

SECTION 32 STATEMENT

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

Vendor: **Randie Shane Morris and Cynthia Anne Morris**

Property: **3 Oasis Boulevard MILDURA VIC 3500**

VENDORS REPRESENTATIVE

Mildura Property Transfers Pty Ltd
124A Eighth Street, Mildura 3500

PO Box 1012
MILDURA VIC 3502

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

Ref: Warrick Watts

SECTION 32 STATEMENT
3 OASIS BOULEVARD MILDURA VIC 3500

1. **FINANCIAL MATTERS**

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

Provider	Amount (& interest if any)	Period
Mildura Rural City Council	\$3,106.32	Per annum
Lower Murray Water	\$ 175.05	Per quarter

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

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

2. **INSURANCE**

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-

A copy of the condition report required by section 137B of the *Building Act 1993* is also attached.

3. **LAND USE**

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

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3 OASIS 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

Planning Scheme:

Responsible Authority: See attached Property Report

Zoning:

Planning Overlay/s:

4. NOTICES

(a) Particulars of any Notice, Order, Declaration, Report or recommendation of a Public Authority or Government Department or approved proposal directly and currently affecting the land of which the Vendor might reasonably be expected to have knowledge are:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor

(b) The Vendor is not aware of any Notices, Property Management Plans, Reports or Orders in respect of the land issued by a Government Department or Public Authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes.

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

5. BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

Is contained in the attached Certificate/s.

6. OWNERS CORPORATION

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

~~(2) Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):~~

~~— any certificate of release from liability to pay;~~

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3 OASIS BOULEVARD MILDURA VIC 3500

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

OR

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

8. SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

9. TITLE

Attached are the following document/s concerning Title:

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

SECTION 32 STATEMENT
3 OASIS BOULEVARD MILDURA VIC 3500

- (i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
- (ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

10. DUE DILLIGENCE CHECKLIST

The Sale of Land Act 1962 provides that the Vendor or the Vendor's Licensed Estate Agent must make a prescribed due diligence checklist available to the Purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided but the checklist has been attached as a matter of convenience.

DATE OF THIS STATEMENT / /20

Name of the Vendor

Signature/s of the Vendor

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

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)

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

Terms contracts – S32A(d)

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

Register Search Statement - Volume 11160 Folio 100

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

VOLUME 11160 FOLIO 100

Security no : 124089756131R
Produced 07/05/2021 12:26 PM

LAND DESCRIPTION

Lot 76 on Plan of Subdivision 609034P.
PARENT TITLE Volume 11093 Folio 441
Created by instrument PS609034P 28/09/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RANDIE SHANE MORRIS
CYNTHIA ANNE MORRIS both of 740 DEAKIN AVENUE MILDURA VIC 3500
AG855153F 06/11/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG855154D 06/11/2009
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT AG855153F 06/11/2009

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 PS609034P 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: 3 OASIS BOULEVARD MILDURA VIC 3500

ADMINISTRATIVE NOTICES

NIL


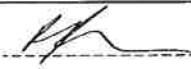

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS

Effective from 23/10/2016

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 07/05/2021, for Order Number 67955442. Your reference: Morris.

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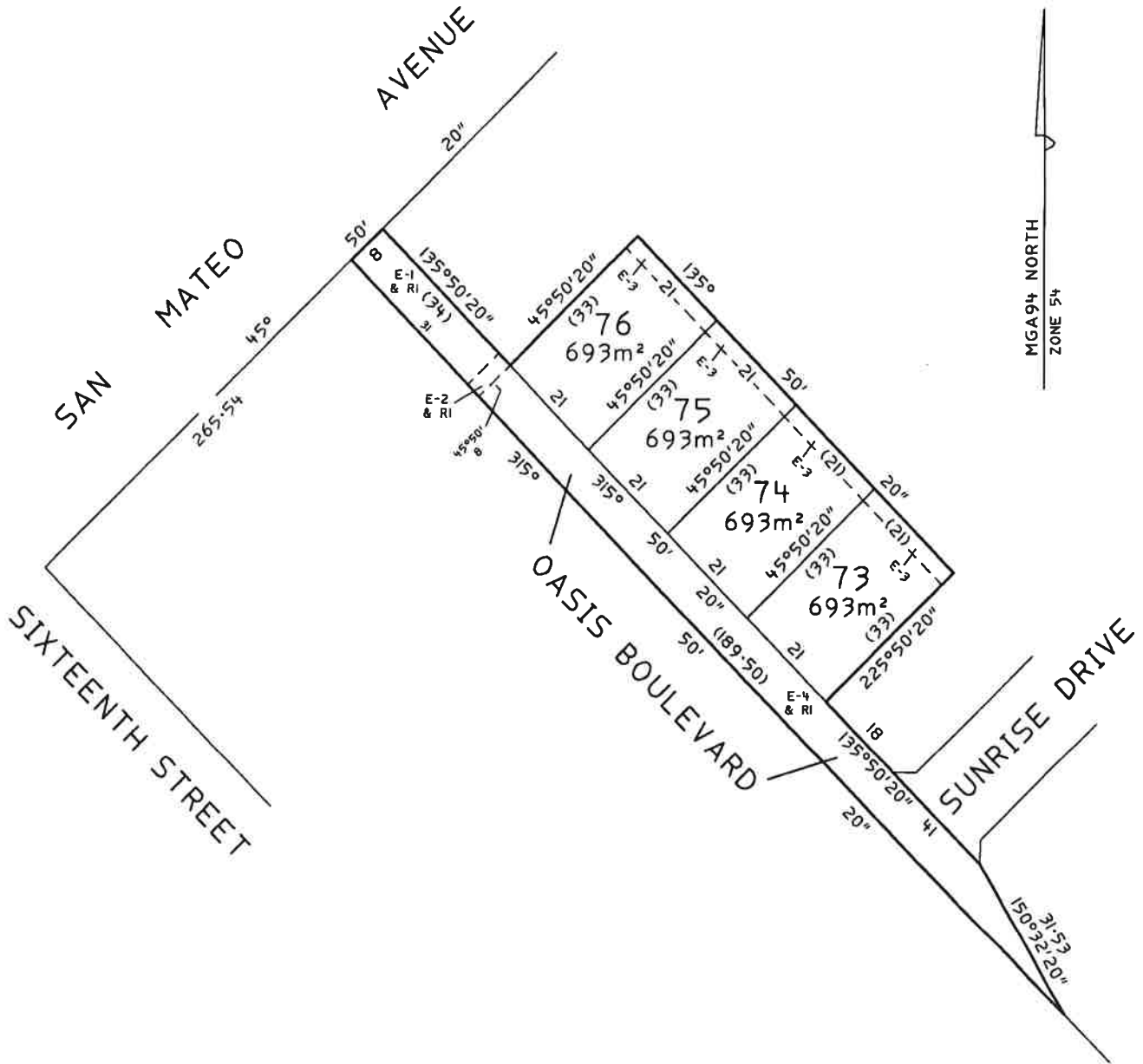
PLAN OF SUBDIVISION		Stage No. / LR use only	PI PS609034P 21/09/2009 \$134.40 PS
		EDITION 1	
Location of Land Parish: MILDURA Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 2 (PART) Title References: Vol 11093 Fol 441 Last Plan Reference: PS 609033R (LOT B) Postal Address: SAN MATEO AVENUE MILDURA, 3500. MGA94 Co-ordinates: E 604450 (Of approx. centre of plan) N 6213050 Zone 54		Council Certification and Endorsement Council Name: MILDURA RURAL CITY COUNCIL Ref: 50115 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 <u>25/6/2009</u> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space (i) A requirement for public open space under section 18 Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council seal Date _____ / ____ / ____ Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate  Council seal Date <u>31/7/2009</u>	
Vesting of Roads or Reserves			
Identifier	Council/Body/Person		
ROAD, RI	MILDURA RURAL CITY COUNCIL		
Notations			
Depth Limitation: DOES NOT APPLY		Staging This is is not a staged subdivision Planning Permit No. P06/547	
OTHER NOTATIONS: LOTS 1 TO 72 ARE OMITTED FROM THIS PLAN. THE RESERVATIONS AND CONDITIONS CONTAINED IN TRANSFER 254018 AFFECT ALL THE LAND IN THIS PLAN.		Survey:- This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 341, 862, 864 & 1096 In Proclaimed Survey Area no. _____	
Easement Information			
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Origin Land Benefited/In Favour Of
E-1	DRAINAGE	8	PS 609032T MILDURA RURAL CITY COUNCIL
E-2	SEWERAGE DRAINAGE	3	PS 609032T LOWER MURRAY URBAN & RURAL WATER AUTHORITY MILDURA RURAL CITY COUNCIL
E-3	SEWERAGE DRAINAGE	3	PS 609033R LOWER MURRAY URBAN & RURAL WATER AUTHORITY MILDURA RURAL CITY COUNCIL
E-4	DRAINAGE	SEE DIAG.	PS 609033R MILDURA RURAL CITY COUNCIL
LICENSED SURVEYOR: ROBERT BRUCE FREEMAN REF 7952/3 VERSION 3 / DATE 14/3/2007 SIGNATURE 			
FREEMAN & FREEMAN LAND SURVEYORS PO BOX 2135 MILDURA VIC 3502 TELEPHONE: (03) 50236239			
		LR use only _____ Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date <u>21/9/09</u> LR use only _____ PLAN REGISTERED TIME 2.16PM DATE <u>28/9/09</u> K.A. Balachandiran Assistant Registrar of Titles Sheet 1 of 2 Sheets  DATE <u>31/7/2009</u> COUNCIL DELEGATE SIGNATURE Original sheet size A3	

PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 609034P



FREEMAN & FREEMAN

LAND SURVEYORS

PO BOX 2175 MILDURA VIC 3502

TELEPHONE: (03) 50236239

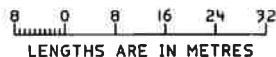
SHEET 2 OF 2 SHEETS

ORIGINAL

SCALE

SHEET SIZE
A3

SCALE
1:800



LICENSED SURVEYOR: ROBERT BRUCE FREEMAN

SIGNATURE *[Signature]*

DATE 14/3/2007

REF 7952/3

VERSION 3

[Signature]

DATE 31/7/2009

COUNCIL DELEGATE SIGNATURE

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref.: 455259

913A

Customer Code:



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AG855153F

06/11/2009 \$307

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MADE AVAILABLE/CHANGE CONTROL

Office Use Only

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

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

Land: (volume and folio reference)

Volume 11160 Folio 100

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

All its estate in fee simple

Consideration:

Transferor: (full name)

Mirage Developers Pty Ltd ACN 125 042 391

Transferee: (full name and address including postcode)

Randie Shane Morris and Cynthia Anne Morris both of 740 Deakin Avenue, Mildura 3500 as joint proprietors.

Directing Party: (full name)

Creation and/or Reservation and/or Covenant:

AND THE SAID RANDIE SHANE MORRIS & CYNTHIA ANNE MORRIS for themselves and their transferees the registered proprietors for the time being of the land transferred and every part thereof **DO HEREBY** as a separate covenant **COVENANT** with the said Mirage Developments Pty Ltd and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision 609034P and every part thereof (other than the land hereby transferred) as follows:

Continued on T2 page 2

Approval No. 18170311L

ORDER TO REGISTER

Please register and issue title to

T2

Signed

Cust. Code:



STAMP DUTY USE ONLY

\$1593

Original Land Transfer

Stamped with \$1,593.00

Doc ID 2510766, 27 Oct 2009

SRO Victoria Duty, PADO

THE BACK OF THIS FORM MUST NOT BE USED

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

- a) They will not erect or cause or suffer to be erected upon the said lot any dual occupancy dwelling or more than one dwelling and that such building or dwelling shall not be other than a building that is a class 1(a) (i) as defined in part A3-2 of the Building Code of Australia and that such building and lost or any part thereof shall not be registered under the provisions of the Subdivision Act 1988 or any amendment, modification or re-enactment of or substitution of that Act.
- b) That they will not at any time erect or construct or build or cause to be erected or constructed or built or allow to remain erected or constructed or built upon the said lot or any part thereof, any dwelling house or outbuildings which have previously been erected, constructed or built on any other land or constructed wholly or substantially for transportation to a building allotment.
- c) That they will not erect, construct or build or cause to be erected or constructed or built on the said lot or any part thereof any dwelling house (except for the usual outbuildings) with exterior walls composed of more than one half of the area of any such wall of any material other than brick, brick veneer, stone, terra cotta block, solid or hollow concrete block or scion cladding with a texture membrane or other similar building unit or a combination of both laid up unit by unit and set in mortar and that such definition shall not include mud brick construction.
- d) That they shall not at any time erect or cause or suffer to be erected or remain erected upon the said allotment any outbuilding of any material other than brick, brick veneer or stone or colour bond steel decking in such colours as from time to time may be released by the manufacturers and that any outbuilding shall have dimensions not exceeding 96 square metres in floor area or any wall height of 3.0 metres.
- e) That they will not erect or cause or suffer to be erected on the rear boundary or any side boundary within the building alignment of the said lot any fence other than a fence of a minimum height of 1.80 metres constructed from double sided colour bond in the colour "domain".
- f) That the foregoing covenants and each of them shall cease to be operative from the 1st day of January, 2012.

Dated: 23/10/09

Execution and attestation:

AND IT IS HEREBY AGREED AS FOLLOWS:

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

Dated: 23/10/09
Execution and attestation:

AG855153F



The Common Seal of **MIRAGE DEVELOPERS PTY LTD**)
ACN 125 042 391 was affixed hereto in the presence of)
authorised persons:)

Sole Director: [Signature] + Sole Secretary: JAMES DONALD HARWOOD
Full name: Full name:
Usual address: Usual address: 16 MARSDEN DRIVE, MILWAURA VIC 3500

Signed by the Transferee's in the presence of:) [Signature] [Signature]

Witness: [Signature]

Approval No. 18170311L

T2 Page 2



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

BUILDING PERMIT ~ AMENDED ~

Amendment refers to correction of project address - 9/11/2015

PERMIT NO: BS-U 1062/20150574/0

ISSUED TO:-

Agent: Randie Morris
PO Box 239 SM MILDURA VIC 3502

Phone: 0410 022 645

OWNERSHIP DETAILS:-

Owner: RS & CA Morris
PO Box 239 SM MILDURA VIC 3502

Phone: 0410 022 645

PROPERTY DETAILS:-

Lot: 76 No: 3 Oasis Boulevard MILDURA VIC 3502
Municipality: Mildura Rural City Council
Title Details: PS: 609034

Site area m²: 693

DETAILS OF RELEVANT PLANNING PERMIT:- N/A

BUILDER:-

RS & CA Morris
PO Box 239 SM MILDURA VIC 3502

Phone: 0410 022 645

DETAILS OF DOMESTIC BUILDING WORK INSURANCE: N/A

Owner Builder Certificate of Consent Number: N/A

NATURE OF BUILDING WORK :-

Construction of Carport
Project Classification: 10a
Project Use: Residential

Project estimated value: \$7,500
Total new floor Area (m²): 80

CUPANCY OR USE OF BUILDING :- A Final Certificate is required prior to use or Occupation

COMMENCEMENT AND COMPLETION :- Building work is to commence by: 22/10/2016 and is to be completed by: 22/10/2017

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

STAGES OF WORK PERMITTED :- As shown on approved plans

INSPECTION REQUIREMENTS:-

**FOR INSPECTION BOOKINGS PLEASE CALL:
0418 596 661 (BOOKINGS MUST BE PLACED AT LEAST 48HRS PRIOR TO INSPECTION - MON-FRI)**

Inspection of Pad Footings
Inspection of Framework
Inspection of Final, upon completion of work

**RELEVANT BUILDING SURVEYOR
BRENT WILLIAMS**

REGISTRATION NUMBER BS- U 1062

SIGNATURE:



ISSUE DATE: 22/10/2015

BUILDING PERMIT CONDITIONS

PERMIT NO:BS-U 1062/20150574/0

1. GENERAL

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

2. CONSTRUCTION REQUIREMENTS

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

3. STORMWATER DRAINAGE

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

- END OF CONDITIONS-

RELEVANT BUILDING SURVEYOR

BRENT WILLIAMS

REGISTRATION NO: BS- U 1062

SIGNATURE:



ISSUE DATE:

22/10/2015



National Building Consultants

Regional
39 Pine Avenue
Mildura Vic 3500
ABN: 14 064 582 770
E: admin@bwanational.com.au
T: (03) 5023 5136

City
Level 9 IBM Centre
60 City Road Southbank
Melbourne Vic 3006
E: info@bwanational.com.au
T: 1300 363 487

www.bwanational.com.au

Form 7
Building Act 1993
Building Regulations 2006
Regulation 1006

CERTIFICATE OF FINAL INSPECTION

To
Owner RS & CA Morris
Address PO Box 239 SM
MILDURA 3502

To
Agent Randie Morris
Address PO Box 239 SM
MILDURA 3502

Project Address Lot:76 No: 3 Oasis Boulevard MILDURA 3502

PS: 609034P

Municipal District Mildura Rural City Council

Description of building work

Construction of Carport
BCA Class: 10a
Part of building: As per plans
Permitted Use: Residential
Allowable Live Load: N/A

Directions

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

Relevant Building Surveyor

Name: BRENT WILLIAMS
Address: 39 Pine Ave MILDURA 3500

Registration No: BS- U 1062

Signature

CERTIFICATE:

Certificate Number: 20150574/0
Final Inspection Date: 18 August 2016
Date of Issue: 18 August 2016

Building Act 1994
137B – CONDITION REPORT
Address: 3 Oasis Boulevard Mildura Vic 3500



7 May 2021



BRENT A. WILLIAMS
REGISTERED BUILDING PRACTITIONER
BUILDING SURVEYOR 1062
MAIBS MWOBO MPIA

REPORT ON BUILDING WORK
VIC Building Act 1993

Date of Report: 07/05/2021

Date of Inspection: 06/05/2021

Reference: C20210087

OWNER'S DETAILS:

Surname: Morris

Given Name: Randi

Telephone Number: 0410 022 645

PROPERTY LOCATION:

3 Oasis Boulevard Mildura

Municipality: Mildura Rural City Council

BUILDING DETAILS:

Single Home (new home)

Alteration/Addition

Home improvement

Unit/Duplex

Relocatable

Carport/Verandah

Description of alteration/addition or improvement work: Construction of Carport/Verandah

Cost of Work: \$7,500.00

Replacement Cost of Work: Approx. \$9,500.00

Permit Date: 22/10/2015

Project Completion Date: 18/08/2016

Building Surveyor: Brent Andrew Williams
39 Pine Avenue, Mildura VIC 3500
Phone: (03) 5023 5136

VIC Practitioner Number: BS-U 1062

Weather conditions at the time of inspection: Fine Cloudy Wet Windy Other

Inspectors Details: Brent Andrew Williams
PO Box 2105, MILDURA VIC 3502
Phone: (03) 5023 5136

Practitioner Number: BS-U 1062

Purpose of Report:

This report contains matters required by the Minister under Section 9 or Section 10 of the House Contracts Guarantee Act 1987 and identifies defects for the purpose of those Sections and is provided on the basis of notes overleaf.

Signed:



Registration Number: BS-U 1062

Date of Inspection: 06/05/2021

Description /Summary of Building

CONSTRUCTION:

Footings:	Concrete	Floor:	N/A
Roof Pitch:	Approx. 2 Degree	Roof Frame:	Steel
Roof Cladding:	Colorbond Steel	Window Frames:	N/A
Stumps:	N/A	Column Structure:	Steel
Wall Lining (internal):	N/A	Wall Cladding (external):	N/A
Ceiling Lining:	N/A	No. of Storeys:	N/A

TERMITE PROTECTION:

Is the building located in a designated termite zone?	YES
Has termite protection been installed?	NO
Type of protection provided: Not required due to structure being steel	
NOTE: A qualified and experienced Pest Controller should be engaged to carry out a full inspection of the premises to determine if termite activity is present or has been active in the past	

OTHER COMMENTS:

This report relates to the construction of a Carport/Verandah ONLY

This inspection report is undertaken to comply with the requirements of the Building Act 1993 Victoria and the Home Building Act NSW 1989.

Signed: 

Registration Number: BS-U 1062

Date of Inspection: 06/05/2021

SUMMARY OF DEFECTS:

The items listed below are a summary of defects based on the checklist.

Nil

SECOND HAND MATERIALS:

Nil

INCOMPLETE WORKS:

Nil

INACCESSIBLE AREAS:

N/A

Checklist:

Legend: [P] No visible defect [X] Significant defect [M] Maintenance Item [N] Not Applicable
[O] Non-completion [S] Slight defect [R] Non-compliance with Regulations

Carport/Verandah

Walls/Columns	P	Roof Frame	P	Floor	N
Roof Cladding	P	Drainage	P	Doors	N
Wall Cladding	N				

Signed:



Registration Number: BS-U 1062

Date of Inspection: 06/05/2021

Condition Report

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

Selling an owner-built dwelling

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

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

Note: To sell your owner built property without the required insurance can attract a fine of up to \$10,000. The above information does not apply to a building other than a home (i.e. detached garage etc.), as some legislation

requirements do vary. Check with your Conveyancer/Solicitor for specific details)

Contract of Sale Conditions

A Contract of Sale must contain the following special conditions:

1. The Purchaser acknowledges that prior to signing the contract; the Purchaser has received a copy of the inspection report as prescribed in Section 137b of the Building Act 1993, and a copy of a certificate evidencing the existence of the required insurance.
2. The vendor/s warrant that they have effected a Policy of Insurance in the name of the purchaser (or in the case of sale by auction, the policy is subject only to completing the name of the successful purchaser), which indemnifies the purchaser (and any subsequent purchasers) against all losses and damage during the period of insurance which resulted from:-
 - a) Any breach of the implied Warranties under Section 137C of the Act, and
 - b) Alternative accommodation, removal and/or storage costs reasonable and necessarily incurred as a result of any event under above.
3. Vendor warrants that all domestic building work be carried out in relation to the construction by or on behalf of the Vendor of the home was carried out in a proper and workmanlike manner; and
4. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new; and,
5. The vendor warrants that domestic building work was carried out in accordance with all laws and legal requirements, including, without limiting the generality of this warranty, this Act and the regulations.

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

Unless otherwise stated:

- * No soil or other material has been excavated or removed.
- * No plants or trees have been removed.
- * No samples have been taken or tested.
- * No fixtures, fittings, cladding or lining materials have been removed.
- * Building services have not been tested.
- * No items of furniture or chattels have been moved.
- * The roof has not been water tested.
- * No enquiries of Drainage, Sewerage or Water Authorities have been made.
- * No plans, specifications or other contract documents have been sighted for the purpose or inspecting the dwelling house and providing this report.
- * No special investigation of insect attack (e.g. borer, termite, etc.) has been made and any reference to this has been based on a casual inspection.

Signed:



Registration Number: BS-U 1062

Date of Inspection: 06/05/2021

FORM 2
 Regulation 37(1)
 Building Act 1993
 Building Regulations 2018

BUILDING PERMIT

BSU-29378/18001102/0

ISSUED TO:

Agent:	Polсен's Pools Pty Ltd	
ACN / ARBN:	28 610 745 847	
Postal Address:	PO Box 6124 Mildura West VIC 3501	
Email:	jason@polsenpools.com.au	
Address for serving or giving of documents:		
Postal Address:	PO Box 6124 Mildura West VIC 3501	
Contact Person:	Jason Polsen	Telephone:

OWNERSHIP DETAILS:

Owner:	Randie & Cynthia Morris	
ACN or ARBN:	Not Applicable	
Postal Address:	3 Oasis Boulevard Mildura VIC 3500	
Email:	cyndi_randie@yahoo.com	
Contact Person:	Randie & Cynthia Morris	Telephone: 0410 002 645

PROPERTY DETAILS:

Number: 3	Street/Road: Oasis Boulevard	Suburb: Mildura	Postcode: 3500
Lot: 76	LP/PS: PS609034	Volume: 11160	Folio: 100
Crown Allotment: N/A	Section: N/A	Parish: N/A	County: N/A
Municipal District:	Mildura Rural City Council		

BUILDER:

Name:	Polсен's Pools Pty Ltd	Telephone: 0427 230 845
ACN / ARBN:	28 610 745 847	
Building Practitioner Registration No:	CDB-L 51904	
Postal Address:	PO Box 6124 Mildura West VIC 3501	

This builder is specified under section 24B 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Building Practitioner or architect engaged to prepare documents for this permit

Full Name	Category/class	Registration No
Ronald Bell	Engineer	EC 27967
Polсен's Pools Pty Ltd	Builder	CDB-L 51904

Details of domestic building work Insurance

Name of Builder:	Polсен's Pools Pty Ltd		
Insurance Provider Name:	Victorian Managed Insurance Authority		
Policy No:	C300360	Policy Cover:	\$ 32,940.00

DETAILS OF RELEVANT PLANNING PERMIT:

Planning Permit No:	Not Applicable
----------------------------	----------------

NATURE OF BUILDING WORK:

Construction of Inground Fibreglass Swimming Pool & Safety Barriers	
Version of BCA applicable to permit:	2016
Stage of building work permitted:	As per Plans
Estimated Pool Value:	\$32,940
Estimated Barrier Value:	\$3,500
Cost of building work:	\$36,440.00
Total floor area of new building work:	22,000 litres

BUILDING CLASSIFICATION:

Part of Building	Building Class
Swimming Pool & Safety Barriers	10b

PRESCRIBED REPORTING AUTHORITIES:

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

PROTECTION WORK:-

Protection work is not required in relation to the building work proposed in this permit.

INSPECTION REQUIREMENTS:

- The completion of any excavation related to the installation of the swimming pool or spa;
- Before pouring any footing or in situ reinforced concrete member that is specified in the relevant building permit by the relevant building surveyor;
- The completion of any precautions required to be taken under regulation 116;
- Final, on the completion of the swimming pool or spa and related safety barrier.

OCCUPATION OR USE OF BUILDING:

An Occupancy Permit/Certificate of Final Inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

COMMENCEMENT AND COMPLETION:

Building work is to be commenced by: 22 Nov 2019

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

This building work must be completed within six months from date of commencement.

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

CONDITIONS:

This permit is subject to the following conditions:

1. GENERAL

All works authorised by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, Building Code of Australia (BCA) current edition, other relevant codes and any local laws of the municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work.

2. COMPLETION DATE

All works must be completed within six (6) months of commencement.

3. CONSTRUCTION REQUIREMENTS

All construction shall meet the performance requirements of Section 2 , B.1 as applicable of the Building Code of Australia (BCA).

4. INSURANCE

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

5. SWIMMING POOL SAFETY BARRIERS

All swimming pool safety barriers are to be constructed in accordance with Australia Standard 1926.1 - 2012, Part 1: Safety Barriers for Swimming Pools, including:

- A 900mm non-climable zone around the external barrier is to be maintained - all landscaping and climable items to be kept clear
- A 300mm non-climable zone around the inside of the barrier is to be maintained - all landscaping and climable items to be kept clear

6. TEMPORARY POOL FENCING

Compliant temporary pool fencing is to be erected during construction of the swimming pool and remain in place until the permanent barrier is constructed.

7. INTERNAL INFRASTRUCTURE

It is the builders/owners responsibility to make sure all internal infrastructure is clear of the pool area before construction, i.e. "DIAL BEFORE YOU DIG".

8. LOWER MURRAY WATER CONSENT

If the swimming pool is to be connected into Lower Murray Water's sewer system for backwashing than an application for "Consent to Discharge Swimming Pool Backwash" must be completed and appropriate fees paid prior to commencement of works.

9. COMPLETION

The construction of the swimming pool and associated barrier must be completed within 6 months of commencement, i.e. from the date of the first mandatory inspection.

RELEVANT BUILDING SURVEYOR:

Name:	TIM ANDERSON		
Address:	133B Lime Avenue Mildura VIC 3500		
Email:	tim@andersongroupmildura.com.au		
Building Practitioner Registration No.:	BS-U 29378		
Permit No.:	BSU-29378/18001102	Issue Date of Permit:	22 Nov 2018

Signature:



FORM 17
 Regulation 200
 Building Act 1993
 Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property details

Number	3	Street/Road	Oasis Boulevard	Suburb	Mildura	Postcode	3500
Lot/s	76	LP/PS	PS609034	Volume	11160	Folio	100
Crown allotment	N/A	Section	N/A	Parish	N/A	County	N/A
Municipal District	Mildura Rural City Council						

Building permit details

Building permit number BSU-29378/18001102/0
 Version of BCA applicable to building permit 2016

Description of building work

Part of building	Permitted use	BCA Class of building
Swimming Pool	Swimming Pool	10b
Safety Barriers	Swimming Pool Fence	10b


Maintenance determination

A maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant building surveyor

Name: Timothy Anderson
 Address: 133B Lime Avenue Mildura VIC 3500
 Email: tim@andersongroupmildura.com.au
 Building practitioner registration no.: BSU-29378
 Certificate No. BSU-29378/18001102/0
 Date of issue: 28 Aug 2019
 Date of final inspection: 20 Aug 2019
 Signature: 

Domestic Building Insurance

Certificate of Insurance

Randie Morris, Cynthia Morris
3 Oasis Bvd
MILDURA
VIC 3500

Policy Number:
C300360

Policy Inception Date:
01/11/2018

Builder Account Number:
016128

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C05: Swimming Pools**
At the property: **3 Oasis Bvd MILDURA VIC 3500 Australia**
Carried out by the builder: **POLSEN'S POOLS PTY LTD**
Builder ACN: **147513522**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Randie Morris, Cynthia Morris**

Pursuant to a domestic building contract dated: **23/10/2018**

For the contract price of: **\$ 32,940.00**

Type of Cover: **Cover is only provided if POLSEN'S POOLS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

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

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

Period of Cover

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

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

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

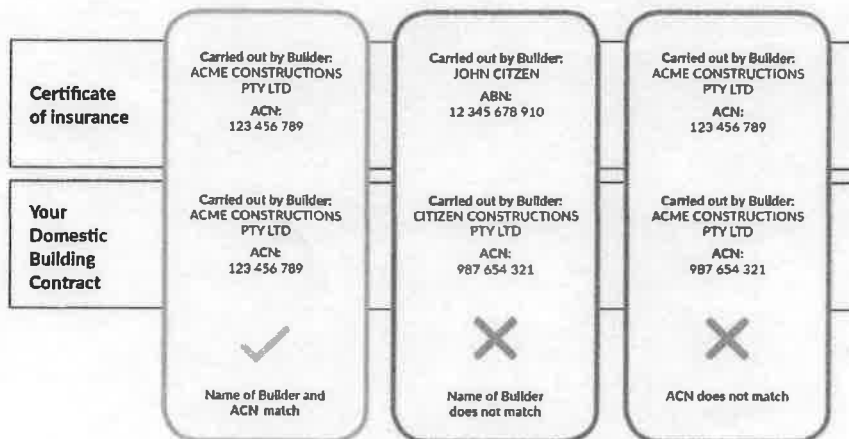
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$780.00
GST:	\$78.00
Stamp Duty:	\$85.80
Total:	\$943.80

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for





Mildura Rural City Council

File: 036.2020.00000398.001
29/03/2021

Mr Randie Morris
PO Box SM 239
MILDURA SOUTH VIC 3501

Dear Mr & Mrs Morris

CONFIRMATION OF REGISTRATION OF SWIMMING POOL

3 Oasis Boulevard MILDURA 3500
LOT: 76 Sec: 48 Blk: F PS: 609034P

Council has received your application to register your SWIMMING POOL and it is now registered.

DETAILS REQUIRED FOR BARRIER INSPECTION

Date of construction:
22/11/2018.

Applicable Barrier Standard:

- 1. AS1926.1-2012; or**
- 2. An Alternative or Performance Solution applied at the time of approval or date of construction, BCA Volume One or Two as issued, published or remade from time to time; or**
- 3. A combination of 1 and 2**

If you disagree with the date of construction or the date or the barrier standard that Council has nominated you can appeal this decision to the Building Appeals Board.

Building Appeals Board
Web site: www.buildingappeals.com.au
Email: registry@buildingappeals.vic.gov.au
Phone 1300 815 127

Madden Avenue Service Centre
108 Madden Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899
PO Box 105, Mildura Vic 3502
DX 50014, Mildura

Deakin Avenue Service Centre
76 Deakin Avenue, Mildura
Phone: (03) 5018 8100
Fax: (03) 5021 1899

Ouyen Service Centre
79 Oke Street, Ouyen
Phone: (03) 5018 8600
Fax: (03) 5092 1017

www.mildura.vic.gov.au
mrcc@mildura.vic.gov.au

ABN 42 498 937 037

To: Mr Randie Morris
File: 036.2020.00000398.001

29/03/2021

Page 2

Council confirms (see above) the date of construction of your SWIMMING POOL and the applicable barrier standard.

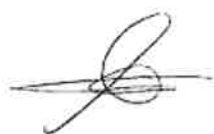
Your next steps are:

1. Have your SWIMMING POOL barrier inspected by a registered building surveyor or inspector. Once your SWIMMING POOL barrier is compliant, your building surveyor/inspector will issue you with a certificate of pool and spa barrier compliance. The fee for this inspection will be set by your private building surveyor/inspector.
2. Lodge your certificate of pool and spa barrier compliance with Council within 30 days of issue. There is a fee of \$20.40 to be paid at the time of lodgement. *This fee is subject to change.*
3. The inspection and lodgement of the certificate of pool and spa barrier compliance must be completed and lodged with Council by **1 November 2023.**

Should you require any further information on any part of this process, please visit the Victorian Building Authority website www.vba.vic.gov.au

If you have any questions on the confirmation of registration, contact Council's Building Department on 03 5018 8413.

Yours sincerely



MARK YANTSES
MUNICIPAL BUILDING SURVEYOR
MY/avn

From www.planning.vic.gov.au on 07 May 2021 12:28 PM

PROPERTY DETAILS

Address: **3 OASIS BOULEVARD MILDURA 3500**
Lot and Plan Number: **Lot 76 PS609034**
Standard Parcel Identifier (SPI): **76\PS609034**
Local Government Area (Council): **MILDURA**
Council Property Number: **401703**
Planning Scheme: **Mildura**
Directory Reference: **VicRoads 534 K12**

www.mildura.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/mildura

UTILITIES

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

STATE ELECTORATES

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

Planning Zones

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

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



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GRZ - General Residential

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

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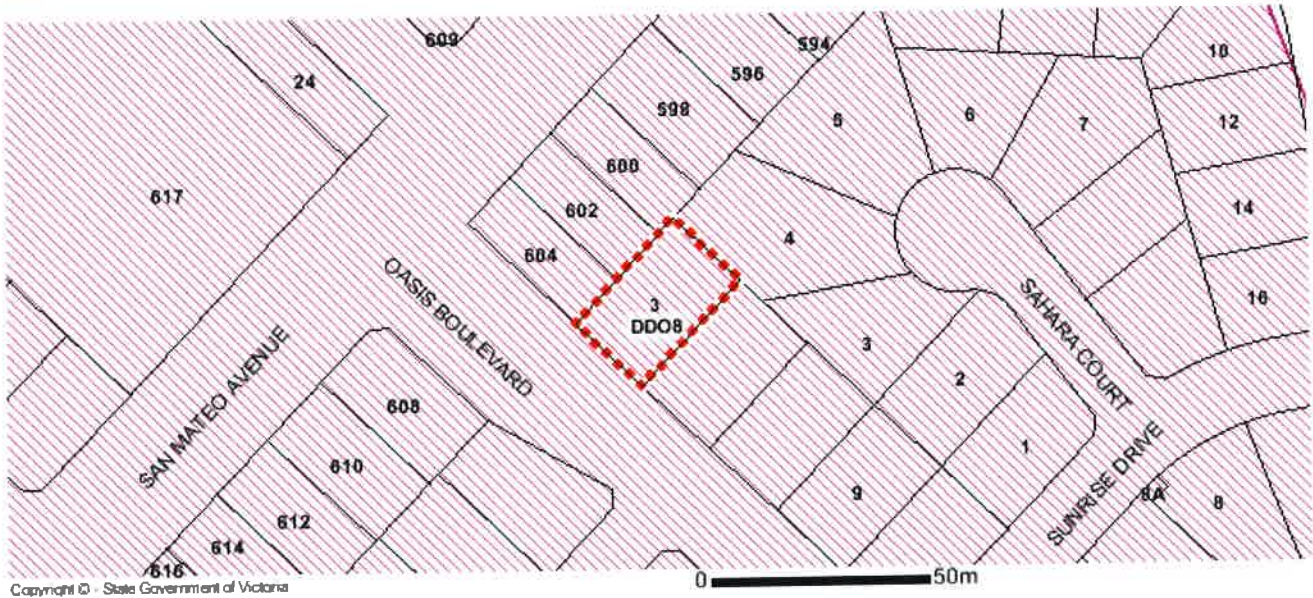
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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)



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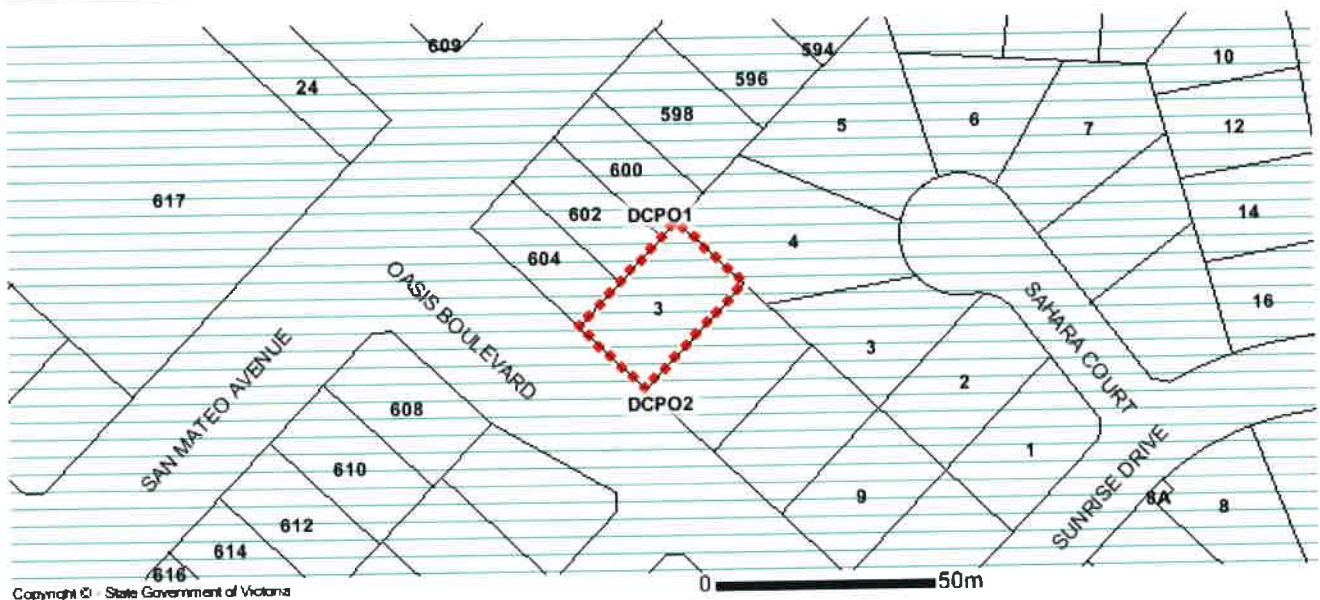
DDO - Design and Development

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

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



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DCPO - Development Contributions Plan

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

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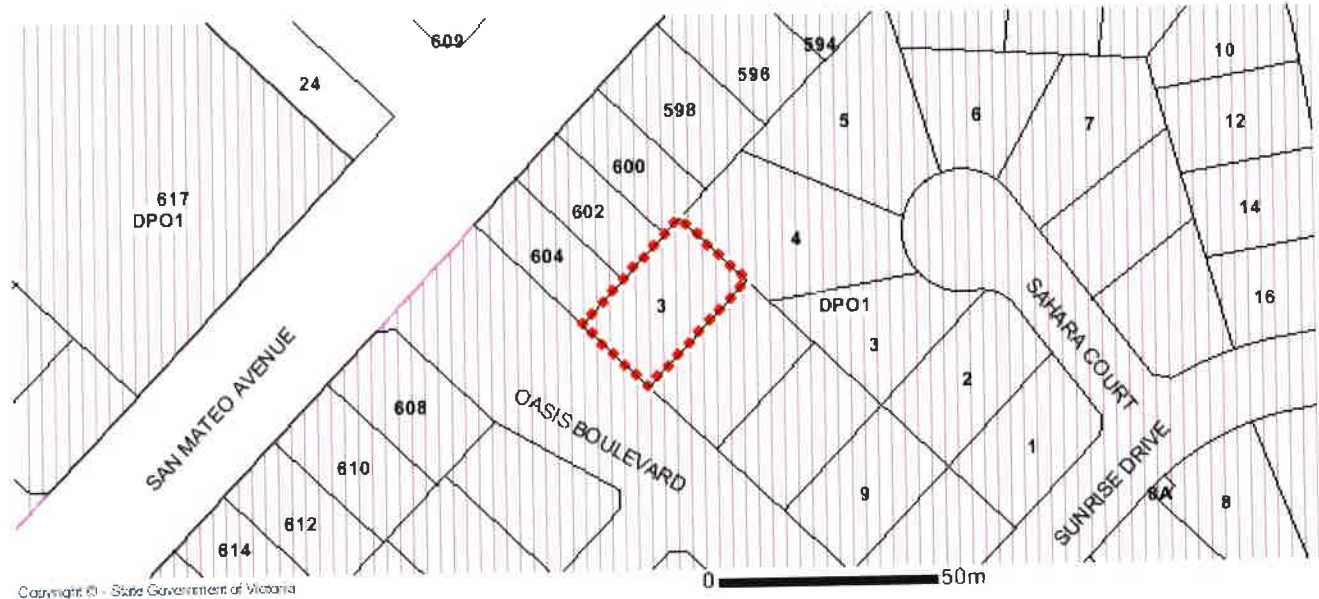
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Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)

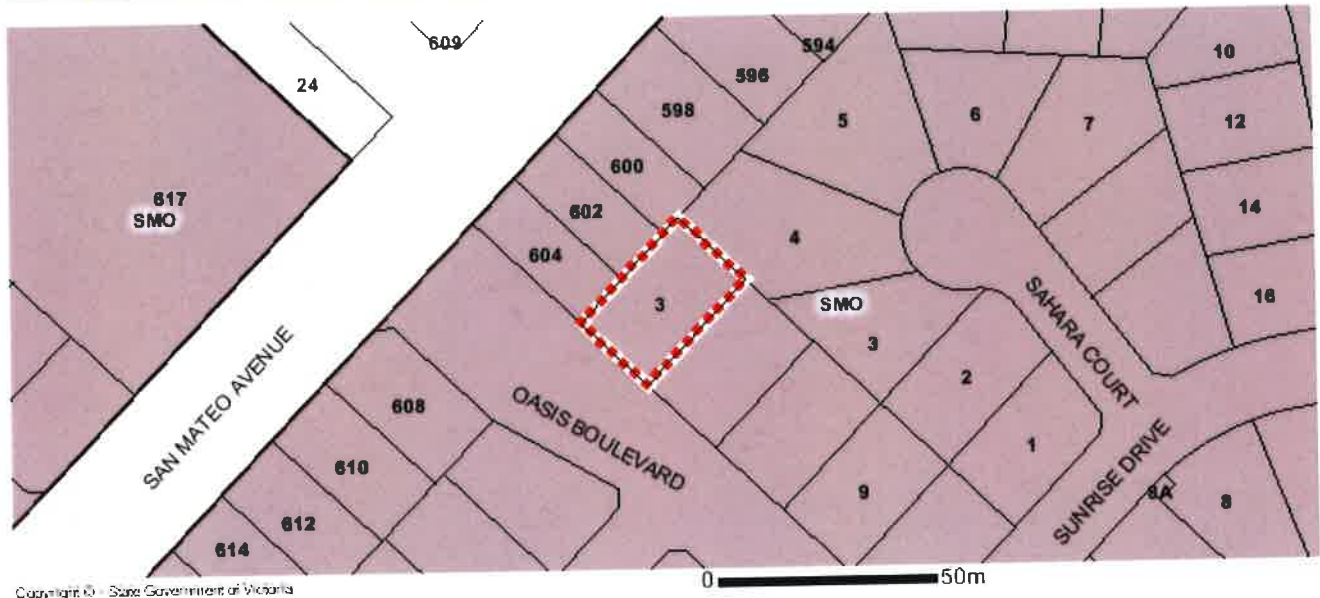


DPO - Development Plan

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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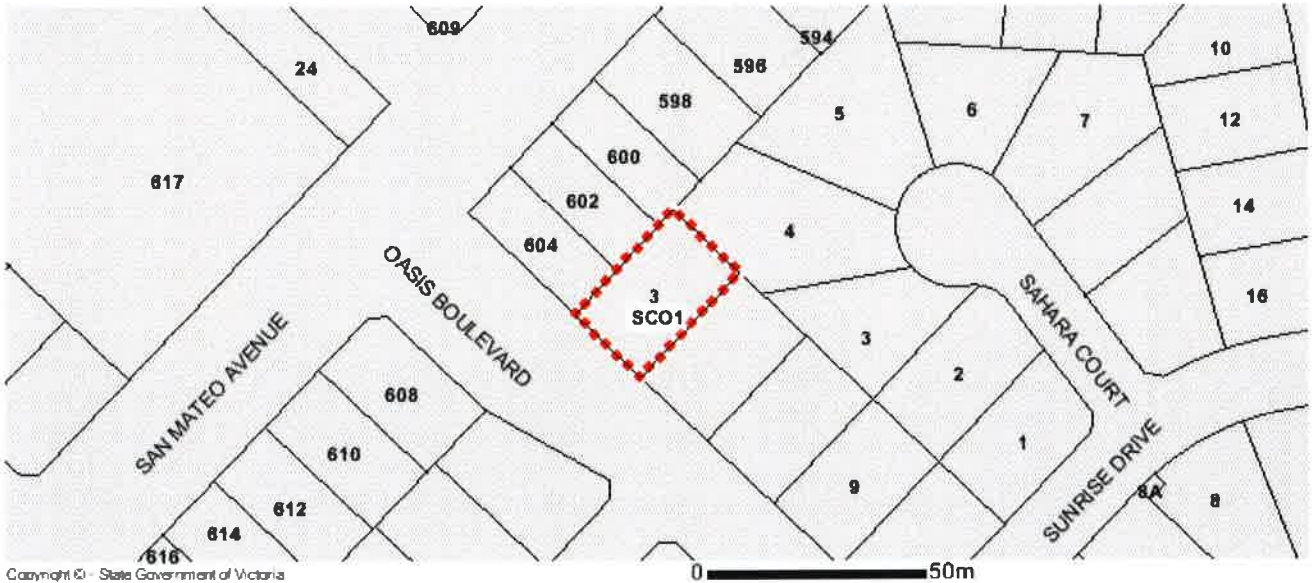
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Planning Overlays

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 1 \(SCO1\)](#)



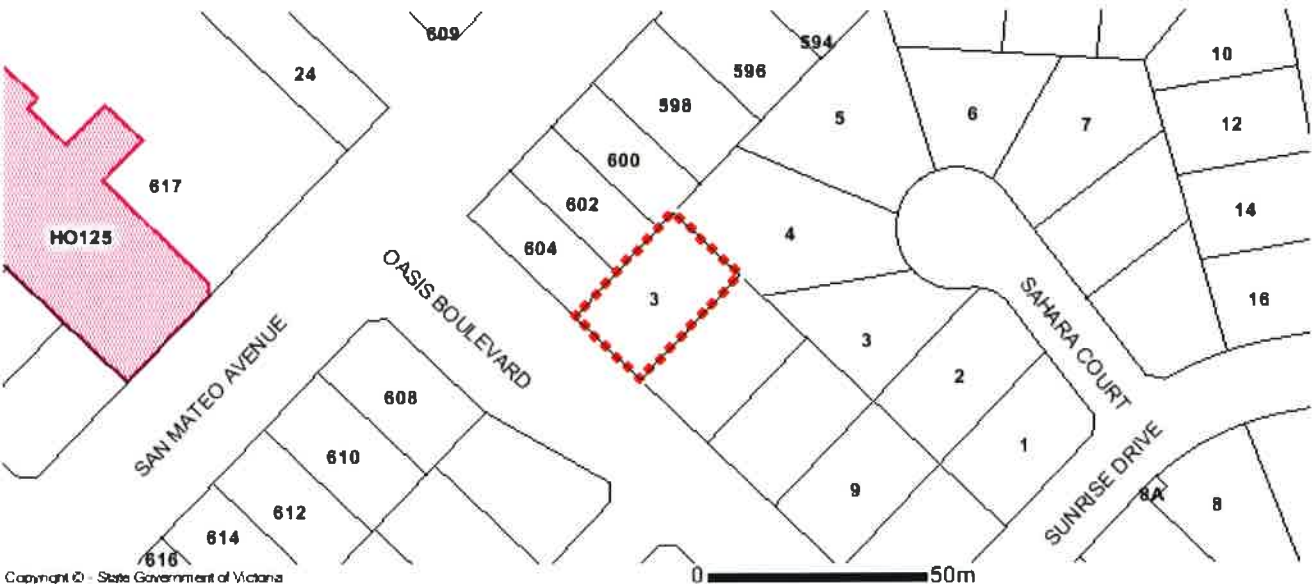
SCO - Specific Controls

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

[HERITAGE OVERLAY \(HO\)](#)



HO - Heritage

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

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Further Planning Information

Planning scheme data last updated on 5 May 2021.

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>

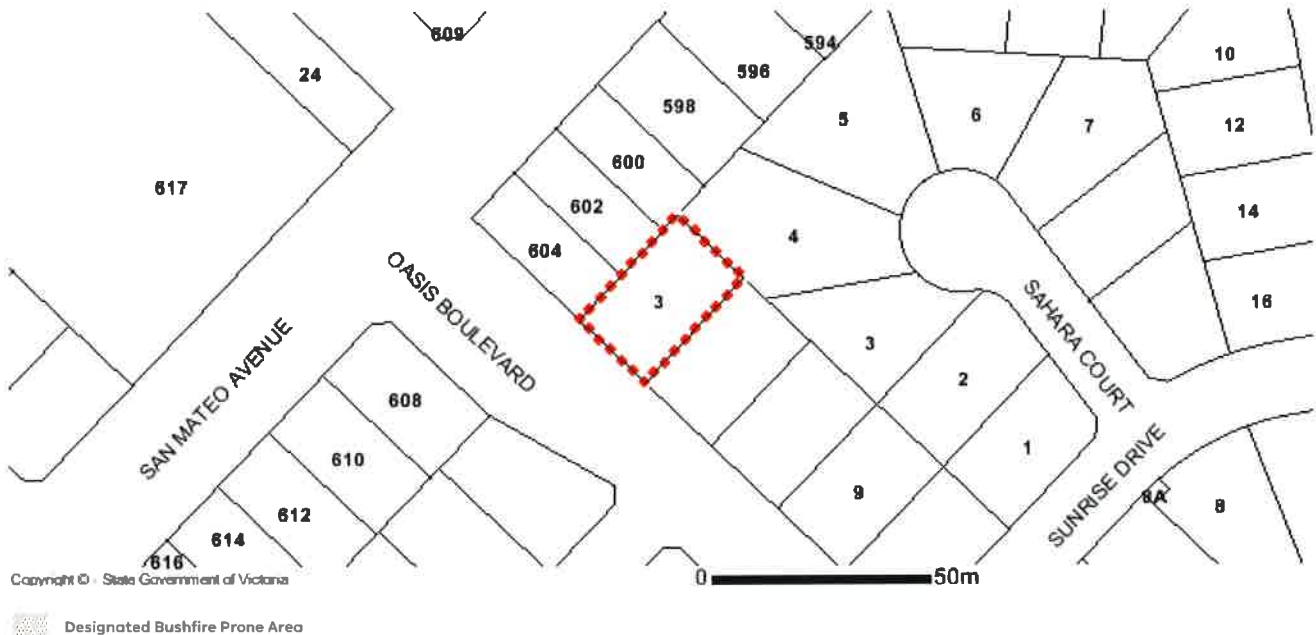
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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 <http://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 www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from 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 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.