



VENDORS STATEMENT

PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

VENDOR: Giuseppe Vincenzo Dimasi

PROPERTY: 38 Keam Crescent, Mildura VIC 3500

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	38 KEAM CRESCENT, MILDURA VIC 3500 Being Lot 55 on Plan of Subdivision 51127 and being all of the land contained in Certificate of Title Volume 10831 Folio 318
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Vendor's name	Giuseppe Vincenzo Dimasi	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: \$4,000.00

Authority	Amount	Interest (if any)
(1) Mildura Rural City Council	See attached	
(2) Lower Murray Water	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	
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Other particulars (including dates and times of payments):
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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. 110 – Detached Dwelling
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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.

Not Applicable

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2025 to 30 June 2026

Tax Invoice

ABN 42 498 937 037

Assessment No: 3646

Date of Issue: 15 August 2025

Mr G V Dimasi
47 Stockmans Drive
IRYMPLE VIC 3498

PROPERTY LOCATION – DESCRIPTION – VALUATIONS

38 Keam Crescent MILDURA VIC 3500

Lot 55 PS 51127 Sec 30 Blk F

AVPCC: 110 - Detached Dwelling

Capital Improved Value: \$

Site Value: \$

Net Annual Value: \$ Valuation Date: 1 January 2025

RATES AND CHARGES

Residential Rate	0.00455944	246000	\$1,121.62
Waste Management	550.88	1	\$550.88

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Residential ESVF Levy (Fixed)	136.00	1	\$136.00
Residential ESVF Levy (Variable)	0.00017300	246000	\$42.56

TOTAL AMOUNT \$1,851.06

OPTION 1

Pay by Instalments Instalment 1 of 4

Instalment 1	\$462.75
Due 30 September 2025	
Instalment 2	\$462.77
Due 30 November 2025	
Instalment 3	\$462.77
Due 28 February 2026	
Instalment 4	\$462.77
Due 31 May 2026	

OPTION 2

Pay in Full Due 15 February 2026 **\$1,851.06**

If you do not pay the 1st instalment by the due date, your account will switch to Pay in Full and you'll stop receiving further notices. See next page for late payment penalties

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.

WIN UP TO \$2000 OFF YOUR RATES

Register for eNotices by 30 September for your chance to win! Anyone already registered will automatically go in the draw.



Your eNotices Reference Number:

B2F66EAF0Z

mildura.enotices.com.au/login

Payment Slip

Tear off this slip and return it with your payment

Mr G V Dimasi
38 Keam Crescent MILDURA VIC 3500
Assessment No: 3646

1st Instalment: \$462.75

or Pay in Full: \$1,851.06



Bill code: 93922
Ref: 0036467

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

Internal Use Only



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



CHANGE OF NAME, ADDRESS OR OWNERSHIP

It is the responsibility of the ratepayer to notify Council if you change your name, residential or postal address. If you are no longer the property owner or ratepayer, please contact Council immediately.

LATE PAYMENT INTEREST AND PENALTIES

Late payments will be subject to penalty interest calculated from the date each quarterly instalment was due (irrespective of whether paying by the Instalment or Lump Sum option) at an interest rate of 10% pa (set under the Penalty Interest Rates Act 1983) on all overdue rates and charges until paid in full. Council may utilise legal action to recover outstanding rates and charges. All associated legal costs will be borne by the ratepayer.

ALLOCATION OF PAYMENTS

Payments received will be allocated as follows:

1. Legal Costs Owing (if any)
2. Interest Owing (if any)
3. Arrears Owing (if any)
4. Current Rates or Charges Owing

PAYMENT PLANS AND HARDSHIP

Ratepayers experiencing financial difficulties making rates payments may apply to Council to enter a payment plan to make smaller, more regular payments toward their rates and charges.

PENSION CONCESSION

Eligible pensioners can claim a concession on their Council rates and Emergency Services and Volunteers Fund. If you have previously made an application and a concession isn't shown on your rate notice, please contact Council.

SINGLE FARM ENTERPRISE

An exemption from paying the Emergency Services and Volunteers Fund fixed charge more than once may apply if multiple properties form a Single Farm Enterprise.

PROPERTY OWNER NAME

Dimasi, Giuseppe Vincenzo

RATE NOTICE APPEAL

A ratepayer has the right under the Local Government Act 1989 (the Act) to: apply to the Victorian Civil and Administration Tribunal under Section 183 of the Act for a review in relation to a differential rating within 60 days of the date of issue of this notice;

appeal to the County Court under Section 184 of the Act for a review in relation to a rate or charge within 60 days of the date of issue of this notice;

apply to the Victorian Civil and Administrative Tribunal under Section 185 of the Act for a review in relation to a special rate or special charge within 30 days of the date of issue of this notice.

Prior to lodging any appeal with VCAT or the County Court, ratepayers are encouraged to first discuss the matter with Council.

RATE CAPPING

Council has complied with the Victorian Government's rates cap of 3 per cent. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons - (i) the valuation of your property relative to the valuation of other properties in the municipal district; (ii) the application of any differential rate by Council; (iii) the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

PRIVACY INFORMATION

Mildura Rural City Council collects personal information for municipal purposes as specified in the Privacy and Data Protection Act 2014. The information collected in this form is used only for the purposes specified and is not passed on to third parties. Council may disclose this information but only if authorised or required by law. Should you require further information regarding Council's Privacy Policy please contact Council's Privacy Officer.

RATE COMPARISON TABLE

The following rate comparison information shows what rates would have been raised if your property was classified with an alternative differential rate. This only applies to general rates.

Rating Category	Rate in \$	Capital Improved Value	General Rates
Residential	\$0.00455944	246,000	1,121.62
Business	\$0.00638322	246,000	1,570.27
Dryland Farm	\$0.00341958	246,000	841.22
Irrigated Farm	\$0.00410350	246,000	1,009.46

AVPCC

An Australian Valuation Property Classification Code is applied to each property to determine land use classification for Emergency Services and Volunteers Fund purposes.

NOTICE OF VALUATION

The property described on this notice has been valued having regard to its present condition. The valuations shown may be used by other rating authorities for the purposes of a rate or tax. Council uses the Capital Improved Value of your property as the basis for calculation of rates. A person may lodge an objection to the valuation and/or AVPCC within two months of the date of issue where a notice of valuation has been issued for the first time. Any such objection must be lodged in accordance with Sec 16 of the Valuation of Land Act 1960. A person considering objecting is advised to first discuss the matter with Council. Regardless of any objection, rates must be paid (as assessed) by the due date.

VICTORIAN GOVERNMENT'S NEW EMERGENCY SERVICES AND VOLUNTEERS FUND (ESVF)

The ESVF replaces the Fire Services Property Levy and is an annual charge imposed by the Victorian Government on all Victorian properties. Victorian councils are bound to collect this levy on behalf of the government, which is reflected in the rates notices property-owners receive.

The owner of the land may apply for a waiver, deferral or concession in respect of the leviable land under s.27 of the Act for rateable land and s.28 for non rateable residential land.

For further information visit sro.vic.gov.au/esvf or call 1300 819 033.

GOT QUESTIONS?

For application forms or further information regarding any of these matters, please contact Council or visit our website.

Madden Avenue Service Centre
108 Madden Avenue, Mildura
Phone: 03 5018 8100

Deakin Avenue Service Centre
76 Deakin Avenue, Mildura
Phone: 03 5018 8100

Ouyen Service Centre
79 Oke Street, Ouyen
Phone: 03 5018 8600

PO Box 105, Mildura Vic 3502
mrcc@mildura.vic.gov.au
mildura.vic.gov.au

How to pay

IN PERSON

Visit any of Council's Service Centres to pay.

DIRECT DEBIT

Options to pay fortnightly, monthly, quarterly or annually by direct debit from a nominated bank account.

AUSTRALIA POST

Visit any post office to pay by cash, cheque, EFTPOS, debit card, Mastercard or Visa. Or phone, 131 816 or visit postbillpay.com.au



Full Payment *41 0036467

©Registered to BPAY Pty Ltd
ABN 69 079 137 518

Billers code: 0041
Ref: 0036467

CENTREPAY

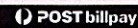
Call Centrelink to arrange regular deductions from your Centrelink payments. Quote Centrepay Reference No: 555 054 730B and your Assessment Number.

740341-001 005676(17026) U
MR GV DIMASI
C/- AREA SPECIALIST LUKAS PEDDER
PO BOX 9
MILDURA SM VIC 3500

Reference No: 4226

Amount Due: \$215.62

Due Date: 30-Mar-2026

 *850 700042260

FINAL NOTICE - URBAN

Property Address 38 KEAM CRESCENT MILDURA VIC 3500
Lot 55 LP 51127 Blk F Sec 30 Vol 10831 Fol 318

Arrears outstanding as at 16-Mar-2026:	\$208.47
Fee	\$7.15
Total amount outstanding	\$215.62

The amounts shown above are now overdue.

As a result of this amount being overdue you have incurred a final notice fee.

If you are currently experiencing difficulty in paying your account contact your local office as a matter of urgency. Lower Murray Water has a range of options available to assist you in managing payment of your account. Further information regarding these services is printed on the rear of this notice.

Failure to pay the outstanding amount by the due date shown on this notice may result in further debt recovery action in the form of restriction of your water supply and/or referral to a debt collection agency.

If you are the property owner please be advised that Lower Murray Water may be able to recover the outstanding amount at the time of any sale of this property.



Payment Slip - Methods of Payment

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

 **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

 **Billpay Code: 0850**
Ref: 7000 4226 0

Pay in person at any Post Office



FINAL NOTICE

4226: 38 KEAM CRESCENT
MR GV DIMASI

Amount Overdue: \$215.62

Payment Ref: 7000 4226 0

 **Bill Code: 78477**
Ref: 7000 4226 0

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



By Phone
Pay by phone: (03) 8672 0582 See reverse for
Standard call charges apply. In Person and By Mail options

Final Notice Information

This Final Notice is issued in accordance with the relevant sections of the Lower Murray Water Customer Charter and the amounts shown on this notice are now overdue and must be paid by the due date shown on this notice.

If payment is not made or a suitable payment plan agreed to then you may be subject to further recovery action which may include restriction of water supply, application of interest and/or referral to a third party debt collection agency.

Payment Assistance

Lower Murray Water offers a variety of flexible payment options to assist you in managing payment of your quarterly accounts and in the event that you are experiencing financial hardship we have developed a 'Hardship Policy' that outlines minimum standards of service we will provide to assist you.

Some of these services are listed below and can be accessed by contacting your local office.

Utility Relief Grant Scheme

Customers who are unable to pay their bill because of temporary financial crisis and fit the application criteria may qualify for a grant from the Department of Health & Human Service's Utility Relief Grant Scheme.

CentrePAY

Through CentrePAY you can choose to pay bills by having a regular amount deducted from your Centrelink payment. Instead of having large bills every quarter your bills are paid in manageable amounts from your payment, making it easier for you to budget.

Concession Rebates

Urban Residential, Irrigation District and Private Diverter Domestic & Stock Supply Customers only.

The above Customers holding a Centrelink PCC/HCC Card or a Department of Veteran Affairs PCC/Gold Repatriation Health Card (TPI & War Widow only) may be eligible for a Pension Concession. Please contact your local office for further details.
TTY callers dial 133 677 and quote LMW phone number
03 5051 3400

Recovery Action

Restricted Supply

Urban supply customers may be restricted down to the minimum allowed by the relevant health regulations.

Metered Irrigation customers may have supply refused.

Once restriction has occurred supply will be restored once full payment is received.

Debt Collection Agency

You may be referred to a third party Debt Collection Agency. If this occurs then additional costs may be incurred.

Energy and Water Ombudsman (Victoria)

Lower Murray Water is pleased to help in any matter regarding your overdue account. Call us at any of our offices. In the unlikely event that we cannot assist or resolve an issue, you may choose to call the Energy and Water Ombudsman (Victoria) on FREECALL 1800 500 509. The Energy and Water Ombudsman (Victoria) will not accept complaints if you have not approached Lower Murray Water first.

Interpreter Service

For Interpreter Service please call the number below.

Per avvalervi di un interprete, telefonate al numero indicato in basso.

Tercümanlık servisi için aşağıdaki telefon numarasını arayınız.

Kung nangangailangan ng interpreter, tumawag lamang sa numerong nasa ibaba.

Fetu'utaki ki he fika telefoni 'i lalo ki he potungaue fakatonulea.

Za usluge tumača molimo nazovite donji broj.

Για υπηρεσία διερμηνέων, παρακαλώ τηλεφωνηστε στον κατωτέρω αριθμό.

13 14 50

Payment Slip - Methods of Payment

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



In Person

Present this notice at any office listed.
EFTPOS facilities are available.
No cash is accepted at LMW offices.

Mildura (Head Office):

741-759 Fourteenth Street Mildura

Swan Hill (Area Office):

73 Beveridge Street Swan Hill

Kerang (Area Office):

56 Wellington Street Kerang



By Mail

Make remittances payable to:

Lower Murray Water

(cross cheques Not Negotiable)

Send to: PO Box 1438 Mildura Vic 3502

Do not include cash

In line with common business practice, a receipt will not be forwarded.

Have you recently changed your mailing address?

Update your address online at www.lmw.vic.gov.au or return the below slip to us.

Name:

Reference No:

New Address:

Email to: contactus@lmw.vic.gov.au or mail to PO Box 1438 Mildura Victoria 3502

Detach payment slip and forward with cheque or money order to your local office.

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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 10831 FOLIO 318

Security no : 124133553456D
Produced 07/04/2026 10:43 AM

LAND DESCRIPTION

Lot 55 on Plan of Subdivision 051127.
PARENT TITLE Volume 08458 Folio 427
Created by instrument AD142695T 28/09/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GIUSEPPE VINCENZO DIMASI of 38 KEAM CRESCENT MILDURA VIC 3500
AZ038823C 09/04/2025

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AZ038824A 09/04/2025
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP051127 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: 38 KEAM CRESCENT MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 09/04/2025

DOCUMENT END

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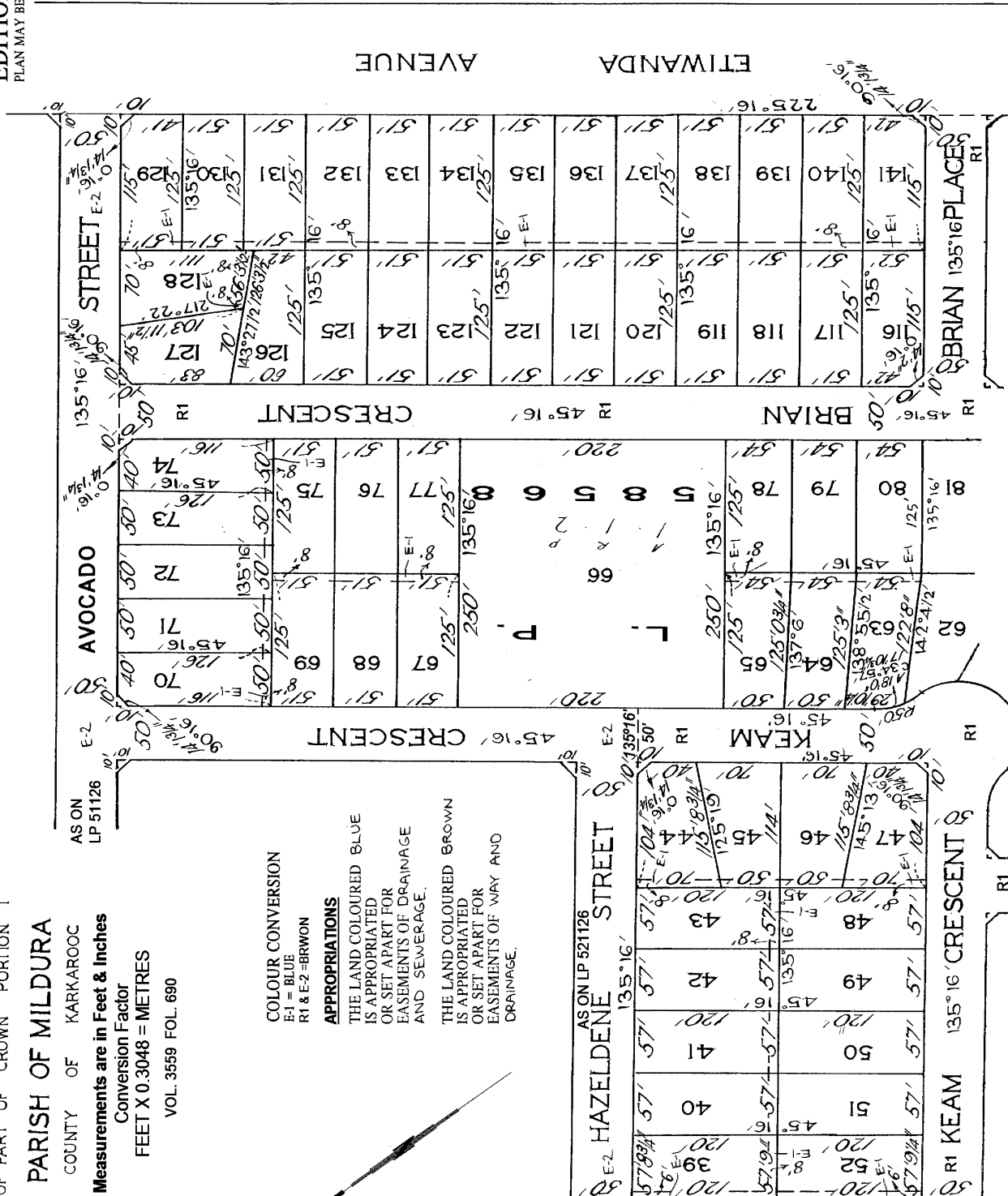
LP 51127
EDITION 2
 PLAN MAY BE LODGED 29/1/60

PLAN OF SUBDIVISION
 OF PART OF CROWN PORTION I
PARISH OF MILDURA
 COUNTY OF KARKAROOO
Measurements are in Feet & Inches
 Conversion Factor
 FEET X 0.3048 = METRES
 VOL. 3559 FOL. 690

COLOUR CONVERSION
 E1 = BLUE
 R1 & E2 = BROWN

APPROPRIATIONS
 THE LAND COLOURED BLUE
 IS APPROPRIATED
 OR SET APART FOR
 EASEMENTS OF DRAINAGE
 AND SEWERAGE.

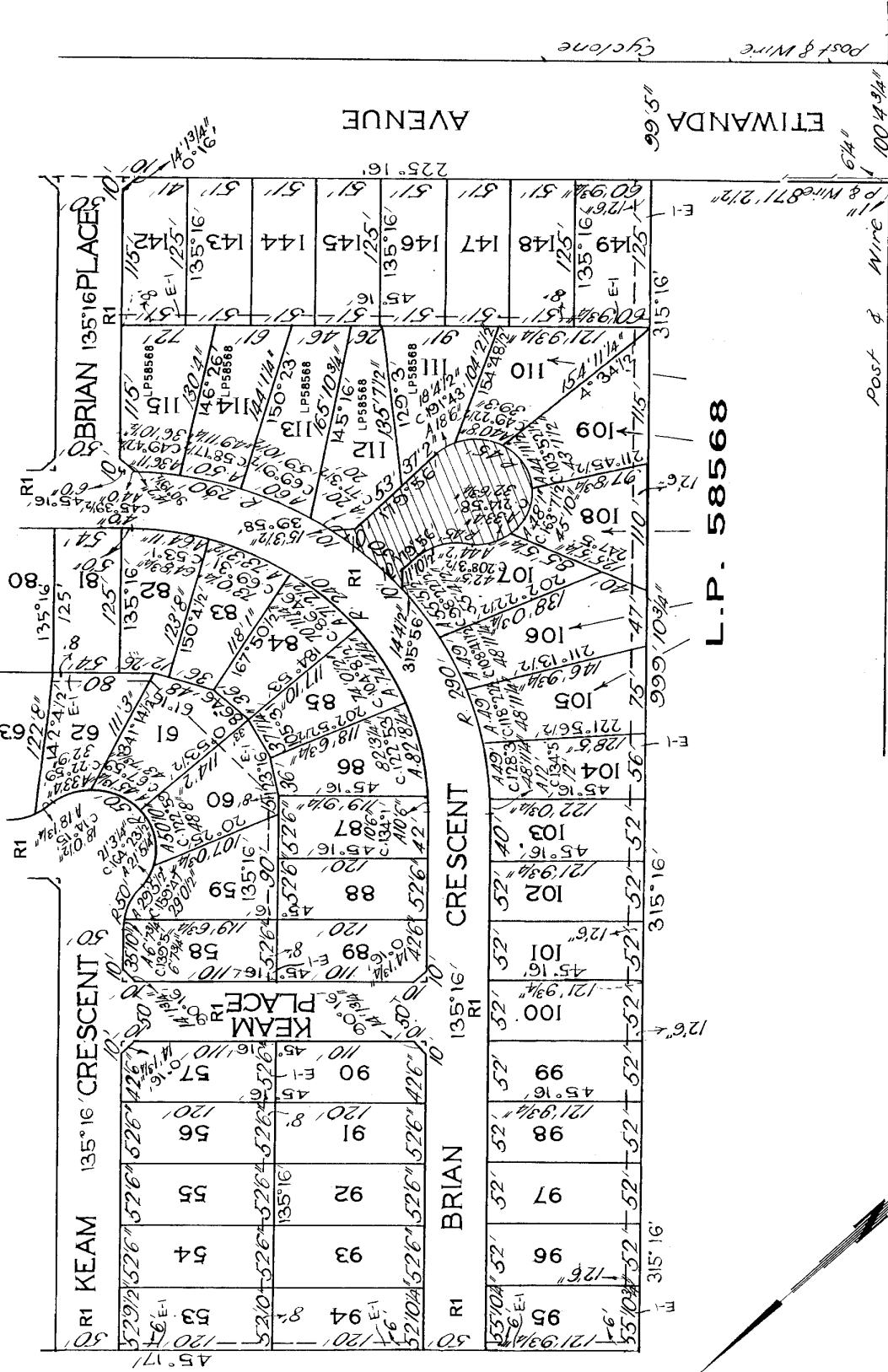
THE LAND COLOURED BROWN
 IS APPROPRIATED
 OR SET APART FOR
 EASEMENTS OF WAY AND
 DRAINAGE.



SEE SHEET TWO

LP 51127

SEE SHEET ONE



99'8" Post & Wire

FOURTEENTH STREET

Post & Wire

L.P. 58568

ETIWANDA AVENUE

99'5" Post & Wire

64" 100'4 3/4"

BRIAN 135'16"

KEAM 135'16" CRESCENT

KEAM CRESCENT

BRIAN 135'16"

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Created at 07 April 2026 10:35 AM

PROPERTY DETAILS

Address: **38 KEAM CRESCENT MILDURA 3500**

Lot and Plan Number: **Lot 55 LP51127**

Standard Parcel Identifier (SPI): **55\LP51127**

Local Government Area (Council): **MILDURA**

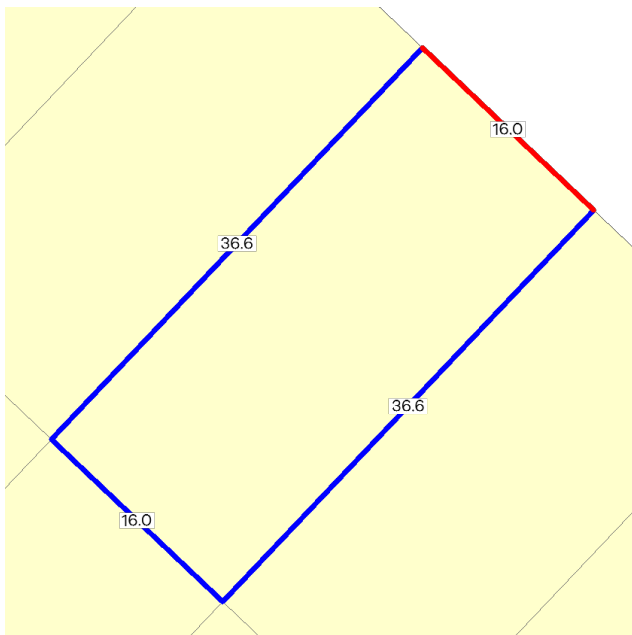
Council Property Number: **3646**

Directory Reference: **Vicroads 535 P9**

www.mildura.vic.gov.au

SITE DIMENSIONS

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



Area: 587 sq. m

Perimeter: 105 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>

Area Map



 Selected Property

From www.planning.vic.gov.au at 07 April 2026 10:35 AM

PROPERTY DETAILS

Address: **38 KEAM CRESCENT MILDURA 3500**
Lot and Plan Number: **Lot 55 LP51127**
Standard Parcel Identifier (SPI): **55\LP51127**
Local Government Area (Council): **MILDURA**
Council Property Number: **3646**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 P9**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

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

STATE ELECTORATES

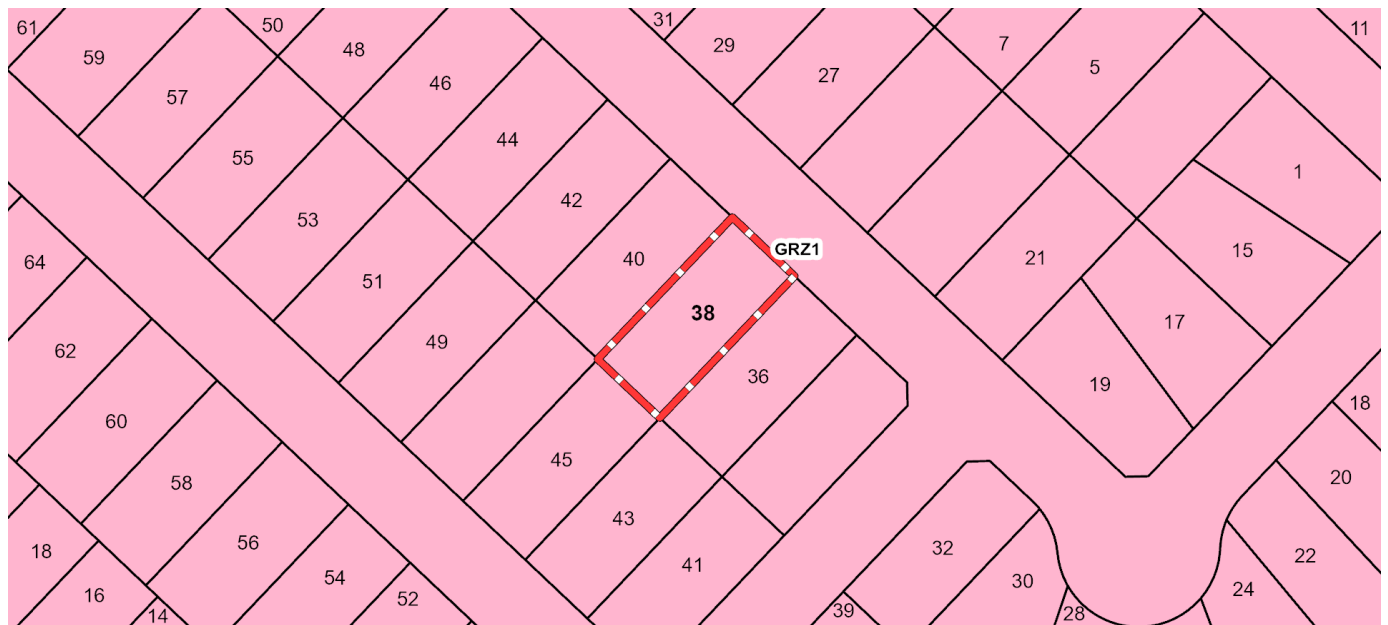
Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**
Registered Aboriginal Party: **First People of the Millewa-Mallee**
Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



GRZ - General Residential

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

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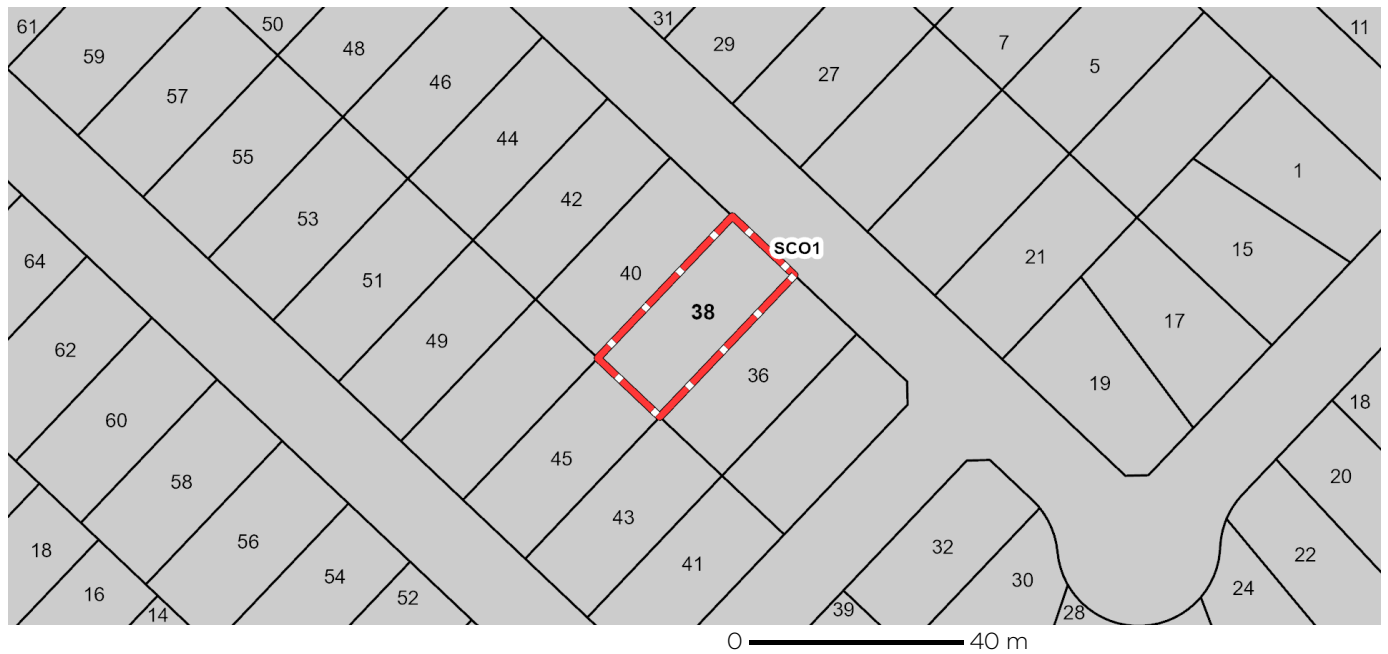
Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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

Planning Overlay

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

[SPECIFIC CONTROLS OVERLAY - PS MAP REF SCO1 SCHEDULE \(SCO1\)](#)



 **SCO - Specific Controls Overlay**

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

Further Planning Information

Planning scheme data last updated on 2 April 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 apply to 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/>

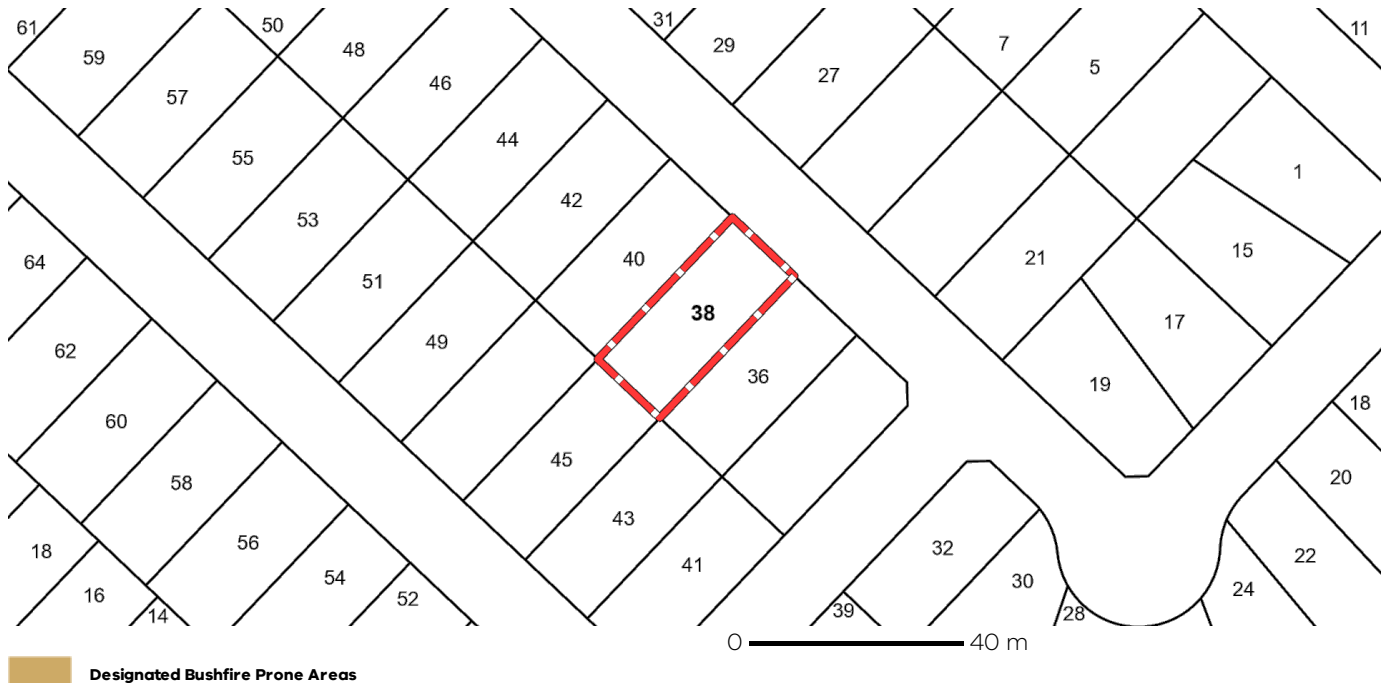
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

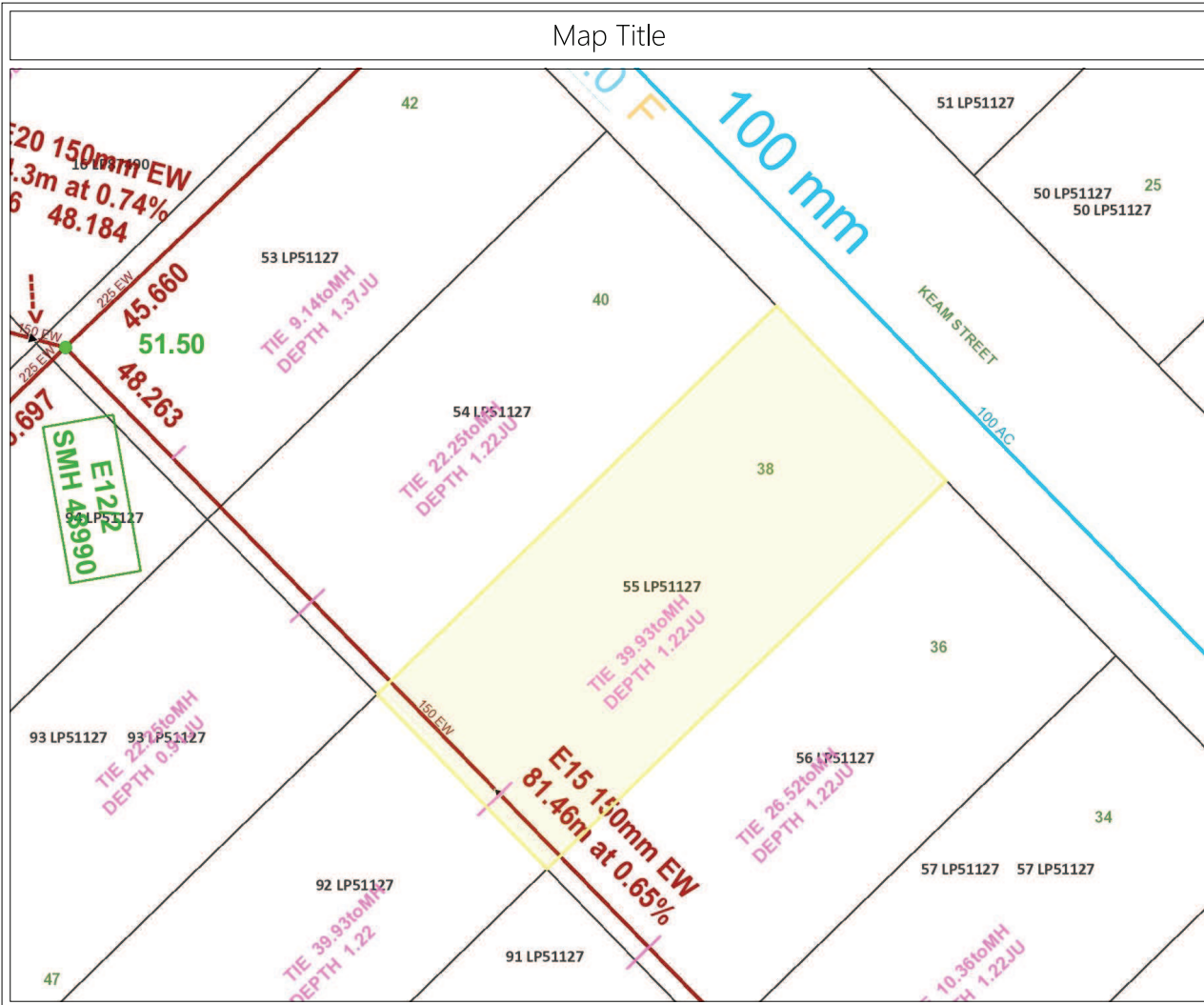
Native Vegetation

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

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

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

Map Title



Legend

Urban Water

- Pipeline
- Retired Pipeline

Urban Sewer

- Gravity Pipeline
- Pressure Main Pipeline
- Rising Main Pipeline
- Retired Gravity Pipeline
- Retired Pressure Main Pipeline
- Retired Rising Main Pipeline

Rural Irrigation

- Channel
- Pipeline
- Retired Channel
- Retired Pipeline

Rural Drainage

- Channel
- Gravity Pipeline
- Rising Main
- Retired Channel
- Retired Pipeline

0 6.51 13.0
Meters

1: 342

Printed: 07/02/2025

GDA2020_MGA_Zone_54

© Lower Murray Urban and Rural Water Corporation

Notes/Comments

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

