

KEN SMITH & ASSOCIATES
SOLICITORS
434 MAROONDAH HIGHWAY
LILYDALE VIC 3140

Tel: 03 9735 0955
Email: judi@kensmithassoc.net

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	4 Short Street, Cape Paterson 3995
-------------	------------------------------------

Vendor's name	Geoffrey Vincent Chilcott	Date / /
Vendor's signature		

Vendor's name	Michelle Diane Crees	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) Are contained in the attached certificate/s.

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

Nil to the vendors' knowledge

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.

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): -

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant 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 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.

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")

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*.

Not Applicable.

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.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

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)

Register search statement Volume 9673 Folio 197

Plan TP108143P

Planning Certificate

Planning Property Report

Bass Coast 2021/22 Valuation & Rate Notice

South Gippsland Water Service Account

Due Diligence Checklist



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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**

Page 1 of 1

VOLUME 09673 FOLIO 197

Security no : 124094267547D
Produced 08/12/2021 11:20 AM

LAND DESCRIPTION

Lot 1 on Title Plan 108143P (formerly known as Lot 741 on Plan of Subdivision 053959).

PARENT TITLE Volume 08325 Folio 591
Created by instrument L814984G 05/08/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GEOFFREY VINCENT CHILCOTT

MICHELLE DIANE CREES both of 10 ILLUMINATE COURT KILSYTH SOUTH VIC 3137
AB157326L 18/03/2002

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP108143P 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: 4 SHORT STREET CAPE PATERSON VIC 3995

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	TP108143P
Number of Pages (excluding this cover sheet)	1
Document Assembled	08/12/2021 11:25

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

TITLE PLAN	EDITION 1	TP 108143P
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Location of Land Parish: WONTHAGGI Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP53959 Derived From: VOL 9673 FOL 197 Depth Limitation: 7.62 m	Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land / Easement Information

ENCUMBRANCES

As to the land shown marked E-1
THE EASEMENTS (if any) existing
 over the same by virtue of
 Section 98 of the Transfer of
 Land Act

THIS PLAN HAS BEEN PREPARED
 FOR THE LAND REGISTRY, LAND
 VICTORIA, FOR TITLE DIAGRAM
 PURPOSES AS PART OF THE LAND
 TITLES AUTOMATION PROJECT
 COMPILED: 16/08/1999
 VERIFIED: SO'C

ANGLERS ROAD

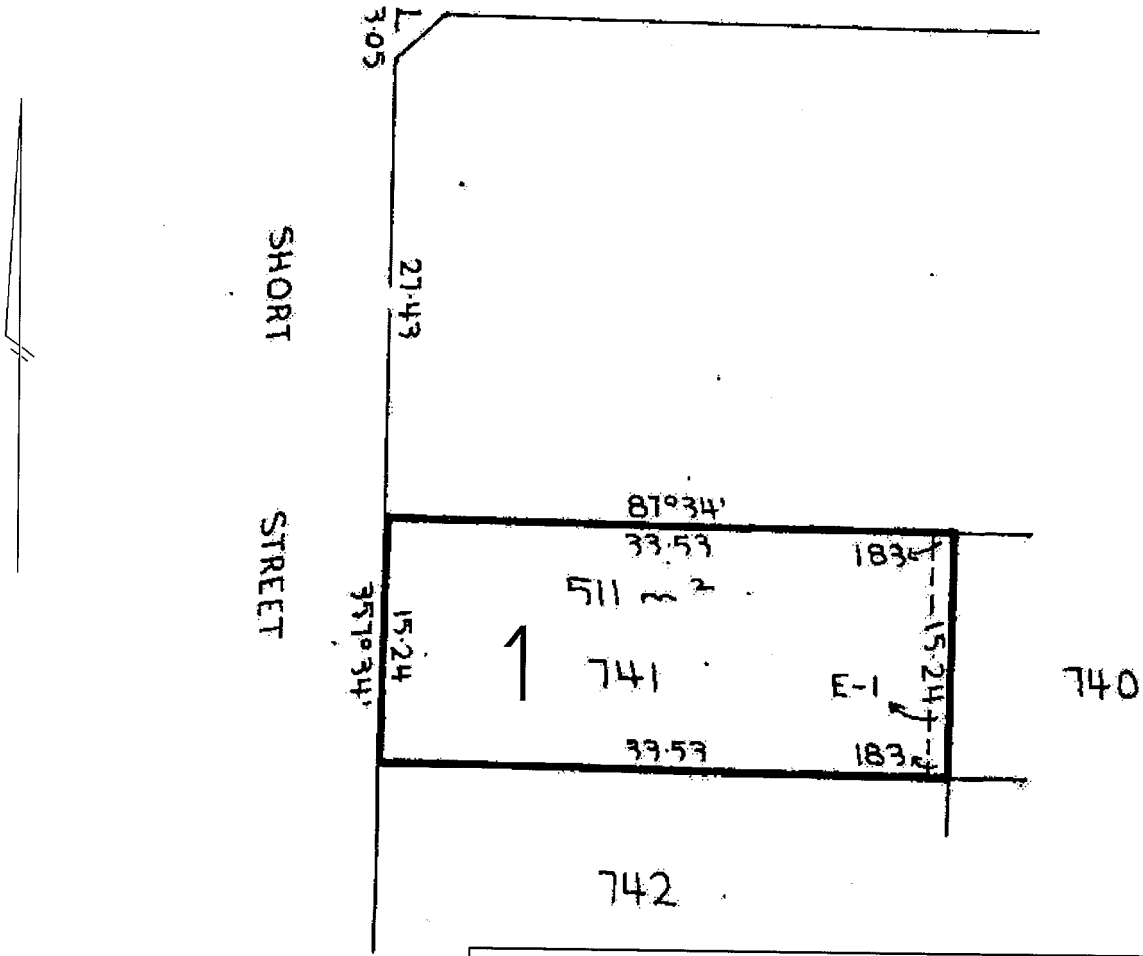


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = LOT 741 ON LP53959	

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

802709

APPLICANT'S NAME & ADDRESS

KEN SMITH & ASSOCIATES C/- INFOTRACK C/- LANDATA
MELBOURNE

VENDOR

CHILCOTT, GEOFFREY VINCEN

PURCHASER

TBA, TBA

REFERENCE

4438

This certificate is issued for:

LOT 1 PLAN TP108143 ALSO KNOWN AS 4 SHORT STREET CAPE PATERSON
BASS COAST SHIRE

The land is covered by the:

BASS COAST PLANNING SCHEME

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

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/basscoast>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

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

LANDATA@

T: (03) 9102 0402

E: landata.enquiries@victorianlrs.com.au

08 December 2021

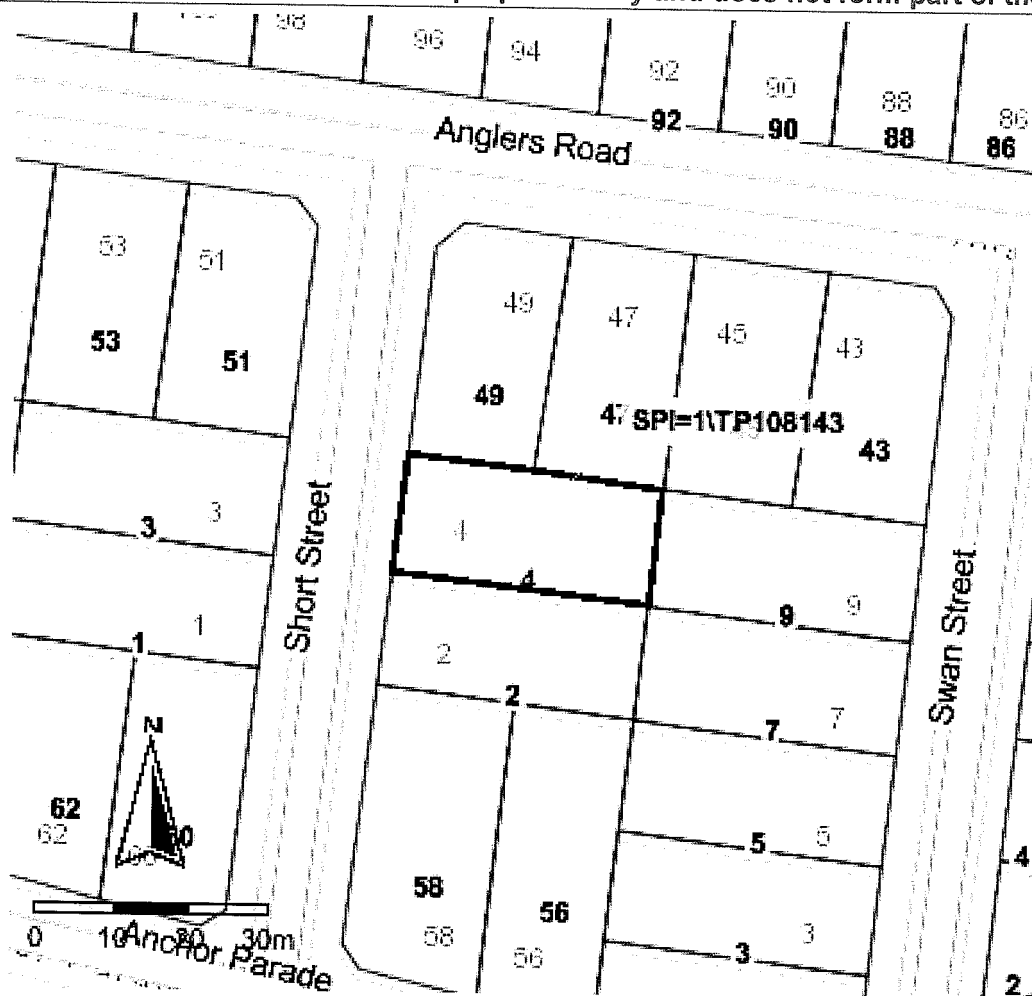
Hon. Richard Wynne MP
Minister for Planning

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

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

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

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



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Choose the authoritative Planning Certificate

Why rely on anything less?

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

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

From www.planning.vic.gov.au on 08 December 2021 11:25 AM

PROPERTY DETAILS

Address: **4 SHORT STREET CAPE PATERSON 3995**
 Lot and Plan Number: **Lot 1 TP108143**
 Standard Parcel Identifier (SPI): **1\TP108143**
 Local Government Area (Council): **BASS COAST**
 Council Property Number: **4344**
 Planning Scheme: **Bass Coast**
 Directory Reference: **VicRoads 712 B9**

www.basscoast.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/basscoast

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **South Gippsland Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **AUSNET**

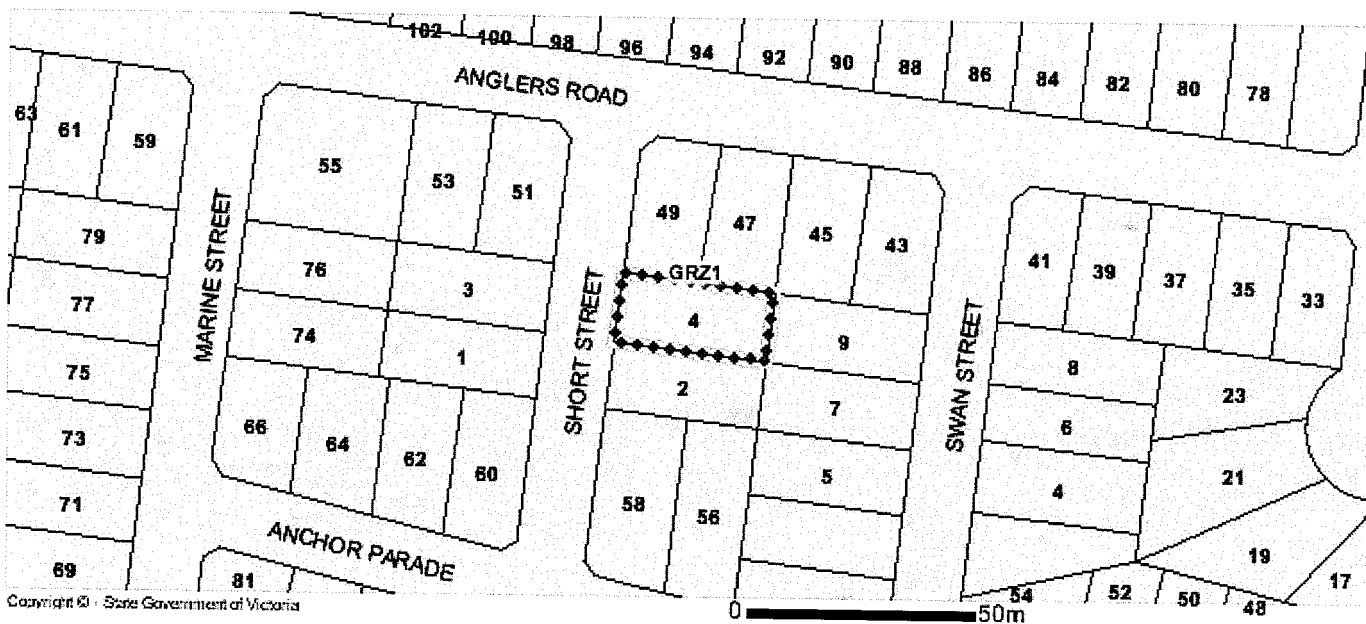
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **BASS**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

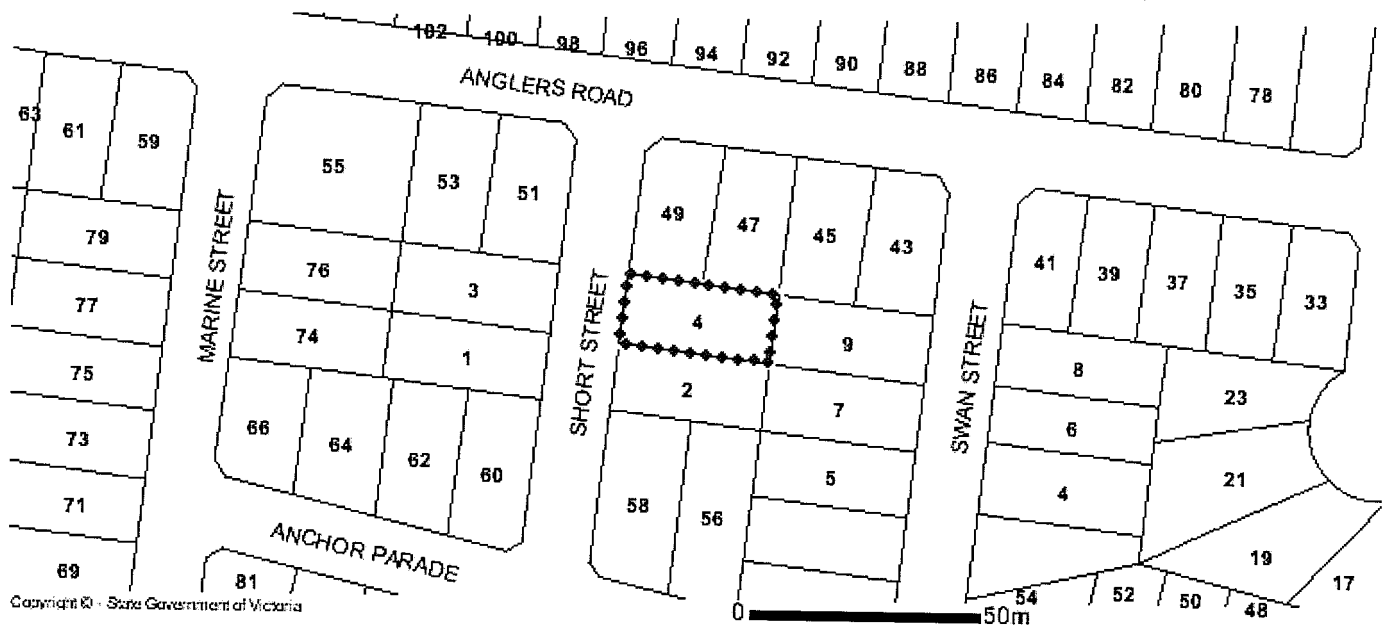
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land



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 29 November 2021.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

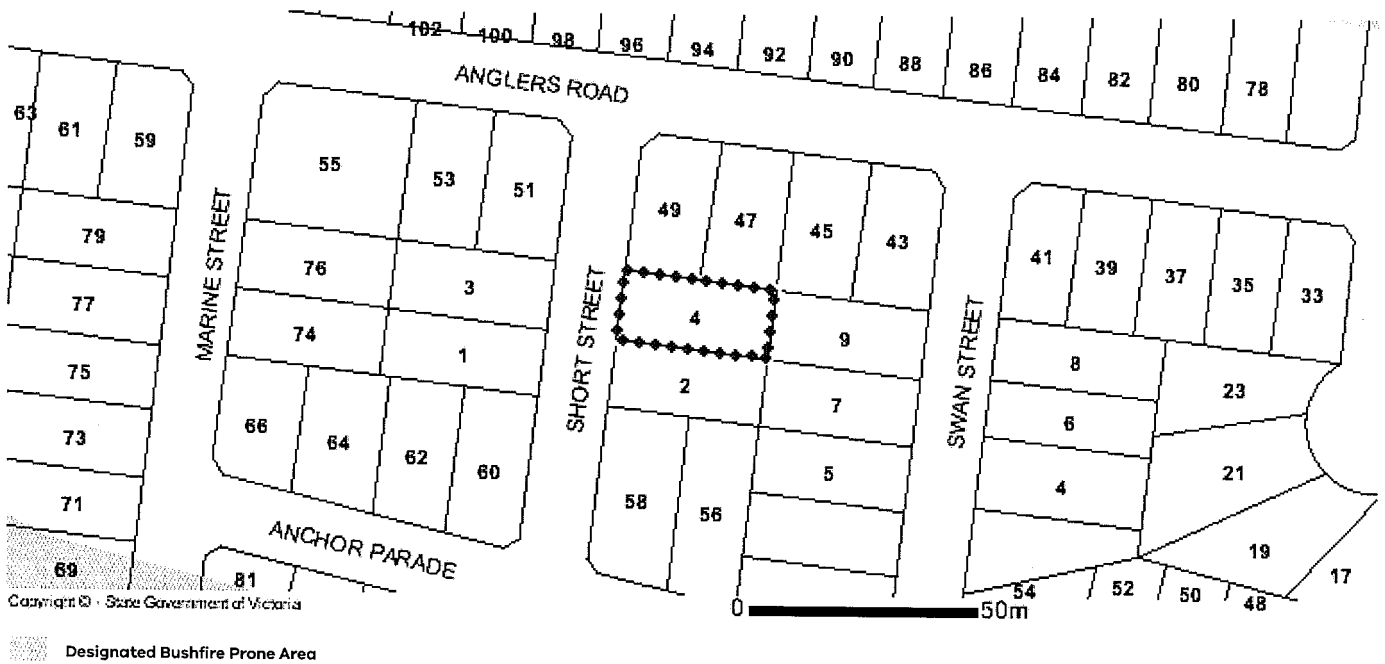
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Designated Bushfire Prone Area

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



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Civic Centre
PO Box 118
Wonthaggi VIC 3995

VALUATION AND RATE NOTICE

01/07/2021 - 30/06/2022



T: 1300 BCOAST (226 278) or 03 5671 2211
basscoast@basscoast.vic.gov.au
www.basscoast.vic.gov.au
ABN 81 071 510 240



Chilcott, G V & Crees, M D
4 Martin Pl
WANDIN NORTH VIC 3139



029
1006298
R2_5833

Property Number	Rating Year	Issue Date	Valuation Date	Assess No.
4344	01/07/2021 - 30/06/2022	23/08/2021	01/01/2021	349000001.0000

Description and Location of Property	Site Value	Capital Improved Value	Net Annual Value
Short St CAPE PATERSON DT 741 LP 53959 [Lot 1 TP108143]	248000	375000	18750

Note: CIV is used for rating purposes.

AVPCC CODE: Detached Dwelling - 110

Rating Details	Rate	Value	Total
Residential Developed		\$375000 x \$0.002859	\$1,072.09
Garbage		1 x \$500.92	\$500.92
Fire Services Property Levy - Residential		\$375000 x \$0.000059 + \$114	\$136.13

29/9/21 Receipt # B4483948950
29/11/21 Receipt # B3008256596

NET AMOUNT DUE **\$1,709.14**

IS IT HARD TO PAY YOUR BILL? If you require a payment arrangement other than the 2 options listed, please contact Council to discuss.
To pay by instalments, payment of any arrears plus the 1st instalment amount must be made by 30/09/2021

Arrears	1st INSTALMENT	2nd INSTALMENT	3rd INSTALMENT	4th INSTALMENT	OR	2021/22 Rates
\$0.00 Due Immediately	\$428.14 ✓ Due 30/09/2021	\$427.00 ✓ Due 30/11/2021	\$427.00 Due 28/02/2022	\$427.00 Due 31/05/2022		\$1,709.14 Due 15/02/2022

THIS NOTICE DOES NOT INCLUDE PAYMENTS RECEIVED AFTER 30/07/2021



For emailed notices:
basscoast.enotices.com.au
Reference No: **B23D13C2EZ**

Arrears
\$0.00
Due Immediately

Bill Code: 93799
Ref No: 0000043448

Pay this payment via internet or phone banking.
View - View and pay this bill using internet banking.
View Registration No: 0000043448

Property No: 349000001.0000
Name: Chilcott, G V & Crees, M D

1st INSTALMENT
\$428.14
Due 30/09/2021

Payment by telephone 24 hours a day
by calling 1300 300 408
Ref No: 0000043448

OR

Current Payable
\$1,709.14
Due 15/02/2022

Post Billpay
Billpay Code: 2390
Ref: 0 0004 3448

POST billpay

Full Payment *2390 43448

Store at Australia Post.



ABN 40 349 066 713

SERVICE ACCOUNT

Water & Wastewater are GST Free

14 - 18 PIONEER STREET, PO BOX 102, FOSTER 396C
OFFICE HOURS: MONDAY - FRIDAY 8:30am - 5:00pm
Fax: (03) 5682 1199 Email: sgwater@sgwater.com.au
☎ (03) 5682 0444 or 1300 851 636

Date of Issue: 23rd August 2021



G V CHILCOTT AND M D CREES
4 MARTIN PLACE
WANDIN NORTH VIC 3139

Account Number **4269500400**

Total Amount Payable **\$583.82**

Payment Due by **30th Sep 2021**

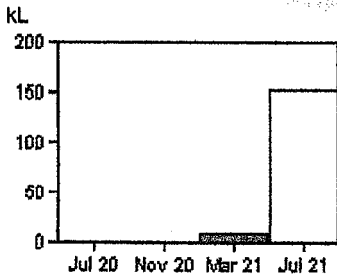


029
1001619
R1_3481

SERVICE ADDRESS	4 Short Street Cape Paterson 3995				Developed
Previous Balance	We Received	Adjustments	Interest	Opening Balance	
\$296.85	\$296.85	\$0.00	\$0.00	\$0.00	
SERVICE CHARGES (Period 1st Jul 2021 - 31st Oct 2021)					
Water					\$110.06
Waste Water					\$170.81
VOLUMETRIC CHARGES					
SERIAL NO.	PREVIOUS READING	CURRENT READING	CONSUMPTION		
11W009150	11 Mar 21 211	22 Jul 21 364	153		
			153kL @ \$1.98/kL		\$302.95
Total Current Charges					\$583.82
TOTAL AMOUNT DUE					\$583.82

Interest charged at 2.9% per annum on overdue accounts.
For concession eligibility refer to back of account.

29/9/21
Receipt #
F2561755875



Average daily Water Usage in litres	
Same Period Last Year	This account
9	1150

HOW TO PAY - See reverse for further details



Post Billpay



*875 1160 000004269500400 52



Credit Cards

For secure online payments go to www.sgwater.com.au or call 1300 301 636



Customer Reference Number: 4269500400 4



Bill Code: 3442
Ref: 4269500400 4

Telephone & Internet Banking - BPAY®
BPAY View® - View and pay this bill using internet banking
BPAY View® Registration No.: 4269500400 4



For emailed notices:
sgwater.enotices.com.au
Reference No: 2EC87C531H

Name: G V CHILCOTT AND M D CREES
Property: 4 Short Street Cape Paterson 3995

\$ 583.82 ✓

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.

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