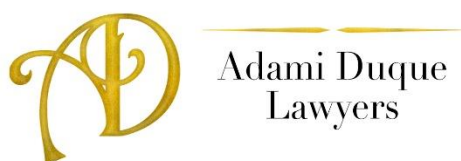


GARETH DAVID WHITE AND SONYA WHITE

VENDORS STATEMENT

Property: 7 Carawa Street, Cockatoo 3781



Adami Duque Lawyers
159 Sydney Road
Coburg VIC 3058
Tel: (03) 9386 9961
Fax: (03) 9386 2484
Ref: AD:KD:22157

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	7 Carawa Street, Cockatoo 3781
-------------	--------------------------------

Vendor's name	Gareth David White	Jul 8, 2022	Date / /
Vendor's signature	 <u>Gareth White (Jul 8, 2022 18:38 GMT+10)</u>		

Vendor's name	Sonya White	Jul 8, 2022	Date / /
Vendor's signature	 <u>Swhite (Jul 8, 2022 18:36 GMT+10)</u>		

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

	To	
--	----	--

Other particulars (including dates and times of payments):
--

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

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): -

Not Applicable.

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:

Are contained in the attached certificates and/or statements.

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 type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

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 (Title Search) Transfer of
Land Act 1958**

VOLUME 08101 FOLIO 769

Security no : 124098508580K
Produced 23/06/2022 09:08 AM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 007422.
PARENT TITLE Volume 04524 Folio 735
Created by instrument A140034 12/04/1956

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GARETH DAVID WHITE
SONYA WHITE both of 7 CARAWA STREET COCKATOO VIC 3781
AK810219U 30/12/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS863340G 31/12/2019
MACQUARIE BANK 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 LP007422 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: 7 CARAWA STREET COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 31/12/2019

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP007422
Number of Pages (excluding this cover sheet)	2
Document Assembled	23/06/2022 09:12

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

PLAN OF SUBDIVISION OF PART OF CROWN PORTION 127A, PARISH OF GEMBROOK COUNTY OF EVELYN

LP 7422

EDITION 1
PLAN MAY BE LODGED
23/10/18

2 SHEETS
SHEET 1

Vol. 3768. Fol. 753514

Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

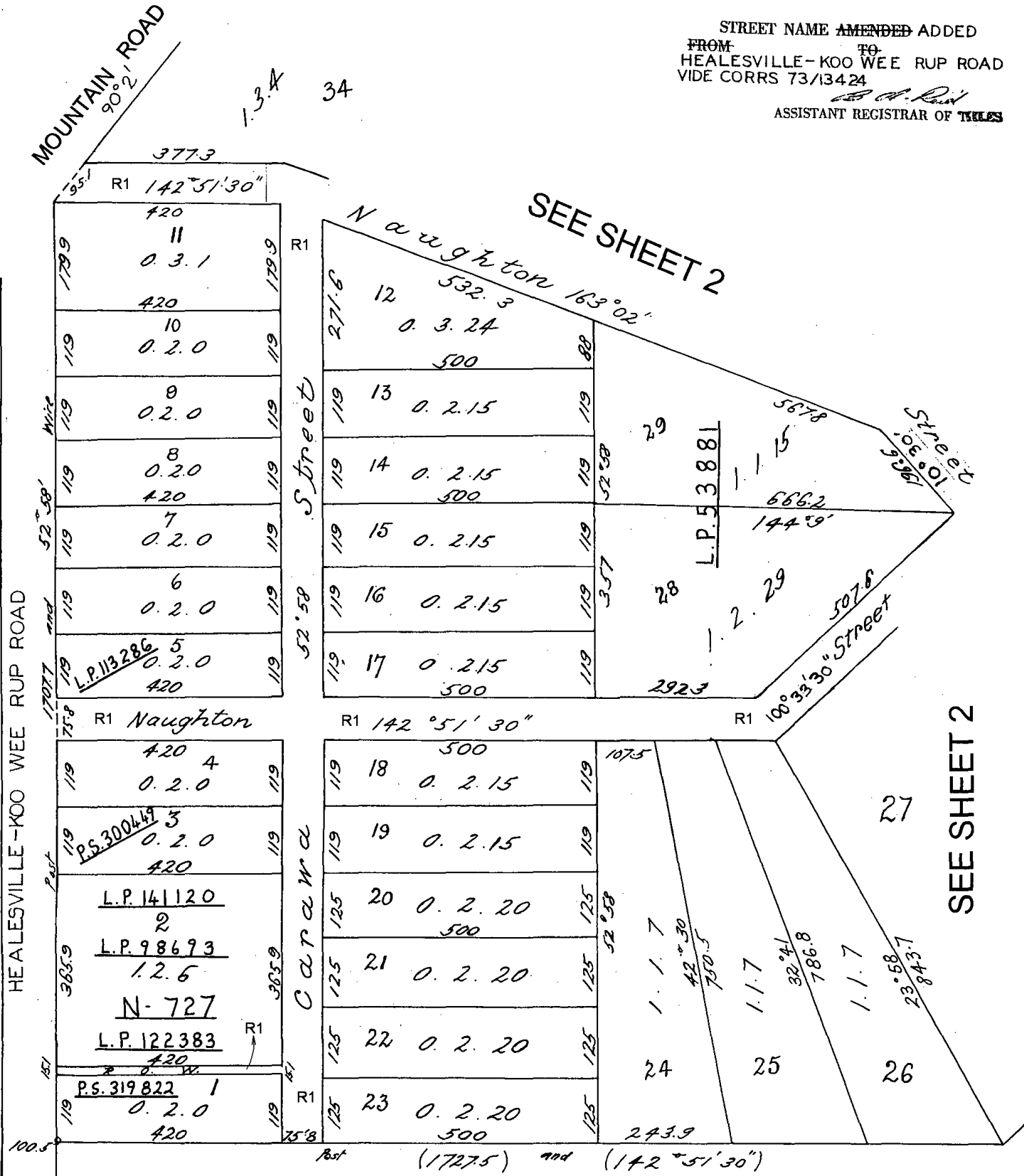
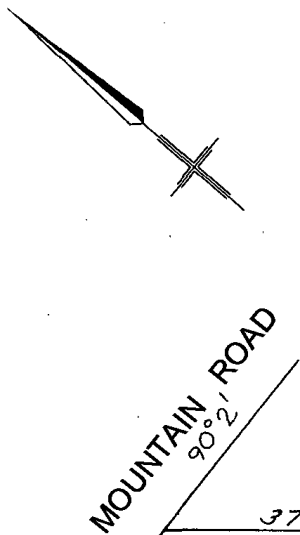
COLOUR CODE
R1 = BROWN

ROADS COLOURED BROWN

STREET NAME ~~AMENDED~~ ADDED
FROM HEALESVILLE - KOO WEE RUP ROAD
TO VIDE CORR'S 73/13424

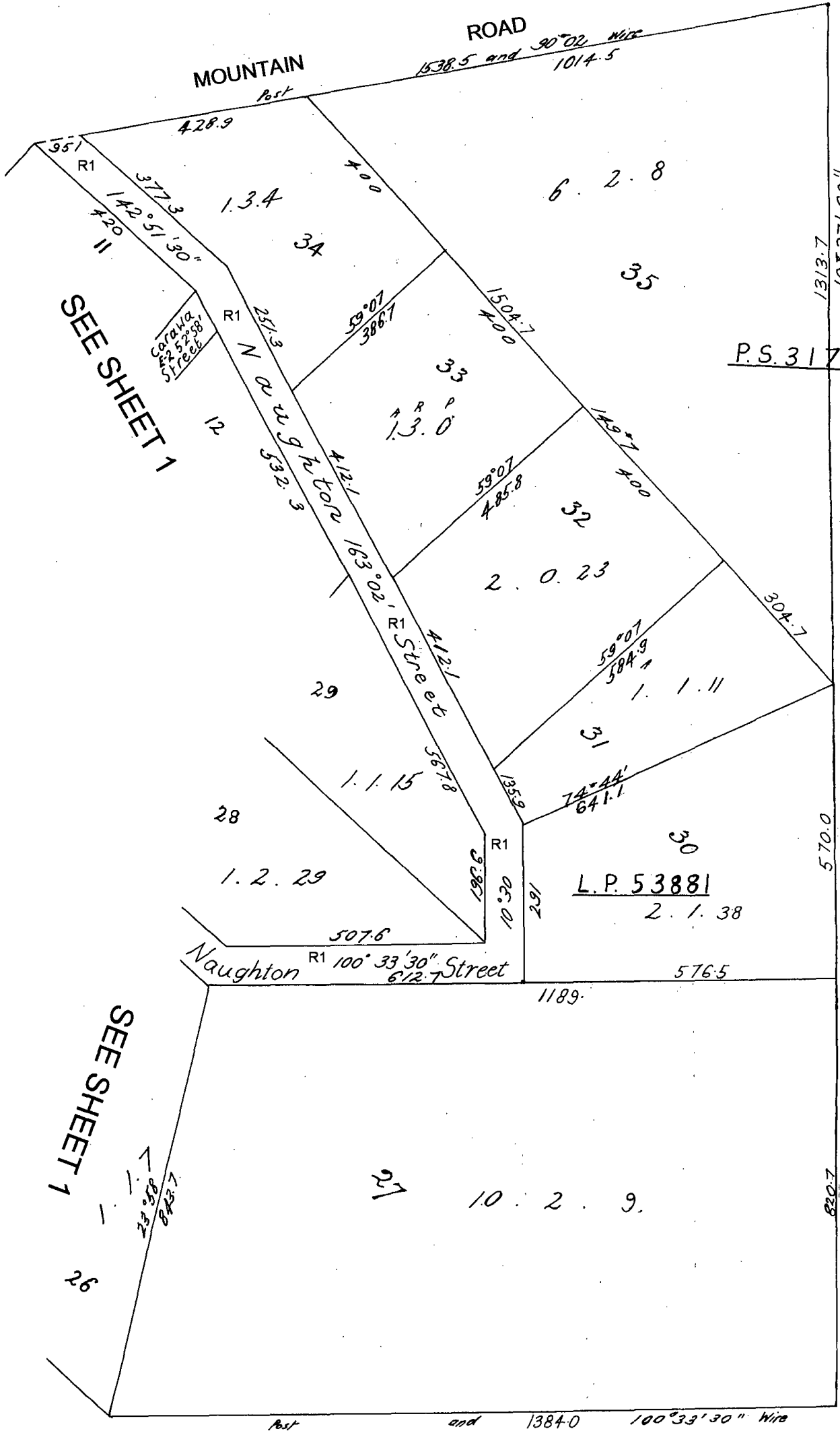
R. A. Paul
ASSISTANT REGISTRAR OF ~~TILES~~

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



LP 7422

2 SHEETS
SHEET 2



P.S. 317591

L.P. 53881

SEE SHEET 1

SEE SHEET 1

Coralia Street

Naughton Street

MOUNTAIN ROAD

N. O. G. Street



Post and 1384.0 100°33'30" Wire

1313.7
10°37'30"

570.0
and 2704.4

820.7
Post

6.2.8

35

33

1.3.0

32

2.0.23

31

30

2.1.38

28

1.2.29

29

1.1.15

951
R1

420
11

R1

R1

377.3
142°51'30"

R1

12

251.3
N. O. G. Street

532.3

163°02' R1 Street

412.1

567.8

190.6

507.6

100°33'30" Street

612.7

1189

2391

820.7

Post

400

34

59°07'
388.7

400

1504.7

400

145°7'

400

304.7

135.9

2391

576.5

1189

2391

10.2.9

820.7

Post

ROAD

1538.5 and 90°02' Wire
1014.5

Post

428.9

400

400

400

400

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400

400

400

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**



Landata Counter Services
DX 250639
Melbourne

CERTIFICATE NO: 70812
APPLICANT REFERENCE: 64919963-018-8
DATE: 23/06/2022

This certificate PROVIDES information regarding valuations, rates, charges, other moneys owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law or by law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other flooding information or service easements. Information regarding these matters may be available from Council or the relevant Authority. A fee may be charged for such information.

ASSESSMENT NO: 2158450200	VALUATIONS	
PROPERTY LOCATION: 7 Carawa St	SITE VALUE:	420000
Cockatoo 3781	CAPITAL IMPROVED VALUE:	655000
TITLE DETAILS: L15 LP7422 V8101 F769	NET ANNUAL VALUE:	32750
	LEVEL OF VALUE DATE:	01/01/21
	OPERATIVE DATE:	01/07/21

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2022

<u>RATES & CHARGES</u>	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,771.12	\$0.00
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$152.65	\$0.00

GARBAGE	\$307.25	\$0.00
GREEN WASTE LEVY	\$0.00	\$0.00

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING **\$0.00**



Bill code	858944
Reference	21584502005

**LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021**

7 Carawa St
Cockatoo
L15 LP7422 V8101 F769

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES

Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

I acknowledge having received the sum of \$27.40 being the fee for this certificate.

Delegated Officer: 

**CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER
ISSUE DATE. PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.**

12th July 2022

Keegan Duque C/- LANDATA
LANDATA

Dear Keegan Duque C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	7 CARAWA STREET COCKATOO 3781
Applicant	Keegan Duque C/- LANDATA LANDATA
Information Statement	30702741
Conveyancing Account Number	7959580000
Your Reference	22157 - White

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,



Steve Lennox
GENERAL MANAGER
RETAIL SERVICES

Yarra Valley Water Property Information Statement

Property Address	7 CARAWA STREET COCKATOO 3781
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

Melbourne Water Property Information Statement

Property Address	7 CARAWA STREET COCKATOO 3781
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

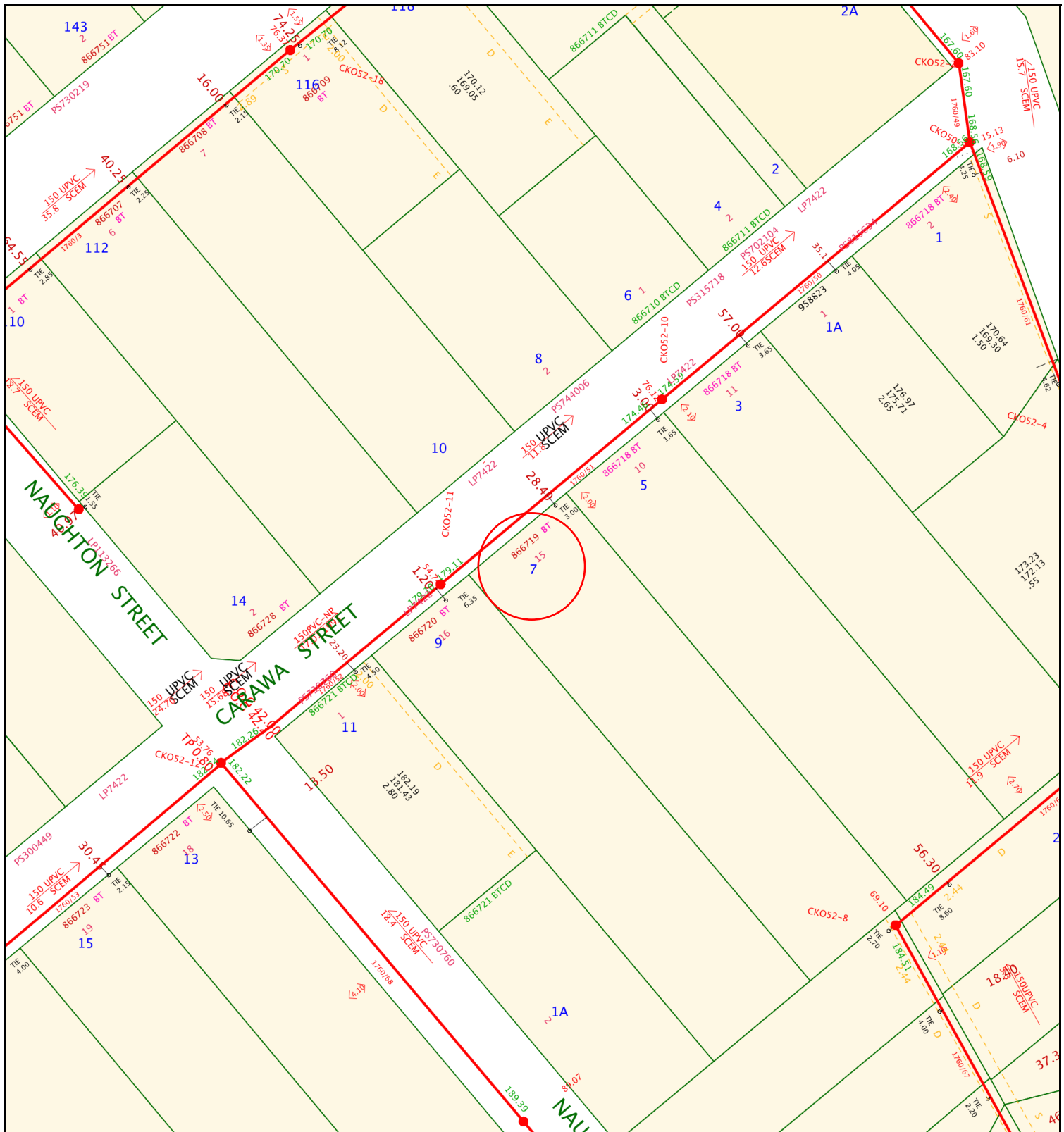
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.


















**Yarra Valley Water
Information Statement
Number: 30702741**

Address	7 CARAWA STREET COCKATOO 3781
Date	12/07/2022
Scale	1:1000



Yarra Valley Water
ABN 93 066 902 501

Existing Title	 Access Point Number	 GLV2-42 MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole	 MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow	 MW Drainage Manhole	
Existing Sewer	 Sewer Offset	 MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch		

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

Keegan Duque C/- LANDATA
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 1827814459
Rate Certificate No: 30702741

Date of Issue: 12/07/2022
Your Ref: 22157 - White

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
7 CARAWA ST, COCKATOO VIC 3781	15\LP7422	1433350	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-07-2022 to 30-09-2022	\$19.90	\$19.90
Residential Water Usage Charge		\$0.00	\$0.00
Residential Sewer Service Charge	01-07-2022 to 30-09-2022	\$113.69	\$113.69
Residential Sewer Usage Charge		\$0.00	\$0.00
Drainage Fee	01-07-2022 to 30-09-2022	\$15.17	\$15.17

Other Charges:

Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$148.76
	Total Due		\$148.76



GENERAL MANAGER
RETAIL SERVICES

Note:

1. Invoices generated with Residential Water Usage during the period 01/07/2017 – 30/09/2017 will include a Government Water Rebate of \$100.
2. This statement details all tariffs, charges and penalties due and payable to Yarra Valley Water as at the date of this statement and also includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
3. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
4. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchasers account at settlement.
5. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an

agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

6. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up to date financial information, please order a Rates Settlement Statement prior to settlement.

7. From 01/07/2022, Residential Water Usage is billed using the following step pricing system: 248.51 cents per kilolitre for the first 44 kilolitres; 316.53 cents per kilolitre for 44-88 kilolitres and 467.00 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2022, Residential Recycled Water Usage is billed 184.89 cents per kilolitre

9. From 01/07/2022, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre

10. From 01/07/2022, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 115.40 cents per kilolitre

11. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

Property No: 1433350

Address: 7 CARAWA ST, COCKATOO VIC 3781

Water Information Statement Number: 30702741

HOW TO PAY



Biller Code: 314567
Ref: 18278144590

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

From www.planning.vic.gov.au at 23 June 2022 02:49 PM

PROPERTY DETAILS

Address: **7 CARAWA STREET COCKATOO 3781**
 Lot and Plan Number: **Lot 15 LP7422**
 Standard Parcel Identifier (SPI): **15\LP7422**
 Local Government Area (Council): **CARDINIA**
 Council Property Number: **2158450200**
 Planning Scheme: **Cardinia**
 Directory Reference: **Melway 311 H3**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GEMBROOK**

OTHER

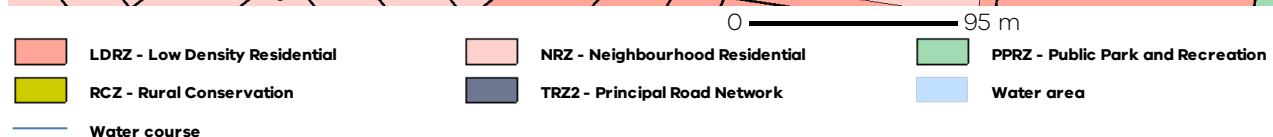
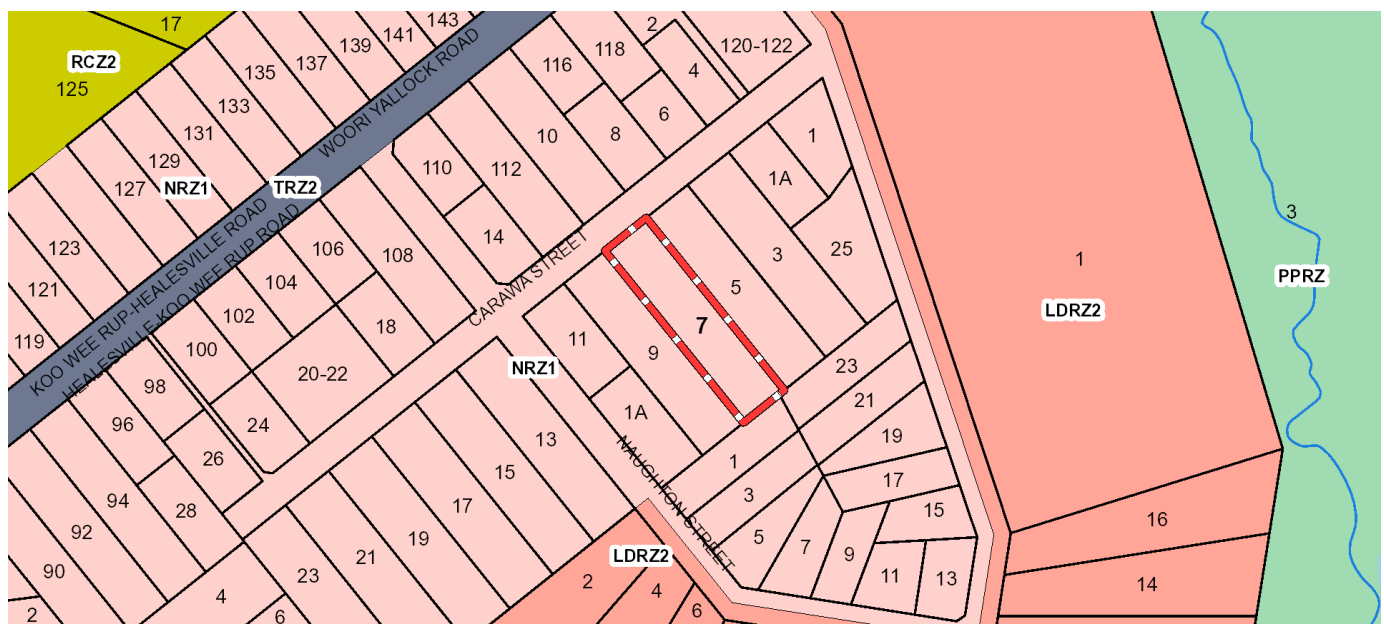
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)

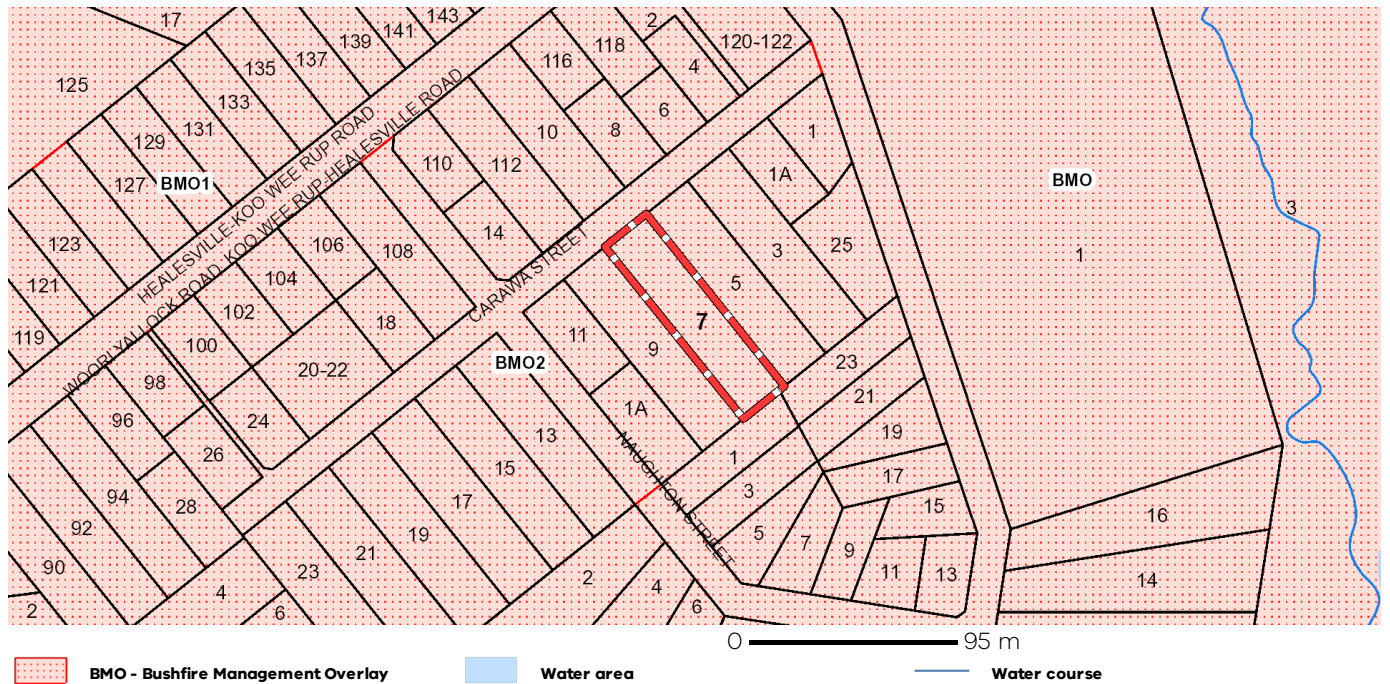


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

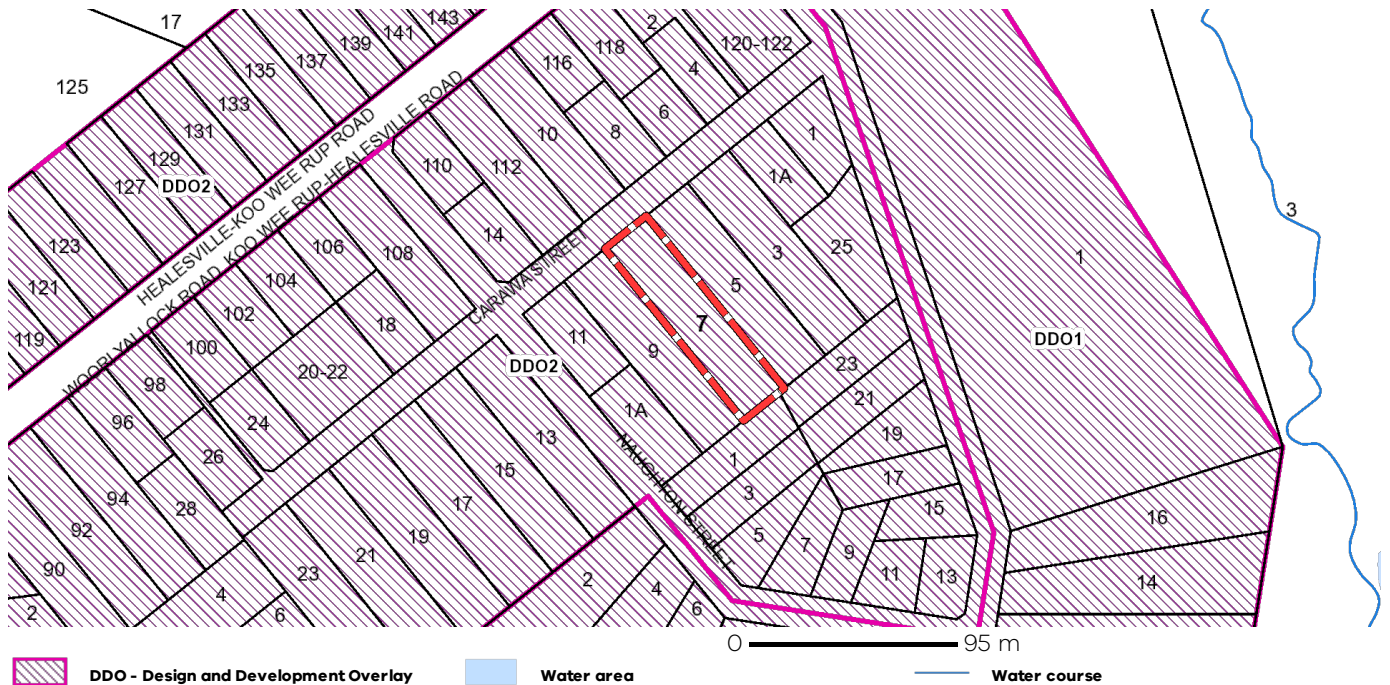
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)



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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)

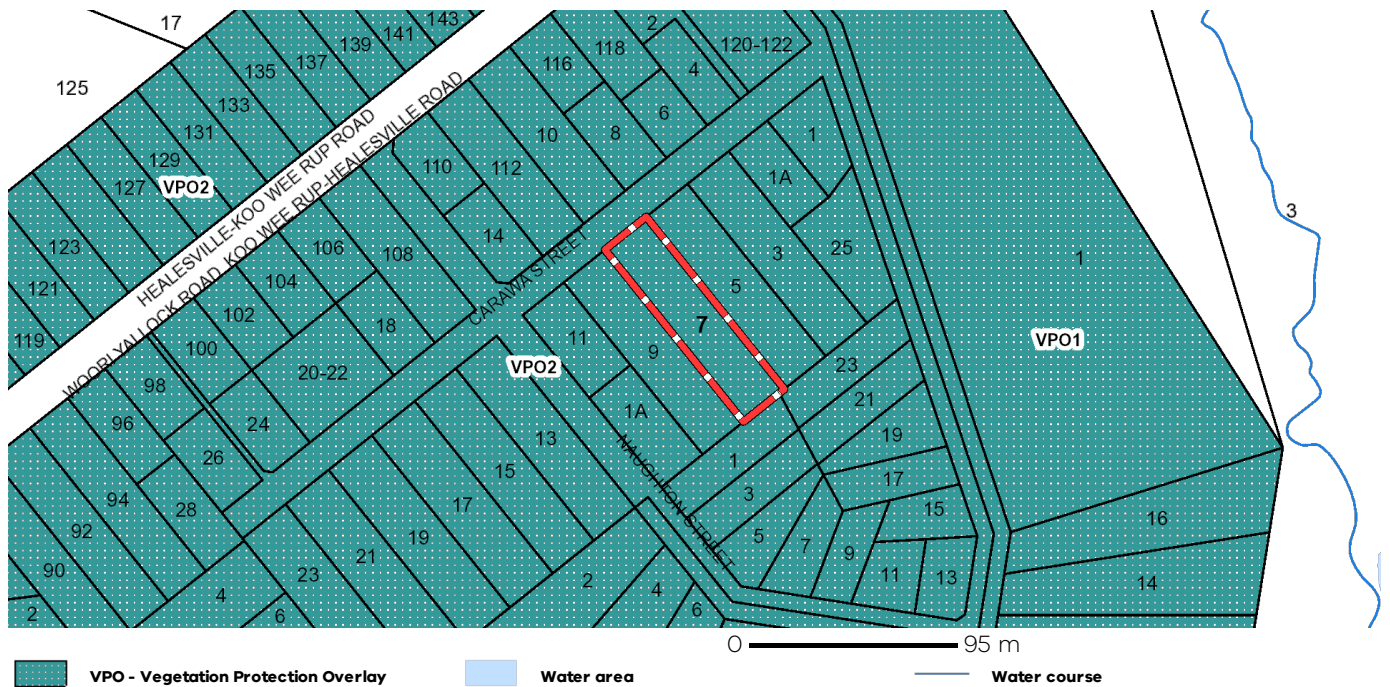


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 2 (VPO2)



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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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 15 June 2022.

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.maps.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 in a designated bushfire prone area.
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 <https://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 <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 the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> 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/)

21 June 2022

White, G D & S
58 De Chene Pde,
Coburg North, VIC 3058

Dear Property Owner,

Re: Special Charge Scheme declaration – Sealing the Hills program – construction of Naughton Street and Carawa Street, Cockatoo

Following issuing the Notice of Intention letters dated 12 April 2022, no opposing property owner submissions were received.

At the General Council Meeting of Monday, 20 June 2022, Council resolved to proceed with the proposed special charge scheme without amendment.

The statutory notice that Council is required to serve to levy the special charge is enclosed.

In summary it sets out:

- The address of your property that has been levied, which is L15 LP7422, being 7 Carawa St, Cockatoo, 3781
- The amount of the special charge levied on your property, which is \$7000
- How the amount has been calculated, how it may be paid and if you are aggrieved by Council's decision, how you may seek a review of that decision through the Victorian Civil Administration Tribunal, (VCAT)

The attached notice levies the special charge. It is not seeking payment at this stage. A further notice will be forwarded within 6 months of the completion of the works seeking payment and providing information on the process of paying by instalments for those who wish to pay by quarterly instalments.

The interest rate applicable to instalments is the 180 day dealer bill rate as advertised in the Financial Review on the first day of each quarter plus one percent and reviewed every three months, (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purpose of *Section 172(2A) of the Local Government Act, 2020* in which case the rate of interest be the maximum rate fixed by the Governor in Council by Order for the purposes of this section). Additional amounts over and above the instalment amount may be paid at any time and will reduce the amount of interest payable.

In addition, the social responsibilities and hardship provisions of Council's Special Charge Scheme Policy are available to assist those persons who may face financial difficulty. Council's Revenue Specialist, Stephen Cleland, may be contacted confidentially on 1300 787 624 to discuss your eligibility if you believe you will be affected in this way.

Sealing the Hills program Special Charge Scheme process checklist



Special charge scheme projects (Section 163 Local Government Act)

Complete	Stage	Description
✓	Survey of landowners	Initial survey of property owners to assist in determining the need, associated issues and level of support for the proposed works and special rate/charge scheme.
✓	Approval to prepare scheme	Decision made to prepare scheme or to shelve project following consideration of the survey of property owners and feedback from the community. <ul style="list-style-type: none"> • If the decision is that the scheme should proceed, the engineering design is completed, and a detailed estimate and an apportionment of costs are prepared. • If a decision is made that the scheme should not proceed based on resident and community feedback, the affected residents are advised accordingly
✓	Intention to declare scheme	Report to Council providing information on proposed scheme including advice of impending advertising of scheme and declaration of charge. Report seeks Council approval by resolution to proceed with process.
✓	Advertisement and notification	The proposed scheme is advertised in the local newspaper and all affected property owners are notified by mail of proposed works, costs and contributions. This advertisement and notification indicate Council's intention to <i>declare</i> a scheme in a month's time and seeks submissions from affected property owners. Details of the scheme may be inspected at the shire offices.
✓	Submissions	From the time of advertising, property owners have 28 days (as set down by the Act) to lodge submissions, either in support or opposing the proposed scheme.
	Submissions review panel hearing	A Submissions Review Panel is convened (may be Council Committee or whole Council) and meets to consider submissions. Some submissions are written only. Submitters may also request to be heard before the committee. The panel makes a recommendation to Council regarding the scheme.
	Abandonment of scheme	The panel may recommend to Council that the scheme be abandoned. After considering the panel's report, Council may proceed to abandon the scheme following which property owners are notified and the scheme does not proceed.
✓	Declaration report	Alternatively, the panel may recommend to Council that the scheme proceed. After considering the panel's report, Council may proceed to <i>declare</i> the charges in accordance with its advertised intent. <ul style="list-style-type: none"> • After this the Finance Manager issues the levy notices and there is a formal charge placed on the property. • This is the final step in the process for Council to make a decision on the scheme
x	Appeal	Property owners may lodge an application for review of Council's decision with the Victorian Civil and Administrative Tribunal (VCAT) within one month of issue of the levy notice. An appeal is listed, heard and determined by the tribunal and this process generally takes four to six months. Decisions made by VCAT are binding on all parties.
x	Construction	Council may then proceed to construction. Tenders are invited and a contractor appointed to construct the works. Invoices are issued seeking payment of the declared contribution. Payment may be by instalments or lump sum. The social responsibility provisions of Council's Special Charge Policy provide for those facing financial difficulty.
x	Final cost report	At the completion of the works the scheme is <i>finalised</i> and a report presented to Council.

21 June 2022

White, G D & S
58 De Chene Pde,
Coburg North, VIC 3058

Special Charge Scheme levy notice

Local Government Act 1989

Local Government Regulations 2004

What this notice does

This notice levies a special charge declared by Council on Monday, 20 June 2022 on your property at 7 Carawa St, Cockatoo 3781 being L15 LP7422. It requires you to pay the amount on or before the date specified in a further notice that will be forwarded to you at least one month prior to payment being required. That further notice will be issued approximately six months following the completion of the scheme works.

Purpose of the special charge

The purpose of the special charge is to partially fund the construction of Naughton Street and Carawa Street, Cockatoo, including a sealed road pavement, kerb and channel and associated drainage and incidental works.

Address of the land to which the special charge applies

The property to which the special charge applies is 7 Carawa St, Cockatoo 3781 being L15 LP7422.

The person liable for the payment of the charge

The person liable for the payment of the charge is the person to whom this notice is addressed.

The actual amount payable

You are required to pay a share of the cost of the works. The amount which is to be recovered from you as your contribution has been capped at \$7,000 per benefit unit. Therefore, the cost to you is \$7000 based on 1 benefit unit/s.

The basis upon which your liability is assessed

Your share of the cost of the works has been assessed on a capped benefit unit/s. Details of the scheme including how your share of the cost has been determined together with plans of the proposed works are available for inspection at the Civic Centre, 20 Siding Avenue, Officer during office hours.

The way the special charge can be paid

The special charge is payable within one month after notification seeking payment. You should expect to receive this notification six months after the completion of the works.

Payments may be made by lump sum or by instalments of principle and interest over a period of up to seven years. The interest rate applicable to instalments is the 180-day dealer bill rate as advertised in the Financial Review on the first day of each quarter plus one percent and reviewed every three months, (provided that it does not exceed the rate fixed by the Governor in Council by Order for the purpose of Section 172(2A), in which case the rate of interest will be the maximum rate fixed by the Governor in Council by Order for the purposes of this section). Additional amounts over and above the instalment amount may be paid at any time and will reduce the amount of interest payable.

Persons who may face financial hardship from the levying of this charge may seek special assistance under the social responsibility provisions of Councils Special Charge Scheme Policy. Persons seeking assistance should contact Council's Revenue Specialist, Stephen Cleland, on 1300 787 624 at the earliest opportunity and prior to receiving the notification for payment.

Interest will be charged for late payment at the penalty interest rate. Interest will accrue from the date specified by Council for payment of the special charge until the payment is made.

The period for which the special charge remains in force

The special charge remains in force for a period until the works have been completed, the scheme finalised, and all outstanding amounts have been paid.

Applications for review

In accordance with Section 185 of the *Local Government Act, 1989*, (the Act), any person who is aggrieved by Council's determination may apply to the Victorian Civil and Administrative Tribunal, (VCAT), for a review of the decision. An application must be made to VCAT within 30 days after the date of issuing this notice stating the grounds upon which the person requests the tribunal to review the Councils decision. In accordance with Section 185(2) of the Act, the grounds for review are as follows:

- The works and projects or the period of maintenance for the purposes of which the special charge was imposed are not, or will not, provide a special benefit to that person; or
- The basis of distribution of the special charge amongst the persons who are liable to pay it is unreasonable; or
- If the planning scheme for the area contains any relevant policies or specific objectives, the works and projects proposed for the construction of a road or the drainage of any land are inconsistent with those policies or objectives; or
- If the planning scheme for the area does not contain any relevant policies or specific objectives, the works and projects proposed for the construction of a road or for the drainage of any land are unnecessary, unreasonable, excessive, insufficient, unsuitable, or costly, having regard to the locality or environment and to the probable use of the road or drainage of the land.

After the expiration of the 30 days from the date of service of this notice –

- The Victorian Civil and Administrative Tribunal shall hear and determine any application with respect to the special charge; and
- Council shall advise of VCAT's determination.

Notes

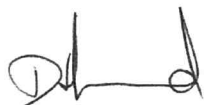
The special charge will apply to all properties adjoining/abutting Naughton Street and Carawa Street, Cockatoo as specified in the following table.

Description	Property address	Assessment no.
L2 PS815634 V12007 F891	1 Carawa St	5000025773

L1 TP115679	3 Naughton St	2621000200
L1 TP166790 V9227 F964	4 Naughton St	2621050200
L3 LP53881	5 Naughton St	2621000300
L1 TP168591	6 Naughton St	2621050300
L4 P53881	7 Naughton St	2621000400
L5 LP53881	9 Naughton St	2621000500
L6 LP53881	11 Naughton St	2621000600
L1 PS541721 V10968 F140	12 Naughton St	2621050500
L1 TP87465	13 Naughton St	2621000700
L1 TP166803	14 Naughton St	2621050600
L8 LP53881	15 Naughton St	2621000800
L1 TP166802	16 Naughton St	2621050700
L9 LP53881 V8479 F672	17 Naughton St	2621000900
L10 LP53881 V8444 F600	19 Naughton St	2621001000
L11 LP53881	21 Naughton St	2621001100
L12 LP53881	23 Naughton St	5000004754
L3 PS815634 V12007 F892	25 Naughton St	5000025774
L4 LP7422	108 Woori Yallock Rd	2936952800
L1 P113266 CA PT127A GEM	110 Woori Yallock Rd	2936952900
L6 LP7422	112 Woori Yallock Rd	2936953000
L11 LP7422	120-122 Woori Yallock Rd	2936953400

The total of the land in relation to which the special charge shall apply is described as follows:
The special charge shall apply to all rateable properties within the identified area because Council considers that these properties receive a special benefit from the proposed works. Benefits include increased road safety, improved road access, reduced dust in summer and mud in winter, reduced environmental damage including erosion and reduced maintenance.

Dated this Tuesday, 21 June 2022



Dan Hammond
Coordinator Major Roads Projects



**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Keegan Duque
159 Sydney Road
COBURG 3058

Client Reference: 22157 - White

NO PROPOSALS. As at the 23th June 2022, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

7 CARAWA STREET, COCKATOO 3781
SHIRE OF CARDINIA

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 23th June 2022

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 64919963 - 64919963090813 '22157 - White'

Property Clearance Certificate

Taxation Administration Act 1997



KEEGAN DUQUE

Your Reference: LD:64919963-014-0.22157 - W

Certificate No: 56634338

Issue Date: 23 JUN 2022

Enquiries: ESYSPROD

Land Address: 7 CARAWA STREET COCKATOO VIC 3781

Land Id	Lot	Plan	Volume	Folio	Tax Payable
6667828	15	7422	8101	769	\$615.00

Vendor: SONYA WHITE & GARETH WHITE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
SONYA WHITE	2022	\$420,000	\$615.00	\$0.00	\$615.00

Comments: Land Tax will be payable but is not yet due - please see note 6 on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE: \$655,000

SITE VALUE: \$420,000

AMOUNT PAYABLE: \$615.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 56634338

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

General information

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$615.00

Taxable Value = \$420,000

Calculated as \$375 plus (\$420,000 - \$300,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY




Billers Code: 5249
Ref: 56634338

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 56634338

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Contact Name Amber Tooley
Telephone 13 21 61
Facsimile 03 9628 6853
Your Ref: 64919963-015-7

24 June 2022

Keegan Duque
c/- Landata
GPO Box 527
MELBOURNE VIC 3001

Dear Sir/Madam,

Growth Areas Infrastructure Contribution (GAIC)

7 Carawa Street, Cockatoo (Volume 8101 Folio 769 and Volume 4524 Folio 735) - (the land)

Thank you for your Application for a Growth Areas Infrastructure Contribution (GAIC) Certificate dated 23 June 2022 in respect of the land.

GAIC applies to certain land in excess of 0.41 hectares (1 acre) in the contribution area as defined by Section 201RC of the *Planning and Environment Act 1987*(PEA). Only certain lands in the designated growth area municipalities of Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham may be subject to GAIC.

The Commissioner of State Revenue is satisfied that the land is not subject to GAIC as defined in the PEA at this time.

Applications for GAIC certificates may be made, at no charge, via the State Revenue Office (SRO) website at www.sro.vic.gov.au

For further details regarding GAIC, please visit the SRO website or telephone 13 21 61.

Yours sincerely,



Amber Tooley
Senior Customer Service Officer
Land Revenue



Excel Building Inspections

OWNER BUILDER INSPECTION REPORT

Section 137B (2) (a) of the Building Act 1993.

INSPECTION DETAILS

Registered Practitioners Name: Heath Watkinson — APPROVED by Excel Building Inspections

Registration Number: IN – L 65779

Phone: 0409323804

Email: heath@excelbuildinginspections.com.au

Date of Inspection: 02/07/2022

Time of Inspection: 1:00pm

Weather Conditions: Fine

Date of Report: 02/07/2022

Practitioners Signature:

A handwritten signature in black ink, appearing to read 'H. Watkinson'.

DETAILS OF OWNER BUILDER(S)

Name(s): Gareth & Sonya White

Contact Address: 7 Carawa Street Cockatoo 3781





OWNER BUILDER PROPERTY LOCATION

Street/Road: 7 Carawa Street

Suburb/Town: Cockatoo

Postcode: 3781

Municipal District: Cardinia Shire Council

BUILDING APPROVAL DETAILS

Building Permit Number: NA.

Issuing Building Surveyor: NA

Building Permit Issue Date: NA

DOWNPIPE:		STAIRS:		FLOORING THROUGHOUT DWELLING:	✓
HOT WATER UPGRADE:		VERANDAJ:		WATERPROOF DECK:	
DOWNSTAIRS:	✓	BEDROOMS:		ENSUITE:	✓
DRIVEWAY:		BATHROOM:	✓	KITCHEN:	✓
LAUNDRY:		WC:		RETAINING WALLS:	
BEDROOM 1:	✓	BALUSTRADING:	✓	INTERNAL PAINWORKS:	

ROOMS/STRUCTURES COVERED BY THIS REPORT





DEFECTS IN THE RESIDENTIAL BUILDING WORKS

A waterproofing certificate was not obtained for the bathroom/ensuite renovation works.

INACCESSIBLE AREAS AT THE TIME OF INSPECTION

No access was obtained into any other rooms/buildings on site

No access was obtained on to the roof or into the roof void, wall, or subfloor cavities

SECONDHAND MATERIALS USED (AS CONFIRMED BY OWNER BUILDER AND VISUALLY)

None disclosed

CONDITIONS & STATUS OF INCOMPLETE WORK

None sighted

OTHER RELEVANT COMMENTS

Bathroom:

Renovation to the bathroom includes the installation of new floor & wall tiling, bath, shower, WC and vanity with x2 basins.

Ensuite:

Renovation to the ensuite includes the installation of new floor & wall tiling, WC, shower, and vanity.

Floor coverings:

Renovation to the dwellings flooring includes the installation of tiles in the living, kitchen, area, and floating floor throughout the hallway, lounge, and bedroom1. Downstairs= tiling, carpet, skirting boards, and stairs stained.

Kitchen:

Renovation to the kitchen includes the installation of new cabinetry, gas cooktop, electric oven, sink and tiling.

External Balustrading:





Timber balustrading has been installed to the rear deck using materials such as 90 x 45 top rail, 70 x 35 intermediate rails, 100mm posts.

Internal balustrading:

Renovation to the internal balustrading includes the installation of plaster cladding and a stone capping tile.

Bedroom1:

Renovation to bedroom1 includes the installation of a walk in robe cabinetry.







SCOPE, PURPOSE AND LIMITATIONS OF THIS REPORT

This report has been prepared for the client named herein for the purposes of reporting on the Owner Builder works and for obtaining warranty insurance for Owner Builder works, if the value of works undertaken exceeds \$ 16,000.

The purpose of the report is to provide a condition report in accordance with section 137b of the Building Act where Owner Builder works have been undertaken. It is not a guarantee that works are free from latent or other defects.

The scope of the report is a visual inspection of the works to identify significant defects in the works and to form an opinion regarding the condition of the works at the time of inspection. The property report was obtained by visual means where reasonable access was granted.

Reasonable access is defined in AS 4349.1 and includes in part, Subfloor access through 400 X 500mm openings and subfloor crawl spaces 400mm high. Roof interior crawl spaces 600 X 600 accessible with a 3.6m ladder Roof exteriors accessible with a 3.6m ladder placed on the ground.

The plumbing and electrical systems were not tested.

This report does not include assessment of any matter beyond the consultants expertise.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by law. This report does not warrant that works detailed herein have been constructed in accordance with The Building Act and Building Regulations. No warranty is given that building permits and other approvals were correctly obtained and potential purchasers should make their own enquiries with Council.

This report is not a warranty or insurance policy against and problems developing with the building/s in the present or near future.

No excavations were made and no items of furniture have been moved to obtain the information for this report.

No investigation or detection of wood destroying insects such as termites and wood borers has been undertaken.

No investigation of any appliances such as dishwashers, ovens etc has been done. There is no guarantee that all faults and or defects have been identified by this report.

End of Report



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.

(04/10/2016)