

# 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**

591 Sandilong Avenue, Irymple 3498

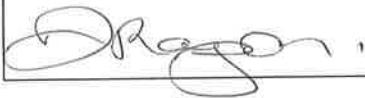
**Vendor's name**

Debra Ann Rayson

**Date**

10/9/20

**Vendor's  
signature**



**Purchaser's  
name**

**Date**

/ /

**Purchaser's  
signature**

**Purchaser's  
name**

**Date**

/ /

**Purchaser's  
signature**

## 1. FINANCIAL MATTERS

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

(a) 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

To

Other particulars (including dates and times of payments):

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

### 2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the *Building Act* 1993 applies to the residence.

Not Applicable.

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

### 3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

### 4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Nil.

## 5. BUILDING PERMITS

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

Are contained in the attached certificate.

## 6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

## 8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐

Gas supply ☒

Water supply ☐

Sewerage ☐

Telephone services ☐

## 9. TITLE

Attached are copies of the following documents:

### 9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

#### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

#### 10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

### 11. DISCLOSURE OF ENERGY INFORMATION

*(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)*

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act 2010* (Cth)

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

### 12. DUE DILIGENCE CHECKLIST

*(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)*

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

### 13. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 13)*

*(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

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

VOLUME 09451 FOLIO 176

Security no : 124085436287Y  
Produced 11/09/2020 09:38 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 137418.  
PARENT TITLE Volume 08187 Folio 698  
Created by instrument J653032 28/09/1981

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DEBRA ANN RAYSON of 591 SANDILONG AVENUE IRYMPLE VIC 3498  
AN344266F 06/12/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN344267D 06/12/2016  
MECU LTD

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

DIAGRAM LOCATION

SEE TP624071J 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: 591 SANDILONG AVENUE IRYMPLE VIC 3498

ADMINISTRATIVE NOTICES

NIL

eCT Control 13091U BANK AUSTRALIA LTD  
Effective from 06/12/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 624071J
<b>Location of Land</b>  Parish: MILDURA Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP 137418 Derived From: VOL 9451 FOL 176 Depth Limitation: 15.24 m		<b>Notations</b> IN THE MALLEE COUNTRY FOR THE PURPOSES OF THE LAND ACT.  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<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: 08/09/2000 VERIFIED: MP	
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 26 August 2020 10:03 AM

**Address:** 591 SANDILONG AVENUE IRYMPLE 3498

**Lot and Plan Number:** Lot 2 LP137418

**Standard Parcel Identifier (SPI):** 2\LP137418

**Local Government (Council):** MILDURA **Council Property Number:** 15619

**Directory Reference:** VicRoads 535 R12

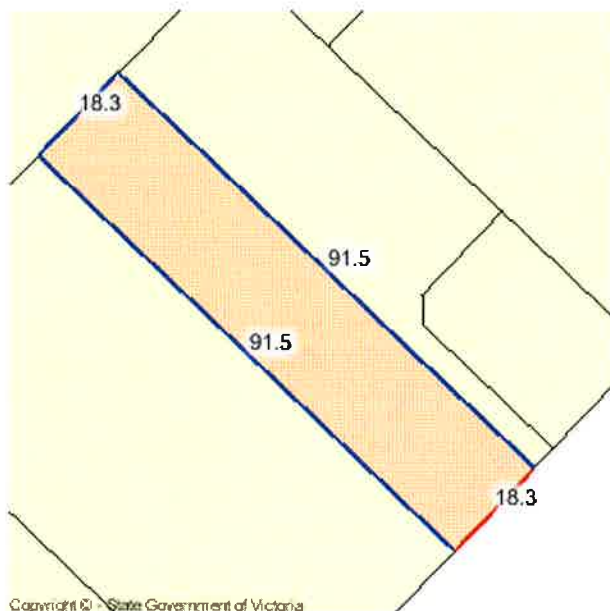
**This property is not in a designated bushfire prone area.**

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

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

### Site Dimensions

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



**Area:** 1672 sq. m

**Perimeter:** 219 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

### State Electorates

**Legislative Council:** NORTHERN VICTORIA

**Legislative Assembly:** MILDURA

### Utilities

**Rural Water Corporation:** Lower Murray Water

**Urban Water Corporation:** Lower Murray Water

**Melbourne Water:** outside drainage boundary

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

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)  
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

**Planning Overlays:** DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)  
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 4 (ESO4)  
SPECIFIC CONTROLS OVERLAY (SCO)  
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 5 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 [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

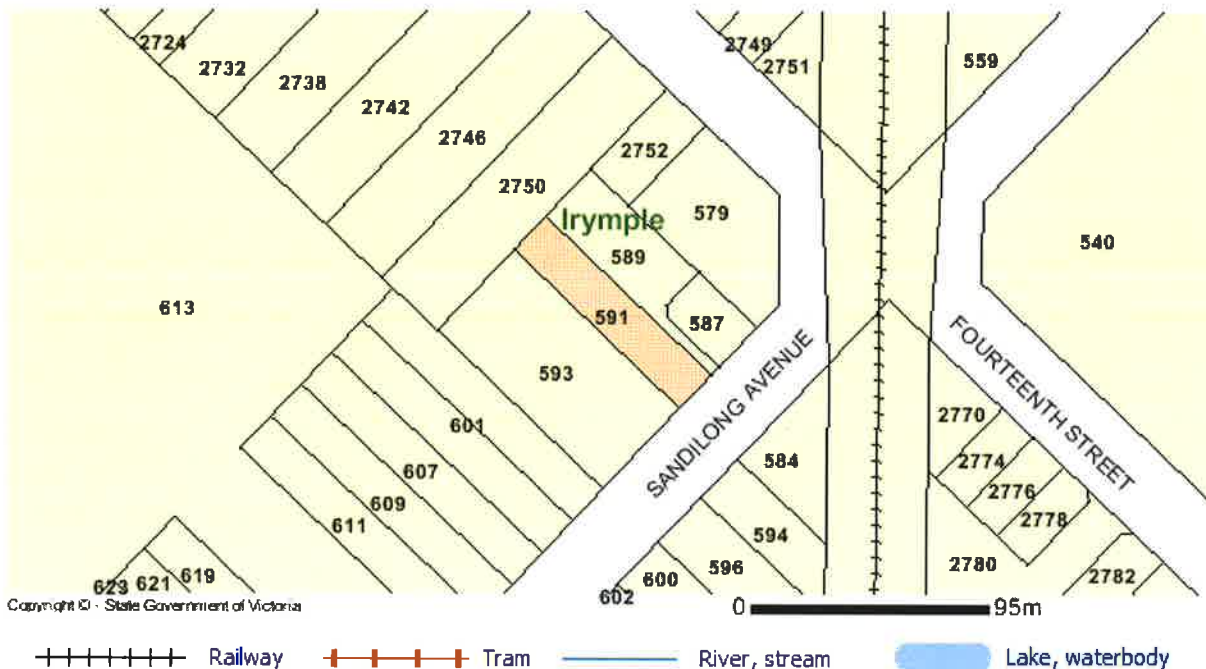
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

## Area Map



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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 26 August 2020 10:04 AM

## PROPERTY DETAILS

Address: **591 SANDILONG AVENUE IRYMPLE 3498**  
Lot and Plan Number: **Lot 2 LP137418**  
Standard Parcel Identifier (SPI): **2\LP137418**  
Local Government Area (Council): **MILDURA**  
Council Property Number: **15619**  
Planning Scheme: **Mildura**  
Directory Reference: **Vicroads 535 R12**

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

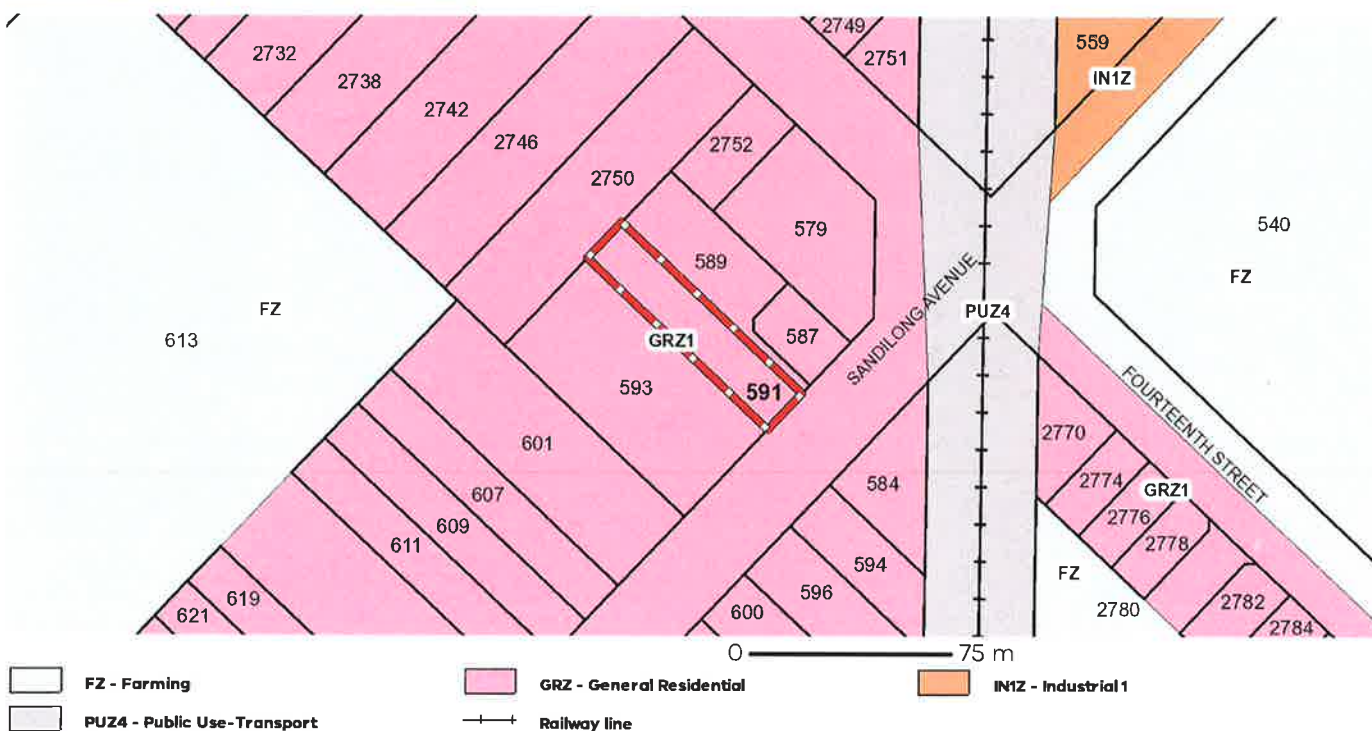
## STATE ELECTORATES

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

## Planning Zones

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

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



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

## Planning Overlays

### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

#### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



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

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

#### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 4 (ESO4)

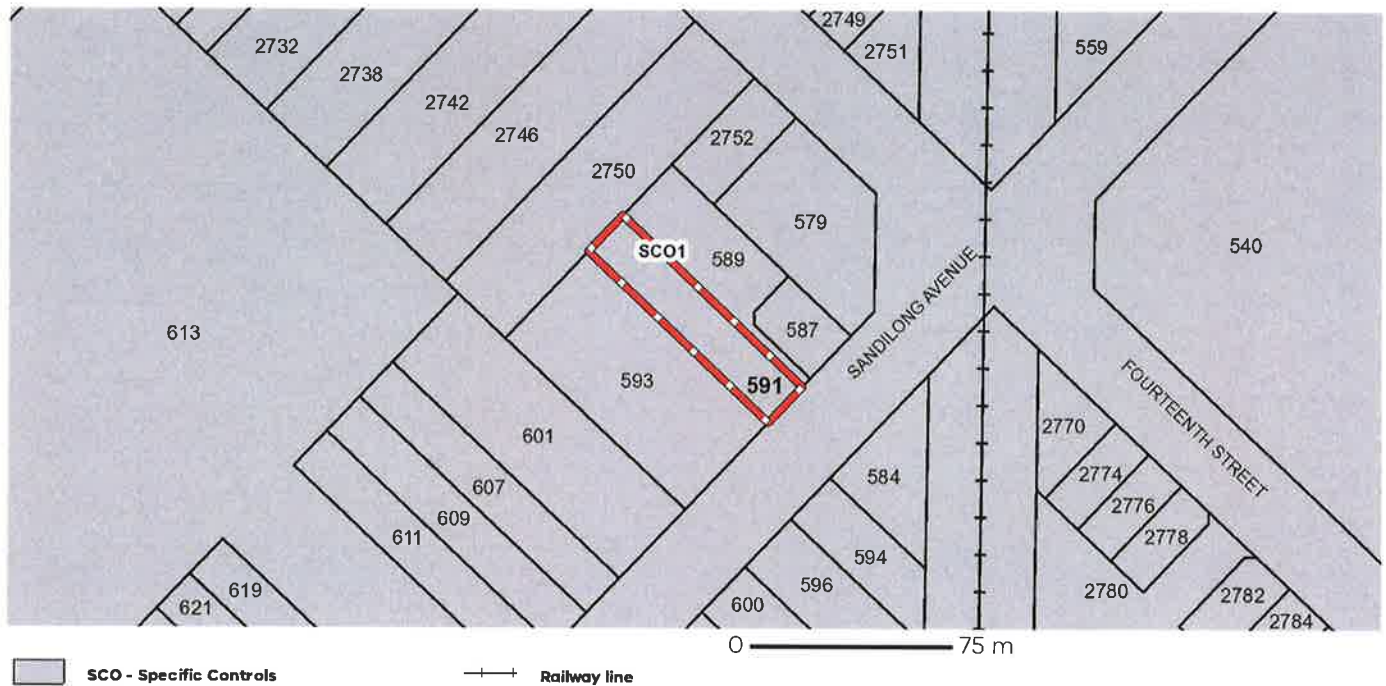


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Planning Overlays

### SPECIFIC CONTROLS OVERLAY (SCO)

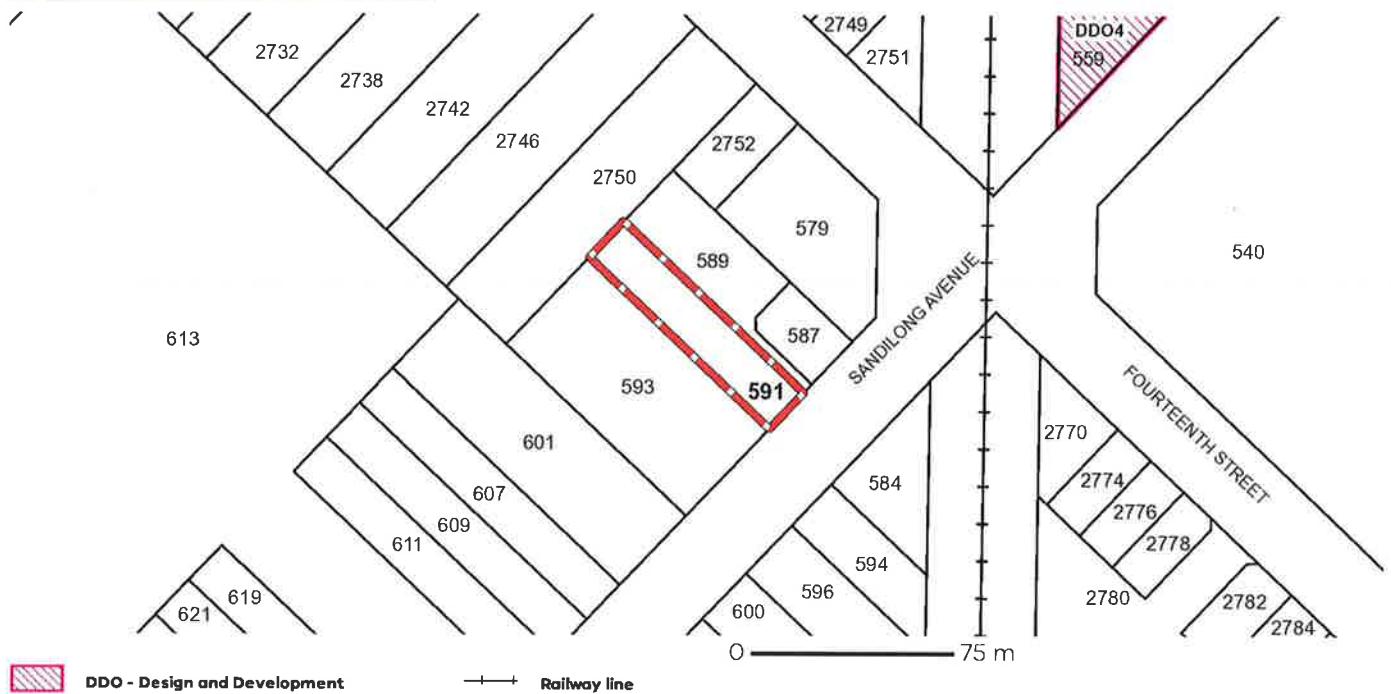
#### SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### DESIGN AND DEVELOPMENT OVERLAY (DDO)



## Further Planning Information

Planning scheme data last updated on 19 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**.

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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>

Form 2  
Building Act 1993 Building Regulations 2006 Regulation 313  
**BUILDING PERMIT No. BS-U1070 / 140391/0**



**Issued to**

**Owner** John & Debra Rayson  
**Postal Address** PO Box 316, MILDURA 3502  
**Telephone** 0448 247 778

95 Pine Avenue  
Mildura Victoria 3500

P 03 5023 4826  
F 03 5023 4849  
E reception@regionalbuilding.com.au

**Property details (include Title details as and if applicable)**

**Number** 591 **Street/road** Sandilong Avenue **City/Suburb/Town** IRYMPLE  
**Postcode** 3498 **Lot/s** 2 **LP/PS** 137418  
**Volume** 9451 **Folio** 176 **Crown Allotment**  
**Section** Parish Mildura **County**  
**Municipal District** Mildura Rural City Council

**Builder**

**Name** John & Debra Rayson  
**Address** PO Box 316, MILDURA

**Ph.** 0448 247 778  
**Postcode** 3502

**Details of building practitioners and architects**

(a) to be engaged in the building work and (b) who were engaged to prepare documents forming part of the application for this permit.

Type	Registration number	Name	Company
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**Nature of building work**

**Extension to existing carport**

**Stage of building work permitted** All Stages

**Cost of building work** \$3,500

**Total floor area of new building work** 19m2

**Building classification**

**10a** Extension Carport

**Occupation or Use of building:**

A Certificate of Final Inspection is required prior to the occupation or use of this building

**Commencement and completion:**

**This building work must commence by:** 25/11/2015

**This building work must be completed by:** 25/11/2016

**Display of Sign:**

Pursuant to regulation 317 of the Building Regulations 2006, the person in charge of the building works is to display a sign on the building site at all times. The sign must include the Name, Registered Numbers and Contact Details of the builder and building surveyor and the building permit number & date.

**Inspection requirements**

The mandatory notification stages are:

Inspection of pad footings

Inspection of framework

Final inspection upon completion of all building work

**Relevant building surveyor**

**Name:** WAYNE D. WILKIE

**Registration No.** BS-U1070

**Signature:**

**Issued:** 25/11/2014

**Notes:**

- Note 1 :** Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 2 :** Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
- Note 3 :** Include building practitioners with continuing involvement in the building work.
- Note 4 :** Include only building practitioners with no further involvement in the building work.
- Note 5:** Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$12,000) must be covered by an Insurance policy as required under section 135 of the Building Act 1993.



95 PINE AVENUE MILDURA Ph. (03) 5023 4826 Fax: (03) 5023 4849

## **BUILDING PERMIT CONDITIONS**

1. All works authorised by this permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, Building Code of Australia, 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. The owner and/or builder shall be responsible to define the boundaries of the allotment.
3. All timber framing to comply with AS 1684 – National Timber Framing Code, or Victorian Timber Framing Manual.
4. 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 Australia B1.3 (J) and AS3660.1. It is the owners responsibility to carry out regular inspections (12 months maximum) of the building for evidence of termite activity.
5. 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, covenant or other restriction which may be shown on title.
6. Applicant to obtain all necessary Road Opening, Crane and Hoarding Permits as required by the Relevant Council. Contact must be made with Council's Engineering Department to determine which relevant permit/s are required prior to commencement of works.
7. All construction shall meet the performance requirements of Section 2 /B.1 as applicable, of the Building Code of Australia.
8. 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.
9. 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.
10. A certificate of completion under Section 221ZH of the Building Act 1993 for plumbing work on this project is to be submitted to this office prior to the issue of an Occupancy or Final Certificate.

## **SPECIAL CONDITIONS**

Truss details to be submitted for approval prior to frame inspection

Building Act 1993  
Building Regulations 2006  
Regulation 1006  
Form 7



**Certificate of Final Inspection**  
**For Building Permit number: BS-U1070 /140391/0**  
**Certificate number: 140391**

95 Pine Avenue  
Mildura Victoria 3500

P 03 5023 4826  
F 03 5023 4849  
E [reception@regionalbuilding.com.au](mailto:reception@regionalbuilding.com.au)

**Issued to (owner)**  
John & Debra Rayson  
PO Box 316  
MILDURA VIC 3502

**Site**  
Lot 2 No. 591 Street Sandilong Avenue  
Suburb IRYMPLE Postcode 3498

P/S: 137418 Volume: 9451 Folio: 176  
Municipality Mildura Rural City Council

**Description of Building Work:**  
Extension to existing carport

**Nature of Building Work:**  
10a Extension Carport

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

**Issued By:** WAYNE D. WILKIE

**Registration No.:** BS-U1070

**Signature:**

**Certificate date:** 06 March 2015

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. BS-U1070/140391/0, issued on 25/11/2014 are as follows;

**Approved date**

11/12/2014

06/03/2015

06/03/2015

**Inspection**

Inspection of pad footings

Inspection of framework

Final inspection upon completion of all building work

## **REPORT ON DOMESTIC BUILDING WORK - OWNER BUILDERS**

Pursuant to Section 137B of the Building Act 1993

### **BUILDING WORK AND INSPECTION DETAILS**

**Date of Report:** 4/3/2020

**Date of Inspection:** 4/3/2020

**Ref No.** 201600147

#### **PROPERTY LOCATION**

**Street Number:** 591

**Lot Number:** 2

**Street:** Sandilong Avenue

**Suburb/town:** IRYMPLE

**Postcode:** 3498

**Municipality:** Mildura Rural City Council

**Approximate Date of Final Inspection:**

#### **OWNER DETAILS**

**Name(s):** John & Debra Rayson  
**Contact Address:** PO Box 316, MILDURA  
**Contact Phone No(s):** 0448 247 778

#### **Weather Conditions**

Fine & Slightly overcast

#### **NAME OF PRESCRIBED BUILDING PRACTITIONER**

**Name:** Wayne D Wilkie  
**Classification:** Building Surveyor  
**Registration No:** BS-U 1070  
**Address:** 95 Pine Avenue,  
Mildura Vic 3500

# DESCRIPTION OF DOMESTIC BUILDING WORK

## Description of building and materials:

The building works is described as a single storey, open carport attached to an existing carport. The construction consists of steel duragal posts and timber perimeter and internal beams.

The roof is Hi Rib profile with the gutter matching the existing, both at the front and the rear of the carport. There is no floor in the carport.

## Services Connected to the Property

- Water Supply N/A
- Electricity Supply N/A
- Gas Supply N/A
- Sewerage N/A

## Mechanical or Electrical Services

- Heating N/A
- Air Conditioning N/A
- Hot Water System N/A

# Inspection Checklist

Site		Services		External Services					
Retaining Walls	-	Gas Supply	-	Footings	✓	Weep Holes	-	Roof Structure	✓
Stormwater Drains	E	Electricity Supply	-	IF Masonry-DPC	-	Eaves	-	Roof Drainage	✓
Trees	-	Water Supply	-	Walls - Structure	-	Doors	-	Flashings	✓
Paving	-			Walls - Finish	-	Attached Structure	-	Roof Pitch	✓
Sewerage System	-			Sub-floor Structure	-	Vermin	-	External Services	-
Site Drainage	✓							Carport Roof	

## Ceiling Space

Roof Cladding	✓	Accessibility	✓
Roof Services	-	Ceiling Insulation	-
Vermin	-		

## LEGEND

✓	No fault evident
A	Defects evident
E	Existing
C	Incomplete work
N/A	Not accessible
-	Not relevant

Internal	
Construction	Carport
Floor(Structural)	-
Floor covering	-
Windows	-
Flyscreens	-
Door jambs	-
Ceilings	-
Joinery	-
Ventilation	✓
Elect & lights	-
Dampness	✓
Heating	-
Air-conditioning	-

Refer to summary of defects for explanation of above checks.

## **APPENDIX A:**

### **DEFECTS IN THE DOMESTIC BUILDING WORKS**

The following defects will not be covered by the insurance required to be provided by the owner builder vendor under the Building Act 1993.

1. Install gutter clip to lift the front gutter on the boundary side of the carport.

## **APPENDIX B:**

### **AREAS INACCESSIBLE AT THE TIME OF THE INSPECTION**

Nil.

## **APPENDIX C:**

### **CONDITION AND STATUS OF INCOMPLETE WORK**

Nil.

## **APPENDIX D:**

### **SECOND HAND MATERIALS USED IN THE DOMESTIC BUILDING WORKS**

Nil.

## **SUMMARY**

The building works have been completed to a satisfactory standard, with only minor defects evident at the time of the inspection.

Note: We do not claim to have investigated any fault that may have been hidden in inaccessible areas or behind large pieces of furniture, or was not obvious at the time of our inspection or we considered to be of minor nature.

The contents of this report are the opinion of the person preparing the report and are to be treated as such.

**(The Sunraysia area is a declared termite area, therefore it is a recommendation that the purchaser ensures that a termite clearance has been provided prior to settlement.)**

If you have any queries regarding this report please contact the undersigned

Yours faithfully,

**WAYNE D. WILKIE**

Building Surveyor

Registered Building Practitioner

BS-U 1070

MAIBS

### **Dwelling Condition Report**

This report is provided, pursuant to the Section 137b of the Building Act 1993 by the owner of the dwelling identified in this report.

### **Selling an owner-built house**

Prior to entering into a Contract of Sale for a home built by an Owner Builder (i.e. not being a registered Builder), which is less than 6 ½ years old from the date of completion, the Owner Builder must, for the benefit of the purchaser:

Obtain an inspection report from a Prescribed Practitioner that contains the matters required by the Minister (i.e. lists the details, conditions, defects, uncompleted works etc.). This report must not be more than 6 months old at the time the contract of sale is signed.

**Note:** To sell your owner built property without the required insurance can attract a fine of up to \$10,000. The above information does not apply to a building other than a home (i.e. detached garage etc), as some legislation requirements do vary. Check with your Conveyancer / Solicitor for specific details.

### **Contract of Sale Conditions**

A Contract of Sale must contain the following special conditions:

The Purchaser acknowledges that prior to signing the contract; the Purchaser has received a copy of the inspection report as prescribed in Section 137b of the Building Act 1993, and a copy of a certificate evidencing the existence of the required insurance.

2. The vendor/s warrant that they have effected a Policy of Insurance in the name of the purchaser (or in the case of sale by auction, the policy is subject only to completing the name of the successful purchaser), which indemnifies the purchaser (and any subsequent purchasers) against all losses and damage during the period of insurance which resulted from:-

a.) Any breach of the implied Warranties under Section 137C of the Act, and

Alternative accommodation, removal and/or storage costs reasonable and necessarily incurred as a result of any event under and above.

3. Vendor warrants that all domestic building work be carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and
4. The Vendor warrants that all materials used in the domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and
5. The Vendor warrants that domestic building work was carried out in accordance with all laws and legal requirements, including without limiting the generality of this warranty, this Act and the regulations.

Defects identified are those caused by hard workmanship or movement of the foundations. The report does not necessarily refer to routine maintenance items (e.g. hairline plaster cracks or jamming doors and windows) which are caused by normal shrinking providing the workmanship was not defective.

Unless otherwise stated:

No soil or other material has been excavated or removed.

No plants or trees have been removed.

No samples have been taken or tested.

No fixtures, fittings, cladding or lining materials have been removed.

Building services have not been tested.

No items or furniture or chattels have been removed.

The roof has not been water tested.

No enquiries of Drainage, Sewerage or Water Authorities have been made.

No plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling and providing this report.

No special investigations of insect attack (e.g. borer, termite, etc.) have been made and any reference to this has been based on a casual inspection.

# 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.

(04/10/2016)