

SECTION 32 STATEMENT

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

Vendor: Nicholas Alan Booth

Property: 35 Eastside Drive MILDURA VIC 3500



VENDORS REPRESENTATIVE
Mildura Property Transfers Pty Ltd

PO Box 1012
MILDURA VIC 3502

Tel: 03 5022 9300
Email: jenni@mildurapropertytransfers.com.au

Ref: Jenni Foster

SECTION 32 STATEMENT
35 EASTSIDE DRIVE MILDURA VIC 3500

1. FINANCIAL MATTERS

- (a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	\$2,255.79	Per annum
Lower Murray Water	\$175.05	Per quarter

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.

- (b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

2. 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
- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable

No such Insurance has been effected to the Vendors knowledge.

3. 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.

SECTION 32 STATEMENT
35 EASTSIDE DRIVE MILDURA VIC 3500

(b) BUSHFIRE

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

Planning Scheme:

Responsible Authority: Mildura Rural City Council See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

- (a) 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 of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge 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
- (b) The Vendor is not aware of any 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.

Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

5. 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):-

Is contained in the attached Certificate/s.

6. OWNERS CORPORATION

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

7. 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
- (2) ~~Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~
~~—any certificate of release from liability to pay;~~

SECTION 32 STATEMENT
35 EASTSIDE DRIVE MILDURA VIC 3500

- ~~— any certificate of deferral of the liability to pay;~~
- ~~— any certificate of exemption from the liability to pay;~~
- ~~— any certificate of staged payment approval;~~
- ~~— any certificate of no GAIC liability;~~
- ~~— any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;~~
- ~~— any notice given under that Part providing evidence of an exemption of the liability to pay;~~

OR

- ~~— a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.~~

8. SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Not Connected
Water supply	Connected
Sewerage	Connected
Telephone services	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 their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

9. TITLE

Attached are the following document/s concerning Title:

- (a) In the case of land under the *Transfer of Land Act 1958* 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.
- (b) In any other case, a copy of -
 - (i) the last conveyance in the Chain of Title to the land; or
 - (ii) any other document which gives evidence of the Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
 - (i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
 - (iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.

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35 EASTSIDE DRIVE MILDURA VIC 3500

- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

10. DUE DILLIGENCE 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 the 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 but the checklist has been attached as a matter of convenience.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Nicholas Alan Booth

Signature/s of the Vendor

x

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

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*.

Terms contracts – S32A(d)

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962*.

Register Search Statement - Volume 11373 Folio 804

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

VOLUME 11373 FOLIO 804

Security no : 124084955026J
Produced 17/08/2020 03:18 PM

LAND DESCRIPTION

Lot 34 on Plan of Subdivision 642720H.

PARENT TITLES :

Volume 11110 Folio 139 Volume 11304 Folio 766

Created by instrument PS642720H 30/08/2012

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

NICHOLAS ALAN BOOTH of 14 THUNDERBOLT DRIVE CRANBOURNE EAST VIC 3977
AK483608B 24/07/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK483609Y 24/07/2013
PERPETUAL LTD

COVENANT AK483608B 24/07/2013

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 PS642720H 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: 35 EASTSIDE DRIVE MILDURA VIC 3500

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 17/08/2020, for Order Number 63663614. Your reference: WW: 282-20.

PLAN OF SUBDIVISION				Stage No. / LR use only	PS642720H 23/08/2012 \$13,345.70 PS JH				
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: 2235 Crown Portion: 2 (PART) Title References: Vol IIIIO Fol 139 & Vol II304 Fol 766 Last Plan Reference: PS 605766R (LOT B) Postal Address: 15-29 CURETON AVENUE EAST & ELLSWOOD CRESCENT, MILDURA, 3500. MGA94 Co-ordinates: E 609100 (Of approx. centre of plan) N 6215400 Zone 54			Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: 001.2003.00000612.002 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 1 / 11 / 2011 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made. (iii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date _____ Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council seal Date 1 / 3 / 2012						
Vesting of Roads or Reserves <table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 30%;">Identifier</th><th style="width: 70%;">Council/Body/Person</th></tr></thead><tbody><tr><td>ROAD RI RESERVE No.1</td><td>MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL</td></tr></tbody></table>			Identifier	Council/Body/Person	ROAD RI RESERVE No.1	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL	Notations Depth Limitation: 15 Metres below the surface applies to C.A. 2235 OTHER NOTATIONS: THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 292052 AFFECT PART OF THE LAND ON THIS PLAN. THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF TITLE PLAN 914899D AFFECT PART OF THE LAND ON THIS PLAN. Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 859, 1066, In Proclaimed Survey Area no. _____ 1067, 1099 & 1121.		
Identifier	Council/Body/Person								
ROAD RI RESERVE No.1	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL								
Easement Information									
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				LR use only Statement of Compliance / Exemption Statement					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
E-1	SEWERAGE	2	THIS PLAN	LOWER MURRAY URBAN & RURAL WATER CORPORATION					
E-2	DRAINAGE	2	THIS PLAN	MILDURA RURAL CITY COUNCIL					
E-3	SEWERAGE DRAINAGE	3	THIS PLAN THIS PLAN	LOWER MURRAY URBAN & RURAL WATER CORPORATION MILDURA RURAL CITY COUNCIL					
E-4	SEWERAGE DRAINAGE	2	THIS PLAN THIS PLAN	LOWER MURRAY URBAN & RURAL WATER CORPORATION MILDURA RURAL CITY COUNCIL					
E-5	POWERLINE	5	THIS PLAN & SEC. 88 OF ELECTRICITY INDUSTRY ACT 2000.	POWERCOR AUSTRALIA LIMITED					
LICENSED SURVEYOR: ROBERT BRUCE FREEMAN REF 8293 VERSION 4 DATE 19/10/2010 SIGNATURE				Received <input checked="" type="checkbox"/> Date 23/8/12					
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239				LR use only PLAN REGISTERED TIME 11:54 AM DATE 30/8/12 LW Assistant Registrar of Titles Sheet 1 of 5 Sheets DATE 1 / 3 / 2012 COUNCIL DELEGATE SIGNATURE Original sheet size A3					

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 642720H

MGA94 NORTH
ZONE 54

BENETOOK AVENUE

92°39'
66.77

RESERVE
No.1

CURETON AVENUE EAST



SEE SHEET 3 FOR DETAILS
OF LOTS 1 TO 4, LOTS 66 TO 80
& RESERVE No.1.

SEE SHEET 4 FOR DETAILS
OF LOTS 5 TO 31 & LOTS 58 TO 65.

SEE SHEET 5 FOR DETAILS
OF LOTS 32 TO 57.

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 2 OF 5 SHEETS

DATE 1 / 3 / 2012

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____ DATE 19/10/2010

REF 8293

VERSION 4

ORIGINAL

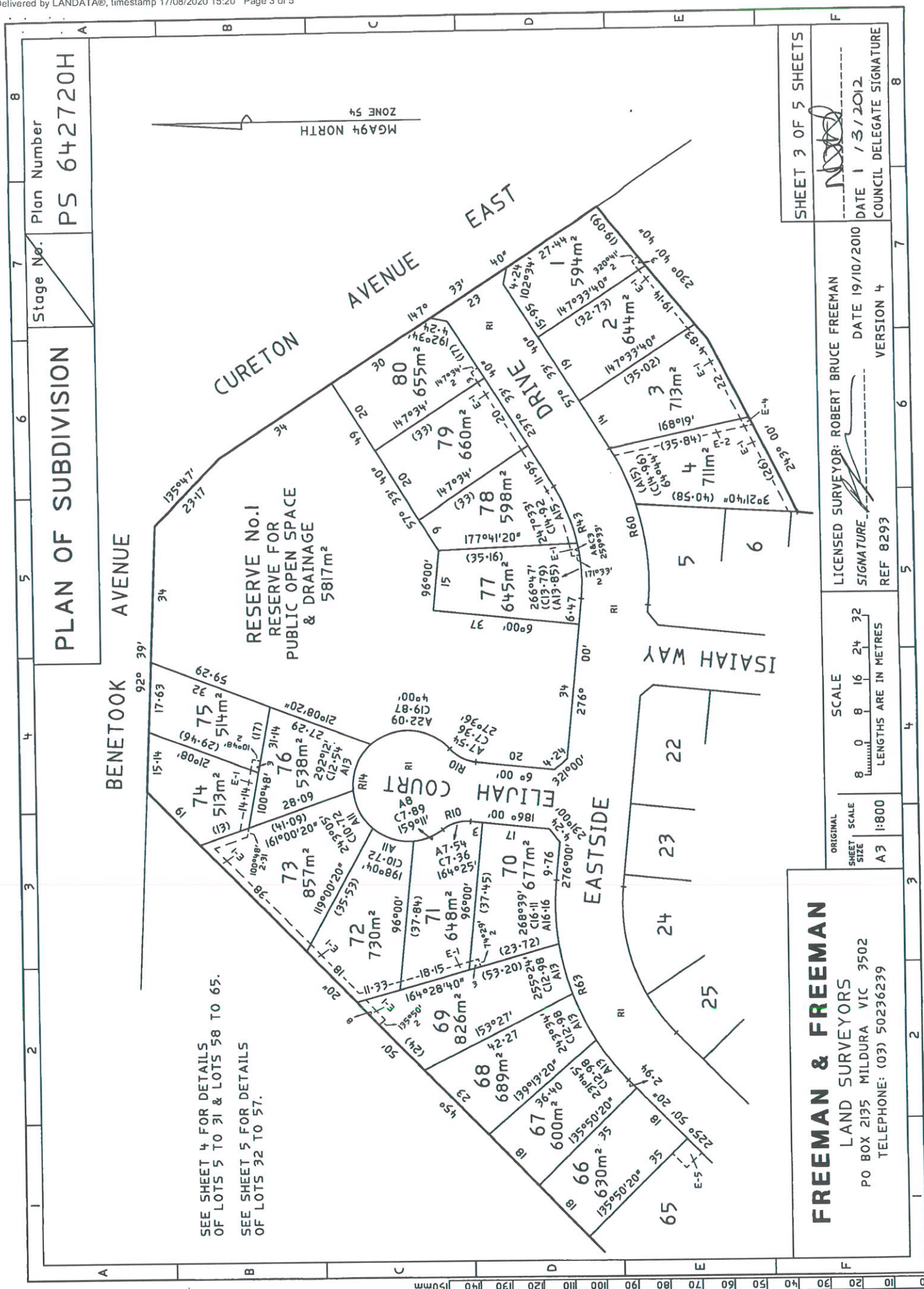
SHEET
SIZE
A3

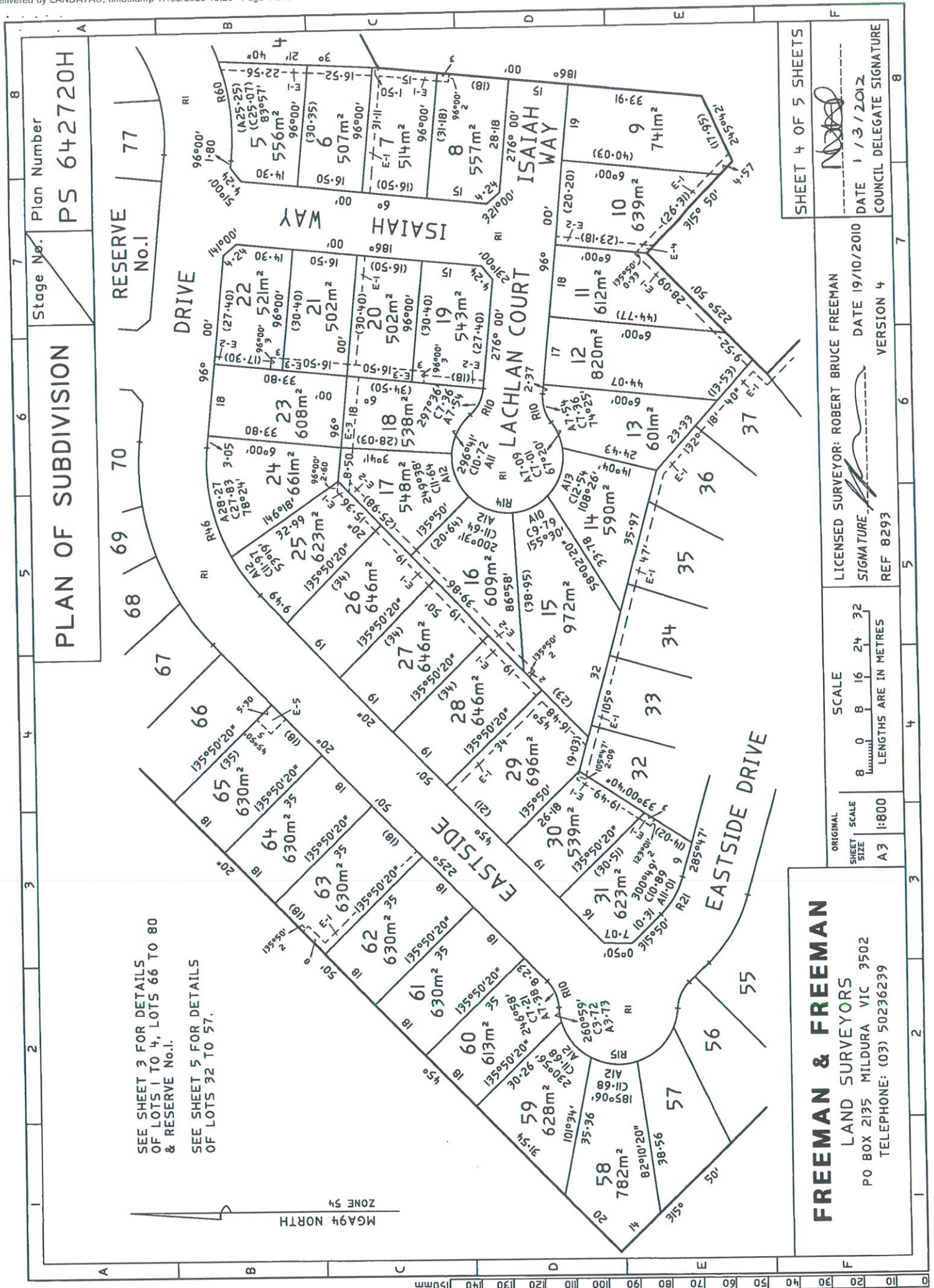
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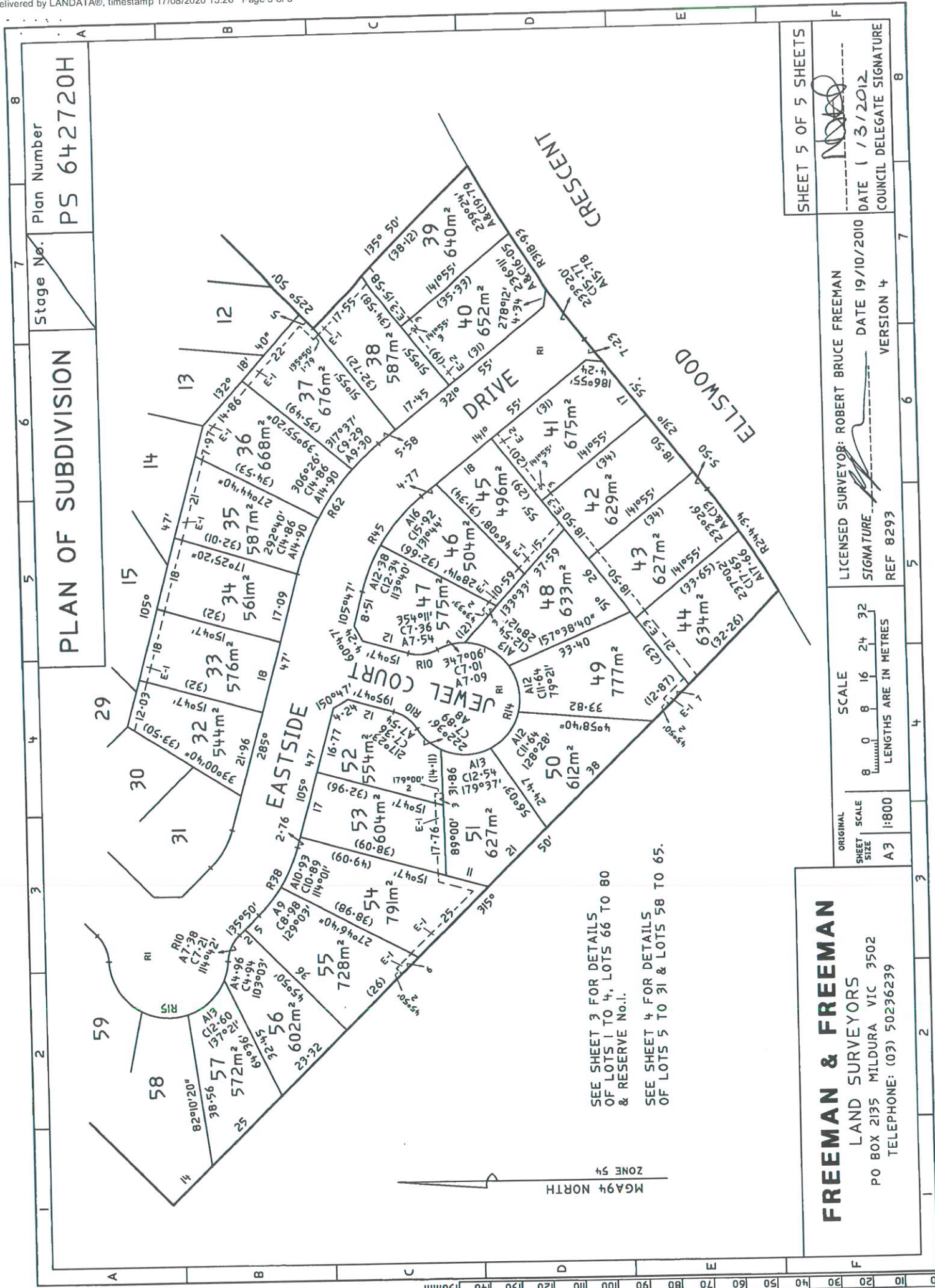
SCALE

20 0 20 40 60 80
LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110mm







PLAN OF SUBDIVISION

Stage No.

PS 642720H

Plan Number

SHEET 5 OF 5 SHEETS

DATE 1/13/2012
COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN
DATE 19/10/2010
SIGNATURE
VERSION 4
REF 8293

SCALE
0 8 16 24 32
LENGTHS ARE IN METRES

ORIGINAL SCALE
SHEET SIZE A3
1:800

FREEMAN & FREEMAN
LAND SURVEYORS
PO BOX 2135 MILDURA VIC 3502
TELEPHONE: (03) 50236239

SEE SHEET 3 FOR DETAILS
OF LOTS 1 TO 4, LOTS 66 TO 80
& RESERVE No.1.

SEE SHEET 4 FOR DETAILS
OF LOTS 5 TO 31 & LOTS 58 TO 65.

AK483608B

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

MSA - Vic

Address:

13027E

Ref:

Customer Code:

Privacy Collection Statement

The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 11373 Folio 804

Estate and Interest: (e.g. "all my estate-in fee simple")

All our estate in fee simple

Consideration:

Transferor: (full name)

Robert Leslie Faulkhead and Margaret Anne Faulkhead

Transferee: (full name and address including postcode)

Nicholas Alan Booth of 14 Thunderbolt Drive CRANBOURNE EAST VIC 3977

Directing Party: (full name)

Nil

Creation and/or Reservation of easement and/or Covenant

AND THE SAID for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof DO HEREBY as a separate covenant COVENANT with the said ROBERT LESLIE FAULKHEAD and MARGARET ANN FAULKHEAD and the other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 642720H and every part thereof (other than the land hereby transferred) as follows:

- (a) They will not erect or cause or suffer to be erected or allow to remain upon the said land more than one main residential building and that such building and lot or any part thereof shall not be further subdivided under the provisions of the Subdivisions Act 1988 or any amendment, modification or re-enactment of or substitution of than Act.

Approval No. 32331206A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T2

Page 1 of 3

Signed

Cust. Code



THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

SAI Global Property Division Pty Ltd

AK483608B

- (b) They will not erect or cause or suffer to be erected or allow to remain upon the said land any dwelling house (except for the usual outbuildings) with more than fifty per centum of the external walls of any material other than brick (which definition shall not be extended to mean mud-brick), brick veneer stone or rendered finish and shall not roof such dwelling with material other than tiles, colourbond steel or zinc aluminium and that any roof shall not be pitched at an angle less than ten degrees.
- (c) They will not erect or cause or suffer to be erected or allow to remain upon the said land any transportable, prefabricated or movable dwelling house or any existing dwelling house moved in whole or in part from another site or place of construction.
- (d) They will not erect or cause or suffer to be erected or allow to remain upon the rear boundary or any side boundary within the building alignment of the said land any fence other than a fence of a minimum height of 1.80 metres constructed from double sided colourbond.
- (e) They shall not use or permit or suffer to be used or allow to be used the said land or any part thereof for any purpose other than residential purposes and they shall not be permitted to store any materials vehicles including but not limited to, trucks, semi trailers or truck trailers of any type other than goods or materials or motor vehicles commonly stored at or on residential premises.
- (f) They shall not landscape and maintain all gardens, lawns and garden beds on the said land other than to a good standard having regards to the amenity of the area being all lots on the said Plan of Subdivision.

AND IT IS HEREBY AGREED AS FOLLOWS:

That the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity to the said land hereby transferred and that the same shall be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance affecting the said land and every part thereof.

Dated: 17/7/13

Refer to page 3 of T2

Approval No. 32331206A

T2

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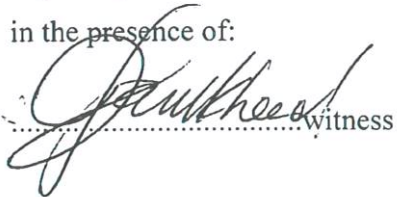


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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010


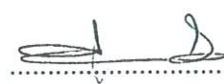
AK483608B

Signed by the said Transferor
in the presence of:


.....witness

)

)


.....

.....

Signed by the said Transferee
in the presence of:


.....witness

)

)


.....

Approval No. 32331206A

T2

Page 3 of 3



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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

Form 2
Building Act 1993 - Building Regulations 2006 - Regulation 313

BUILDING PERMIT

PERMIT NO: BS-U 1062/20130291/0

ISSUED TO:-

Agent: QNV Constructions Pty Ltd PO Box 3435 HELENSVALE TOWN CENTRE QLD 4212
Phone: (07) 55561200 Mobile:

OWNERSHIP DETAILS:-

Owners: N Booth 14 Thunder Bolt Drive CRANBOURNE VIC 3977
Phone: Mobile: 0405 145 967

PROPERTY DETAILS:-

Lot: 34 No: 35 Eastside Drive MILDURA VIC 3500
Municipality: Mildura Rural City Council
Title Details: PS: 642720H Volume: 11373 Folio: 804 Site Area m2: 561

DETAILS OF RELEVANT PLANNING PERMIT:-

Planning Permit No: N/A Planning Permit Date: N/A

BUILDER:-

Builder: QNV Constructions PO Box 3435 HELENSVALE TOWN CENTRE QLD 4212
Phone: Mob: 07 55561200

DETAILS OF DOMESTIC BUILDING WORK INSURANCE :-

The issuer or provider of the required insurance policy is:-
Insurance Provider Name: QBE Policy No: 420045166BW-151 Date Issued: 16/07/2013

NATURE OF BUILDING WORK :-

Construction of Dwelling & Garage Project estimated value: \$221,780
Project Classification: 1a Total New Floor Area (m2): 129
Project Use: Residential No of storeys: 1

PRESCRIBED REPORTING AUTHORITIES :-

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:-

Prescribed Reporting Authority	Matter Reported On	Regulation
Mildura Rural City Council	Legal Point of Stormwater Discharge	610

OCCUPANCY OR USE OF BUILDING :- An Occupancy Permit is required prior to use or Occupation

COMMENCEMENT AND COMPLETION :- Building work is to commence by: 19/07/2014 and is to be completed by: 19/07/2015

CONDITIONS:- This permit is subject to the attached conditions.

STAGES OF WORK PERMITTED :- As shown on approved plans

INSPECTION REQUIREMENTS:-

Inspection of pre steel
Inspection of Steel
Inspection of framework
Inspection of Final, upon completion of work

PRACTITIONERS :-

Type	Name	Registration Number
Builder	Shane Sharpin	DB-U 33709
Draftsperson	Narelle Draper	DP-AA 19093
Engineer	John Tamaressis	EC - 20241

RELEVANT BUILDING SURVEYOR
BRENT WILLIAMS

REGISTRATION NUMBER BS-U 1062

SIGNATURE: 

ISSUE DATE:

19/07/2013
Page 1 of 3

MRCC
RECEIVED
25 JUL 2013
6.2013.4841
File
W/Flow
Act/off *FILE*
Security
Copy/Rel
☐ Permanent
☐ 1-10 Years
☐ 11-35 Years

BUILDING PERMIT CONDITIONS

PERMIT NO:BS-U 1062/20130291/0

1. GENERAL

All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia current edition (BCA) other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

2. INSURANCE

Home Warranty Insurance applies in relation to building work approved by this permit.

3. SANITARY FACILITIES

Sanitary facilities for workmen shall be provided on the construction site for the duration of the project.

4. BOUNDARY LOCATION

The owner and/or builder shall be responsible to define, the boundaries of the allotment.

5. SITE PREPARATION

All site cuts to be graded to an angle that self supports the existing ground to the satisfaction of the Building Surveyor or otherwise approved retaining walls to be erected.

6. SMOKE DETECTORS

Self-contained Smoke Detectors must be installed in a Class 1 Building, on or near the ceiling in any storey containing bedrooms:

- Between each part of the dwelling containing bedrooms and the remainder of the dwelling; and any other storey (Ref Section 3.7.2 of the BCA)

7. STORMWATER DRAINAGE

Down pipes must be installed in accordance with Clause 3.5.2.5 of the BCA and overflow provisions made for the spouting if the down pipes are located further than 1.2mt from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor.

The Builder shall ensure all storm water drainage is connected before arranging for a Final inspection. The Final inspection will not be approved when the storm water is not connected.

8. PLUMBING CERTIFICATION

Upon completion of the building works you are required to submit the following documentation:

- a) A final clearance from the Environmental Health Section for the installation of the Septic Tank. (If applicable)
- b) A Certificate of Completion under Section 221ZH of the Building Act 1993 for plumbing work on this project to be supplied on completion and prior to occupancy and use.

BUILDING PERMIT CONDITIONS

PERMIT NO:BS-U 1062/20130291/0

9. CONSTRUCTION REQUIREMENTS

All construction shall meet the performance requirements of Section 2 as applicable, of the Building Code of Australia.

10. ROOF TRUSS AND WALL FRAME DETAILS

Roof Truss Details, computations and layout are to be provided prior to frame inspection being carried out or frame inspection being approved.

11. TIMBER FRAMING

All timber framing to comply with AS 1684.2 – National Timber Manual 2006.

12. TERMITE CONTROL

The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance with Building Code of Australian B1.4 (i).

13. SECTION 173 AGREEMENTS, COVENANTS & OTHER RESTRICTIONS

It is not the responsibility of the Relevant Building Surveyor to confirm compliance with any Section 173 Agreement, covenant or other restriction which may be shown on title and by issuing this permit the Relevant Building Surveyor does not warrant that the works authorised by this permit will comply with any Section 173 Agreement, covenant or other restrictions which may be shown on title.

14. ENERGY EFFICIENCY REQUIREMENTS

The builder must ensure that all energy efficiency requirements listed in the energy efficiency report have been complied with and a signed copy of the compliance certificate is to be submitted to this office.

15. DRAINS & SEWERS

The owner and builder must consult with the relevant sewerage authority and local council to ensure that the proposed works do not affect any drains or sewers and that the works comply with the requirements of those authorities.

16. SOLAR HOT WATER

Solar Hot Water Service to comply with Energy provisions of the Building Regulations 2006.

NOTE: The type of Solar Hot Water Service to be installed must comply with the Plumbing Regulations applicable at the time of installation.

- END OF CONDITIONS -

RELEVANT BUILDING SURVEYOR

BRENT WILLIAMS

REGISTRATION NO: BS-U 1062

SIGNATURE:



ISSUE DATE: 19/07/2013

Domestic Building Insurance Certificate of Insurance

Policy Number 420045166BWI-151

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



NICHOLAS BOOTH
14 THUNDERBOLT DR
CRANBOURNE EAST 3977

Name of Intermediary
AON-HIA (VIC)
4 / 70 JOLIMONT STREET
MELBOURNE VIC 3002

Account Number
42HIAVIC
Date Issued
16/07/2013

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of domestic building work described below.

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At

LOT 34, EASTSIDE DRIVE
MILDURA VIC 3500

Carried out by the builder

BUILDER
QNV CONSTRUCTIONS (VIC) PTY LT
ABN: 63 109 048 339

For the building owner

NICHOLAS BOOTH

Pursuant to a domestic building contract dated

26/04/2013

For the contract price of

\$221,780.00

Type of cover

Cover is only provided if the builder (named above) has died, becomes insolvent or has disappeared*

Period of cover

Cover commences on the earlier of the date of building contract or date of building permit for domestic building work and concludes:

- Two years from completion of domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$200,000 all inclusive of costs and expenses*

The maximum policy limit for claim for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner.



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 420045166BWI-151

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

IMPORTANT:

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place.
These documents are very important and must be retained by you and any successive owners of the property for
the duration of the period of cover.



COMPLIANCE CERTIFICATE

221ZH BUILDING ACT 1993

Certifier's Name Brock Fitzgerald

Licence N° 106020

Compliance Cert. N°

INSTALLATION ADDRESS

10996530

Consumer's Name QNV Constructions (Vic) P/L

Compliance Cert. PIN

Number/Lot/Street Lot 34 Eastside Drive

0120

Town/Suburb Mildura

Post Code 3500

Consumer Phone

Remember you can lodge two ways:
1. Online using eToolbox at www.pic.vic.gov.au
2. Through the IVR phone system 1300 365 900

DATE OF COMPLETION OF PLUMBING WORK

03/10/2013

INSTALLATION DATA

Circle appropriate number/s and insert any installation/appliance/fixture details in the Installation Details section:

BELOW GROUND SANITARY DRAINS

Please tick this box to confirm you have lodged an 'as-laid' property drainage plan with the relevant Water Agency (where a drainage plan is required by that agency). 221ZO Building Act 1993.

Where a "Consent to Connect/Alter" underground sanitary drainage or install recycled water (dual pipe) systems is required to be sought from a Water Agency, please provide the consent number below.

WATER AGENCY 'CONSENT TO CONNECT' NO.

VALUE OF PLUMBING WORK

Please tick the box that represents the appropriate value of plumbing work. (Include the cost of materials and appliances regardless of whether they were purchased from you or not) Rule a line through the others.

Less Than \$750

\$1000 - \$4999



\$750 - \$999

Above \$5000

Tick to identify the type of work completed:

DOMESTIC



NON-DOMESTIC

INSTALLATION DETAILS (eg. scope of work undertaken, appliance name, appliance type, serial number, etc.)

Install Wall hung split system

REFRIGERATED AIR-CONDITIONING

97

I certify that the above plumbing work complies in all respects with the plumbing laws as defined in Part 12A of the Building Act 1993. Please tick as appropriate:

The plumbing work was carried out by me or under my supervision.

I have inspected and tested the work started by another licensed practitioner. Any necessary further work was carried out by me or under my supervision.

Compliance Certificate
Status

Lodged

Date Lodged

8/10/2013

Note: A misstatement of fact, including an omission, is an offence under the Building Act.

IMPORTANT NOTE TO PRACTITIONERS This certificate must be given to the owner/consumer (or if issued to a building practitioner or person other than the consumer, then that person must give it to the consumer) within 5 days of receipt.

IMPORTANT NOTE TO CONSUMERS Information in this Certificate has been given to the Plumbing Industry Commission in accordance with the requirements of, and for possible use to assist the Commission in monitoring and enforcing compliance with, the Building Act 1993. The Commission may not be able to properly perform its statutory functions if that information is not collected. The Commission also uses the information for statistical purposes in a way that does not identify consumers. At www.pic.vic.gov.au you may view the details of this Certificate by using the Certificate Number and PIN Number in the top right corner of this Certificate, and also view the Commission's Privacy Policy. All work subject to a Compliance Certificate carries insurance to protect the consumer against defective work by a plumbing practitioner. You should retain your Certificate for six years as evidence of your cover.



COMPLIANCE CERTIFICATE

221ZH BUILDING ACT 1993

Certifier's Name Maurice Press

Licence No 22123

Compliance Cert. No

INSTALLATION ADDRESS

10903235

Consumer's Name qnv

Compliance Cert. PIN

Number/Lot/Street 34 Eastside Drive

4479

Town/Suburb Mildura

Post Code 3500

Consumer Phone

Remember you can lodge two ways:
1. Online using eToolbox at www.pic.vic.gov.au
2. Through the IVR phone system 1300 365 900

DATE OF COMPLETION OF PLUMBING WORK

21/10/2013

INSTALLATION DATA

Circle appropriate number/s and insert any installation/appliance/fixture details in the Installation Details section:

BELOW GROUND SANITARY DRAINS

Please tick this box to confirm you have lodged an 'as-laid' property drainage plan with the relevant Water Agency (where a drainage plan is required by that agency). 221ZO Building Act 1993.

Where a "Consent to Connect/Alter" underground sanitary drainage or install recycled water (dual pipe) systems is required to be sought from a Water Agency, please provide the consent number below.

WATER AGENCY 'CONSENT TO CONNECT' NO.

06000288876

ROOF PLUMBING (incl above ground stormwater drain)

0

SANITARY PLUMBING

1

DRAINAGE (below ground sewer)

3

DRAINAGE (below ground stormwater)

4

COLD WATER PLUMBING

5

HOT WATER PLUMBING

6

GASFITTING (natural gas type A installation)

92

RAINWATER TANK INSTALLATION

99

VALUE OF PLUMBING WORK

Please tick the box that represents the appropriate value of plumbing work. (Include the cost of materials and appliances regardless of whether they were purchased from you or not) Rule a line through the others.

Less Than \$750

\$1000 - \$4999

\$750 - \$999

Above \$5000

Tick to identify the type of work completed:

DOMESTIC



NON-DOMESTIC

INSTALLATION DETAILS (eg. scope of work undertaken, appliance name, appliance type, serial number, etc.)

all plumbing
no heating or cooling
no irrigation
no supply any fixtures
no supply any tapware

I certify that the above plumbing work complies in all respects with the plumbing laws as defined in Part 12A of the Building Act 1993.
Please tick as appropriate:

The plumbing work was carried out by me or under my supervision.

I have inspected and tested the work started by another licensed practitioner. Any necessary further work was carried out by me or under my supervision.

Compliance Certificate
Status

Lodged

Date Lodged

21/10/2013

Note: A misstatement of fact, including an omission, is an offence under the Building Act.

IMPORTANT NOTE TO PRACTITIONERS This certificate must be given to the owner/consumer (or if issued to a building practitioner or person other than the consumer, then that person must give it to the consumer) within 5 days of receipt.

IMPORTANT NOTE TO CONSUMERS Information in this Certificate has been given to the Plumbing Industry Commission in accordance with the requirements of, and for possible use to assist the Commission in monitoring and enforcing compliance with, the Building Act 1993. The Commission may not be able to properly perform its statutory functions if that information is not collected. The Commission also uses the information for statistical purposes in a way that does not identify consumers. At www.pic.vic.gov.au you may view the details of this Certificate by using the Certificate Number and PIN Number in the top right corner of this Certificate, and also view the Commission's Privacy Policy. All work subject to a Compliance Certificate carries insurance to protect the consumer against defective work by a plumbing practitioner. You should retain your Certificate for six years as evidence of your cover.

HOW TO LOOK AFTER YOUR A&L WINDOWS & DOORS

While they are virtually maintenance-free, we recommend some simple care and adjustment from time to time.

Aluminium Products

Aluminium requires only minimal maintenance but the finish, like that of your car, may deteriorate if dirt which collects on the surface remains for a period of time. Cleaning is essential if the fine finish of powdercoated aluminium is to be preserved and the original performance characteristics are to be maintained.

A good general rule is that aluminium should be washed to remove dirt deposits as often as it is necessary to wash the glass of your windows, however different environments require different levels of frequency.

- In a rural atmosphere, where grime deposition and pollution are at a minimum, cleaning every six months may be sufficient to remove deposits and restore the appearance.
- In industrial and marine environments, monthly cleaning is advisable. However, the maximum period between cleaning should never exceed three months. Under the worst conditions involving heavy grime deposition and atmospheric pollution more frequent cleaning is advisable if deterioration of the coating is to be prevented.

To clean aluminium, use the mildest treatment you can which produces satisfactory results. Start with warm water and pH-neutral soap or a mild detergent; NEVER use harsh liquid chemicals, abrasive cleaners or steel wool. Surfaces should be thoroughly rinsed after cleaning to remove all residues.

Glass

After the handover vacuuming and trade cleaning is done, simply wipe over the glass surface with some warm water on a clean damp cloth, and then polish the surface dry with a lint-free cloth. Ensure that all cleaning cloths and cleaning tools are free from any abrasive substances, dust, etc. Never remove abrasive materials such as mortar from the glass with a scraper, instead flood both sides of the glass with water and dab with a clean sponge. Don't scrub with the sponge or scratching will occur.

Do not use the same sponge, rag or water used to clean tracks, thresholds or sash slides because fine, hard particles of dust/mortar etc. may remain and possibly scratch the glass.

Avoid causing extreme temperature changes as this may lead to thermal fracture of the glass (i.e. do not direct hot or cold water onto glass). This is of particular importance on safety glass doors.

Timber Products

Timber is a natural product, and as such, climatic conditions can result in dimensional changes and colour variations to components. Reactions to environmental changes are outside of A&L's control and are not covered by the A&L Warranty.

A&L timber windows and doors can be painted or stained. Timber Products must have been sealed within one month of being delivered to site, using two coats of paint, varnish or a suitable sealer in light colours only. All surfaces and edges are required to be coated. Please Note: Warranty does not apply where the Timber Products have been stained or finished in a dark colour.

To clean your A&L timber windows & doors use a clean soft cloth with warm water and a mild detergent, ensuring to rinse off any residues. NEVER use harsh liquid chemicals, abrasive cleaners or steel wool. Ensure that the bottom tracks are kept clean, by either a wipe with a cloth or a vacuum and occasionally use a dry silica based lubricant if required.

To maintain functioning A&L timber windows and doors, all door and window hardware should be cleaned regularly to ensure that the hardware continues to move smoothly. It is also important to operate opening window sashes regularly to ensure smooth operation.

Timber products available in VIC only.

GLAZING CERTIFICATE

The windows and sliding doors supplied by A&L Windows have been manufactured in accordance with AS2047-1999, AS1288-2006, wind loading to AS4055-2006 and BAL rated in accordance with AS3959-2009. This advice is based on the plans, elevations and site information supplied to A&L Windows by the purchaser.

This certificate is valid only where the windows and sliding doors are installed correctly and installed in the correct locations, according to the plans and elevations supplied to us.

This certificate is not valid for any window or sliding door that has been reglazed or modified by a third party.

Reference property address:

DYLANK
V000211430

BAL - NOT SUPPLIED
In accordance with AS3959



QNV CONSTRUCTIONS (VIC) PTY LTD
LOT 34 EASTSIDE DRIVE
MILDURA VIC

BUILDING ACT 1993
BUILDING REGULATIONS 2006
Regulation 1005
OCCUPANCY PERMIT

To:- Owner:- N Booth
14 Thunder Bolt Drive CRANBOURNE VIC 3977
Agent:- QNV Constructions Pty Ltd
PO Box 3435 HELENSVALE TOWN CENTRE QLD 4212

From: PRIVATE BUILDING SURVEYOR BRENT WILLIAMS
BRENT WILLIAMS AND ASSOCIATES
Registration no: BS- U 1062

Property Details: Lot: 34 No: 35 Eastside Drive, MILDURA VIC
Mildura Rural City Council

Title Details: PS: 642720H Volume: 11373 Folio: 804

Project Description: Construction of Dwelling & Garage

Project Use: Residential

BCA Classification: 1a

Occupancy Permit Inspection Date: 21 October 2013

Any directions under Division 5 of Part 4 of the Building Act 1993 have been complied with

Name: BRENT WILLIAMS
Business Name: BRENT WILLIAMS AND ASSOCIATES

Registration No: BS- U 1062
Address: 39 Pine Avenue
Mildura Vic 3500

Signature:



Date of Issue:

23 October 2013

Job No:

20130345/0

This Occupancy Permit is in reference to Building Permit No. 20130291/0 dated 19/07/2013

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 17 August 2020 03:24 PM

PROPERTY DETAILS

Address: **35 EASTSIDE DRIVE MILDURA 3500**
Lot and Plan Number: **Lot 34 PS642720**
Standard Parcel Identifier (SPI): **34\PS642720**
Local Government Area (Council): **MILDURA**
Council Property Number: **411559**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 T8**

www.mildura.vic.gov.au

[Planning Scheme - Mildura](#)

UTILITIES

Rural Water Corporation: **Lower Murray Water**
Urban Water Corporation: **Lower Murray Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

[View location in VicPlan](#)

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
Legislative Assembly: **MILDURA**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



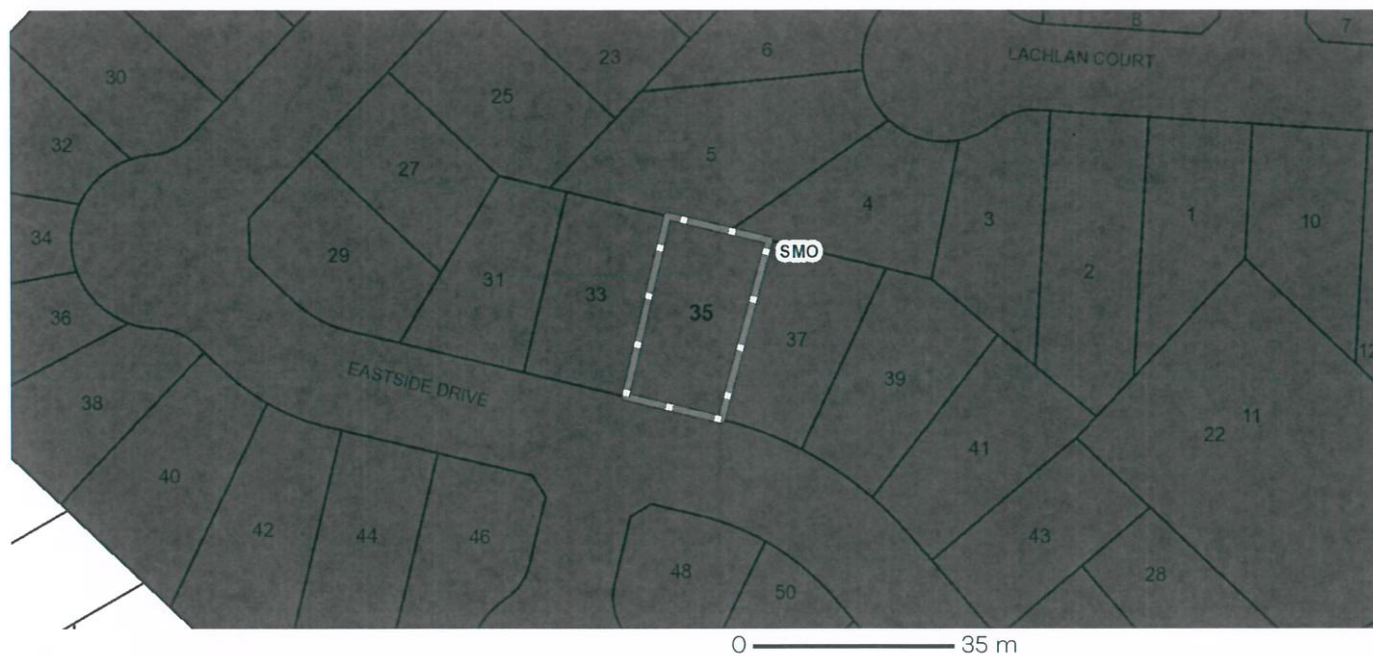
 **GRZ - General Residential**

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

Planning Overlays

SALINITY MANAGEMENT OVERLAY (SMO)

SALINITY MANAGEMENT OVERLAY SCHEDULE (SMO)



SMO - Salinity Management

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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



SCO - Specific Controls

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

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan

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 12 August 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 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 <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>

RESIDENTIAL TENANCY AGREEMENT

LEASE RENEWAL

35 Eastside Drive
Mildura Vic 3500

LANDLORD:
Nicholas Booth & Jocelyn Booth

TENANT:
Caroline Hudson-Smith & Jason Horne

152A NINTH STREET
MILDURA VIC 3500

Ph: (03) 5021 9500
Fax: (03) 5021 5400

mildura.vic@raywhite.com

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.