGNALLS ROAD COOROY QLD 4563
AS834225V 19/12/2019

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 LP119349 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: 33 EULINGA DRIVE MILDURA VIC 3500

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 20/10/2026, for Order Number 91753940. Your reference: WW:.

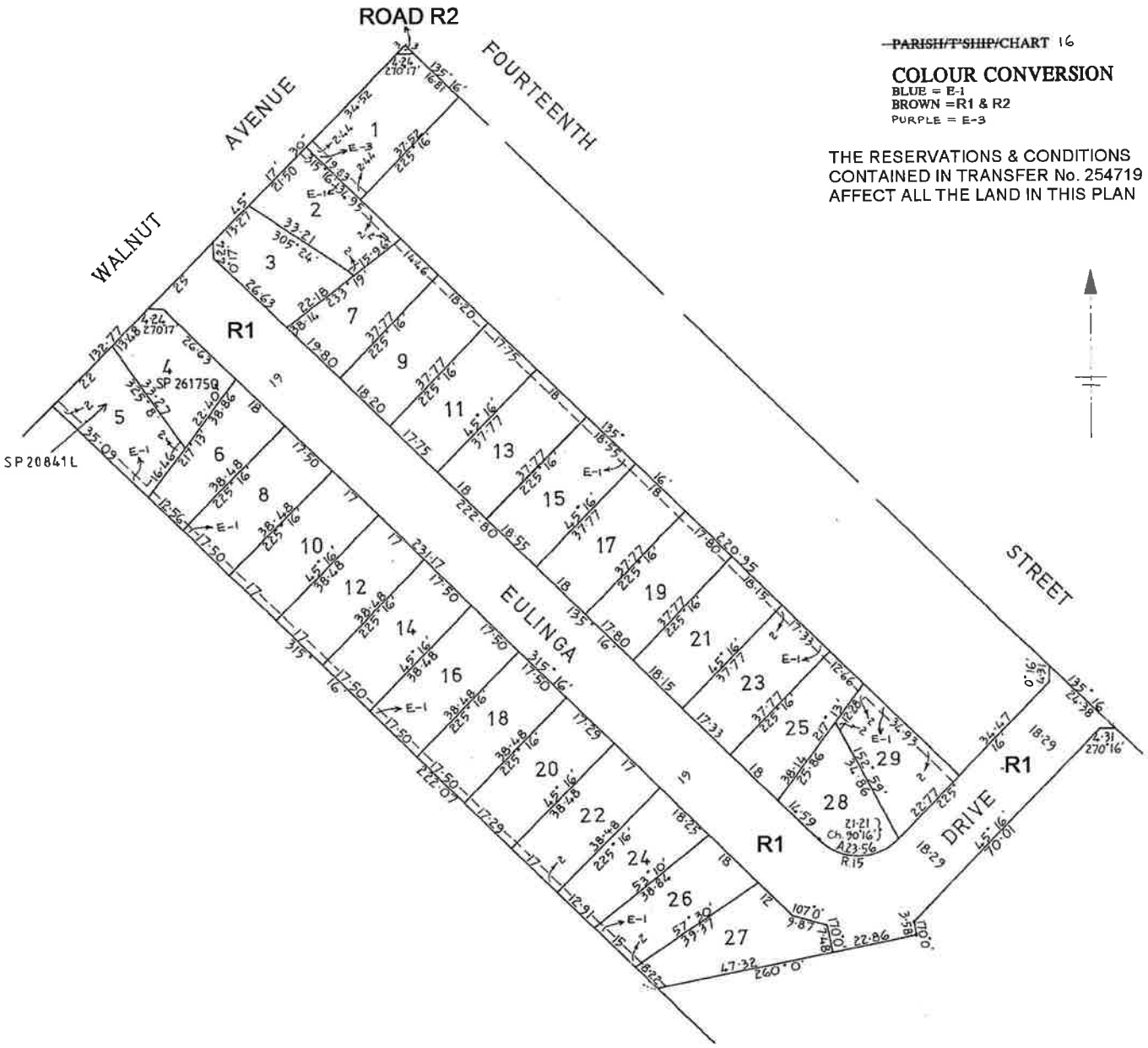
Delivered by LANDATA®, timestamp 20/10/2026 10:10 Page 1 of 1
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LP119349

EDITION 1
APPROVED 30/8/76

PLAN OF SUBDIVISION OF PART OF CROWN PORTION 2 PARISH OF MILDURA COUNTY OF KARKAROOC MEASUREMENTS ARE IN METRES	CONSENT OF COUNCIL	SURVEYORS CERTIFICATION	APPROPRIATIONS The land coloured brown is appropriated or set apart as an easement for carriageway and drainage. The land coloured blue is appropriated or set apart as an easement for drainage and sewerage.
			ENCUMBRANCES AND OTHER NOTATIONS The land coloured purple is an existing easement for drainage and sewerage, vide L.P. 82638. Implied easements exist, vide L.P.'s 76382, 82638 and 84947. Part of the land coloured brown is further encumbered by sewerage easements vide L.P. 82638.

V. 8793 F. 088



~~PARISH/T'SHIP/CHART~~ 16

COLOUR CONVERSION
BLUE = E-1
BROWN = R1 & R2
PURPLE = E-3

THE RESERVATIONS & CONDITIONS CONTAINED IN TRANSFER No. 254719 AFFECT ALL THE LAND IN THIS PLAN

Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2026 to 30 June 2027

Tax Invoice

ABN 42 498 937 037

Assessment No: 2688

Date of Issue: 30 July 2026

5-49pm
18/8/2026

Mr I R & Mrs D G Carroll
33 Eulinga Drive
MILDURA VIC 3500

033
I007295
DLX1_32333

dr E

PROPERTY LOCATION – DESCRIPTION – VALUATIONS

33 Eulinga Drive MILDURA VIC 3500

LOT 6 PS. 119349 SEC 24 BLK E

AVPCC: 110 - Detached Dwelling

Capital Improved Value: [redacted]

Site Value: [redacted]

Net Annual Value: [redacted] Valuation Date: 1 January 2026

RATES AND CHARGES

Residential Rate	0.00428732	399000	$1,710.64
Waste Management	550.88	1	$550.88

PAYMENTS DUE

Instalment 1 of 4

Instalment 1 Due 30 September 2026	$617.38 ✓
Instalment 2 Due 30 November 2026	$617.39
Instalment 3 Due 28 February 2027	$617.39
Instalment 4 Due 31 May 2027	$617.39

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Residential ESVF Levy (Fixed)	139.00	1	$139.00
Residential ESVF Levy (Variable)	0.00017300	399000	$69.03

TOTAL AMOUNT **$2,469.55**

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

To have your notices emailed
Register at **mildura.enotices.com.au**
Reference No: AEBBB6A15Z

Payment Slip

Tear off this slip and return it with your payment

Mr I R & Mrs D G Carroll
33 Eulinga Drive MILDURA VIC 3500
Assessment No: 2688

1st Instalment: $617.38

BPAY **Biller code: 93922**
Ref: 0026880

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

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

Internal Use Only

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

8-54 pm
24/8/2026

E ✓

LOWER MURRAY WATER
ABN 18 475 808 826

AE

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

URBAN ACCOUNT
Date Of Issue 15/07/2026
Invoice # 526361

759736-001 007689(16956) D033
MR IR CARROLL & MRS DG CARROLL
33 EULINGA DRIVE
MILDURA VIC 3500

Account No: 107676-01

Amount Due: $237.69

Due Date: 21-AUG-2026

Tariffs and Charges Notice
1st Quarter 2026/27
01/07/2026 - 30/09/2026

POST *850 107676017 23769

Property Address : 33 EULINGA DR MILDURA VIC 3500
Lot 6 LP 119349 Blk E Sec 24 Vol 9177 Fol 006

	Charges
Sewerage Service Tariff	$152.85
Water Service Tariff	$64.43
Water by Measure Chg-Info on reverse	$20.41
TOTAL OWING	$237.69

New tariff rates have been applied from 1 July 2026. For more info go to www.lmw.vic.gov.au/billing-and-charges
Payments/Credits since last Notice $315.00

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

107676-01
33 EULINGA DR MILDURA VIC 3500

Direct Debit
Please contact your local office

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

Amount Due **$237.69**

POST billpay **Billpay Code: 0850**
Ref: 1076 7601 7
Pay in person at any Post Office

*850 107676017 23769

$237.69

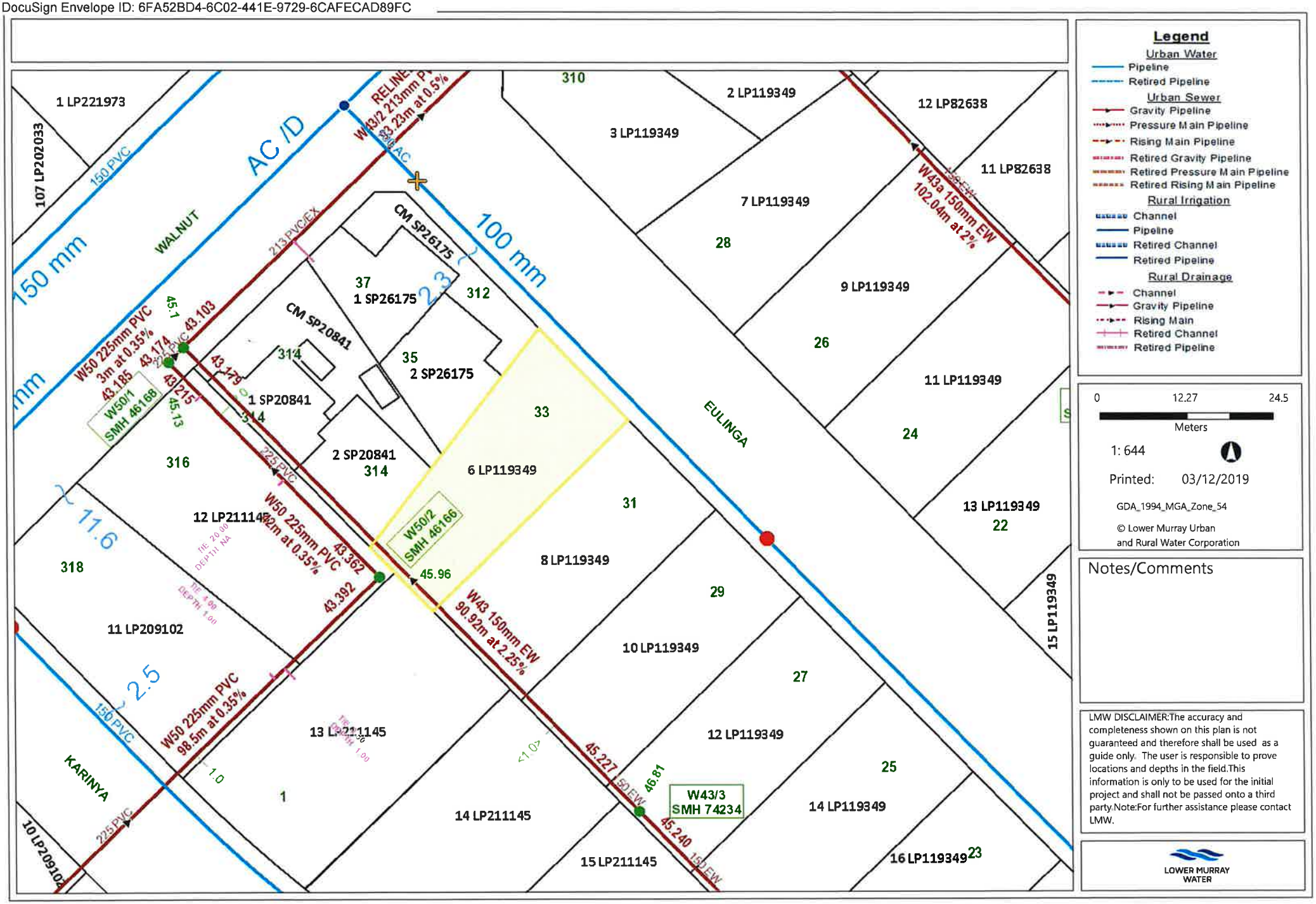
Biller Code: 78477
Ref: 1076 7601 7
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info bpay.com.au

Payment Ref: 1076 7601 7

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

See reverse for
In Person and By Mail options

DocuSign Envelope ID: 6FA52BD4-6C02-441E-9729-6CAFECAD89FC



Legend

Urban Water
- Pipeline
- Retired Pipeline

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

Rural Irrigation
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline

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

0 12.27 24.5
Meters

1: 644

Printed: 03/12/2019

GDA_1994_MGA_Zone_54

© Lower Murray Urban and Rural Water Corporation

Notes/Comments

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

LOWER MURRAY WATER

Mildura Rural City Council

BUILDING PERMIT

19367/2688495021796/0
569 / 2021
BUILDING ACT 1993
BUILDING REGULATIONS 2018
Regulation 37 (1)

Form 2

ISSUED TO	
Owner*/Agent of Owner*[1]:	Mildura Sheds and Garages
ACN/ARBN	15141984312
Postal Address:	63 Eighth Street MILDURA VIC 3500
Email:	sales@mildurashedsandgarages.com.au
Contact person:	Greg Wilson
OWNERSHIP DETAILS	
Owner:	Mr I R & Mrs D G Carroll
Postal Address:	63 Eighth Street MILDURA VIC 3500
Email:	denean@westnet.com.au
Contact person:	Ian Carroll
BUILDER[2]	
Name:	Mr Matthew O'Halloran
ACN/ARBN	15141984312
Building Practitioner registration No	DBL 38755
Address:	63 Eighth Street MILDURA VIC 3500
This builder is specified under section 24B (2) of the **Building Act 1993** for the building work to be carried out under this permit	

PROPERTY DETAILS			
Address:	*33 Eulinga Drive MILDURA 3500* Lot: 6 Sec: 24 Blk: E LP: 119349		
	Volume: 9177	**Folio:**	006
	Crown Allotment:	**Section:**	
	Parish:	**County:**	
	Municipal District:		

NATURE OF BUILDING WORK			
Shed			
Nature of Building Work			
New Building			
Cost of Building Works:	**$15,955.00**	Total floor area of new building work:	**40 m²**
Bushfire Attack Level:	**NBFP**		
Version of BCA applicable to permit: **2019 Volume 2**			
Stage of Building Work permitted :	**Complete**		

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

INSPECTIONS REQUIREMENTS		
The mandatory notification stages are:		
Prior to Placing a Footing	**Frame**	**Final**

COMMENCEMENT AND COMPLETION	
This building work must commence by: **07/09/2022**	If the building work to which this building permit applies is not commenced by this date, this building will lapse unless an extension is applied for and granted by the relevant surveyor before this date under regulation 59 of the Building Regulations 2018.
This building work must be completed by: **07/09/2023**	If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

OCCUPATION OR USE OF BUILDING
A certificate of final inspection is required prior to the occupation or use of this building.

DETAILS OF BUILDING PRACTITIONERS AND ARCHITECTS		
Name	Category/Class	Registration No.
a. To be engaged in the building work[3]		
Mr Matthew O'Halloran	**Builder**	**DBL 38755**
b. Who were engaged to prepare documents forming part of the application for this permit[4]		
Mr Alexander Filonov	**Engineer**	**PE0003374**

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

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

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

MUNICIPAL BUILDING SURVEYOR
Signature:
MARK YANTSES BS-U 19367 **Mildura Rural City Council – 108 – 116 Madden Avenue, MILDURA VIC 3500** **Email: mark.yantses@mildura.vic.gov.au**

PERMIT	
Permit No.	**19367/2688495021796/0**
Date of Issue:	**07/09/2021**

Mildura Rural City Council

CERTIFICATE OF FINAL INSPECTION

19367/2688495021796/0
569 / 2021
BUILDING ACT 1993
BUILDING REGULATIONS 2018
Regulation 200

Form 17

PROPERTY DETAILS

Property Address: **33 Eulinga Drive MILDURA 3500**

Property Title: **Lot: 6 Sec: 24 Blk: E LP: 119349** Volume: 9177 Folio: 006

Crown Allotment: Section:

Municipal District: **Mildura Rural City Council**

BUILDING PERMIT DETAILS

Building permit details: **19367/2688495021796/0**

Version of BCA applicable to building permit: **2019 Volume 2**

DESCRIPTION OF BUILDING WORK

Part of building:	BCA Class:	Permitted Use:
All of Works	**10a**	**Shed**

MANDATORY INSPECTIONS

Prior to placing a footing	Approval Date:	**09/11/2021**
Frame	Approval Date:	**14/01/2022**
Final	Approval Date:	**14/01/2022**

MUNICIPAL BUILDING SURVEYOR

MARK YANTSES **BS-U 19367**
Mildura Rural City Council
108 – 116 Madden Avenue, MILDURA VIC 3500
Email: mark.yantses@mildura.vic.gov.au

Signature.....

Certifcate No. **19367/2688495021796/0**

Date of Inspection: **14 January 2022**

Date of Issue: **28 January 2022**

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 20 October 2026 10:10 AM

PROPERTY DETAILS

Address:	**33 EULINGA DRIVE MILDURA 3500**
Lot and Plan Number:	**Lot 6 LP119349**
Standard Parcel Identifier (SPI):	**6\LP119349**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**2688**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 535 M7**

UTILITIES

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

STATE ELECTORATES

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

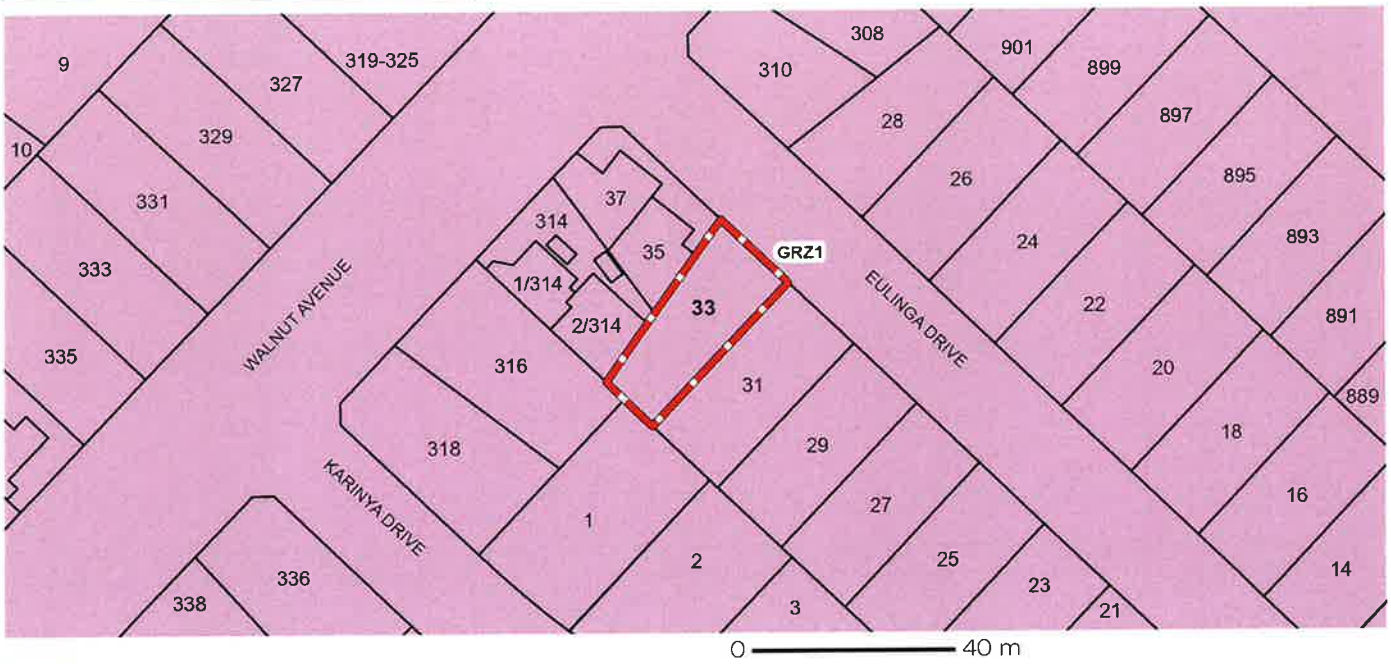
OTHER

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

View location in VicPlan

Planning Zones

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



GRZ - General Residential

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

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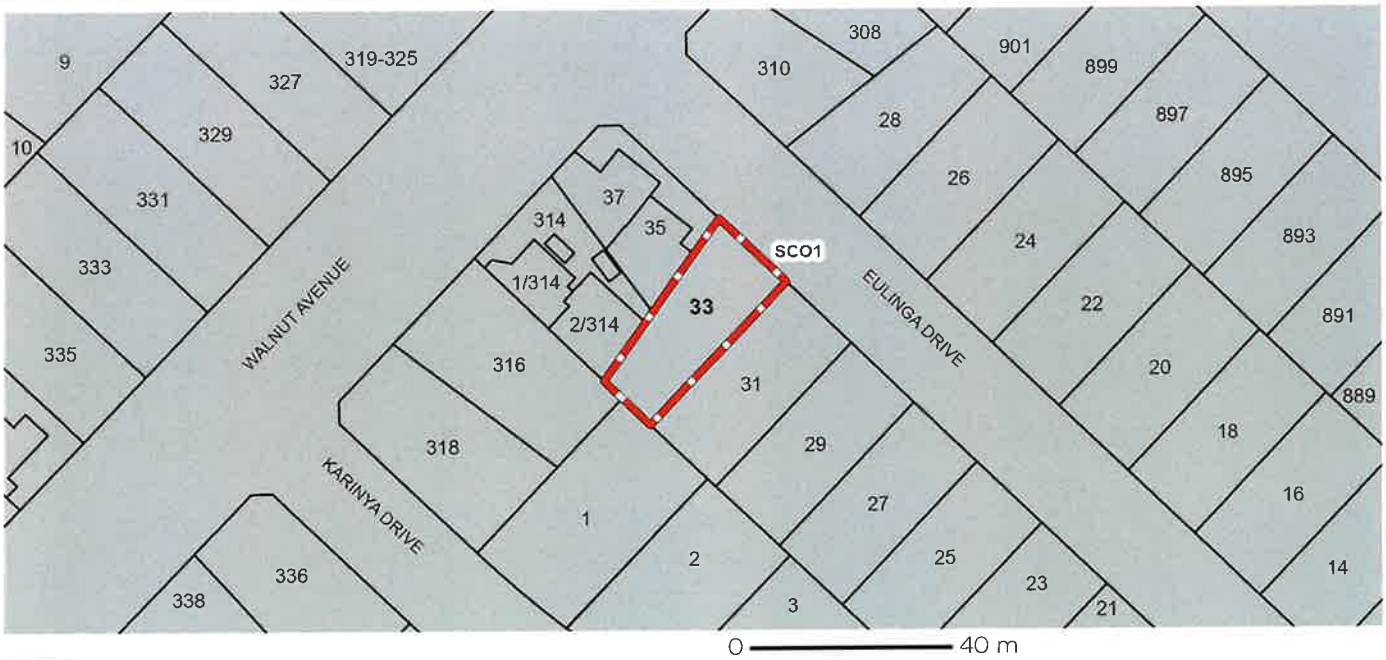
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

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



SCO - Specific Controls Overlay

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

Further Planning Information

Planning scheme data last updated on 16 October 2026.

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

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

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

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

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

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PLANNING PROPERTY REPORT

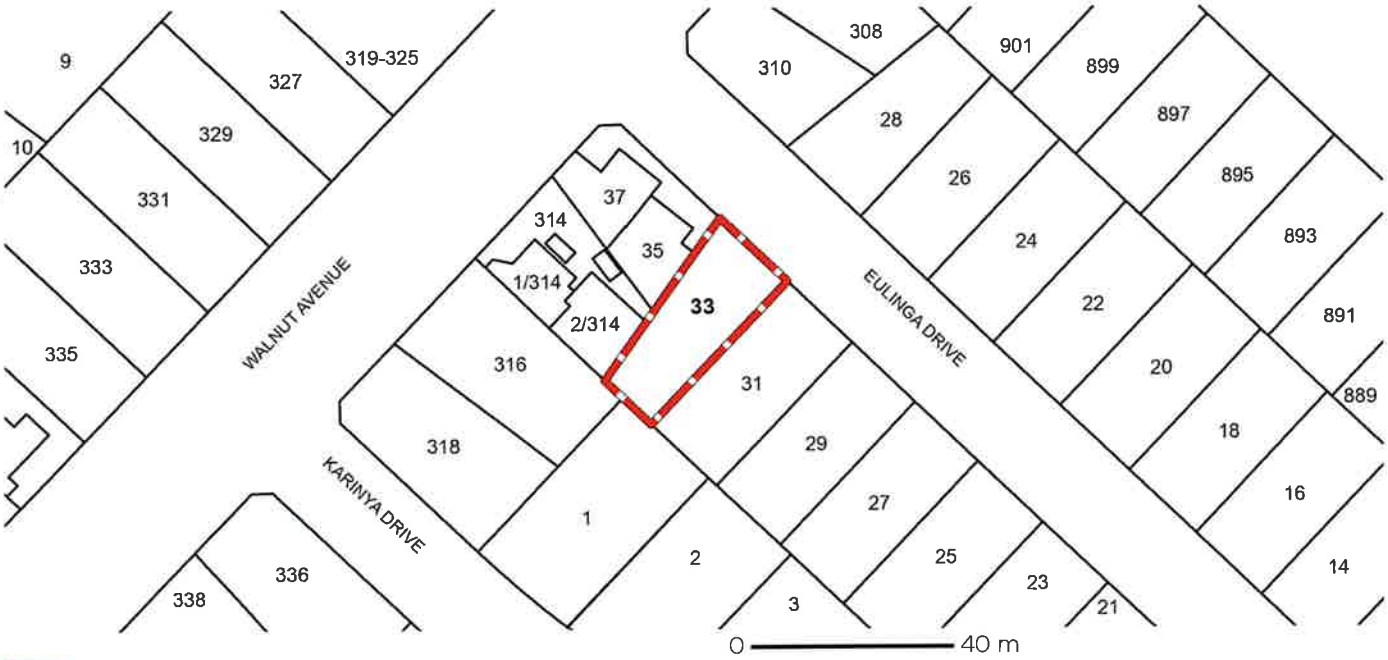
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

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

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(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.