



MALONEY ANDERSON LEGAL

70 Deakin Avenue Mildura

Telephone 03 5021 6200

Facsimile 03 5021 6299



Your Ref: Brenton Love

Our Ref: PM:SM 202468

21 December 2020

Collie & Tierney
Estate Agents
67 Lime Avenue
MILDURA 3500

Dear Sir

BY EMAIL blove@ctfnre.com.au

**KING & BROADBENT
13 DOMINIC COURT, MILDURA**

As you are aware we act on behalf of the Vendor in the above transaction. We enclose Vendors Statement for your attention.

We note that you will be negotiating the sale of the above property on behalf of our respective client. Depending on the agreement reached between the Vendor and the Purchaser an appropriate GST provision needs to be included in the standard form Contract.

In the absence of a GST provision the Contract will be regarded as inclusive of GST thereby potentially reducing the Vendors actual sale price if the Vendor is required to remit GST.

Should you have any queries kindly contact the writer.

Yours faithfully

MALONEY ANDERSON LEGAL

Contact: Susan Mulder
Direct Dial: 5021 6225
Email: smulder@maloneyandersonlegal.com.au
Principal: Peter Maloney

Encl.

Principals

Peter Maloney LL.B. (Hons)
John Roccisano BA. LL.B.
Leigh C. Anderson B.Com. LL.B.
Ryan Maddox LL.B. BEc

Lawyers

Anne Hennessy B.Juris. LL.B.
Tyler Wolff LL.B. (Hons), Acc Spec (Comm Lit)
Emily Lai BSc LL.B.
Loren Caulfield Dip. Law LPAB

Lawyers

Christine McCappin LLB GDLP
Keely Duncan LLB/LP, BLittSt
Victor Murphy BCom, LLB (Hons)

Lawyers Mildura Pty Ltd ACN 131796711
trading as Maloney Anderson Legal.
PO Box 5107 Mildura Victoria 3502. DX 50021.
Email reception@maloneyandersonlegal.com.au
Website www.maloneyandersonlegal.com.au
Mildura | Wentworth | Ouyen

**VENDOR STATEMENT
TO THE PURCHASER OF REAL ESTATE
PURSUANT TO SECTION 32 OF THE
SALE OF LAND ACT 1962 (VIC) ("the Act")
as at 1 October 2014**

LAND

13 Dominic Court, Mildura 3500 being Lot 298 on Plan of Subdivision 635157G Parish of Mildura being the land contained in Certificate of Title Volume 11032 Folio 776

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

The vendor must sign this statement and give it to the purchaser prior to the purchaser signing the contract. The vendor may sign this statement to be given to the purchaser by electronic signature.

VENDOR **ALAN WAYNE KING & CHERYL LYNN BROADBENT**

Signature of the Vendor

DATE OF THIS STATEMENT / /20__

The Purchaser acknowledges being given this statement signed by the Vendor together with the attached documents before the Purchaser signed any contract.

PURCHASER

Signature of the Purchaser

DATE OF ACKNOWLEDGEMENT / /20__

1. FINANCIAL MATTERS

1.1 Land subject to a mortgage

Applies if the land is to be sold subject to a mortgage (registered or unregistered), which is not to be discharged before the purchaser becomes entitled to possession or to the receipt of rents and profits.

Not applicable

1.2 Any Charge

Not applicable

1.3 Rates, taxes, charges or other similar outgoings

Particulars of any rates, taxes, charges or other similar outgoings affecting the land (and any interest payable on any part of them):

(a) Their total does not exceed \$6,500.00

(b) Their amounts are as follows:

	Authority	Amount	Interest (if any)
(1)	Mildura Rural City Council	See attached certificate	\$
(2)	Lower Murray Water	See attached certificate	\$

TOTAL

(c) There are no charges or outgoings for which the Purchaser may become liable as a consequence of the sale and which the Vendor might reasonably be expected to have knowledge¹, which are not included in items 1.3 (a & (b) other than specified as follows:

i) If the rates, taxes and charges are also in respect of other land, any additional amount resulting from the assessment of a separate rate, tax or charge for the property after the sale.

(ii) Water consumption

1.4 Terms Contract

Not applicable

2. INSURANCE DETAILS

2.1 Damage and destruction

Not applicable

2.2 Owner-Builder

Not applicable

¹ Other than any GST payable in accordance with the contract.

3. LAND USE

3.1 Easement, covenant or other similar restriction affecting the land

- (a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):
is set out in the attached copies of title document(s).
- (b) Particulars of any existing failure to comply with the terms of that easement, covenant or other similar restrictions are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant, caveat or other similar restrictions.

3.2 Designated bushfire prone area

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

3.3 Road access

There is access to the property by road.

3.4 Planning scheme

- (a) The required specified information is as follows:

Name of planning scheme	Mildura Shire Planning Scheme
Name of responsible authority	Mildura Rural City Council
Zoning of the land	See attached Planning Property Report
Name of planning overlay	See attached Planning Property Report

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:

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

4.2 Agricultural purposes

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.

4.3 Land acquisition

Particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

Other than the usual rate notices NONE TO THE KNOWLEDGE OF THE VENDOR however the Vendor has no means of knowing all decisions of public authorities and government departments unless communicated to the Vendor.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years in relation to a building on the land²:

Not applicable.

6. OWNERS CORPORATION

Not applicable

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

Not applicable

8. SERVICES

The following services are not connected to the land:

- ☐ electricity supply
- ☐ gas supply
- ☐ water supply
- ☐ sewerage
- ☒ telephone services

9. TITLE

Copies of the following documents are attached:

9.1 Registered Title (*Transfer of Land Act* 1958)

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

10. SUBDIVISION

Not applicable

11. DISCLOSURE OF ENERGY INFORMATION

Not applicable

12. DUE DILIGENCE CHECKLIST

The Vendor or the Vendor's licensed estate agent must ensure that a prescribed due diligence checklist is made available before the land is offered for sale to any prospective purchaser from the time the land for sale that is vacant residential land or land on which there is a residence.

The provision or attachment of the due diligence checklist to Vendor Statement is not required but may be attached as a matter of convenience.

² Only required where there is a residence on the land

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

VOLUME 11032 FOLIO 776

Security no : 124087246909G
Produced 21/12/2020 08:24 AM

LAND DESCRIPTION

Lot 298 on Plan of Subdivision 535157G.
PARENT TITLE Volume 10897 Folio 046
Created by instrument PS535157G Stage 4 15/10/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ALAN WAYNE KING
CHERYL LYNN BROADBENT both of 272/24 BREAKER STREET MAIN BEACH QLD 4217
AN908057Y 06/06/2017

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AF487610M 23/11/2007

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 PS535157G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

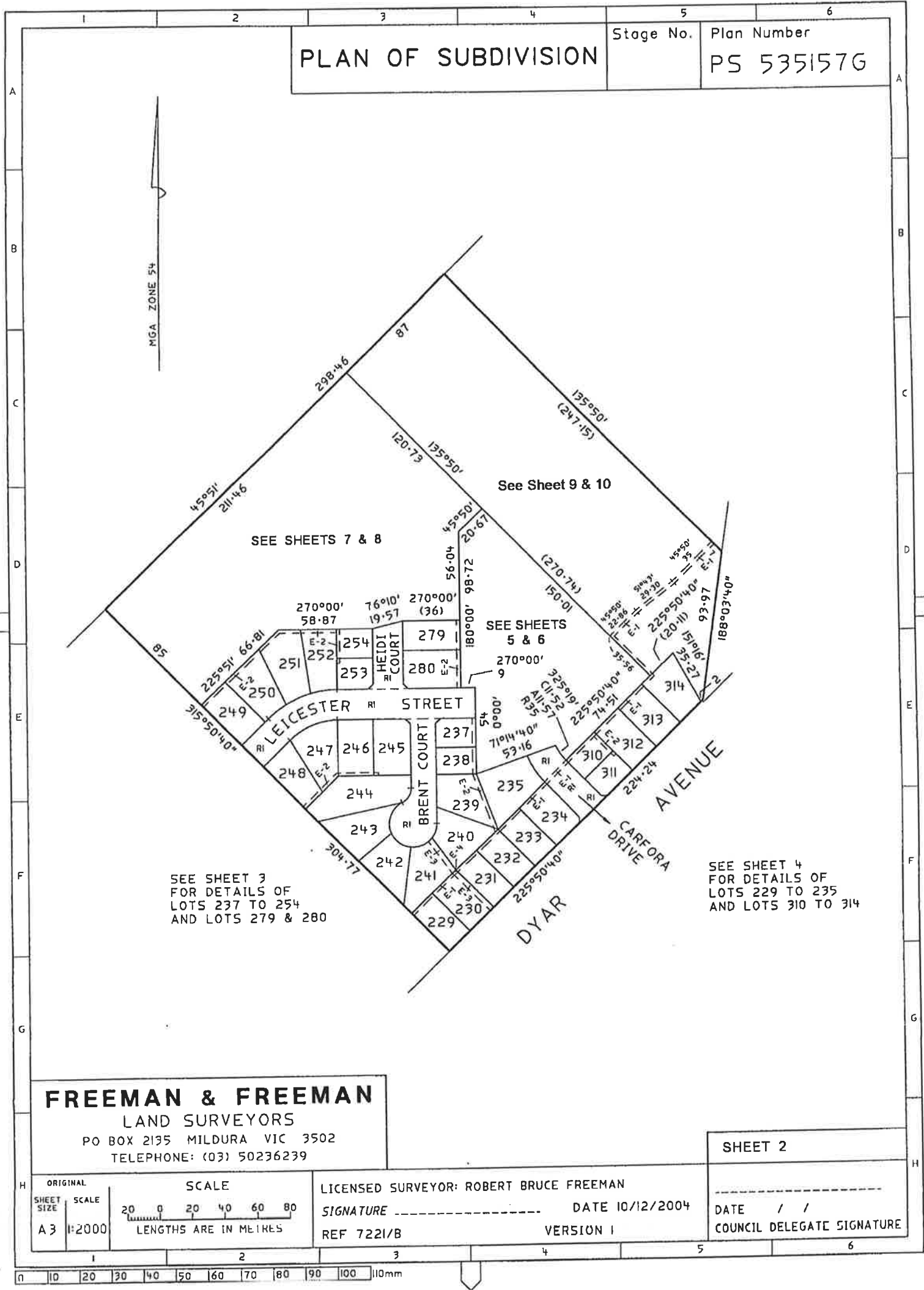
Additional information: (not part of the Register Search Statement)

Street Address: CARFORA DRIVE MILDURA VIC 3500

DOCUMENT END

The information supplied by Lexis Nexis has been obtained from GlobalX Pty Ltd by agreement between them. The information supplied has been obtained by GlobalX Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System.

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN	Assistant Registrar of Titles
REF 7221/B VERSION 1 DATE 10/12/2004 SIGNATURE _____	SHEET 1 OF 11 SHEETS
<p align="center">FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239</p>	DATE 10 / 2 / 05 COUNCIL DELEGATE SIGNATURE
	Original sheet size A3



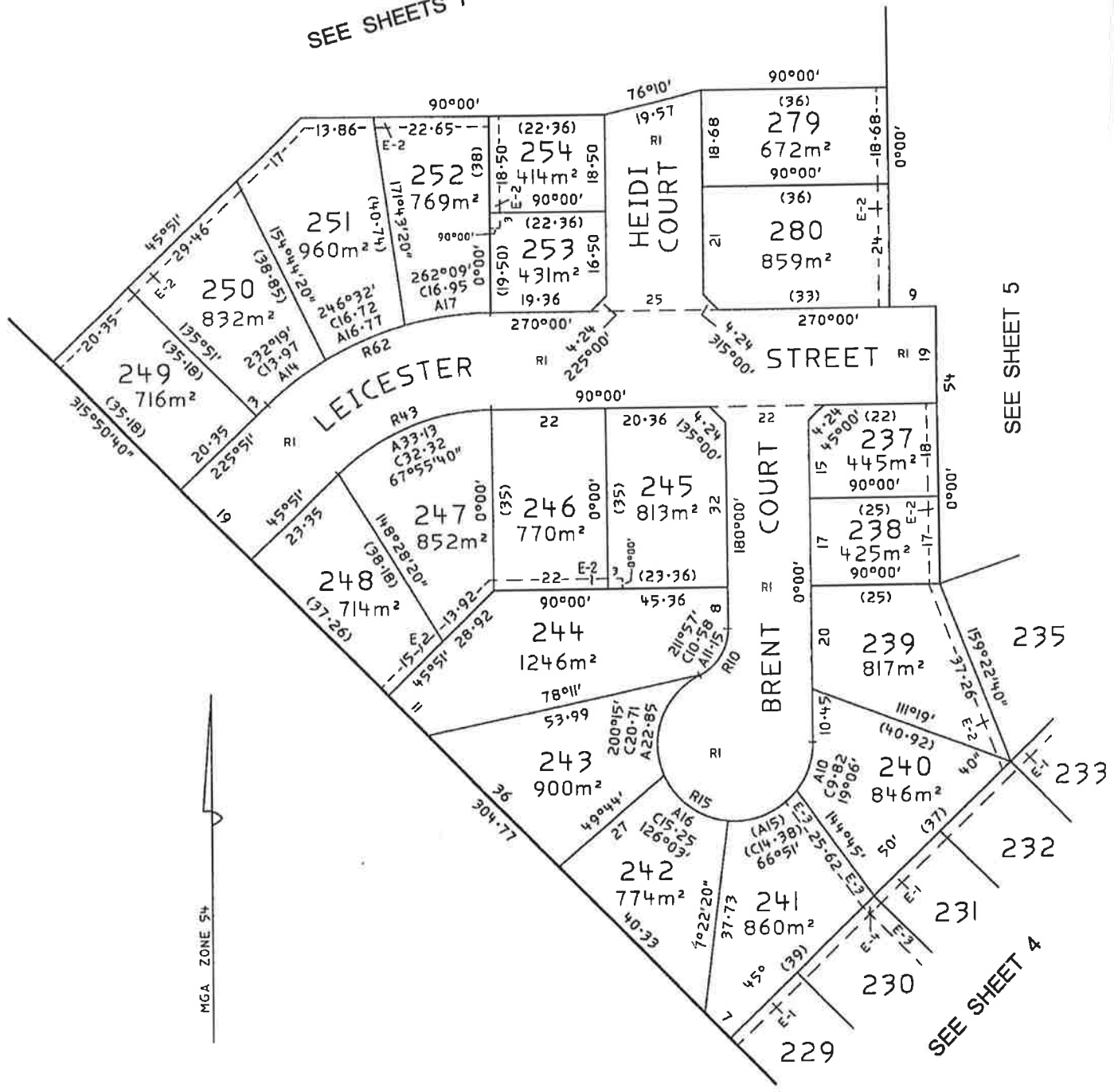
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 535157G

SEE SHEETS 7 & 8



SEE SHEET 5

SEE SHEET 4

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

SHEET 3

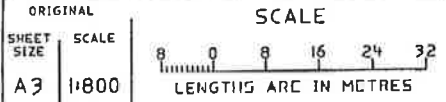
DATE / /

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE _____ DATE 10/12/2004

REF 1221/B VERSION 1



PLAN OF SUBDIVISION

Stage No. Plan Number
PS 535157G

SEE SHEET 9

SEE SHEET 6

SEE SHEET 3

AVENUE

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CARFORA DRIVE

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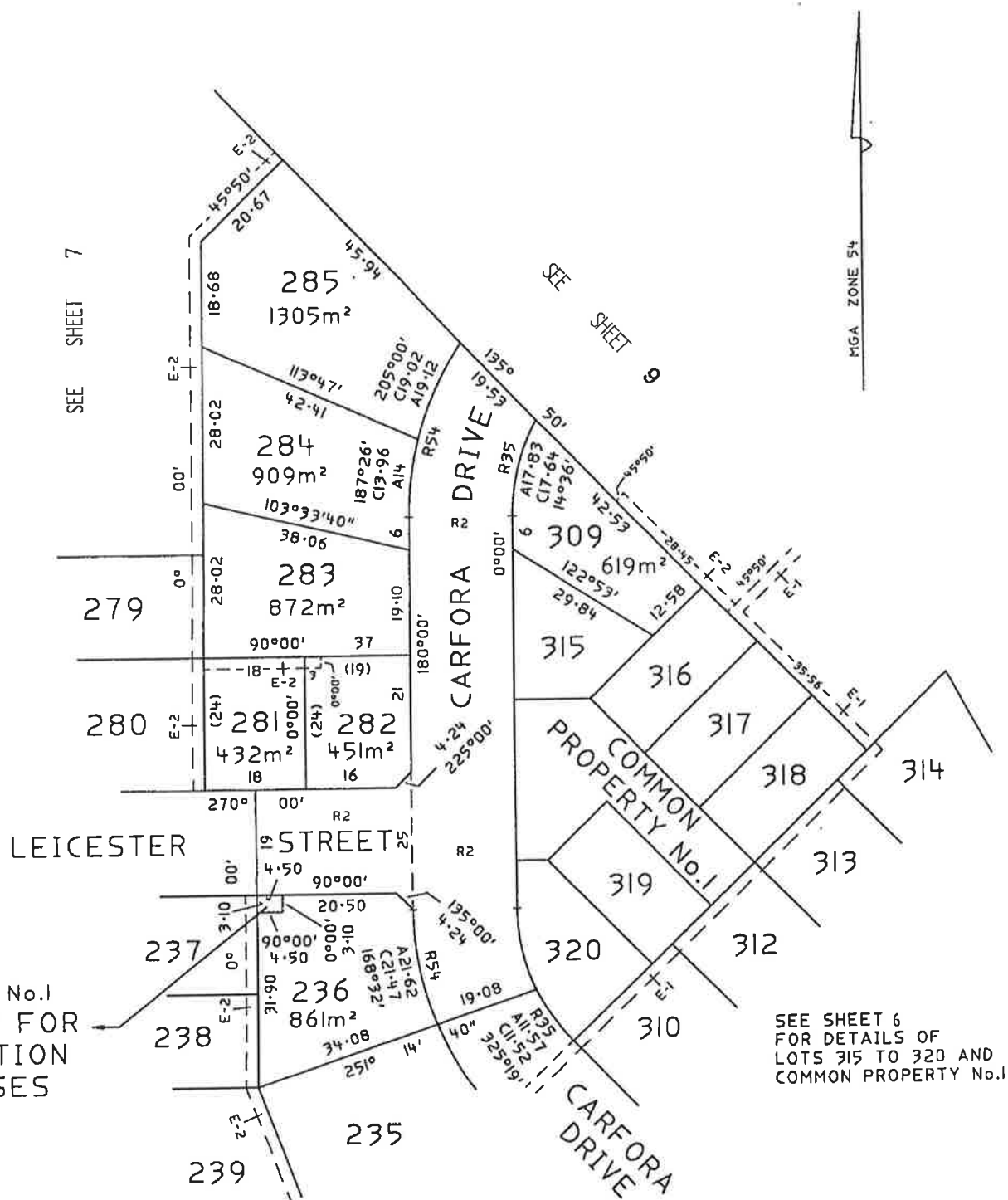
576

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 535157G



FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 5

ORIGINAL

SHEET SIZE

SCALE

A3 1:800

SCALE

0 8 16 24 32

LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

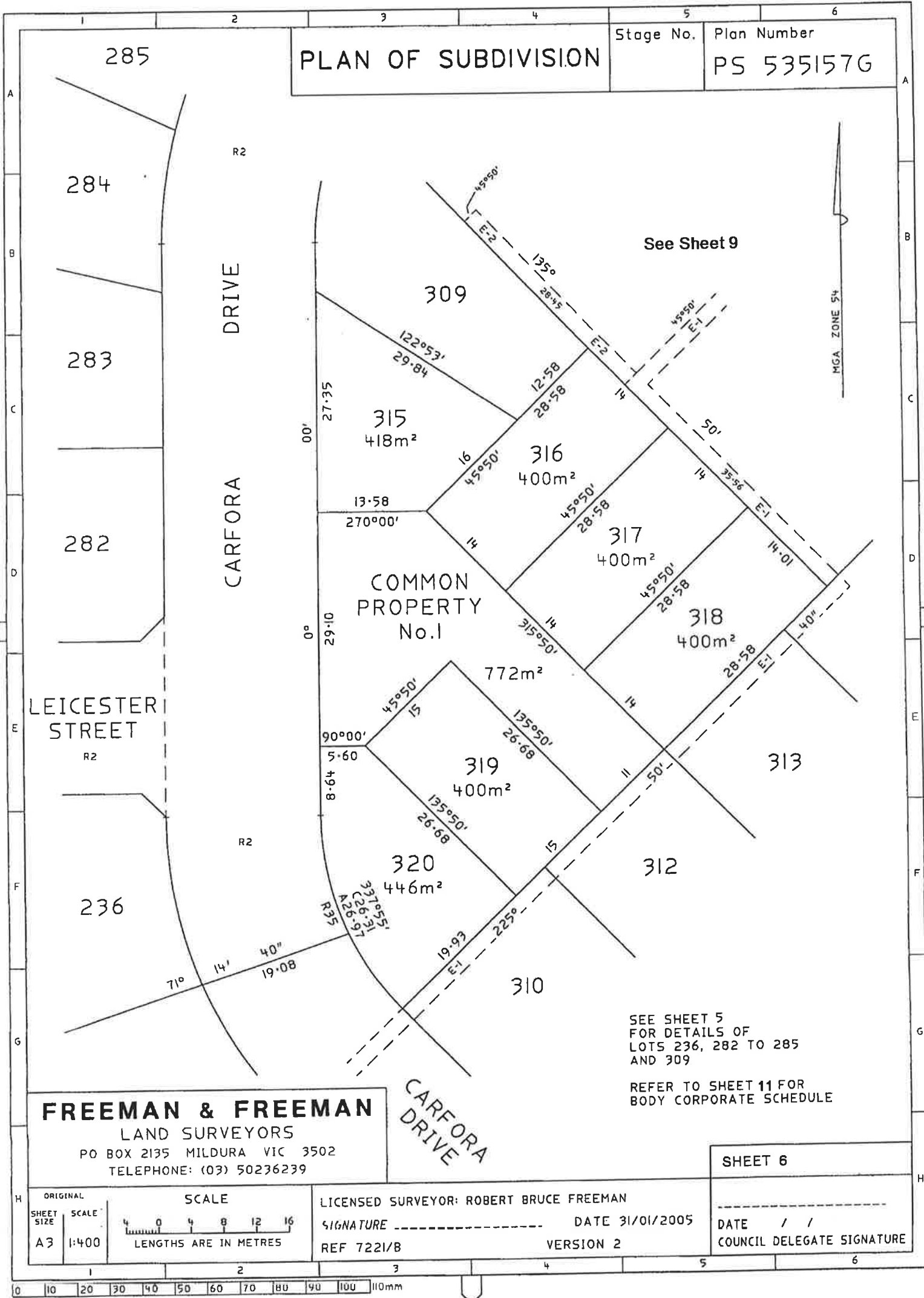
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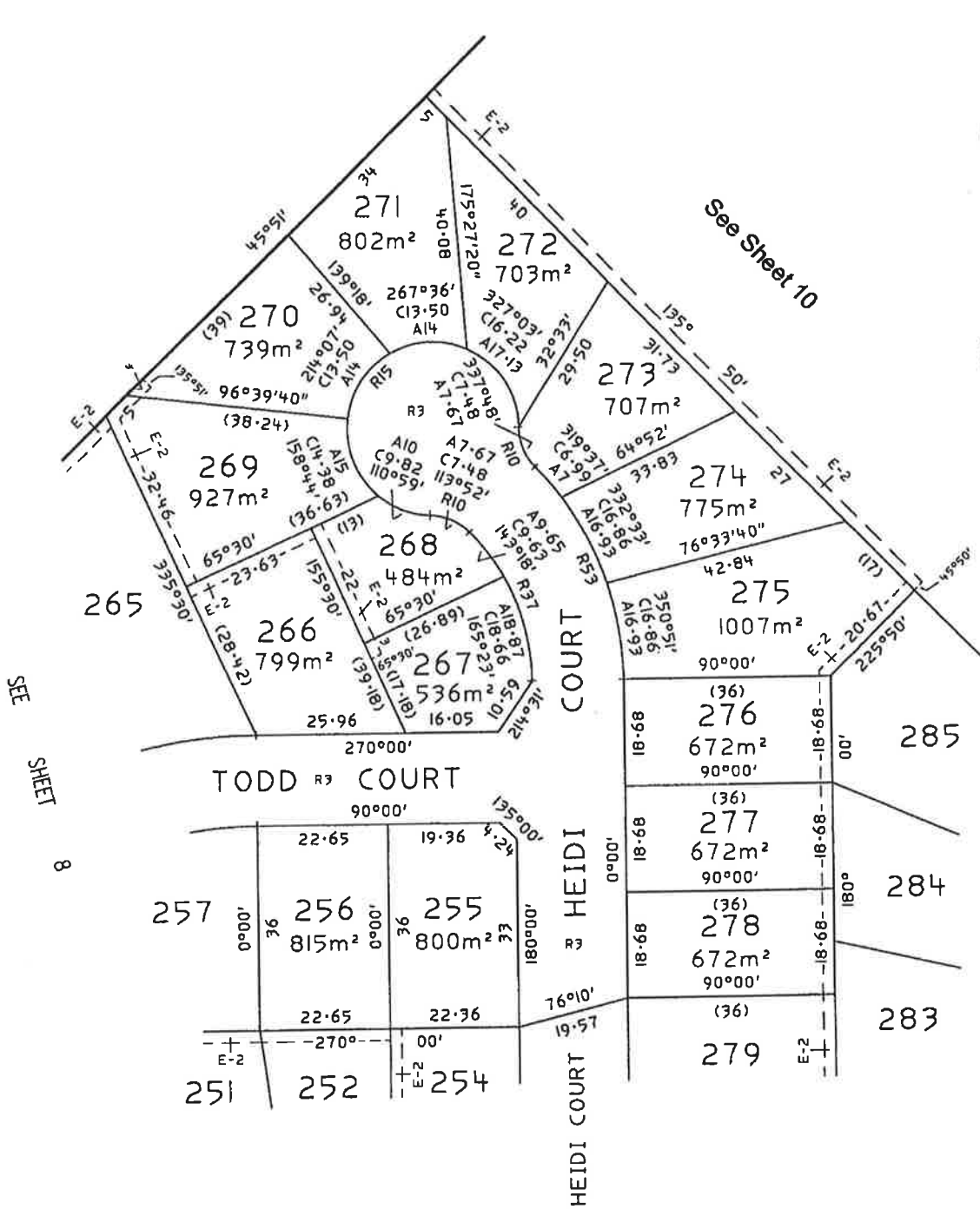
REF 7221/B

VERSION 2

DATF / /
COUNCIL DELEGATE SIGNATURE

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FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 7

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE

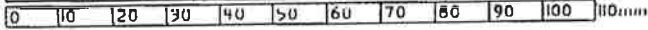
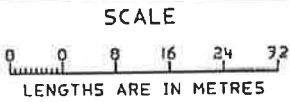
DATE 14/12/2004

REF 7221/B

VERSION 1

DATE / /

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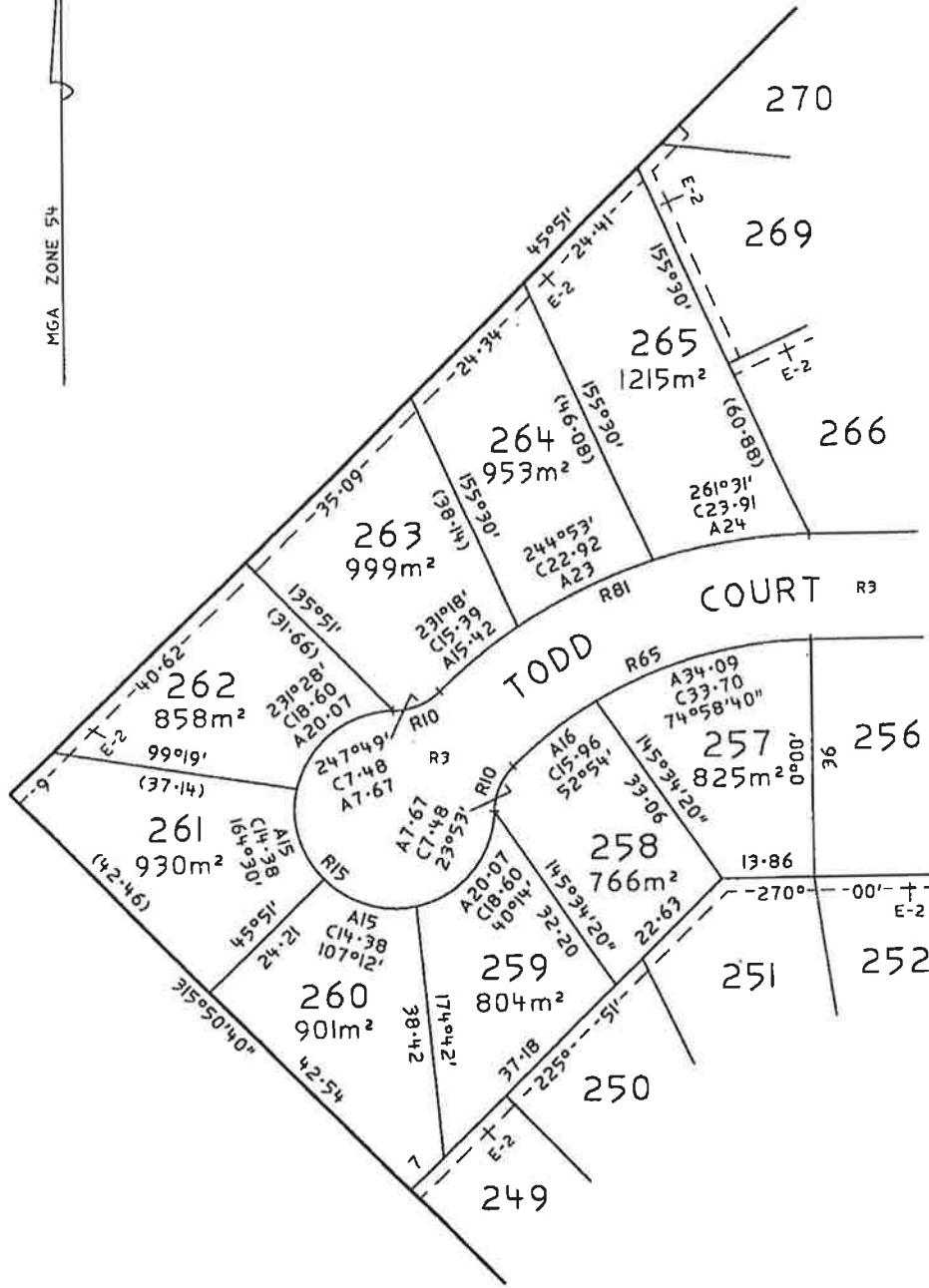
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 535157G

MGA ZONE 54



SEE
SHEET
7

FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2135 MILDURA VIC 3502

TELEPHONE: (03) 50236239

SHEET 8

ORIGINAL

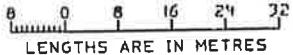
SCALE

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LENGTHS ARE IN METRES

LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

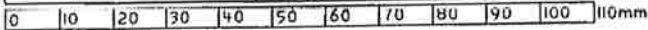
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DATE 14/12/2004

REF 7221/B

VERSION 1

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COUNCIL DELEGATE SIGNATURE



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PS535157G

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PS535157G

**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.**

[illegible]



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 21/12/2020 08:25:31 AM

OWNERS CORPORATION 1
PLAN NO. PS535157G

The land in PS535157G is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property 1, Lots 315 - 320.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
102 EIGHTH STREET MILDURA VIC 3500

AS094364C 16/04/2019

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 315	16	16
Lot 316	17	17
Lot 317	17	17
Lot 318	17	17
Lot 319	17	17
Lot 320	16	16



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 21/12/2020 08:25:31 AM

OWNERS CORPORATION 1
PLAN NO. PS535157G

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Total	100.00	100.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



Mildura Rural City Council



TAX INVOICE
ABN 42 428 937 037



Mr A W King & Ms C L Broadbent
13 Dominic Court
MILDURA VIC 3500



033
1002807
R1_0823

Rate Instalment Notice

1 July 2020 to 30 June 2021

Assessment No: 32087
Issue Date 12 November 2020

Property Location & Description
13 Dominic Court MILDURA VIC 3500
Lot 298 PS 535157G Sec 9 Blk E

RATING DETAILS

INSTALMENT 2

\$1,320.10

For full rating details refer to your annual Rate and Valuation Notice.

TOTAL DUE

\$1,320.10

Instalment 2: Due 14 Dec 2020 \$1,320.10	Instalment 3: Due 28 Feb 2021 \$1,320.10	Instalment 4: Due 31 May 2021 \$1,320.10
--	--	--

Note: payments received after 5pm on the due date will be considered late.
Late payments will be charged interest at 10% p.a. from the date the instalment became due.

Payment Slip

Mr A W King & Ms C L Broadbent
13 Dominic Court MILDURA VIC 3500
Assessment No: 32087

INSTALMENT 2
AMOUNT DUE: \$1,320.10



Bill code: 93922
Ref: 320879

PAY has payment via internet or phone banking.
PAY View View and pay this bill using internet banking.
PAY View Registration No: 320579

POST billpay



Instalment: *41 320879



Post Billpay Bill code: 0041
Ref: 320879

Pay in person at any post office, phone
13 18 18 or go to postbillpay.com.au

Centrepay Ref:
555 054 730B



MILDURA
 1741 - 258 Fourteenth Street Mildura 3500
 PO Box 1435 Mildura 3500
 AUDDOC DX 50003
 Tel: (03) 5051 3400 Fax: (03) 5051 3450
 Office Hours 9.00am - 5.00pm Monday - Friday

SWAN HILL
 73 Beveridge Street Swan Hill 3585
 PO Box 1447 Swan Hill 3585
 AUDDOC DX 50164
 Tel: (03) 5036 2150 Fax: (03) 5036 2100
 Office Hours 9.00am - 5.00pm Monday - Friday



KERANG
 55 Wellington Street Kerang 3570
 PO Box 547 Kerang 3570
 AUDDOC DX 57808
 Tel: (03) 8450 3900 Fax: (03) 8450 3907
 Office Hours 9.00am - 1.00pm Monday - Friday



24 Hour Supply Emergency
1800 806 830

ABN 18 475 808 826
www.lmw.vic.gov.au

Reference No. 051892

URBAN ACCOUNT

Amount Due \$207.10

Due Date 13-NOV-2020

Date Of Issue 8/10/2020

Tariffs and Charges Notice
 2nd Quarter 2020/21
 01/10/2020 - 31/12/2020

(P) POST *650 700518921



351637-001 004685 (10657) 0033
MR AW KING & MS CL BROADBENT
13 DOMINIC COURT
MILDURA VIC 3500

Property Address : 13 DOMINIC COURT MILDURA VIC 3500 (Prop:51892) - Urban Account
 Lot 288 PS 535157G Par Mildura Vol 11032 Fol 776

Water Service Tariff
 Water by Measure Chg-Info on reverse
 Sewerage Service Tariff

Charge	Balance
52.09	52.09
32.05	32.05
122.96	122.96

TOTAL OWING

\$207.10



Payments/Credits since last Notice \$213.16

Payment Slip - Methods of Payment

Online at lmw.vic.gov.au - Pay your Account



Direct Debit
 Please contact your local office.



Centrepay
 Use Centrepay to arrange regular deductions from your Centrelink payment. simply call any Lower Murray Water Office.



Billpay Code: 0850
Ref: 7005 1892 1

Pay in person at any Post Office.



Bill Code: 78477
Ref: 7005 1892 1

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info www.bpsv.com.au



*650 700518921 \$207.10

iB PAY	Bill Code: 78477
	Ref: 7005 1892 1
BPAY* - Make this payment via internet or phone banking.	
BPAY View* - Receive, view and pay this bill using internet banking.	
BPAY View Registration No: 7005 1892 1	

Amount Due \$207.10

Payment Ref: 7005 1892 1



By Phone
 Pay by phone (03) 6672 0582. Standard call charges apply.

See reverse for In Person and By Mail options

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 01 December 2020 09:13 AM

PROPERTY DETAILS

Address: **13 DOMINIC COURT MILDURA 3500**
Lot and Plan Number: **Lot 298 PS535157**
Standard Parcel Identifier (SPI): **298\PS535157**
Local Government Area (Council): **MILDURA**
Council Property Number: **32087**
Planning Scheme: **Mildura**
Directory Reference: **Vicroads 535 M1**

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](#)

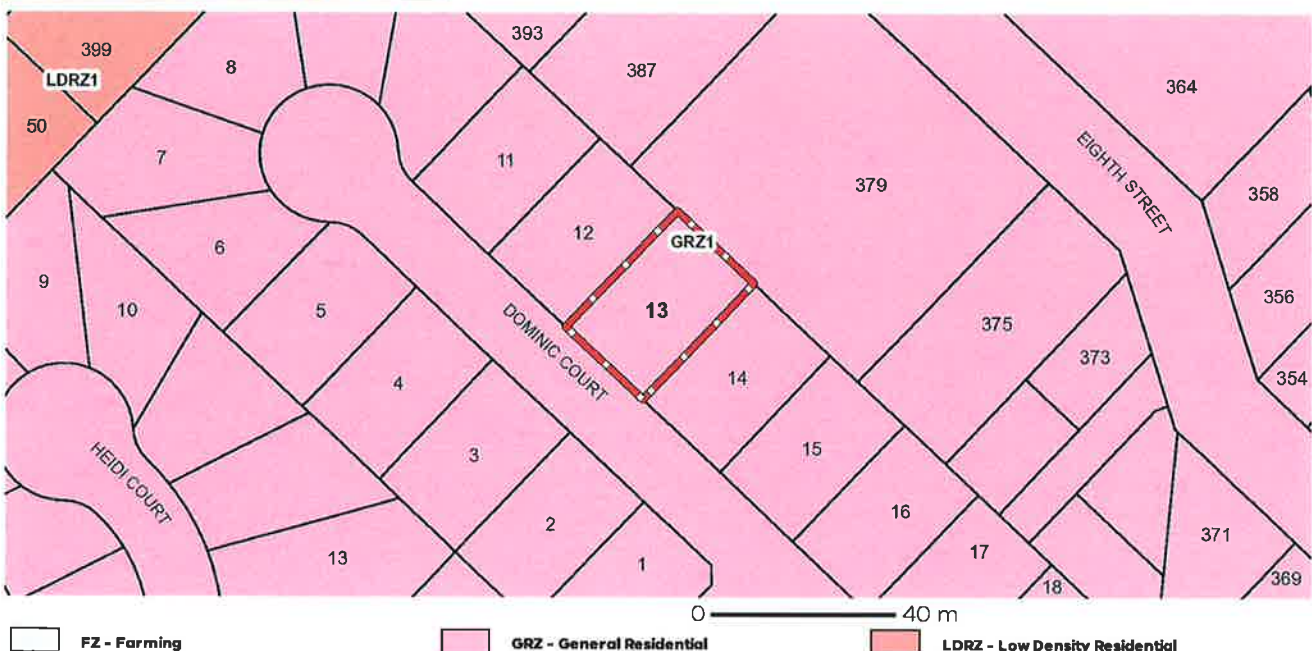
STATE ELECTORATES

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.delap.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).

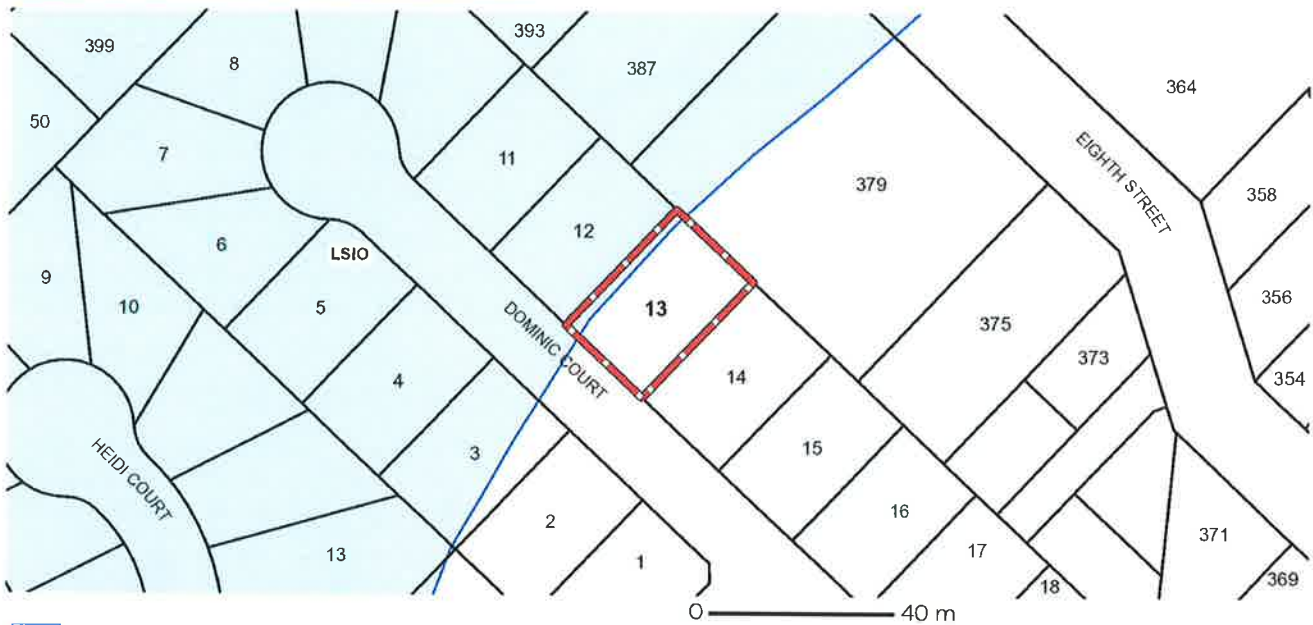
PLANNING PROPERTY REPORT: 13 DOMINIC COURT MILDURA 3500

Page 1 of 4

Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

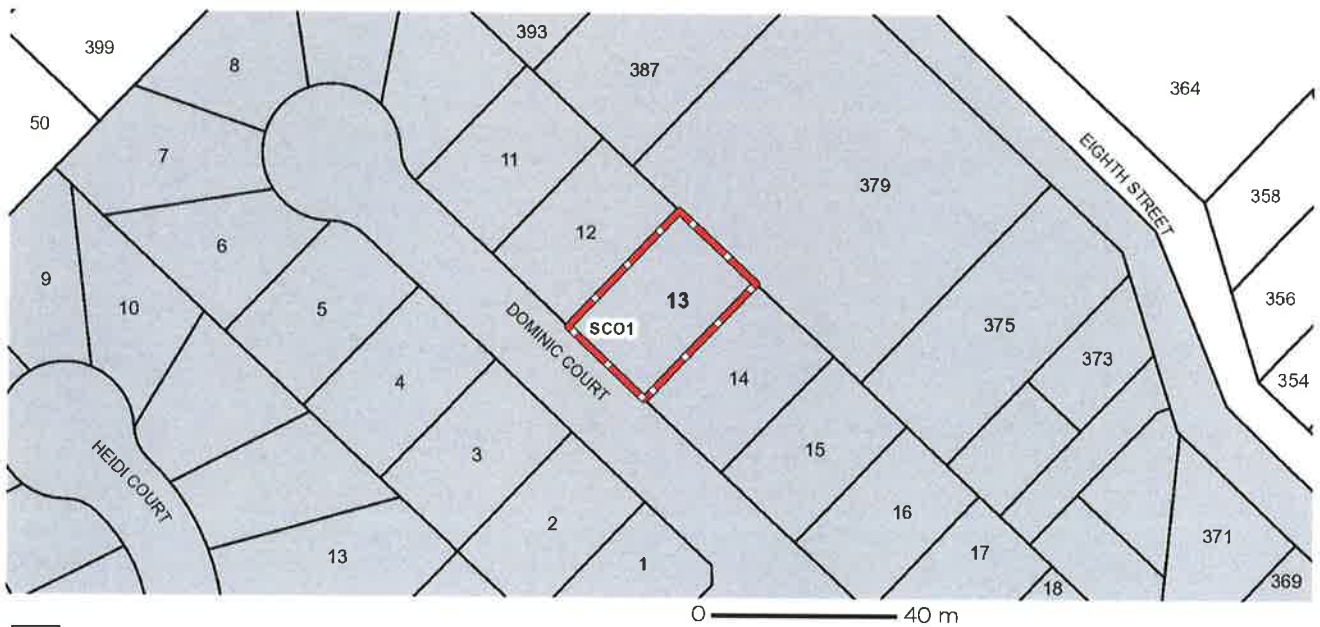
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 (SCO)



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

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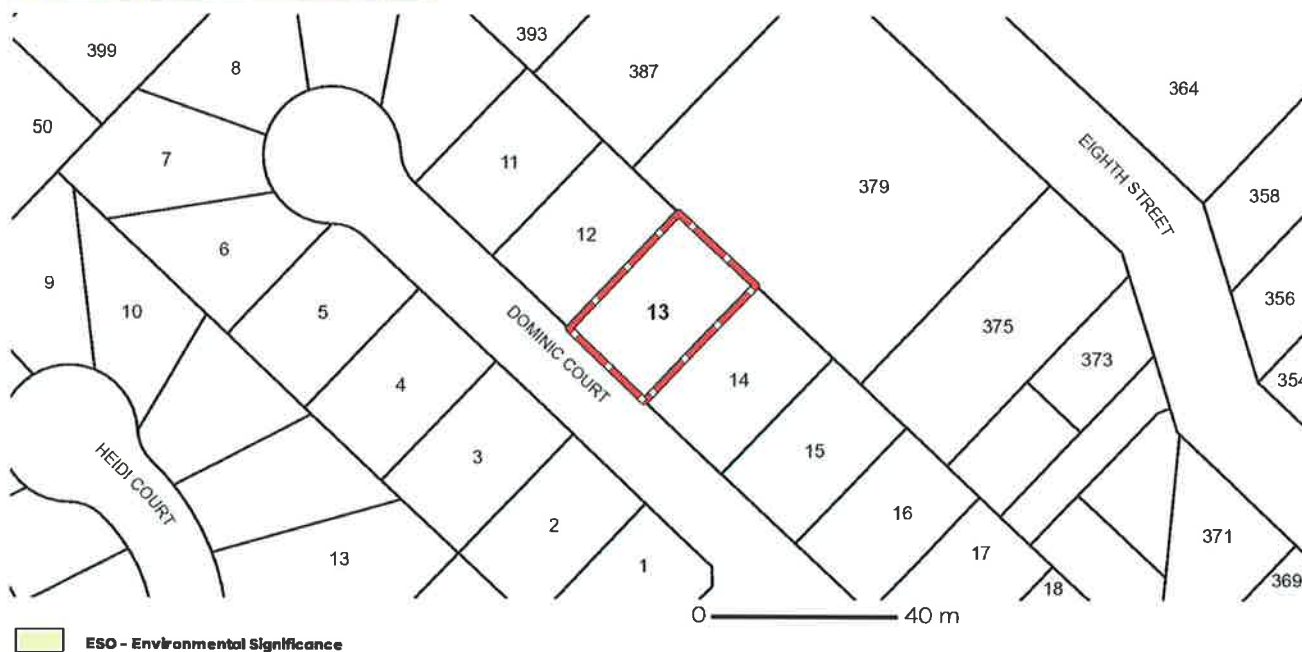
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



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 26 November 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

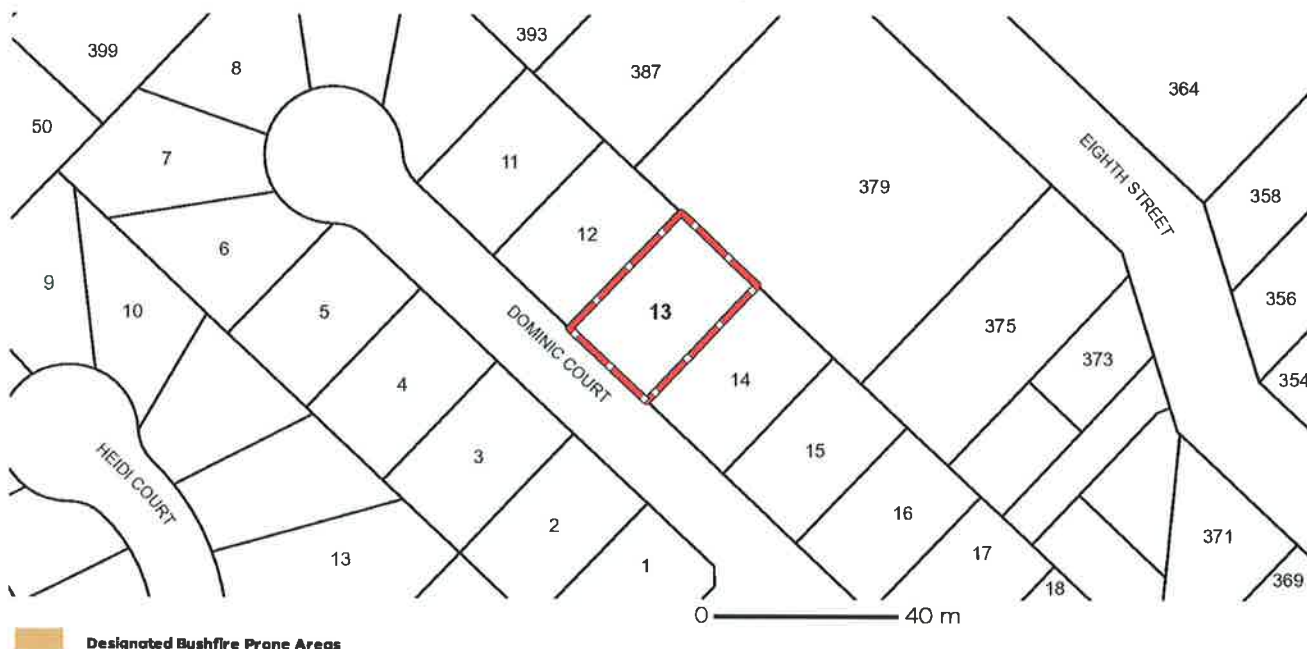
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Due Diligence Checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting consumer.vic.gov.au/duediligencechecklist.

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