

**Vendors Statement to the Purchaser of Real Estate
Pursuant to Section 32 of the Sale of Land Act ("the Act")**

ALCORE CONVEYANCING

Our ref: S/29380

PO Box 19 Hallam 3803

Phone: 1300 655 996 Fax: 9703 1175

Email: carole@alcore.com.au

Vendor: Mores Shaqquar and Rawanne Shaqquar

Property: 4 Normanton Place, Berwick

1. Financial matters in respect of the land

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges and Interest) – are as follows:

<u>Authority</u>	<u>Amount</u>
1. Casey City Council	1,826.93 p.a.
2. South East Water	1,000.00 p.a. (approx.)

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:

- a. Their total does not exceed \$3,000.00 p.a.
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are – NIL.

2. Insurance details in respect of the land

- (a) if the contract provides that the land does **NOT** remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

Not applicable.

- (b) Owner Builder. If there is a residence on the land which was constructed within the preceding 6 years and section 137B of the **Building Act 1993** applies to the residence:

No such insurance has been effected.

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

- i. Description:
- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:
- iii. 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 which are not registered or required to be registered against the Certificate of Title.

- (b) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) in the case of land to which a planning scheme applies – are contained in the attached planning report.

4. Notices made in respect of land

- (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 property of which the vendor might reasonably be expected to have knowledge;
- (b) whether there are 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;
- (c) particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986*;

None to the Vendor's knowledge, save those relating to apportionable outgoings. The Vendor has no means of knowing all decisions of public authorities and government departments affecting the property unless these have been communicated to the Vendor.

5. Building permits

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a Residence):

No such Building permit has been granted to the Vendor's knowledge

6. Information relating to any owners corporation

The land is not affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. Growth areas infrastructure contribution

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

8. Disclosure of non-connected services

The following services are **NOT** connected to the land – NOT APPLICABLE.

9. Evidence of title

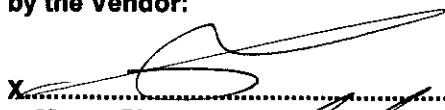
Attached are copies of the following document/s concerning Title:-

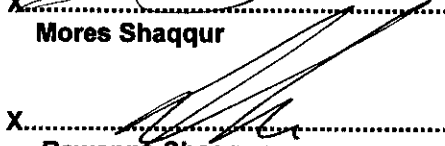
- (a) in the case of land under the *Transfer of Land Act 1958*, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
 - (i) the last conveyance in the chain of title to the land; or
 - (ii) any other document which gives evidence of the vendor's title to the land;

- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, 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) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (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 –
 - (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.

The day of this Statement is theday of20

Signed by the Vendor:

X 
Mores Shaqur

X 
Rawanæ Shaqur

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

The day of this Acknowledgement is theday of.....20

Signed by the Purchaser:

X.....

X.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

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 the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, 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 10516 Folio 457

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

VOLUME 10516 FOLIO 457

Security no : 124073420018L
Produced 14/08/2018 01:53 pm

LAND DESCRIPTION

Lot 322 on Plan of Subdivision 425200X.

PARENT TITLES :

Volume 10435 Folio 884 to Volume 10435 Folio 895
Created by instrument PS425200X 12/05/2000

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

MORES SHAQQUR

RAWANNE SHAQQUR both of 4 NORMANTON PLACE BERWICK VIC 3806
AK468990M 17/07/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK468991K 17/07/2013

WESTPAC BANKING CORPORATION

MORTGAGE AM384515T 05/12/2015

WESTPAC BANKING CORPORATION

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987

V925354G 04/03/1999

DIAGRAM LOCATION

SEE PS425200X 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: 4 NORMANTON PLACE BERWICK VIC 3806

ADMINISTRATIVE NOTICES

NIL

eCT Control 163200 WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 14/08/2018, for Order Number 52652690. Your reference: S/29380.**

O'Donohues

Lodged at the Land Titles Office by:
Name: CITY OF CASEY
Phone: (03) 9705 5200
Address: PO BOX 1000
NARRE WARREN

WITHDRAWN &
Titles Office Use Only
4 MAR 1999
RELODGED

Form 9.1

~~V916527A~~
~~260299 2300 173 \$0~~

V925354G
040399 2300 173 \$0

Ref:
Customer Code: 2879L

1311



1 x Agreement



IMAGED

The authority having made an Agreement requires a recording to be made in the Register for the land.

LAND: (insert Certificate of Volume and Folio reference) (if part only, define the part)

Described in Part Certificate of Title Volume 10391 Folio 116 being Lots 160 to 195 inclusive on PS 420421H on attached Plan. NOW = 10435-867 to 900

AUTHORITY: (name and address including postcode)

CASEY CITY COUNCIL, PRINCES HIGHWAY, NARRE WARREN 3805

ASSENTED
2 MAR 1999
With consent of Current Practitioner for
10435

SECTION AND ACT UNDER WHICH AGREEMENT MADE:

SECTION 173 OF THE PLANNING AND ENVIRONMENT ACT 1987



A copy of the agreement is attached to this application.

Signature for the Responsible Authority:

Name of Officer:

[Signature]
Jirn Hick
Team Leader - Subdivisions

Date:

23/2/99

10435

Asst

Section 173 Agreement
[Planning and Environment Act 1987]

Parties:

CASEY CITY COUNCIL ("the Council")

and



NICHOLAS JOHN O'DONOHUE of Level 28, 140 William Street, Melbourne ("the Subdivider")

Background:

1. The Subdivider is the registered proprietor of the land described in Certificate of Title Volume 10301 Folio 148 ("the Land").
2. The Council is the Responsible Authority under the Planning and Environment Act 1987 ("the Act") for the Berwick Planning Scheme.
3. Condition 42 of Planning Permit No. P382/94 requires the Subdivider to enter into this Agreement prior to certification of PS 420421H ("the Plan").

Agreement:

1. The Subdivider with the intent that this covenant shall run with the Land under Section 182 of the Act, binding his successors in title to the Land hereby covenants and agrees that:-
 - 1.1 not more than one dwelling shall be erected on Lots 160 - 176 (inclusive) and 190 - 195 (inclusive) and
 - 1.2 Lots 177 - 189 (inclusive) may be further subdivided and/or developed for multi-dwellings.
2. The Subdivider agrees:-
 - 2.1 to lodge an application by Council to the Registrar of Titles to register this Agreement.
 - 2.2 to do all things necessary to enable the Registrar of Titles to enter this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act.
 - 2.3 to pay the costs of the Council in connection with the lodging of this Agreement at the Land Titles Office.

Date:

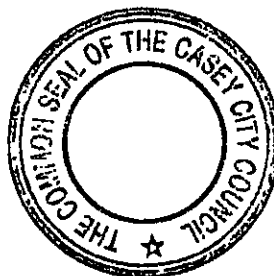
THE COMMON SEAL of CASEY CITY COUNCIL
was hereunto affixed in the presence of:

Councillor

[Handwritten signature: Mike Tyle]

Chief Executive

16 February 1999



V916527A
260299 1311 173

V925354G
040399 2300 173 \$0





SIGNED SEALED AND DELIVERED by the said
NICHOLAS JOHN O'DONOHUE
in the presence of:

[Handwritten signature]

[Large handwritten signature]


V916527A

PLAN OF SUBDIVISION		STAGE No. <hr/>	LTO USE ONLY EDITION	PLAN NUMBER PS 420421 H
LOCATION OF LAND PARISH: BERWICK TOWNSHIP: SECTION: 17 & 18 (PARTS) CROWN ALLOTMENT: CROWN PORTION: LTO BASE RECORD: CHART 3 & PARISH PLAN TITLE REFERENCES: LAST PLAN REFERENCE/S: PS 408958 F (LOT J) POSTAL ADDRESS: LOT J MELVILLE PARK DRIVE (At time of subdivision) BERWICK 3806 AMG Co-ordinates E 354990 ZONE 55 (of approx centre of land in plan) N 5787980		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CASEY CITY COUNCIL REF: 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 of the 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		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1 RESERVE No.1 RESERVE No.2		CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL		
NOTATIONS				
STAGING This is/ is not a staged subdivision Planning permit No. P 382/94				
DEPTH LIMITATION DOES NOT APPLY				
LOTS 1 TO 159 HAVE BEEN OMITTED FROM THIS PLAN				
<h1 style="margin: 0;">V925354G</h1> <h2 style="margin: 0;">040399 2300 173 \$0</h2>  <p style="margin: 0;">DV925354G-3-1</p>				
CHESTNUT HILL STAGE 6		SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY.		
36 LOTS		THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No.		
4.157ha				
EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of
SEE SHEET 5 FOR EASEMENT DETAILS				
				LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input type="checkbox"/> DATE
				LTO USE ONLY PLAN REGISTERED TIME DATE Assistant Registrar of Titles
				SHEET 1 OF 5 SHEETS
 Fisher Stewart ENGINEERS • SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 Park Street, South Melbourne 3206 GPO Box 5175AA, Melbourne 3001 Tel (03) 9594 1200 Fax (03) 9594 1211		LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE DATE REF 3107-06 VERSION B		DATE COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

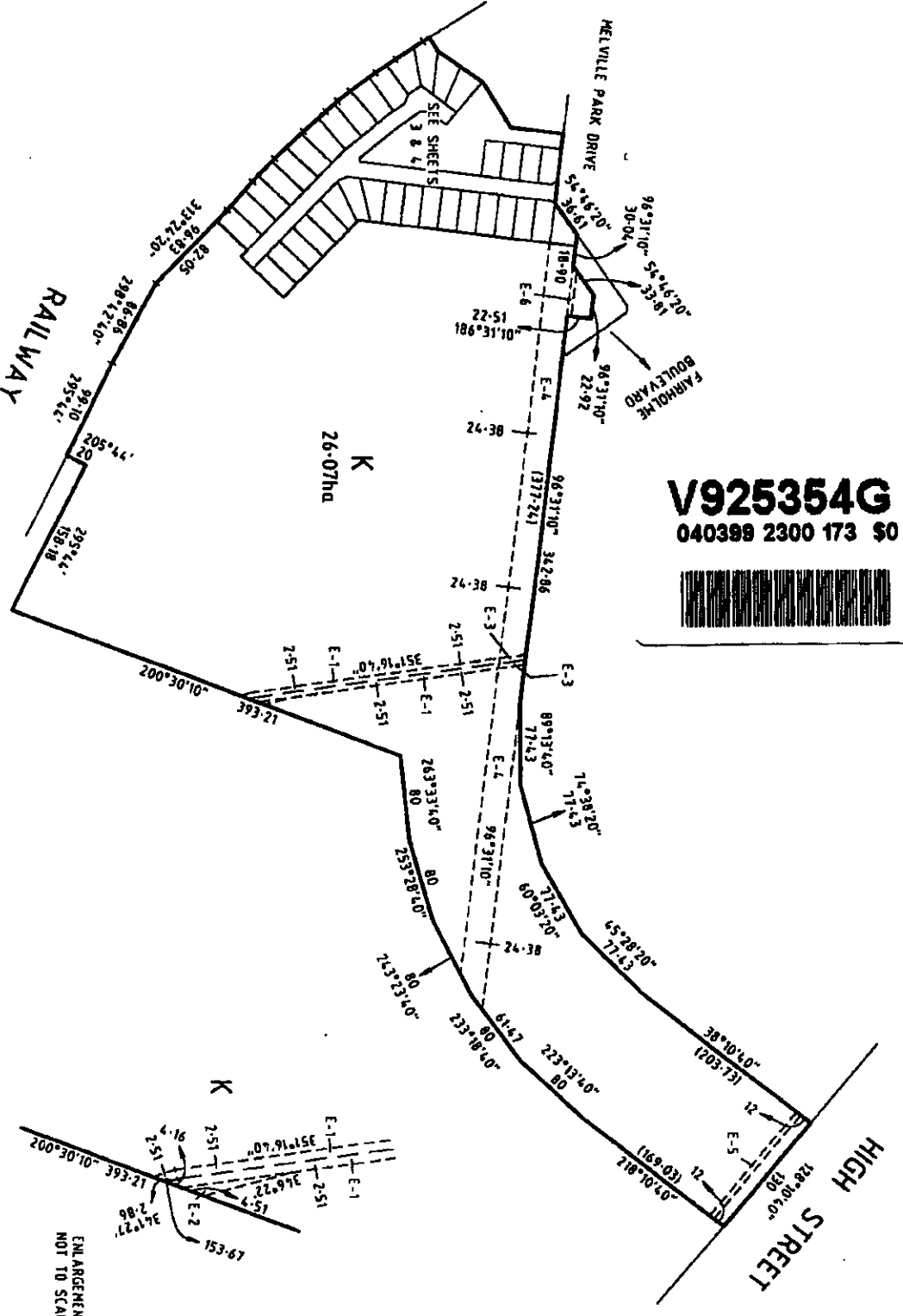


V916527A

AMG
ZONE 55

Fisher Stewart

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 TOWN PLANNERS
 ENVIRONMENTAL CONSULTANTS
 38 Park Street, South Melbourne 3205
 G.P.O. Box 5155AA, Melbourne 3201
 Tel (03) 9894 2000 Fax (03) 9894 1211

CHESTNUT HILL STAGE 6



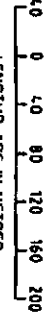
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PLAN OF SUBDIVISION

STAGE No. 

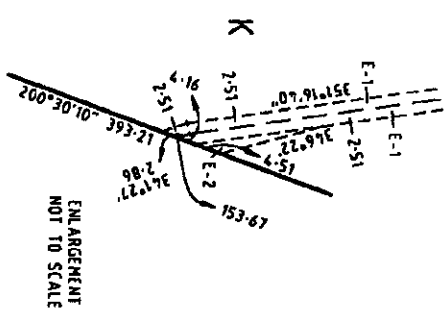
PLAN NUMBER
PS 420421 H

SCALE

 LENGTHS ARE IN METRES

ORIGINAL SCALE/SHEET SIZE
 14000 / A3

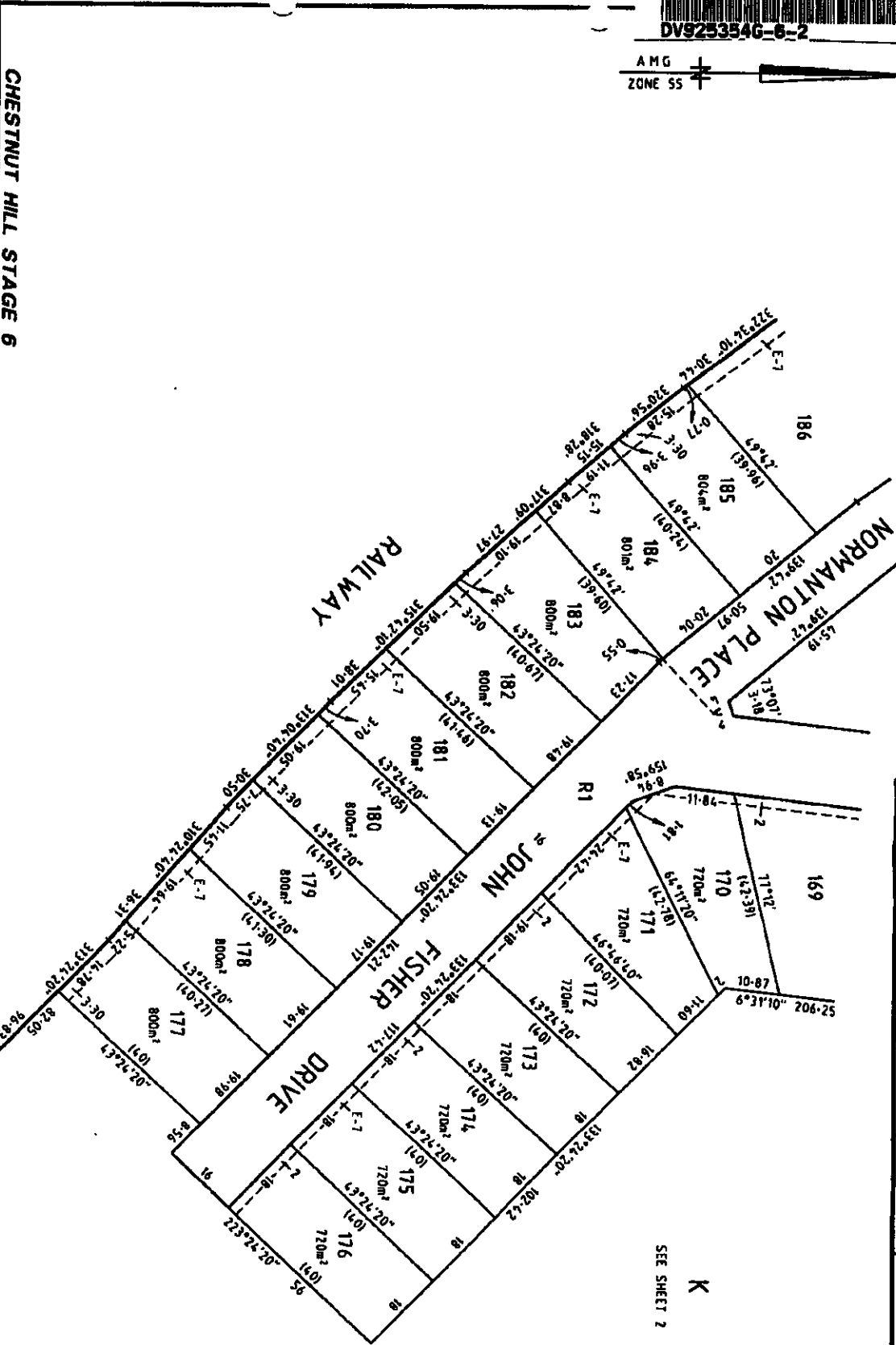
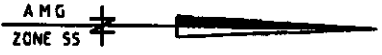
LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
REF 3107-06
VERSION B
DATE

SHEET 2 OF 5 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE





DV925354G-6-2



SEE SHEET 3

PLAN OF SUBDIVISION

STAGE No. PLAN NUMBER **PS 420421 H**

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V925354G
 040399 2300 173 \$0



CHESTNUT HILL STAGE 6

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 TOMMY PLAMBERS
 ENVIRONMENTAL CONSULTANTS
 38 Park Street, South Melbourne 3205
 GPO Box 51755A, Melbourne 3001
 Tel: (03) 9894 1200 Fax: (03) 9894 1211

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE/SHEET SIZE
 1:800 A3

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
DATE
REF 3107-06
VERSION B

SHEET 4 OF 5 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION	ST. No.	PLAN NUMBER PS 420421 H
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EASEMENT REFERENCE	PURPOSE	WIDTH (Metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	WATER SUPPLY	SEE PLAN	INST 1636823	SR & W.S.C
E-2	WATER SUPPLY & DRAINAGE	SEE PLAN	INST B 904386	SR & W.S.C
E-3	WATER SUPPLY PIPELINE	SEE PLAN SEE PLAN	INST 163823 INST B 838566	S.R. & W.S.C VICTORIAN PIPELINES COMMISSION
E-4	PIPELINE	SEE PLAN	INST B 838566	VICTORIAN PIPELINES COMMISSION
E-5	DRAINAGE SEWERAGE	2 2	PS 345036 D PS 345036 D	CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-6	SEWERAGE	2	PS408958 F	SOUTH EAST WATER LTD
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-8	DRAINAGE SEWERAGE & WATER TELECOMMUNICATION DISTRIBUTION &/OR TRANSMISSION OF GAS POWERLINE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN THIS PLAN (GAS INDUSTRY ACT 1994) THIS PLAN-SEC 44 OF THE ELECTRICITY INDUSTRY ACT 1993	CASEY CITY COUNCIL SOUTH EAST WATER LTD. LOTS ON THIS PLAN STRATUS NETWORKS (ASSETS) PTY LTD EASTERN ENERGY LTD
E-9	PIPELINE DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN	INST B 838566 THIS PLAN THIS PLAN	VICTORIAN PIPELINES COMMISSION CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-10	PIPELINE WATER SUPPLY	SEE PLAN SEE PLAN	INST B 838566 THIS PLAN	VICTORIAN PIPELINES COMMISSION SOUTH EAST WATER LTD
E-11	PIPELINE WATER SUPPLY DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	INST B 838566 THIS PLAN THIS PLAN THIS PLAN	VICTORIAN PIPELINES COMMISSION SOUTH EAST WATER LTD CASEY CITY COUNCIL SOUTH EAST WATER LTD

CHESTNUT HILL STAGE 6



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GPO Box 5175AA, Melbourne 3001
Tel (03) 9694 1200 Fax (03) 9694 1211

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260299 1311 173


V925354G

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DV925354G-7-0

<p>SCALE</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SCALE SHEET SIZE</p> <p>A3</p>	<p>LICENSED SURVEYOR (PRINT) ... ALAN EDWARD ROLLEY</p> <p>SIGNATURE DATE</p> <p>REF 3107-06 VERSION B</p>	<p>SHEET 5 OF 5 SHEETS</p> <p>DATE</p> <p>COUNCIL DELEGATE SIGNATURE</p>
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V916527A

PLAN OF SUBDIVISION		STAGE No. /	LTO USE ONLY EDITION	PLAN NUMBER PS 420421 H
LOCATION OF LAND PARISH: BERWICK TOWNSHIP: SECTION: 17 & 18 (PARTS) CROWN ALLOTMENT: CROWN PORTION: LTO BASE RECORD: CHART 3 & PARISH PLAN TITLE REFERENCES: LAST PLAN REFERENCE/S: PS 408958 F (LOT J) POSTAL ADDRESS: LOT J MELVILLE PARK DRIVE (At time of subdivision) BERWICK 3006 AMG Co-ordinates E 354990 ZONE 55 (at approx centre of land in plan) N 5767980		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CASEY CITY COUNCIL REF: 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 of the 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		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1 RESERVE No.1 RESERVE No.2		CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL		
NOTATIONS				
STAGING This is/ is not a staged subdivision. Planning permit No. P 382/94				
DEPTH LIMITATION DOES NOT APPLY				
LOTS 1 TO 159 HAVE BEEN OMITTED FROM THIS PLAN.				
CHESTNUT HILL STAGE 6 36 LOTS		4.157ha		
SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				LTO USE ONLY
				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 5 FOR EASEMENT DETAILS				
				RECEIVED <input type="checkbox"/>
				DATE
				LTO USE ONLY
				PLAN REGISTERED TIME DATE
				Assistant Registrar of Titles
				SHEET 1 OF 5 SHEETS
 Fisher Stewart ENGINEERS • SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 38 Park Street, South Melbourne 3205. G.P.O. Box 5175AA, Melbourne 3001. Tel (03) 9584 1200 Fax (03) 9584 1211		LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE DATE REF 3107-06 VERSION B		DATE COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

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CHESTNUT HILL STAGE 6



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 28 Park Street, South Melbourne 3205
 G.P.O. Box 81755A, Melbourne 3201
 Tel (03) 9591 1700 Fax (03) 9591 1711

SCALE



ORIGINAL SCALE SHEET SIZE

1:1000
 A3

LICENSED SURVEYOR (PRINT)

ALAN EDVARD ROULEY

SIGNATURE

REF 3107-06

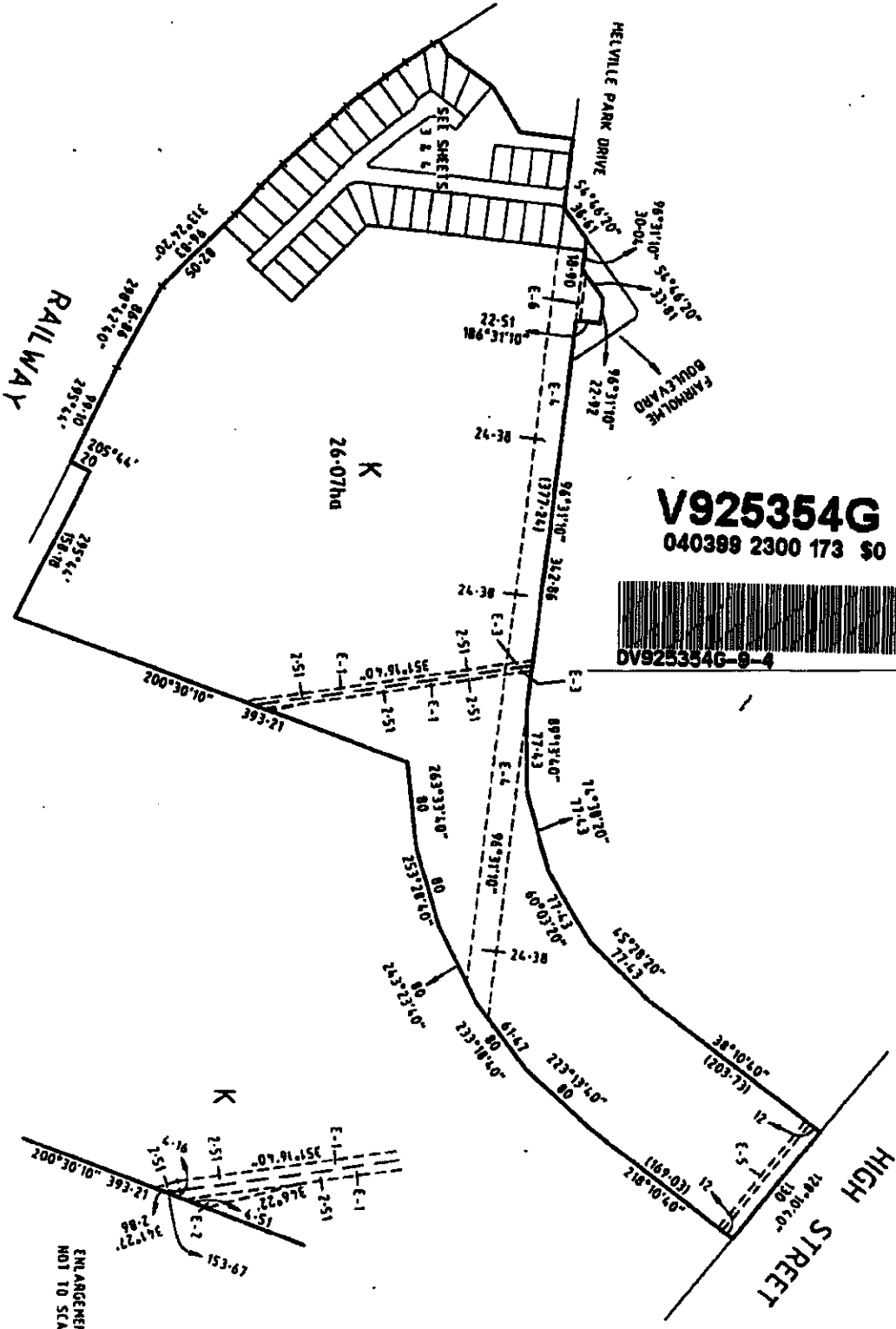
VERSION B

DATE

SHEET 2 OF 5 SHEETS

DATE

COUNCIL DELEGATE SIGNATURE



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 040399 2300 173 \$0



PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 420421 H

ENLARGEMENT
 NOT TO SCALE

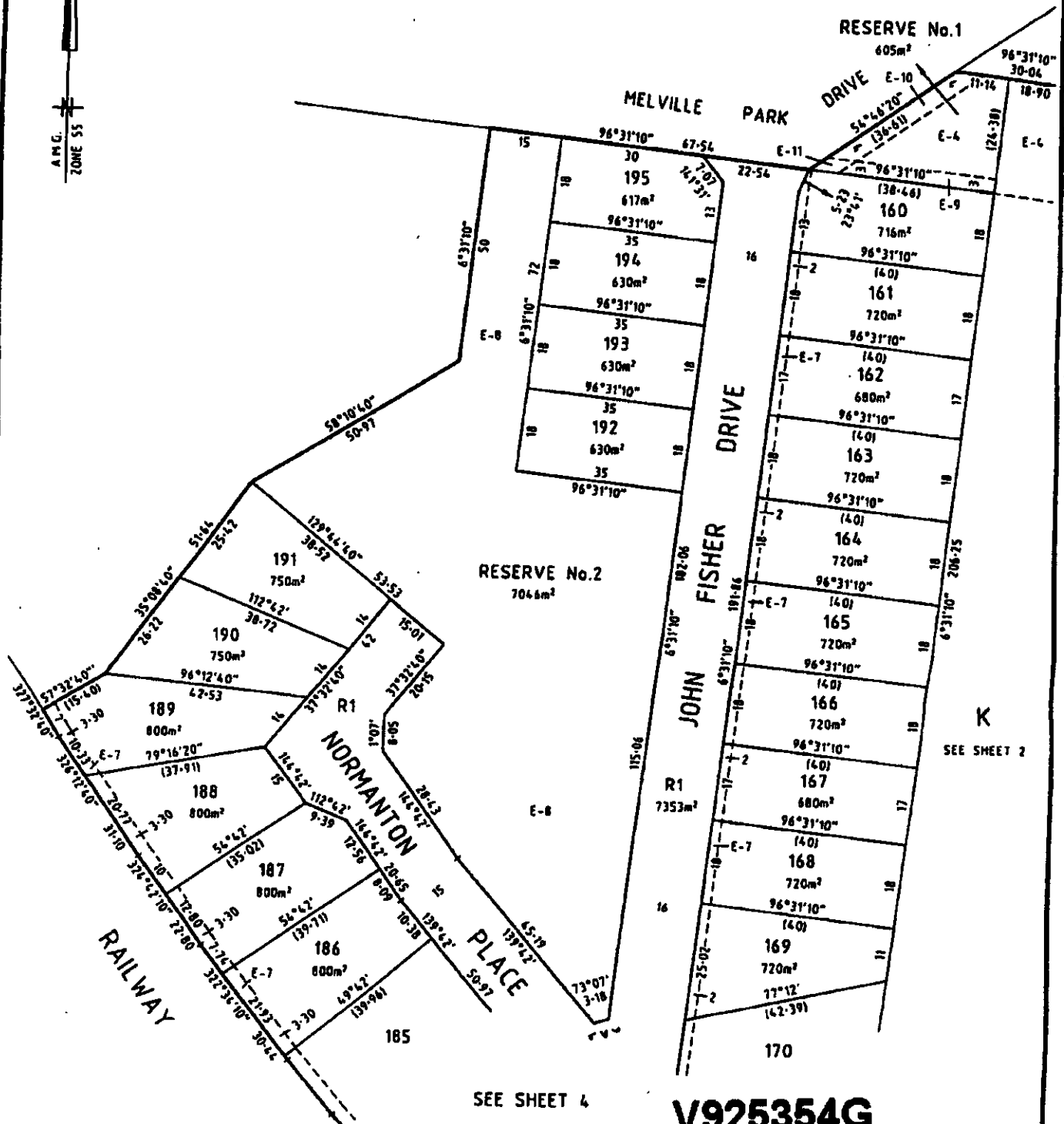
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PLAN OF SUBDIVISION

STA No.

PLAN NUMBER

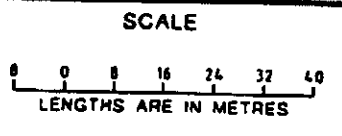
PS 420421 H



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ORIGINAL SCALE SHEET SIZE
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SIGNATURE DATE
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SHEET 3 OF 5 SHEETS
DATE
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V916527A



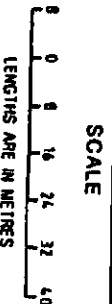
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A.M.G.
ZONE 55



CHESTNUT HILL STAGE 6

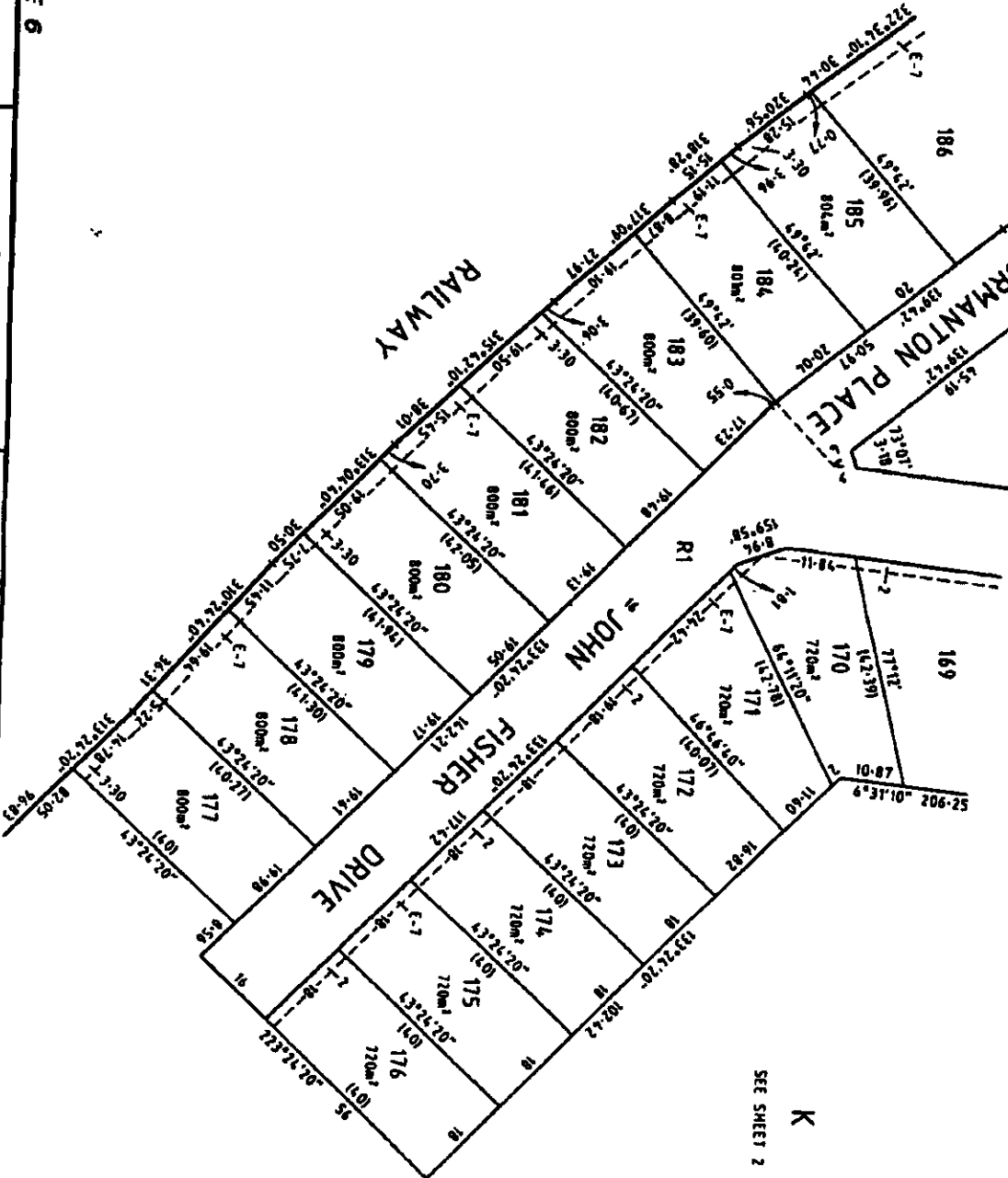
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ENVIRONMENTAL CONSULTANTS
38 Park Street, South Melbourne 3205
G.P.O. Box 51354A, Melbourne 3001
Tel: (03) 9591 1500 Fax: (03) 9594 3211



ORIGINAL SCALE/SHEET SIZE
1:800
A3

LICENSED SUPERVISOR (PRM11) ALAN EDWARD ROLLEY
SIGNATURE
REF 3107-06
VERSION B
DATE

SHEET 4 OF 5 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE



SEE SHEET 3

SEE SHEET 2

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 420421 H

V925354G
040399 2300 173 \$0



PLAN OF SUBDIVISION

ST/ No.

PLAN NUMBER

PS 420421 H

EASEMENT REFERENCE	PURPOSE	WIDTH (Metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	WATER SUPPLY	SEE PLAN	INST 1436823	S.R. & W.S.C.
E-2	WATER SUPPLY & DRAINAGE	SEE PLAN	INST B 904386	S.R. & W.S.C.
E-3	WATER SUPPLY PIPELINE	SEE PLAN SEE PLAN	INST 163823 INST B 838566	S.R. & W.S.C. VICTORIAN PIPELINES COMMISSION
E-4	PIPELINE	SEE PLAN	INST B 838566	VICTORIAN PIPELINES COMMISSION
E-5	DRAINAGE SEWERAGE	2 2	PS 345036 D PS 345036 D	CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-6	SEWERAGE	2	PS408958 F	SOUTH EAST WATER LTD
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-8	DRAINAGE SEWERAGE & WATER TELECOMMUNICATION DISTRIBUTION &/OR TRANSMISSION OF GAS POWERLINE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN THIS PLAN (GAS INDUSTRY ACT 1994) THIS PLAN-SEC 64 OF THE ELECTRICITY INDUSTRY ACT 1993	CASEY CITY COUNCIL SOUTH EAST WATER LTD. LOTS ON THIS PLAN STRATUS NETWORKS (ASSETS) PTY LTD EASTERN ENERGY LTD
E-9	PIPELINE DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN	INST B 838566 THIS PLAN THIS PLAN	VICTORIAN PIPELINES COMMISSION CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-10	PIPELINE WATER SUPPLY	SEE PLAN SEE PLAN	INST B 838566 THIS PLAN	VICTORIAN PIPELINES COMMISSION SOUTH EAST WATER LTD
E-11	PIPELINE WATER SUPPLY DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	INST B 838566 THIS PLAN THIS PLAN THIS PLAN	VICTORIAN PIPELINES COMMISSION SOUTH EAST WATER LTD CASEY CITY COUNCIL SOUTH EAST WATER LTD

CHESTNUT HILL STAGE 6

Fisher Stewart
ENGINEERS • SURVEYORS
TOWN PLANNERS
ENVIRONMENTAL CONSULTANTS
39 Park Street, South Melbourne 3205.
G.P.O. Box 5175AA, Melbourne 3001.
Tel (03) 9894 1200 Fax (03) 9894 1211

V916527A

260299 1311 173

V925354G

040399 2300 173 SO.



DV925354G-12-8

SCALE



ORIGINAL
SCALE SHEET
SIZE
A3

LICENSED SURVEYOR (PRINT): ALAN EDWARD ROLLEY
SIGNATURE DATE
REF 3107-06 VERSION B

SHEET 5 OF 5 SHEETS

DATE
COUNCIL DELEGATE SIGNATURE

O'DONOHUES'

V9253549.
PR FLAW

2 March 1999

Ms Roslyn Hunt
Land Registry
283 Queen Street
MELBOURNE VIC 3000

Dear Ms Hunt,

**Re: CHESTNUT HILL ESTATE – STAGE 6
PLAN OF SUBDIVISION – PS420421H
AMENDED SECTION 173 AGREEMENT
DEALING NUMBER V916527A**

Please amend Section 173 Agreement so that paragraph 1 reads as follows:

1. The Subdivider is the registered proprietor of the land described in Certificate of Title Volume 10397 Folio 611.

Should you have any queries please contact our office.

Yours faithfully,



Nicholas O'Donohue
O'DONOHUES'



V9253549-13-7



Princes Highway
P.O. Box 1000
Narre Warren 3805
Telephone 03 9705 5200
Facsimile 03 9704 9544
Ausdoc DX 30460

6414.56.99.PG
Jim Hick/kt

4 March 1999

Land Titles Office
283 Queen Street
MELBOURNE 3000

Dear Sir/Madam

Re Seciton 173 Agreement Chestnut Hill Estate – Stage 6
Your Ref. V 916527A

This letter is to consent to the amendment of the Certificate of Title description to which the agreement is to be lodged (lodging form) to read Vol. 10397 Folio 611.

It is also to be noted that the Title Description within the agreement may also be amended to the above Volume and Folio Numbers.

Yours faithfully

Jim Hick
Team Leader - Subdivisions



DV9253546-14-5

Section 173 Agreement
[Planning and Environment Act 1987]

Parties:

CASEY CITY COUNCIL ("the Council")

and

NICHOLAS JOHN O'DONOHUE of Level 28, 140 William Street, Melbourne ("the Subdivider")

Background:

1. The Subdivider is the registered proprietor of the land described in Certificate of Title Volume ~~10301~~ Folio ~~148~~ ("the Land").
10397 611
2. The Council is the Responsible Authority under the Planning and Environment Act 1987 ("the Act") for the Berwick Planning Scheme.
3. Condition 42 of Planning Permit No. P382/94 requires the Subdivider to enter into this Agreement prior to certification of PS 420421H ("the Plan").

Agreement:

1. The Subdivider with the intent that this covenant shall run with the Land under Section 182 of the Act, binding his successors in title to the Land hereby covenants and agrees that:-
 - 1.1 not more than one dwelling shall be erected on Lots 160 - 176 (inclusive) and 190 - 195 (inclusive) and
 - 1.2 Lots 177 - 189 (inclusive) may be further subdivided and/or developed for multi-dwellings.
2. The Subdivider agrees:-
 - 2.1 to lodge an application by Council to the Registrar of Titles to register this Agreement.
 - 2.2 to do all things necessary to enable the Registrar of Titles to enter this Agreement on the Certificate of Title to the Land in accordance with Section 181 of the Act.
 - 2.3 to pay the costs of the Council in connection with the lodging of this Agreement at the Land Titles Office.

Date:

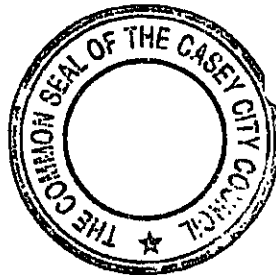
THE COMMON SEAL OF CASEY CITY COUNCIL
was hereunto affixed in the presence of:

Councillor

[Signature]
Mike Tyler

Chief Executive


16 February 1999

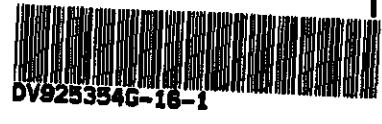


SIGNED SEALED AND DELIVERED by the said
NICHOLAS JOHN O'DONOHUE
in the presence of:

[Signature]
Albercardo

[Signature]

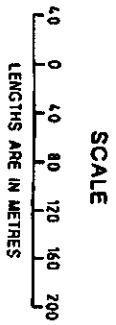
PLAN OF SUBDIVISION		STAGE No. <hr/>	LTO USE ONLY EDITION	PLAN NUMBER PS 420421 H
LOCATION OF LAND PARISH: BERWICK TOWNSHIP: SECTION: 17 & 18 (PARTS) CROWN ALLOTMENT: CROWN PORTION: LTO BASE RECORD: CHART 3 & PARISH PLAN TITLE REFERENCES: LAST PLAN REFERENCE/S: PS 408958 F (LOT J) POSTAL ADDRESS: LOT J MELVILLE PARK DRIVE (At time of subdivision) BERWICK 3806 AMG Co-ordinates E 354990 ZONE 55 (of approx centre of land in plan) N 5787980		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CASEY CITY COUNCIL REF: 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 of the 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		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER		COUNCIL/BODY/PERSON		
ROAD R1 RESERVE No.1 RESERVE No.2		CASEY CITY COUNCIL CASEY CITY COUNCIL CASEY CITY COUNCIL		
		NOTATIONS		
		STAGING This is not a staged subdivision. Planning permit No. P 382/94		
		DEPTH LIMITATION DOES NOT APPLY		
		LOTS 1 TO 159 HAVE BEEN OMITTED FROM THIS PLAN		
CHESTNUT HILL STAGE 6 36 LOTS		4.157ha		
		SURVEY. THIS PLAN IS/ IS NOT BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No.		
EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
SEE SHEET 5 FOR EASEMENT DETAILS				
		LTO USE ONLY		
		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
		RECEIVED <input type="checkbox"/>		
		DATE		
		LTO USE ONLY		
		PLAN REGISTERED TIME DATE		
		Assistant Registrar of Titles		
		SHEET 1 OF 5 SHEETS		
 ENGINEERS • SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 Park Street, South Melbourne 3205 G.P.O. Box 5175AA, Melbourne 3001 Tel (03) 8594 1200 Fax (03) 8594 1211		LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY SIGNATURE DATE REF 3107-06 VERSION B		
		DATE		
		COUNCIL DELEGATE SIGNATURE		
		ORIGINAL SHEET SIZE A3		





CHESTNUT HILL STAGE 6

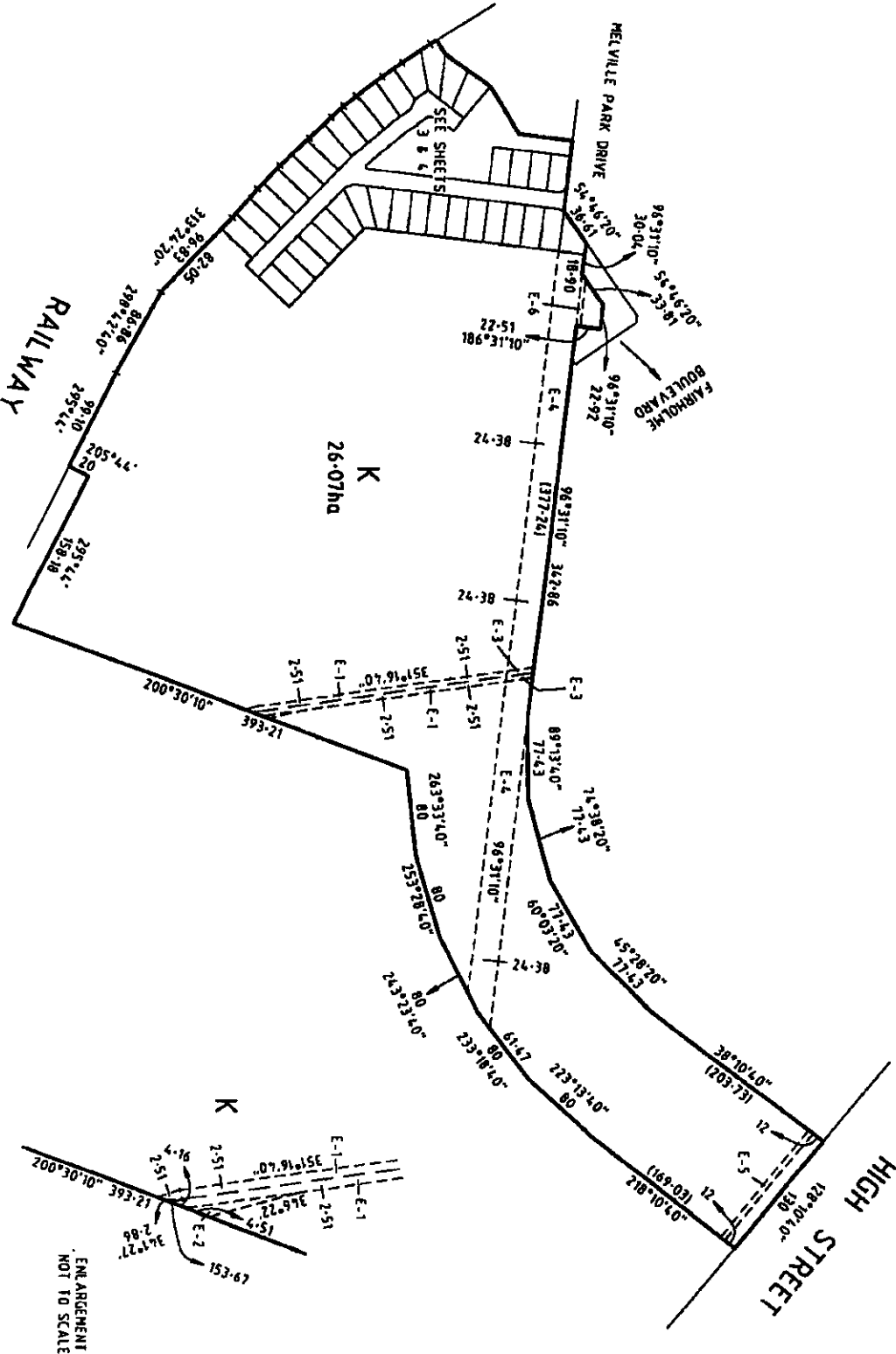
Fisher Stewart
 ENGINEERS & SURVEYORS
 TOWN PLANNERS
 ENVIRONMENTAL CONSULTANTS
 39 Park Street, South Melbourne 3205
 GPO Box 5175AA, Melbourne 3001
 Tel (03) 9894 1100 Fax (03) 9894 1711



ORIGINAL SCALE
 1:1000
SHEET SIZE
 A3

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
REF 3107.06
VERSION B
DATE

SHEET 2 OF 5 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE



ENLARGEMENT
 NOT TO SCALE

PLAN OF SUBDIVISION

STAGE NO. /

PLAN NUMBER
PS 420421 H

PLAN OF SUBDIVISION

STA No.

PLAN NUMBER

PS 420421 H



RESERVE No.1
605m²

MELVILLE PARK DRIVE

FISHER DRIVE
JOHN FISHER DRIVE

RESERVE No.2
7046m²

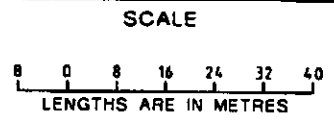
NORMANTON PLACE

RAILWAY

CHESTNUT HILL STAGE 6



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ENVIRONMENTAL CONSULTANTS
38 Park Street, South Melbourne 3205
GPO Box 5175AA, Melbourne 3001
Tel 1031 9894 1200 Fax 1031 9894 1211



ORIGINAL SCALE SHEET SIZE
1:800 A3

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE DATE
REF 3107-06 VERSION B

SHEET 3 OF 5 SHEETS
DATE
COUNCIL DELEGATE SIGNATURE

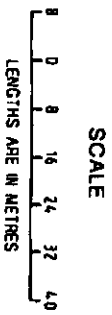


AMG
ZONE 55



CHESTNUT HILL STAGE 6

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Tel (03) 9894 1200 Fax (03) 9894 1211

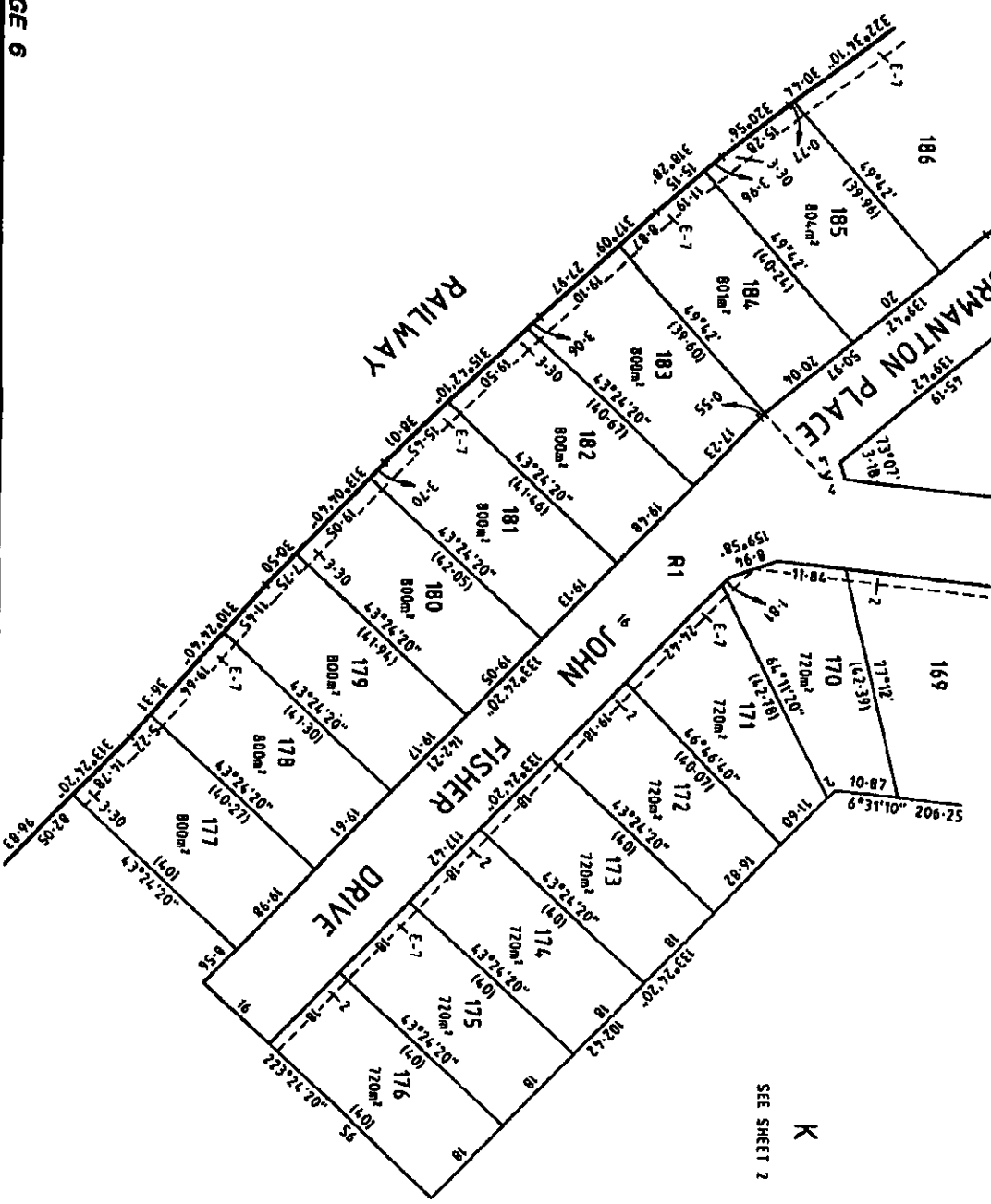


ORIGINAL SCALE SHEET SIZE
1800 A3

LICENSED SURVEYOR (PRINT) ALAN EDWARD ROLLEY
SIGNATURE
REF 3107.06
VERSION B

DATE
COUNCIL DELEGATE SIGNATURE

SHEET 4 OF 5 SHEETS



SEE SHEET 3

PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER
PS 420421 H

SEE SHEET 2
K

PLAN OF SUBDIVISION

ST. No.

PLAN NUMBER
PS 420421 H

EASEMENT REFERENCE	PURPOSE	WIDTH (Metres)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	WATER SUPPLY	SEE PLAN	INST 1636023	SR & W.S.C
E-2	WATER SUPPLY & DRAINAGE	SEE PLAN	INST B 904386	SR & W.S.C.
E-3	WATER SUPPLY PIPELINE	SEE PLAN SEE PLAN	INST 163823 INST B 838566	SR & W.S.C VICTORIAN PIPELINES COMMISSION
E-4	PIPELINE	SEE PLAN	INST B 838566	VICTORIAN PIPELINES COMMISSION
E-5	DRAINAGE SEWERAGE	2 2	PS 345036 D PS 345036 D	CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-6	SEWERAGE	2	PS408958 F	SOUTH EAST WATER LTD
E-7	DRAINAGE SEWERAGE	SEE PLAN SEE PLAN	THIS PLAN THIS PLAN	CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-8	DRAINAGE SEWERAGE & WATER TELECOMMUNICATION DISTRIBUTION &/OR TRANSMISSION OF GAS POWERLINE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN SEE PLAN	THIS PLAN THIS PLAN THIS PLAN THIS PLAN (GAS INDUSTRY ACT 1994) THIS PLAN-SEC 44 OF THE ELECTRICITY INDUSTRY ACT 1993	CASEY CITY COUNCIL SOUTH EAST WATER LTD LOTS ON THIS PLAN STRATUS NETWORKS (ASSETS) PTY LTD EASTERN ENERGY LTD
E-9	PIPELINE DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN	INST B 838566 THIS PLAN THIS PLAN	VICTORIAN PIPELINES COMMISSION CASEY CITY COUNCIL SOUTH EAST WATER LTD
E-10	PIPELINE WATER SUPPLY	SEE PLAN SEE PLAN	INST B 838566 THIS PLAN	VICTORIAN PIPELINES COMMISSION SOUTH EAST WATER LTD
E-11	PIPELINE WATER SUPPLY DRAINAGE SEWERAGE	SEE PLAN SEE PLAN SEE PLAN SEE PLAN	INST B 838566 THIS PLAN THIS PLAN THIS PLAN	VICTORIAN PIPELINES COMMISSION SOUTH EAST WATER LTD CASEY CITY COUNCIL SOUTH EAST WATER LTD

CHESTNUT HILL STAGE 6



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39 Park Street, South Melbourne 3206
GPO Box 5175AA, Melbourne 3001
Tel (03) 9594 1200 Fax (03) 9594 1211



DV9253546-20-0

SCALE



ORIGINAL

SCALE SHEET
SIZE
A3

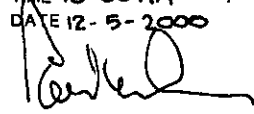

LICENSED SURVEYOR (PRINT)..... ALAN EDWARD ROLLEY

SIGNATURE DATE

REF 3107-06 VERSION B

SHEET 5 OF 5 SHEETS

DATE
COUNCIL DELEGATE SIGNATURE

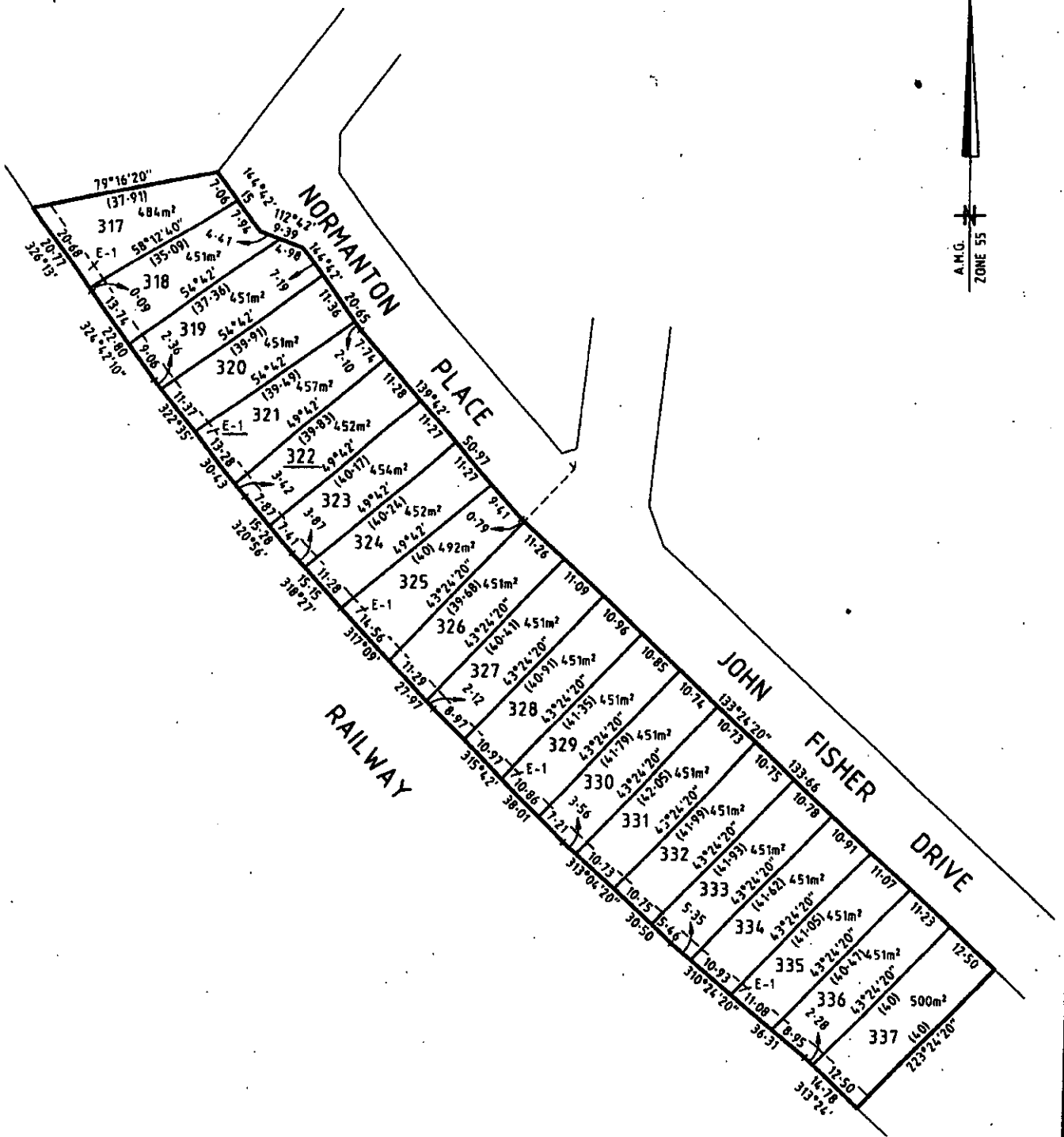
PLAN OF SUBDIVISION		STAGE No. /	LTO USE ONLY EDITION 1	PLAN NUMBER PS 425200 X
LOCATION OF LAND PARISH: BERWICK TOWNSHIP: SECTION: 17 & 18 (PARTS) CROWN ALLOTMENT: CROWN PORTION: TITLE REFERENCES: V.10435 F6. 884 to 895 (81) LAST PLAN REFERENCE/S: PS 420421 H (LOTS 177-188) POSTAL ADDRESS: JOHN FISHER DRIVE (At time of subdivision) BERWICK 3806 AMG Co-ordinates E 354985 ZONE 55 (of approx centre of land in plan) N 5787895		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CASEY CITY COUNCIL REF: 399/2015 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 of the 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 3-2-2000 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
STAGING This is/ is not a staged subdivision. Planning permit No. P805199				
DEPTH LIMITATION DOES NOT APPLY				
CHESTNUT HILL STAGE 6A 21 LOTS		0.961ha		
SURVEY. THIS PLAN IS/IS NOT BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No.				
EASEMENT INFORMATION				LTO USE ONLY
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road) IMPLIED EASEMENTS UNDER SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE WHOLE OF THE LAND.				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 11-5-00
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE SEWERAGE	3-30 3-30	PS 420421 H PS 420421 H	CASEY CITY COUNCIL SOUTH EAST WATER LTD
				LTO USE ONLY PLAN REGISTERED TIME 10:00 AM DATE 12-5-2000  Assistant Registrar of Titles
SHEET 1 OF 2 SHEETS				
 Fisher Stewart ENGINEERS • SURVEYORS TOWN PLANNERS ENVIRONMENTAL CONSULTANTS 39 Park Street, South Melbourne 3205. G.P.O. Box 5175AA, Melbourne 3001. Tel (03) 9664 1200 Fax (03) 9664 1211		LICENSED SURVEYOR (PRINT)..... ALAN EDWARD ROLLEY SIGNATURE DATE 24-11-99 REF 3107-061 VERSION B		DATE 3-2-2000 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 425200 X



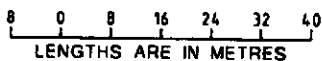
CHESTNUT HILL STAGE 6A



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ENVIRONMENTAL CONSULTANTS
39 Park Street, South Melbourne 3205.
G.P.O. Box 5175AA, Melbourne 3001.
Tel (03) 9594 1200 Fax (03) 9594 1211

SCALE



ORIGINAL

SCALE SHEET
1-800 A3

LICENSED SURVEYOR (PRINT)..... ALAN EDWARD ROLLEY

SIGNATURE
REF 3107-061

DATE 24-11-99
VERSION B

SHEET 2 OF 2 SHEETS

DATE 3/2/00
COUNCIL DELEGATE SIGNATURE



Land
vic.gov.au

Property Report

from www.land.vic.gov.au on 14 August 2018 11:10 AM

Address: 4 NORMANTON PLACE BERWICK 3806

Lot / Plan: Lot 322 PS425200

SPI (Standard Parcel Identifier): 322\PS425200

Local Government (Council): CASEY **Council Property Number:** 76203

Directory Reference: Melway 111 D11

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

Lot/Plan or Crown Description	SPI
Lot 322 PS425200	322\PS425200

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: GEMBROOK

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay: None

Further Planning Information

Planning scheme data last updated on 1 August 2018.

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 the 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](#)

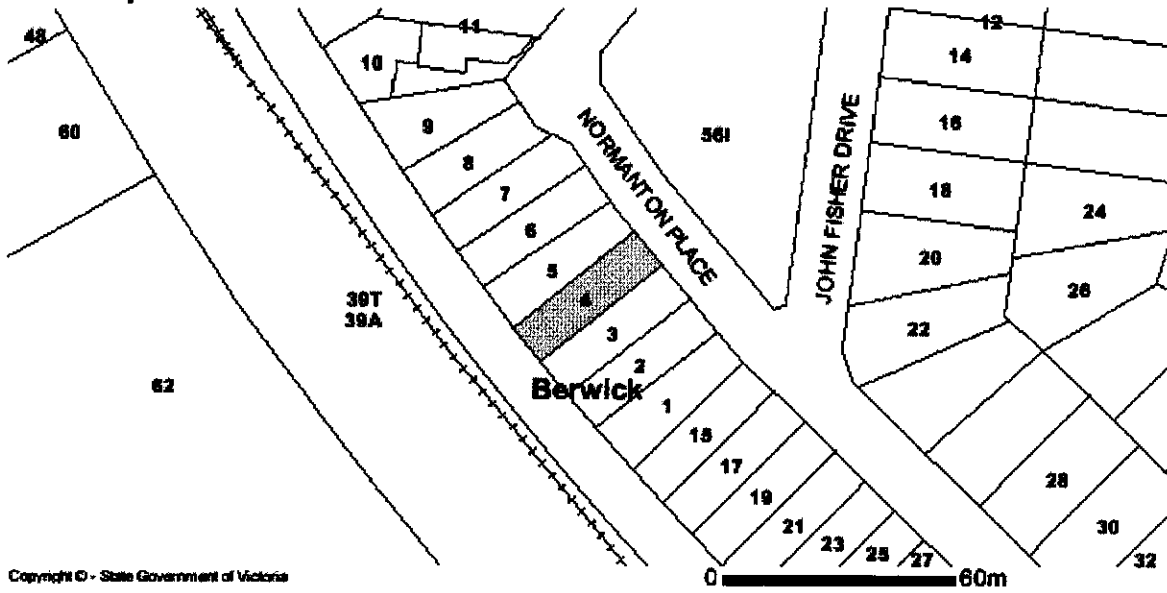
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



Copyright © - State Government of Victoria

++++++ Railway
 +---+---+ Tram
 ——— River, stream
 [Shaded Area] Lake, waterbody

Copyright © - State Government of Victoria

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consumer.vic.gov.au/duediligencechecklist

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.

1 of 4

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

consumer.vic.gov.au/duediligencechecklist

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.



consumer.vic.gov.au/duediligencechecklist

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.

