



This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document incorporates the requirements in section 32 of the *Sale of Land Act 1962* as at 1 October 2014.

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 AM 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	3 GLASSFORD AVENUE SPRINGVALE SOUTH VIC 3172	
+ Vendor's Name	NGOC HUONG TRAN	Date 6/9/2018
+ Vendor's Signature		
+ Vendor's Name	NGOC HUONG TRAN	Date 6/9/2018
+ Vendor's signature		
+ Purchaser's name		Date / /
+ Purchaser's signature		
+ Purchaser's name		Date / /
+ Purchaser's signature		

Important information

Legal practitioners using this document should check for any subsequent changes in the law. The Law Institute of Victoria, its contractors and agents are not liable in any way, including, without limitation, in negligence, for the use to which this document may be put, for any errors or omissions in the precedent document, or any other changes in the law or understanding of the law, arising from any legislative instruments or the decision of any court or tribunal, whether before or after this precedent was prepared, first published, sold or used.

Copyright

This document is copyright This document may only be reproduced in accordance with an agreement with the Law Institute of Victoria Ltd ABN 32 075 475 731 for each specific transaction that is authorized. Any person who has purchased a physical copy of this precedent document may only copy it for the purpose of providing legal services for a sale by a specific vendor of specific land.

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) *Their total does not exceed:

OR

(b) *Are contained in the attached certificate/s.

OR

(c) *Their amounts are:

Authority	Amount	Interest (if any)
(1) CITY OF GREATER DANDENONG	(1) SEE ATTACHED	(1) \$
(2) SOUTH EAST WATER	(2) SEE ATTACHED	(2) \$
(3)		(3) \$
(4)	(4) \$	(4) \$

(d) *There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in items 1.1 (a), (b) or (c) above; other than any amounts described in this rectangular box.

\$

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

\$ To

Other particulars (including dates and times of payment(s):

NIL TO THE VENDOR 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.

*Attached is a Law Institute of Victoria published "Additional Vendor Statement", 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.

*Attached is a Law Institute of Victoria published "Additional Vendor Statement".

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.

(a) *Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.

OR

(b) *Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: N/A	
Type of policy:	Policy no.:
Expiry date:	Amount insured:

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 1376 of the *Building Act 1993* applies to the residence.

(a) *Attached is a copy or extract of any policy of insurance required under the *Building Act 1993*.

OR

(b) *Particulars of any required insurance under the *Building Act 1993* are as follows:

Name of insurance company: N/A	
Policy no.:	Expiry date:

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

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 documents.

OR

*Is as follows:

AS SET OUT IN THE ATTACHED COPIES OF TITLE DOCUMENTS.

(b) *Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

N/A

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

*Attached is a certificate with the required specified information.

OR

The required specified information is as follows:

(a) Name of planning scheme

SEE ATTACHED

(b) Name of responsible authority

SEE ATTACHED

(c) Zoning of the land

SEE ATTACHED

(d) Name of planning overlay

SEE ATTACHED

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:

*Are contained In the attached certificates and/or statements.

OR

*Are as follows:

THE VENDOR IS NOT A WARE OF NOR HAS SHE/HE RECEIVED ANY NOTICES.

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 and 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:

NIL

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:

NIL

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):

*Are contained in the attached certificate.

OR

'Are as follows:

SEE ATTACHED.

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*.
SEE ATTACHED

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

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) *The land is NOT to be transferred under the agreement unless the square box is marked with an "X"
- (b) *The land is NOT land on which works are to be carded out under the agreement (other than Crown land) unless the square box is marked with an "X"
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X"

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.
The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) *Any certificate of release from [liability to pay a GAIC
- (b) *Any certificate of deferral of the liability to pay the whole or part of a GAIC
- (c) Any certificate of exemption from liability to pay a GAIC
- (d) *My certificate Of staged payment approval
- (e) *Any certificate of no GAIC liability
- (f) *Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability
- (g) *A GAIL certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above

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

¹An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

9. TITLE

Attached are copies of the following documents:

9.1 *(a) 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.

OR

***(b) General Law Title**

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

"9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. SUBDIVISION

10.1 Unregistered subdivision

This section 10.1 only applies if the and is subject to a subdivision which is not registered.

(a) *Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

OR

(b) *Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

This section 10.2 only applies if the and is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

(a) "Attached is a copy of the plan for the first stage if the land is in the second or a subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with are as follows:

N/A

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

N/A

(d) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:

N/A

10.3 Further Plan of Subdivision

This section 10.3 only applies if the and is subject to a subdivision In respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

(a) 'Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).

OR

(b) *Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

11. *DISCLOSURE OF ENERGY EFFICIENCY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

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)*

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

*Are contained in the attached building energy efficiency certificate.

OR

*Are as follows:

N/A

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

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published 'Additional Vendor Statement' if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

Page 1 of 1

VOLUME 09126 FOLIO 077

Security no : 124073785345R
Produced 05/09/2018 04:07 pm

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 115454.
PARENT TITLE Volume 05023 Folio 455
Created by instrument LP115454 30/01/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

NGOC HUONG TRAN of 3 GLASSFORD AVENUE SPRINGVALE SOUTH VIC 3172
AN210842T 24/10/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN696607P 30/03/2017
COMMONWEALTH BANK OF AUSTRALIA

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP115454 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 GLASSFORD AVENUE SPRINGVALE SOUTH VIC 3172

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from
30/03/2017

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	Plan
Document Identification	LP115454
Number of Pages (excluding this cover sheet)	1
Document Assembled	05/09/2018 16:09

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

LP115454
EDITION 1
PARISH CHART 45A

**PLAN OF SUBDIVISION OF
PART OF CROWN ALLOT. A
SECTION 24
PARISH OF DANDENONG
COUNTY OF BOURKE**

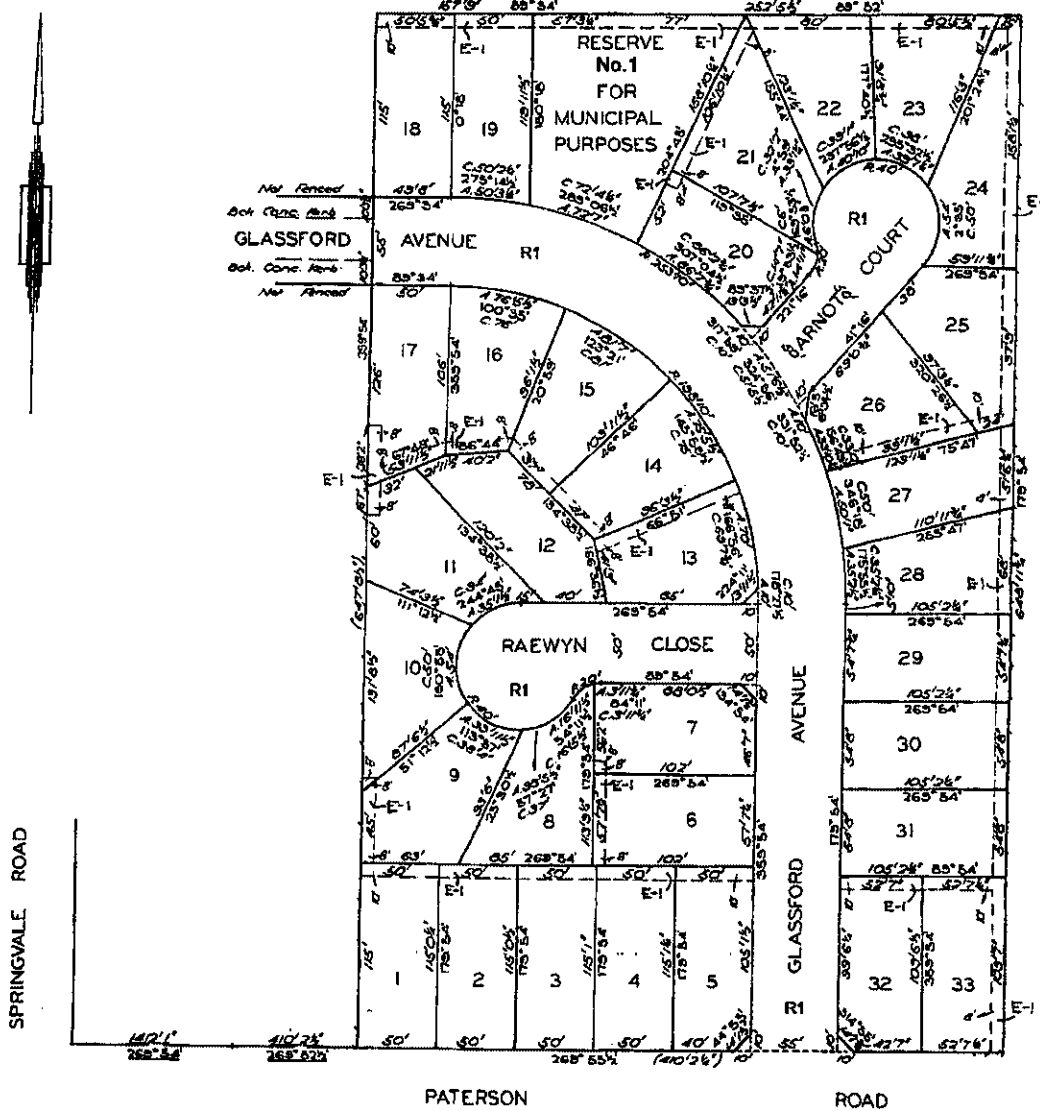
SCALE OF METRES 0 20 40 60 80 100
FEET 0 60 120 180 240 300

Vol 5023 Fol 455

APPROPRIATIONS

Blue - Drainage & Sewerage
Brown - Carriageway, Drainage & Sewerage

APPROVED 3/12/75
COLOUR CONVERSION
BLUE = E-1
BROWN = R1



CONSULTING BUILDING SURVEYORS
Suite 1/86 High St Berwick Vic 3806
PH: (03) 9796 2755 FAX: (03) 9796 1884

Building Act 1993
BUILDING REGULATIONS 2006
Regulation 313

BUILDING PERMIT

Issued to:

Owner or Agent: N.H. Tran + B.V. Huynh Owner Builder Consent No: _____
Postal Address: 3 Glassford Ave Postcode: _____
Contact Person: Spryngade Str. Telephone: _____

Property Details:

Number: 3 Street/Road: Glassford Avenue City/Suburb/Town: Spryngade Str.
Lot/s: _____ LP/PS: _____ Volume: _____ Folio: _____
Crown Allotment: _____ Section: _____ Parish: _____ County: _____
Municipal District: Greater Bendigo Allotment Area (New Dwellings): _____ m²

Building Practitioners and/or Architects:

(a) To be engaged in Building Work¹

Name: Quay Builder Category: _____ Registration No: _____
Name: _____ Category: _____ Registration No: _____
Details of domestic building insurance: N/A

(b) Who are engaged to prepare documents forming part of the application for this permit²:

Name: Quay Builder Category: _____ Registration No: _____
Name: _____ Category: _____ Registration No: _____

Details of Relevant Planning Permit:

Planning permit No. N/A Date of grant of planning permit: N/A

Nature of Building Work:

*Construction of new building, extension, alteration, change of use, demolition, removal or re-erection of a building

*Tick if applicable or give other description

Stage of Building work permitted: Attached Carport
Value of Building Work: \$ 4000 Total floor Area of new Building Work: _____ m²

Building Classification:

Part of Building: Attached BCA Classification³: 1001 Description⁴: Attached
Part of Building: Carport BCA Classification³: _____ Description⁴: Carport
Part of Building: _____ BCA Classification³: _____ Description⁴: _____

Dwelling Details:

No. of existing dwellings: 000 No. of dwellings to be demolished: N/A No. Storeys: 1
Grounds floor material: _____ No. of dwelling to be constructed: _____ Frame material: _____
Roof Cladding Material: _____ External wall material: _____
Rainwater Tank: Y/N _____ Solar Hot Water: Y/N _____

Inspection requirements:

The mandatory notification stages are: Foundations + Roof

Occupation of Building:

An occupancy permit/certificate of final inspection* is required prior to the occupation of this building

Commencement or Completion:

This building must be commenced by: 20/5/2010 This building must be completed by: 20/5/2011

Relevant Building Surveyor:

Name: John Foco
Permit No: B1052/2009/7696/10 Date of issue of permit: 20/5/2009
Signature: _____

B1052/2009/7696/10

Certificate of Final Inspection

Certificate no: DG6308/0

Form 7

PROJECT FILE JOB ID: 20087441/0

To

Owner/Agent: Mr Huynh Van Bung

Postal Address: 3 Glassford Avenue Springvale South 3172

Property details

Address: 3 Glassford Avenue Springvale South 3172

Description of Building Work

Part of Building: Extensions to Attached Storeroom - Completion of works commenced BS1082/1995/0416/0

Permitted use: residential

Project classification: 1a

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

Relevant Building Surveyor

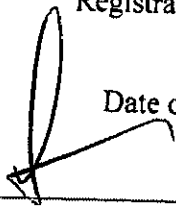
Name: Sam Coco

SFC Consulting Building Surveyors.

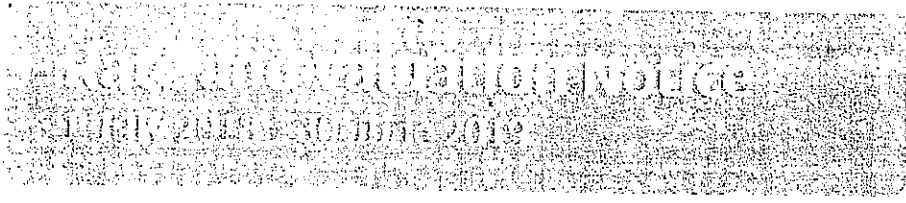
Registration no: BS 1082

Date of Issue: 16/07/2009

SIGNATURE:



Note: This certificate of final inspection is not evidence that the building, part of the building or building work listed above complies with the Building Act 1993 or the Building Interim Regulations 2009.



ABN 41 205 538 060

Date issued: 16 July 2018

Property Number: 210880

031-3172 (18456)

Ngoc H Tran
3 Glassford Avenue
SPRINGVALE SOUTH VIC 3172

Payment by four instalments

- 1 **1st Instalment \$401.95**
Due by 30 September 2018
- 2 **2nd Instalment \$402.00**
Due by 30 November 2018
- 3 **3rd Instalment \$402.00**
Due by 28 February 2019
- 4 **4th Instalment \$402.00**
Due by 31 May 2019

Instalment reminder notices will be issued for the 2nd, 3rd and 4th instalments.

Payment by nine instalments
(Direct debit by arrangement only)

- 1st Instalment \$175.95**
Due by 30 September 2018
- 2nd - 9th Instalment \$179.00**
Due at the end of each month from 31 Oct 2018 until 31 May 2019

No Instalment reminders will be issued.

If paying by direct debit the amount owing will be direct debited on the due date or the first business day following.

Late payments will be charged interest at the rate of 10.0% p.a.
See reverse for detailed information about late penalties.

Property Number: 210880		
Property Description		
3 Glassford Avenue SPRINGVALE SOUTH VIC 3172 Lot 31 LP 115454		
Valuations		
Capital Improved Value*		\$690,000
Site Value (land only)		\$550,000
Net Annual Value		\$34,500
*Basis of Assessment - Valuation of property made 1 January 2018 AVPCC: 110.3 - Detached Dwelling (existing)		
Details of Rates and Charges		
General Rate	\$690,000 x 0.0015666567	\$1,080.95
Garbage - Option A	1 x \$339.00	\$339.00
State Landfill Levy	1 x \$39.00	\$39.00
Fire Services Property Levy		
FSPL Residential Fixed	1 x \$109.00	\$109.00
FSPL Residential Variable	\$690,000 x 0.000058	\$40.00
TOTAL DUE		\$1,607.95

Property Address: 3 Glassford Avenue, SPRINGVALE SOUTH VIC 3172

Four Instalment Amount: \$401.95
Nine Instalment Amount: \$175.95
Total Amount: \$1,607.95

First Instalment \$401.95



*321 21088000000001

Full Payment \$1,607.95



*321 21088000000001

Property No.: 210880
Ratepayer Name: Ngoc H Tran

PAYMENT OPTIONS (see back page for details)

Pay online at mygreaterdandenong.com



For more information, please visit southeastwater.com.au or call 1300 659 658

Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 8am to 7pm

Leaks and emergencies (24/7):
live.southeastwater.com.au or call 132 812

Interpreter services:
For all languages 9209 0130
TTY users 133 677 (ask for 131 851)



031/010301
Ngoc Huong Tran
3 Glassford Avenue
SPRINGVALE SOUTH VIC 3172

Account number: 4023451
Date due: 27 August 2018

Balance	\$0.00	Current charges	+\$261.05	Total due	\$261.05
---------	--------	-----------------	-----------	-----------	----------

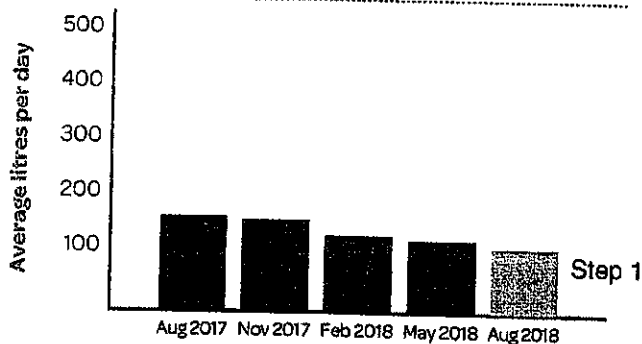
Your account breakdown

Issue date	8 August 2018
Property	3 GLASSFORD AVENUE SPRINGVALE SOUTH VIC 3172
Property reference	52E//11689/29
Last bill	\$195.90
Payment received	\$195.90cr
Balance brought forward	\$0.00
Our charges (no GST)	\$158.77
Other authorities' charges (no GST)	\$102.28
Total due	\$261.05

Your snapshot

Average daily water use	111 litres
Average daily cost	\$1.74

Your water use



Important note:

This bill includes the Parks Charge which we collect on behalf of the state government each year.

From 1 July, we've reduced water and sewerage prices. To learn more, see enclosed information or visit southeastwater.com.au/5YearCommitment

Payment options

DD Direct debit
Set up payments at mysoutheastwater.com.au

iB SPAY® (Up to \$20,000)
Bill code: 24208 Ref: 1000 4023 4500 008

CC Credit card
Pay by Visa or MasterCard at southeastwater.com.au or call 1300 659 658

EFT (Electronic Funds Transfer)
BSB: 033-874 Account number: 4023451
Account name: South East Water Corporation

Postbillpay
Billpay Code: 0361 Ref: 1000 4023 4500 008
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.

CentrePAY
Arrange regular deductions from your Centrelink payments
visit humanservices.gov.au/centrePAY CRN:555 050 397J

Property ref: 52E//11689/29
3 GLASSFORD AVENUE
SPRINGVALE SOUTH VIC 3172



*361100040234500008

PN52E

Total due: \$261.05
Account number: 4023451
Date paid:
Receipt number:

Land

.vic.gov.au

Property Report from www.land.vic.gov.au on 05 September 2018 04:10 PM**Address:** 3 GLASSFORD AVENUE SPRINGVALE SOUTH 3172**Lot / Plan:** Lot 31 LP115454**SPI (Standard Parcel Identifier):** 31\LP115454**Local Government (Council):** GREATER DANDENONG **Council Property Number:** 210880**Directory Reference:** Melway 89 A5**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 31 LP115454	31\LP115454

State Electorates**Legislative Council:** SOUTH-EASTERN METROPOLITAN**Legislative Assembly:** KEYSBOROUGH**Utilities****Rural Water Corporation:** Southern Rural Water**Melbourne Water Retailer:** South East Water**Melbourne Water:** inside drainage boundary**Power Distributor:** UNITED ENERGY (Information about [choosing an electricity retailer](#))**Planning Zone Summary****Planning Zone:**GENERAL RESIDENTIAL ZONE (GRZ)GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)**Planning Overlay:**

None

Areas of Aboriginal Cultural Heritage Sensitivity: All or part of this property is an 'area of cultural heritage sensitivity'.**Further Planning Information**

Planning scheme data last updated on 15 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 abut 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

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered.

One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

Area Map

 Area Map

+++++ Railway -|-|-|-|-| Tram ——— River, stream [stippled] Lake, waterbody

Copyright © - State Government of Victoria

Disclaimer : This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer



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 \(consumer.vic.gov.au/duediligencechecklist\)](http://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 owner's corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owner's 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.