

VENDORS **STATEMENT**

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

Vendor: Agatha Wilhelmina Anagien Blink

Property: 11 Bene Vista Boulevard MILDURA VIC 3500

VENDORS REPRESENTATIVE



'Simp'lifying Property Transfers

PO Box 344 Mildura 3502

Tel: 0417 545 297

Email: wendy@simpsonconveyancing.com.au

SECTION 32 STATEMENT
11 Bene Vista Boulevard MILDURA VIC 3500

1. FINANCIAL MATTERS

- (a) The particulars of any mortgage over the land which is not to be discharged at or prior to settlement:- Any mortgage affecting the land will be discharged at settlement
- (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
- (c) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows: -
Mildura Rural City Council 2020/2021 \$2,694.99 p.a.
Lower Murray Water \$175.05 per quarter

Their total does not exceed \$

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:- Any annual rates increases and water by measure

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.

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) If there is a residence on the land which was constructed within the preceding 6 Years and section 137B of the Building Act 1993 applies to the residence, particulars of any required insurance under that Act applying to that residence – Not applicable

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, caveat or similar restriction affecting the land save and except for any IMPLIED easement as prescribed under Section 148 of the Water Act 1989. The Water Corporation may have policies in place which prohibits the placement of buildings or structures over sewer easements. 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
11 Bene Vista Boulevard 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**
See Planning Property Report annexed.

4. NOTICES

- (a) 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 direction and currently affecting the land, being a notice, order, declaration, report recommendation or approved proposal or which the vendor might reasonably be expected to have knowledge- None to the Vendors knowledge
- (b) Agriculture 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, report or orders are as follows:-
NIL

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.

- (c) 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* during the past seven years (where there is a residence on the land):-

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

6. OWNERS CORPORATION

Attached is a copy of the current Owners Corporation Certificate issued in The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

The land is not a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*.

SECTION 32 STATEMENT
11 Bene Vista Boulevard MILDURA VIC 3500

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone <input type="checkbox"/>
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Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected at the purchasers cost.

9. TITLE

Attached are the following document/s concerning Title:

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

10. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendors 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).
Is attached.

11. ATTACHMENTS

*(Any certificates, documents and other attachments may be annexed to this section 11)
(Additional information may be added to this section 11 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).*

Nil

SECTION 32 STATEMENT
11 Bene Vista Boulevard MILDURA VIC 3500

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.

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Agatha Wilhelmina Anagien Blink

Signature/s of the Vendor

x W. Blink

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

Register Search Statement - Volume 10901 Folio 028

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

VOLUME 10901 FOLIO 028

Security no : 124085638293B
Produced 22/09/2020 08:53 AM

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 532562N.
PARENT TITLE Volume 09788 Folio 140
Created by instrument PS532562N 20/09/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AGATHA WILHELMINA ANAGIEN BLINK of 11 BENE VISTA BOULEVARD MILDURA VIC 3500
AS901586P 17/01/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS532562N 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: 11 BENE VISTA BOULEVARD 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 22/09/2020, for Order Number 64246794. Your reference: 0269-20 Blink.

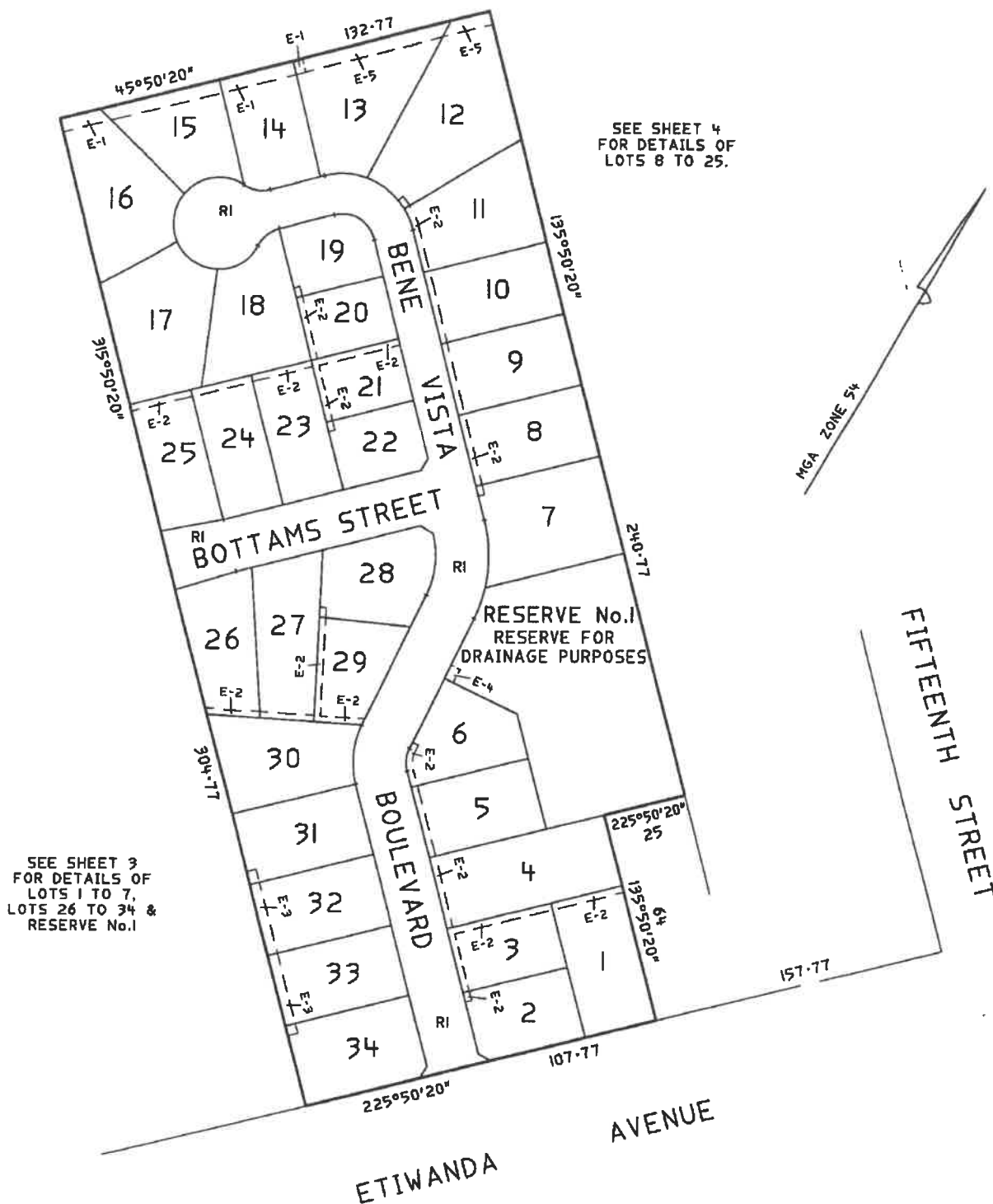
PLAN OF SUBDIVISION		Stage No. 	LTO use only	PLAN NUMBER PS 532562N																																			
<p>Location of Land</p> <p>Parish: MILDURA</p> <p>Township: _____</p> <p>Section: _____</p> <p>Crown Allotment: _____</p> <p>Crown Portion: 2 (PART)</p> <p>LTO base record: VICMAP DIGITAL PROPERTY</p> <p>Title References: Vol 9788 Fol 140</p> <p>Last Plan Reference: L.P.136905 (LOT 2)</p> <p>Postal Address: ETIWANDA AVENUE, MILDURA, 3500.</p> <p>MGA Co-ordinates: E 605330 (Of approx. centre of plan) N 6213370 Zone 54</p>		<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name: MILDURA RURAL CITY COUNCIL Ref: S0777</p> <p>1. This plan is certified under section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 16 / 2 / 05</p> <p>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</p> <p style="text-align: center;">Open Space</p> <p>(i) A requirement for public open space under section 18 Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage _____</p> <p>Council Delegate Council seal</p> <p>Date _____ / _____ / _____</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988</p> <p>Council Delegate Council seal</p> <p>Date 24 / 8 / 05</p>																																					
<p style="text-align: center;">Vesting of Roads or Reserves</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">Identifier</th> <th style="width: 70%;">Council/Body/Person</th> </tr> <tr> <td>ROAD R1 RESERVE No 1</td> <td>MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL</td> </tr> </table>		Identifier	Council/Body/Person	ROAD R1 RESERVE No 1	MILDURA RURAL CITY COUNCIL MILDURA RURAL CITY COUNCIL																																		
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<p>Depth Limitation: DOES NOT APPLY</p> <p><u>OTHER NOTATIONS:</u></p> <p>THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 340229 AFFECT ALL LAND ON THIS PLAN.</p>		<p>Staging This is/is not a staged subdivision Planning Permit No. P03/I27</p> <p>Survey:- This plan is / is not based on survey.</p> <p>To be completed where applicable.</p> <p>This survey has been connected to permanent marks no(s). 1096,1104, 1105&1129</p> <p>In Proclaimed Survey Area no. _____</p>																																					
Easement Information				<p>LTO use only</p> <p>Statement of Compliance / Exemption Statement</p> <p>Received <input checked="" type="checkbox"/></p> <p>Date 9 / 9 / 05</p>																																			
<p>Legend:</p> <p>E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement</p> <p>A - Appurtenant Easement R - Encumbering Easement (Road)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 10%;">Origin</th> <th style="width: 50%;">Land Benefited/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>SEWERAGE WATER SUPPLY</td> <td>4</td> <td>THIS PLAN</td> <td>LOWER MURRAY URBAN & REGIONAL WATER AUTHORITY FIRST MILDURA IRRIGATION TRUST</td> </tr> <tr> <td>E-2</td> <td>SEWERAGE</td> <td>2</td> <td>THIS PLAN</td> <td>LOWER MURRAY URBAN & REGIONAL WATER AUTHORITY</td> </tr> <tr> <td>E-3</td> <td>SEWERAGE</td> <td>3</td> <td>THIS PLAN</td> <td>LOWER MURRAY URBAN & REGIONAL WATER AUTHORITY</td> </tr> <tr> <td>E-4</td> <td>ELECTRICITY SUPPLY</td> <td>3-10</td> <td>THIS PLAN & SECTION 88 OF THE ELECTRICITY ACT 2000</td> <td>POWERCOR AUSTRALIA</td> </tr> <tr> <td>E-5</td> <td>WATER SUPPLY</td> <td>4</td> <td>THIS PLAN</td> <td>FIRST MILDURA IRRIGATION TRUST</td> </tr> <tr> <td>RI</td> <td>WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.</td> <td>SEE DIAG.</td> <td>THIS PLAN</td> <td>LOTS ON THIS PLAN</td> </tr> </tbody> </table>				Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	SEWERAGE WATER SUPPLY	4	THIS PLAN	LOWER MURRAY URBAN & REGIONAL WATER AUTHORITY FIRST MILDURA IRRIGATION TRUST	E-2	SEWERAGE	2	THIS PLAN	LOWER MURRAY URBAN & REGIONAL WATER AUTHORITY	E-3	SEWERAGE	3	THIS PLAN	LOWER MURRAY URBAN & REGIONAL WATER AUTHORITY	E-4	ELECTRICITY SUPPLY	3-10	THIS PLAN & SECTION 88 OF THE ELECTRICITY ACT 2000	POWERCOR AUSTRALIA	E-5	WATER SUPPLY	4	THIS PLAN	FIRST MILDURA IRRIGATION TRUST	RI	WAY, DRAINAGE & SEWERAGE AND THE SUPPLY OF WATER, GAS, ELECTRICITY & TELECOMMUNICATIONS.	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN	<p>LTO use only</p> <p>PLAN REGISTERED</p> <p>TIME 9:41 AM</p> <p>DATE 20/9 / 2005</p> <p style="text-align: center;"></p> <p>Assistant Registrar of Titles</p> <p>Sheet 1 of 4 Sheets</p>
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<p>LICENSED SURVEYOR: ROBERT BRUCE FREEMAN</p> <p>REF 7762 VERSION 4 DATE 24/11/2004 SIGNATURE _____</p>																																							
FREEMAN & FREEMAN																																							
<p>LAND SURVEYORS</p> <p>PO BOX 2135 MILDURA VIC 3502</p> <p>TELEPHONE: (03) 50236239</p>				<p>DATE 24/8 / 05</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>																																			

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 532562N



SEE SHEET 4
FOR DETAILS OF
LOTS 8 TO 25.

SEE SHEET 3
FOR DETAILS OF
LOTS 1 TO 7,
LOTS 26 TO 34 &
RESERVE No.1

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 2 OF 4 SHEETS

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:1250	12.5 0 12.5 25 37.5 50 LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

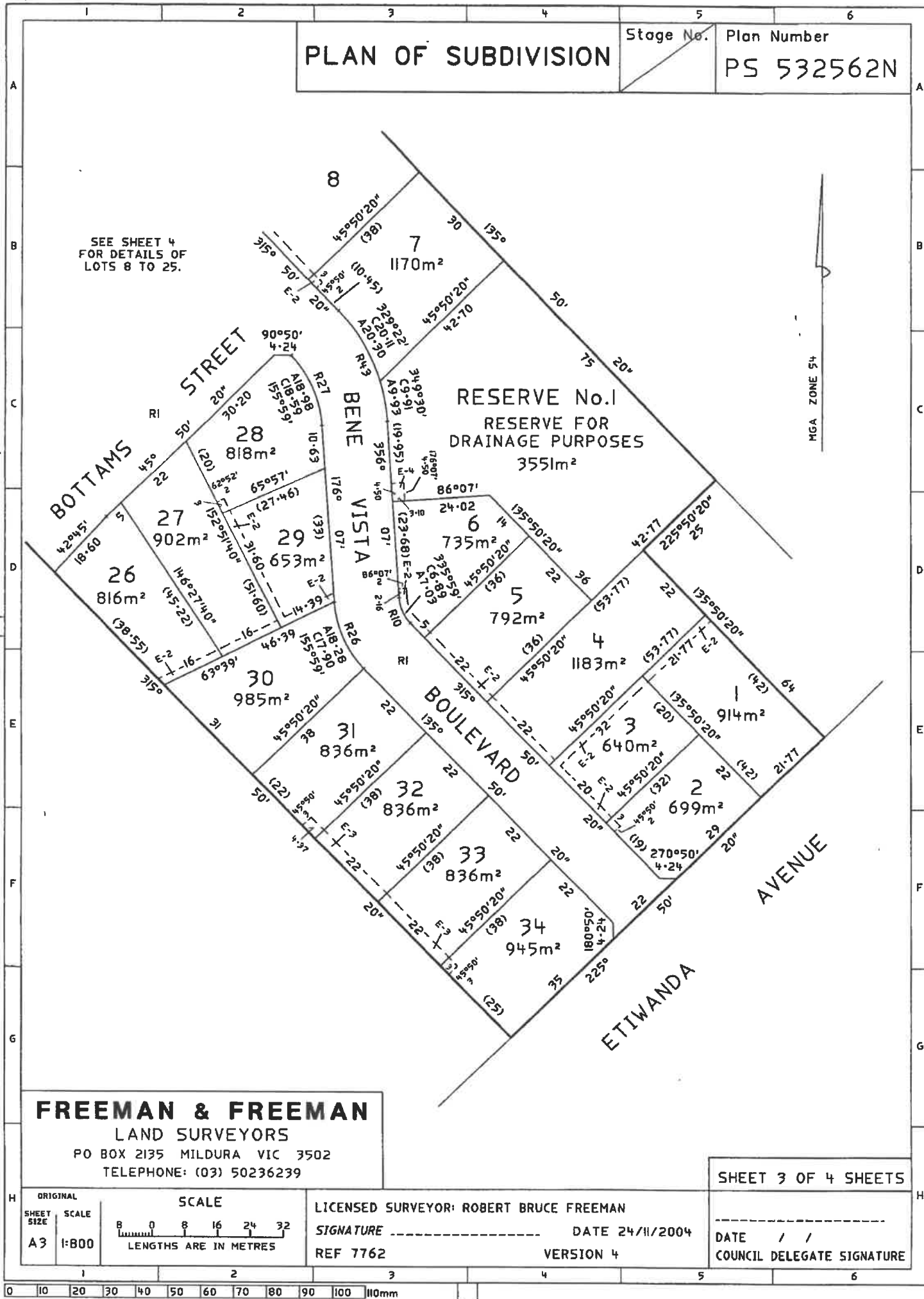
DATE 24/11/2004

REF 7762

VERSION 4

DATE / /
COUNCIL DELEGATE SIGNATURE

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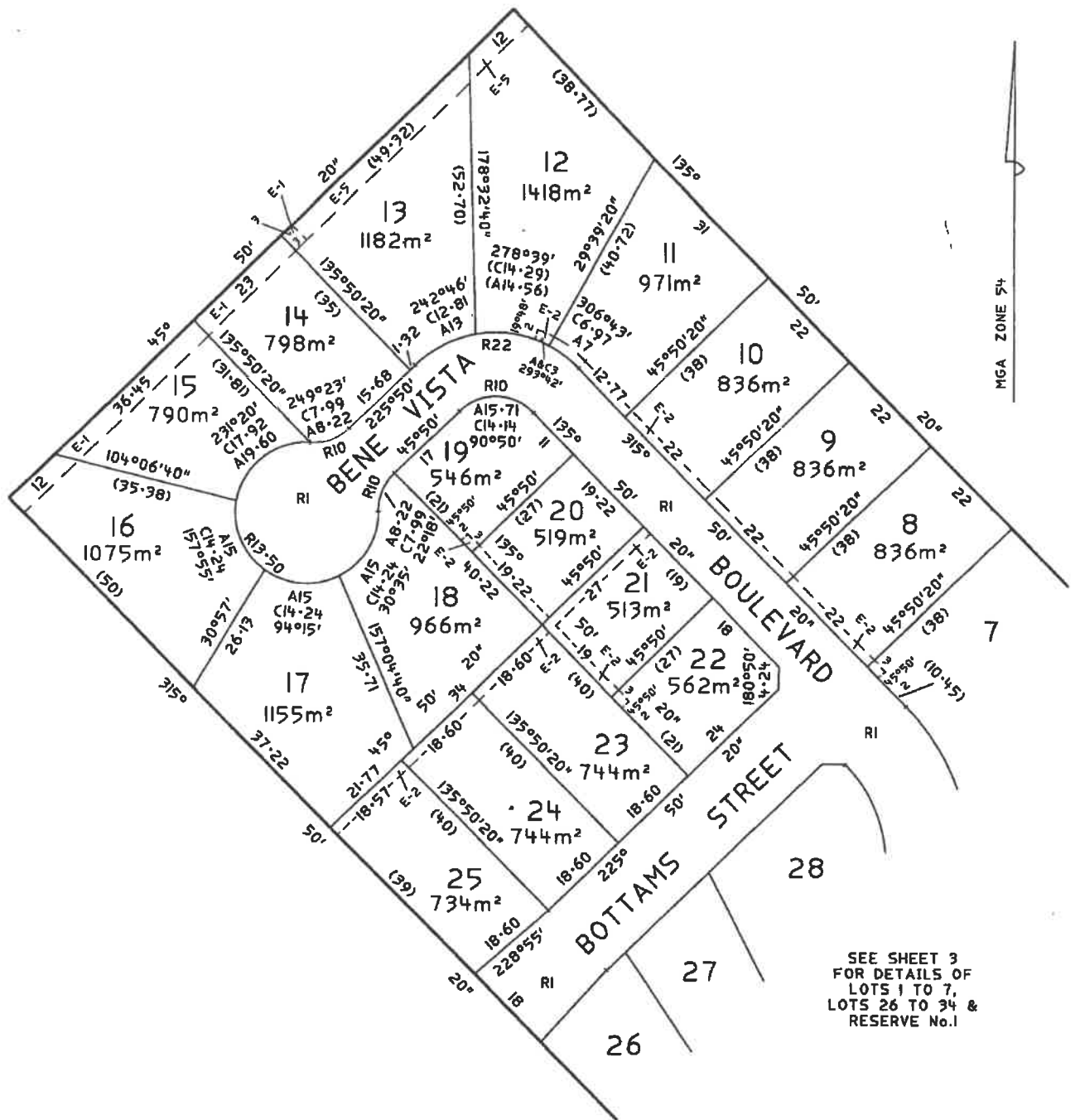


PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 532562N



MGA ZONE 54

SEE SHEET 3
FOR DETAILS OF
LOTS 1 TO 7,
LOTS 26 TO 34 &
RESERVE No.1

FREEMAN & FREEMAN

LAND SURVEYORS

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TELEPHONE: (03) 50236239

SHEET 4 OF 4 SHEETS

ORIGINAL
SHEET
SIZE
A3

SCALE
1:800

SCALE
0 8 16 24 32
LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

DATE 24/11/2004

REF 7762

VERSION 4

DATE / /
COUNCIL DELEGATE SIGNATURE

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 22 September 2020 08:46 AM

PROPERTY DETAILS

Address: **11 BENE VISTA BOULEVARD MILDURA 3500**
Lot and Plan Number: **Lot 19 PS532562**
Standard Parcel Identifier (SPI): **19\PS532562**
Local Government Area (Council): **MILDURA**
Council Property Number: **30813**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 M11**

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](#)

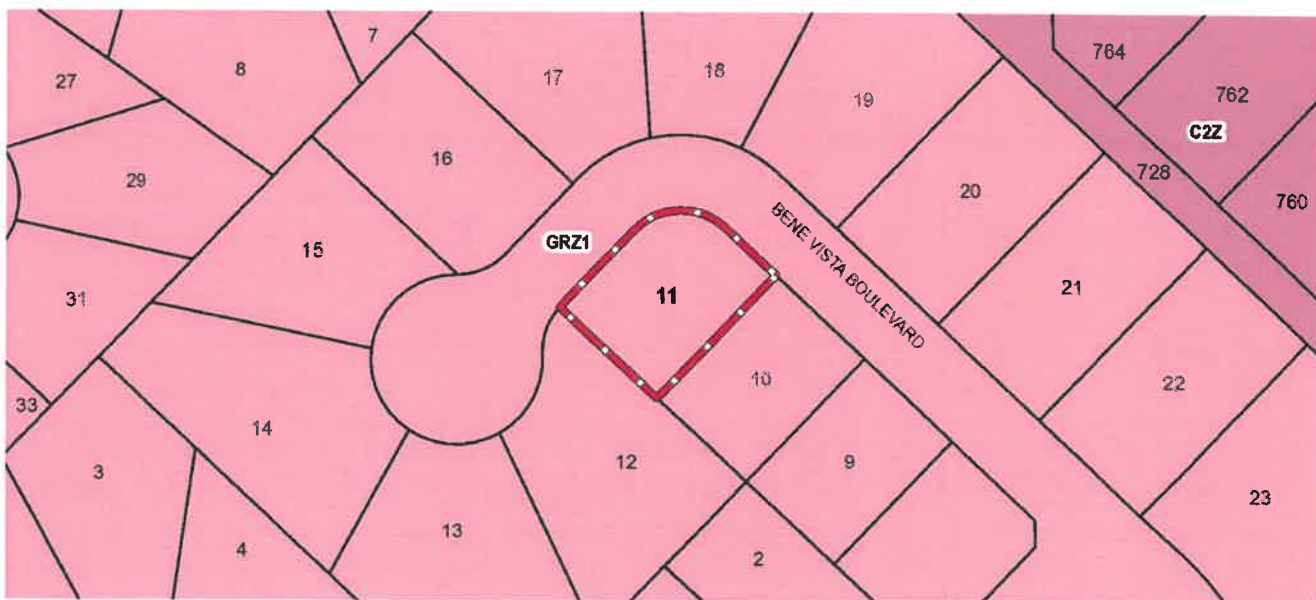
STATE ELECTORATES

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

Planning Zones

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

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



 **C2Z - Commercial 2**

 **GRZ - General Residential**

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

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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).

PLANNING PROPERTY REPORT: 11 BENE VISTA BOULEVARD MILDURA 3500

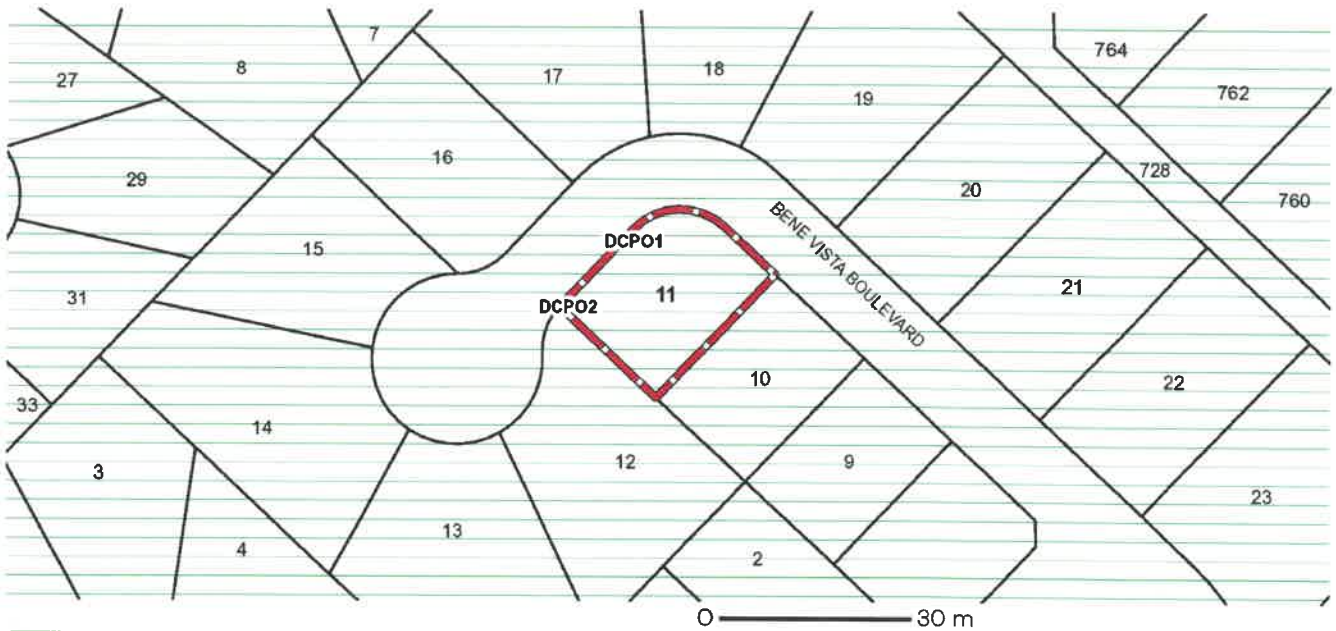
Page 1 of 5

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

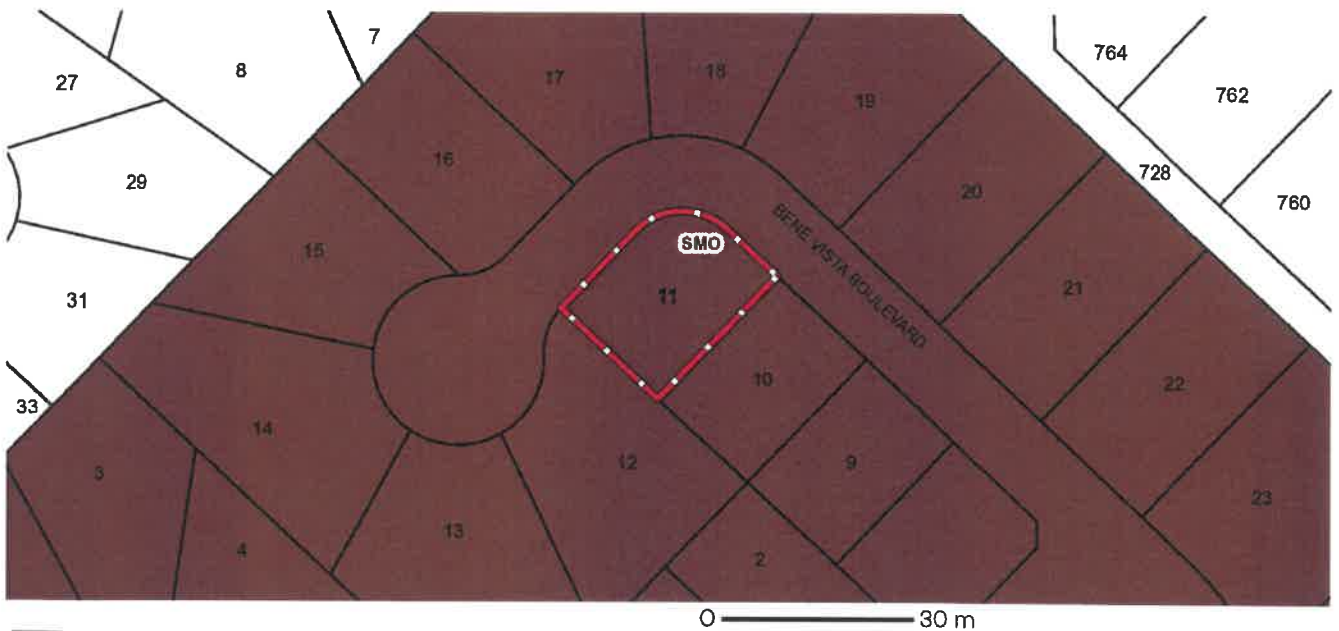


 **DCPO - Development Contributions Plan**

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

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

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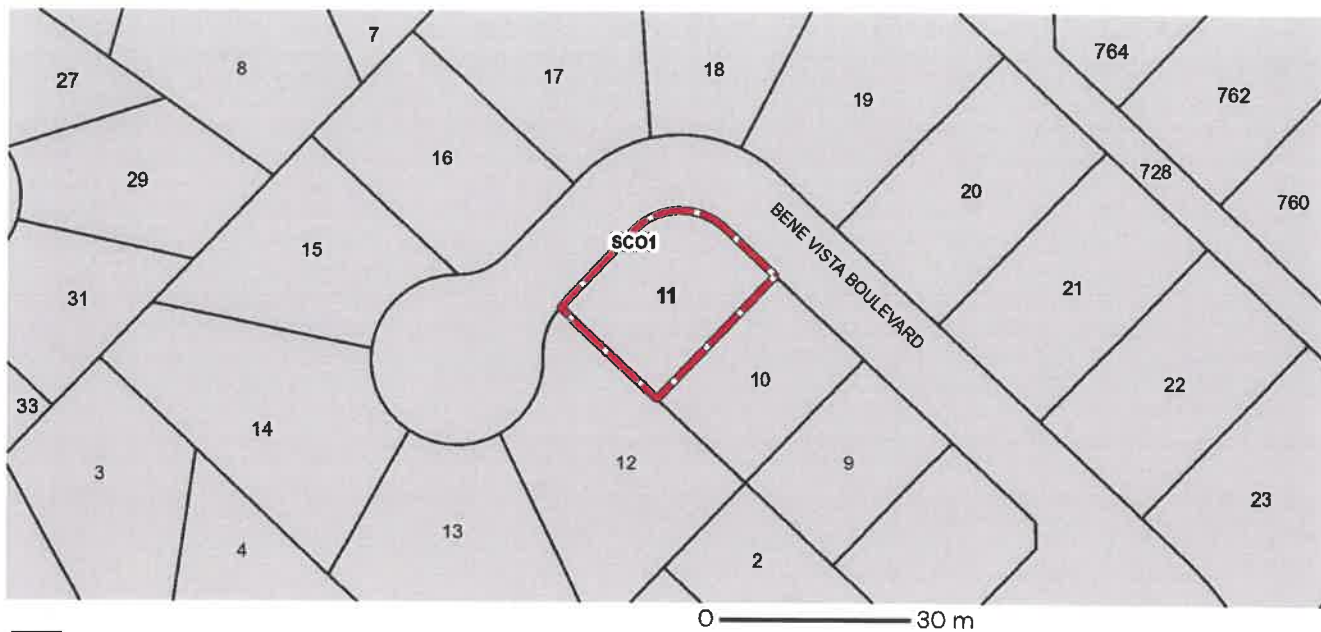
PLANNING PROPERTY REPORT: 11 BENE VISTA BOULEVARD MILDURA 3500

Page 2 of 5

Planning Overlays

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO1)



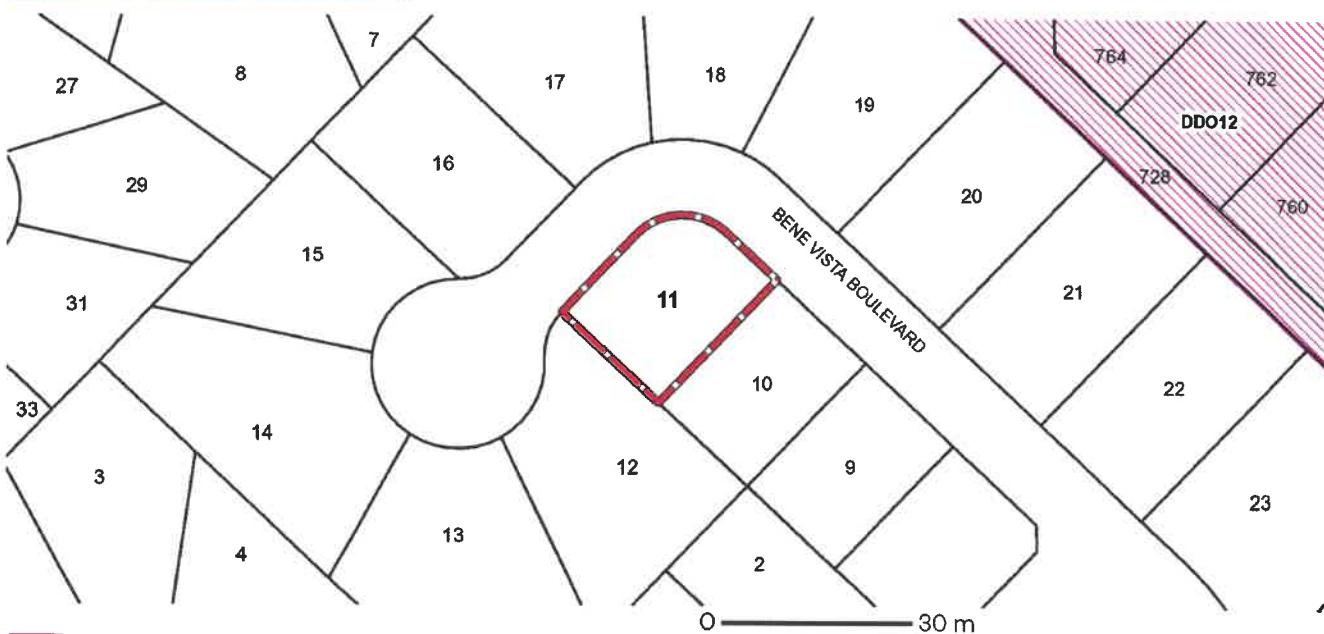
 **SCO - Specific Controls**

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)



 **DDO - Design and Development**

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PLANNING PROPERTY REPORT: 11 BENE VISTA BOULEVARD MILDURA 3500

Further Planning Information

Planning scheme data last updated on 17 September 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 abut 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>

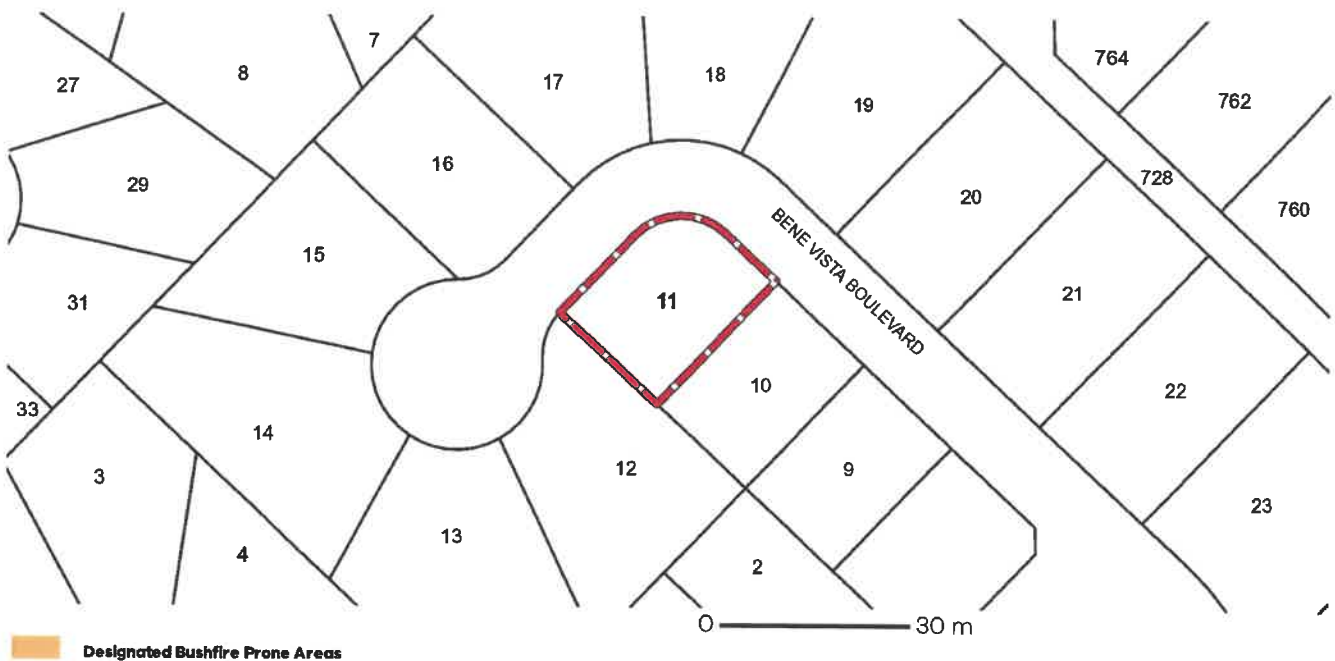
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

PLANNING PROPERTY REPORT

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>

SALINITY AFFECTING THE MUNICIPALITY

Some land within the municipality of the Mildura Rural City Council contains high levels of salt resulting in a condition commonly referred to as 'salinity'. Salinity can result in 'salt damp' or 'rising damp and salt attack' which can cause damage to certain building materials such as concrete and masonry.

Council recommends that you make your own inquiries regarding the presence of high salinity on land which you own or are considering to purchase.

If you are proposing to construct buildings on land in the municipality, you should ascertain whether or not special measures should be taken during the construction of these buildings to minimise any effects that salinity may have.

Council provides this information to assist you to make informed decisions about existing buildings or the construction of new buildings in high salinity areas.

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.

(04/10/2016)

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.