CROSS BORDER CONVEYANCING

VENDORS STATEMENT

PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

VENDOR: Dianne Elizabeth Campbell and Carl David Campbell

PROPERTY: 801 Irymple Avenue, Irymple VIC 3498

VENDORS REPRESENTATIVE

Kasey Osborne

Phone: 0418 648 327

Address: PO Box 52 Mildura VIC 3502

Email: kasey@crossborder.com.au

Vendor Statement

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

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

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

Land	801 IRYMPLE AVENUE, IRYMPLE VIC 3498 Being Lot 3 on Plan of Subdivision 534503U and being all of the land contained in Certificate of Title Volume 10933 Folio 005

Vendor's name	Dianne Elizabeth Campbell	Date / /
Vendor's signature _____		
Vendor's name	Carl David Campbell	Date / /
Vendor's signature _____		

Purchaser's name	Date / /
Purchaser's signature _____	
Purchaser's name	Date / /
Purchaser's signature _____	

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $4,500.00

	Authority	**Amount**	**Interest** (if any)
(1)	Mildura Rural City Council	See attached	
(2)	Lower Murray Water	See attached	
(3)	Body Corporate	See attached	

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

$0.00	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 120 – Single Unit/Villa Unit/Townhouse
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Mildura Planning Scheme
(b)	Name of responsible authority	Mildura Rural City Council
(c)	Zoning of the land	See attached planning property report
(d)	Name of planning overlay	See attached planning property report

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

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

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

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

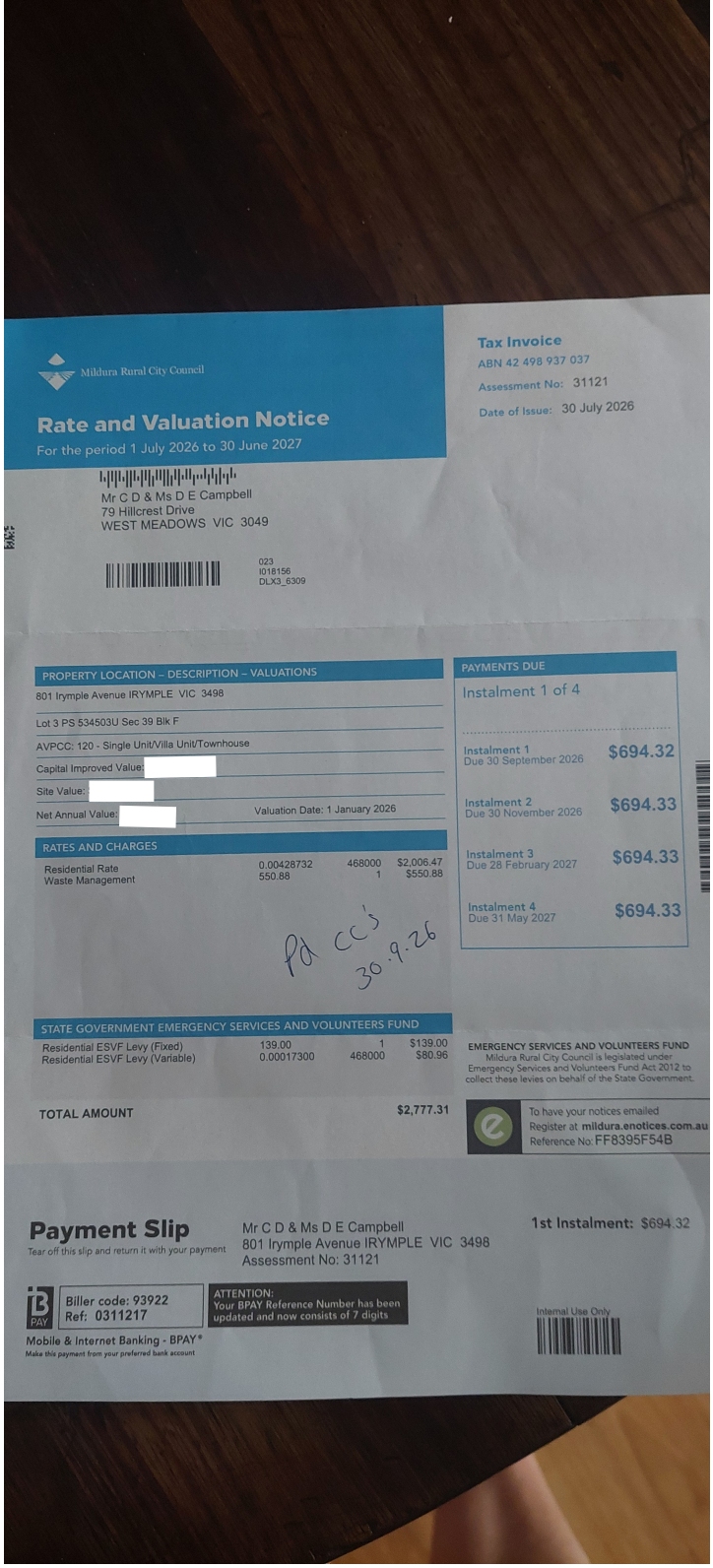
Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

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

Buyers' rights

Do you know your rights when buying a property?

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



Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2026 to 30 June 2027

Tax Invoice
ABN 42 498 937 037
Assessment No: 31121
Date of Issue: 30 July 2026

Mr C D & Ms D E Campbell
79 Hillcrest Drive
WEST MEADOWS VIC 3049

023
I018156
DLX3_6309

PROPERTY LOCATION – DESCRIPTION – VALUATIONS

801 Irymple Avenue IRYMPLE VIC 3498

Lot 3 PS 534503U Sec 39 Blk F

AVPCC: 120 - Single Unit/Villa Unit/Townhouse

Capital Improved Value: [redacted]

Site Value: [redacted]

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

RATES AND CHARGES

Residential Rate	0.00428732	468000	$2,006.47
Waste Management	550.88	1	$550.88

pd CC 30.9.26

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Residential ESVF Levy (Fixed)	139.00	1	$139.00
Residential ESVF Levy (Variable)	0.00017300	468000	$80.96

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

TOTAL AMOUNT **$2,777.31**

PAYMENTS DUE

Instalment 1 of 4

Instalment 1 Due 30 September 2026	$694.32
Instalment 2 Due 30 November 2026	$694.33
Instalment 3 Due 28 February 2027	$694.33
Instalment 4 Due 31 May 2027	$694.33

To have your notices emailed
Register at **mildura.enotices.com.au**
Reference No: FF8395F54B

Payment Slip

Tear off this slip and return it with your payment

Mr C D & Ms D E Campbell
801 Irymple Avenue IRYMPLE VIC 3498
Assessment No: 31121

1st Instalment: $694.32

BPAY Biller code: 93922
Ref: 0311217

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

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

Internal Use Only

BodyCorporate STRATA GROUP

BODY CORPORATE STRATA GROUP
4/90 William St Melbourne VIC 3000
Owners Corporation Manager: Jade Magalona
Phone: 03 7020 6300

Owners Corporation: 534503U
ABN: 58 711 609 132
Notice Date: 02/09/2026
Notice Reference: 904672505463

NOTICE SUMMARY

New Charges: $581.22
Arrears: $0.00
Total: $581.22
Less Paid To Date: $0.00
Balance Payable: $581.22

Invoice

Mr C D and Mrs D E Campbell
79 Hillcrest Drive
WEST MEDOWS VIC 3049

OWNERS CORPORATION FEE NOTICE

OWNERS CORPORATIONS ACT 2006 SECTION 31, OWNERS CORPORATION REGULATIONS 2018 AND OWNERS CORPORATION RULES

Mr C D and Mrs D E Campbell
Owners Corporation Number 534503U
Lot 3 (Unit 3) / 797- 805 Irymple Avenue IRYMPLE VIC 3498

Pd pd 14-9-26.

The following fees/charges are due

All amounts listed include GST unless otherwise specified

Payment is due within 28 days of the date of this notice or by the due date specified below

Reference #	Description	Admin	Maintenance	GST	Interest	Due Date	Total	Less Paid	Balance
902102409556	Adjustment(A) Standard Levy From 01/07/2026 To 30/06/2027	$105.22				01/10/2026	$105.22	$0.00	$105.22
902102409478	Standard Levy From 01/10/2026 To 31/12/2026	$476.00				01/10/2026	$476.00	$0.00	$476.00

Subtotal: $581.22
GST $0.00
Total: $581.22
Less Paid To Date: $0.00
Balance Payable: $581.22

Interest:
Interest will be charged on any overdue fees/charges at: Annual interest rate 10.00%
The rate of interest has been calculated in accordance with the current rate under the Penalty Interest Rates Act 1983 (Vic). This rate is subject to change.

Payment details:
Payment methods (how and where to pay)

If any of the payment references below have changed you should have received an independent notification from your manager.

MACQUARIE BANK | DEFT PAYMENT SYSTEMS

PayID	**PayID®:** 218421568137598@deft.com.au Pay with PayID from your online banking. **First time paying?** Head to **deft.com.au** to register your PayID before you pay.	**DIRECT DEBIT**	**DEFT Reference Number:** 218421568137598 Visit https://www.deft.com.au/ or StrataPort to pay by direct debit.
BPAY	**Biller Code:** 96503 **Ref:** 218421568137598 Mobile & Internet Banking - BPAY® Make this payment from your preferred bank account	Post Billpay	*496 218421568 137598 Pay in-store at Australia Post by eftpos or cheque.

® Registered to BPAY Pty Ltd ABN 69 079 137 518. | PayID is a registered trade mark of NPP Australia Ltd ABN 68 601 428 737.

+218421568 137598 <
+218421568 137598 <

000058122<3+



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

LOWER MURRAY WATER
ABN 18 475 808 826

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

URBAN ACCOUNT
Date Of Issue 21/10/2026
Invoice # 592336

775358-004 000905(2105) RVIC
MR CD CAMPBELL &
MRS DE CAMPBELL
79 HILLCREST DRIVE
WESTMEADOWS VIC 3049

Account No: 139551
Amount Due: $22
Due Date: 27-NOV-

Tariffs and Charges Notice
2nd Quarter 2026/27
01/10/2026 - 31/12/2026

POST *850 139551014 22104

Property Address : 801 IRYMPLE AVE IRYMPLE VIC 3498
unit 3,irymple avenue
Lot 3 PS 534503U Blk F Sec 39 Vol 10933 Fol 005

	Charges
Sewerage Service Tariff	$152.85
Water Service Tariff	$64.43
Water by Measure Chg-Info on reverse	$3.76
TOTAL OWING	$221.04

New tariff rates have been applied from 1 July 2026. For more info go to www.lmw.vic.gov.au/billing-and-charges
Payments/Credits since last Notice $290.51

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

139551-01
801 IRYMPLE AVE IRYMPLE VIC 3498

Direct Debit
Please contact your local office

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

Amount Due

POST billpay Billpay Code: 0850
Ref: 1395 5101 4
Pay in person at any Post Office

*850 139551014 22104

$221.04

Biller Code: 78477
Ref: 1395 5101 4
Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info bpay.com.au

Payment Ref: 1395 5101 4
By Phone
Pay by phone: (03) 8672 0582
Standard call charges apply.

See reverse
In Person a

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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 10933 FOLIO 005 Security no : 124140590986P
Produced 11/11/2026 04:34 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 534503U.
PARENT TITLE Volume 08090 Folio 776
Created by instrument PS534503U 22/03/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CARL DAVID CAMPBELL
DIANNE ELIZABETH CAMPBELL both of 3/1483 IRYMPLE AVENUE IRYMPLE VIC 3498
AF668564J 21/02/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF668565G 21/02/2008
WESTPAC BANKING CORPORATION

COVENANT PS534503U 22/03/2006

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AE199367H 22/02/2006

DIAGRAM LOCATION

SEE PS534503U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 801 IRYMPLE AVENUE IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

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

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS534503U

DOCUMENT END

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Document Type	**Plan**
Document Identification	**PS534503U**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**11/11/2026 16:37**

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PLAN OF SUBDIVISION

Stage No.	LTO use only	Plan Number
/	EDITION 1	PS 534503U

Location of Land

Parish: MILDURA
Township: ———
Section: ———
Crown Allotment: ———
Crown Portion: 5 (PART)

LTO base record: VICMAP DIGITAL PROPERTY
Title References: VOL. 8090 FOL. 776

Last Plan Reference: LP 22339 LOT 2

Postal Address: 1483 IRYMPLE AVENUE
IRYMPLE VIC. 3498

AMG Co-ordinates: E 608 428
(Of approx. centre of plan) N 6 210 877 Zone 54

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NIL	NIL

Council Certification and Endorsement

Council Name: MILDURA RURAL CITY COUNCIL Ref: S 0849

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~

~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

Open Space

(i) A requirement for public open space under section 18 Subdivision Act 1988 ~~has~~ / has not been made

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate
~~Council seal~~

Date 8 / 2 / 2006

Notations

Depth Limitation: NIL

Staging This ~~is~~ / is not a staged subdivision
Planning Permit No. P04/423

Other Notations:
THE RESERVATIONS AND CONDITIONS CONTAINED IN INSTRUMENT OF TRANSFER No. 297646 AFFECTS ALL THE LAND IN THIS PLAN

Survey:- This plan is / ~~is not~~ based on survey.

To be completed where applicable.
This survey has been connected to permanent marks no(s). 352, 789 AND 843
In proclaimed Survey Area no. ———

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of

LTO use only

Statement of Compliance / Exemption Statement

Received ☑

Date 7 / 3 / 2006

LTO use only

PLAN REGISTERED
TIME 5:32 PM
DATE 22/03/2006

Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

PETER R. DANSON
LICENSED LAND SURVEYOR
177 WALNUT AVENUE MILDURA, 3500
PH 03 5023 6268

LICENSED SURVEYOR (PRINT) PETER R. DANSON

SIGNATURE ——— ——— DATE 02/05/05

REF 2797 VERSION 3

——— ———

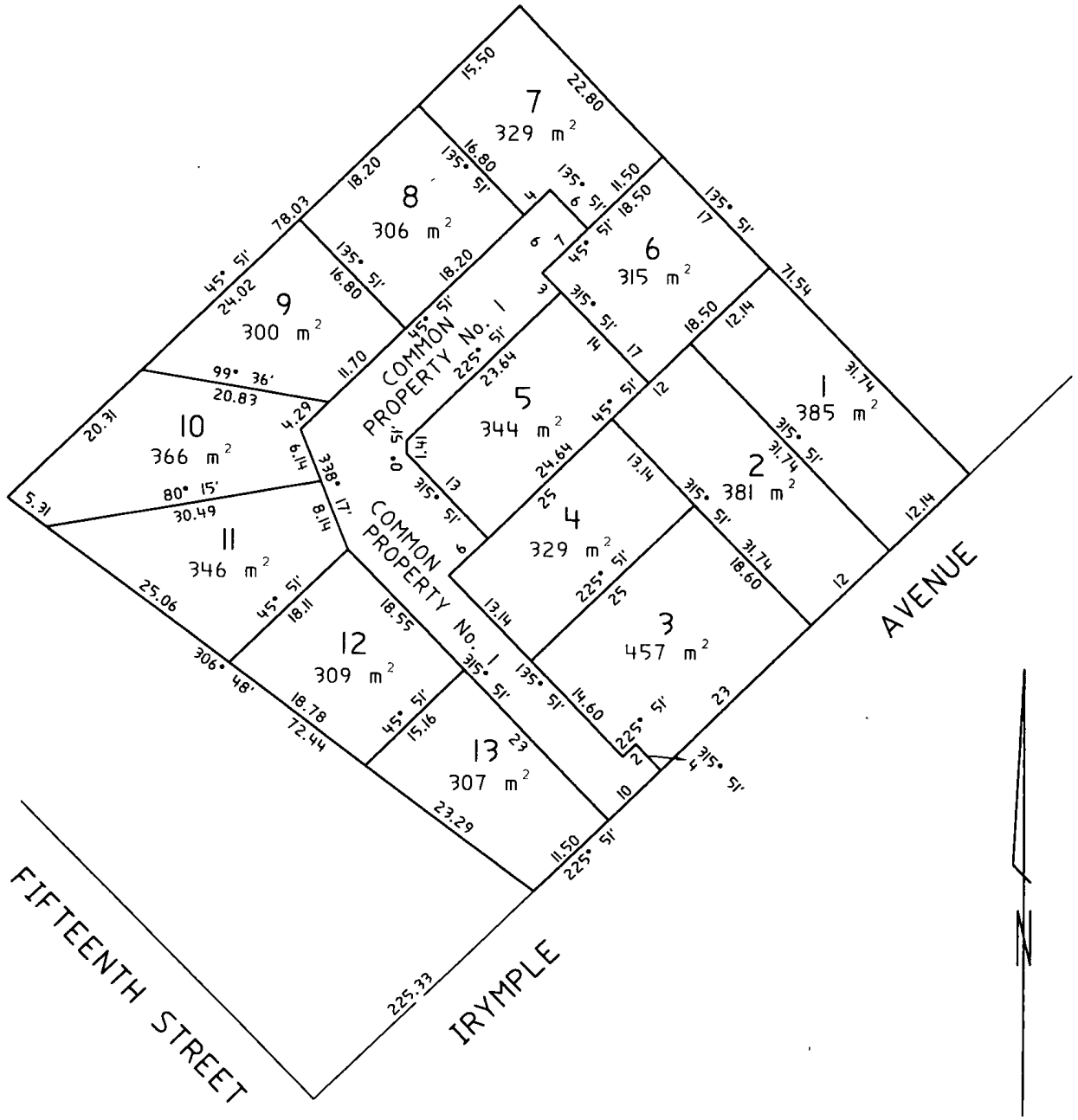
DATE 8 / 2 / 2006
COUNCIL DELEGATE SIGNATURE

Original sheet size A3

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PLAN OF SUBDIVISION

Stage No.	Plan Number
	PS 534503U



ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER R. DANSON

SIGNATURE _____ DATE 02 / 05 / 05

REF 2797 VERSION 3

SHEET 2 OF 4 SHEETS

DATE 8 / 2 / 2006

COUNCIL DELEGATE SIGNATURE

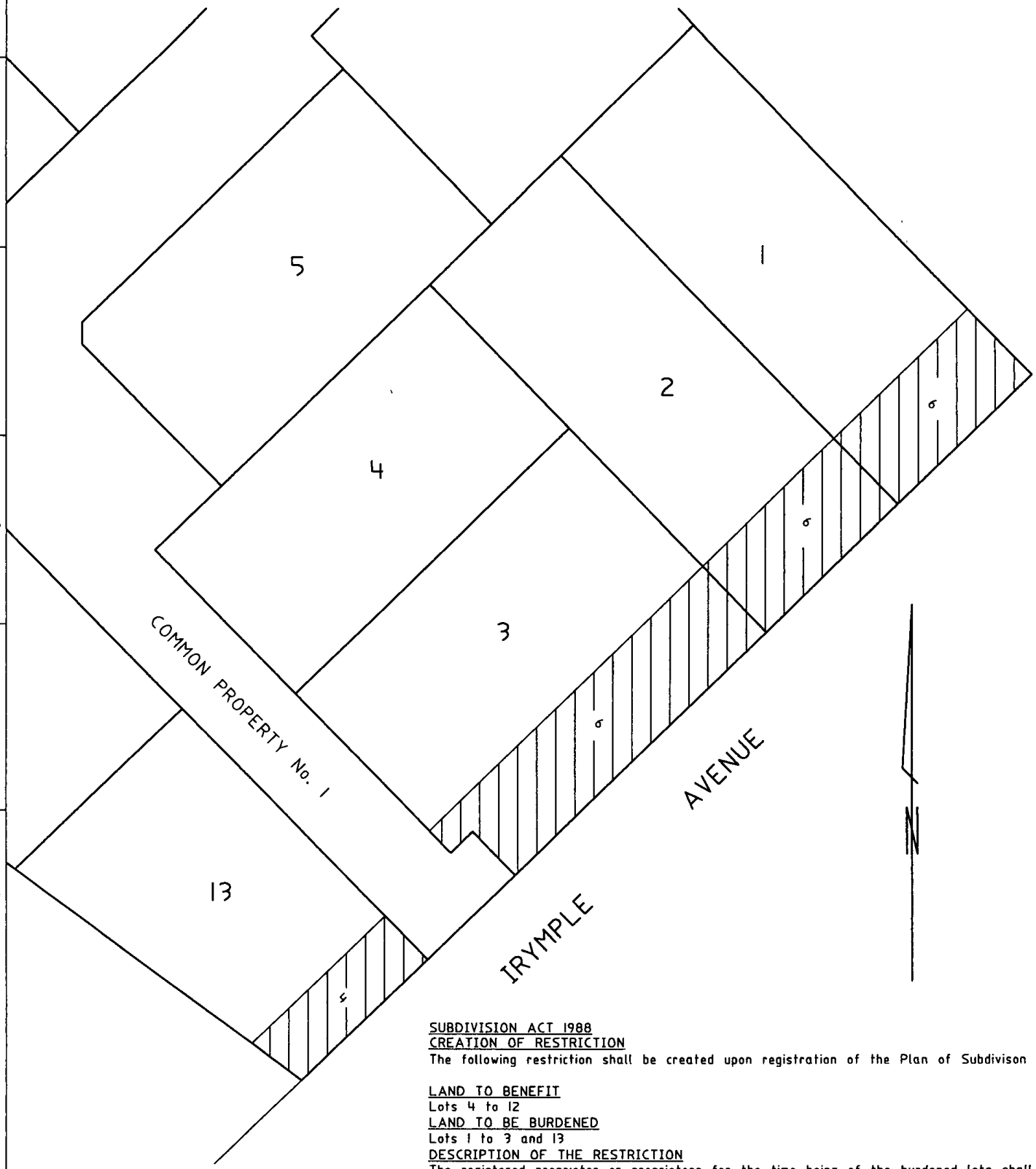
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PLAN OF SUBDIVISION

Stage No.

Plan Number PS 534503U



SUBDIVISION ACT 1988
CREATION OF RESTRICTION
The following restriction shall be created upon registration of the Plan of Subdivison

LAND TO BENEFIT
Lots 4 to 12
LAND TO BE BURDENED
Lots 1 to 3 and 13
DESCRIPTION OF THE RESTRICTION
The registered proprietor or proprietors for the time being of the burdened lots shall not construct a dwelling inside the area shown hatched on this schedule unless further approval is granted by the Responsible Authority

SHEET 3 OF 4 SHEETS

ORIGINAL SHEET SIZE A3 | SCALE 1:250 | SCALE 2.5 0 2.5 5 10 15 LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) PETER R. DANSON
SIGNATURE
DATE 02 / 05 / 05
REF 2797 VERSION 3

DATE 8 /2 / 2006
COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 HOmm

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PS534503U

FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

Department of Transport and Planning

Owners Corporation Search Report

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Produced: 11/11/2026 04:37:32 PM

OWNERS CORPORATION 1
PLAN NO. PS534503U

The land in PS534503U is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 13.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
BODY CORPORATE STRATA GROUP 123 CHURCH STREET HAWTHORN VIC 3122

AL367728F 18/09/2014

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	8	8
Lot 2	8	8
Lot 3	8	8
Lot 4	8	8
Lot 5	10	10
Lot 6	7	7

Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Owners Corporation Search Report

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OWNERS CORPORATION 1
PLAN NO. PS534503U

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	7	7
Lot 8	7	7
Lot 9	7	7
Lot 10	8	8
Lot 11	8	8
Lot 12	7	7
Lot 13	7	7
Total	**100.00**	**100.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

Department of Transport and Planning

Owners Corporation Search Report (Premium)

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Produced: 11/11/2026 04:37:33 PM

OWNERS CORPORATION 1
PLAN NO. PS534503U

The land in PS534503U is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 1 - 13.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
BODY CORPORATE STRATA GROUP 123 CHURCH STREET HAWTHORN VIC 3122

AL367728F 18/09/2014

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property 1	10933/016	0	0
Lot 1	10933/003	8	8
Lot 2	10933/004	8	8
Lot 3	10933/005	8	8
Lot 4	10933/007	8	8
Lot 5	10933/008	10	10
Lot 6	10933/009	7	7
Lot 7	10933/010	7	7

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Department of Transport and Planning

Owners Corporation Search Report (Premium)

Produced: 11/11/2026 04:37:33 PM

OWNERS CORPORATION 1
PLAN NO. PS534503U

Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Lot 8	10933/011	7	7
Lot 9	10933/012	7	7
Lot 10	10933/013	8	8
Lot 11	10933/014	8	8
Lot 12	10933/015	7	7
Lot 13	10933/006	7	7
	Total	**100.00**	**100.00**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
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Number of Pages (excluding this cover sheet)	**9**
Document Assembled	**11/11/2026 16:37**

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OFFICE OF TITLES
M.D.N.
VICTORIA

FORM 18

Section 181

APPLICATION BY RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

Lodged by:

Name: Martin Irwin & Richards Lawyers
Phone: 03 50237900
Address: 61 Deakin Avenue, Mildura VIC 3500
Ref: Faulkhead
Customer Code: 1008B

The Authority having made an agreement referred to in Section 181(1) of the *Planning and Environment Act 1987* requires a recording to be made in the Register for the land.

LAND: **Lot 2 on Plan of Subdivision No. 22339 Parish of Mildura contained in Volume 8090 Folio 776**

AUTHORITY: Mildura Rural City Council of 108-116 Madden Avenue, Mildura, Victoria 3500

Section and Act under which agreement is made: Section 173 of the *Planning and Environment Act 1987*.

A COPY OF THIS AGREEMENT IS ATTACHED TO THIS APPLICATION

Signature of Authority ..... Rhonda Mon...

Name of Officer ..... Rhonda Monaghan

Date 14/11/2005

MW 22/2/06

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MILDURA RURAL CITY COUNCIL

and

ROBERT LESLIE FAULKHEAD
&
MARGARET ANN FAULKHEAD

SECTION 173 AGREEMENT

Irymple Avenue, Irymple

Martin Irwin & Richards
Lawyers
61 Deakin Avenue
MILDURA VIC 3500
DX 50022 MILDURA

Phone: 03 5023 7900
Fax: 03 5021 2700
Ref: KEM 05/0652

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THIS AGREEMENT is made on the 14th **day of** November **2005.**

PARTIES

BETWEEN **MILDURA RURAL CITY COUNCIL** of 108 – 116 Madden Avenue, Mildura in the State of Victoria **("the Council")**

AND **ROBERT LESLIE FAULKHEAD AND MARGARET ANN FAULKHEAD** both of 72 Lemon Avenue Mildura in the State of Victoria **("the Owner")**

RECITALS

A. The Owner is registered or entitled to be registered as the proprietor of the Land.

B. The Council is the responsible authority under the Planning and Environment Act 1987 ("the Act") for the Mildura Planning Scheme ("the Planning Scheme").

C. The Owner has made an application to the Council for a planning permit under the Planning Scheme for the development of the Land for a thirteen [13] lot subdivision. ("the Development").

D. The Council has agreed to the Development subject to the conditions contained in the planning permit issued on the 24th February 2005 and numbered P04/423 ("the Permit").

E. Condition 6 of the Permit provides:

> 6, Prior to the issue of a Statement of Compliance the Owner must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act, 1987. The agreement must be prepared by Council to provide the following:
>
> 6. When construction of a building is proposed on any allotment within the subdivision it must be provided with a minimum capacity 4000 litre rainwater storage tank which must be connected to a reticulated garden watering system and toilet

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flushing water system with a mains system backup. All of the building roof area must discharge into the tank on that lot.
The system must be operational prior to the issue of a Building Occupancy Certificate.
The whole system must be maintained to Council requirements.

The agreement is to be registered on the Title to lots 1 to 13 and any cost associated with its preparation must be borne by the owner.

THE PARTIES AGREE:

1. DEFINITIONS

In this Agreement unless inconsistent with the context or subject matter: -

"Act" means the Planning and Environment Act 1987 (Vic);

"Council" means the Mildura Rural City Council and any or its successors or assigns;

"Land" means the property situate at Irymple Avenue Irymple and described as:

- Lot 2 on Plan of Subdivision No 22339 Parish of Mildura contained in Volume 8090 Folio 776

"Lot" means any allotment created as a result of the Development;

"Owner" means the person or persons described as Owner at the time of entering into this Agreement and the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the Land or any allotment created by any subdivision of the same and shall include the singular and the plural;

"Permit" means planning permit number P04/423 issued by the Council on the 24th February 2005.

2. INTERPRETATION

In this Agreement, unless a contrary intention appears:

(a) the singular includes the plural and vice versa;

(b) words importing any gender include all other genders;

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(c) "person" includes a firm, a body corporate, or an unincorporated association;

(d) a reference to a person includes a reference to the person's executors, administrators, successors, substitutes, assigns, employees, servants, agents, consultants, contractors, advisers, financiers, subcontractors, licensees and invitees;

(e) a reference to this Agreement or another instrument includes any variation or replacement of any of them;

(f) a reference to a statute, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them;

3. SECTION 173 AGREEMENT

3.1 Agreement under Section 173 of the Act

The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as an agreement under Section 173 of the Act.

3.2 Covenants Run with the Land

The Owner acknowledge and agree that any obligation imposed on the Owner under this Agreement takes effect as a covenant which is annexed to the Land and runs at law and in equity with the Land until this Agreement ends under clause 5 of this Agreement.

4. COMMENCEMENT

This Agreement will come into force and effect from the date of this Agreement.

5. TERMINATION OF AGREEMENT

5.1 Upon the carrying out and completion by the Owner of the covenants and obligations under this Agreement the Council will at the request of the Owner and at the cost of the Owner certify that the provisions of this Agreement have been carried out and acknowledge that the Agreement has ended in accordance with Section 177 of the Act.

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5.2 Upon Council's certification that this Agreement has ended in accordance with clause 5.1 above the Council shall, at the cost of the Owner, make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the Registrar.

6. OWNER'S COVENANTS

6.1 Successors in title

The Owner will not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of all or part of the Land after execution of this Agreement and before its registration at the Land Titles Office without first disclosing to its successors the existence and nature of this Agreement.

6.2 Registration

The Owner will do all things necessary to enable the Council to register this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act including signing any further agreement, acknowledgement or document to enable the Agreement to be registered under that Section.

6.3 Performance of Covenants

The Owner will do all things necessary including the signing of such further agreements, undertakings, covenants, consents, approvals or other documents for the purpose of ensuring that it carry out the covenants and agreements and obligations contained in this Agreement and to enable the Council to enforce the performance by the Owner of such covenants, agreements and undertakings.

6.4 Comply with Permit

The Owner will comply with and carry out the conditions of the Permit.

6.5 Costs

The Owner will pay the Council's costs of and incidental to the preparation and execution of this Agreement and the registration of this Agreement at the Land Titles Office pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Agreement at the Land Titles Office.

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6.6 CONSTRUCTION

6.6.1 The Owner acknowledges that when construction of a building is proposed on any allotment within the subdivision it must be provided with a minimum capacity 4000 litre rainwater storage tank which must be connected to a reticulated garden watering system and toilet flushing water system with a mains system backup. All of the building roof area must discharge into the tank on that lot. The system must be operational prior to the issue of a Building Occupancy Certificate. The whole system must be maintained to Council requirements.

6.6.2 The Owner will not construct or permit to be constructed any building without the installation of the system in accordance with the requirements of clause 6.6.1 hereof.

6.6.3 The Owner acknowledges that a Certificate of Occupancy will not be granted prior to the system described in clause 6.6.1 hereof being completed and operational.

6.6.4 The Owner will maintain the system in an operational condition to the satisfaction of Council.

6.6.5 The Owner will permit the Council to inspect the system upon reasonable notice being given by Council to the Owner.

7. OWNER'S WARRANTY

7.1 Registered Proprietor

The Owner warrants that he is or is entitled to be, the registered proprietor of the Land and the beneficial owners of the Land.

7.2 No other person with interest

The Owner warrants that other than as referred to in this Agreement, or disclosed by the usual searches, or disclosed in writing to the Council prior to the execution of this Agreement, no other person has any interest either legal or equitable in the Land.

7.3 Obtained consents

The Owner warrants that he has obtained all necessary authorities and consents to bind all persons who may have any legal or equitable interest in the land and that these authorities or consents are attached to this Agreement.

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8. ADDITIONAL MATTERS

8.1 Severance

If any provision of this Agreement is not valid it shall not effect the validity of the other provisions of this Agreement but shall be read down or severed so as to leave the other provisions of this Agreement in effect.

8.2 Proper law

This Agreement is governed by and the parties submit to the jurisdiction of the laws of the State of Victoria.

8.3 Joint & several

This Agreement is binding on the Owner and the Owner for the time being of any Lot created by the Development. In the event that there is more than one owner of any Lot the covenants, undertakings, warranties and liabilities of the Owner of the Lot shall be joint and several.

8.4 No Waiver

Any time or other indulgence granted by the Council to the Owners or any variation of the terms or conditions of this Agreement or any judgment or order obtained by either party against the other will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

9. DEFAULT OF OWNER

In the event of the Owner defaulting or failing to perform any of the obligations under this Agreement, the Council may without prejudice to any other remedies rectify such default and the cost of any works undertaken by the Council to rectify any default shall be borne by the Owner and any such costs together with any amount payable to Council pursuant to this Agreement shall be capable of being recovered by the Council in any Court of competent jurisdiction as a civil debt recoverable summarily.

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22/02/2006 $92.30 173

EXECUTED as a deed.

THE COMMON SEAL of the)
MILDURA RURAL CITY COUNCIL)
was affixed hereto by authority of)
the Council in the presence of:

MILDURA RURAL CITY COUNCIL - 1995 - THE COMMON SEAL OF

.....
Councillor PETER BYRNE

.....
Councillor GRAHAM ROBERTSON

.....
Chief Executive Officer

SIGNED SEALED & DELIVERED)
by the said **ROBERT LESLIE FAULKHEAD** and)
MARGARET ANN FAULKHEAD in the presence of)

Owners Corporation 534503U

797- 805 Irymple Avenue IRYMPLE VIC 3498

Owners Corporation Certificate

Date Of Issue: Friday, November 13, 2026

Please send notice of acquisitions or dispositions to feedback@bodycorporatestrata.com.au.

BodyCorporate STRATA GROUP

Owners Corporation Certificate

Section 151 Owners Corporation Act 2006 and Reg 11 Owners Corporation Regulations 2018
Subdivision Act 1988

Owners Corporation No. 1 Strata Plan No. 534503U

Lot Address:	797- 805 Irymple Avenue IRYMPLE VIC 3498
Vendor Name:	Mr C D and Mrs D E Campbell
Reference:	
Certificate Prepared For:	Danee Candy Infotrack/Cross Border Conveyancing Pty Ltd
Contact e-Mail:	ownerscorp@infotrack.com.au
Contact Number:	0370206302
Next AGM Date:	30/7/2027 (Tentative. Confirmed date is advised in formal notice of meeting documents)

This certificate is issued for Lot 3 / Unit 3 on Plan No. 534503U

The postal address of which is c/- Body Corporate Strata Group - BCSG PO Box 7078 Hawthorn Vic 3122

IMPORTANT: The information in this certificate is issued on 13 November 2026. You should obtain a new certificate for current information prior to settlement.

1. **Please see attached Owners Corporation Lot Financial Ledger PDF for details.**

2. **The repairs, maintenance or other work or act which has been or is about to be performed which may incur an additional charges which have not been included in the annual fees and special levy fees are as follows:**

   Please refer to the recent minutes of the Owners Corporation, as attached to this certificate and note the Manager has the authority to raise a Special Levy if there are insufficient funds to meet the ongoing financial requirements of the Owners Corporation.

3. **The Owners Corporation has the following insurance cover:**

Insurance Broker Name:	Strata Insurance
Insurance Valuation Supplier Name:	WBP PROPERTY GROUP PTY. LTD.
Last Valuation Date:	06 August 2026
Amount At Last Valuation Date:	$7,190,000.00
Insurer:	Strata Insurance - CHU
Policy Number:	HU0003564
Premium:	$7,526.41
Policy Expiry Date:	01 May 2027

This summary is not a policy document and is only an outline of the coverage.
The terms, conditions and limitations of the Insurers policy shall prevail at all times.

Policy Type: **CHU Residential Strata Insurance Plan**

Insured: **OC No. 534503U**
Situation: **797- 805 Irymple Avenue IRYMPLE VIC 3498**
Policy Period: **01/05/2026 - 01/05/2027 at 4.00pm**
Covering:

Policies Selected		**Sum Insured**
POLICY 1	INSURED PROPERTY Building:	$5,612,161.00
	Common Area Contents:	$56,121.00
	Loss of Rent & Temporary Accommodation (total payable):	$841,824.00
	Lot Owners' Fixtures and Improvements (per lot):	$250,000.00
	Optional Extensions: Catastrophe Insurance Sum Insured	$0.00
	Extended Cover - Loss of Rent & Temporary Accomodation:	Not Selected
	Esclation in Cost of Temporary Accomodation:	Not Selected
	Cost of Removal, Storage and Evacuation:	Not Selected
	Machinery Breakdown:	$0.00
	Lot Owners' Contents inclusion (per lot):	Not Selected
POLICY 2	LIABILITY TO OTHERS	$20,000,000.00
	VOLUNTARY WORKERS	
POLICY 3	Death:	$300,000.00
	Total Disablement:	$3,000.00 per week
POLICY 4	FIDELITY GUARANTEE	$250,000.00
POLICY 5	OFFICE BEARER'S LEGAL LIABILITY	$5,000,000.00
POLICY 6	Government Audit Costs and Legal Expenses Government Audit Costs:	$25,000.00
	Appeal expenses - common property health & safety breaches:	$100,000.00
	Legal Defence Expenses	$50,000.00

Flood Cover is Included.

EXCESSES
Section 1 - Insured Property
Standard: $2,000

Section 2 - Liability to Others
Other excesses payable are shown in the Policy Wording.

Excesses – explanatory notes
Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess
The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:

a. Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or pipes
b. Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

Underwriting Agency: CHU Underwriting Agencies Pty Ltd
Level 21/150 Lonsdale Street
MELBOURNE VIC 3000
ABN: 18 001 580 070 AFSL: 243 261

Insurer: QBE Insurance (Australia) Limited
82 Pitt Street
SYDNEY NSW 2000
ABN: 78 003 191 035 AFSL: 239 545

Proportion: 100%

Insurance Brokers Code of Practice & External Disputes Resolution Service
Strata Solutions International Pty Ltd Trading as Strata Insurance subscribe to the Insurance Brokers Code of Practice and the Australian Financial Complaints Authority. AFCA is anadminister an independent and free external dispute resolution service for our clients. Please visit www.stratainsurance.net or contact our office for further details.

Strata Solutions International Pty Ltd trading as Strata Insurance ABN 58 080 071 307 AFS Licence no 234722
PO Box 7069, Hawthorn North VIC 3122 Tel: 03 9597 0357
Email: contacts@stratainsurance.net Web:www.stratainsurance.net

4. **The Owners Corporation has resolved that members may arrange their own insurance under Section 63 of the Act as follows:**

Not Applicable.

5. **The total funds held by the Owners Corporation as follow:**

Date of Issue:	13 November 2026
Admin Bank Balance:	$11,810.56
Maintenance Bank Balance:	$0.00
Total Funds Held:	$11,810.56

6. **The Owners Corporation has liabilities that are not covered by annual fees, special levies and repairs and maintenance as set out above as follows:**

Not Applicable.

7. **The Owners Corporation has granted contracts, leases, licenses or agreements affecting the common property as follows:**

Not Applicable.

8. **The Owners Corporation has made agreement to provide services to members and occupiers for a fee as follows:**

Not Applicable.

9. **The Owners Corporation has notices or orders served within in the last 12 months that have not been satisfied as follows:**

Not Applicable.

10. **The Owners Corporation is party to any proceedings or aware of any notices or orders which may give rise to proceedings as follows:**

Not Applicable.

11. **The Owners Corporation has resolved to appoint a manager.**

12. Appointment of an administrator:

Not Applicable.

13. Any other Information:

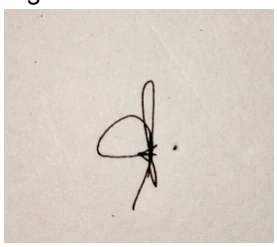
Not Applicable.

14. Appended documents following:

14.1. Lot Financial Ledger
14.2. Minutes Of Most Recent Meeting
14.3. Model Rules
14.4. Statement of Advice and Information
14.5. Generic Certificate of Currency

If you are buying or selling a property, please ensure upon settlement Notice of Acquisition and Disposition is provided to feedback@bodycorporatestrata.com.au. to ensure owners details are updated accordingly.

Signed on behalf of the Owners Corporation 534503U by



Owners Corporation PS534503U
The Common Seal of

Jade Magalona
Body Corporate Strata Group - BCSG
03 7020 6300
PO Box 7078 Hawthorn Vic 3122

In capacity as Manager pursuant to an instrument of delegation made by the Owners Corporation
Further information can be obtained by an inspection of the owners corporation register

OWNERS CORPORATION LOT FINANCIAL LEDGER

For The Period: 12/11/2025 - 11/11/2027
Owners Corporation Number: 534503U
Lot Number: Lot 3 (Unit 3)

Status/Type	Date	Reference	Details	Debit	Credit	Balance	
Not Yet Due	01/07/2027	902102409525	Standard Levy From 01/07/2027 To 30/09/2027	$476.00	-	$1,428.00	DR
Not Yet Due	01/04/2027	902102409509	Standard Levy From 01/04/2027 To 30/06/2027	$476.00	-	$952.00	DR
Not Yet Due	01/01/2027	902102409494	Standard Levy From 01/01/2027 To 31/03/2027	$476.00	-	$476.00	DR
Paid	01/10/2026	902102409556	Adjustment(A) Standard Levy From 01/07/2026 To 30/06/2027	$105.22	-	$0.00	CR
Paid	01/10/2026	902102409478	Standard Levy From 01/10/2026 To 31/12/2026	$476.00	-	($105.22)	CR
Payment Receipt	14/09/2026	902102409556	Payment: Adjustment(A) Standard Levy From 01/07/2026 To 30/06/2027	-	$105.22	($581.22)	CR
Payment Receipt	14/09/2026	902102409478	Payment: Standard Levy From 01/10/2026 To 31/12/2026	-	$476.00	($476.00)	CR
Paid	01/07/2026	871542029254	Standard Levy From 01/07/2026 To 30/09/2026	$370.78	-	$0.00	CR
Payment Receipt	11/06/2026	871542029254	Payment: Standard Levy From 01/07/2026 To 30/09/2026	-	$370.78	($370.78)	CR
Payment Receipt	08/04/2026	871542029239	Payment: Standard Levy From 01/04/2026 To 30/06/2026	-	$370.78	$0.00	CR
Paid	01/04/2026	871542029239	Standard Levy From 01/04/2026 To 30/06/2026	$370.78	-	$370.78	DR
Paid	01/01/2026	871542029223	Standard Levy From 01/01/2026 To 31/03/2026	$370.78	-	$0.00	CR
Payment Receipt	18/12/2025	871542029223	Payment: Standard Levy From 01/01/2026 To 31/03/2026	-	$370.78	($370.78)	CR

Opening Balance at (12/11/2025)	**-**	**$0.00**	**$0.00**	**CR**
Closing Balance at (11/11/2027)	**$1,428.00**	**-**	**$1,428.00**	**DR**

Standard Contributions Paid Until: (31/12/2026)

If any of the payment references below have changed you should have received an independent notification from your manager.

MACQUARIE BANK | DEFT PAYMENT SYSTEMS

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Owners Corporation 534503U

797- 805 Irymple Avenue IRYMPLE VIC 3498

MINUTES OF MEETING

Meeting Type:	Annual General Meeting
Date / Time:	Friday, July 31, 2026 4:00 PM
Location:	Teleconference Number (03) 7020 6310 Jade Magalona [Pin 27315]

BodyCorporate STRATA GROUP

Minutes of the Annual General Meeting

Owners Corporation	534503U
Property Address	797- 805 Irymple Avenue IRYMPLE VIC 3498
Meeting Date	Friday, July 31, 2026
Meeting Location	Teleconference Number (03) 7020 6310 Jade Magalona [Pin 27315]
Meeting Commenced	4:00 PM
Rep by	Jade Magalona
Members Present	Mr R D and Mrs C A Brazier (11)
Proxies	Nil
Apologies	Mrs V Lamattina (5)
Non Attendance	Mr Harrison Chrysostomou (1), Ms Cassie Ann Morris (2), Mr C D and Mrs D E Campbell (3), Tauree Josephine Kay (4), Mr D A Bell (6), Ms Nola Joy Cupper (7), Ian Richard Whitfield (8), Mr C P Freeman C/- Elders Real Estate (9), HARLEY JAMES CALDWELL (10), Lorraine Mary Telford (12), Ms. Eilish Rose Zappia (13)

*** Indicates the Lot Owner was Not-financial.**

1. Election Of A Chairperson For The Meeting

Jade Magalona is elected Chairperson for the Annual General Meeting.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

2. Declaration Of A Quorum

Attendance by Lot
Total Eligible Attendees: 1
Total Units: 13
Attendance Percentage: 7.69 %

Attendance by UOL
Total Eligible Attendee UOL: 8
Total UOL: 100
Attendance Percentage: 8%

As a quorum was not present either in person or by proxy, all decisions at this meeting will remain interim decisions for a period of 28 days. They will become the resolutions of the Owners Corporation on the 29th day provided no objections are received in writing during this period.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

3. Minutes Of Previous Meeting

Previous AGM date: 07-Aug-2025

The Members of the Owners Corporation resolved by ordinary resolution to acknowledge and accept the

minutes of previous meeting as a true and correct record of proceedings.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

4. Manager's Report

The Members of the Owners Corporation resolved by ordinary resolution to acknowledge and accept the Manager's Report as presented by the Manager.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

5. Committee Report

It was noted that the Committee did not table a Report.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

6. Financial Report

Building Financial Year End Date: 30-Jun-2026
Bank balance (Administration): $12,530.53
Bank balance (Maintenance/Investment): $0.00

The Members of the Owners Corporation resolved by ordinary resolution to acknowledge and accept the Financial Reports as presented by the Manager.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

7. Building Insurance

General Advice Warning

The Manager recommends that the Members of the Owners Corporation refer to the Product Disclosure Statement to make an assessment on whether the product satisfies your building needs and objectives.

The PDS can be downloaded from the Insurance Documents section of the Generic Documentation area in your StrataPort Resources.
Otherwise, please refer to the Insurance Underwriter.

Insurance Broker Name:	Strata Insurance
Last Insurance Valuation Supplier Name:	WBP PROPERTY GROUP PTY. LTD.
Last Valuation Date:	06-Jan-2023
Last Valuation Amount:	$5,290,000.00
Insurer:	Strata Insurance - CHU
Policy Number:	HU0003564
Premium:	$7,526.41
Policy Expiry Date:	01-May-2027

A copy of the full Insurance policy is available on StrataPort at https://bcsg.oc.strataport.com.au.

The Members of the Owners Corporation resolved by ordinary resolution to request for an insurance

valuation to be obtained and building insurance to be adjusted to level of cover in line with this valuation. The Members resolved to accept the new building sum insured amount for renewal, cover will be inclusive of office bearers liability insurance.

Members further resolve that the Manager may engage a broker or agent in the future to source the insurance cover on behalf of the Owners Corporation.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

8. Maintenance

The Members of the Owners Corporation acknowledged that quote preparation and work order execution for all maintenance, repairs or replacement works of less than $1,000.00 will incur a charge of $44.00 per item. For works in excess of $1,000.00 a charge of 5% of the total project value will apply. It was further acknowledged that if the Members of the Owners Corporation chooses to arrange its own contractor to undertake any common property maintenance, repairs or replacement works then it is the responsibility of the Owners Corporation to provide that contractors Australian Business Number, taxation, WorkCover insurance and liability insurance documentation as well as any appropriate trade licences to the Manager.

No resolution required for this agenda item.

9. Maintenance Plan

A tier 1 owners corporation or a tier 2 owners corporation must prepare and approve a maintenance plan for the property for which it is responsible. A tier 3, 4 or 5 owners corporation may prepare and approve a maintenance plan for the property. An Owners Corporation that has an approved maintenance plan must establish a maintenance fund in the name of the Owners Corporation.

The Members of the Owners Corporation resolved not to prepare a Maintenance Plan as the Owners Corporation is a Tier 3, 4 or 5 Owners Corporation and is not required to prepare a report as per Section 36 (2) of the Owners Corporations Act 2006.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

10. Caretaking

The Members of the Owners Corporation resolved by ordinary resolution that the Caretaking requirements of the common property are being completed satisfactorily.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

11. BHS Requirements

30-Jun-2016
Last BHS Report is more than 3 years: Yes

The Members of the Owners Corporation resolved by ordinary resolution to meet the requirements of the OHS Act 2004 by undertaking a professional BHS inspection and assessment. The Members of the Owners Corporation further resolved by ordinary resolution that on receipt of the BHS Report the Manager will arrange for any hazard rectification works of up to $1000 to be undertaken. For hazard rectification works of more than $1000 the Manager will arrange quotes and seek the approval of the

Committee and/or Chairperson to proceed. It was noted that a Special Levy may be required to meet the cost of these works.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

12. Essential Safety Measures

Last ESM Report Date: N/A

Notwithstanding the Manager's recommendation to undertake an Essential Safety Measures Report, the Members of the Owners Corporation resolved by ordinary resolution that an Annual Essential Safety Measures Report is not to be undertaken this year.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

13. Standing Minutes

No resolution required for this agenda item.

14. Annual Budget

Admin Fund

Expense Account Name	GL Code	Proposed Total
BHS - Repairs & Maintenance	OHS-WORKS-A	$1,000.00
BHS Report	OHS-REPORT-A	$500.00
Caretaking	CARETAKING-A	$800.00
Common Electricity	ELECTRICITY-A	$900.00
Disbursement Fee	DSBRSMNT-A	$780.00
Insurance - Valuation	INS-VAL-A	$600.00
Insurance Premium	INS-PREMUIM-A	$12,500.00
Legislative & Compliance Fee	LEGIS-CMPLNC-A	$650.00
Maintenance	MAINTENANCE-A	$1,500.00
Management Fees	MNGMNT-FEES-A	$3,560.00
Professional Services - Accounting/Legal/Other	PROF-SVC-FEES-A	$140.00
Schedule 2.2 charges	SCHEDULE-2.2-A	$440.00
Software Charge	SOFTWARE-CHARGE-A	$430.00
Total Admin Fund		$23,800.00

Maintenance Fund

Expense Account Name	GL Code	Proposed Total
Nil Maintenance Fund items		
Total Maintenance Fund		$0.00
Total Budget		$23,800.00

The Members of the Owners Corporation resolved by ordinary resolution to approve the budget as proposed by the Manager. Members further resolved that the Manager has the authority to raise a Special Levy if there are insufficient funds to meet the ongoing working capital requirements for the Owners Corporation.

The Members of the Owners Corporation acknowledged that the Disbursement Fee may be raised during the year if items such as Australia Post charges increase in price.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

15. Owners Corporation Contributions

Total UOL: 100
Fee Frequency: Quarterly
Fee Year Start Date: 01-Jul-2026

Instalment Number	Date
1	01-Jul-2026
2	01-Oct-2026
3	01-Jan-2027
4	01-Apr-2027

Lot No	Owners	Proposed (Annual)	Amended (Annual)	Proposed (Quarterly)	Amended (Quarterly)
1	Mr Harrison Chrysostomou (UOL: 8)	$1,904.00	$1,904.00	$476.00	$476.00
2	Ms Cassie Ann Morris (UOL: 8)	$1,904.00	$1,904.00	$476.00	$476.00
3	Mr C D and Mrs D E Campbell (UOL: 8)	$1,904.00	$1,904.00	$476.00	$476.00
4	Tauree Josephine Kay (UOL: 8)	$1,904.00	$1,904.00	$476.00	$476.00
5	Mrs V Lamattina (UOL: 10)	$2,380.00	$2,380.00	$595.00	$595.00
6	Mr D A Bell (UOL: 7)	$1,666.00	$1,666.00	$416.50	$416.50
7	Ms Nola Joy Cupper (UOL: 7)	$1,666.00	$1,666.00	$416.50	$416.50
8	Ian Richard Whitfield (UOL: 7)	$1,666.00	$1,666.00	$416.50	$416.50
9	Mr C P Freeman C/- Elders Real Estate (UOL: 7)	$1,666.00	$1,666.00	$416.50	$416.50
10	HARLEY JAMES CALDWELL (UOL: 8)	$1,904.00	$1,904.00	$476.00	$476.00
11	Mr R D and Mrs C A Brazier (UOL: 8)	$1,904.00	$1,904.00	$476.00	$476.00
12	Lorraine Mary Telford (UOL: 7)	$1,666.00	$1,666.00	$416.50	$416.50
13	Ms. Eilish Rose Zappia (UOL: 7)	$1,666.00	$1,666.00	$416.50	$416.50
Grand Total:		$23,800.00	$23,800.00		

The Members of the Owners Corporation resolved by ordinary resolution to approve the Owners Corporation Contributions as proposed, which reflects the units of liability as detailed on the Plan of Subdivision.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

16. Election Of The Committee

Lot	Owner Name	Committee
1	Mr Harrison Chrysostomou	--
2	Ms Cassie Ann Morris	--

Lot	Owner Name	Committee
3	Mr C D and Mrs D E Campbell	--
4	Tauree Josephine Kay	Incoming Chairperson
5	Mrs V Lamattina	--
6	Mr D A Bell	--
7	Ms Nola Joy Cupper	--
8	Ian Richard Whitfield	--
9	Mr C P Freeman C/- Elders Real Estate	--
10	HARLEY JAMES CALDWELL	--
11	Mr R D and Mrs C A Brazier	Committee
12	Lorraine Mary Telford	--
13	Ms. Eilish Rose Zappia	--

The Members of the Owners Corporation resolved by ordinary resolution to elect a Committee in accordance with the Owners Corporation Act 2006 Part 5 - Committees.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

17. Election Of The Chairperson

Chairperson: Tauree Josephine Kay (Lot 4)

In accordance with Section 11 2 D of the Owners Corporation Act 2006 the Members of the Owners Corporation resolved by ordinary resolution to elect a Chairperson. The Chairperson is delegated any power or function of the Owners Corporation where there is no Committee. This delegation excludes any decision that requires a special or unanimous resolution, or any decision regarding the termination of the Manager as set out in Section 8.1.2 of the Contract of Appointment.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

Notes: During the meeting, the members in attendance confirmed that they prefer to retain the previous appointed chairperson and do not wish to make any changes. Keep Tauree Josephine Kay as the Chairperson.

18. Election of the Secretary

Secretary:

The Members of the Owners Corporation resolved by ordinary resolution not to elect a Member of the Committee as Secretary and that the Manager assumes the role of Secretary in accordance with Section 107 of the Owners Corporation Act 2006.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

19. Designation Of Public Officer

Proposed Public Officer: David Leece
Proposed Additional Authorised ATO Contact: Claire Balaburova

The Members of the Owners Corporation resolved by ordinary resolution to appoint the proposed officers of the Manager to be Public Officer and Additional Authorised ATO Contact with the Australian Taxation Office.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

20. Penalty Interest

The Members of the Owners Corporation resolved by ordinary resolution to apply Penalty Interest in accordance with the Owners Corporation Act 2006 Part 3, Section 29 (1&2). The rate of interest charged will change from time to time depending on the market rate but will not exceed the maximum rate of interest payable under the Penalty Interests Rates Act 1983.
The Members of the Owners Corporation resolved by ordinary resolution to refer all requests for the removal of Penalty Interest from a Contributions Notice to the Committee and/or the Chairperson. No Penalty Interest will be removed without a reasonable explanation by the Lot Owner making the request. Further, in circumstances where there is no appointed Committee and/or Chairperson, the Owners Corporation resolves to authorise the Manager to approve and process penalty interest waiver requests up to a maximum amount of $10.00 per application, where deemed appropriate. The Committee, Chairperson and/or Manager undertake to act in good faith at all times.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

21. Arrears

The members of the Owners Corporation resolved, by ordinary resolution, that in accordance with sections 23 and/ or 24 (2B) of the Owners Corporations Act 2006 (Vic), the Manager is authorised to charge administration fees for the recovery actions relating to overdue contributions, including reminder notices and arrears management as follows:

- For contributions overdue by **thirty (30) days**, an administrative recovery fee of $70.
- For contributions overdue by **sixty (60) days**, an administrative recovery fee of $150.

Pursuant to the Managers Contract of Appointment these charges will be, at the first instance, invoiced directly to the Owners Corporation.

It is further resolved that the Owners Corporation may recover as a debt any reasonable costs in recovering overdue contributions including debt collection charges and administrative recovery fees as set out herein above, from the lot owner whose contributions are in arrears. The administrative fees referred to herein will be placed on the indebted lot owner’s ledger and levied accordingly.

The Owners Corporation resolves to authorise the Owners Corporation Manager to recover any outstanding fees, levies, administrative recovery fees and other charges and expenses incurred by a lot owner of the Owners Corporation, including commencing proceedings in any court of competent jurisdiction, including but not limited to the Victorian Civil and Administrative Tribunal or the Magistrates’ Court and/ or seeking the bankruptcy of a lot owner or the winding up of a company in the Federal Court or other relevant Court in default of Court orders.

Pursuant to Section 9 of the Owners Corporation Act 2006 (Vic), the Owners Corporation resolves to confer upon the Manager the power to appoint a lawyer to act on behalf of the Owners Corporation in relation to any debt recovery action taken. All such costs shall be due and payable as a debt due by the lot owner in default of the Owners Corporation. In pursuant to Part 3, Financial Management, Sections 28, 29, 30, 31 & 32 of the Owners Corporations Act 2006 (Vic).

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

22. Special Resolutions

No resolution required for this agenda item.

23. General Business

No resolution required for this agenda item.

24. Appointment Of The Manager

The Members of the Owners Corporation resolved by ordinary resolution to appoint Body Corporate Strata Group as the Manager of the Owners Corporation. The fees will be charged as per the resolved budget.
The Members further resolved that in accordance with the Owners Corporation Act 2006 Part 6 Section 119 two persons who are owners (or a director of a corporation who is a lot owner) of separate lots and are Members of the Owners Corporation will execute a standard Strata Community Australia (Vic) Contract of Appointment. The Contract of Appointment will be issued after the meeting via email for digital signing unless otherwise advised.
It is noted that should the Members fail to fully execute this Contract of Appointment then the previous executed Contract of Appointment will remain in force.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

25. Instrument Of Delegation

The Members of the Owners Corporation resolved by ordinary resolution to delegate the powers and functions of the Owners Corporation to the elected members of the Committee or the Chairperson in the absence of an elected Committee in accordance with the Owners Corporation Act 2006 Section 11 (2), except where a special or unanimous resolution is required. This Instrument will remain in force until the next Annual General Meeting when the Committee / Chairperson are elected.

The Owners Corporation delegates to the Manager all powers and functions necessary to perform its duties under section 3.2 of the executed contract of appointment, including the authority to sign documents on its behalf pursuant to the Act, the Regulations and the Rules, except those requiring a unanimous or special resolution, or the use of the seal (except for sealing an Owners Corporation certificate). Under section 124 of the Act, the Manager may further delegate these duties to its employees.

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

26. Details Of Next AGM

Next AGM date: 30-Jul-2027
Location: Teleconference
Address: Teleconference Number (03) 7020 6310
Room: Jade Magalona [Pin 27315]

The Members of the Owners Corporation resolved by ordinary resolution to tentatively set the location, date and time of the next AGM

Moved: Lot 11, Seconded: Lot , Votes For: 1, Against: 0, Abstain: 0

Meeting Closed: 31-Jul-2026 5:00 PM

In the event of any Owners Corporation common area trade maintenance after business hours, please contact Tymaline Building Services (TBS) on 0418 362 023.

Please do not call TBS unless it is a genuine common property TRADE emergency as every call will incur at least the minimum service charge as listed below.

Please note: If the OC deem that the matter of your call is not a common property emergency, the caller or lot owner will be charged a minimum service charge of $60 + GST to triage your call or a minimum of $480 + GST call out fee should trade personnel attend.

Schedule 2—Model rules for an owners corporation

Regulation 11

1 Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

Sch. 2 rule 1.4 inserted by S.R. No. 147/2021 reg. 14.

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by

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the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

Sch. 2 rule 1.5 inserted by S.R. No. 147/2021 reg. 14.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2 Committees and sub-committees

2.1 Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub-committee without reference to the owners corporation.

3 Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

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(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

Sch. 2 rule 4.1(7) inserted by S.R. No. 147/2021 reg. 15(1).

(7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

4.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

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(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

(3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.

Sch. 2 rule 5.2(3) inserted by S.R. No. 147/2021 reg. 15(2).

Sch. 2 rule 5.2(4) inserted by S.R. No. 147/2021 reg. 15(2).

(4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.

Sch. 2 rule 5.2(5) inserted by S.R. No. 147/2021 reg. 15(2).

(5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

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(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.

Sch. 2 rule 7(5) amended by S.R. No. 147/2021 reg. 15(3).

(5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.

Sch. 2 rule 7(5A) inserted by S.R. No. 147/2021 reg. 15(4).

(6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.

(6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.

Sch. 2 rule 7(6A) inserted by S.R. No. 147/2021 reg. 15(5).

Sch. 2 rule 7(6B) inserted by S.R. No. 147/2021 reg. 15(5).

(6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.

(8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.

Statement of advice and information for prospective purchasers and lot owners

Schedule 3, Regulation 12, Owners Corporations Regulations 2018

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures.

You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay.

Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

If you are uncertain about any aspect of the owners corporation or the documents you have received from the owners corporation, you should seek expert advice.

Level 21, 150 Lonsdale Street
Melbourne VIC 3000

GPO 3208, Melbourne VIC 3001

Certificate of Currency

CHU Residential Strata Insurance Plan

Policy No	**HU**0003564
Policy Wording	CHU RESIDENTIAL STRATA INSURANCE PLAN
Period of Insurance	01/05/2026 to 01/05/2027 at 4:00pm
The Insured	OWNERS CORPORATION PLAN NO. PS 534503
Situation	1483 IRYMPLE AVENUE IRYMPLE VIC 3498

Sections

Section 1 – Insured Property

Building: $5,612,161
Common Area Contents: $56,121
Loss of Rent & Temporary Accommodation (total payable): $841,824
Lot Owners' Fixtures and Improvements (per lot): $250,000

Optional Extensions:
Catastrophe Insurance Sum Insured: Not Selected
Machinery Breakdown: Not Selected
Lot Owners' Contents inclusion (per lot): Not Selected

Section 2 – Liability to Others

Sum Insured: $20,000,000

Section 3 – Voluntary Workers

Death: $300,000
Total Disablement: $3,000 per week

Section 4 – Fidelity Guarantee

Sum Insured: $250,000

Section 5 – Office Bearers' Legal Liability

Sum Insured: $5,000,000

Section 6 – Government Audit Costs and Legal Expenses

Government Audit Costs: $25,000
Appeal expenses – common property health & safety breaches: $100,000
Legal Defence Expenses: $50,000

The contract of insurance is arranged by CHU Underwriting Agencies Pty Ltd (ABN 18 001 580 070, AFSL 243261) on behalf of the insurer: QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545).

Flood Cover is included.

Date Printed 03/03/2026

This certificate confirms this policy is in force for the Period of Insurance shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details refer to the current policy wording QM562-0725 and schedule). It does not alter, amend or extend the policy. This information is current only at the date of printing.

Property Clearance Certificate

Land Tax

INFOTRACK / CROSS BORDER CONVEYANCING PTY LTD

Your Reference:	26-1808
Certificate No:	12126467
Issue Date:	11 NOV 2026
Enquiries:	ESYSPROD

Land Address: 801 IRYMPLE AVENUE IRYMPLE VIC 3498

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33849087	3	534503	10933	5	$0.00

Vendor: CARL CAMPBELL & DIANNE CAMPBELL

Purchaser: NOT KNOWN NOT KNOWN

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR CARL DAVID CAMPBELL	2026	$144,000	$975.00	$0.00	$0.00

Comments: Land Tax of $975.00 has been assessed for 2026, an amount of $975.00 has been paid.

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):	$392,000
SITE VALUE (SV):	$144,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 12126467

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

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

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $144,000

Calculated as $975 plus ($144,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,920.00

Taxable Value = $392,000

Calculated as $392,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 12126467

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 12126467

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / CROSS BORDER CONVEYANCING PTY LTD

Your Reference:	26-1808
Certificate No:	12126467
Issue Date:	11 NOV 2026
Enquires:	ESYSPROD

Land Address:	801 IRYMPLE AVENUE IRYMPLE VIC 3498

Land Id	Lot	Plan	Volume	Folio	Tax Payable
33849087	3	534503	10933	5	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
120	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:	$392,000
SITE VALUE:	$144,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 12126467

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / CROSS BORDER CONVEYANCING PTY LTD

Your Reference:	26-1808
Certificate No:	12126467
Issue Date:	11 NOV 2026

Land Address:	801 IRYMPLE AVENUE IRYMPLE VIC 3498

Lot	Plan	Volume	Folio
3	534503	10933	5

Vendor: CARL CAMPBELL & DIANNE CAMPBELL

Purchaser: NOT KNOWN NOT KNOWN

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 12126467

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 12126462

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 12126462

Visa or Mastercard

Pay via our website or phone 13 21 61.

sro.vic.gov.au/payment-options

Important payment information

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

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

PROPERTY REPORT

Energy, Environment and Climate Action

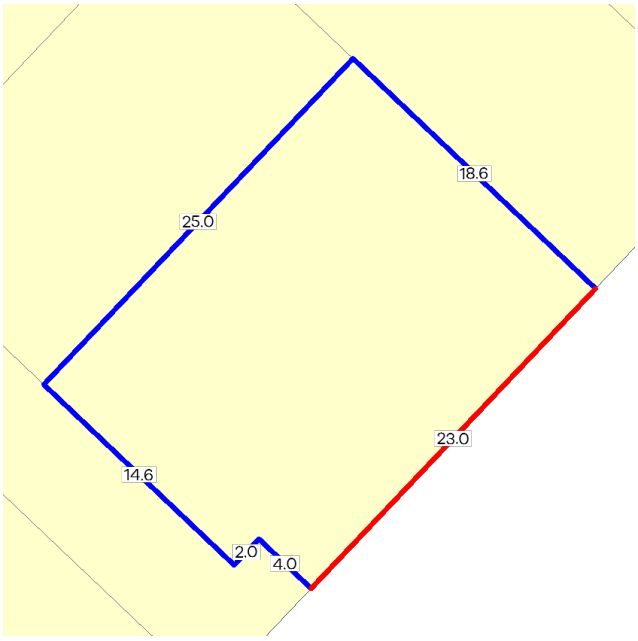
Created at 11 November 2026 03:59 PM

PROPERTY DETAILS

Address:	**801 IRYMPLE AVENUE IRYMPLE 3498**
Lot and Plan Number:	**Lot 3 PS534503**
Standard Parcel Identifier (SPI):	**3\PS534503**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**31121**
Directory Reference:	**Vicroads 537 S5**

SITE DIMENSIONS

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



Area: 458 sq. m
Perimeter: 87 m
For this property:
Site boundaries
Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 11 November 2026 03:59 PM

PROPERTY DETAILS

Address:	**801 IRYMPLE AVENUE IRYMPLE 3498**
Lot and Plan Number:	**Lot 3 PS534503**
Standard Parcel Identifier (SPI):	**3\PS534503**
Local Government Area (Council):	**MILDURA** www.mildura.vic.gov.au
Council Property Number:	**31121**
Planning Scheme:	**Mildura** Planning Scheme - Mildura
Directory Reference:	**Vicroads 537 S5**

UTILITIES

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

STATE ELECTORATES

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

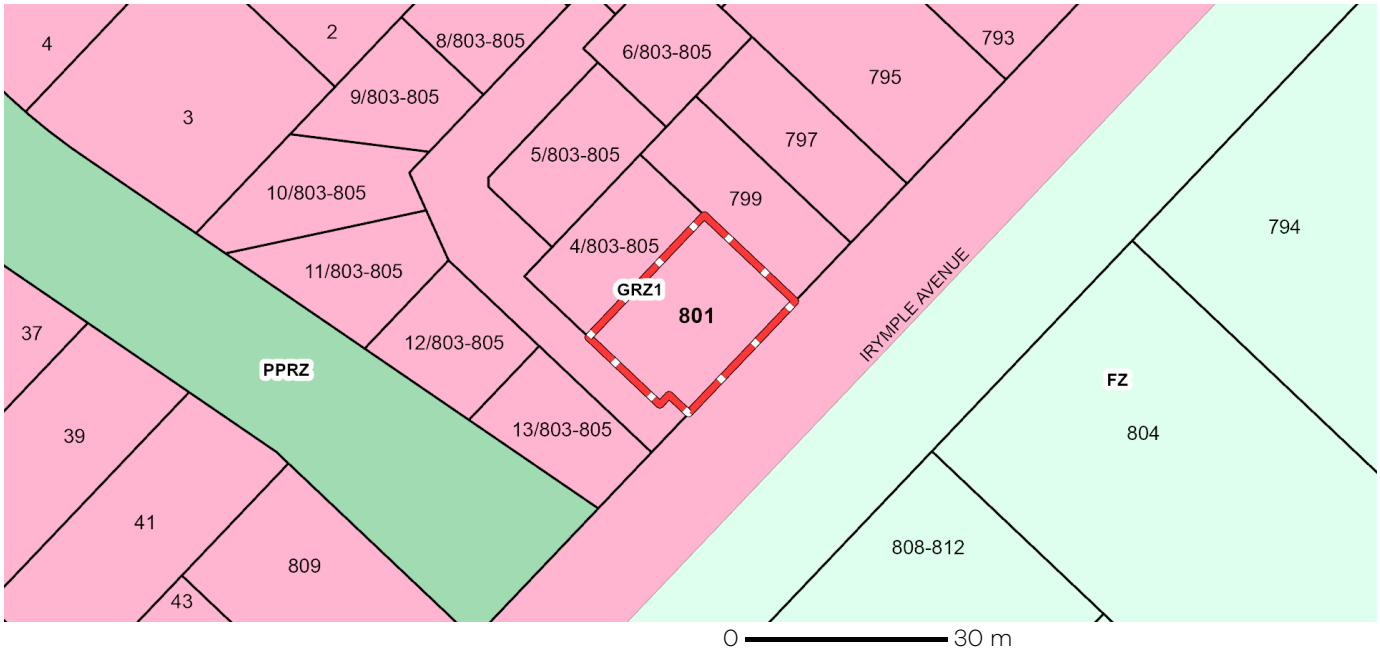
OTHER

Registered Aboriginal Party:	**First People of the Millewa-Mallee Aboriginal Corporation**
Fire Authority:	**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.

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

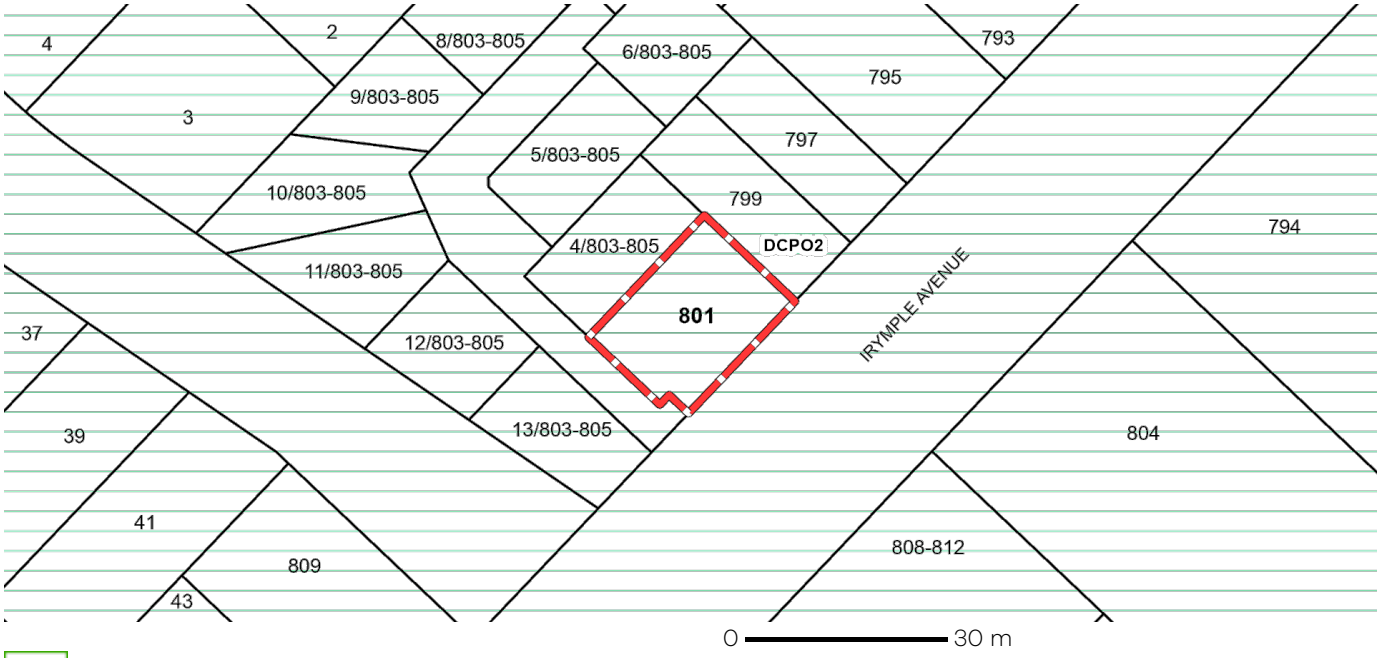
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

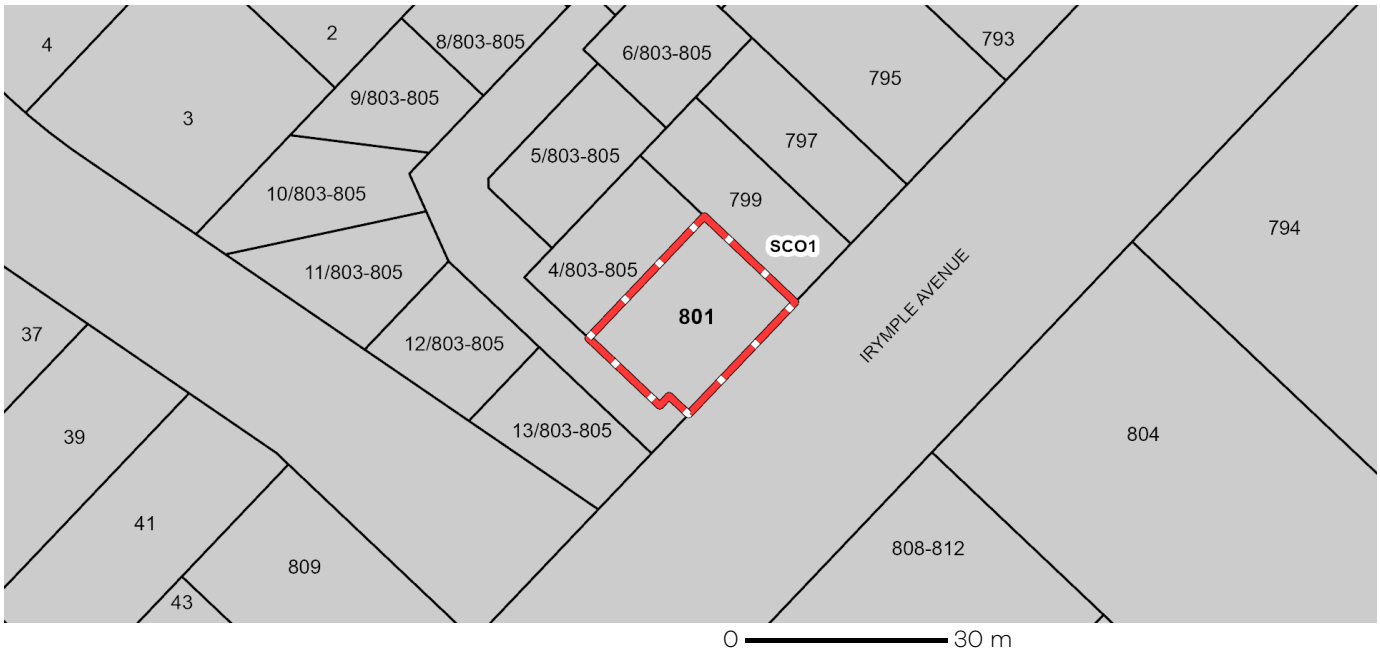


DCPO - Development Contributions Plan Overlay

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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PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 6 November 2026.

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

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

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

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

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

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

PLANNING PROPERTY REPORT

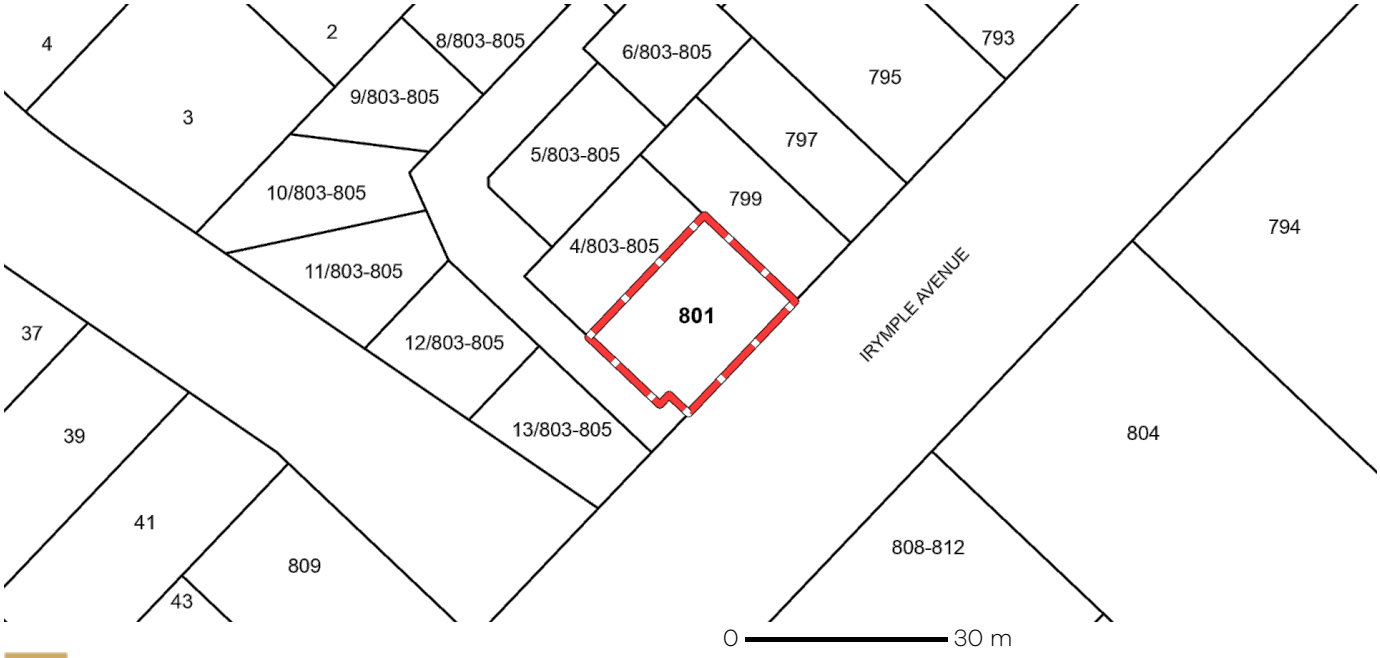
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

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

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

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Legend

Urban Water
- Pipeline
- Retired Pipeline

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

Rural Irrigation
- Channel
- Pipeline
- Retired Channel
- Retired Pipeline
- Irrigation Outlet
- Domestic and Stock Outlet

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

0 3 6 9 12 m

Scale 1 : 372

Printed : 16.11.2026

WGS_1984_Web_Mercator_Auxilia

© Lower Murray Urban and Rural Water Corporation

Notes/Comments

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

LOWER MURRAY WATER

Ray White Mildura
152a Ninth Street,
Mildura, VIC 3500

P: 03 5021 9500
E: mildura.vic@raywhite.com
ABN: 29 594 223 424

Residential Rental Agreement

for

801 Irymple Avenue, IRYMPLE VIC 3498

This agreement is between **Dianne Campbell** and **Gary Thorneycroft**.

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Residential Rental Agreement of no more than 5 years

Residential Tenancies Act 1997 Section 26(1)

Regulation 10(1)

Part A - General

This agreement is between the residential rental provider (rental provider) and the renter listed on this form.

1. Date of agreement

This is the date the agreement is signed

Mon 20/04/2026

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2. Premises let by the rental provider

Address of premises

801 Irymple Avenue, IRYMPLE VIC **Postcode** 3498

3. Rental provider's details

Full name or company name of rental provider	Dianne Campbell
Address (if no agent is acting for the rental provider)	**Postcode**
Phone number	
ACN (if applicable)	
Email address	

Rental provider's agent's details (if applicable)

Full name	Ray White Mildura
Address	152a Ninth Street, Mildura, VIC **Postcode** 3500
Phone number	03 5021 9500
ACN (if applicable)	
Email address	mildura.vic@raywhite.com

Note: The rental provider must notify the renter within 7 days if any of this information changes.

4. Renter's details

Each renter that is a party to the agreement must provide their details here.

Full name of **renter 1**: Gary Thorneycroft

Current Address: 801 Irymple Avenue, IRYMPLE VIC 3498 **Postcode**

Phone number: 0403 314 857

Email address: gf_thorneycroft@hotmail.com

Full name of **renter 2**:

Current Address: **Postcode**

Phone number:

Email address:

Full name of **renter 3**:

Current Address: **Postcode**

Phone number:

Email address:

Full name of **renter 4**:

Current Address: **Postcode**

Phone number:

Email address:

5. Length of the agreement

☑ Fixed term agreement — Start date: Thu 07/05/2026 (this is the date the agreement starts and you may move in)

End date: Mon 03/05/2027

☐ Periodic agreement (monthly) — Start date:

Note: If a fixed term agreement ends and the renter and rental provider do not enter into a new fixed term agreement, and the renter continues to occupy the premises, a periodic (e.g. month by month) residential rental agreement will be formed.

6. Rent

Rent amount($)
(payable in advance) 470.00

To be paid per ☑ week ☐ fortnight ☐ calendar month

Day rent is to be paid (e.g. each Thursday or the 11th of each month)

Date first rent payment due Wed 22/04/2026

7. Bond

The renter has been asked to pay the bond specified below.

Unless the rent is greater than $900 (per week), the maximum bond is one month's rent. In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit. The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA). The bond must be lodged within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond.

If the renter does not receive a receipt within 15 business days from when they paid the bond, they may —
• email the RTBA at rtba@justice.vic.gov.au; or
• call the RTBA on 1300 137 164.

Bond amount($) 1880

Date bond payment due Wed 22/04/2026

Part B – Standard terms

8. Rental provider's preferred method of rent payment

Note: The rental provider must permit a fee-free (other than the renter's own bank fees) payment method and must allow the renter to use Centrepay or another form of electronic funds transfer.

Note: The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

(Rental provider to tick permitted methods of rent payment)

☐ direct debit ☐ bank deposit ☐ cash ☐ cheque ☐ money order ☐ BPay

☑ other electronic form of payment, including Centrepay MePay or BPAY

Payment details (if applicable)

PropertyMe Tenant App or BPAY

9. Service of notices and other documents by electronic methods

Electronic service of documents must be in accordance with the requirements of the *Electronic Transactions (Victoria) Act 2000*.

Just because someone responds to an email or other electronic communications does not mean they have consented to the service of notices and other documents by electronic methods.

The rental provider and renter must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.

The rental provider and renter must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods such as email?

The rental provider must complete this section before giving the agreement to the renter.
(Rental provider to tick as appropriate)

☑ Yes — Charlotte McKendrick: charlotte.mckendrick@raywhite.com

☐ No

9.2 Does the renter agree to the service of notices and other documents by electronic methods such as email?

(Renter to tick as appropriate)

Renter 1 ☑ Yes — Gary Thorneycroft: gf_thorneycroft@hotmail.com

☐ No

Renter 2 ☐ Yes

☐ No

Renter 3 ☐ Yes

☐ No

Renter 4 ☐ Yes

☐ No

(The option to consent should be provided to each renter who is a party to the agreement)

10. Urgent repairs

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.

For further information on seeking repairs see **Part D** (below).

Details of person the renter should contact for an urgent repair
(rental provider to insert details)

Emergency contact name	Charlotte McKendrick
Emergency phone number	03 5021 9500
Emergency email address	charlotte.mckendrick@raywhite.com

11. Professional cleaning

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless —

- professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned, or pay the cost of having all or part of the rented premises professional cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

12. Owners corporation

Do owners corporation rules apply to the premises?
If yes, the rental provider must attach a copy of the rules to this agreement.
(Rental provider to tick as appropriate)

- [x] No
- [ ] Yes

13. Condition report

The renter must be given 2 copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.
(rental provider to tick as appropriate)

- [ ] The condition report has been provided
- [x] The condition report will be provided to the renter on or before the date the agreement starts

Part C – Safety related activities

14 Electrical safety checks

(a) The rental provider must ensure an electrical safety check of all electrical installations, appliances and fittings provided by a rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If an electrical safety check of the rented premises has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.

15 Gas safety activities

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

(a) The rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises is conducted every 2 years by a licensed or registered gasfitter and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.

(b) If a gas safety check has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.

17 Swimming pool barrier safety activities

These safety-related activities only apply if the rented premises contains a swimming pool.

(a) The rental provider must ensure that the swimming pool barrier is maintained in good repair.

(b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.

(c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.

(d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the **Building Act 1993** on the request of the renter.

18 Relocatable swimming pool safety activities

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, on the rented premises.

(a) The renter must not erect a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.

(b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

Note: Regulations made under **Building Act 1993** apply to any person erecting a relocatable swimming pool.
This safety-related activity only applies to swimming pools or spas that hold water deeper than 300 mm.

19 Bushfire prone area activities

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

If the rented premises is in a designated bushfire prone area under section 192A of the **Building Act 1993** and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.

The water tank must be full and clean at the commencement of the agreement.

Part D – Rights and obligations

This is a summary of selected rights and obligations of **renters** and **rental providers** under the Residential Tenancies Act (Vic) 1997 ("the Act"). Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

For more information, visit consumer.vic.gov.au/renting.

20. Use of the premises

The renter:

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act; and
- must not use the premises for illegal purposes; and
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours; and
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing; and
- must keep the premises reasonably clean.

21. Condition of the premises

The rental provider:

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in; and
- must maintain the premises in good repair and in a fit condition for occupation; and
- agrees to do all the safety-related maintenance and repair activities set out in **Part C** of the agreement.

The renter:

- The renter must follow all safety-related activities set out in **Part C** of the agreement and not remove, deactivate or otherwise interfere with the operation of prescribed safety devices on the premises.

22. Modifications

The renter:

- may make some modifications without seeking the rental provider's consent. These modifications are listed on the Consumer Affairs Victoria website; and
- must seek the rental provider's consent before installing any other fixtures or additions; and
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act; and
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed.

The rental provider:

- must not unreasonably refuse consent for certain modifications.

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website consumer.vic.gov.au/renting.

23. Locks

- The rental provider must ensure the premises:
  - has locks to secure all windows capable of having a lock, and
  - has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and
  - meets the rental minimum standards for locks and window locks.
- External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—
  - is operated by a key from the outside; and
  - may be unlocked from the inside with or without a key
- The renter must obtain consent from the rental provider to change a lock in the master key system.
- The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.
- The rental provider must not give a key to a person excluded from the premises under:
  - a family violence intervention order; or
  - a family violence safety notice; or
  - a recognised non-local DVO; or
  - a personal safety intervention order.

24. Repairs

- Only a suitably qualified person may do repairs—both urgent and non-urgent

25. Urgent repairs

Section 3(1) of the Act defines **urgent repairs**. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.
The rental provider must carry out urgent repairs after being notified. A renter may arrange for urgent repairs to be done if the renter has taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.
If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to $2500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if—

(a) the renter cannot meet the cost of the repairs; or

(b) the cost of repairs is more than $2500; or

(c) the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

26. Non-urgent repairs

- The renter must notify the rental provider, in writing, as soon as practicable of —
  - damage to the premises; and
  - a breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.
- The rental provider must carry out non-urgent repairs in a reasonable time.
- The renter may apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within 14 days of receiving notice of the need for repair.

27. Assignment or sub-letting

The renter:

- The renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider. The rental provider may give the renter notice to vacate if the renter assigns or sub-lets the premises without consent.

The rental provider:

- cannot unreasonably withhold consent to assign or sub-let the premises; and
- must not demand or receive a fee or payment for consent, other than any reasonable expenses incurred by the assignment.

28. Rent

- The rental provider must give the renter at least 90 days written notice of a proposed rent increase
- Rent cannot be increased more than once every 12 months.
- If the rental provider or agent does not provide a receipt for rent, then renter may request a receipt.
- The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase by specifying the amount of increase or the method of calculating the rent increase.

29. Access and entry

- The rental provider may enter the premises—
  - at any time, if the renter has agreed within the last 7 days; and
  - to do an inspection, but not more than once every 6 months; and
  - to comply with the rental provider's duties under the Act; and
  - to show the premises or conduct an open inspection to sell, rent or value the premises; and
  - to take images or video for advertising a property that is for sale or rent; and
  - if they believe the renter has failed to follow their duties under the Act; and
  - to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.
- The renter must allow entry to the premises where the rental provider has followed proper procedure.
- The renter is entitled to a set amount of compensation for each sales inspection.

30. Pets

- The renter must seek consent from the rental provider before keeping a pet on the premises.
- The rental provider must not unreasonably refuse a request to keep a pet.

30A. Smoke Alarms

(a) A residential rental provider must ensure that any smoke alarm installed in rented premises is—

i. correctly installed and in working condition; and

ii. fitted with batteries or replacement batteries; and

iii. tested at least once every 12 months in accordance with any instructions by the manufacturer of the smoke alarm.

(b) If a smoke alarm installed in the rented premises does not meet the requirements set out in paragraph (a), the renter may issue a request to the residential rental provider for urgent repairs to the smoke alarm in accordance with section 72AA of the Act.

(c) On receiving notice from the renter under paragraph (b), the residential rental provider or the provider's agent must immediately arrange for the repairs to be carried out.

(d) Any testing, repair or replacement of a smoke alarm that is powered by a mains electricity supply must be undertaken by a suitably qualified person.

Part E - Additional terms

31. Additional terms (if any)

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.
If the terms listed are inconsistent or in breach of the Act or any amendments made to the Act thereafter, the parties to this agreement acknowledge and agree that the provisions of the Act will prevail and any term in breach of the Act will be severed in which event the remaining terms operate as if the severed term had not been included.
Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit https://www.consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms.

32. **Residential Tenancy Database**
    In accord with Section 439 (I) of the Act Ray White Mildura will, within 14 days of receipt of a written request, provide a copy of any listing located on a residential tenancy database used by Ray White Mildura subject to the Act.
33. **Rental Provider Obligations**
    The Rental Provider may issue a notice to vacate in accord with the Act during the term of this Agreement and the Renter must vacate the Premises at the expiration of the notice period given in the notice to vacate. Ray White Mildura on behalf of the Rental Provider may during the last month of the term of this Agreement place a 'to let' notice on the Premises. Ray White Mildura on behalf of the Rental Provider may put on the Premises a notice or notices 'for sale' or 'auction' at any time during the term of this Agreement after serving a notice of intention to sell the Property on the Tenant in accord with the Act.
    The Rental Provider must not increase the Rental more than once in every 12 months.
    Unless this Agreement is specified in Item 5 of Part A to be for a fixed term the Rental Provider may, in accord with the provisions of Section 44 of the Act, increase the Rental by giving the Renter at least 90 day's notice of the increase.
    This Agreement may only be amended in writing signed by the Rental Provider and the Renter.
    Where the Premises form part of a building, the Rental Provider has the right to make and/or alter rules and regulations for the Premises and the Renter will be bound by such rules and regulations of the Act. Ray White Mildura on behalf of the Rental Provider must provide the Renter with a copy of an amended rules as soon as reasonably practicable.
34. **Availability of Premises**
    Ray White Mildura will use its best endeavours so that the Premises are available on the Commencement Date.
35. **Payment of Services**
    The Renter shall pay all charges in respect of the consumption of water, electricity, gas, oil, national broadband network ("NBN") and telephone where the Premises are separately metered for these services as stipulated in the Act.
    It is the Renter's responsibility to turn the main switch off to allow the power to be connected as required by the electricity provider. No claim shall be made against the Rental Provider or Ray White Mildura should the power not be connected at the commencement of this Agreement.
    The Renter acknowledges that all arrangements for connection of a telephone line or national broadband network ("NBN") connection to the Premises shall be at the cost of the Rental Provider.
36. **Contents Insurance**
    The Renter is not required to take out any insurance. Notwithstanding this, the Renter acknowledges that any insurance policy of the Rental Provider does not provide cover for the personal possessions of

the Renter. It is strongly recommended that the Renter should take out contents insurance to adequately cover those possessions.

37. **Use of Premises**
    The Renter shall only use the Premises for residential purposes unless the prior written consent of the Rental Provider has been obtained for any other use. The Rental Provider may impose reasonable terms and conditions on giving any consent. Any other use may be subject to council or other approval and any costs associated with such approvals will be the responsibility of the Renter. The Renter must not permit any short term or long term letting or licencing the use and/or occupation of any part of the Premises without the prior written consent of the Rental Provider. Any request for consent must be made in writing to Ray White Mildura.
38. **No Representations**
    The Renter acknowledges that no promise, representation, warranty or undertaking has been given by the Rental Provider or Ray White Mildura in relation to the suitability of the Premises for the purposes of the Renter otherwise than as provided in this Agreement. Without limiting Item 21 of Part D of this Agreement, the Rental Provider must ensure that the Premises comply with the rental minimum standards (as set out in Schedule 4 of the Residential Tenancies Regulations 2021) prior to advertising or offering the Premises to let, and further that the Premises are vacant and reasonably clean when the Renter moves in.
39. **Condition Report**
    The Renter must be given 2 copies of the Condition Report (or one emailed copy) on or before the date the Renter moves into the Premises.
    The Renter acknowledges having received before entering into occupation of the Premises two copies of the Condition Report signed by or on behalf of the Rental Provider as well as a written statement setting out the rights and duties of the Rental Provider and Renter under a tenancy agreement ('Renting a Home - A Guide for Renters'). The Renter acknowledges that the Condition Report provided at the commencement of the tenancy must be signed and returned to Ray White Mildura within 5 business days after entering into occupation of the Premises. If the Condition Report is not returned, the copy held by Ray White Mildura will be accepted as conclusive evidence of the state of repair or general condition of the Premises, at the commencement of this Agreement.
40. **No Promise of Renewal**
    The Renter acknowledges that no promise, representation or warranty has been given by the Rental Provider or Ray White Mildura in relation to any further renewal of this Agreement. Without limiting the generality of clause 5 in Part A of this Agreement, the Renter acknowledges that if this Agreement is specified in Part A, Item 5 of this Agreement as being for a fixed period, then it shall commence on the Commencement Date and end on the Expiry Date. Notwithstanding, the Rental Provider acknowledges and agrees that on the day after the Expiry Date, the Agreement will automatically become a periodic (month-by-month) lease unless the Renter and Rental Provider agree to enter into a new fixed-term agreement or the Rental Provider has issued a notice to vacate in accord with the Act.
41. **Termination**
    The Renter acknowledges that the Rental Provider may require possession of the Premises at the termination of this Agreement and may issue a notice to vacate in accord with the Act requiring vacant possession on the expiry of this Agreement.
    The Renter may terminate this Agreement in accordance with its rights under the Act.
42. **Lost Keys**
    The Renter is responsible for the replacement of any lost key, auto remote control and the provision of any additional key and any locksmith's charge where any key is mislaid or lost. Ray White Mildura does not guarantee that it holds a spare set of keys to the Premises at its offices.
43. **Extra Keys**
    The Renter acknowledges that should the Renter wish to order any extra key, auto remote control or other access device for the Premises it will be at the expense of the Renter. The Renter acknowledges

that copies of all keys/auto remote controls and access devices must be returned to Ray White Mildura at the end of the tenancy without reimbursement.

44. **Floor Protection**
    If the Premises include polished floorboards/floating floor, it shall be the responsibility of the Renter to fit floor protectors to all items of furniture to protect the floorboards from scratching. Stiletto shoes must not be worn at any time by any occupant and/or invitee of the Renter throughout the tenancy to prevent indentation being caused to the floors.
45. **Changing Locks**
    The Renter may change any lock security alarm code and/or other security device at the Premises upon obtaining written consent from the Rental Provider via Ray White Mildura which must not be unreasonably withheld. If the Renter changes any lock security alarm code and/or other security device, the Renter must give Ray White Mildura a duplicate key and/or new security alarm code and/or other access device as soon as practicable. Notwithstanding this clause, the Renter must first obtain the Rental Provider's written consent via Ray White Mildura to change any lock that is part of a master key system of any apartment or unit complex.
46. **Comply with Insurance**
    Subject to the Renter having been provided with a copy of any insurance policy maintained by the Rental Provider, the Renter must not knowingly do or allow anything to be done at the Premises that may invalidate any insurance policy or result in the premium being increased above the normal rate. For the avoidance of doubt the Rental Provider is responsible for payment of insurance, and nothing in this clause requires the Renter to take out or pay for any insurance.
47. **Protection Against Damage**
    The Renter must take reasonable measures so that anyone that the Renter has allowed or permitted to be at the Premises does not cause damage to the Premises. This obligation shall not extend to the Rental Provider or Ray White Mildura or their respective contractors.
48. **Shared Services**
    The Renter shall not do or allow to be done anything at the Premises that will cause the shared service facilities including (but not limited to) any driveway, lift or stairwell to become obstructed, untidy, damaged or used for any purpose other than for which it may be intended.
49. **No Servicing Vehicles**
    The Renter must not service or repair or allow the service or repair of any motor vehicle, motorcycle, boat or caravan at the Premises except minor routine maintenance and cleaning, other than greasing and changing oil.
50. **Report Damage or Injury**
    The Renter shall notify Ray White Mildura immediately in writing on becoming aware of any damage to or defects in the Premises or breakdown of facilities, whether or not it might injure a person or cause damage to the Premises.
51. **Notify Blockages**
    The Renter must as soon as practicable notify Ray White Mildura of any blockage or defect in any drain, water service or sanitary system. No item that could cause a blockage including (but not limited to) any feminine hygiene product, disposable nappy or excessive amounts of toilet paper may be flushed down the sewerage septic stormwater or drainage systems. The Renter must pay the Rental Provider all reasonable expenses that are incurred in rectifying any defect or blockage that may be caused by the Renter or a person that the Renter has allowed or permitted to be at the Premises. This obligation shall not extend to any defect or blockage caused by the Rental Provider or Ray White Mildura or their respective contractors.
52. **Alterations**
    The Renter shall not paint or affix any sign or any antenna or cabling onto the Premises without the prior written consent of the Rental Provider. The consent of the Rental Provider will not be unreasonably withheld. The consent of the Rental Provider may be made subject to any reasonable condition including (but not limited to) removal of the thing affixed when the tenancy is terminated. The

Renter's rights and obligations in relation to modifications are set out in Part D, Item 22 of this Agreement. The Rental Provider may require the Renter to remove such items affixed and make good any damage caused by such removal upon the termination or end of the Agreement.

53. **Rubbish**
    The Renter shall deposit all rubbish including any carton and newspaper in a proper rubbish receptacle with a close fitting lid as required by the local council. Such rubbish receptacle shall be kept only in the place provided and placed out by the Renter for collection and returned to its allotted place in accord with local council by-laws and/or good practice.
54. **Pests**
    The extermination of all pests including (but not limited to) any rat, cockroach, mouse, flea, ant or other pest that may infest the Premises is considered an urgent repair and shall be dealt with in accordance with Part D, Item 25 of this Agreement.
55. **Hanging Clothes**
    The Renter shall not hang any clothes outside the Premises other than where provision for the hanging of clothes has been provided. The Renter must use any clothes drying facilities in the manner required by the Rental Provider or any owner's corporation.
56. **Replace Light Globes**
    The Renter shall, at the Renter's expense, replace with a similar type style and feature/attribute any lighting tube, globe and down-light (including any starter ballast or transformer) at the Premises which become defective during the term or any extension of this Agreement unless the defect is proven to be caused by faulty wiring or a defective fitting.
57. **Smoke Free Zone**
    The Renter acknowledges that the Premises are a 'Smoke Free Zone' and the Renter will ensure that the Renter and any invitees do not smoke inside the Premises.
58. **Payment of Rental**
    All payments of Rental shall be made by the Renter without demand by or on behalf of the Rental Provider and on time. No part payment will be accepted. All payments of Rental by the Renter are to be made by the method advised in Item 8 in Part B of this Agreement or as notified in writing by Ray White Mildura from time to time.
59. **Rental Increase**
    If the Renter disagrees with a Rental increase sought by the Rental Provider, the Renter may apply to the Director of Consumer Affairs Victoria for an investigation, provided the application to the Director of Consumer Affairs Victoria is made within 30 days after the notice of the Rental increase is given by or on behalf of the Rental Provider.
60. **Maintain Garden**
    The Renter must maintain any garden at or adjacent to the Premises including the mowing and edging of any lawn, light trimming/pruning of small trees, shrubs and taking care of plants. Garden beds, paths and paving are to be maintained by the Renter in a neat and tidy condition, free of weeds and so far as is reasonably possible, free of garden pests and properly watered. When watering any garden, the Renter must comply with any government watering restrictions in place, from time to time. It is the responsibility of the Renter to maintain any water feature/fountain or pond at the Premises. The Renter must maintain the water quality and keep the water feature/fountain or pond clean as per the Condition Report at the commencement of the tenancy and taking into account fair wear and tear.
61. **Watering System**
    If any garden is watered by a watering system and/or via any tank water, the Rental Provider must maintain the system and/or tank in the state of repair and condition it was in at the start of this Agreement (fair wear and tear excepted) and the Renter must not cause any damage to any watering system or tank. The Renter is not required to repair damage to the watering system caused by the Rental Provider, Ray White Mildura or their contractors.
62. **Rental Provider Repairs**
    The Renter acknowledges that the Premises may require maintenance during the tenancy due to

unforeseen acts of nature, wear and tear or other causes. Should this occur, the Rental Provider will use best endeavours to rectify any damage in a timely manner and in conjunction with any insurer and/or tradespeople appointed by any insurer. The Renter agrees to allow the Rental Provider or any tradespeople reasonable access to carry out any such repairs.
The Rental Provider must ensure that the Premises are provided and maintained in good repair. If there is a need for an urgent repair the Renter must notify Ray White Mildura in writing.

63. **Urgent Repairs**
If any urgent repairs arise at the Premises, the Renter must immediately contact Ray White Mildura during business hours or after hours information service on 03 5021 9500 or Ray White Mildura approved after hours emergency tradespeople before any urgent repairs are completed.
Upon being notified, either the Rental Provider or Ray White Mildura must ensure that any such urgent repairs are made immediately.
If the Rental Provider or Ray White Mildura do not respond to the Renter's request to make the urgent repairs, the Renter can arrange and pay for the urgent repairs only if such repairs cost up to $2500 and the Rental Provider must reimburse the Renter within seven (7) days for such repairs upon being provided with a tax invoice.
Please refer to the booklet 'Renting a Home - A guide for Renters' as provided for classification of urgent repairs.
64. **Vehicle Parking**
The Renter shall not park or allow any vehicle to be parked on the Premises or in any garage facilities made available for use by the Renter as part of this Agreement which leaks oil unless a suitable oil drip tray is provided. No visitor cars are permitted to be parked at the Premises unless any dedicated visitor parking is provided by the Rental Provider or any owner's corporation. The Renter acknowledges that if the Premises are advertised without any off-street parking being made available, it shall be the responsibility of the Renter to enquire with the local council whether any parking permit is required for on-street parking in the vicinity of the Premises and/or otherwise make independent arrangements for the parking of any motor vehicle.
65. **Pets**
The Renter must not keep any animal, bird, or other pet at the Premises without first obtaining the written permission of the Rental Provider via Ray White Mildura. Permission of the Rental Provider will not be unreasonably withheld. In giving permission, the Rental Provider may impose reasonable conditions. It is not unreasonable for the Rental Provider to withhold permission if the rules of an owner's corporation prohibit pets being on common property or kept on the Premises. If an occupant of the Premises is blind, permission will not be required for the occupant to have a trained guide dog at the Premises (unless permission must be obtained from an owner's corporation). To seek the written permission of the Rental Provider to keep a pet at the Premises the Renter must complete and provide a pet request form and provide this to Ray White Mildura.
66. **Pools and Water Features**
The Renter must not install any pool, spa, pond or any other water retaining device (either inflatable or constructed) at the Premises without the express written permission of the Rental Provider. The Renter also agrees that should any such permission be granted it will be conditional on the Renter obtaining and providing evidence to the Rental Provider, of compliance with Council or any other regulations relating to pool installation or pool fencing requirements prior to the installation taking place.
67. **Rental Provider Entry**
Subject to compliance with the Act, the Rental Provider and/or Ray White Mildura has the right to enter the Premises:
    - To make urgent repairs;
    - To carry out duties specified in this Agreement, or the Act or any other legislation or law;
    - To value the Premises or any property of which the Premises form part, provided that at least 7 days' written notice has been given to the Renter;

- At any time between 8am and 6pm on any day (except a public holiday), for the purposes of showing prospective buyers or financial lenders through the Premises, provided that at least 48 hours' written notice has been given to the Renter;
- At any time between 8am and 6pm on any day (except a public holiday), for the purposes of showing prospective new renters through the Premises provided that at least 48 hours' written notice has been given to the Renter (and provided that such entry occurs in the period that is within 21 days before the termination date specified in the notice to vacate or notice of intention to vacate and otherwise subject to the requirements of the Act);
- To verify a reasonable belief that the Renter or any occupier may not have met any duties as a Renter of the Premises, provided that at least 24 hours' written notice has been given to the Renter;
- To make one general inspection provided that entry for that purpose has not been made within the last 6 months, and provided further that at least 7 days' written notice has been given to the Renter.

68. **Assignment and Sub-Letting**
    If during the term of the tenancy the people in occupation of the Premises change -
    The Renter must as soon as practicable notify Ray White Mildura in writing and comply with clause 27 in Part D of this Agreement.
    The Renter acknowledges that the Renter will be required to reimburse the Rental Provider for any cost or charge incurred in preparing a written transfer of this Agreement in accord with the fees within the Rental Provider's appointment of Ray White Mildura as agent to manage the Premises.
69. **Rental Provider Notice**
    If the Rental Provider requires possession of the Premises when the tenancy ends, the Rental Provider will give the Renter the notice required by and in the manner prescribed by the Act.
70. **Renter Notice**
    If the Renter wishes to vacate the Premises at the expiration of this Agreement the Renter must give the Rental Provider written notice of the intention of the Renter to vacate at least 28 days prior to the expiration of this Agreement.
71. **Periodic Tenancy**
    If the Renter remains in occupation of the Premises after the expiration of this Agreement and does not enter into a new fixed term Agreement, the tenancy reverts to a periodic tenancy such that the Renter must give written notice of the intention of the Renter to vacate the Premises specifying a termination date that is not earlier than 28 days after the day on which the Renter gives written notice.
72. **Rental Provider Expenses**
    If the Renter decides to vacate the Premises during the term of this Agreement, the Renter shall be responsible for reimbursing to the Rental Provider the following costs:
    1. A pro rata letting fee;
    2. Marketing costs as incurred by Ray White Mildura for the re-marketing of the Premises;
    3. National tenancy database checks on each applicant or as required;
    4. The continued payment of Rental until the first to occur of the Premises being relet or the current term of this Agreement expiring;
    5. If the Premises are relet at a lower Rental, the Renter must pay to the Rental Provider any difference or shortfall as required for the unexpired portion of the term of this agreement subject to legal requirements.
73. **Return Keys**
    The Renter acknowledges that it is the responsibility of the Renter on the termination of this Agreement to deliver all keys and any auto remote controls for the Premises to Ray White Mildura during business hours and to continue paying Rental until such time as all keys and auto remote controls are delivered.
74. **No Set-Off**
    The Renter acknowledges that pursuant to the Act, the Renter cannot refuse to pay Rental on the

grounds that the Renter intends to regard any part of the Bond as rent paid by the Renter. The Renter acknowledges that failure to comply with the Act may render the Renter liable to a penalty.

75. **Remove Personal Property**
    The Renter shall be responsible for the removal of any furniture, fitting, personal property, motorcycle, car or boat spare parts or any other equipment at the termination of the tenancy, and shall reinstate the Premises or the land on which it is situated to the condition which existed at the commencement of the tenancy subject only to fair wear and tear.
76. **Goods Left Behind**
    If the Renter leaves any goods at the Premises (excluding perishable foods, dangerous goods and goods of no value but not personal documents), Ray White Mildura must take reasonable steps to notify the Renter of such goods left behind at the Premises.
    The Rental Provider or Ray White Mildura on behalf of the Rental Provider must store any goods that are able to be sold, labelled containers, specialized medical devices, equipment, medications, memorabilia and medals and trophies in a safe place for at least fourteen (14) days (from the date the Renter is notified) for the Renter to collect any such goods.
    The Rental Provider or Ray White Mildura on behalf of the Rental Provider must store any official documents, photographs, mail, video cameras and computer hard drives in a safe place for at least ninety (90) days (from the date the Renter is notified) for the Renter to collect any such goods.
    The Rental Provider may in accordance with the Act, charge the Renter an occupation fee for any reasonable expenses incurred by the Rental Provider for the moving and storage of the goods.
77. **Window Cleaning**
    If required in order to return the Premises to the state evidenced in the condition report unless not required (as agreed in writing with Ray White Mildura) due to the size, location or inaccessibility of the windows at the Premises, the Renter agrees to have all windows at the Premises cleaned (both internally and externally) in a professional manner at the Renter's own cost immediately prior to vacating the Premises and taking into account fair wear and tear. If the Renter is uncertain of its obligation to clean any windows at the Premises due to its size, location or inaccessibility, the Renter is required to contact Ray White Mildura prior to cleaning any such windows.
78. **Carpet Cleaning**
    If required in order to return the Premises to the state evidenced in the condition report, the Renter will at the termination of the tenancy (whatever the cause of the termination might be) arrange for the carpet or rugs in the Premises to be professionally steam cleaned or dry cleaned (at the direction of the Rental Provider) by a reputable carpet cleaning contractor at the Renter's own cost and provide Ray White Mildura with an invoice/receipt for such work. The cleanliness of the carpet as stated on the ingoing condition report completed at the commencement of the tenancy will be taken into consideration in assessing the quality or outcome of such cleaning and taking into account fair wear and tear.
79. **Definitions and Interpretation**
    All terms used in this Agreement shall have the meanings given to them in the Schedule which shall form part of this Agreement and Act means Residential Tenancies Act 1997 including any subordinate regulations and Schedule means the schedule to this Agreement and Agreement means this document incorporating the Schedule and all attachments to this document.
80. **Electronic Notices**
    The Renter acknowledges that the Renter is entering into a binding Agreement if this Agreement is signed utilising an electronic signature. Unless indicated to the contrary in the Item 9 of Part B of this Agreement, the Renter consents to the electronic service of notices and other documents in accord with the requirements of the Electronic Transactions (Victoria) Act 2000. The Rental Provider consents to the electronic service of notices and other documents in accord with the requirements of the Electronic Transactions (Victoria) Act 2000 at the email address of Ray White Mildura. If the Renter has not consented to the electronic service of notices and other documents in accord with the requirements of

the Electronic Transactions (Victoria) Act 2000 the Rental Provider shall not infer consent to the electronic service from the receipt or response to emails or other electronic communications.

81. **Change of Electronic Address**
    The Rental Provider and the Renter must give immediate written notice to the Other Party and Ray White Mildura if the email address for the electronic service of Notices or other documents is changed or any other contact details are changed.
82. **Withdraw Consent**
    The Renter may withdraw consent to the electronic service of notices or other documents by giving written notice to Ray White Mildura but such notice shall only become effective on receipt by the Rental Provider via Ray White Mildura.
83. **Furnishings**
    If the Premises are let fully furnished or semi-furnished the Renter acknowledges that any furniture, fittings and chattels included in the Premises are listed in an attachment to this Agreement or in the Condition Report and the Renter further acknowledges that all such items are in good condition as at the date of this Agreement unless specifically noted to the contrary.
84. **Care for Furnishings**
    The Renter agrees to care for and maintain any items of furniture, fittings and chattels leased with the Premises during the tenancy and deliver them to the Rental Provider at the end of the tenancy in the same condition as at the Commencement Date (fair wear and tear excepted). The Renter must follow any care or manufacturer's instruction manuals provided to properly care for any such furniture fittings and chattels leased with the Premises.
85. **Repair/Replacement of Furnishings**
    At the end of the tenancy, the Renter must replace with items of equivalent quality features functionality and condition any of the items of furniture fittings and chattels leased with the Premises which have been damaged destroyed or rendered inoperable/useful during the term of this Agreement (fair wear and tear excepted).
86. **Cost of Repairs/Replacements**
    The Renter acknowledges that the Renter may be liable for any repairs or maintenance costs to any furniture fittings and chattels leased with the Premises if the Renter has failed to comply with any manufacturer's recommendations if it results in loss or damage to any item of furniture fittings or chattels leased with the Premises.
87. **Owners Corporation**
    A copy of the rules of any Owner's Corporation affecting the Premises are attached to this Agreement. The Renter must comply with the rules of the owner's corporation or any amending/superseding rules, a copy of which are provided to the Renter. The Renter is not obliged to contribute to owner's corporation capital costs or other owner's corporation expenses that would but for this clause be payable by the Rental Provider.
88. **Collection and Protection of Personal Information**
    By collecting and holding the Renter’s personal information, the Rental Provider will take reasonable steps to protect the Renter’s information from misuse or loss and any unauthorised access, modification or disclosure.
    The Rental Provider must not disclose the Renter’s personal information unless –
    a. the Rental Provider or the Rental Provider's agent has obtained written consent from the Renter;
    b. the disclosure is in accordance with an order of a court or tribunal;
    c. the disclosure is otherwise authorised by the Act or any other Act;
    d. the Rental Provider believes that disclosure is necessary to lessen or prevent a serious threat to a person’s life, health, safety or welfare or public health, safety or welfare;
    e. the Rental Provider believes disclosure is reasonably necessary for the prevention of any breach of a law, the preparation for or conduct of a proceeding before a court, the enforcement of an order of a court, if such information is requested by ASIC; or
    f. the disclosure is in a prescribed circumstance.

In respect to the Renter's personal information, the Rental Provider must comply with;

a. the Privacy Act 1988 of the Commonwealth;
b. the Privacy and Data Protection Act 2014;
c. the Public Records Act 1973;
d. the Health Records Act 2001; and
e. section 252 of the Crimes Act 1958.

Subject to any exceptions in the Act, the Rental Provider will destroy the Renter's personal information within three (3) years after this Agreement terminates.

1. Urgent Repairs

If you have an urgent repair (as per Part D, Section 25) after office hours and you cannot contact the Ray White Office or your Property Manager, please contact Frasers Plumbing on 5021 2388 or LRJ Electrical on 0408 459 293.

2. Floorboard and Lino clause

The renter/s agree not to wear or allow others to wear stiletto heeled shoes or any other shoes that could cause damage to the floors, when walking on the floorboards and/or lino within the property.
The renter/s agree that protector stoppers or felt pads will be used under all furniture on timber floors and/or lino.
The renter/s agree that drainage plates must be used under all pot plants to ensure no water damage.
The renter/s agree that the floorboards should be cleaned using appropriate cleaning products and not excessive amounts of water and/or steam.
The cost to repair any damage to the floorboards and/or lino will be at the renters expensive if the above instructions are not adhered to.

Renter Acknowledgement

1. *Gary Thorneycroft viewed and acknowledged at Sun, 19/04/2026 03:23 PM from device: Windows 10 Other Chrome 147.0.0*

3. Garden Clause

The renter/s acknowledge & agree to maintain the lawn and garden areas (where applicable) of the premise which includes watering, regular lawn mowing and edging, and to keep all gardens, lawns, including the verge and shrubs healthy, neat, tidy, and weed free at all times, including spraying of weeds that may appear in paved areas.
The renter/s are also responsible for ensuring fallen leaf matter is swept up and disposed of accordingly.
If a BBQ is used on the premises, the floor needs to be protected from any grease from the BBQ.
Cobwebs in and around external areas are to be regularly brushed down. Paved areas and concrete to be kept free from moss, mould and mildew.

Renter Acknowledgement

1. *Gary Thorneycroft viewed and acknowledged at Sun, 19/04/2026 03:24 PM from device: Windows 10 Other Chrome 147.0.0*

Privacy Collection Notice

As professional property managers **Ray White Mildura** collects personal information about you. To ascertain what personal information we have about you, you can contact us on: 03 5021 9500

Primary Purpose

As professional property managers, **Ray White Mildura** collect your personal information to assess the risk in providing you with the lease / tenancy of the **Premises** you have requested, and if the risk is considered acceptable, to provide you with the lease / tenancy of the **Premises**.

By collecting and holding your personal information, **Ray White Mildura** will take reasonable steps to protect your information from misuse or loss and any unauthorised access, modification or disclosure.

Ray White Mildura will not disclose your personal information unless -

a. you have provided your written consent;
b. the disclosure is in accordance with an order of a court or tribunal;
c. the disclosure is otherwise authorised by the Act or any other Act;
d. **Ray White Mildura** believes that disclosure is necessary to lessen or prevent a serious threat to a person's life, health, safety or welfare or public health, safety or welfare;
e. **Ray White Mildura** believes disclosure is reasonably necessary for the prevention of any breach of a law, the preparation for or conduct of a proceeding before a court, the enforcement of an order of a court, if such information is requested by ASIC; or
f. the disclosure is in a prescribed circumstance.

Subject to obtaining your written consent, during the term of your tenancy, we may disclose your personal information to:

- The **Rental Provider**
- The **Rental Provider**'s lawyers
- The **Rental Provider**'s mortgagee
- Referees you have nominated
- Organisations / Tradespeople required to carry out maintenance to the **Premises**
- Third party organisations required to provide **Ray White Mildura** services
- Rental Bond Authorities
- Residential Tenancy Tribunals / Courts
- Collection Agents
- National Tenancy Database (National Tenancy Database is a division of Equifax Pty Ltd) for purposes of checking an applicant's tenancy history.
  The database operator can be contacted for information on the service or to request a copy of the data held via email at info@tenancydatabase.com.au or by submitting the request form on their website at the following address https://www.tenancydatabase.com.au/contact-us
- Other Real Estate Agents, **Rental Providers** and Valuers

In respect to the Renter's personal information, **Ray White Mildura** must comply with;

a. the Privacy Act 1988 of the Commonwealth;
b. the Privacy and Data Protection Act 2014;
c. the Public Records Act 1973;
d. the Health Records Act 2001; and
e. section 252 of the Crimes Act 1958.

Subject to any exceptions in the Act, **Ray White Mildura** will destroy your personal information within three (3) years after this Agreement terminates.

Secondary Purpose

Ray White Mildura also collect your personal information to:

- Enable us, or the **Rental Provider**'s lawyers, to prepare the lease / tenancy documents for the **Premises**.
- Allow organisations / tradespeople to contact you in relation to maintenance matters relating to the **Premises**.
- Pay / release rental bonds to / from Rental Bond Authorities (where applicable).
- Refer to Tribunals, Courts and Statutory Authorities (where necessary).
- Refer to Collection Agent / Lawyers (where default / enforcement action is required).
- Provide confirmation details for organisations contacting us on your behalf i.e. Banks, Utilities (Gas, Electricity, Water, Phone), Employers, etc.

If your personal information is not provided to us and you do not consent to the uses to which we put your personal information, **Ray White Mildura** may

not be able to properly assess the risk to our client, or carry out our duties as professional property managers. Consequently, we may not be able to provide you with the lease / tenancy of the **Premises**. Our related financial services company may also contact you from time to time to explain other services that this company may be able to provide.

Our privacy policy contains information about how you may access the personal information we hold about you, including information about how to seek correction of such information. We are unlikely to disclose any of your personal information to overseas recipients.

The **Ray White Mildura** privacy policy contains information about how you may complain about an alleged breach of the Australian Privacy Principles, and how we will deal with such a complaint.

The **Ray White Mildura** privacy policy can be viewed without charge on the **Ray White Mildura** website; or contact your local **Ray White Mildura** office and we will send or email you a free copy.

Disclaimer

Ray White Mildura its directors partners employees and related entities responsible for preparing this **Agreement** believe that the information contained in this **Agreement** is up to date and correct. However no representation or warranty of any nature can be given intended or implied and the **Rental Provider** and the **Renter** should rely on their own enquiries as to the accuracy of any information or material incorporated in this **Agreement**. The law is subject to change without notice and terms and conditions in this **Agreement** may be amended as a result. **Ray White Mildura** disclaims all liability and responsibility including for negligence for any direct or indirect loss or damage suffered by any person arising out of any use and/or reliance on this **Agreement** or any information incorporated in it.

Signatures

This agreement is made under the Act.
Before signing you must read **Part D – Rights and Obligations** in this form which outlines your rights and obligations.

Rental Provider's Agent

Rental Provider's Agent : **Charlotte McKendrick** on behalf of **Dianne Campbell** (Rental Provider)

Charlotte McKendrick

Signed at Mon, 20/04/2026 09:13 AM , from device: Windows 10 Other Chrome 147.0.0

Renter(s)

Renter : **Gary Thorneycroft**

Gary Thorneycroft

Signed at Sun, 19/04/2026 03:24 PM , from device: Windows 10 Other Chrome 147.0.0

AUDIT TRAIL

Gary Thorneycroft (Renter)

Sun, 19/04/2026 02:56 PM - Gary Thorneycroft clicked 'start' button to view the Residential Rental Agreement *(iOS 26.4.1 iPhone Edge Mobile 146.0.3856, IP: 120.156.162.204)*
Sun, 19/04/2026 03:17 PM - Gary Thorneycroft clicked 'start' button to view the Residential Rental Agreement *(Windows 10 Other Chrome 147.0.0, IP: 150.228.151.228)*
Sun, 19/04/2026 03:24 PM - Gary Thorneycroft stamped saved signature the Residential Rental Agreement *(Windows 10 Other Chrome 147.0.0, IP: 150.228.151.228)*
Sun, 19/04/2026 03:24 PM - Gary Thorneycroft submitted the Residential Rental Agreement *(Windows 10 Other Chrome 147.0.0, IP: 150.228.151.228)*

Charlotte McKendrick (Rental Provider's Agent)

Mon, 20/04/2026 09:11 AM - Charlotte McKendrick clicked 'start' button to view the Residential Rental Agreement
Mon, 20/04/2026 09:13 AM - Charlotte McKendrick stamped saved signature the Residential Rental Agreement
Mon, 20/04/2026 09:13 AM - Charlotte McKendrick submitted the Residential Rental Agreement

AGREEMENT END