

Vendor Statement



Property: 2 Currawong Court, Mildura VIC 3500

PO Box 10130
Mildura Victoria 3502

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M 0488 040 288
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John Irwin Legal Pty Ltd
ATF The John Irwin Family Trust
ABN 16 630 750 024

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

2 Currawong Court, Mildura 3500 being Lot 30 on plan of subdivision 110360 being the whole of the land contained in Certificate of Title Volume 09018 Folio 825

Vendor's name

Yunbao Yang

Date

/ /

**Vendor's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

**Purchaser's
name**

Date

/ /

**Purchaser's
signature**

1.

1. FINANCIAL MATTERS

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

(a) Their amounts are:

Authority	Amount	Interest (if any)
(1) Mildura Rural City Council	(1) \$2200.45 per annum	(1)
(2) Lower Murray Water	(2) \$175.05 per quarter	(2)
(3)	(3)	(3)

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. None known to the Vendor

	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):

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☐

Gas supply ☐

Water supply ☐

Sewerage ☐

Telephone services ☐

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

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

13. ATTACHMENTS

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

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

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

Any certificate said to be attached hereto is attached
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 09018 FOLIO 825

Security no : 124086189814X

Produced 22/10/2020 11:56 AM

LAND DESCRIPTION

Lot 30 on Plan of Subdivision 110360.

PARENT TITLES :

Volume 06520 Folio 907 Volume 06520 Folio 914

Created by instrument LP110360 22/04/1974

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YUNBAO YANG of 121 RIVERSIDE AVENUE MILDURA VIC 3500
AN489096T 24/01/2017

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT G576040 01/04/1977

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 LP110360 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: 2 CURRAWONG COURT MILDURA VIC 3500

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION
PART OF CROWN PORTION 2
PARISH OF MILDURA
COUNTY OF KARKAROOC

LP110360
EDITION 3
PARISH/FT-CHMP/CHART 4

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES

Note. The land coloured blue is set apart for drainage and sewerage purposes.
The land coloured green is set apart for drainage purposes.
The land coloured purple is set apart for water supply, drainage and sewerage purposes.
The land coloured brown is appropriated or set apart for mry and drainage.

For easement appurtenant as to part see 5/1 vol. 6520 fol 907
914

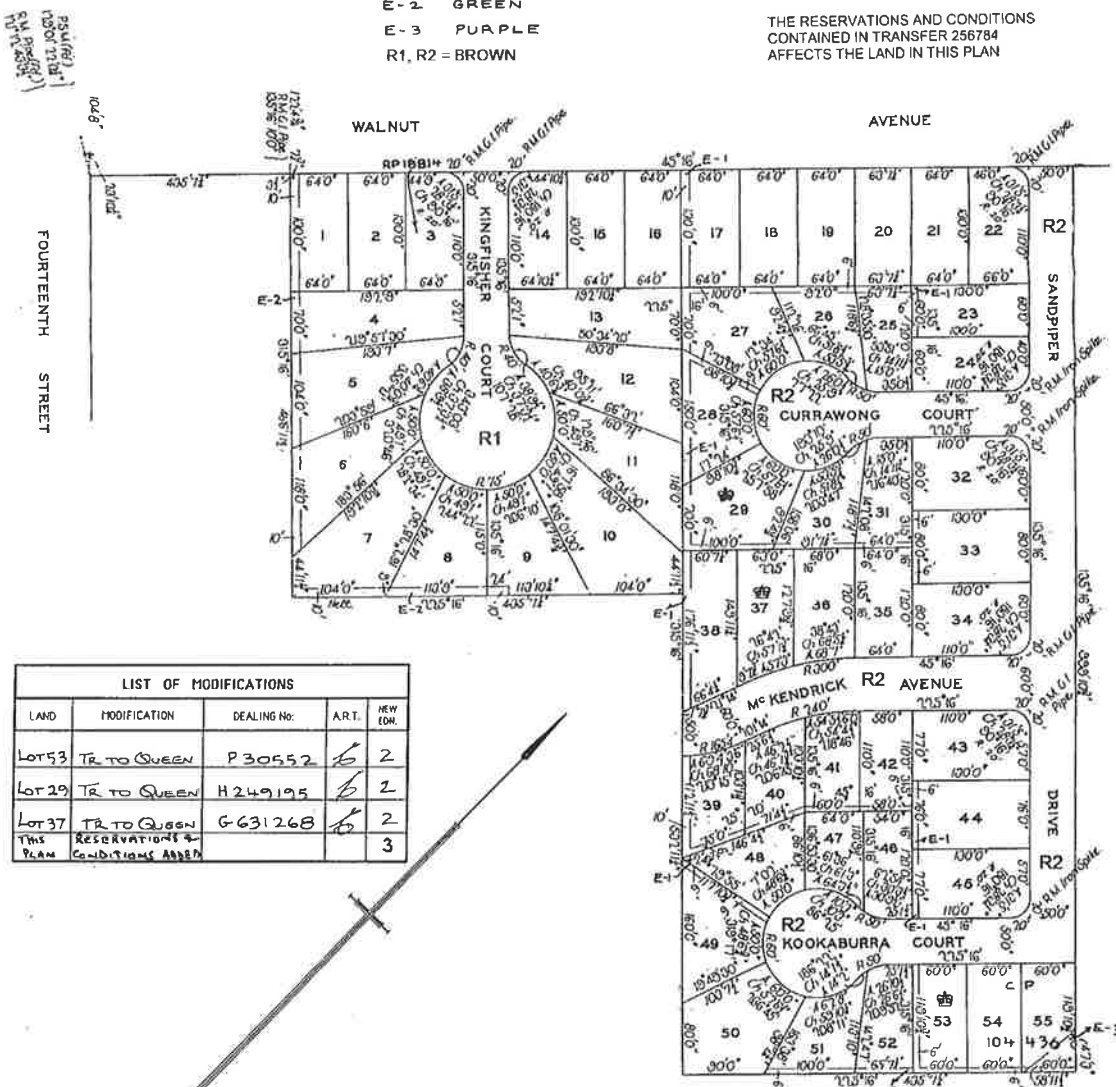
COLOUR CONVERSION

E-1 BLUE
E-2 GREEN
E-3 PURPLE
R1, R2 = BROWN

APPROVED 21-12-73

ENCUMBRANCES

THE RESERVATIONS AND CONDITIONS
CONTAINED IN TRANSFER 256784
AFFECTS THE LAND IN THIS PLAN



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

Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this document is authority and is use publicly se

AN489096T



1. Land/s

Land Title

Volume 9018 Folio 825

2. Estate and Interest

FEE SIMPLE

3. Transferor/s

Transferor

Given Name/s HUAYING

Family Name ZHANG

4. Transferee/s

Transferee

Given Name/s YUNBAO

Family Name YANG

5. Manner of Holding

SOLE PROPRIETOR

6. Address/es of Transferee/s

Address of Transferee

Unit Street No 121

Street Name RIVERSIDE

Street Type AVENUE

Locality MILDURA

State VIC Postcode 3500

7. Directing Party

NONE

8. Consideration

NATURAL LOVE AND AFFECTION

9. Signing

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 and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Transferor

HUAYING ZHANG

Signature of Transferor

Witness

Full Name:

JOHN STEWART IRWIN

61 Deakin Ave, Mildura Vic 3500

An Australian Legal Practitioner

within the meaning of the

Legal Profession Uniform Law (Victoria)

YUNBAO YANG

Signature of Transferee

Witness

Full Name:

JOHN STEWART IRWIN

61 Deakin Ave, Mildura Vic 3500

An Australian Legal Practitioner

within the meaning of the

Legal Profession Uniform Law (Victoria)

Date: (DD/MM/YYYY)

12/7/2016

11. Lodging Party

Customer Code

1008B

Reference

JSI/SC/177816-1

Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this
authority and is
public

AN489096T



You may lodge this form in two ways:

1. In person

Land Registration Services
Land Victoria
Level 9, 570 Bourke Street
Melbourne Vic 3000

2. By mail (extra fee applies)

Land Registration Services
Land Victoria
PO Box 500
East Melbourne Vic 8002
or DX 250639 Melbourne

Duty Use Only

Approval Number: 33711111R

THE BACK OF THIS FORM MUST NOT BE USED

Page 2 of 2
Thomson Reuters (MIR Lawyers)

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No fee ~~66544~~

~~66544~~ REGD

*** 28.00 B RL ~~6576040~~ 28 852361 11/12/76

6576040

0.00 \$28

\$105



6576040-1-5

initials

09-50 202008 11/1-77
GAVAN BLACK AND PETER BOYLE SOLICITORS WILLIAMSTOWN

VICTORIA

TRANSFER OF LAND

ROWCHORE PTY. LTD. of 133 Langtree Avenue, Mildura being registered as the proprietor of an estate in fee simple

in the land hereinafter described subject to the encumbrances

notified hereunder IN CONSIDERATION of the sum of SIX THOUSAND NINE HUNDRED AND FIFTY DOLLARS (\$6,950.00) paid to it by

HELEN LESLEY DAVIS of 36 Kennedy Street, Glenroy Bank Officer

an infant who attained the age of 19 years on the 16th day of

February, 1975 prior to the execution of this transfer

DO HEREBY TRANSFER to the said Helen Lesley Davis all its Lot 30 on Plan of Subdivision No. 110360 estate and interest in all that piece of land being the whole

the land more particularly described in Certificate of Title

Volume 9018 Folio B25, and the Transferees do hereby as

separate covenants COVENANT with the said Rowchore Pty. Limited

and other registered proprietor or proprietors for the time

being of the lots comprised in the said subdivision plan and

every part thereof (other than the land hereby transferred)

as follows:

- (a) That they will not erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house together with the usual outbuildings and that such building shall not be a boarding house, apartment house, guest house, or residential flats, and that they will not at any time erect, construct or build or cause to be erected or constructed or built or allow to remain erected

or constructed or build on the said lot, or any part thereof any dwelling house (except for the usual outbuildings) of any material other than brick, brick veneer, or stone, nor roof such dwelling with galvanised corrugated iron.

- (b) That they will prior to the erecting or causing or suffering to be erected any dwelling on the said lot request the Post Master General's Department to provide a conduit for pipe and cable entry installation thereby ensuring minimum disturbance to the lot herein sold and the dwelling when

A memorandum of the within instrument has been entered in the Register Book

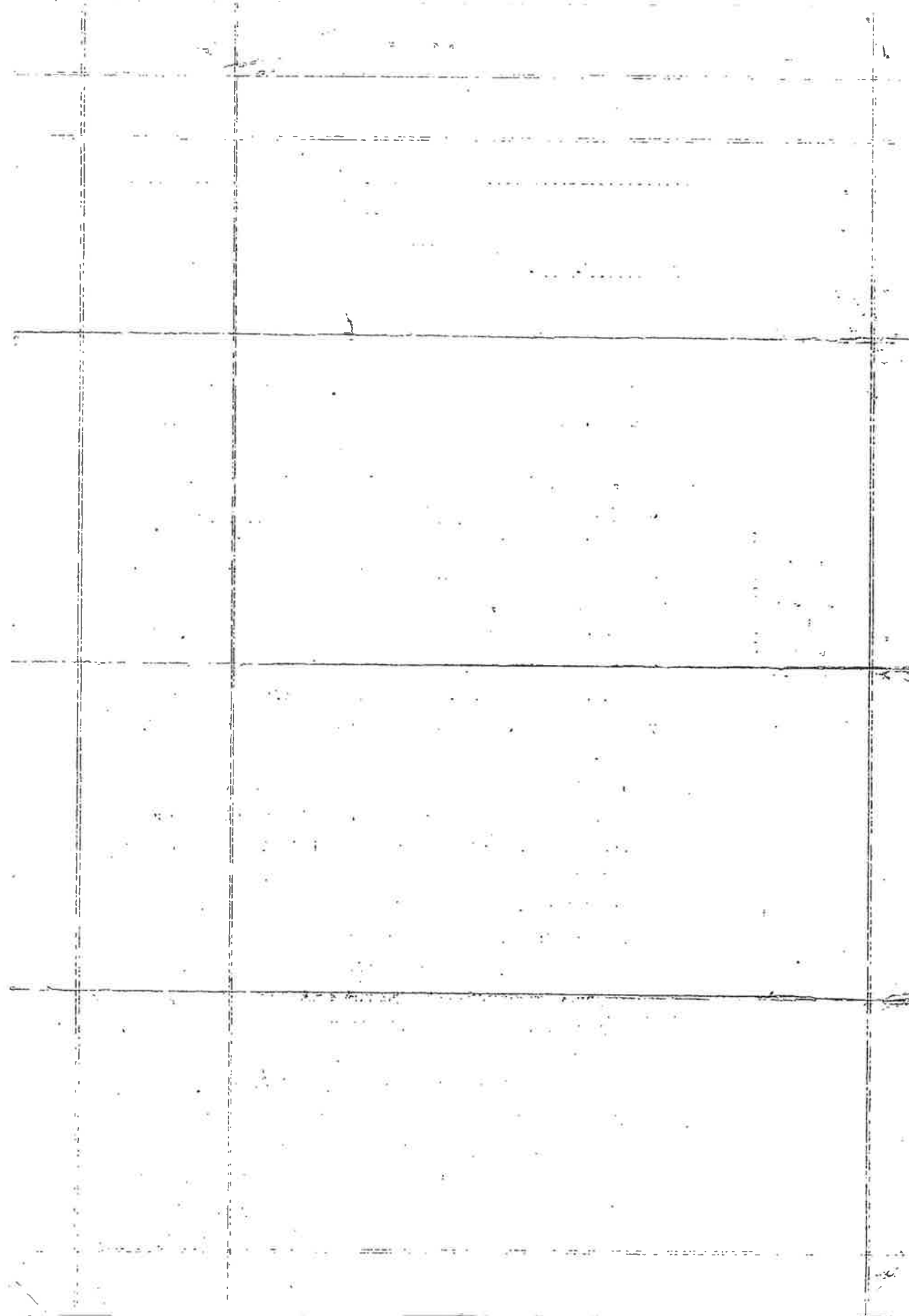


11/12/76

11/12/76

15/11/76

CAVEAT





installation of a telephone system is required.

- (c) The purchaser(s) his heirs executors administrators and assigns shall not erect or cause or permit to be erected any fence or wall on the said land to divide it from Currawong Court nor on any portion of the said land which lies closer to, nor on any portion of the said land which lies closer to Currawong Court than any part of any dwelling constructed on the said land or upon the immediately adjoining lots comprised in the said plan of subdivision to divide the said land from the immediately adjoining lots on the said plan of subdivision.

PROVIDED ALWAYS that in the event that the registration of the said Instrument of Transfer being refused by the Registrar of Titles upon the ground that the aforesaid covenants or any one or more of them made by the purchaser(s) is unacceptable for registration and the said covenants may be deleted from the said Instrument of Transfer and an omission therefrom shall not be deemed to be a ground for avoidance of this Contract.

AND IT IS HEREBY AGREED AS FOLLOWS:

- That the benefit of the foregoing covenants and each of them 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 be noted and appear on every future Certificate of Title to the said lot and every part thereof as an encumbrance effecting the said land and every part thereof."

DATED this Diase day of March 1976

THE COMMON SEAL of ROWCHORE PROPRIETARY LIMITED was hereunto affixed in accordance with its Articles of Association in the presence of

[Signature]
DIRECTOR

[Signature]
DIRECTOR

SIGNED by the said HELEN LESLEY DAVIS

in Victoria in the presence of:

X [Signature]
ENCUMBRANCES REFERRED TO

The encumbrances (if any) as set out at the foot of the relevant Certificate of Title.

Re executed on this 30th day of March 1977
by the said HELEN LESLEY DAVIS in the presence of:

[Signature]
Helen Davis

[Signature]
Witness



DATED 1975

ROWCHORE PTY. LTD.

to

H.L. DAVIS

TRANSFER OF LAND

Gavan Black and Peter Boyle,
Barristers & Solicitors,
61 Ferguson St.,
WILLIAMSTOWN 3016.

Tel: 397.7622

Property Report from www.land.vic.gov.au on 22 October 2020 11:57 AM

Address: 2 CURRAWONG COURT MILDURA 3500

Lot and Plan Number: Lot 30 LP110360

Standard Parcel Identifier (SPI): 30\LP110360

Local Government (Council): MILDURA **Council Property Number:** 1240

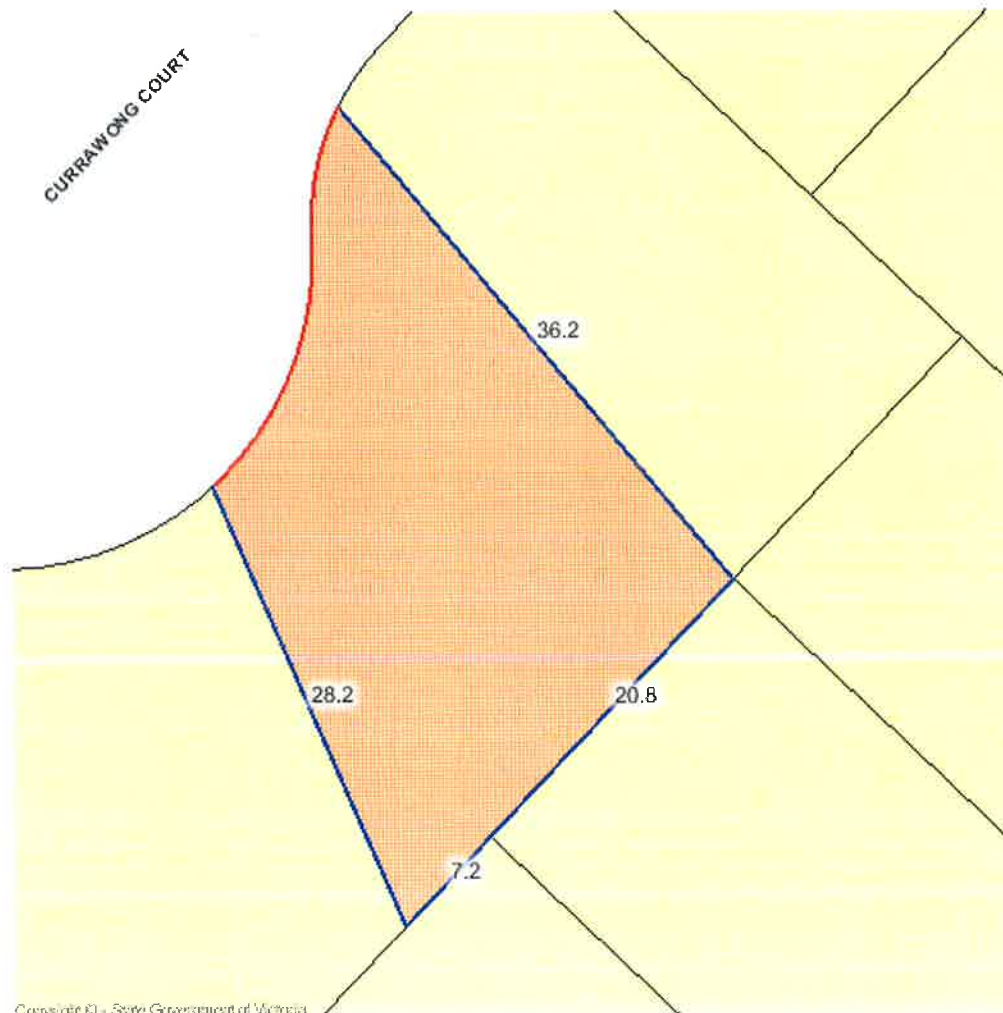
Directory Reference: VicRoads 535 N7

**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

Site Dimensions

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



Area: 696 sq. m

Perimeter: 116 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.

17 dimensions shorter than 2m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

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 Zone Summary

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

Planning Overlay: SPECIFIC CONTROLS OVERLAY (SCO)
SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)

Planning scheme data last updated on 14 October 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

Area Map



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PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 22 October 2020 11:57 AM

PROPERTY DETAILS

Address: **2 CURRAWONG COURT MILDURA 3500**
Lot and Plan Number: **Lot 30 LP110360**
Standard Parcel Identifier (SPI): **30\LP110360**
Local Government Area (Council): **MILDURA**
Council Property Number: **1240**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 N7**

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](#)

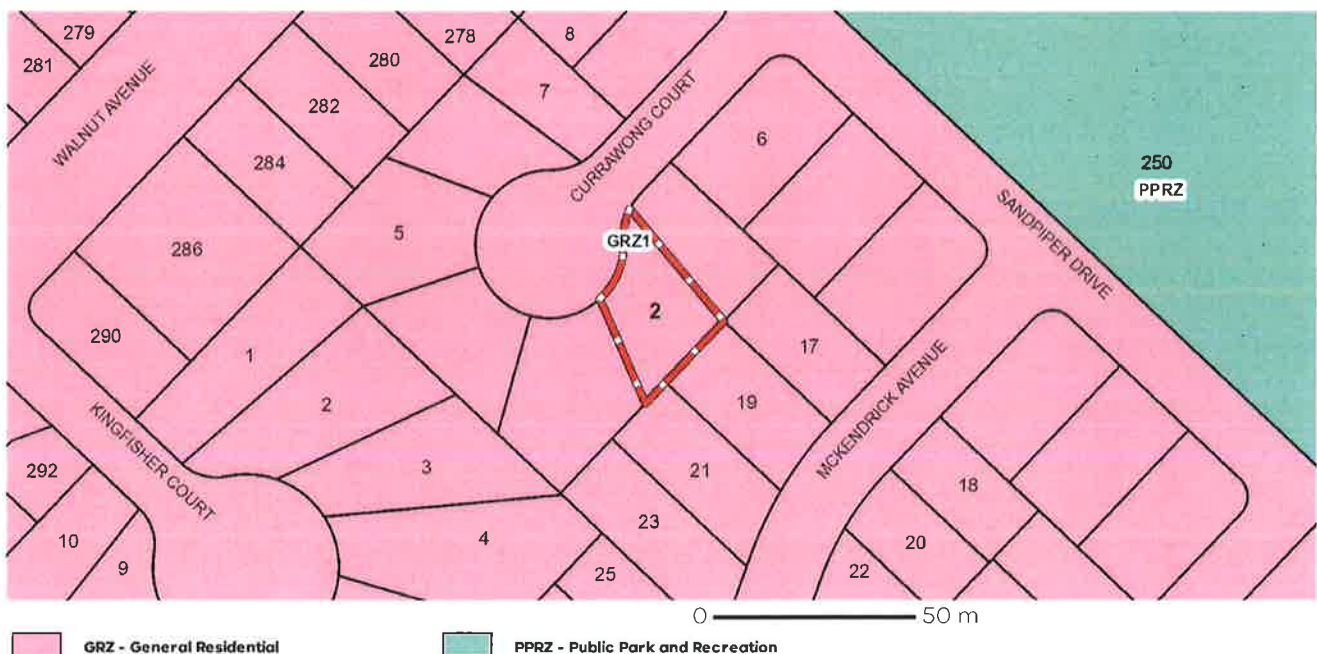
STATE ELECTORATES

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

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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

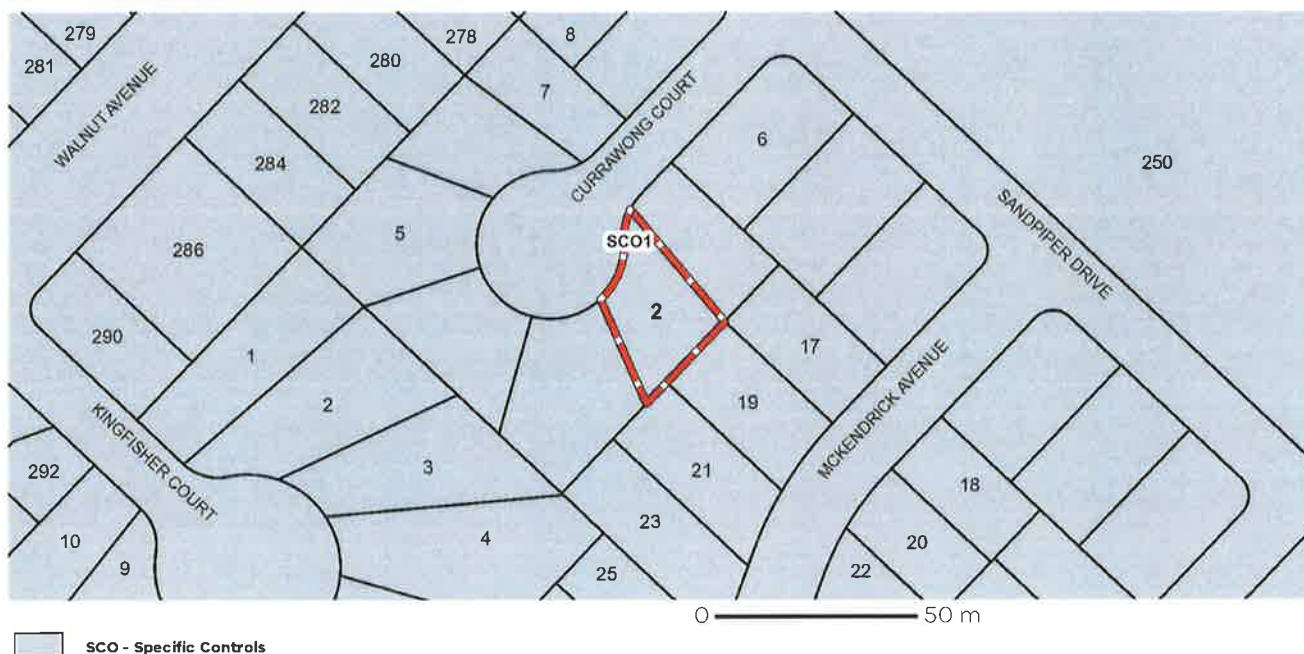
PLANNING PROPERTY REPORT: 2 CURRAWONG COURT MILDURA 3500

Page 1 of 3

Planning Overlay

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

Further Planning Information

Planning scheme data last updated on 14 October 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>

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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>

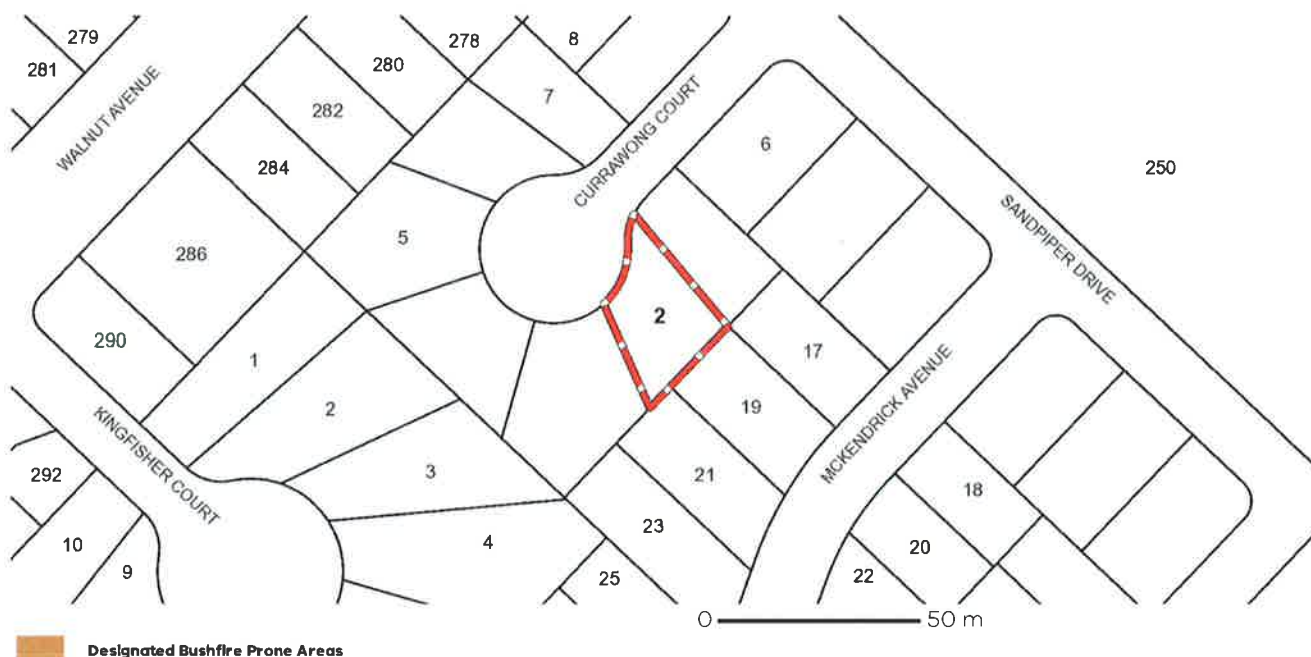
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

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>

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

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.

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