

Vendor Statement

Instructions for completing this document

Words in *italics* are generally for instruction or information only.

Where marked "+" below, the authority of a person signing under a power of attorney, as a director of a corporation or as an agent authorized in writing must be added in the vendor or purchaser's name or signature box. A corporation's ACN or ABN should also be included

Delete as appropriate wherever an asterisk (*) appears. "Nil" may be written in any of the rectangular boxes if appropriate. Additional information may be added to section 13 where there is insufficient space.

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	6 Coastal Court, PORTLAND VIC 3305	
Vendor's name		Date / /
Vendor's signature		
Vendor's name		Date / /
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

Ref: CMG/170821

Important information

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1. FINANCIAL MATTERS**1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings** (and any interest on them)

Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge.

None known to the Vendors knowledge.

1.3 Terms Contract

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

Not applicable

1.4 Sale Subject to Mortgage

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

Not applicable

2. INSURANCE**2.1 Damage and Destruction**

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

Not applicable

2.2 Owner Builder

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

Not applicable

3. LAND USE**3.1 Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title document/s.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an "X" ☒

3.4 Planning Scheme

The required specified information is as follows:

(a)	Name of planning scheme	Glenelg Planning Scheme
(b)	Name of the responsible authority	Glenelg Shire Council
(c)	Zoning of the land	General Residential Zone (GRZ)
(d)	Name of the planning overlay	None affecting this land

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:

None known to the Vendors knowledge

4.2 Agricultural Chemicals

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

Not applicable

4.3 Compulsory Acquisition

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

Not applicable

5. BUILDING PERMITS

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

Not applicable

6. OWNERS CORPORATION

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

Not applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable

8. SERVICES

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

Electricity supply ☒ Gas supply ☒ Water supply ☒ Sewerage ☒ Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 Registered Title

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

10. SUBDIVISION

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

Not applicable

12. DUE DILIGENCE CHECKLIST

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

13. ATTACHMENTS

PLANNING PROPERTY REPORT

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

VOLUME 10972 FOLIO 255

Security no : 124069359042Q

Produced 01/12/2017 10:11 am

LAND DESCRIPTION

Lot 34 on Plan of Subdivision 538746U.
PARENT TITLE Volume 10858 Folio 500
Created by instrument PS538746U 12/10/2006

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

SIMON JAMES TREWICK

REBECCA ANN TREWICK both of 289 EDGAR STREET PORTLAND VIC 3305

AE947983R 13/03/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE947984P 13/03/2007

COMMONWEALTH BANK OF AUSTRALIA

COVENANT AE947983R 13/03/2007

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 PS538746U 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: 6 COASTAL COURT PORTLAND VIC 3305

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA

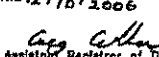
Effective from 23/10/2016

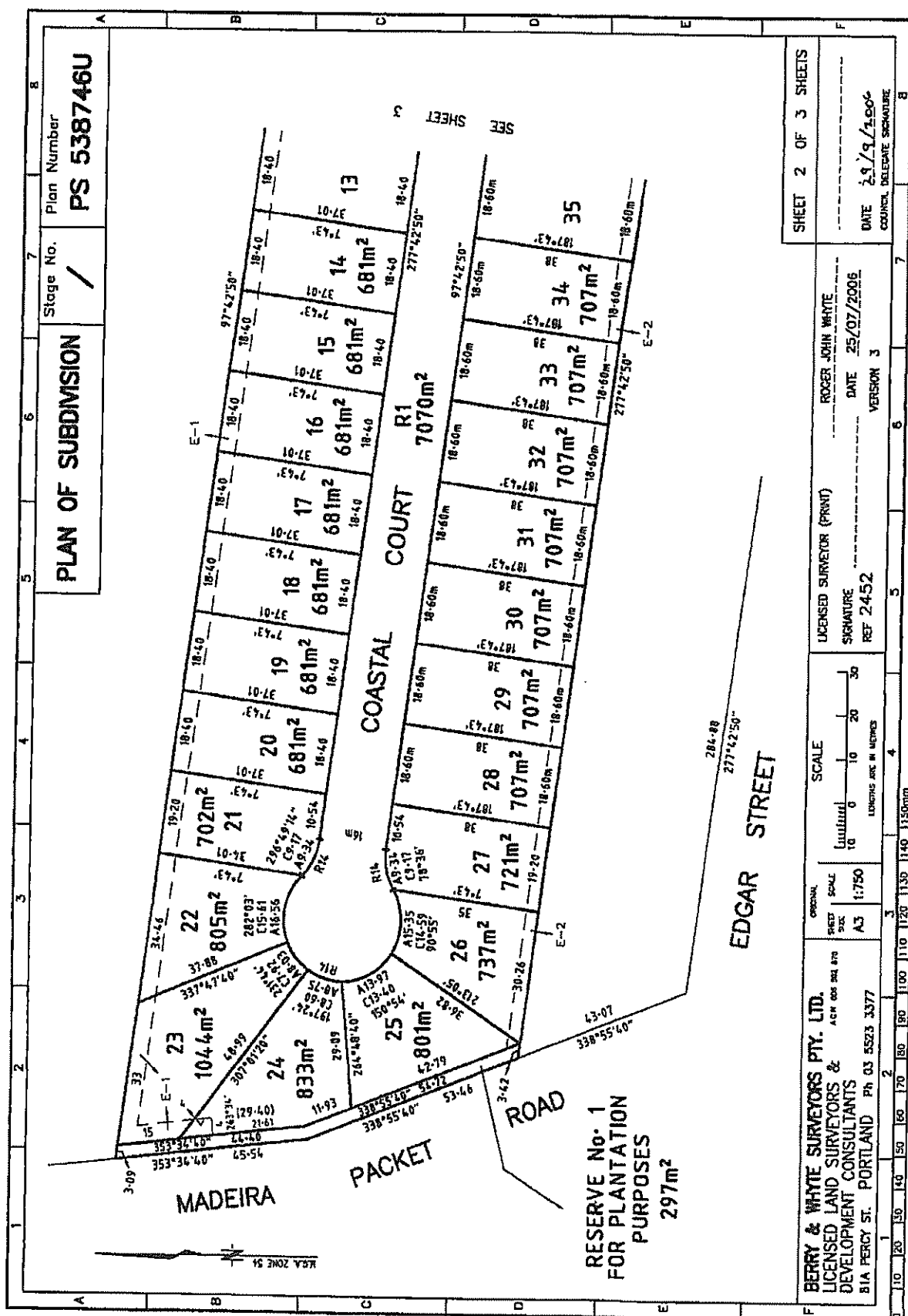
DOCUMENT END

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PLAN OF SUBDIVISION		Stage No. /	LR use only EDITION 1	Plan Number PS 538746U
Location of Land Parish: PORTLAND Township: PORTLAND Section: D Crown Allotment: 60B (PART) Crown Portion: _____ Title References: Vol. 10858 Fol. 500 Last Plan Reference: PS 529579N LOT 1 Postal Address: EDGAR STREET PORTLAND, VIC. 3305 MGA Co-ordinates: E 551 480 (Of approx. centre of plot) N 5753 895 Zone 54		Council Certification and Endorsement Council Name: GLENELG SHIRE COUNCIL Ref: 505076 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: / / 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 29 / 9 / 2006 Re-certified under section 11(7) of the Subdivision Act, 1988 Council Delegate Council seal Date / /		
Notations				
Depth Limitation: Does not apply		Staging This is not a staged subdivision Planning Permit No. _____		
The whole of Easement E-1 for "Way, drainage, sewerage and electricity supply" shown on PS 529579N, created in LP 2040408 and Easement E-2 for "Carriageway" shown on PS 529579N, created in PS 529579N are to be removed by authorisation in Planning Permit P05106.		Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 190, 433, 434 & 435. In proclaimed Survey Area no. 38		
Easement Information				LR use only Statement of Compliance / Exemplification Statement Received <input checked="" type="checkbox"/> Date 5 / 10 / 2006
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement. A - Appurtenant Easement R - Encumbering Easement (Road)				LR use only PLAN REGISTERED TIME 9:23:20 AM DATE 12 / 10 / 2006  Assistant Registrar of Titles
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage	4m	This plan	Glenelg Shire Council
E-1	Sewerage	4m	This plan	Wannon Region Water Authority.
E-2	Sewerage	3m	This plan	Wannon Region Water Authority.
E-3	Drainage	2.5	This plan	Glenelg Shire Council
E-4	Drainage	2.5	This plan	Glenelg Shire Council
E-4	Sewerage	3m	This plan	Wannon Region Water Authority.
BERRY & WHYTE SURVEYORS PTY. LTD. LICENSED LAND SURVEYORS & DEVELOPMENT CONSULTANTS 81A PERCY ST. PORTLAND Ph 03 5523 3377				LICENSED SURVEYOR (PRINT) ROGER JOHN WHYTE SIGNATURE _____ DATE 25/07/2006 REF 2452 VERSION 3
SHEET 1 OF 3 SHEETS				DATE 29 / 9 / 2006 COUNCIL DELEGATE SIGNATURE Original sheet size A3



TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: ~~STRINGER CLARK~~

Phone: ~~3323 1288~~

Address: ~~10 Henry Street~~

~~Portland~~

Ref: ~~070052 CMG~~

Customer Code: ~~2076C~~

Prime Legal Services

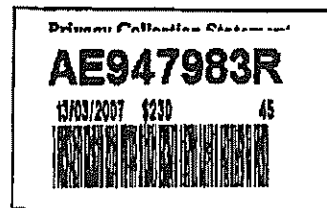
TEL: (03) 8870 7600 FAX: (03) 8870 2645

Colonial State Bank Agency

29X

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 10972 Folio 225

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

all its estate and interest in fee simple

Consideration:

Transferor: (full name)

TESTON INVESTMENTS PTY LTD (ACN 005 098 662) AND PARABELLUM PTY LTD (ACN 005 057 303)

Transferee: (full name and address including postcode)

SIMON JAMES TREWICK and REBECCA ANN TREWICK both of 289 Edgar Street, Portland 3305 as Joint Proprietors

Directing Party: (full name)

The Transferee with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every Lot on Plan of Subdivision No. 538746U and other that the Lot hereby transferred and other than Lots 38, 39, 70 and 41 on Plan of Subdivision No. 538746U and the burden of this Covenant shall be annexed to and run at law and in equity with the lot hereby transferred DOES HEREBY for itself and successors in title and as separate covenants Covenant with the Transferor, its successors in title and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision other than the Lot hereby transferred and Lots 38, 39, 40 and 41 that the Transferee shall not:

- At any time erect, construct or build or cause to be erected, constructed or built or allow to remain erected, constructed or built on the said land sold or any part thereof any building apart from the necessary outhouses and garages other than a dwelling house or houses each having an Interior floor area of not less than 130 square metres constructed of not less than 75 per cent in floor area of not less than 130 square metres constructed of not less than 75 percent in brick or brick veneer

Continued on T2 Page 2

Approval No: 918062A

ORDER TO REGISTER
Please register and issue title to

T2



Signed

Cust. Code:

*Law Perfect Pty Ltd

STAMP DUTY USE ONLY

Prime Legal Services Pty Ltd	
DRS	AP 384
Vic Duty	
Consideration	
Trans No.	820/2007
Endorse Date	02/03/2007
Section	
PRIME Signature	<i>[Signature]</i>

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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Your Searching Partner

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with a tiles or colour bond roof pitched at an angle of not less than 15 degrees or such other materials as may be approved by the Transferor in writing;

- (b) Construct outbuildings (including any detached garage, workshop, garden shed, storage shed or other outbuilding) which exceeds 10 square metres unless the external walls of the outbuilding which are visible from the street scape are constructed of brick, stone or brick veneer or colour bond or any combination thereof;
- (c) Use or permit to be used on the land hereby transferred other than for residential purposes without prior written consent of the Transferor;
- (d) Erect a fence on the land hereby transferred which boundaries adjoin any land owned by the Transferor unless such fence shall be erected at no cost to the Transferor or seek any order or contribution relating to the construction of a dividing fence adjoining and land owned by the Transferor and in any event not erect or cause to be erected on the land any fence on the front boundary thereof, or any fence along either side boundary thereof within a distance of 4.5 metres from the front boundary thereof (or in the case of a corner lot, any fence along the said boundary thereof within a distance of 3 metres from the said front boundary) other than a fence of not more than one metre above ground level;
- (e) During the period of two years from the date hereof, without the prior written consent of the Transferor, erect, or cause or permit to be erected or remain erected on the land hereby transferred any notice or display of any other kind indicating that the land hereby transferred on the said Plan of Subdivision is for sale or will at a future date be for sale unless a dwelling house or houses shall have been constructed on the said land;
- (f) Park, place or maintain or permit to be parked, placed or maintained on the land hereby transferred or any commercial motor vehicle with a carrying capacity of greater than 1.5 tonne, truck, trailer, caravan or boat in a position which is visible from the front boundary of the said land or park, place or maintain any such vehicle, truck, trailer, caravan or boat on the footpath or nature strip adjoining or adjacent to the land hereby transferred;
- (g) Permit the nature strip at the front of the land to be kept in other than a neat and tidy condition or permit any rubbish and or building debris to be placed on the nature strip;
- (h) Permit any prefabricated, transportable or relocatable dwelling to be constructed or erected on the land;

Dated: 2/8/07

Execution and attestation

Signed by SIMON JAMES TREWICK in the presence of:

.....
SIMON JAMES TREWICK

Witness:

Signed by REBECCA ANN TREWICK in the presence of:

.....
REBECCA ANN TREWICK

Witness:

Approval No: 918062A

T2 Page 2



*Law Perfect Pty Ltd

AE947983R




THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of *Approved Form T2* dated *2/8/07*
between TESTON INVESTMENTS PTY LTD (ACN 005 098 662) AND
PARABELLUM PTY LTD (ACN 005 057 303) AND SIMON JAMES
TREWICK AND REBECCA ANN TREWICK

Privacy Collection Statement	
AE947983R	is rity
13/03/2007 \$230	45 e
	

Signatures of the parties

Panel Heading

Executed by TESTON INVESTMENTS PTY LTD)
ACN 005 098 662 in accordance with Section 127 of the)
Corporations Act 2001 by being signed by the person)
who is authorised to sign for the company:)

Sole

Director +

Sole Secretary

Full Name

Usual Address *68 Dorchester Rd W. Belmont 3103*

Secretary

Full name

Usual Address

Executed by PARABELLUM PTY LTD ACN 005 057)
303 in accordance with Section 127 of the Corporations)
Act 2001 by being signed by the person who is)
authorised to sign for the company:)

Sole

Director +

Sole Secretary

Full Name

Usual Address *7 Marshall Avenue Waverley 3101*

Secretary

Full name

Usual Address

Approval No: 918062A

A1



*Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Planning Property Report

from www.planning.vic.gov.au on 01 December 2017 10:17 AM

Address: 6 COASTAL COURT PORTLAND 3305

Lot and Plan Number: Lot 34 PS538746

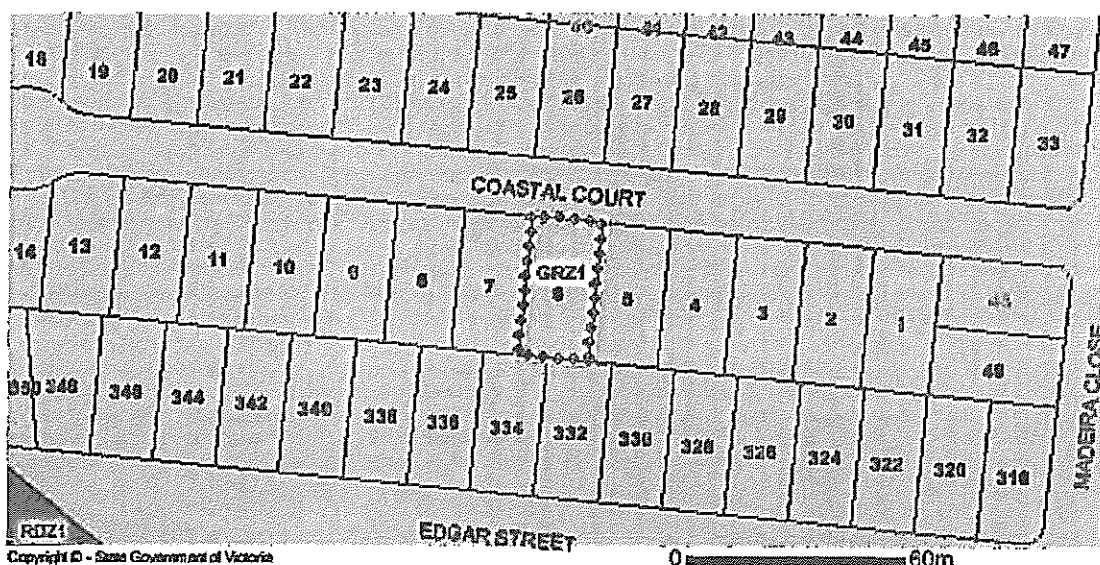
Local Government (Council): GLENELG Council Property Number: 2210006

Directory Reference: VicRoads 503 N7

Planning Zone

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.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

-- Urban Growth Boundary

+++++ Railway +---+ Tram ——— River, stream Lake, waterbody

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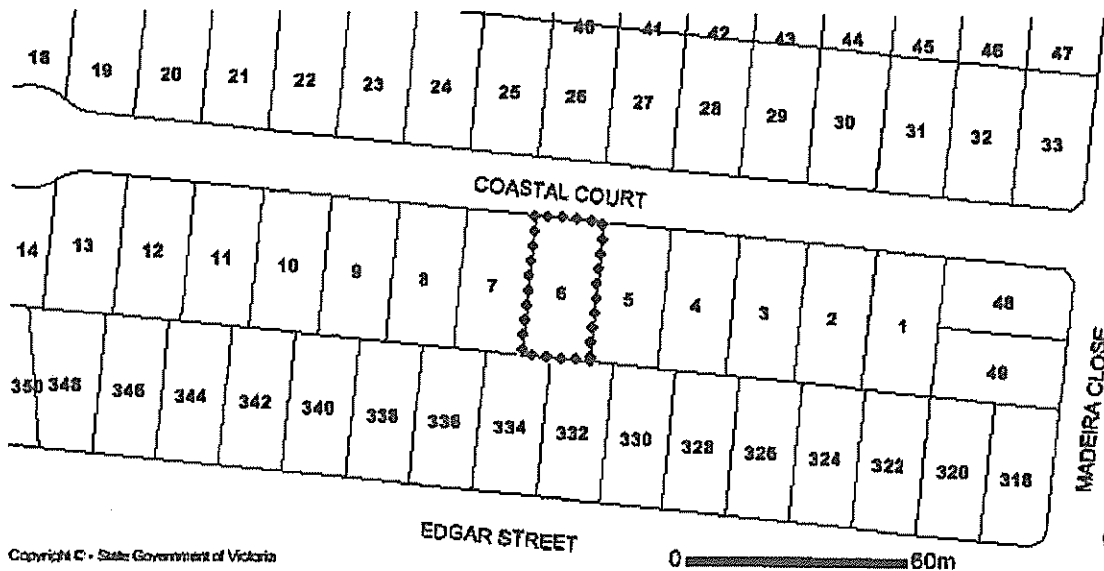
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Environment,
Land, Water
and Planning

Planning Overlay

None affecting this land



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Overlays Legend

	AEO - Airport Environs		IPD - Incorporated Plan
	BMD - Bushfire Management		LSIO - Land Subject to Inundation
	CLPD - City Link Project		MAEO1 - Melbourne Airport Environs 1
	DCPD - Development Contributions Plan		MAEO2 - Melbourne Airport Environs 2
	DDO - Design & Development		NCD - Neighbourhood Character
	DDOPT - Design & Development Part		PD - Parking
	DPO - Development Plan		PAO - Public Acquisition
	EAO - Environmental Audit		RO - Restructure
	EMO - Erosion Management		RCD - Road Closure
	ESD - Environmental Significance		SBO - Special Building
	FD - Floodway		SLD - Significant Landscape
	HO - Heritage		SMD - Salinity Management
	ICPD - Infrastructure Contributions Plan		SRD - State Resource
			VPO - Vegetation Protection
	Railway		Tram
	River, stream		Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

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Further Planning Information

Planning scheme data last updated on 27 November 2017.

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, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & 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](#)

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

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

For other information about planning in Victoria visit www.planning.vic.gov.au

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Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 01 December 2017 10:18 AM

Address: 6 COASTAL COURT PORTLAND 3305

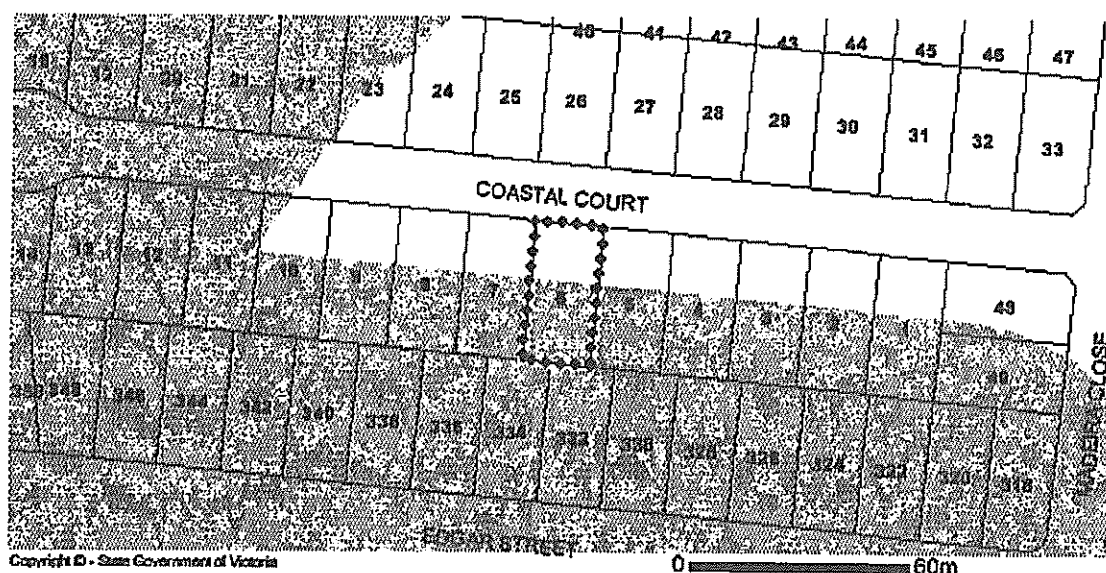
Lot and Plan Number: Lot 34 PS538746

Local Government (Council): GLENELG Council Property Number: 2210006

Directory Reference: VicRoads 503 N7

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

- Bushfire Prone Area
- Selected Land
- Railway
- Tram
- River, stream
- Lake, waterbody

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017 and 6 November 2017.

The Building Interim Regulations 2017 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 via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> 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 in the Building Commission section of 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 [Planning Schemes Online](http://www.planning.vic.gov.au/planning-schemes)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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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 32(2)(dc) of the Sale of Land 1962 (Vic).



Environment,
Land, Water
and Planning

+0000010101443905+ +0000000000000000, 10000000

wannonWATER

Wannon Region Water Corporation
ABN 94 007 404 851

TAX INVOICE / STATEMENT



124506-001 001020(2103) D034

S J & R A Trewick
289 Edgar St
PORTLAND VIC 3305



1300 926 666

www.wannonwater.com.au

Date of Issue: 08 Nov 2017

Next Reading: 30 Jan 2018

Account Number

93-3386-1400-01-0

Invoice Number

3377809

Amount Payable

\$ 95.01

Payment Due

06 December 2017

Service Address: 6 Coastal Ct, Portland VIC 3305

Classification: Residential

Opening Balance	\$101.29
Payment received on 6 Sep 2017	\$101.29 CR
Balance	\$0.00
Current Charges	
Water Service	\$40.69
Sewerage Service	\$54.32
Total	\$95.01
Total Amount Due	\$95.01
Total includes GST of	\$0.00

Av. Daily Use 0.000 kL/day

Av. Daily Cost \$1.06/day

Wannon Water is now on social media,
allowing you to keep up to date with our
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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

