



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

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

# Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

**PROPERTY:**                      63-65 Chaffey Avenue, Mildura

**VENDOR'S NAME:**                      **Dominic Lawrence Moras and Nicola Jayne Moras**

**VENDOR'S SIGNATURE:** .....

Signed by:  
  
064B157719DB426...

Signed by:  
  
B22C5017487242A...

2/9/2026

2/9/2026

**DATE:** \_\_\_\_\_

**PURCHASER'S NAME:**

**PURCHASER'S SIGNATURE:** .....

**DATE:** \_\_\_\_\_

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

**Vendor:** **Dominic Lawrence Moras and Nicola Jayne Moras**

**Property:** **63-65 Chaffey Avenue, Mildura  
Lots 1 & 2 on Title Plan 596751L being the land  
contained in Certificate of Title Volume 04272 Folio 356**

## **1. Financial matters in respect of the land**

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

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

| <u>Authority</u>              | <u>Amount</u>                                 | <u>Interest</u> |
|-------------------------------|-----------------------------------------------|-----------------|
| 1. Mildura Rural City Council | \$7,228.71 per annum 2026/2027                |                 |
| 2. Lower Murray Water- Urban  | \$ 217.28 per quarter 2026/2027 (tariff only) |                 |

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

- (a) — Their total does not exceed \$
- (b) — The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:
- (c) — The Purchaser may be liable for ongoing Lower Murray Water charges that are applicable to water righted land. Refer to information statement attached hereto for information.
- (d) — The parties acknowledge that the Purchaser will be responsible for the payment of any charges and fees in relation to continuing the Lower Murray Water Authority water connection and also the installation and supply of a Lower Murray Water meter (if required).

## **2. Insurance details in respect of the land**

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

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

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

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

### **3. Matters relating to land use**

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:
- (i) Description: As set out in the copy title documents annexed hereto;
  - (ii) Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows: none known to Vendors
- (b) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) In the case of land to which a planning scheme applies a statement specifying—
- (i) name of the planning scheme: See attached
  - (ii) name of the responsible authority: See attached
  - (iii) zoning of the land: See attached
  - (iv) name of any planning overlay affecting the land: See attached
  - (v) Salinity – See attached
- (e) ~~Tenancy Agreement~~ — See attached

### **4. Notices made in respect of land**

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

Is contained in the attached: MRCC Confirmation of Pool registration dated 3<sup>rd</sup> October 2024 and  
Certificate of Pool and Spa Barrier Compliance dated 3<sup>rd</sup> October 2024.

~~Is as follows:~~

~~None to the Vendor's knowledge~~

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

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

~~None to the Vendor's knowledge~~

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

~~Is contained in the attached certificate/s and/or statement/s.~~

~~Is as follows:~~

~~None to the Vendor's knowledge~~

### **5. Building permits**

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

~~No such Building permit has been granted to the Vendor's knowledge~~

~~Is contained in the attached certificate/s.~~

## **6. Information relating to any Owners Corporation**

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

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

~~—either—~~

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

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

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

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

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

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

~~(iii) held any insurance.~~

## **7. Growth areas infrastructure contribution**

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

Particulars of work-in-kind agreement:

Is contained in the attached certificate/s and / or notice/s:

## **8. Disclosure of non-connected services**

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

~~(a) electricity supply;~~

~~(b) gas supply; Bottled Gas~~

~~(c) water supply;~~

~~(d) sewerage;~~

~~(e) telephone services.~~

## **9. Evidence of title**

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

(a) in the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;

~~(b) in any other case, a copy of—~~

~~(i) the last conveyance in the chain of title to the land; or~~

~~(ii) any other document which gives evidence of the vendor's title to the land;~~

~~(c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land;~~

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

- (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
- (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;

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

- (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
- (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
- (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
- (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.

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

- (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
- (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

## **10. DUE DILIGENCE CHECKLIST:**

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

## **11. COMMERCIAL AND INDUSTRIAL PROPERTY TAX:**

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

YES ☐ NO ☒

2. The AVPCC number is: 110
3. The Entry Date of the land was: N/A

## **IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:**

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

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

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

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

VOLUME 04272 FOLIO 356

Security no : 124137527187F  
Produced 12/08/2026 03:02 PM

LAND DESCRIPTION

-----  
Lots 1 and 2 on Title Plan 596751L.  
PARENT TITLES :  
Volume 04049 Folio 768 to Volume 04049 Folio 769  
Created by instrument 917656 02/09/1919

REGISTERED PROPRIETOR

-----  
Estate Fee Simple  
Joint Proprietors  
DOMINIC LAWRENCE MORAS  
NICOLA JAYNE MORAS both of 63-65 CHAFFEY AVENUE MILDURA VIC 3500  
AK472185Q 18/07/2013

ENCUMBRANCES, CAVEATS AND NOTICES

-----  
MORTGAGE AL460556P 31/10/2014  
WESTPAC BANKING CORPORATION

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 TP596751L 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)

ADMINISTRATIVE NOTICES

-----  
NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.



# Imaged Document Cover Sheet

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|                                                 |                         |
|-------------------------------------------------|-------------------------|
| Document Type                                   | <b>Plan</b>             |
| Document Identification                         | <b>TP596751L</b>        |
| Number of Pages<br>(excluding this cover sheet) | <b>1</b>                |
| Document Assembled                              | <b>12/08/2026 15:02</b> |

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The document is invalid if this cover sheet is removed or altered.

| TITLE PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | EDITION 1                                                                                                                                                                          | TP 596751L          |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------|--|-------------------------------------------------|--|
| <b>Location of Land</b><br><br>Parish: MILOURA<br>Township:<br>Section:<br>Crown Allotment:<br>Crown Portion: 1 {PT}<br><br>Last Plan Reference: LP 2144<br>Derived From: VOL 4272 FOL 356<br>Depth Limitation: NIL                                                                                                                                                                                                                         |  | <b>Notations</b><br><br><br><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN                                                                    |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
| <b>Description of Land / Easement Information</b>                                                                                                                                                                                                                                                                                                                                                                                           |  | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 10/08/2000<br>VERIFIED: MP |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                    |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
| <table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 11 SECTION 35 BLOCK D ON LP 2144</td></tr><tr><td colspan="2">PARCEL 2 = LOT 12 SECTION 35 BLOCK D ON LP 2144</td></tr></table> |  |                                                                                                                                                                                    |                     | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = LOT 11 SECTION 35 BLOCK D ON LP 2144 |  | PARCEL 2 = LOT 12 SECTION 35 BLOCK D ON LP 2144 |  |
| TABLE OF PARCEL IDENTIFIERS                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                    |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962                                                                                                                                                                                                                                                                 |  |                                                                                                                                                                                    |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
| PARCEL 1 = LOT 11 SECTION 35 BLOCK D ON LP 2144                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                    |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
| PARCEL 2 = LOT 12 SECTION 35 BLOCK D ON LP 2144                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                    |                     |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |
| LENGTHS ARE IN FEET & INCHES                                                                                                                                                                                                                                                                                                                                                                                                                |  | Metres = 0.3048 x Feet<br>Metres = 0.201168 x Links                                                                                                                                | Sheet 1 of 1 sheets |                             |  |                                                                                                                                                                             |  |                                                 |  |                                                 |  |

# PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1281423

APPLICANT'S NAME & ADDRESS

ALLSTATE CONVEYANCING SERVICES ( MILDURA ) C/-  
LANDATA  
  
DOCKLANDS

VENDOR

MORAS, DOMINIC LAWRENC

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

355054

This certificate is issued for:  
LOT 1 PLAN TP596751, LOT 2 PLAN TP596751 ALSO KNOWN AS 63 - 65 CHAFFEY AVENUE MILDURA  
MILDURA RURAL CITY

The land is covered by the:  
MILDURA PLANNING SCHEME

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

The land:  
- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1  
- is within a HERITAGE OVERLAY (HO307)  
and a SPECIFIC CONTROLS OVERLAY - SCHEDULE 1

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

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

12 August 2026  
**Sonya Kilkenny**  
Minister for Planning

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

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

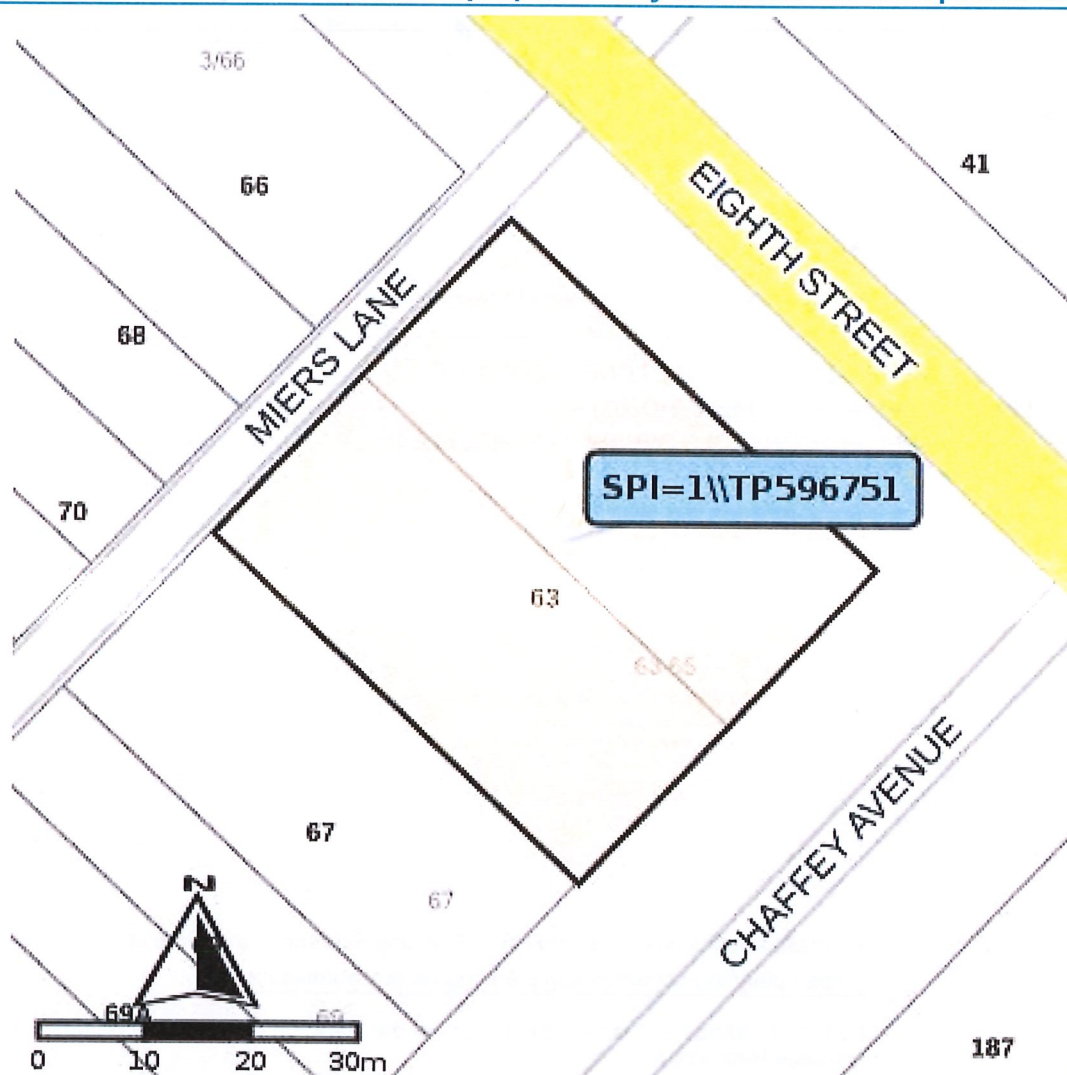
LANDATA®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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

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

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

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



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### Choose the authoritative Planning Certificate

#### Why rely on anything less?

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

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PROPERTY REPORT



Created at 13 August 2026 10:25 AM

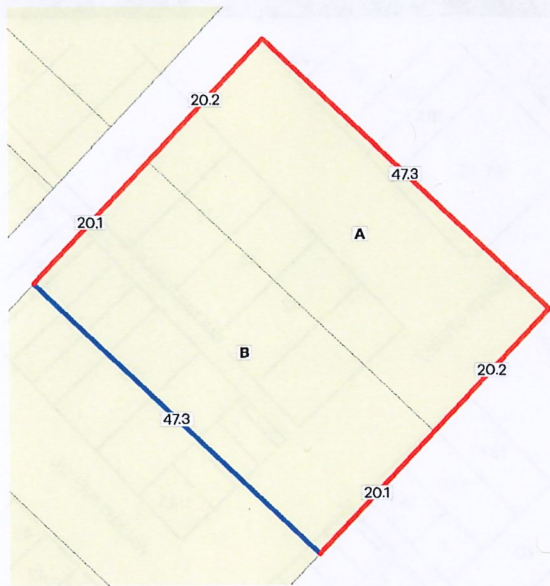
PROPERTY DETAILS

Address: 63-65 CHAFFEY AVENUE MILDURA 3500  
Lot and Plan Number: This property has 2 parcels. See table below  
Standard Parcel Identifier (SPI): See table below  
Local Government Area (Council): MILDURA  
Council Property Number: 893  
Directory Reference: Vicroads 535 P4

[www.mildura.vic.gov.au](http://www.mildura.vic.gov.au)

SITE DIMENSIONS

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



Area: 1903 sq. m

Perimeter: 175 m

For this property:

- Site boundaries
- Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

|   | Lot/Plan or Crown Description | SPI        |
|---|-------------------------------|------------|
| A | Lot 1 TP596751                | 1\TP596751 |
| B | Lot 2 TP596751                | 2\TP596751 |

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

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## PLANNING INFORMATION

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

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



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PROPERTY REPORT: 63-65 CHAFFEY AVENUE MILDURA 3500

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 13 August 2026 10:26 AM

PROPERTY DETAILS

Address: 63-65 CHAFFEY AVENUE MILDURA 3500  
Lot and Plan Number: More than one parcel - see link below  
Standard Parcel Identifier (SPI): More than one parcel - see link below  
Local Government Area (Council): MILDURA  
Council Property Number: 893  
Planning Scheme: Mildura  
Directory Reference: Vicroads 535 P4

www.mildura.vic.gov.au

Planning Scheme - Mildura

This property has 2 parcels. For full parcel details get the free 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  
OTHER  
Registered Aboriginal Party: First People of the Millewa-Mallee  
Fire Authority: Fire Rescue Victoria & Country Fire Authority

View location in VicPlan

Planning Zones

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



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

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Planning Overlays

[HERITAGE OVERLAY \(HO\)](#)

[HERITAGE OVERLAY - SCHEDULE \(HO307\)](#)



**HO - Heritage Overlay**

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

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - 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

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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: 63-65 CHAFFEY AVENUE MILDURA 3500

Page 2 of 4

## PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

### Further Planning Information

Planning scheme data last updated on 13 August 2026.

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

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

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

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.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: 63-65 CHAFFEY AVENUE MILDURA 3500

Page 3 of 4

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

## Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.vic.gov.au/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).



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Application Number: BP20220100

FORM 2  
Regulation 37(1)  
Building Act 1993  
Building Regulations 2018

## Building Permit No. 1444787738626 23 February 2022

### Issue to

Agent of Owner **Dominic and Nicola Moras**  
Postal Address **63-65 Chaffey Avenue Mildura**  
Email **dmoras@ncf.net.au**  
Contact Person **Dominic and Nicola Moras**

Postcode **3500**Telephone **0417 221 622**

### Ownership Details

Owner **Dominic and Nicola Moras**  
Postal Address **63-65 Chaffey Avenue Mildura**  
Email **dmoras@ncf.net.au**  
Contact Person **Dominic and Nicola Moras**

Postcode **3500**Telephone **0417 221 622**

### Property Details

Number **63-65** Street/Road **Chaffey Avenue** Suburb **Mildura** Postcode **3500**  
Lot/s **1 & 2** LP/PS **TP596751L** Volume **04272** Folio **356**  
Municipal District **Mildura Rural City Council**

### Builder

Name **Dominic and Nicola Moras**Company **N/A (Owner Builder)**Telephone **0417 221 622**Address **63-65 Chaffey Avenue Mildura**Postcode **3500**This builder is specified under section 24B of the **Building Act 1993** for the building work to be carried out under this permit.

### Details of Building Practitioners and Architects

a) To be engaged in the building work<sup>3</sup>

| Name                                            | Category/class | Registration Number |
|-------------------------------------------------|----------------|---------------------|
| Dominic and Nicola Moras<br>N/A (Owner Builder) | Owner Builder  | N/A                 |

b) Were engaged to prepare documents<sup>4</sup>

| Name                         | Category/class | Registration Number |
|------------------------------|----------------|---------------------|
| Glenn Rigby<br>Rigby Designs | Draftsperson   | DP-AD 18083         |
| Glenn Turner                 | Engineer       | PE0002639           |

### Details of Domestic Building Work Insurance<sup>5</sup>

The issuer or provider of the required insurance policy is: **N/A**Insurance policy number : **N/A**Insurance policy date : **N/A**

### Details of Relevant Planning Permit

Planning Permit No: **005.2020.00000107.001**Date of grant of Planning Permit: **24 January 2022**

Nature of Building Work: Construction of Verandah

### Details of Building Work:



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Type of construction: **N/A**  
 Storeys contains: **1**

Rise in storeys: **1**

Effective height: **N/A**

Version of BCA applicable to permit: **2019**

Cost of Building Work: **\$11,000.00**

Total floor area of new building work in m<sup>2</sup>: **31**

### Conditions and Required Certificates

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

### BCA Class

Part of Building: **Verandah**

Class: **10a**

Use: **Domestic**

### Protection Work

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

### Inspection Requirements<sup>3</sup>

The mandatory inspection notification stages are:

1. Pad Footings
2. Frame/Final

**Occupation or User of Building:** A certificate of final inspection is required prior to the occupation or use of this building.

### Commencement and Completion

This building work must commence by **23 February 2023**

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

This building work must be completed by **23 February 2024**

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

### Relevant Building Surveyor

Name: **Brent Williams**

Address: **39 Pine Avenue Mildura Vic 3500**

Email: **admin@bwanational.com.au**

Building practitioner registration no.: **BS-U 1062**

Permit no.: **1444787738626**

Date of issue of permit: **23 February 2022**

### Notes

- Note 1 Under Regulation 42 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 41 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 135 of **The Building Act 1993**.

## Annexures 'A'

### Conditions of Approval

### Building Permit No. 1444787738626 Issued 23 February 2022

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia current edition (BCA) other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.
2. Down pipes must be installed in accordance with Clause 3.5.2.5 of the BCA and overflow provisions made for the spouting if the down pipes are located further than 1.2mt from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor.
3. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.

## Annexures 'B'

### Required Certificates

The following compliance certificates are required prior to the issuing of an Occupancy Permit:

☐ No Compliance Certificates Required

## Annexures 'E'

### Building Appeals Board Determinations And Orders

#### Building Appeals Board Determinations And Orders

The following determinations and orders of the Building Appeals Board (the **BAB**) relate to the building work to which this permit applies:

| Date of determination or order | Determination or order                                                                                                                                                                                                                                                                     | Section of the Building Act 1993 under which application to BAB made |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
|                                | Permit the proposed verandah which is located within 900mm from the dwelling and 230mm setback from the western boundary, as indicated in the submission, to be constructed without the prescribed fire protection i.e. without an external wall with a fire-resistance level of 60/60/60. | P2.3.1 / 3.7.2.5                                                     |



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Project Number: BP20220100

**Form 17**  
Regulation 200  
**Building Act 1993**

Building Regulations 2018

**CERTIFICATE OF FINAL INSPECTION**

**To:** Owner: Dominic and Nicola Moras  
63-65 Chaffey Avenue Mildura Vic 3500 Australia

Agent: Dominic and Nicola Moras  
63-65 Chaffey Avenue Mildura Vic 3500 Australia

**From:** PRIVATE BUILDING SURVEYOR BRENT WILLIAMS  
**BRENT WILLIAMS AND ASSOCIATES**

**Property Details**

Number: **63-65** Street/Road: **Chaffey Avenue** Suburb: **Mildura** Postcode: **3500**  
Lot/s: **1 & 2** LP/PS: **TP596751L** Volume: **04272** Folio: **356**

Municipal District: **Mildura Rural City Council****Building Permit details**

Building permit number: 1444787738626  
Version of BCA applicable to building permit: 2019

**Nature of Building Works:** Construction of Verandah**Description of building work**

| Part of building to which permit applies | Permitted use | BCA Class of building |
|------------------------------------------|---------------|-----------------------|
| Verandah                                 | Domestic      | 10a                   |

**Building Appeals Board Determination**

The following determinations and orders of the Building Appeals Board (BAB) relate to the \*building/\*place of public entertainment to which this permit applies:

| Date of determination or order | Determination or order                                                                                                                                                                                                                                                                     | Section of Building Act 1993 under which application to BAB made |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                | Permit the proposed verandah which is located within 900mm from the dwelling and 230mm setback from the western boundary, as indicated in the submission, to be constructed without the prescribed fire protection i.e. without an external wall with a fire-resistance level of 60/60/60. | P2.3.1 / 3.7.2.5                                                 |

**Directions to fix building work**

All directions to fix building work under Part 4 of the Building Act 1993 have been complied with.



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**P:** 1300 363 487

**Melbourne | Mildura | Swan Hill**

**Relevant Building Surveyor**

|                                         |                                 |
|-----------------------------------------|---------------------------------|
| Name:                                   | Brent Williams                  |
| Address:                                | 39 Pine Avenue Mildura Vic 3500 |
| Email:                                  | admin@bwanational.com.au        |
| Building practitioner registration no.: | BS-U 1062                       |
| Date of final inspection                | 19 October 2022                 |

Signature:

A handwritten signature in black ink, appearing to be 'Brent Williams', with a long horizontal flourish extending to the right.

|                 |                 |
|-----------------|-----------------|
| Certificate no. | 1444787738626   |
| Date of issue:  | 20 October 2022 |

## 137B – Condition Report

Building Act 1993 | Section 137B



Project Address: **63-65 Chaffey Avenue, Mildura**

Reference: **C20250274**

Date of Report: **26/08/2025**

Revision: **1**

Report Author: **Luke Walker**  
**BS-U 100050**

# Report on Building Work

Building Act 1993

Date of Inspection: 21/08/2026

Reference: C20250274

## Owner(s) Details:

Name: Dominic Moras

Phone: 0412 221 622

Email: dmoras78@yahoo.com

## Property Location:

Address: Lot 1&2, 63-65 Chaffey Avenue Mildura

V: 04272 F: 356 PS: TP5968751L

Municipality: Mildura Rural City Council

## Building Details:

☐ Single Home (new home)

☒ Deck

☒ Fence

☐ Unit/Duplex

☐ Relocatable

☒ Verandah

### Project 1

Description of alteration/addition or improvement work: Deck & Fence Alterations

Cost of Work: \$15,550.00

Replacement Cost of Work: \$25,000

Permit Date: 4616752609292

Project Completion Date: 10/05/2022

### Project 2

Description of alteration/addition or improvement work: Verandah

Cost of Work: \$11,000

Replacement Cost of Work: \$20,000

Permit Date: 1444787738626

Project Completion Date: 20/10/2022

Building Surveyor: BrentAndrewWilliams  
39 Pine Avenue, Mildura VIC 3500  
Phone: (03) 5023 5136

VIC Practitioner Number: BS-U 1062

Weather conditions at the time of inspection: ☒ Fine ☐ Cloudy ☐ Wet ☐ Windy ☐ Other

Inspector Details: Luke Walker

Practitioner Number: BS-U  
100050

PO Box 2105, Mildura Vic 3502  
P: 0439 344 504

E: [luke@bwanational.com.au](mailto:luke@bwanational.com.au)

### Purpose of Report:

This report contains matters required by the Minister under Section 9 or Section 10 of the House Contracts Guarantee Act 1987 and identifies defects for the purpose of those Sections and is provided on the basis of notes overleaf.

Description /Summary of Building

Construction:

|                         |                 |                  |        |
|-------------------------|-----------------|------------------|--------|
| Footings:               | Concrete        | Decking:         | Timber |
| Roof Pitch:             | 11 degrees      | Sub Floor Frame: | Timber |
| Roof Cladding:          | Colorbond Steel | Fence:           | Bricks |
| Columns:                | Steel           |                  |        |
| Wall Lining (internal): | N/A             |                  |        |
| Ceiling Lining:         | N/A             |                  |        |

Termite Protection:

Is the building located in a designated termite zone?    Yes  
Has termite protection been installed?    No  
Type of protection provided: Not required due to the structure being steel

NOTE: A qualified and experienced Pest Controller should be engaged to carry out a full inspection of the premises to determine if termite activity is present or has been active in the past.

Other Comments:

This report relates to the construction of a Shed Extension

This inspection report is undertaken to comply with the requirements of the Building Act 1993 Victoria and the Home Building Act NSW1989.



**Summary of Defects:**

The items listed below are a summary of defects based on the checklist.

Nil

**Second hand material:**

Nil

**Incomplete works:**

Nil

**Inaccessible areas:**

N/A

**Checklist:**

Legend: [P] No visible defect [X] Significant defect [M] Maintenance Item [N] Not Applicable  
[O] Non- completion [S] Slight defect [R] Non-compliance with Regulations

**Verandah/Deck**

|               |   |                |   |          |   |
|---------------|---|----------------|---|----------|---|
| Walls/Columns | P | Roof Frame     | P | Floor    | P |
| Roof Cladding | P | Drainage       | P | Sub Flor | P |
| Wall Cladding | P | Decking Boards | P |          |   |

Registration Number: BS- U100050



Date of Inspection: 21/08/2026

## Notes:

### Condition Report

This report is provided, pursuant to the Section 137b of the Building Act 1993 by the owner builder of the dwelling identified in this report.

### Selling an owner-built dwelling

Prior to entering into a Contract of Sale for a home built by an Owner Builder (i.e. not being a registered Builder), which is less than 6 ½ years old from the date of completion, the Owner Builder must, for the benefit of the purchaser:

1. Obtain an inspection report from a Prescribed Practitioner that contains the matters required by the Minister (i.e. lists the details, conditions, defects, incomplete works etc.). This report must not be more than 6 months old at the time the contract of sale is signed.

Note: To sell your owner built property without the required insurance can attract a fine of up to \$10,000. The above information does not apply to a building other than a home (i.e. detached garage etc.), as some legislation requirements do vary. Check with your Conveyancer/Solicitor for specific details)

### Contract of Sale Conditions

A Contract of Sale must contain the following special conditions:

1. The Purchaser acknowledges that prior to signing the contract; the Purchaser has received a copy of the inspection report as prescribed in Section 137b of the Building Act 1993, and a copy of a certificate evidencing the existence of the required insurance.

2. The vendor/s warrant that they have effected a Policy of Insurance in the name of the purchaser (or in the case of sale by auction, the policy is subject only to completing the name of the successful purchaser), which indemnifies the purchaser (and any subsequent purchasers) against all losses and damage during the period of insurance which resulted from:-

a) Any breach of the implied Warranties under Section 137C of the Act, and

b) Alternative accommodation, removal and/or storage costs reasonable and necessarily incurred as a result of any event under above.

3. Vendor warrants that all domestic building work be carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and

4. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and,

5. The vendor warrants that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, this Act and the regulations.

Defects identified are those caused by hard workmanship or movement of the foundations. The report does not necessary refer to routine maintenance items (e.g. hairline plaster cracks or jamming doors and windows) which are caused by normal shrinking providing the workmanship was not defective.

Unless otherwise stated:

- \* No soil or other material has been excavated or removed.
- \* No plants or trees have been removed.
- \* No samples have been taken or tested.
- \* No fixtures, fittings, cladding or lining materials have been removed.
- \* Building services have not been tested.
- \* No items of furniture or chattels have been moved.
- \* The roof has not been water tested.
- \* No enquiries of Drainage, Sewerage or Water Authorities have been made.
- \* No plans, specifications or other contract documents have been sighted for the purpose or inspecting the dwelling house and providing this report.
- \* No special investigation of insect attack (e.g. borer, termite, etc.) has been made and any reference to this has been based on a casual inspection.



## Mildura Rural City Council

File: 036.2020.00000222.001  
03/10/2024

Mr Dominic Moras  
63-65 Chaffey Avenue  
MILDURA VIC 3500

Dear Mr Moras

**SWIMMING POOL Registration Details**  
63-65 Chaffey Avenue MILDURA 3500  
Lot: 2 Sec: 35 Blk: D TP: 596751L  
PA: 33288

Council has received your Construction Barrier Compliance (CBC) for a SWIMMING POOL located at 63-65 Chaffey Avenue MILDURA 3500

Date CBC issued: **03/10/2024**

Due Date for next CBC: **03/10/2028**

Please lodge the next CBC within **30 days** of receiving it and prior to the due date.

If you make any alterations to the safety barrier that requires a building permit during this time, you are required to obtain a new CBC and lodge it with Council within 14 days of receiving it.

Should you require any further information please contact the Building Department on 03 5018 8248.

Yours sincerely

**MARK YANTSES**  
**MUNICIPAL BUILDING SURVEYOR**  
MY/kd

Building Amendment (Swimming Pool and Spa) Regulations 2019  
S.R. No. 116/2019

**S.R. No. 116/2019**

**FORM 23**

Regulations 147Y(4), 147ZB(2)

**Building Act 1993**

Building Regulations 2018

**CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE**

**Issued: Mr Dominic Moras**

1. Name of owner of the land (the *property*) on which the swimming pool or spa is located: Mr Dominic Moras
2. Postal address: 63-65 Chaffey Avenue Mildura Vic 3500
3. Telephone number: 0417 221 622
4. Email address: [dmoras@ncf.net.au](mailto:dmoras@ncf.net.au)

**Property details:**

Number: 63-65      Street/road: Chaffey Ave  
City/suburb/town: Mildura      Postcode: 3500  
Lot: 2      TP: 596751L      Volume      Folio  
Crown allotment:      Section: 35      Parish:      County  
Municipal district: Mildura Rural City Council

**Type of swimming pool or spa:**

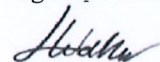
Permanent swimming pool      ☒  
Permanent spa      ☐  
Relocatable swimming pool      ☐  
Relocatable spa      ☐

5. Date of construction of the swimming pool or spa: Nov 2013
6. Applicable barrier standard: AS1926.1-2012
7. The applicable barrier standard applies under:
  - Division 2 of Part 9A of the Building Regulations 2018      ☐
  - relevant deemed to satisfy provisions of the BCA      ☒
  - a performance solution in accordance with the BCA      ☐
8. Date of inspection of the swimming pool or spa barrier: 30/09/2024

**Certification of compliance**

Following inspection of the swimming pool barrier on the 30/09/2024 referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector



Date: 3/10/2024

Building Amendment (Swimming Pool and Spa) Regulations 2019  
S.R. No. 116/2019

**S.R. No. 116/2019**

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

**Inspector details**

10. Name of registered building practitioner: Luke Walker  
11. Address: 178 Walnut Avenue Mildura  
12. Email: [poolsafemildura@gmail.com](mailto:poolsafemildura@gmail.com)  
13. Building practitioner registration, no: BS-L 67637
-

Property Clearance Certificate

Land Tax



INFOTRACK / ALLSTATE CONVEYANCING SERVICES (MILDURA)

|                 |             |
|-----------------|-------------|
| Your Reference: | 26569 MORAS |
| Certificate No: | 10913525    |
| Issue Date:     | 12 AUG 2026 |
| Enquiries:      | TXB5        |

Land Address: 63 -65 CHAFFEY AVENUE MILDURA VIC 3500

| Land Id  | Lot | Plan   | Volume | Folio | Tax Payable |
|----------|-----|--------|--------|-------|-------------|
| 24165751 | 1   | 596751 | 4272   | 356   | \$0.00      |
|          | 2   | 596751 |        |       |             |

Vendor: NICOLA JAYNE MORAS & DOMINIC LAWRENC MORAS

Purchaser: FOR INFORMATION PURPOSES

| Current Land Tax   | Year | Taxable Value (SV) | Proportional Tax | Penalty/Interest | Total  |
|--------------------|------|--------------------|------------------|------------------|--------|
| NICOLA JAYNE MORAS | 2026 | \$1,001,000        | \$0.00           | \$0.00           | \$0.00 |

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

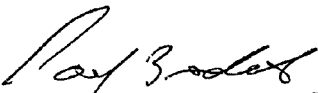
| Current Vacant Residential Land Tax | Year | Taxable Value (CIV) | Tax Liability | Penalty/Interest | Total |
|-------------------------------------|------|---------------------|---------------|------------------|-------|
|-------------------------------------|------|---------------------|---------------|------------------|-------|

Comments:

| Arrears of Land Tax | Year | Proportional Tax | Penalty/Interest | Total |
|---------------------|------|------------------|------------------|-------|
|---------------------|------|------------------|------------------|-------|

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

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

  
Paul Broderick  
Commissioner of State Revenue

|                                                          |             |
|----------------------------------------------------------|-------------|
| CAPITAL IMPROVED VALUE (CIV):                            | \$1,404,000 |
| SITE VALUE (SV):                                         | \$1,001,000 |
| CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE: | \$0.00      |



# Notes to Certificate - Land Tax

Certificate No: 10913525

**Power to issue Certificate**

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

**Amount shown on Certificate**

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

**Land tax is a first charge on land**

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

**Information for the purchaser**

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

**Information for the vendor**

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

**Apportioning or passing on land tax to a purchaser**

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

**General information**

- 7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
- 8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

**For Information Only**

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$4,659.00

Taxable Value = \$1,001,000

Calculated as \$4,650 plus ( \$1,001,000 - \$1,000,000) multiplied by 0.900 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$14,040.00

Taxable Value = \$1,404,000

Calculated as \$1,404,000 multiplied by 1.000%.

**Land Tax - Payment Options**

**BPAY**



Billers Code:5249

Ref: 10913525

**Telephone & Internet Banking - BPAY®**

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

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 10913525

**Visa or Mastercard**

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / ALLSTATE CONVEYANCING SERVICES ( MILDURA )

|                 |             |
|-----------------|-------------|
| Your Reference: | 26569 Moras |
| Certificate No: | 10913525    |
| Issue Date:     | 12 AUG 2026 |
| Enquires:       | TXB5        |

|                                                      |                           |                |                                     |                                                          |             |
|------------------------------------------------------|---------------------------|----------------|-------------------------------------|----------------------------------------------------------|-------------|
| Land Address: 63 -65 CHAFFEY AVENUE MILDURA VIC 3500 |                           |                |                                     |                                                          |             |
| Land Id                                              | Lot                       | Plan           | Volume                              | Folio                                                    | Tax Payable |
| 24165751                                             | 1                         | 596751         | 4272                                | 356                                                      | \$0.00      |
|                                                      | 2                         | 596751         |                                     |                                                          | \$0.00      |
| AVPCC                                                | Date of entry into reform | Entry interest | Date land becomes CIPT taxable land | Comment                                                  |             |
| 110                                                  | N/A                       | N/A            | N/A                                 | The AVPCC allocated to the land is not a qualifying use. |             |

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

Paul Broderick  
Commissioner of State Revenue

|                         |             |
|-------------------------|-------------|
| CAPITAL IMPROVED VALUE: | \$1,404,000 |
| SITE VALUE:             | \$1,001,000 |
| CURRENT CIPT CHARGE:    | \$0.00      |



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 10913525

## Power to issue Certificate

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

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

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

## Amount shown on Certificate

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on commercial and industrial property tax to a purchaser

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

## General information

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and industrial property tax information

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

## Change of use of tax reform scheme land

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / ALLSTATE CONVEYANCING SERVICES ( MILDURA )

Your Reference: 26569 MORAS

Certificate No: 10913525

Issue Date: 12 AUG 2026

Land Address: 63 -65 CHAFFEY AVENUE MILDURA VIC 3500

| Lot | Plan   | Volume | Folio |
|-----|--------|--------|-------|
| 1   | 596751 | 4272   | 356   |
| 2   | 596751 |        |       |

Vendor: NICOLA JAYNE MORAS & DOMINIC LAWRENC MORAS

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

Paul Broderick  
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00



# Notes to Certificate - Windfall Gains Tax

Certificate No: 10913525

**Power to issue Certificate**

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

**Amount shown on Certificate**

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

**Windfall gains tax is a first charge on land**

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

**Information for the purchaser**

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

**Information for the vendor**

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

**Passing on windfall gains tax to a purchaser**

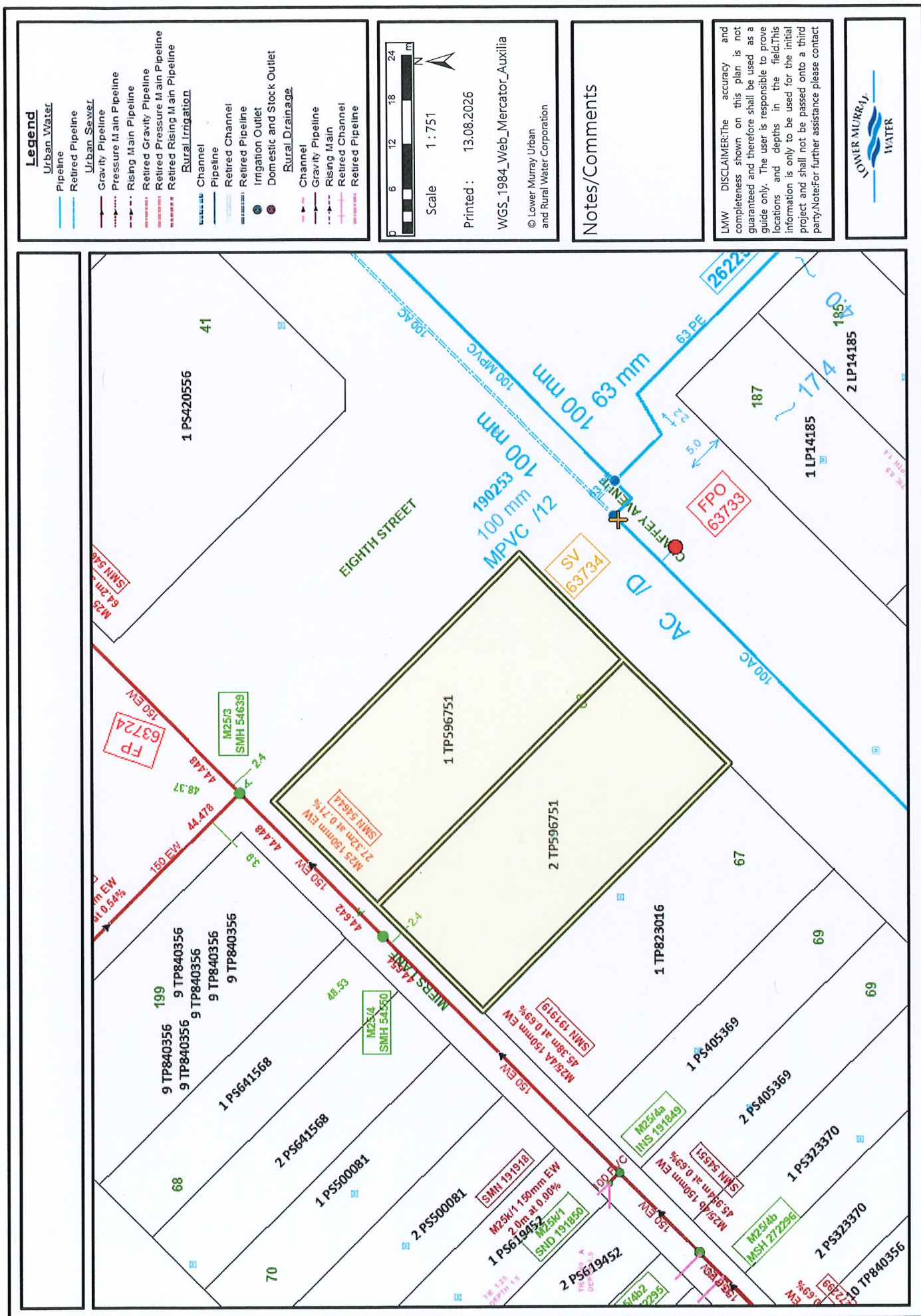
8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January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

**General information**

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

**Windfall Gains Tax - Payment Options**

|                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div>BPAY</div><div><div></div><div>Billers Code: 416073<br/>Ref: 10913523</div></div></div> <div><div>Telephone &amp; Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div> | <div><div>CARD</div><div><div></div><div>Ref: 10913523</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61.<br/>A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div> | <div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



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

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

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

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

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Yantzes', written over a horizontal line.

**Mark Yantzes**

**MUNICIPAL BUILDING SURVEYOR**

MY/mn

# Due diligence checklist for home buyers

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

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

Sellers or estate agents must:

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

You can print additional copies of the [Due diligence checklist {Word, 140KB}](#).

## Urban living

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

For more information, visit the [Commercial and industrial noise page on the Environment Protection Authority website](#) and the [Odour page on the Environment Protection Authority website](#).

## Buying into an Owners Corporation

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

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

## Growth areas

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

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

## Flood and fire risk

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

More information:

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

## Rural properties

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

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

## Earth resource activity, such as mining

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

For more information, visit the [GeoVic page on the Department of State Development Business and Innovation website](#) and the [Information for community and landholders page on the Department of State Development Business and Innovation website](#).

## **Soil and groundwater contamination**

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

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

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

## **Land boundaries**

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

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

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

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

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

## **Proposed or granted planning permits**

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

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

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

## **Safety**

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

For more information, visit the [Consumers section on the Victorian Building Authority website](#) and the [Energy Safe Victoria website](#).

## **Building permits**

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

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

## **Aboriginal cultural heritage and building plans**

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

## **Insurance cover for recent building or renovation works**

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

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

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

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

For more information, visit the [Choosing a retailer page on the Your Choice website](#).

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

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

## Buyers' rights

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

For more information, view our [Buying property section](#).

## Professional associations and bodies that may be helpful:

\* [Archicentre website](#)

[Association of Consulting Surveyors Victoria website](#)

[Australian Institute of Conveyancers \(Victorian Division\) website](#)

[Institute of Surveyors Victoria website](#)

[Law institute of Victoria website](#)

[Real Estate Institute of Victoria website](#)

[Strata Community Australia \(Victoria\) website](#).

Government of Victoria (Consumer Affairs Victoria) 2014

<http://www.consumer.vic.gov.au/duediligencechecklist> 5/5

**Vendor: Dominic Lawrence Moras and Nicola Jayne Moras**

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**Vendor's Section 32 Statement**

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**Property: 63-65 Chaffey Avenue, Mildura**

**Vendor's Conveyancer:**  
**ALLSTATE CONVEYANCING SERVICES PTY. LTD.**  
**Of 170 Eighth Street, Mildura, Vic, 3500.**

Phone: 03 50 235355  
Ref: 26569 Moras (Sally)  
Email: [sally@allstateconveyancing.com.au](mailto:sally@allstateconveyancing.com.au)