

**KENNETH GORDON MINTO MACPHEE  
and DOROTHY JEAN MACPHEE  
("THE VENDOR")**

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**VENDOR STATEMENT**

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**33 MOORES ROAD, MONBULK**

**FALCONE & ADAMS  
Lawyers  
323A Main Street  
Emerald 3782  
Tel: 5968 3666  
Fax: 5968 3060**

**FALCONE & ADAMS**

# 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**                                       **33 Moores Road, Monbulk, VIC 3793**

**Vendor's name**                       **Kenneth Gordon Minto Macphee**

**Vendor's signature**     .....*K macphee*.....  
Date **11 / 1 / 2021**

**Vendor's name**                       **Dorothy Jean Macphee**

**Vendor's signature**     .....*D Macphee*.....  
Date **11 / 1 / 2021**

**Purchaser's name**

**Purchaser's signature**.....  
Date **/ / 20**

**Purchaser's name**

**Purchaser's signature**.....  
Date **/ / 20**

## 1. FINANCIAL MATTERS

### 1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings including any Owners Corporation Charges or Levies (and any interest on them)

Their total does not exceed \$3,500.00.

### 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.

### 1.3 Terms Contract

Not applicable.

### 1.4 Sale Subject to Mortgage

Not applicable.

### 1.5 Goods and Services Tax

The sale price in any contract for the property is exclusive of any Goods and Services Tax ("GST") unless the contract provides otherwise. Should GST be or become payable on the sale of the property the price will be increased by the amount of GST so payable.

## 2. INSURANCE

### 2.1 Damage and Destruction

Not applicable.

### 2.2 Owner-Builder

Not applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s.

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

To the best of the Vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other restriction save as may be apparent from an inspection of the land.

Note: Drains, sewers, water pipes, gas pipes, electricity and telephone cables (whether underground and/or overhead) may be laid outside registered easements and/or under buildings and/or building lines.

### 3.2 Road Access

There is access to the property by road.

**3.3 Designated Bushfire Prone Area**

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993*.

**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 approval 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 as follows:

Save for correspondence from Yarra Valley Water attached, none to the Vendors knowledge. However the Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor.

**4.2 Agricultural Chemicals**

Not applicable.

**4.3 Compulsory Acquisition**

Not applicable.

**5. BUILDING PERMITS**

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

Nil.

**6. OWNERS CORPORATION**

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  Gas  Water  Sewerage  Telephone

Where any of the above services are disclosed as not being connected the Purchaser should make his own enquiry of the appropriate Authorities as to their availability and cost of connection to the property.

**9. TITLE**

Attached are copies of the following documents:

**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**

Not applicable.

**11. DUE DILIGENCE CHECKLIST**

Attached.

**12. ATTACHMENTS**

Yarra Valley Water Information Statement.  
Yarra Ranges Shire Council Rate Notice.  
GST Withholding Notice to Purchaser.



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

Page 1 of 1

VOLUME 08803 FOLIO 852

Security no : 124087080358Q  
Produced 10/12/2020 05:22 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 551869P (formerly known as part of Lot 27 on Plan of Subdivision 009941).  
PARENT TITLE Volume 08031 Folio 722  
Created by instrument D548543 31/10/1969

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
KENNETH GORDON MINTO MACPHEE  
DOROTHY JEAN MACPHEE both of 33 MOORES RD MONBULK 3793  
U255276U 07/06/1996

**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 TP551869P 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: 33 MOORES ROAD MONBULK VIC 3793

DOCUMENT END

TITLE PLAN		EDITION 1	TP 551869P
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<b>Location of Land</b> Parish: MONBULK Township: Section: A Crown Allotment: 91 (PT) Crown Portion:  Last Plan Reference: LP 9941 Derived From: VOL 8803 FOL 852 Depth Limitation: 50 FEET	<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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<b>Description of Land / Easement Information</b>	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/07/2000 VERIFIED: HG
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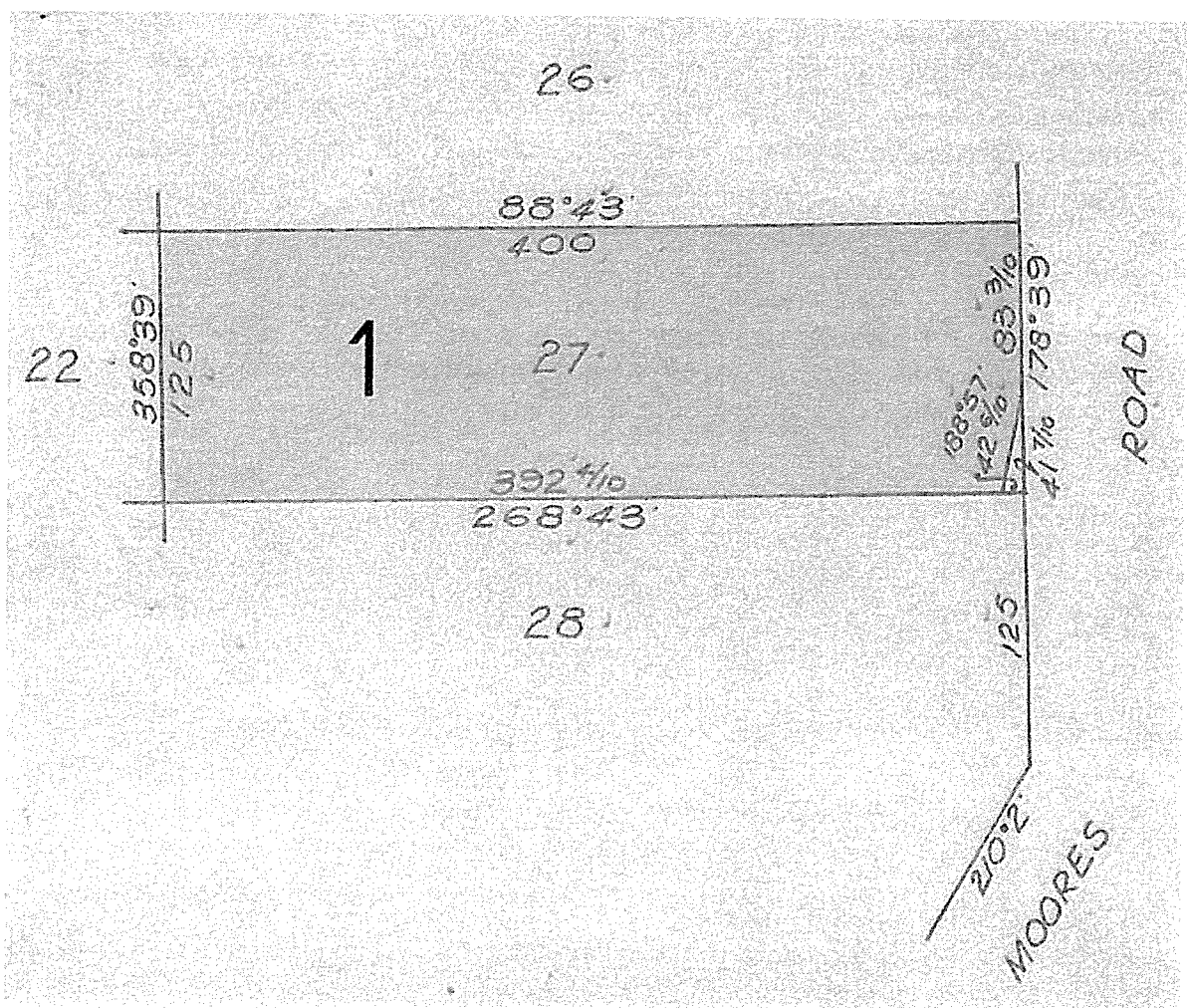


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act, 1962.
PARCEL 1 = LOT 27 (PT) ON LP 9941

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets
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# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

704092

## APPLICANT'S NAME & ADDRESS

FALCONE & ADAMS C/- INFOTRACK C/- LANDATA  
MELBOURNE

## VENDOR

MACPHEE, KENNETH GORDON

## PURCHASER

N/A, N/A

## REFERENCE

4457

This certificate is issued for:

LOT 1 PLAN TP551869 ALSO KNOWN AS 33 MOORES ROAD MONBULK  
YARRA RANGES SHIRE

The land is covered by the:

YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a LOW DENSITY RESIDENTIAL ZONE
- is within a BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1
- and a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:  
(<http://vhd.heritage.vic.gov.au/>)

10 December 2020

Hon. Richard Wynne MP  
Minister for Planning

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®  
2 Lonsdale Street  
Melbourne VIC 3000  
Tel: (03) 9194 0606

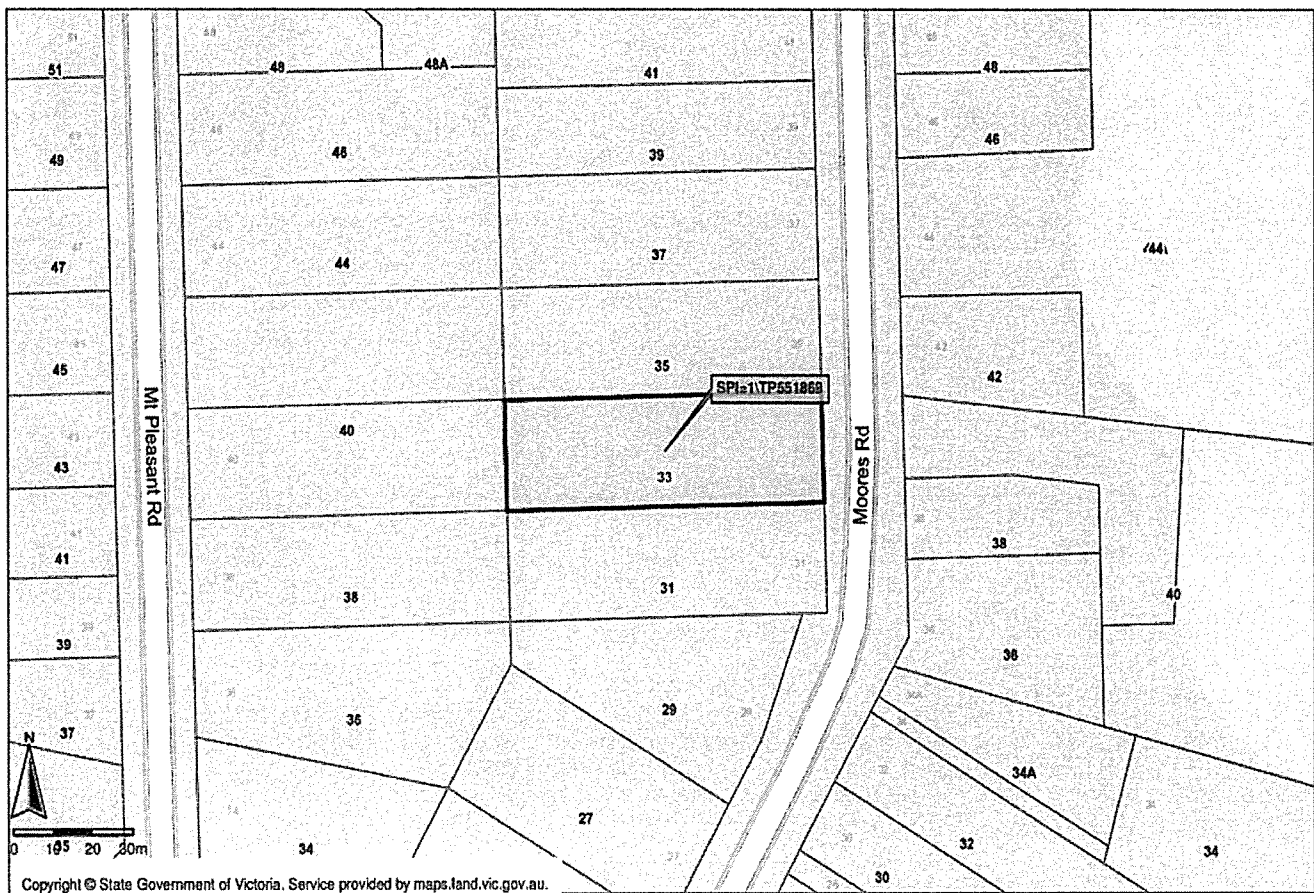


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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) 9194 0606 or email [landata.enquiries@delwp.vic.gov.au](mailto:landata.enquiries@delwp.vic.gov.au).

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



### 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.



# VALUATION & RATE NOTICE 2020-2021

Issue date - 09 September 2020  
Assessment number - 12105/0



Mrs D J MacPhee and Mr K G MacPhee  
33 Moores Road  
MONBULK VIC 3793

In 2020-2021  
ratepayers will  
pay no more in  
general rates  
than last year



028  
1010906  
R3\_5341

Rates & Charges for  
33 Moores Road, Monbulk VIC 3793

**\$2,025.80**

**\$332.00**

**\$102.15**

**-\$72.35**  
COVID-19  
Credit

<b>General Rate - Residential 2020-2021</b>		
Residential Rate (0.002894 x \$725,000)		\$2,098.15
<b>COVID-19 rates relief assistance credit</b>		-\$72.35
General Rate - Residential 2019-2020 (last year)		\$2,025.80
[Council has made a commitment to ensure ratepayers pay no more than last year's general rates]		
<b>General rate subtotal</b>		<b>\$2,025.80</b>
<b>Waste charge including State Government EPA levy</b>		
Organic Waste 240L Bin Service (\$81 x 1)		\$81.00
Residential Waste 120L Bin Service (\$251 x 1)		\$251.00
<b>State Government Fire Services Property Levy - Residential</b>		
Fire Services Property Levy CFA (\$113 + 0.000054 x \$725,000)		\$152.15
Fire Services Property Levy Pension Rebate		-\$50.00
<b>Payments, rebates and other charges</b>		
State Government Pension Rebate		-\$241.00
<b>Total amount due</b>		<b>\$2,218.95</b>

We understand COVID-19 has had a significant impact on many members of our community and we want you to know that we're here to help. Visit [yrc.vic.gov.au/ratesrelief](http://yrc.vic.gov.au/ratesrelief) or call 1300 368 333.

# PROPERTY DETAILS

## Your Property - Assessment number 12105/0

33 Moores Road, Monbulk VIC 3793

Lot 27 LP9941 Sec A Ca PTCA 90&91 PMonbulk

Valuation date 1 January 2020

## Value

Capital improved value (CIV) \$725,000  
The CIV is the value used to calculate your rates.

Site value \$450,000  
The site value is included in the CIV.

Net annual value \$36,250

## HOW TO PAY

To qualify for one of the instalment options, you must pay the correct amount by 30 September 2020. If you are having difficulties paying, please contact us on 1300 368 333.

Payment in full  
\$2,218.95  
by 15 February 2021

Four instalments  
\$556.95  
by 30 September 2020

Monthly instalments  
\$250.95  
by 30 September 2020

### Followed by:

30/11/20 - \$554.00  
28/02/21 - \$554.00  
31/05/21 - \$554.00

### Followed by:

31/10/20 - \$246.00	31/03/21 - \$246.00
30/11/20 - \$246.00	30/04/21 - \$246.00
31/12/20 - \$246.00	31/05/21 - \$246.00
31/01/21 - \$246.00	
28/02/21 - \$246.00	



### Online

[yrc.vic.gov.au/  
payments](http://yrc.vic.gov.au/payments)  
Reference: 121050  
Visa or MasterCard  
payments only



**BPAY®**

Billcode: 8979  
Reference: 121050  
BPAY View  
Reference: 121050



**Post Billpay**

Billpay code: 0335  
Ref: 121050  
Pay in person at  
any post office, call  
13 18 16 or visit  
[postbillpay.com.au](http://postbillpay.com.au)

You can also pay  
at our community  
links. Visit  
[yrc.vic.gov.au/links](http://yrc.vic.gov.au/links)  
or mail to PO Box  
105, Lilydale Vic  
3140

## HAVING TROUBLE PAYING?

If you are currently experiencing financial hardship, we have a number of initiatives in place that may assist:

### Special payment arrangements

Payments can be made on a frequency and amount that suits your budget, provided your current year's rates are paid within 12 months.

### Financial hardship agreements

We've expanded the eligibility criteria in our updated hardship policy to enable all ratepayers to apply for financial hardship assistance. If your application is successful, payment of rates and charges will be deferred for 12 months with no late payment interest charged and no legal action taken for the recovery of rates during this time.

Our rates team is here for you should you be experiencing any challenges in paying your rates. Please visit our website at [yrc.vic.gov.au/ratesrelief](http://yrc.vic.gov.au/ratesrelief) for more information and to apply online. Alternatively call 1300 368 333.

# COMMUNITY SEWERAGE PROGRAM



**Interflow**

## WORKS ARE STARTING IN YOUR AREA IN THE NEXT SEVEN DAYS

**Our delivery partner, Interflow, is starting to construct new sewer pipelines in your area, as part of the program to bring piped sewerage to Monbulk. Most of the work will be in road and nature strips, but some minor works may be required in and near your property boundary.**

### Works on your property

If your property has been nominated for connection by Yarra Valley Water, we will require access to install pipework up to one metre inside your property boundary. This work involves minor excavation inside your property, as well as on the footpath or road reserve in front of your property.

### Other construction

Most of the work will focus on constructing 8.3 kilometres of sewer pipeline in local streets. While we will make every effort to limit disruption and inconvenience, you may notice the following:

- Most of the construction will be undertaken using a horizontal directional drilling machine. This machine bores under driveways and nature strips, minimising disturbance to the ground and vegetation above.
- The machinery will create some noise and dust and we'll limit its use as much as practically possible.
- We may need to dig in nature strips, driveways, and roads reserves as part of this work. We will restore these areas as close as possible to the condition they were in before these works, once construction concludes.

- We'll notify and find alternative arrangements for any customers directly affected by works. For example, if driveway access is blocked for a short period of time.
- We don't anticipate traffic delays or diversions during this first stage of works. There may be some minor changes to parking in your street, but you will be able to access your property.
- **Your water supply and pressure will not be affected during the works.**

### Timing of work

Works are expected to start from Monday 12<sup>th</sup> of October 2020 and be undertaken on weekdays between 7am and 5pm and between 7am and 3pm on Saturdays.

### Location of works

Work will start in Moores Road, Mt Pleasant Road & Prices Road

### Thank you

We will make every effort to complete these works quickly and with as little impact as possible on you and the community. We thank you in advance for your patience and understanding.

### Contact us

For queries related to the planned works within your property or construction of the sewer, contact Interflow's Community Relations Manager **Glenn Johnstone** on 0408 529 197 or [community.melbourne@interflow.com.au](mailto:community.melbourne@interflow.com.au).

For queries related to the Community Sewerage Program for Monbulk, contact Yarra Valley Water's Project Manager, **Caillan Smith**, on 9872 1221 or [caillan.smtih@yvw.com.au](mailto:caillan.smtih@yvw.com.au)

### More information

More information about this program, including a map of the proposed sewer positioning, is available at [yvw.com.au/monbulk](http://yvw.com.au/monbulk)

## YARRA VALLEY WATER'S RESPONSE TO CORONAVIRUS (COVID-19)

Yarra Valley Water has a strong response in place for managing the impact of coronavirus (COVID-19) to ensure we continue to provide essential water and sewerage services for our customers.

**YOUR TAP WATER IS SAFE**  
Victoria's water is safe to drink and use. There is no evidence that drinking water will be affected by coronavirus (COVID-19) or that it is transmitted by drinking water.

**IF YOU ARE EXPERIENCING FINANCIAL PRESSURE**  
If you are concerned about being unable to pay your bills, we are here to help.

We can offer extra support and flexibility to suit your situation. Give us a call on **1800 994 789** weekdays, for a confidential chat or visit our website for the options available.

### **WE CARE DEEPLY ABOUT THE HEALTH AND SAFETY OF OUR CUSTOMERS, COMMUNITY, STAFF AND DELIVERY PARTNERS**

We are delivering an essential service to keep taps flowing and toilets flushing. This means we continue to provide water and sewerage services to homes and businesses, and you may also see us in your area as we continue with planned works, maintenance and respond to emergencies.

Our staff and contractors are practising safe physical distancing, good hand hygiene and wearing personal protective equipment.

For more information about our response see [yvw.com.au](http://yvw.com.au)

COVID190820

14 October 2020

Mrs D Macphee  
33 MOORES RD  
MONBULK VIC 3793

Dear Mrs D Macphee

**Community Sewerage Program - Monbulk  
Pressure Sewer Unit Installation at 33 MOORES ROAD**

Now that construction work of a sewerage pipe has commenced in your neighbourhood, the next step to delivering your sewerage service is the design and installation of the necessary equipment – called a pressure sewer unit - on your property.

Our delivery partner, Pressure Sewer Services Australia (PSSA), undertakes this specialist design and installation work on our behalf.

There is no cost to you for the design and installation of this sewer equipment, it is funded by Yarra Valley Water. Property owners are, however, required to pay their own plumbing connection costs when they are ready to connect their house to the pressure sewer unit. More information about the costs of the program can be found at [yvw.com.au/csp](http://yvw.com.au/csp).

**What happens next?**

**Design appointment**

The design appointment provides you with the opportunity to discuss your preferred location for the sewer equipment inside your property.

After we've finalised the design with you, the installation works can be scheduled in the weeks following the appointment.

**Booking a design appointment**

PSSA will be undertaking design appointments in your area from 2 November 2020.

If you would like to book your design appointment, complete and return the following 'Application for Pressure Sewer Unit Installation' form, and email it to PSSA at [customerservice@pssaust.com](mailto:customerservice@pssaust.com). If you do not have access to email, please call them directly on 9768 2550.

## Do I have to install a pressure sewer unit on my property?

You are expected to connect your property to the new sewerage system, unless you have a septic tank that meets the EPA Code of Practice for Onsite Wastewater Management ([epa.vic.gov.au](http://epa.vic.gov.au)) and council septic tank permit conditions.

The new sewerage pipes in the street include a connection point to your property, so if your septic tank is working well, you can connect to the piped sewerage system at a later date.

### More information

More information about the Community Sewerage Program in Monbulk can be found at [yvw.com.au/monbulk](http://yvw.com.au/monbulk).

Our Owner's Guide at [yvw.com.au/pressuresewerguide](http://yvw.com.au/pressuresewerguide), has detailed information about pressure sewer units.

Contact PSSA with any enquiries regarding pressure sewer units or the design appointment on 9768 2550 or [customerservice@pssaust.com](mailto:customerservice@pssaust.com).

If you have any questions or feedback about the Community Sewerage Program for Monbulk, please contact me on **9872 1221** or [monbulksewerageproject@yvw.com.au](mailto:monbulksewerageproject@yvw.com.au).

Yours sincerely



**Caillan Smith**  
Project Manager  
Yarra Valley Water

## YARRA VALLEY WATER'S RESPONSE TO CORONAVIRUS (COVID-19)

Yarra Valley Water has a strong response in place for managing the impact of coronavirus (COVID-19) to ensure we continue to provide essential water and sewerage services for our customers.



### YOUR TAP WATER IS SAFE

Victoria's water is safe to drink and use. There is no evidence that drinking water will be affected by coronavirus (COVID-19) or that it is transmitted by drinking water.

### WE CARE DEEPLY ABOUT THE HEALTH AND SAFETY OF OUR CUSTOMERS, COMMUNITY, STAFF AND DELIVERY PARTNERS

We are delivering an essential service to keep taps flowing and toilets flushing. This means we continue to provide water and sewerage services to homes and businesses, and you may also see us in your area as we continue with planned works, maintenance and respond to emergencies.

Our staff and contractors are practising safe physical distancing, good hand hygiene and wearing personal protective equipment.



### IF YOU ARE EXPERIENCING FINANCIAL PRESSURE

If you are concerned about being unable to pay your bills, we are here to help.

We can offer extra support and flexibility to suit your situation. Give us a call on **1800 994 789** weekdays, for a confidential chat or visit our website for the options available.

For more information about our response see [yvw.com.au](http://yvw.com.au)

25 September 2020

Mrs D Macphee  
33 MOORES RD  
MONBULK VIC 3793

Dear Mrs D Macphee

### **Monbulk Community Sewerage Program – Update**

Yarra Valley Water is working to deliver a piped sewerage service to residents in the Monbulk area.

This letter provides an update on the program and how it affects you.

#### **What's involved**

Constructing a pressure sewer system for central Monbulk will be delivered in four stages. Your property, at 33 MOORES ROAD, is located in the first area where we are constructing 8.3 kilometres of new sewer pipeline.

#### **Constructing a new sewer main**

Our delivery partner, Interflow, is undertaking this work on our behalf. We anticipate starting our works in your area in October and completing them in mid-2021. Interflow will provide you with approximately five days' notice before they start work in your area.

#### **Construction impacts – what to expect**

- Work will take place between 7.00am and 5.00pm, Monday to Friday, and 7.00am and 3.00pm on Saturdays.
- Most of the construction will be undertaken using a horizontal directional drilling machine. This machine bores under driveways and nature strips, minimising disturbance to the ground and vegetation above.
- The machinery will create noise and dust and we'll limited its use as much as practically possible.
- We may need to dig in nature strips, driveways, and road reserves as part of this work. We will restore these areas as close as possible to the condition it was in before these works.
- We don't anticipate traffic delays or diversions during this first stage of works. There may be some minor changes to parking in your street, but you will be able to access your property.
- Your water supply won't be impacted by our work.



### Works on your property

To connect your property to the new sewer system, a pressure sewer unit needs to be installed on your property. For more information about this type of system please refer to the Owner's Guide at [www.yvw.com.au/pressuresewerguide](http://www.yvw.com.au/pressuresewerguide).

Our delivery partner, Pressure Sewer Services Australia (PSSA), will contact you in the coming weeks to organise a meeting with you.

They will advise what is involved with installing the pressure sewer unit at your property. They operate under a High Risk COVID Safe Plan and will outline their approach for maintaining safe social distancing.

Please advise PSSA if you are self-isolating when they contact you. To contact PSSA about planned works at your property, phone **9768 2550** or email [customerservice@pssaust.com](mailto:customerservice@pssaust.com).

### Connecting to the sewer

When the new sewer system for Monbulk has been constructed and the pressure sewer system installed at your property, we will send you information about connecting to the sewer system including the costs involved. More information is available at [yvw.com.au/csp](http://yvw.com.au/csp).

### Thank you

Thanks for your patience as we progress this project in your area. More information about this project, including a map of the proposed sewer positioning, is available at [yvw.com.au/monbulk](http://yvw.com.au/monbulk).

If you have any questions or feedback, please contact me on **9872 1221** or [monbulksewerageproject@yvw.com.au](mailto:monbulksewerageproject@yvw.com.au).

Yours sincerely



**Caillan Smith**  
Project Manager  
Yarra Valley Water

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Our staff and contractors are practising safe physical distancing, good hand hygiene and



### IF YOU ARE EXPERIENCING FINANCIAL PRESSURE

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For more information about

# NEW SEWERAGE SERVICES FOR YOUR COMMUNITY



## PRESSURE SEWERAGE SYSTEMS

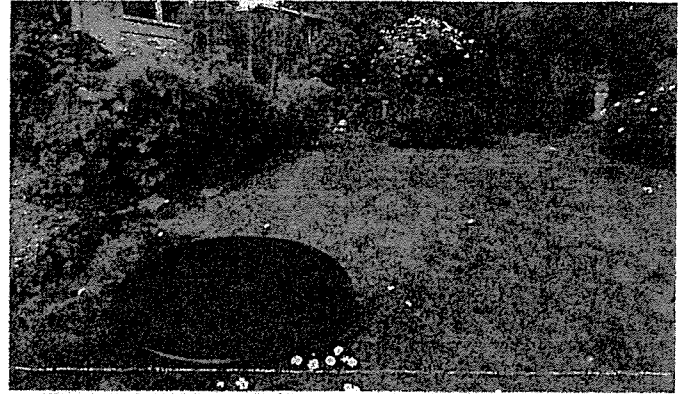
In some outer suburban areas of Melbourne, piped sewerage systems are needed where communities currently rely on septic tanks.

The Community Sewerage Program connects these communities to Melbourne's sewerage system. Properties are connected to pipes in the street. These pipes transfer sewage to a treatment plant. Properties will be connected to the piped sewerage system by either a gravity or pressure system. Your area will get a pressure sewerage system because of the local topography.

This fact sheet provides information about pressure sewerage systems and answers some frequently asked questions.

### WHAT IS A PRESSURE SEWER?

A pressure sewer works by having pumping units located on each property to pump household wastewater to the sewer pipe in the street.



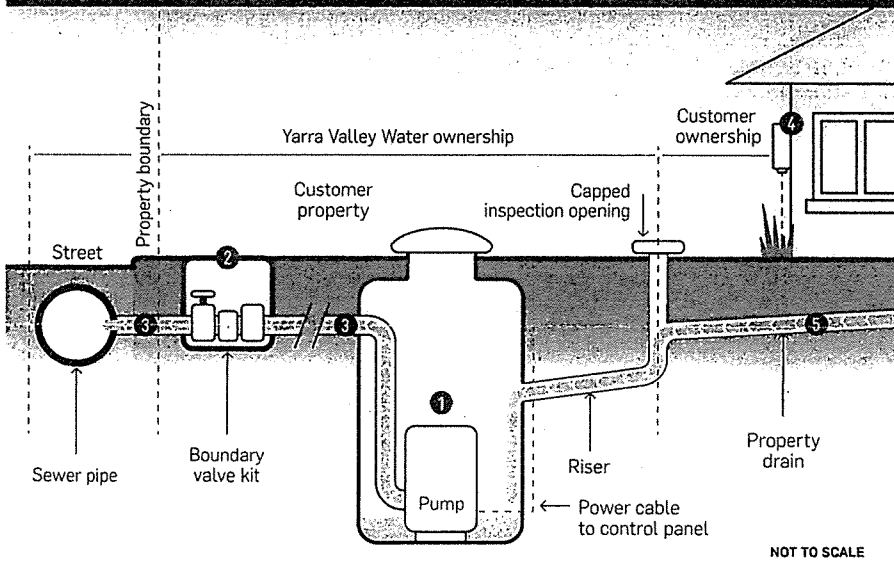
### WHAT IS A PRESSURE CONNECTION POINT?

A pressure connection point is where your household waste pipes connect to the sewerage system.

Connecting your property to the pressure sewerage system requires new Yarra Valley Water components to be installed (*see the diagram below*).

Once installed, you will only see the lid of the pump unit, the lid of the boundary valve kit and the control panel.

## PRESSURE SEWER SYSTEM COMPONENTS



- 1. Pumping unit** (Yarra Valley Water ownership)  
This includes a small pump, storage tank, and level monitors which are all installed underground so that only the lid of the storage tank is visible.
- 2. Boundary valve kit** (Yarra Valley Water ownership)  
Ensures that wastewater which is already in the pressure sewer cannot re-enter your property and enables maintenance staff to isolate your property's tanks from the sewerage system in the event of an emergency.
- 3. Discharge line** (Yarra Valley Water ownership)  
This is a small diameter pipe (like a large sprinkler system pipe) which connects the pumping unit on your property to the sewer in the street.
- 4. Control panel** (Yarra Valley Water ownership)  
This is a small box which is mounted to the wall of your house containing all the electrical controls for the pumping unit including both the audible and visual alarm systems.
- 5. Property Drain** (Customer ownership)  
This is your drainage pipe that connects your household drains into our pumping unit.

### KEEPING YOU INFORMED

We are committed to keeping you informed and will provide regular updates. For more information about the Community Sewerage Program contact:

Any questions? Call 9872 2551

[CommunitySeweragePlanning@yvwm.com.au](mailto:CommunitySeweragePlanning@yvwm.com.au)

[yvwm.com.au/communitysewerage](http://yvwm.com.au/communitysewerage)

Prepared: August 2020

### LANGUAGE ASSISTANCE

العربية	1300 914 361
廣東話	1300 921 362
Ελληνικά	1300 931 364
普通话	1300 927 363

For other language assistance, please call (03) 9046 4173.

## WHO IS RESPONSIBLE FOR INSTALLING AND MAINTAINING THE PRESSURE SEWER SYSTEM?

Yarra Valley Water will pay for the cost of constructing and maintaining the sewerage system and providing a connection point from your property to the pipes in the street. This includes the pump unit, boundary valve kit, discharge line and control panel.

As the property owner, you are responsible for installing and maintaining the plumbing on your side of the connection point. This includes the connection of the property drain.

## DO I GET A SAY AS TO WHERE IT GOES?

The location of the pressure sewer system components will be decided at a meeting at the property with the property owner and Yarra Valley Water's pressure connection contractor.

At this meeting, we will consider the location of existing features including the septic tank and landscaping, constructability of the connection, access for maintenance and your preferences.

During this meeting, a plan will be prepared by the contractor that shows the proposed location of the pressure sewer system components within the property.

You will receive a letter regarding when and how to arrange this meeting.

## HOW MUCH DOES IT COST TO CONNECT TO THE SEWERAGE NETWORK?

Yarra Valley Water will pay for the cost of constructing the sewerage system and providing a connection point for your property to the pipes in the street.

Property owners pay for the following:

- A plumber to safely disconnect your existing septic tank and connect your property's plumbing to the new pressure sewer unit. For most properties, this cost will be around \$3,000 to \$6,000. The cost may be more for some properties depending on things like the distance of your house to the connection point, ease of access to your pipes and the compliance of your property's existing plumbing.
- Once your property is connected, there will be on ongoing sewerage charges. Currently, this is approximately \$580 per year per household, depending on how much water your property uses.
- You will also need to pay electricity costs associated with the pressure sewer unit which is approximately \$40 to \$70 per year.

## WHAT IMPACT WILL THE CONSTRUCTION HAVE ON MY PROPERTY?

There will be some temporary disruption to your property during construction to install and connect the unit. These impacts will be kept to a minimum, and your property will be returned as close as possible to its original condition at our cost.

## HOW BIG IS THE PUMP UNIT?

Most pump units are around 1.2m in diameter and 1.45m deep. The storage tank can hold between 900 to 1,100 litres. The pump unit is installed underground and all you will see is the lid.

## HOW LOUD IS THE PUMP UNIT?

The noise is minimal and can only be heard when standing near the lid.

## HOW LONG WILL THE PUMP OPERATE EACH DAY?

Usually around 15-20 minutes, but this depends on how much water you use.

## WHAT HAPPENS IF THERE IS A POWER FAILURE OR THE PUMP STOPS WORKING?

Each pump unit has extra capacity so that there are no spills if there is a power failure or an emergency. In the event of an extended power failure, Yarra Valley Water will visit your property to drain the pump unit.

## WHY CAN'T MY PROPERTY HAVE A GRAVITY SEWER?

Gravity systems can only be used in areas where the topography allows the sewerage to flow naturally downhill to the sewer pipes in the street. In other areas, pressure systems are required to pump the wastewater to the pipes. Sometimes, even if your property is on a downhill slope, it will need a pressure unit to enable flows to be pumped over a hill to the sewerage network.

## Application for Pressure Sewer Unit Installation

### Site address

Street number: 33 Street: MOORES ROAD  
Suburb: MONBULK Postcode: 3793

### Owner details

Owner name: KEN MACPHEE  
Phone (H) 97566119 Mobile: 0417355863  
Email: KMS@BIGPOND.COM  
Postal address: AS ABOVE

### Alternative contact details (eg spouse/builder)

Alternative contact name: DOROTHY MACPHEE  
Alternative phone (H) 97566119 Mobile: 0407327465  
Alternative email: AS ABOVE  
Relationship to owner: SPOUSE

Is the property tenanted? YES /  NO

If YES, tenant name: \_\_\_\_\_

Tenant contact number: \_\_\_\_\_

Are you planning any future building works (eg pool, shed, extensions)? YES /  NO

If YES provide details: \_\_\_\_\_

Is your property for sale? YES /  NO

Name: KEN MACPHEE Date: 19/10/20

Signature: K MacPhee

### Please return the form in one of the following ways:

- Scan and email to customerservice@pssaust.com
- Take a clear photo of the completed form and send the photo to customerservice@pssaust.com
- Call 9768 2550 to book your design appointment and to complete the form over the phone.

OFFICE USE ONLY

Property SLID No: .....

GIS - pressure connection confirmed



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](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

10th December 2020

Falcone & Adams C/- InfoTrack C/- LANDATA  
LANDATA

Dear Falcone & Adams C/- InfoTrack C/- LANDATA,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	33 MOORES ROAD MONBULK 3793
<b>Applicant</b>	Falcone & Adams C/- InfoTrack C/- LANDATA LANDATA
<b>Information Statement</b>	30568448
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	4457

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](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Steve Lennox  
GENERAL MANAGER  
RETAIL SERVICES



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ABN 93 066 902 501

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yvw.com.au

### Yarra Valley Water Property Information Statement

Property Address	33 MOORES ROAD MONBULK 3793
------------------	-----------------------------

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.



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[yvw.com.au](http://yvw.com.au)

### Melbourne Water Encumbrance

Property Address	33 MOORES ROAD MONBULK 3793
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STATEMENT UNDER SECTION 158 WATER ACT 1989

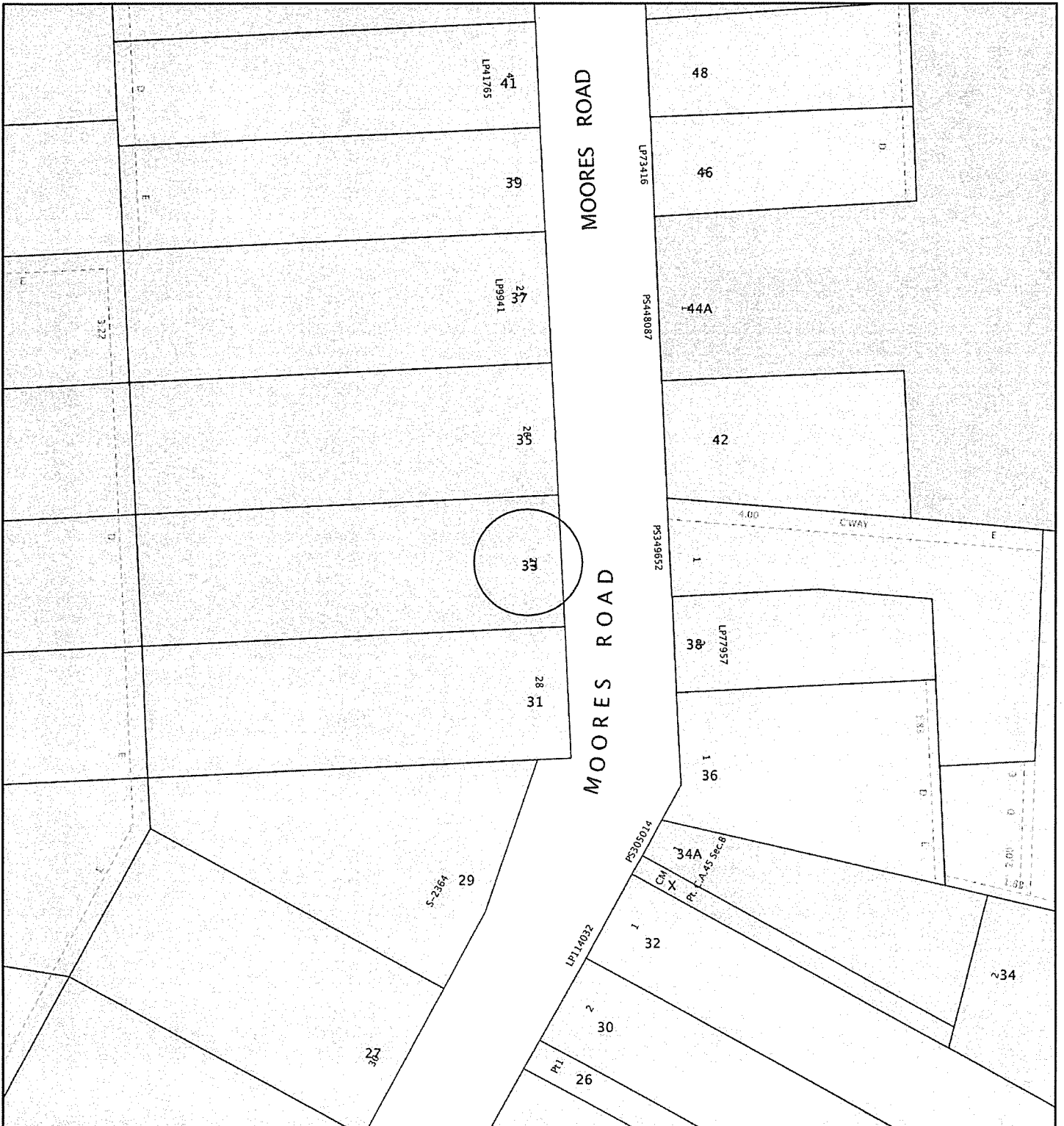
#### **THE FOLLOWING ENCUMBRANCES RELATE TO SECTION 158(4)**

















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.



<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30568448</b>	<b>Address</b> 33 MOORES ROAD MONBULK 3793		 <b>Yarra Valley Water</b> ABN 93 066 902 501	
	<b>Date</b> 10/12/2020			
	<b>Scale</b> 1:1000			
<b>Existing Title</b>	 Access Point Number	GLV2-42		<b>Disclaimer:</b> 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;
<b>Proposed Title</b>	 Sewer Manhole	 MW Drainage Underground Centreline		
<b>Easement</b>	 Sewer Pipe Flow	 MW Drainage Manhole		
<b>Existing Sewer</b>	 Sewer Offset	 MW Drainage Natural Waterway		
<b>Abandoned Sewer</b>	 Sewer Branch			





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

Falcone & Adams C/- InfoTrack C/- LANDATA  
LANDATA  
certificates@landata.vic.gov.au

### RATES CERTIFICATE

Account No: 5091240000  
Rate Certificate No: 30568448

Date of Issue: 10/12/2020  
Your Ref: 4457

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
33 MOORES RD, MONBULK VIC 3793	1\TP551869	1404925	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-10-2020 to 31-12-2020	\$19.69	\$0.00
Residential Water Usage Charge	10-08-2020 to 12-11-2020	\$190.88	\$0.00
Step 1 – 41.360000kL x \$2.64460000 = \$109.38			
Step 2 – 25.640000kL x \$3.17870000 = \$81.50			
Estimated Average Daily Usage \$2.03			
Parks Fee	01-07-2020 to 30-06-2021	\$79.02	\$0.00
Drainage Fee	01-10-2020 to 31-12-2020	\$26.29	\$0.00
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	<b>Balance Brought Forward</b>		\$0.00
	<b>Total for This Property</b>		\$0.00
	<b>Total Due</b>		\$0.00

#### IMPORTANT NOTICE FOR SOLICITORS AND CONVEYANCERS

We have changed our BPAY biller code. Please refer to the payment options and update your bank details.

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 01/07/2019, Residential Water Usage is billed using the following step pricing system: 266.20 cents per kilolitre for the first 44 kilolitres; 317.87 cents per kilolitre for 44-88 kilolitres and 472.77 cents per kilolitre for anything more than 88 kilolitres

8. From 01/07/2019, Residential Recycled Water Usage is billed 186.34 cents per kilolitre

9. From 01/07/2019, Residential Sewage Disposal is calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 cents per kilolitre

10. From 01/07/2019, Residential Recycled Sewage Disposal is calculated using the following equation: Recycled Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (cents/kl) 114.26 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.



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ABN 93 066 902 501

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

**Property No:** 1404925

**Address:** 33 MOORES RD, MONBULK VIC 3793

**Water Information Statement Number:** 30568448

**HOW TO PAY**



Billers Code: 314567  
Ref: 50912400002



**Mail a Cheque with the Remittance Advice below to:**  
Yarra Valley Water  
GPO Box 2860 Melbourne VIC 3001

Amount Paid

Date Paid

Receipt Number

**Please Note:** BPAY is available for individual property settlements.

**PROPERTY SETTLEMENT REMITTANCE ADVICE**

**Property No:** 1404925

**Address:** 33 MOORES RD, MONBULK VIC 3793

**Water Information Statement Number:** 30568448

**Cheque Amount:** \$



**FALCONE & ADAMS**  
**L A W Y E R S**  
INCORPORATING ARMSTRONG ROSS LAWYERS

**GST Withholding Notice to Purchaser**

*On or after 1 July 2018, certain purchasers of a new residential premises or potential residential land will be required to withhold an amount from the contract price for payment to the Australian Taxation Office.*

**Vendor: KENNETH GORDON MINTO MACPHEE and DOROTHY JEAN MACPHEE**  
**Property: 33 MOORES ROAD, MONBULK**

Tick which is applicable to this transaction:

The abovementioned property is a new residential premises or potential residential land.  
The amount of GST that the Purchaser will be required to pay as a withholding to the Australia Taxation Office is \$##.

The payment will be required to be paid from the balance of the contract price on the day of settlement, namely ##.

- OR -

The abovementioned property is a new residential premises or potential residential land.  
No amount of GST is to be withheld as I/we are not registered for GST and/or are not required to be registered for GST for the sale of the above property.

- OR -

The abovementioned property is either an existing residential premises or commercial residential premises and therefore the Purchaser is not required to withhold GST.

Dated this 11th day of December, 2020

*Falcone & Adams.*

**Falcone & Adams, Lawyers on behalf of the Vendor**

**Emerald**

323A Belgrave - Gembrook Road  
T: (03) 5968 3666  
F: (03) 5968 3060

**Belgrave**

1/1693a Burwood Hwy  
T: (03) 9754 7100

**Pakenham**

Cardinia Corporate Centre,  
Level 1, 25 John Street  
T: (03) 5941 8841

**Narre Warren**

Waterman Business Centre,  
Level 1, 64 Victor Crescent  
T: (03) 5968 3666  
(by appointment only)

**All correspondence to:**

P.O. Box 214 Emerald Vic 3782  
DX: 16001 Belgrave  
E: office@falconeadams.com.au  
W: www.falconeadams.com.au

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 10 December 2020 05:21 PM

## PROPERTY DETAILS

Address: **33 MOORES ROAD MONBULK 3793**  
Lot and Plan Number: **Lot 1 TP551869**  
Standard Parcel Identifier (SPI): **1\TP551869**  
Local Government Area (Council): **YARRA RANGES**  
Council Property Number: **180696**  
Planning Scheme: **Yarra Ranges**  
Directory Reference: **Melway 122 J12**

[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

[Planning Scheme - Yarra Ranges](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**  
[View location in VicPlan](#)

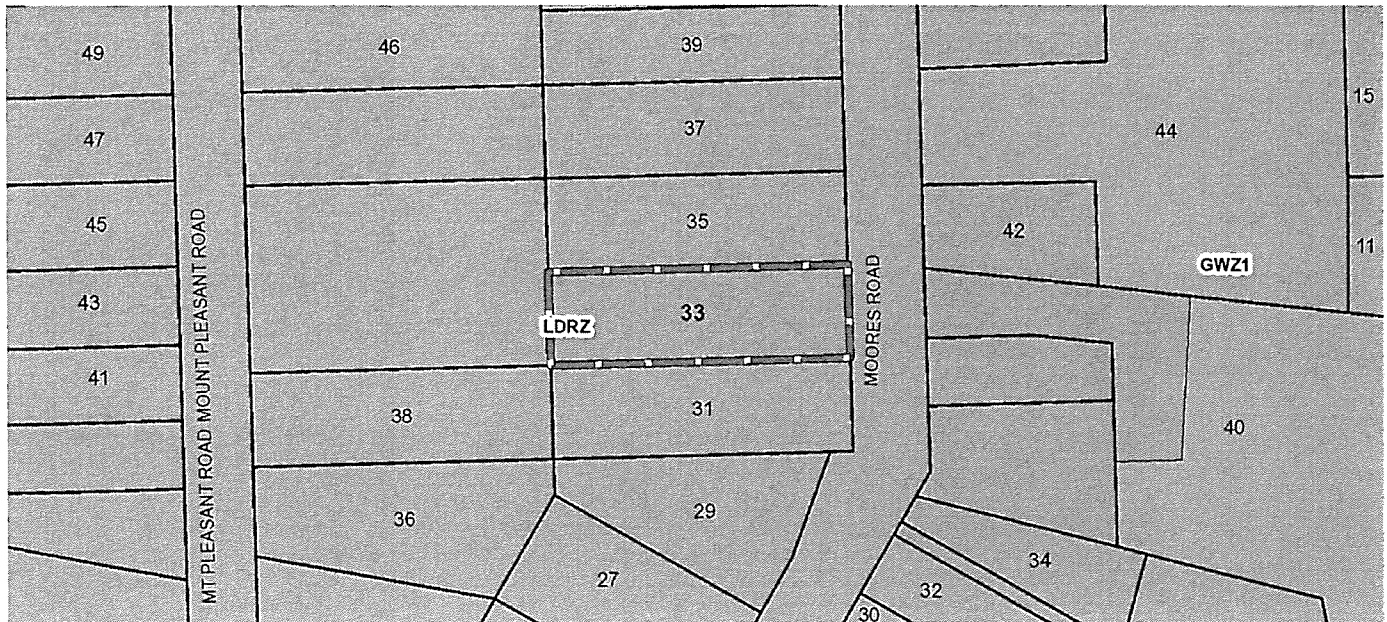
## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MONBULK**

## Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



**GWZ - Green Wedge**

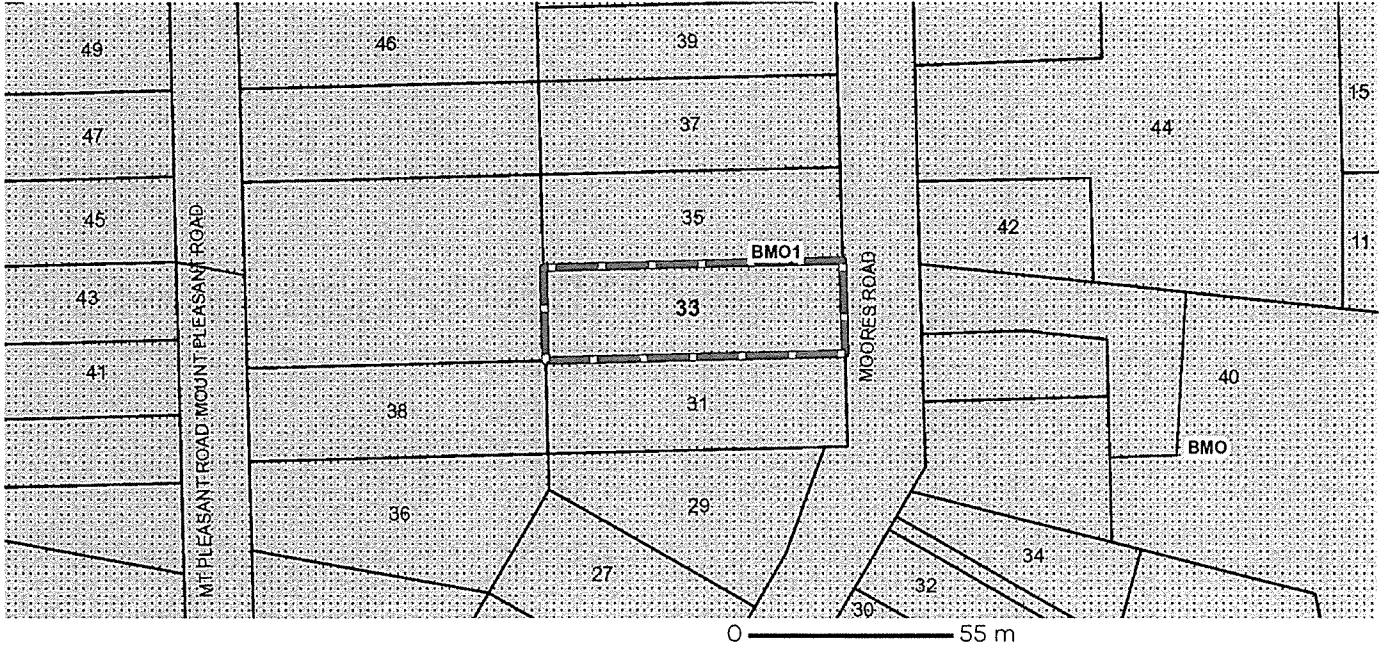
**LDRZ - Low Density Residential**

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 1 (BMO1)

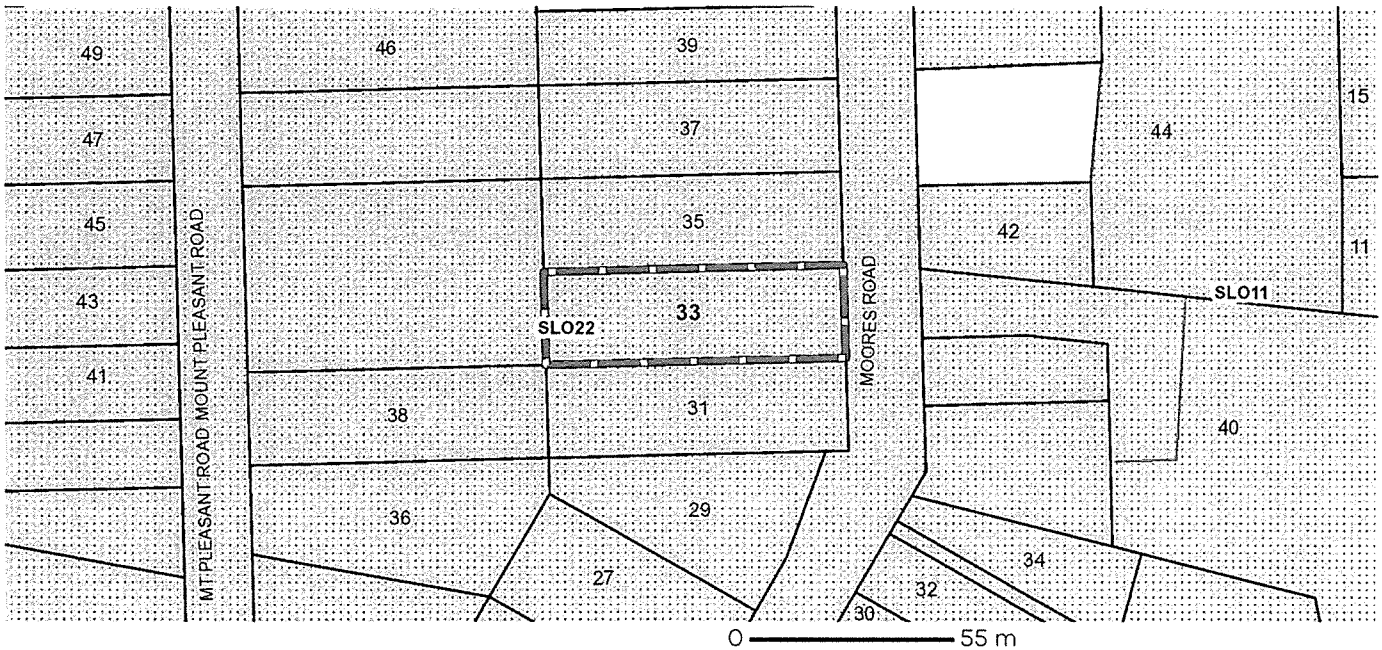


 BMO - Bushfire Management

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

### SIGNIFICANT LANDSCAPE OVERLAY (SLO)

#### SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 22 (SLO22)



 SLO - Significant Landscape

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 9 December 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.

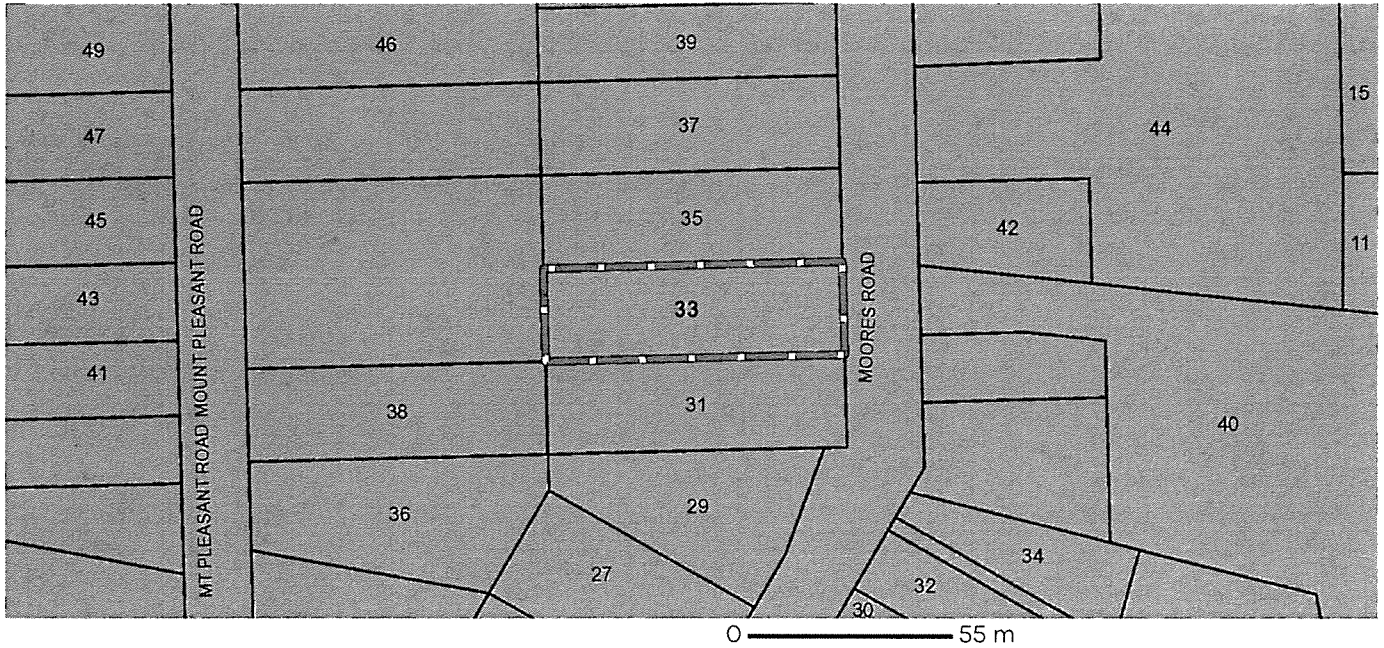
To view planning zones, overlay and heritage information in an interactive format visit

<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

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>



# 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 [consumer.vic.gov.au/duediligencechecklist](http://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