

# **SECTION 32**

# **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II  
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

<b>Vendor:</b>	The Australian Local Government Job Directory Pty Ltd
<b>Property:</b>	13 Sternberg Street KENNINGTON VIC 3550

**VENDORS REPRESENTATIVE**

O'Sullivan Johanson Lawyers

PO Box 1278  
Bendigo Central VIC 3552

Tel: (03) 5440 2900  
Fax: (03) 5440 2999  
Email: [info@osjlaw.com.au](mailto:info@osjlaw.com.au)

Ref: 31449

**32A FINANCIAL MATTERS**

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows:-

**Their total does not exceed \$4,000.00**

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

**32B INSURANCE**

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

**32C LAND USE**

**(a) RESTRICTIONS**

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

**(b) BUSHFIRE**

This land is not in a designated bushfire- prone area under section 192A of the *Building Act 1993*.

SECTION 32 STATEMENT  
13 STERNBERG STREET KENNINGTON VIC 3550

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme: See attached certificate  
Responsible Authority: Greater Bendigo City Council  
Zoning: See attached certificate  
Planning Overlay/s: See attached certificate

**32D NOTICES**

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

**32E BUILDING PERMITS**

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

**32F OWNERS CORPORATION**

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

**32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)**

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

**32H SERVICES**

Service	Status
Electricity supply	Connected
Gas supply	Connected

SECTION 32 STATEMENT  
13 STERNBERG STREET KENNINGTON VIC 3550

Water supply	Connected
Sewerage	Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

**32I TITLE**

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

**ATTACHMENTS**

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence Checklist**

**DATE OF THIS STATEMENT**

<input type="text"/>	/	<input type="text"/>	/20	<input type="text"/>
----------------------	---	----------------------	-----	----------------------

**Name of the Vendor**

The Australian Local Government Job Directory Pty Ltd

**Signature/s of the Vendor**

x

SECTION 32 STATEMENT  
13 STERNBERG STREET KENNINGTON VIC 3550

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT     /  /20

**Name of the Purchaser**

**Signature/s of the Purchaser**

x

Register Search Statement - Volume 10492 Folio 614

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10492 FOLIO 614

Security no : 124086944118B  
Produced 03/12/2020 04:27 PM

LAND DESCRIPTION

Crown Allotment 3 Section 36C at Bendigo Parish of Sandhurst.  
Created by Application No. 090066J 15/11/1999

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

THE AUSTRALIAN LOCAL GOVERNMENT JOB DIRECTORY PTY LTD of 110 QUEEN STREET  
BENDIGO VIC 3550  
AC332671J 13/09/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM684554K 06/04/2016  
COMMONWEALTH BANK OF AUSTRALIA

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP016248L 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: 13 STERNBERG STREET KENNINGTON VIC 3550

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/10/2016

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information  
via LANDATA® System. Delivered at 03/12/2020, for Order Number 65493082. Your reference: Di Garner.

EDITION 2

TITLE PLAN

TP16248L

Location of Land

Parish: SANDHURST  
Township: AT BENDIGO  
Crown Allotment: 3  
Section: 36C  
Crown Portion: -

Notations

LTO base record: D.C.M.B. (Rural)  
Last plan Reference:  
Title Reference:  
Depth Limitation: NIL

Easement Information

E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN  
PREPARED BY LAND  
REGISTRY, LAND VICTORIA  
FOR TITLE DIAGRAM PURPOSES

Easement Reference	Purpose/Authority	Width (Metres)	Origin	Land benefitted/In favour of
E-1	DRAINAGE & SEWERAGE	2	AE312286H	C/T VOL. 8306 FOL. 323

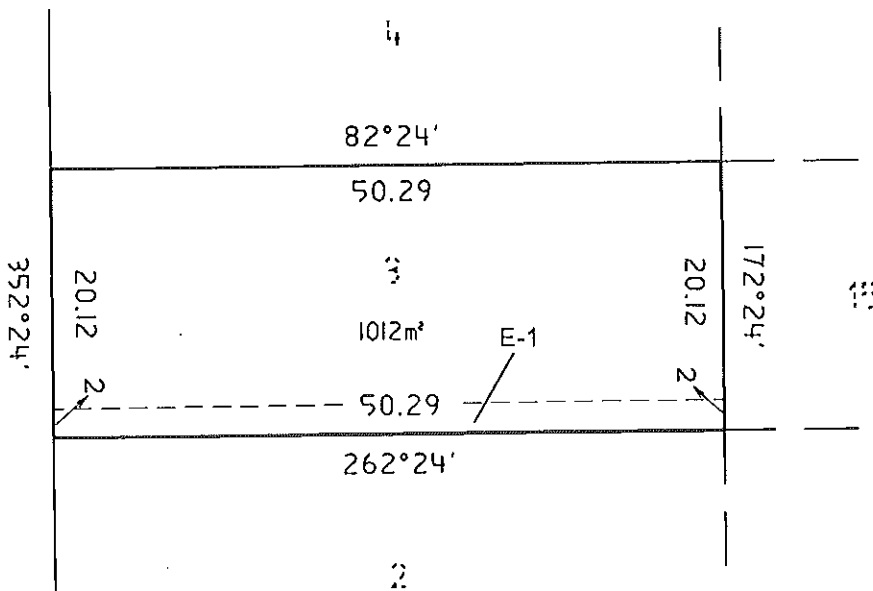
Checked by

Date 21.1.2000

Assistant Registrar of Titles

APPROX AMG  
APPROX DEED NORTH

STERNBERG STREET



SPTP016248L-1-0

LENGTHS ARE IN  
METRES

NOT TO  
SCALE

SHEET  
SIZE  
A3

DEALING CODE: 14

DEALING No: AP90066J



## RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

TP16248L

**NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 03 December 2020 04:29 PM

Address: 13 STERNBERG STREET KENNINGTON 3550

Crown Description: Allot. 3 Sec. 36C AT BENDIGO, PARISH OF SANDHURST

Standard Parcel Identifier (SPI): 3~36C\PP3473A

Local Government (Council): GREATER BENDIGO Council Property Number: 178524

Directory Reference: VicRoads 607 U6

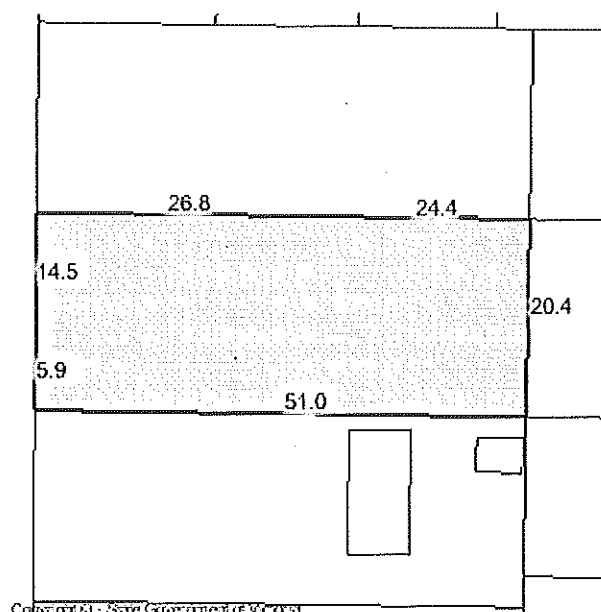
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



### State Electorates

Legislative Council: NORTHERN VICTORIA

Legislative Assembly: BENDIGO EAST

### Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Coliban Water

Melbourne Water: outside drainage boundary

Power Distributor: POWERCOR (Information about [choosing an electricity retailer](#))

Planning information continued on next page

## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)  
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)

**Planning Overlay:** NEIGHBOURHOOD CHARACTER OVERLAY (NCO)  
NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1 (NCO1)

Planning scheme data last updated on 26 November 2020.

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 [Planning Schemes Online](#)

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](#)

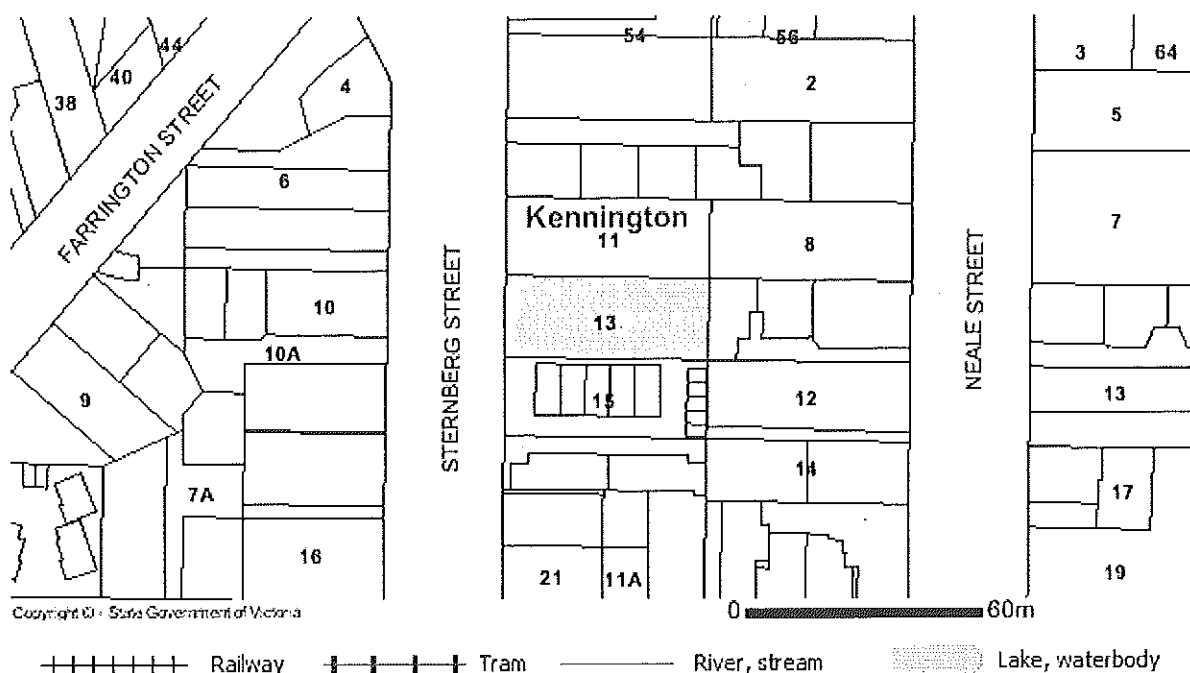
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Area Map



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 03 December 2020 04:29 PM

## PROPERTY DETAILS

Address: 13 STERNBERG STREET KENNINGTON 3550  
Crown Description: Allot. 3 Sec. 36C AT BENDIGO, PARISH OF SANDHURST  
Standard Parcel Identifier (SPI): 3-36C\PP3473A  
Local Government Area (Council): GREATER BENDIGO [www.bendigo.vic.gov.au](http://www.bendigo.vic.gov.au)  
Council Property Number: 178524  
Planning Scheme: Greater Bendigo [planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo](http://planning-schemes.delwp.vic.gov.au/schemes/greaterbendigo)  
Directory Reference: VicRoads 607 U6

## UTILITIES

Rural Water Corporation: Goulburn-Murray Water  
Urban Water Corporation: Coliban Water  
Melbourne Water: outside drainage boundary  
Power Distributor: POWERCOR

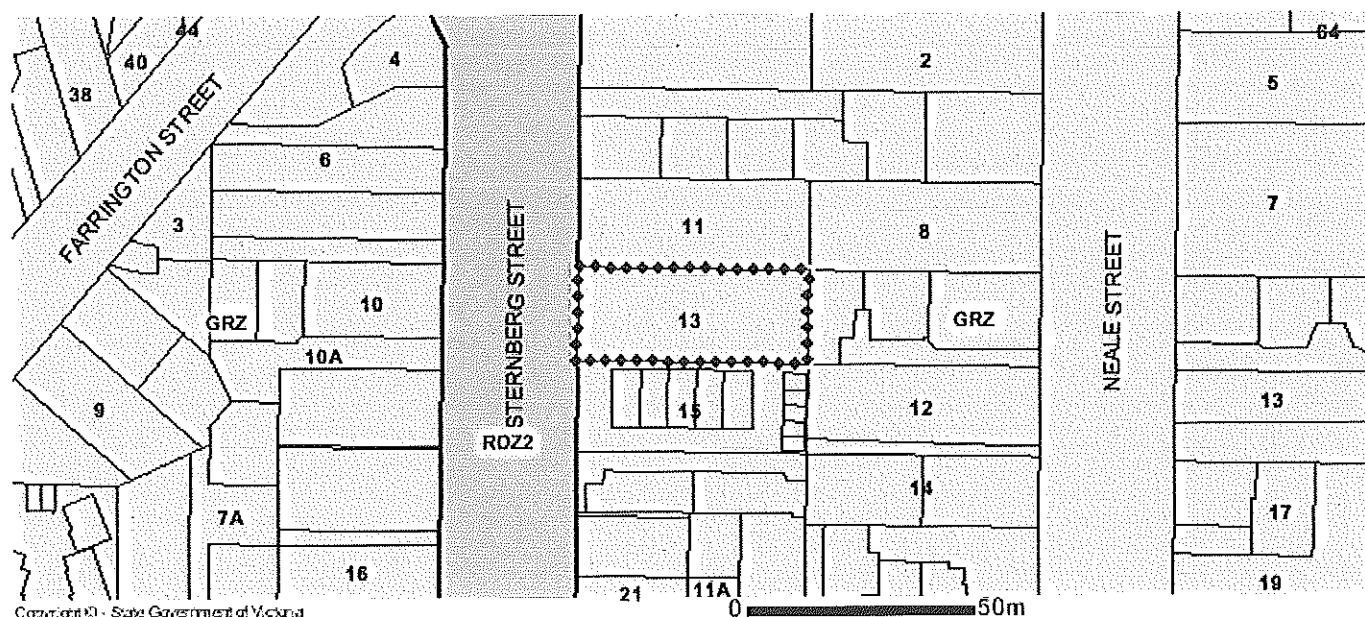
## STATE ELECTORATES

Legislative Council: NORTHERN VICTORIA  
Legislative Assembly: BENDIGO EAST

## Planning Zones

### GENERAL RESIDENTIAL ZONE (GRZ)

### SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

RDZ2 - Road - Category 2

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

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

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

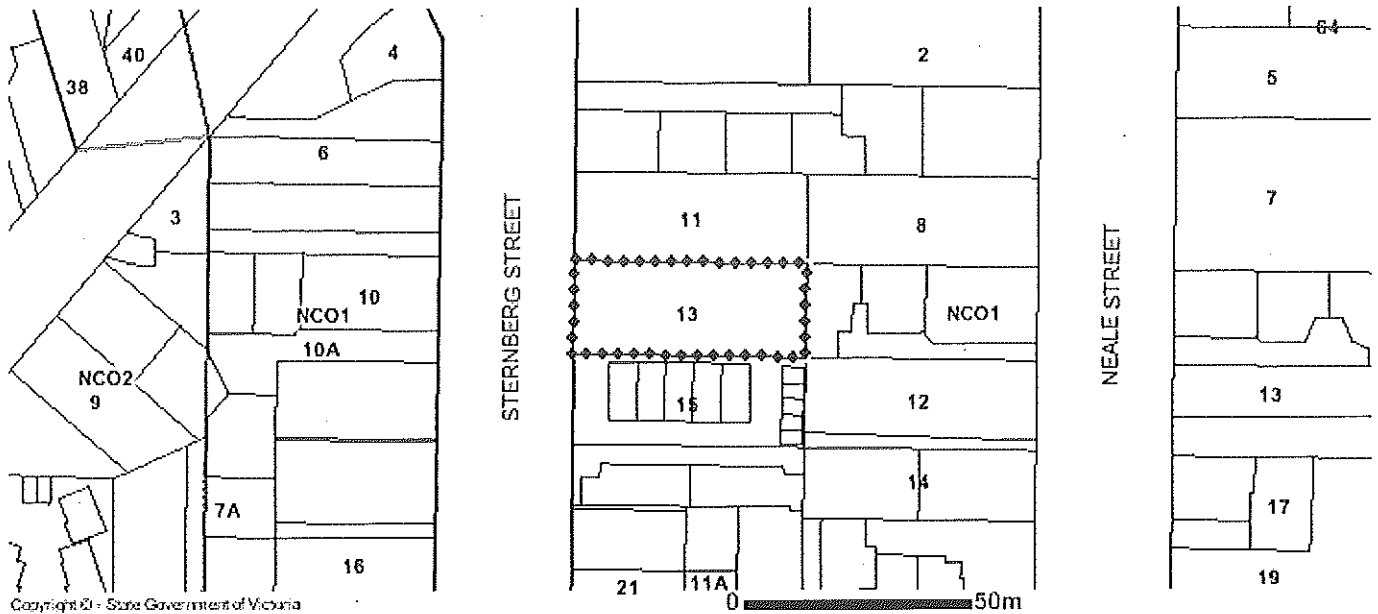
PLANNING PROPERTY REPORT: 13 STERNBERG STREET KENNINGTON 3550

Page 1 of 4

## Planning Overlay

### NEIGHBOURHOOD CHARACTER OVERLAY (NCO)

#### NEIGHBOURHOOD CHARACTER OVERLAY - SCHEDULE 1 (NCO1)



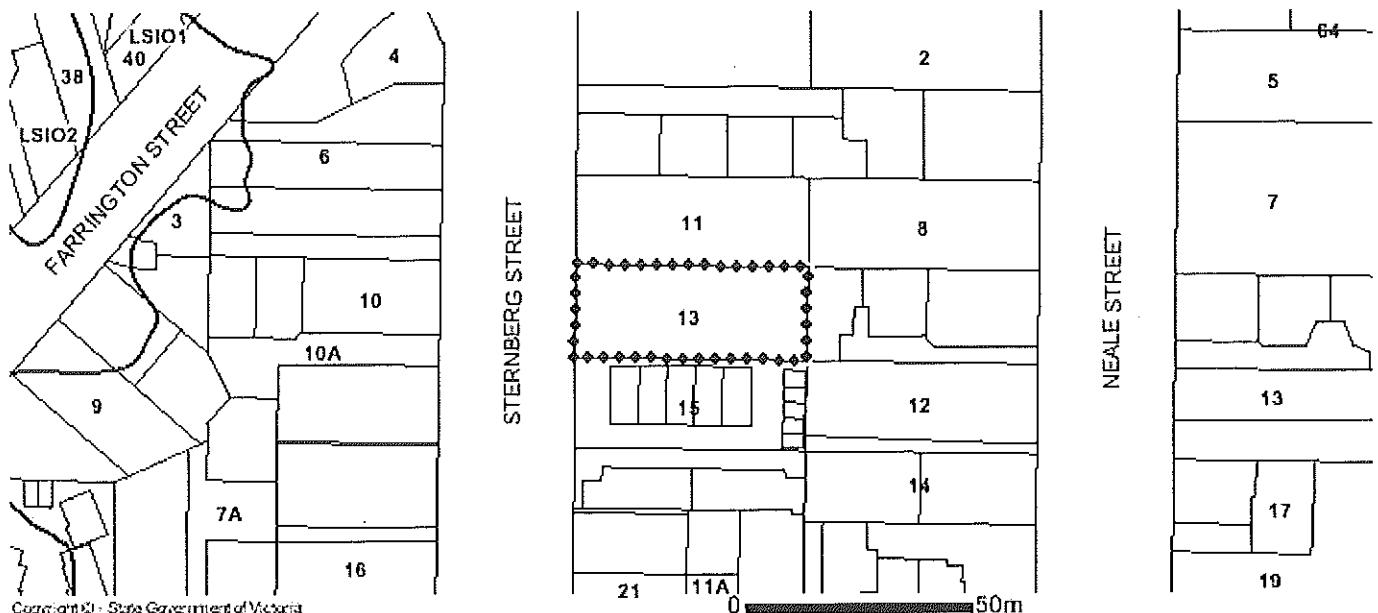
NCO - Neighbourhood Character

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

#### LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation

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 26 November 2020.

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>

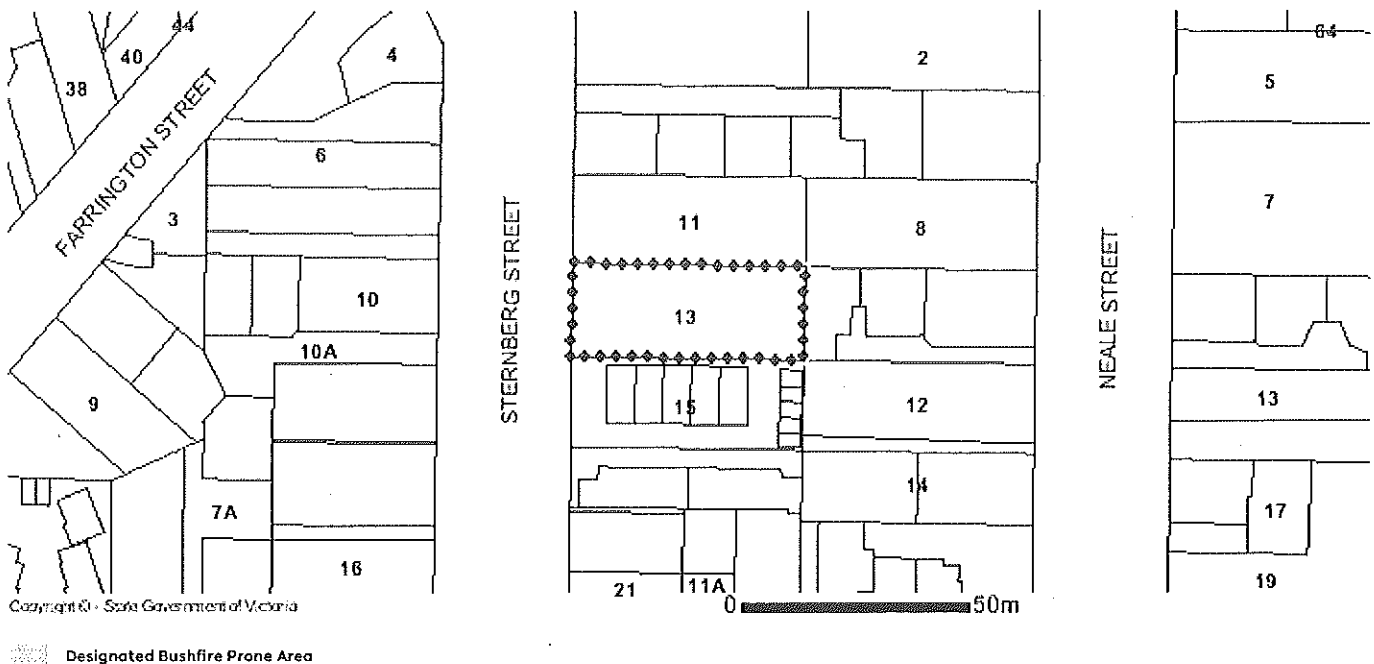
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

## 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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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



# HISTORIC MINING ACTIVITY

## Form No. 692

---

03 December, 2020

**Property Information:**

Address: 13 STERNBERG STREET KENNINGTON 3550

**It is advised that:**

Our records do not indicate the existence of any mining activity on or under this site, but the site is within an area of past prospecting or mining activity. Note that there may be unrecorded mine workings present. (3)

NOTE: Historic Mining activity information is provided from plans and records that may be incomplete and may not be entirely free from errors. It is provided for information only and should not be relied upon as definitive of the status of any area of land. It is provided on the basis that all persons accessing it undertake responsibility for assessing the relevance and accuracy of its content. The State of Victoria and its officers, agents or employees do not guarantee that the work is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this work.

---

**For queries, contact:**

Department of Jobs, Precincts and Regions  
E-mail: [erd\\_info@ecodev.vic.gov.au](mailto:erd_info@ecodev.vic.gov.au)





Coliban  
WATER

ABN 55 549 362 200

TAX INVOICE



033



The Australian Local Government Job Direct  
PO Box 816  
BENDIGO VIC 3552



1300 363 200

[www.coliban.com.au](http://www.coliban.com.au)

Date of issue: 25 Jun 2020

Next Scheduled Reading: 27 Sep 2020

Account Number

16-1720-0800-01-5

Invoice Number

8555246

Amount Due

\$ 689.00

Arrears of \$460.00 Due Now

Pay By

03 July 2020

See over the page for payment options

Service Address: 13 Sternberg St, Kennington VIC 3550  
Classification: Residential

Opening Balance	\$460.00
Total Payments Received up to 4 Jun 2020	\$0.00
Balance (Due Now)	\$460.00
<b>Current Charges</b>	
Water Consumption	\$0.00
Water Service Fee	\$57.18
Sewerage Service Fee	\$171.82
<b>Total</b>	<b>\$229.00</b>
<b>Total Amount Due</b>	<b>\$689.00</b>
Total includes GST of	\$0.00
Arrears amount due now	\$460.00

Average daily usage in litres



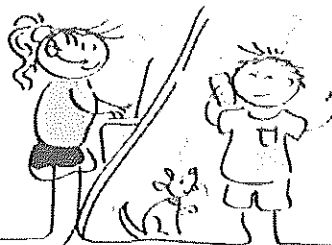
Av. Daily Use 0 L/day

Av. Daily Cost \$2.49/day

For information on the Victorian Government's  
Target Your Water Use program visit  
[www.targetyourwateruse.vic.gov.au](http://www.targetyourwateruse.vic.gov.au)

*We are here to help.*

*Please reach out to us so we can discuss the  
financial assistance and support we have available.*



Please call us on 1300 363 200, email [coliban@coliban.com.au](mailto:coliban@coliban.com.au) or visit [www.coliban.com.au](http://www.coliban.com.au)

173-02242023

City of Greater Bendigo  
PO Box 733, Bendigo VIC 3552  
ABN 74 149 638 154



# Rates and valuation notice

For the period 1 July, 2020 to 30 June, 2021

**033** 12029  
The Australian Local Government Job  
Directory P/L  
32 Garsed St  
BENDIGO VIC 3550

Internal use only



## Tax invoice

Assessment no. **9062 1**  
Date of issue **05 August 2020**

## Rate enquiries

8.30am to 5pm, Monday to Friday  
Website: [www.bendigo.vic.gov.au/rates](http://www.bendigo.vic.gov.au/rates)  
Email: [rateenquiries@bendigo.vic.gov.au](mailto:rateenquiries@bendigo.vic.gov.au)  
Phone: (03) 5434 6000

Property 13 Sternberg Street, KENNINGTON 3550

Legal description CA 3 Sec 36C

Valued as at	01/01/2020	Total GST	\$0.00
Capital improved Value	\$400,000	Date declared	16/07/2020
Site value	\$310,000	Notice issued	05/08/2020
Net Annual Value	\$20,000	FSPL Classification	Residential
		AVPCC	110.3

Particulars of rates/charges	Charge	Rateable value	Amount
General Rate	0.00392841	400,000	\$1,571.35
General Waste & Landfill Charge - 240L Bin	\$278.00	1	\$278.00
Recyclable Waste Charge	\$96.30	1	\$96.30
Organic Waste Charge	\$92.60	1	\$92.60
Victorian Fire Services Levy - Residential	\$113 + (0.000054 x \$400,000)		\$134.60
Arrears			\$2,180.20
Early Payment Discount			-\$30.65

## OPTION 1

Pay in FULL by **\$4,353.05**  
15 Feb, 2021.

## OPTION 2

Pay in FULL EARLY  
by 30 Sep, 2020  
and receive a **\$4,322.40**  
1.5% discount.

## OPTION 3

Pay FOUR INSTALMENTS.  
First instalment by  
30 Sep, 2020. **\$2,723.20**

Second by 30 Nov, 2020 **\$543.00**  
Third by 1 Mar, 2021 **\$543.00**  
Fourth by 31 May, 2021 **\$543.85**



BPAY  
Bill code: 1933  
Ref. no: 90621



BPOINT  
Bill code: 1933  
Ref. no: 90621



Total Rate: \*360 000090621  
Bill code: 0360 Ref. no: 9062 1

BPAY is a payment information provider, not a bank.  
BPAY View® view and pay bills online, no need for banking.  
BPAY View Registration No. 90621

Pay in full at Australia Post phone  
13 13 13 or go to [www.postbills.com.au](http://www.postbills.com.au)

## eRates

Register to receive notices  
via email visit  
[erates.bendigo.vic.gov.au](http://erates.bendigo.vic.gov.au)



Bendigo and Adelaide Bank Limited, The Bendigo Centre, Bendigo, VIC

Ratepayer's name: The Australian Local Government Job Directory P/L  
Property: 13 Sternberg Street, KENNINGTON 3550  
Assessment no: 9062 1

Internal use only



## CREDIT

Do not pin or staple cheques to deposit slip

Payment option 1 by 15/02/2021: **\$4,353.05**  
Payment option 2 by 30/09/2020: **\$4,322.40**  
Payment option 3 by 30/09/2020: **\$2,723.20**

Teller's stamp and initials

Name

Paid in by (signature)

No. of cheques

Drawer

Bank

Branch

**TELLER USE**

\$100

\$50

\$20

\$10

\$5

Date

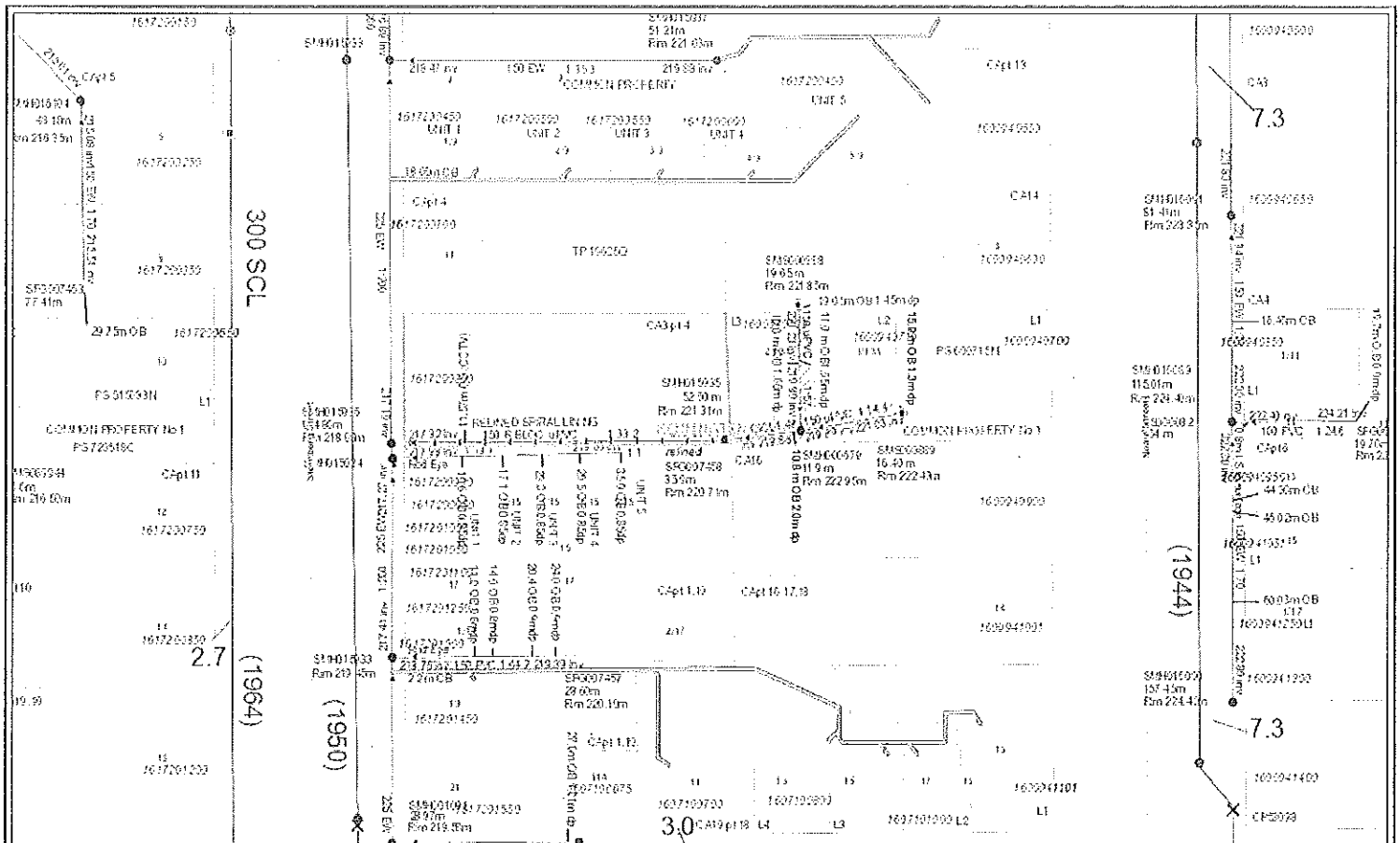
Notes

Coins

Cheques

**TOTAL \$**

For CREDIT of CITY OF GREATER BENDIGO RATE NOTICE



Disclaimer with respect to the information provided:  
Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Coliban Region Water Corporation

13 STERNBERG STREET  
KENNINGTON 3550



Scale: 1:750 (A4)



Date: 04/12/2020

# 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.