

Mildura Property Transfers Pty Ltd

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Section 32 Statement

Vendor: Sharon Lee Battin

Property: 79 Little Cowra Road, Yelta 3505

Water: WEE071540 (1.7ML)

The following conditions shall form part of any Contract to which this Vendors Statement is annexed and subsequently entered into between the Vendor and any Purchaser. These conditions shall take effect notwithstanding any conflicting general conditions set out or incorporated by reference to the Contract.

VENDOR: SHARON LEE BATTIN

PROPERTY: 79 LITTLE COWRA ROAD, YELTA VIC 3505

1. GST Withholding Notice to Purchaser

The Vendor hereby gives notice to the Purchaser under Section 14-255(1) of Schedule 1 of the Taxation Administration Act 1953 (Cth) that the Purchaser is not required to make a payment to the Commissioner under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cth) in respect of the supply of the property made by the Vendor to the Purchaser pursuant to this Contract.

2. Water Share

The Vendor warrants that there will be 1.7 megalitres by way of Water Share No. WEE071540 of irrigation water transferred in this transaction. This contract will be subject to the approval by Lower Murray Water to the transfer of the water referred to herein.

- (a) The Vendor acknowledges that from the date hereof, and until the date the Purchaser is registered as owner on the water share title, that he will hold all interest in the water on trust for the benefit of the Purchaser and will not do anything to adversely affect the Purchaser's right to the ownership or use of the water;
- (b) The Vendor undertakes not to trade or in any way deal with any water entitlement to which the Purchaser is entitled pursuant to the terms and conditions hereof;
- (c) The Vendor acknowledges that this is a condition in favour of the Purchaser and as such the Vendor will not seek release of the deposit prior to settlement.
- (d) The purchase price herein does include any "carry over" water to which the Vendor is entitled to as at the date of settlement herein, together with any seasonal allocation as at the date of settlement.
- (e) The Purchase shall submit a Form 55 Application to Transfer Water Share No. WEE071540 upon the Contract becoming unconditional.
- (f) Settlement of this matter will be completed on the date nominated herein or within two (2) working days of receipt by the Purchasers representative of the Transfer of Water Share No. WEE071540, whichever is the later date.
- (h) The Purchasers acknowledge that the Vendors may have used some or all of its current water allocation entitlement.
- (i) The parties agree that the purchase price shall be apportioned as follows:

Land & improvements	\$	
Water Share (1.7ML @ \$7,500.00 per megalitre)	\$	<u>12,750.00</u>
Total	\$	

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

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Section 32 Statement

Instructions for completing this document

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

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

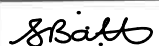
"Nil" may be written in any of the rectangular boxes if appropriate.

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

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

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

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

Land	79 Little Cowra Road YELTA VIC 3505	
Water Share	1.7ML WEE071540	
Vendor's name	Sharon Lee Battin	Date / /
Vendor's signature	 Sharon Lee Battin (Oct 15, 2026 10:00:01 GMT+11)	
Vendor's name		Date / /
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

Important information

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1. FINANCIAL MATTERS

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

☐ (a) Their total does not exceed:

\$

OR

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

OR

☐ (c) Their amounts are:

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

☐ (d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge¹, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

\$

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

\$

To

Other particulars (including dates and times of payments):

1.3 Terms Contract

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

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

1.4 Sale Subject to Mortgage

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

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

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

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 117
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

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

OR

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

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

2.2 Owner-Builder

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

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

OR

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

Name of insurance company:	
Policy no:	Expiry date:

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

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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

OR

☐ Is as follows:

--

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

None known to the Vendor

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

- ☒ Attached is a certificate with the required specified information.

OR

- ☐ The required specified information is as follows:

- (a) Name of planning scheme
(b) Name of responsible authority
(c) Zoning of the land
(d) Name of planning overlay

Mildura Rural City Council

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

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

OR

- ☐ Are as follows:

None known to the Vendor

4.2 Agricultural Chemicals

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

Not applicable

4.3 Compulsory Acquisition

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

Not applicable

5. BUILDING PERMITS

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

☐ Are contained in the attached certificate.

OR

☐ Are as follows:

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*.

OR

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

OR

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

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

7.1 Work-in-Kind Agreement

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

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X" ☐
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X" ☐
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X" ☐

7.2 GAIC Recording

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

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC ☐
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐
- (c) Any certificate of exemption from liability to pay a GAIC ☐
- (d) Any certificate of staged payment approval ☐
- (e) Any certificate of no GAIC liability ☐
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act* 1987 must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above ☐

8. SERVICES

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

- ☐ Electricity supply ☐ Gas supply – bottled ☐ Water supply ☐ Sewerage ☐ Telephone services

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

OR

☐ (b) General Law Title

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

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

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

OR

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

10.2 Staged Subdivision

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

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

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

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

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

10.3 Further Plan of Subdivision

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

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

OR

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

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- ☐ (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- ☐ (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Are contained in the attached building energy efficiency certificate.

OR

Are as follows:

Not applicable

12. DUE DILIGENCE CHECKLIST

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

13. ATTACHMENTS

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

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

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

Register Search Statement - Volume 9883 Folio 412

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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 09883 FOLIO 412

Security no : 124139360265E
Produced 07/10/2026 02:28 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 214775K.

PARENT TITLES :

Volume 09582 Folio 449 to Volume 09582 Folio 450
Created by instrument LP214775K 14/06/1989

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SHARON LEE BATTIN of 79 LITTLE COWRA ROAD YELTA VIC 3505
AT862099F 14/12/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT862100A 14/12/2020

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP214775K 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: 79 LITTLE COWRA ROAD YELTA VIC 3505

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 14/12/2020

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 07/10/2026, for Order Number 91689140. Your reference: WW:.

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A	B	C	D	E	F		
<p>OFFICE USE ONLY</p> <p>IP 214775</p> <p>EDITION 1</p> <p>ARISH / TOWNSHIP / CHARTER</p>		<p>NOTATIONS</p> <p>LAND APPROPRIATED OR SET APART</p> <p>E-1, E-3 CARRIAGEWAY E-2 WATER SUPPLY E-3, E-4 DRAINAGE</p> <p>OTHER NOTATIONS</p> <p>PART OF LOT 2 ARE NOT THE SUBJECT OF THIS SURVEY AND DIMENSIONS SHOWN THEREON ARE DERIVED FROM TITLE.</p>		<p>DEPTH LIMITATION 15.24m</p> <p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NOS 21, 61, 993 & 272 IN PROCLAIMED SURVEY AREA NO 25</p> <p>THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF: VOL 9582 FOL 449 & VOL 9582 FOL 450 LAST PLAN REF: LP 146125E LOT 2</p>		<p>PLAN OF SUBDIVISION</p> <p>COUNTY KARKAROO PARISH MERBEIN CROWN ALLOTMENT 2 (PART) AND SECTION B (CROWN ALLOTMENT 23)</p> <p>NUMBER OF SHEETS IN PLAN ONE NUMBER OF THIS SHEET ONE</p> <p>SCALE 1:2500</p> <p>DATE OF PLAN 14-6-39</p> <p>LP 214775K</p>	
<p>COWRA ROAD</p> <p>ENLARGEMENT NOT TO SCALE</p> <p>CHANNEL</p> <p>CALDER HIGHWAY</p> <p>STREET</p> <p>FIRST</p> <p>3A</p> <p>3B</p> <p>2</p> <p>1</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p> <p>51</p> <p>52</p> <p>53</p> <p>54</p> <p>55</p> <p>56</p> <p>57</p> <p>58</p> <p>59</p> <p>60</p> <p>61</p> <p>62</p> <p>63</p> <p>64</p> <p>65</p> <p>66</p> <p>67</p> <p>68</p> <p>69</p> <p>70</p> <p>71</p> <p>72</p> <p>73</p> <p>74</p> <p>75</p> <p>76</p> <p>77</p> <p>78</p> <p>79</p> <p>80</p> <p>81</p> <p>82</p> <p>83</p> <p>84</p> <p>85</p> <p>86</p> <p>87</p> <p>88</p> <p>89</p> <p>90</p> <p>91</p> <p>92</p> <p>93</p> 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Mildura Rural City Council

Rate and Valuation Notice

For the period 1 July 2026 to 30 June 2027



Ms S L Battin
247 Commercial Street
MERBEIN VIC 3505



033
1001843
DLX1_8309

Tax Invoice

ABN 42 498 937 037

Assessment No: 23520

Date of Issue: 30 July 2026

OVERDUE PAY IMMEDIATELY

\$6,802.32 as at 29/07/2026

Your previous rates are overdue. You owe this amount plus the current rates below. We add penalty interest daily. Contact Council for your total amount owing. You must pay all overdue amounts before paying current rates.

PROPERTY LOCATION - DESCRIPTION - VALUATIONS

79 Little Cowra Road YELTA VIC 3505

Lot 1 PS 214775K Sec B Parish of Merbein

AVPCC: 117 - Residential Rural/Rural Lifestyle

Capital Improved Value: [REDACTED]

Site Value: [REDACTED]

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

RATES AND CHARGES

Balance B/Fwd as at 01/07/2026			\$6,802.32
Residential Rate	0.00428732	747000	\$3,202.63
Waste Management	550.88	1	\$550.88

*Paid \$4000.00
5/10/26.*

PAYMENTS DUE

Instalment 1 of 4

Instalment 1
Due 30 September 2026 **\$1,005.42**

Instalment 2
Due 30 November 2026 **\$1,005.44**

Instalment 3
Due 28 February 2027 **\$1,005.44**

Instalment 4
Due 31 May 2027 **\$1,005.44**

STATE GOVERNMENT EMERGENCY SERVICES AND VOLUNTEERS FUND

Residential ESVF Levy (Fixed)	139.00	1	\$139.00
Residential ESVF Levy (Variable)	0.00017300	747000	\$129.23

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

\$10,824.06



To have your notices emailed
Register at mildura.enotices.com.au
Reference No: 144F2A873S

Payment Slip

Tear off this slip and return it with your payment

Ms S L Battin
79 Little Cowra Road YELTA VIC 3505
Assessment No: 23520



Bill code: 93922
Ref: 0235200

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



1st Instalment: \$1,005.42

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



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

RURAL ACCOUNT

Date Of Issue 17/07/2026
Invoice # 555012

Account No: 121876-01
Amount Due: \$927.61
Due Date: 04-SEP-2026

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

POST *850 121876015 92761

Property Address : 79 LITTLE COWRA RD YELTA VIC 3505
Lot 1 LP 214775K CA Pt 2 Sec:B Par Merbein

DEECA Water Share Fee - per Share (Ann)
Delivery Share Fee Irrigation (Qtr)
Metered Water Usage Fee Domestic/Stock
Above Entitlement Storage Fee - WEE071540
GMW Entitlement Storage Murray HR (Ann)
Service Charge (Quarterly)

MLDS	Usage	Charges
		\$15.40
0.500		\$71.60
	0.607ML	\$32.57
		\$4.76
		\$17.71
		\$25.00
ARREARS & Other Adjustments		\$760.53
TOTAL OWING		\$927.61

*Paid \$800.00
5/10/26*

Interest charges will accrue at a rate of 6.2% pa against any outstanding ARREARS and/or current charges not paid by the due date as shown above.
Please check your Allocation Account balance regularly to make sure that you dont exceed your available volume.
Payments/Credits since last Notice \$0.00

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

121876-01
79 LITTLE COWRA RD YELTA VIC 3505



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

\$927.61



Billpay Code: 0850
Ref: 1218 7601 5

Pay in person at any Post Office



*850 121876015 92761

\$927.61



Billcode: 78477
Ref: 1218 7601 5

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: 1218 7601 5

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

See reverse for
In Person and By Mail options

COPY OF RECORD IN THE VICTORIAN WATER REGISTER

WATER SHARE

Water Act 1989

The information in this copy of record is as recorded at the time of printing. Current information should be obtained by a search of the register. The State of Victoria does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Water Share Description

Status	Active
Volume	1.7 megalitres
Water authority	Lower Murray Water
Water system source	Murray
Water system type	Regulated
Reliability class	High
Trading zone source	7 VIC Murray - Barmah to SA
Trading zone use	7 VIC Murray - Barmah to SA
Delivery system	Merbein Irrigation District
Tenure	Ongoing
Tradability	Tradable
Carryover allowed	Yes

Water Share Owner(s)

Sole Owner 1 of 1

SHARON LEE BATTIN of PO BOX 10 MERBEIN VIC 3505
WET708177 Lodged on : 09 Dec 2020 Recorded on : 27 Jan 2021

Current Year Allocation

Carryover at 1 July:	1.098 ML
Seasonal allocation since 1 July:	1.275 ML
Total allocation to date:	2.373 ML
Possible future allocation to 30 June:	0.425 ML

Spillable Account Details

Low risk of spill declaration:	Not yet made
Volume spilled:	0.000 ML
Current volume subject to above entitlement storage fee:	0.673 ML
Maximum volume subject to above entitlement storage fee:	1.098 ML

Water Share Association

Water use reference(s)

<i>Water use ID</i>	<i>Status</i>	<i>Type</i>	<i>Annual use limit (ML)</i>
WUL009825	Active	Use licence	4.7

Land description

Volume 9883 Folio 412
Lot 1 of Plan LP214775K

Recorded Interests

Mortgage

<i>Priority</i>	<i>Reference</i>	<i>Recorded date</i>	<i>Mortgagee</i>
Nil			

Limited term transfer

<i>Reference</i>	<i>Start date</i>	<i>End date</i>	<i>Trading zone use</i>	<i>Delivery system</i>	<i>Water-use licence</i>	<i>Water authority</i>
Nil						

Notifications

<i>Reference</i>	<i>Recorded date</i>	<i>Notification details</i>
Nil		

Application History

<i>Reference</i>	<i>Type</i>	<i>Status</i>	<i>Lodged date</i>	<i>Approved date</i>	<i>Recorded date</i>
PTX038304	Party record amendment application.	Recorded	16 Jan 2024		16 Jan 2024
WET708177	Transfer within authority	Recorded	09 Dec 2020	10 Dec 2020	27 Jan 2021
PTX025817	Party record amendment application.	Recorded	27 Nov 2020		27 Nov 2020
WDT542823	Division and Transfer	Recorded	19 Dec 2019	06 Jan 2020	06 Jan 2020

END OF COPY OF RECORD



Mildura Rural City Council

File: 036.2020.00001242.001
22/07/2024

Ms Sharon Battin
247 Commercial Street
MERBEIN VIC 3505

Dear Ms Battin

AMENDED CONFIRMATION OF REGISTRATION OF SWIMMING POOL

79 Little Cowra Road YELTA 3505
Lot: 1 Sec: B LP: 214775K

Council has received your application to register your SWIMMING POOL and it is now registered.

DETAILS REQUIRED FOR BARRIER INSPECTION

Date of construction:
13/11/2013.

Applicable Barrier Standard:

- 1. AS1926.1-2012; or**
- 2. An Alternative or Performance Solution applied at the time of approval or date of construction, BCA Volume One or Two as issued, published or remade from time to time; or**
- 3. A combination of 1 and 2**

If you disagree with the date of construction or the date or the barrier standard that Council has nominated you can appeal this decision to the Building Appeals Board.

Building Appeals Board
Web site: www.buildingappeals.com.au
Email: registry@buildingappeals.vic.gov.au
Phone 1300 815 127

Madden Avenue Service Centre
108 Madden Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899
PO Box 105, Mildura Vic 3502
DX 50014, Mildura

Deakin Avenue Service Centre
76 Deakin Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Ouyen Service Centre
79 Oke Street, Ouyen
Phone: (03) 5018 8600
Fax: (03) 5092 1017

www.mildura.vic.gov.au
mrcc@mildura.vic.gov.au

ABN 42 498 937 037

Council confirms (see above) the date of construction of your SWIMMING POOL and the applicable barrier standard.

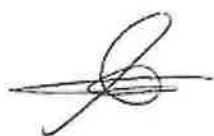
Your next steps are:

1. Have your SWIMMING POOL barrier inspected by a registered building surveyor or inspector. Once your SWIMMING POOL barrier is compliant, your building surveyor/inspector will issue you with a certificate of pool and spa barrier compliance. The fee for this inspection will be set by your private building surveyor/inspector.
2. Lodge your certificate of pool and spa barrier compliance with Council within 30 days of issue. There is a fee of \$22.50 to be paid at the time of lodgement. *This fee is subject to change.*
3. The inspection and lodgement of the certificate of pool and spa barrier compliance was due **1 June 2024**. You have 30 days from the date of this letter to lodge your Certificate of Pool and Spa Barrier Compliance with Council.

Should you require any further information on any part of this process, please visit the Victorian Building Authority website www.vba.vic.gov.au

If you have any questions on the confirmation of registration, contact Council's Building Department on 03 5018 8248.

Yours sincerely



MARK YANTSES
MUNICIPAL BUILDING SURVEYOR
MY/kd

S.R. No. 116/2019

FORM 23

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

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued: Ms Sharon Battin

1. Name of owner of the land (the **property**) on which the swimming pool or spa is located: Ms Sharon Battin
2. Postal address: 247 Commercial Street Merbein Vic 3505
3. Telephone number: 0412 691 536
4. Email address: shaleyo04@gmail.com

Property details:

Number: 79 Street/road: Little Cowra Road
City/suburb/town: Yelta Postcode: 3505
Lot: 1 LP: 214775K Volume Folio
Crown allotment: Section: B Parish: County
Municipal district: Mildura Rural City Council

Type of swimming pool or spa:

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

5. Date of construction of the swimming pool or spa: 13/11/2013
6. Applicable barrier standard: AS 1926.1-2012
7. The applicable barrier standard applies under:
 - Division 2 of Part 9A of the Building Regulations 2018 ☐
 - relevant deemed to satisfy provisions of the BCA ☒
 - a performance solution in accordance with the BCA ☐
8. Date of inspection of the swimming pool or spa barrier: 14/10/2026

Certification of compliance

Following inspection of the swimming pool barrier on the 14/10/2026 referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector



Date: 14/10/2026

S.R. No. 116/2019

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

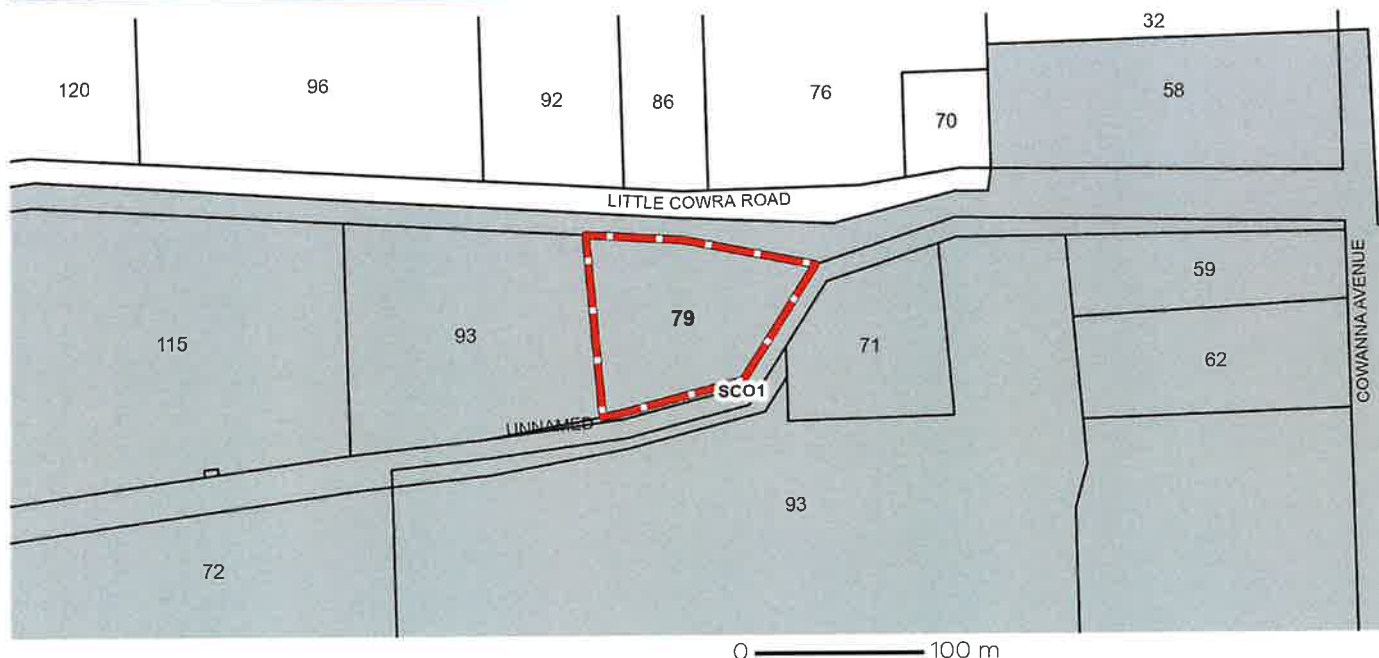
Inspector details

10. Name of registered building practitioner: Luke Walker
11. Address: 178 Walnut Avenue Mildura
12. Email: poolsafemildura@gmail.com
13. Building practitioner registration, no: BS-U 100050

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 6 October 2026.

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

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

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

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

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

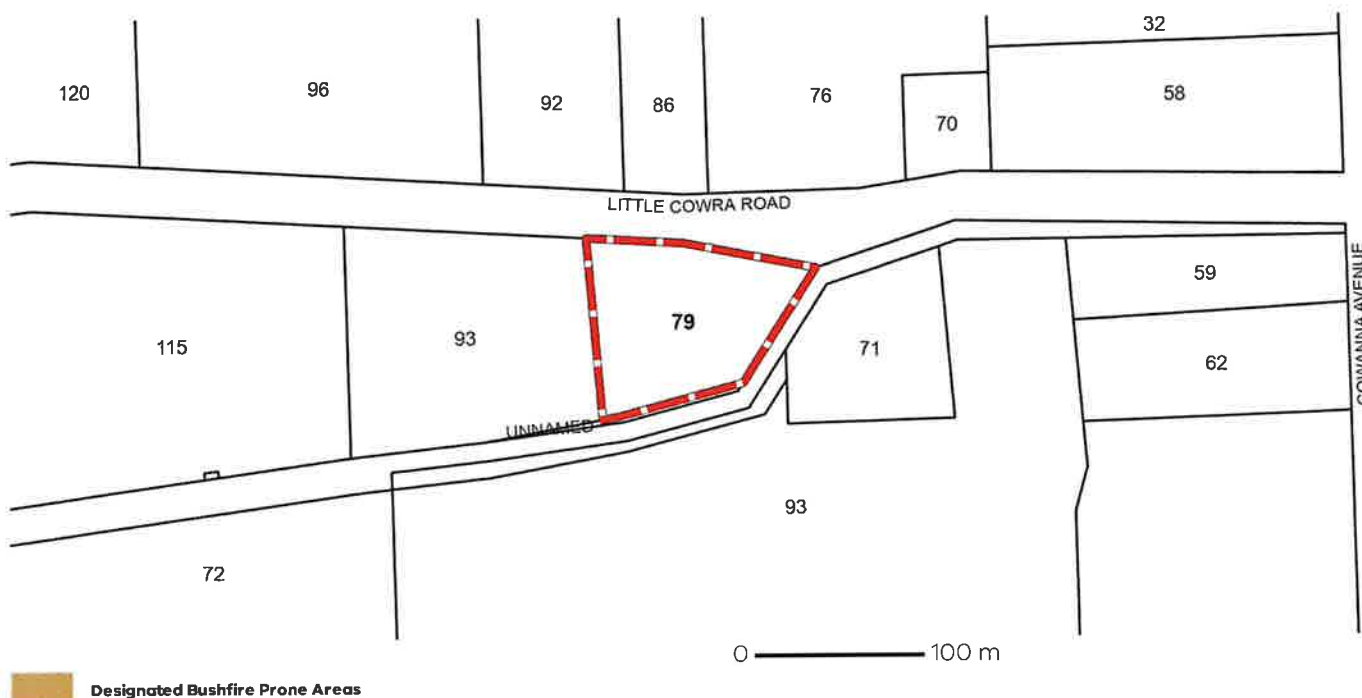
Designated Bushfire Prone Areas

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 \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 07 October 2026 02:29 PM

PROPERTY DETAILS

Address: **79 LITTLE COWRA ROAD YELTA 3505**
Lot and Plan Number: **Lot 1 LP214775**
Standard Parcel Identifier (SPI): **1\LP214775**
Local Government Area (Council): **MILDURA**
Council Property Number: **23520**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 3 B4**

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

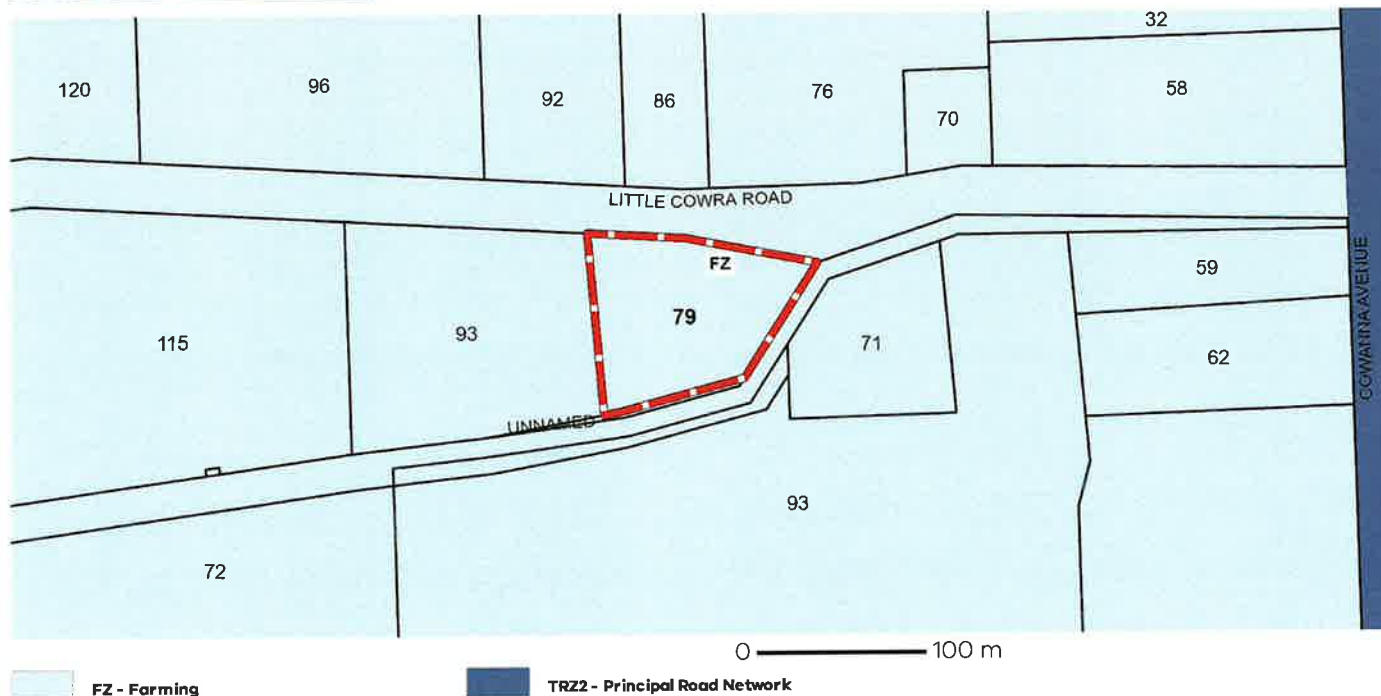
Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**
OTHER
Registered Aboriginal Party: **First People of the Millewa-Mallee**
Aboriginal Corporation
Country Fire Authority

[View location in VicPlan](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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)

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.

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.

20261015094909

Final Audit Report

2026-10-14

Created:	2026-10-14
By:	Warrick Watts (warrick@mildurapropertytransfers.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4rhsFjSBvCcgKZWHbbHOflcCfy7CPAEq

"20261015094909" History



Document created by Warrick Watts (warrick@mildurapropertytransfers.com.au)

2026-10-14 - 10:50:47 PM GMT



Document emailed to Sharon Lee Battin (shaleyo04@gmail.com) for signature

2026-10-14 - 10:50:54 PM GMT



Email viewed by Sharon Lee Battin (shaleyo04@gmail.com)

2026-10-14 - 10:58:21 PM GMT



Document e-signed by Sharon Lee Battin (shaleyo04@gmail.com)

Signature Date: 2026-10-14 - 11:00:01 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW



Agreement completed.

2026-10-14 - 11:00:01 PM GMT



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