

Vendor Statement

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	38 - PRIMROSE HILL CLOSE, ENDEAVOUR HILLS, VIC-3802.	
Vendor's name	MATHIVATHANI SRIKUMAR	Date / /
Vendor's Signature		
Vendor's name	SRIKUMAR KATHIRESAN	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		

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:

\$ 5,000.00

	AUTHORITY	AMOUNT	INTERST
1.	CITY OF CASEY		
2.	SOUTH EAST WATER		
3.			
4.			

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 payments:

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

None of the vendor's knowledge.

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.

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:

Not applicable.

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:

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):

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

<u>SERVICES</u>	<u>STATUS</u>	<u>CONNECTED</u>
Electricity	Available	Yes
Gas	Available	Yes
Water	Available	Yes
Sewerage	Available	Yes
Telephone	Available	Yes

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.

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. DISCLOSURE OF ENERGY 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

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.)

Is attached.

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)

Register Search Statement (Title)

Copy of Plan

COVENANT G730756

Copy of the council rate notice

Copy of the water bill

Planning property report

Due Diligence Checklist

VENDOR:

MATHIVATHANI SRIKUMAR
SRIKUMAR KATHIRESAN

PREPARED BY:

ANUJAN CONVEYANCING
LICENSED CONVEYANCER

10- SHEALES STREET
DANDENONG - 3175
Tel: (03) 9713 1655

Email: anujanconveyancing1@hotmail.com

PROPERTY:

38 - PRIMROSE HILL CLOSE, ENDEAVOUR HILLS, VIC-3802.

VOLUME 09158 FOLIO 410

Security no : 124082152148Q
Produced 16/03/2020 11:27 AM

LAND DESCRIPTION

Lot 54 on Plan of Subdivision 118111.
PARENT TITLE Volume 09004 Folio 932
Created by instrument LP118111 17/08/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MATHIVATHANI SRIKUMAR
SRIKUMAR KATHIRESAN both of 38 PRIMROSE HILL CLOSE ENDEAVOUR HILLS VIC 3802
AM857489G 16/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS040482A 27/03/2019
AUSTRALIAN CENTRAL CREDIT UNION LTD

COVENANT G730756 02/08/1977

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 LP118111 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: 38 PRIMROSE HILL CLOSE ENDEAVOUR HILLS VIC 3802

ADMINISTRATIVE NOTICES

NIL

eCT Control 18783L PEOPLE'S CHOICE CREDIT UNION
Effective from 27/03/2019

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP118111
Number of Pages (excluding this cover sheet)	8
Document Assembled	16/03/2020 11:30

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PLAN OF SUBDIVISION
OF CROWN ALLOTMENTS 91 92 93 & 94
PARISH OF NARREE WORRAN

COUNTY OF MORNINGTON
MEASUREMENTS ARE IN
METRES

V.9004 F.932

LP 118111

EDITION 3

APPROVED 23/6/76

8 SHEETS
SHEET 1

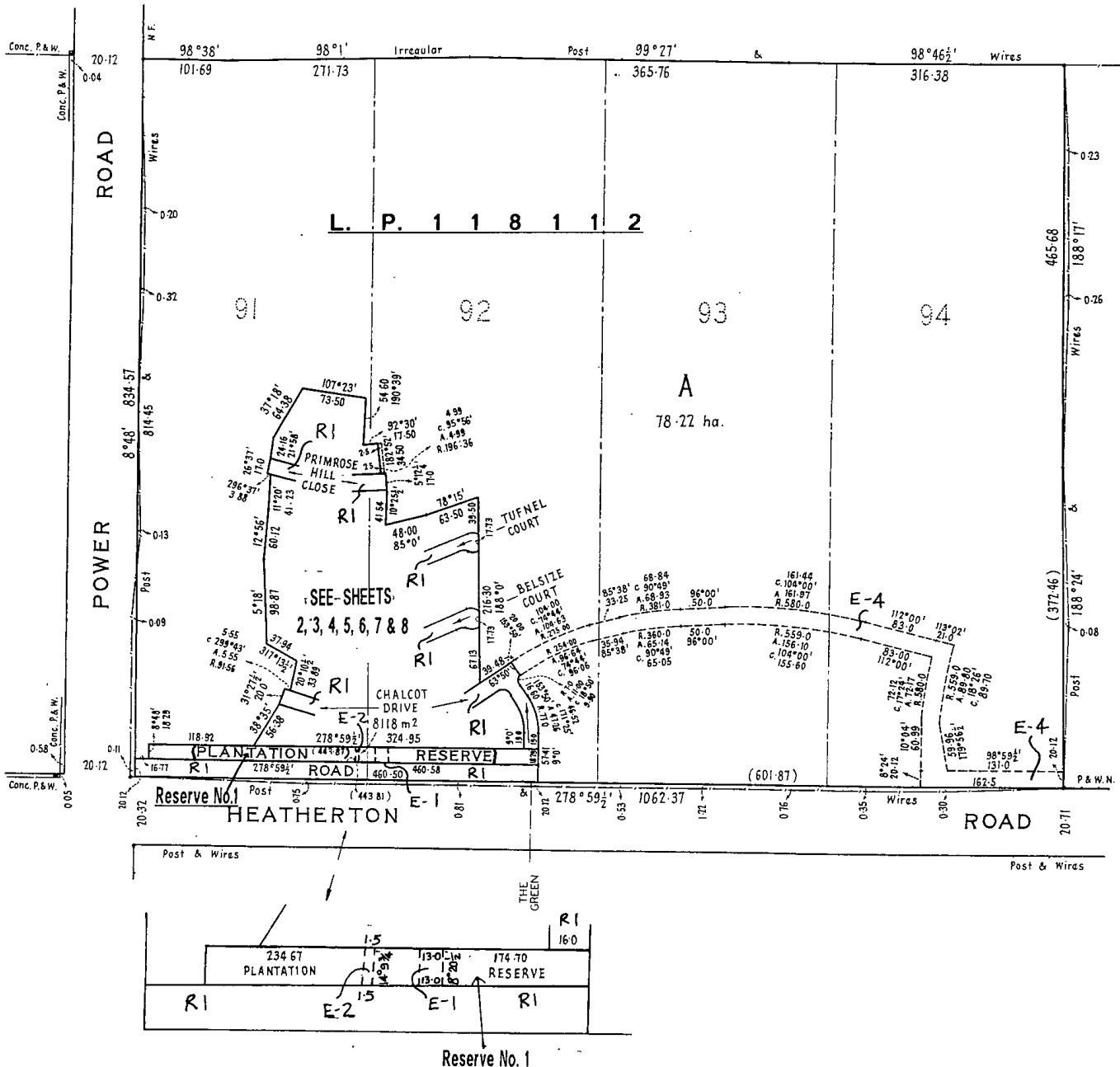
NOTE:
LOT 7 IS OMITTED

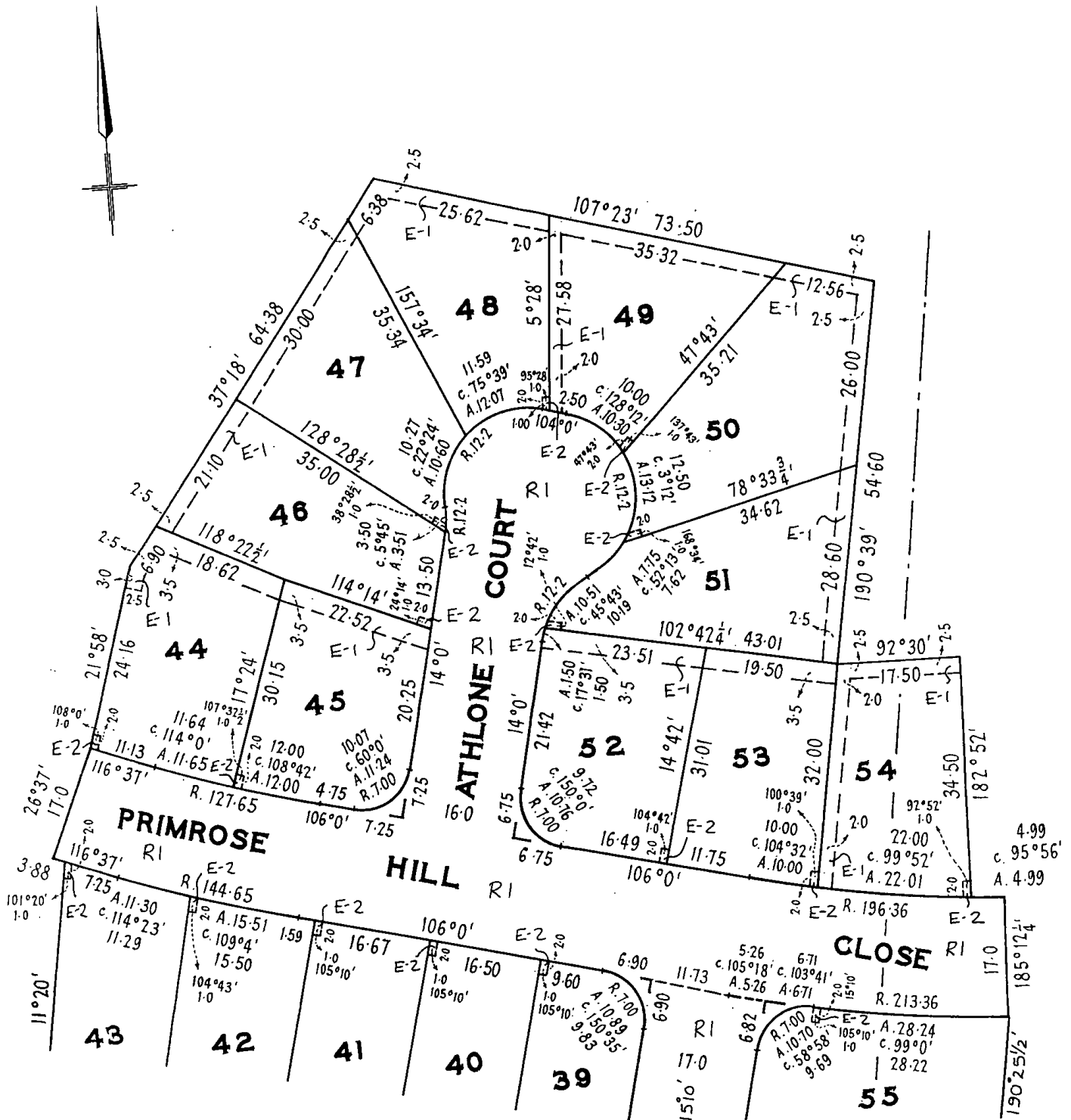
LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING No.	DATE	ART	NEW EDN.
ROAD	NAME CHANGE	CORRS.76/16974	19/7/76		2
	EASEMENTS ENHANCED			66	3

EASEMENT INFORMATION

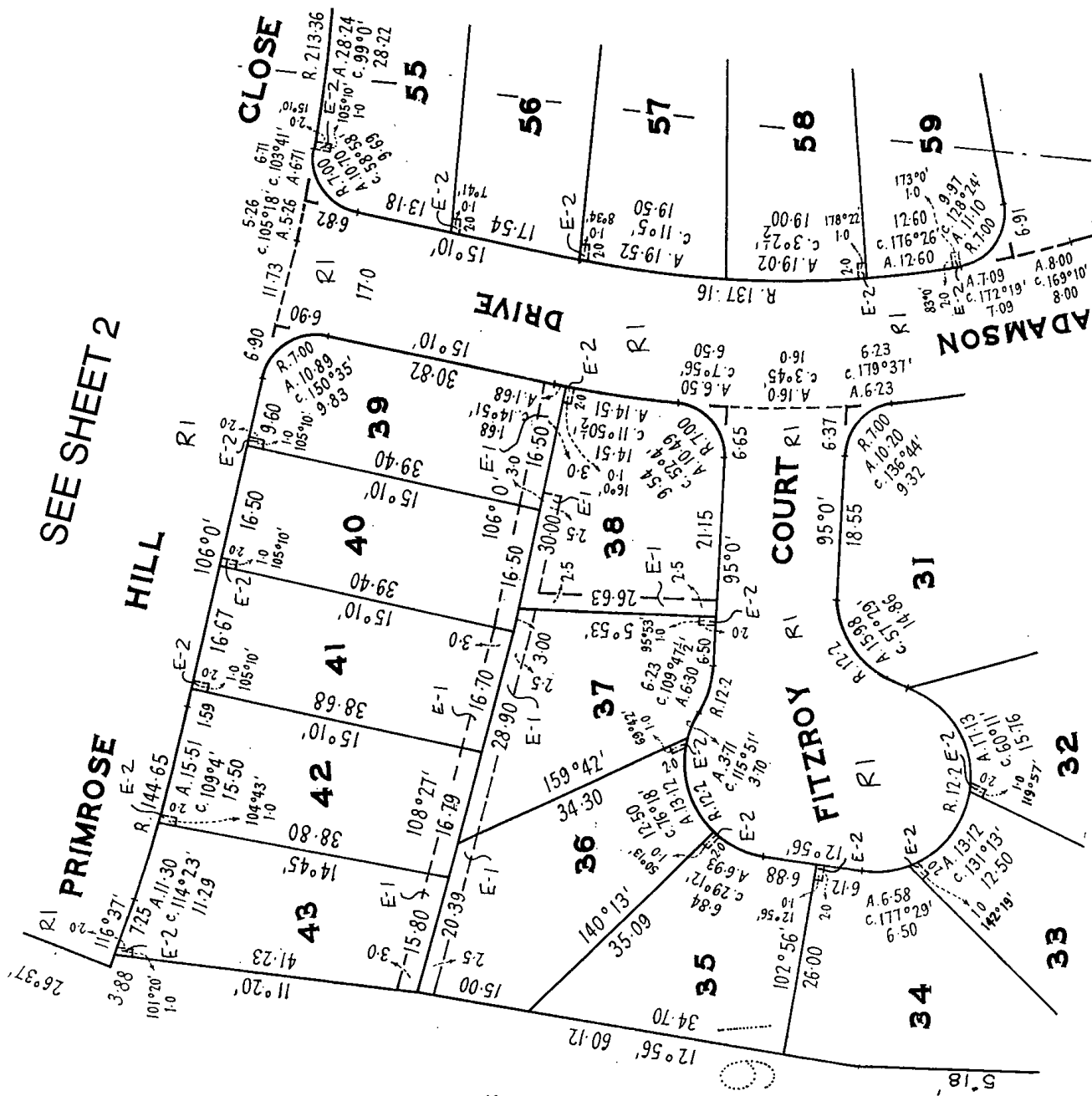
LEGEND A- Appurtenant easement E- Encumbering easement R- Encumbering easement (Road)				
Easement reference	Purpose	Width	Origin	Land benefited / in favour of
ROAD R-1	WAY, DRAINAGE, AND SEWERAGE	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-1, E-3, RESERVE NO 3	DRAINAGE & SEWERAGE	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-2, E-3	ELECTRICITY SUPPLY	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN
E-4	WATER SUPPLY	SEE PLAN	THIS PLAN	LOTS ON THIS PLAN





SEE SHEET 3

SEE SHEET 4



SEE SHEET 2

SEE SHEET 4

SEE SHEET 5

LP 118111

8 SHEETS
SHEET 4

SEE SHEET 2

SEE SHEET 3

SEE SHEET 5

SEE SHEET 6

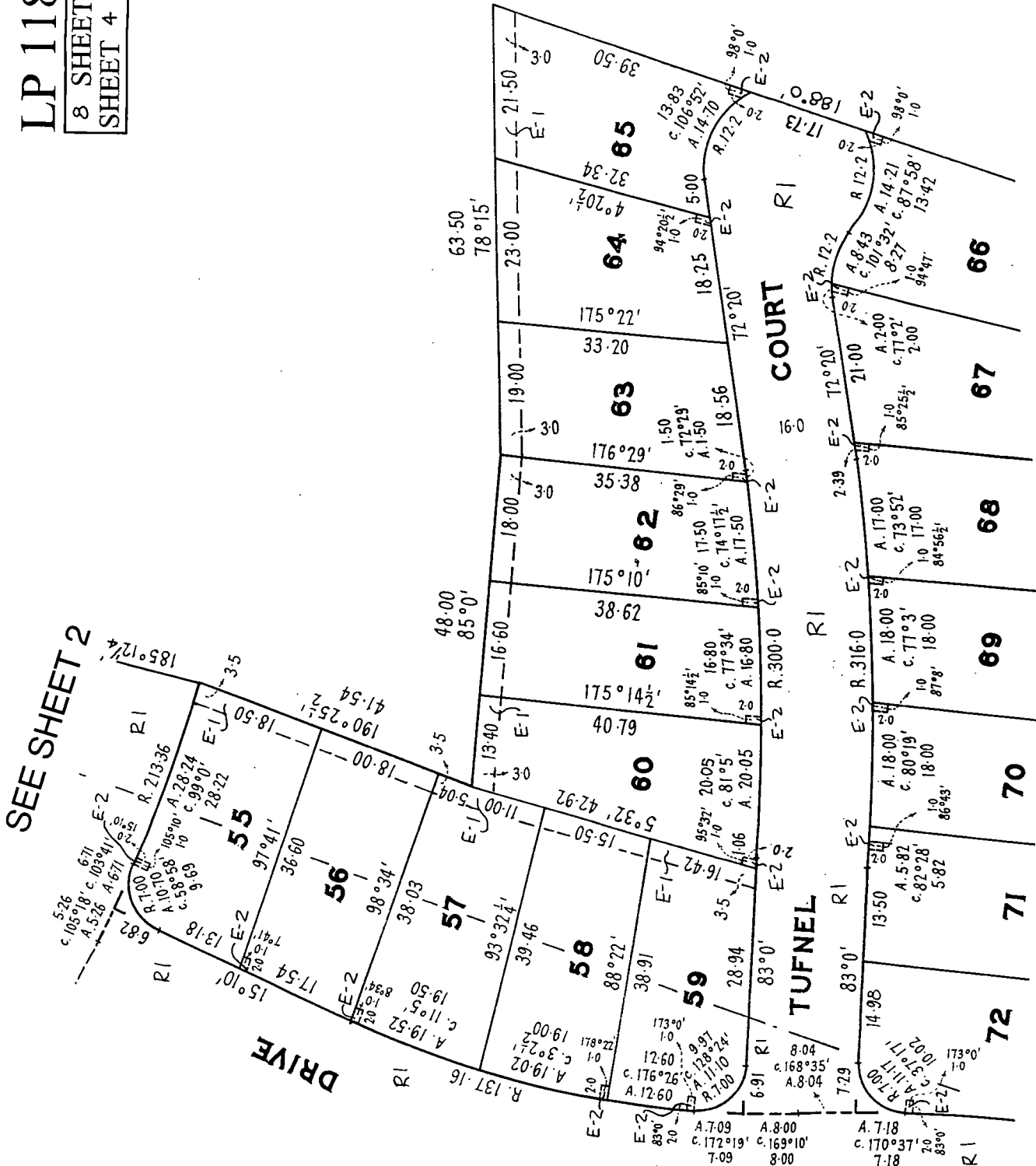


DRIVE

ADAMSON

TUFNEL

COURT



LP 118111

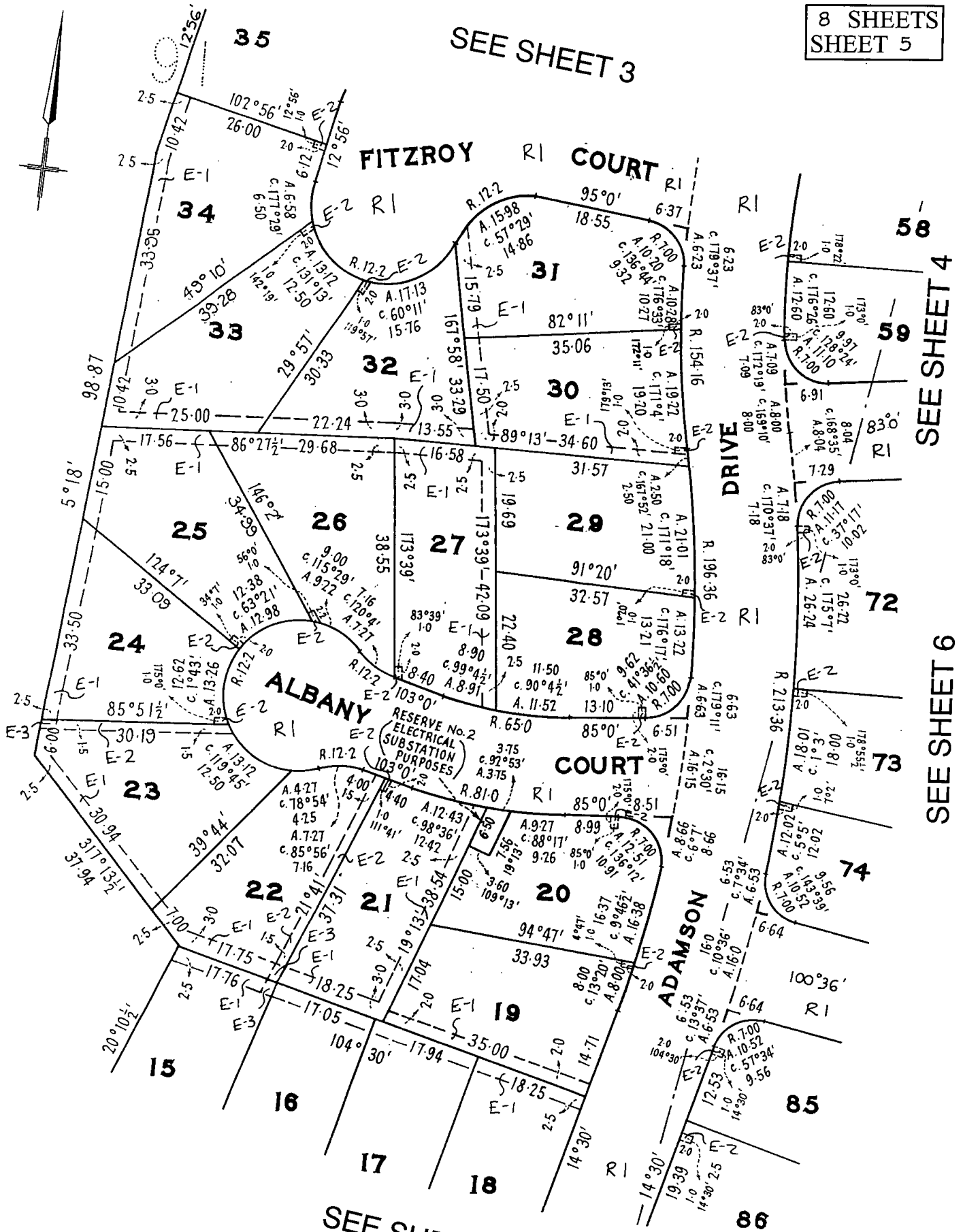
8 SHEETS
SHEET 5

SEE SHEET 3

SEE SHEET 4

SEE SHEET 6

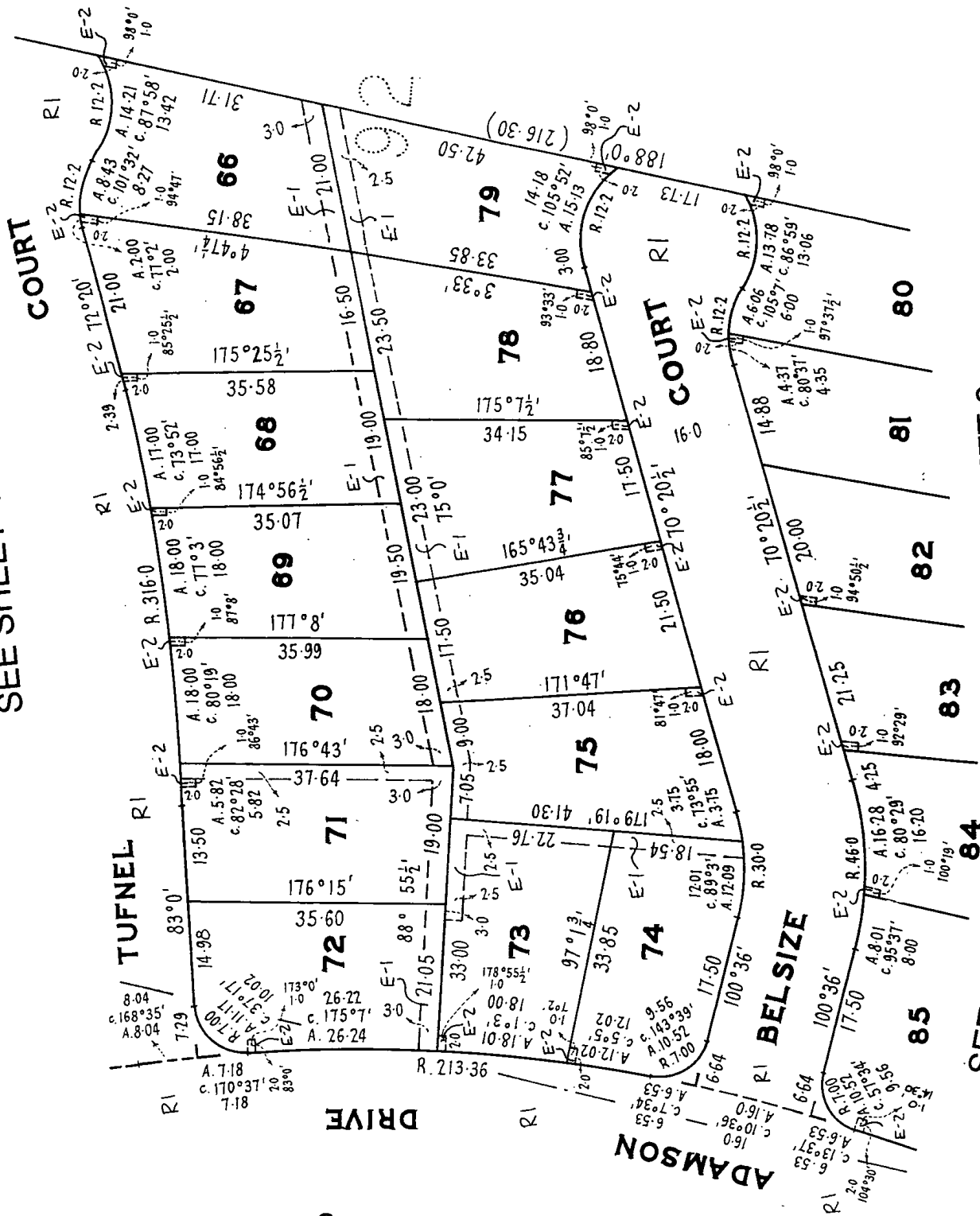
SEE SHEET 7



LP 118111

8 SHEETS
SHEET 6

SEE SHEET 4



SEE SHEET 5

SEE SHEET 8

SEE SHEET 7

SEE SHEET 5



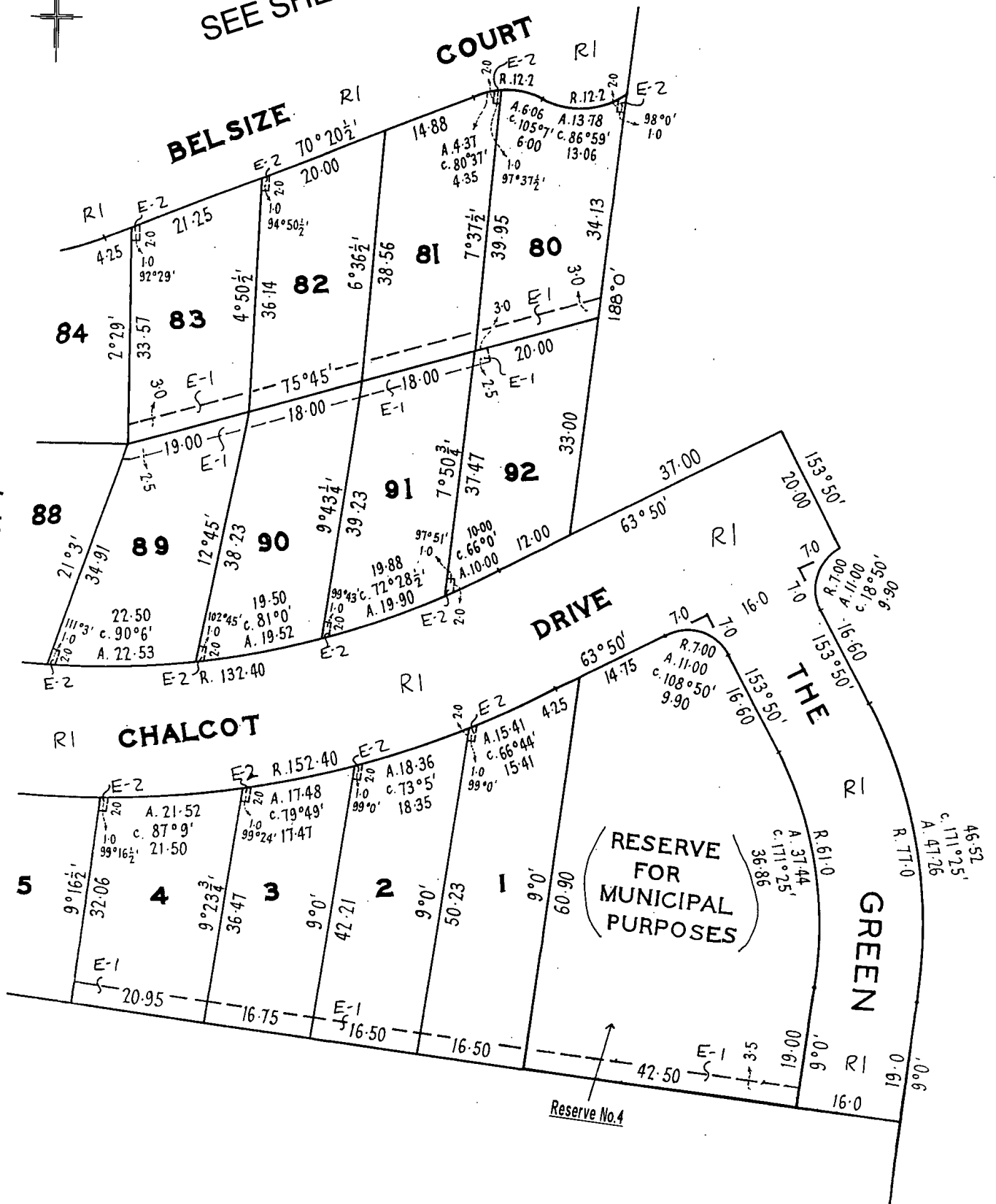
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8 SHEETS
SHEET 8



SEE SHEET 6

SEE SHEET 7



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Document Type	Instrument
Document Identification	G730756
Number of Pages (excluding this cover sheet)	4
Document Assembled	16/03/2020 11:40

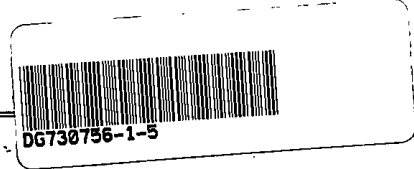
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10/10
\$80

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G730756

REGD

***80.00 M RT T

10-10 502317 -2-AUG-77

YELLAND, SHUSTER & JONAS

4 GS

\$1235=25

VICTORIA

TRANSFER OF LAND

F.C.A FINANCE PTY. LTD. of 51 Queen Street, Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of FIFTY FOUR THOUSAND NINE HUNDRED DOLLARS (\$54,900) paid to it by HOLLANDIA RAVENSTHORPE N.L. of 44 Market Street, Melbourne DOETH HEREBY TRANSFER unto the said HOLLANDIA RAVENSTHORPE N.L.

All Its estate and interest in ALL THOSE pieces of land being Lots 9, 12, 43 and 54 on Plan of Subdivision No. 118111 and being the whole of the land more particularly described in Certificates of Title Volume 9158 Folio 365, Volume 9158 Folio 368, Volume ⁹¹⁵⁶~~9159~~ Folio 399 and Volume ⁹¹⁵⁶~~9159~~ Folio 410 respectively AND the said HOLLANDIA RAVENSTHORPE N.L. or its successors, assigns and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DOETH HEREBY and as separate covenants COVENANT with the said F.C.A. FINANCE PTY. LTD. its successors, assigns and transferees and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred) that it will not erect or construct or cause to be erected or constructed on the said Lots:

- (a) any fence on the front boundary or within 8 metres of same on the side boundaries or in the case of corner allotments within 3 metres of the front boundary or the side street boundary other than a fence of not more than 1 metre above ground level;
- (b) for a period of 5 years from the 4th November, 1976 any building on the said Lots unless and A memorandum of the within instrument has been entered in the Register Book.

AUG-2-77 631071 69675

DIST ***1235-25

COVENANT



2.

until the Plans and specifications thereof have firstly been approved by the ^{Transferor} Vendor such approval not to be unreasonably withheld;

(c) for a period of 3 years from the 4th day of November, 1976 whilst the lots hereby ^{Transferor} sold (or if more than one any of them) remains vacant land, erect any signboard or notice advertising the sale of the lot or lots;

(d) for a period of 2 years from the 4th day of November, 1976 any Display Home on the said Lots without the prior approval of the ^{Transferor} Vendor.

These covenants shall appear on the Certificates of Title to issue for the said land and run with the land.

DATED the 1st day of August One thousand nine hundred and seventy-seven.

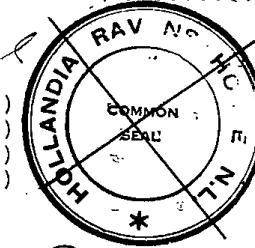
EXECUTED by F.C.A. FINANCE PTY. LTD. by being signed sealed and delivered by two of its Attorneys under Power of Attorney No. 233844 in the presence of:

Ronald Christensen
RONALD CHRISTENSEN
John Charles Lord
JOHN CHARLES LORD

THE COMMON SEAL of HOLLANDIA RAVENSTHORPE N.L. was hereunto affixed in accordance with the Articles of Association in the presence of:



Gellard
DIRECTOR



[Signature]
SECRETARY

ENCUMBRANCES REFERRED TO:

The easements (if any) affecting the said land and the encumbrances (if any) set out at the foot of the said Certificates of Title to the said land.



DG730756-2-1

Dated

1977

F.C.A FINANCE PTY LTD

to

HOLLANDIA RAVENSTHORPE N.L.

TRANSFER OF LAND

th

YELLAND, SHUSTER & JONAS,
Solicitors,
21 Swanston Street,
Melbourne. 3000

Tel: 63.3535

REF: GPH.saj

RATE & VALUATION NOTICE 1 July 2019 - 30 June 2020



City of Casey

Bunjil Place, 2 Patrick Northeast Drive, Narre Warren

Tel : 03 9705 5200

NRS : 133 677 (for the deaf, hearing or speech impaired)

TIS : 131 450 (Translating and Interpreting Service)

ABN : 43 320 295 742



032-3978 (91468)

M Srikumar
20 Sedge Street
CLYDE NORTH VIC 3978

Issue Date : 16/08/2019

Property ID : 9042

Account Ref No.: 00090427

Property : 38 Primrose Hill Close ENDEAVOUR HILLS VIC 3802
Lot 54 LP 118111

PRESCRIBED DATE OF VALUATION

(Valuation as at) 1 JAN 2019

OPERATIVE DATE

(Effective from) 1 JUL 2019

CAPITAL IMPROVED VALUE

(Total Property Value) **\$525,000**

SITE VALUE

(Land Value) **\$440,000**

NET ANNUAL

VALUE **\$26,250**

*All outstanding arrears must be paid immediately to avoid further interest charges (currently set at 10% PA).

How To Pay :

1 - Payment by Instalments

To pay by instalments, you **MUST** pay the 1st Instalment by the due date.

1st Instalment **30 Sept 2019**

30.09.19 **\$463.30** Paid

2nd Instalment **2 Dec 2019**

\$463.40

3rd Instalment **2 Mar 2020**

\$463.40

4th Instalment **1 June 2020**

\$463.40

OR

2 - Payment in Full

Due by **17 Feb 2020**

\$1,853.50

OR

3 - Payment by Direct Debit

(9 monthly payments - see over for further information)

Existing Direct Debit Arrangements will continue from 30th September 2019.

A Payment Schedule will be sent separately

Rates & Charges

Calculation

Amount

Fire Service Levy Residential Fixed

111.00

\$111.00

Fire Service Levy Residential Variable

(.000066 x CIV)

\$34.65

Garbage With Garden Waste 80L

@ \$327.00

\$327.00

General Rate

@ \$0.002630182 x CIV

\$1,380.85

1. 100013 - Receipt 30.09.19

2.

3.

4.

AUSTRALIAN VALUATION PROPERTY CLASSIFICATION CODE :

110 - Detached Dwelling

RATE CAPPING

Council has complied with the Victorian Government's rate cap 2.5%. The cap applies to the average increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons :

- i) The valuation of your property relative to the valuation of other properties in the municipal district
- ii) The application of any differential rate by Council
- iii) The inclusion of other rates and charges not covered by the Victorian Government's rate cap.

To update your contact details, notify us at
www.casey.vic.gov.au/update-my-details

If you are eligible for a pension concession and the discount is not showing above please contact Customer Service to organise a rebate application.

TRY BPAY PAYMENTS THIS YEAR, OR SEE OVER FOR OTHER PAYMENT METHODS



Biller Code: 8995

Ref: 00090427

BPAY® this payment via Internet or phone banking.

BPAY View® - View and pay this bill using internet banking.

BPAY View Registration No.: 00090427

INSTALMENT AMOUNT

DUE BY 30/09/2019

\$463.30

TOTAL AMOUNT

DUE BY 17/02/2020

\$1,853.50

Date

/ /

\$

RATEPAYER : M Srikumar



Mathivathani Srikumar
20 Sedge St
CLYDE NORTH VIC 3978

Payments (Visa/MasterCard) & account balances:
southeastwater.com.au or call 1300 659 658

Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 8am to 6pm

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

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

Account number: 14828446

Date due: 25 February 2020

Last bill	Payments received	Balance	Current charges	Total due
\$146.35	- \$146.35cr =	\$0.00	+ \$146.35	\$146.35

Your account breakdown

Issue date	6 February 2020
Property	38 PRIMROSE HILL CLOSE ENDEAVOUR HILLS VIC 3802
Property reference	54E//15003/5
Last bill	\$146.35
Payment received	\$146.35cr
Balance brought forward	\$0.00
Our charges (no GST)	\$120.85
Other authorities' charges (no GST)	\$25.52
Total due	\$146.35

Your snapshot

Average daily cost **\$1.32**

Payment options



Direct debit
Set up payments at mysoutheastwater.com.au



BPAY® (Up to \$20,000)
Bill code: 24208 Ref: 1001 4828 4400 001



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: 14828446
Account name: South East Water Corporation



Postbillpay
Billpay Code: 0361 Ref: 1001 4828 4400 001
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: 54E//15003/5
38 PRIMROSE HILL CLOSE
ENDEAVOUR HILLS VIC 3802



*361100148284400001

PN54E

Total due: \$146.35

Account number: 14828446

Date paid: 02.03.2020

Receipt number: 5104300416

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 16 March 2020 11:51 AM

PROPERTY DETAILS

Address: **38 PRIMROSE HILL CLOSE ENDEAVOUR HILLS 3802**
Lot and Plan Number: **Lot 54 LP118111**
Standard Parcel Identifier (SPI): **54\LP118111**
Local Government Area (Council): **CASEY**
Council Property Number: **9042**
Planning Scheme: **Casey**
Directory Reference: **Melway 91 A3**

www.casey.vic.gov.au

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **inside drainage boundary**
Power Distributor: **UNITED ENERGY**

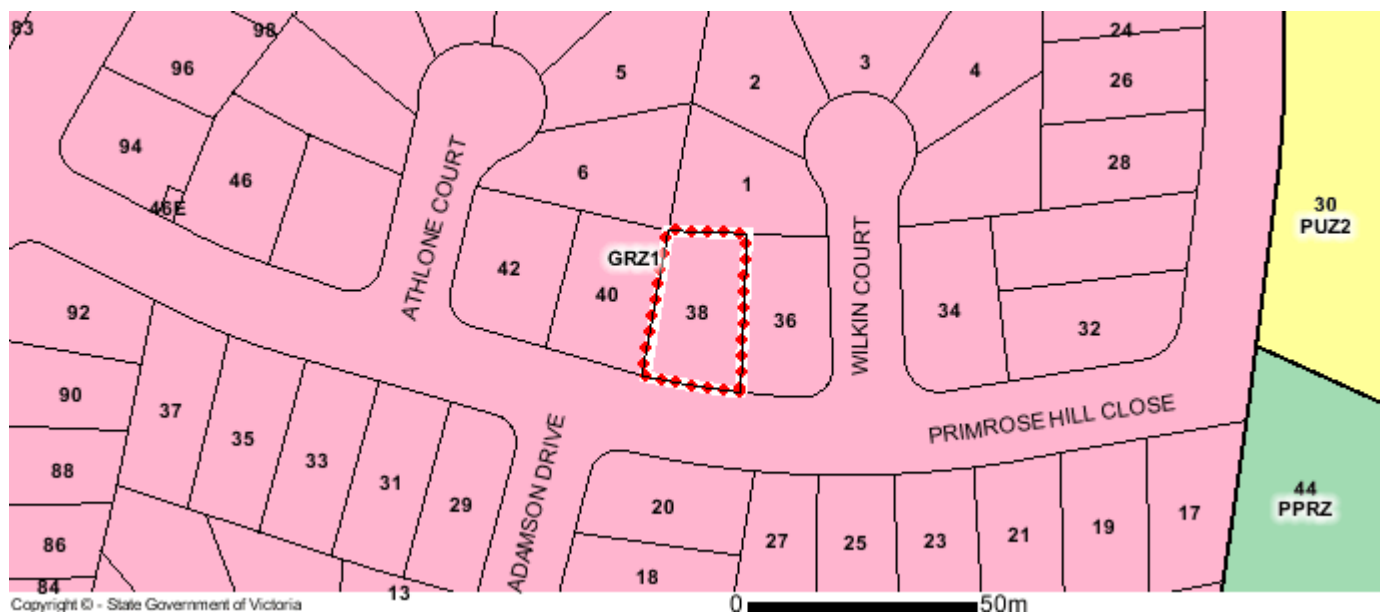
STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **DANDENONG**

Planning Zones

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

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



GRZ - General Residential PPRZ - Public Park & Recreation PUZ2 - Public Use - Education

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

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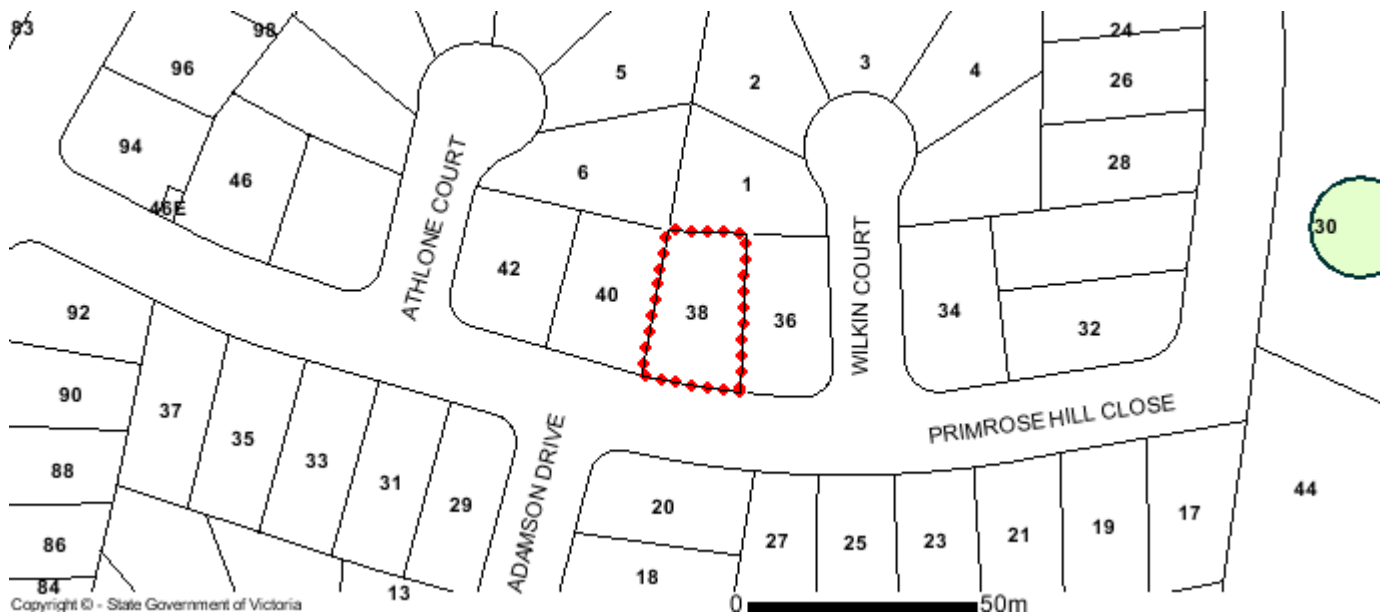
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land - there are overlays in the vicinity

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)



ESO - Environmental Significance

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

Further Planning Information

Planning scheme data last updated on 11 March 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

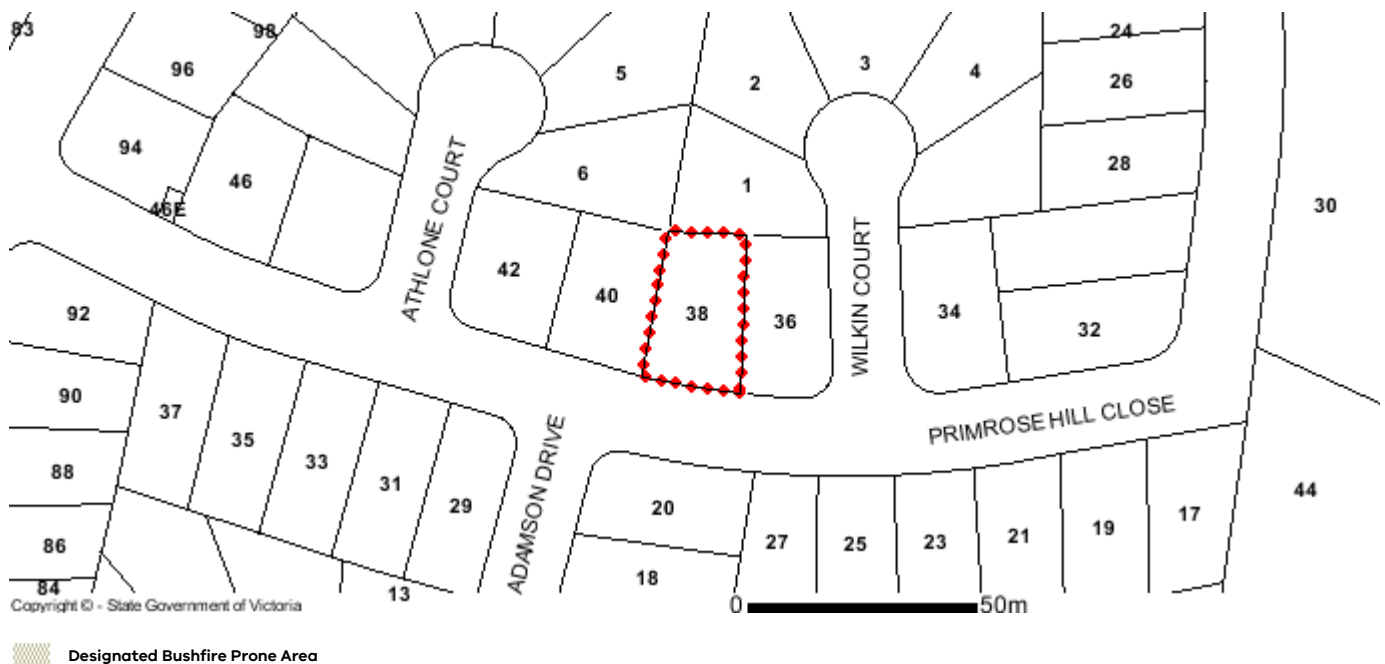
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.