

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

534 Henty Highway, Dooen VIC 3401

Vendor's name

Campbell Pallot as Executor of Estate of Tina Nicole Pallot

Vendor's signature

Date

/ /

Vendor's name

Julienne Peta Merrington as Executor of Estate of Tina Nicole Pallot

Vendor's signature

Julienne Peta Merrington

Jul 17, 2021 | 11:14 AM AEST

Date

/ /

Purchaser's name

Purchaser's signature

Date

/ /

Purchaser's name

Purchaser's signature

Date

/ /


POWER & BENNETT
 LAWYERS
 12 PYNSSENT STREET
 HORSHAM VIC 3400
 TEL: (03) 5382 0061
 FAX: (03) 5382 4232
 DX 34004 HORSHAM
 REF: CS:210831

1. FINANCIAL MATTERS

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

(a) Are contained in the attached certificate/s.

(b) 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 (*other than any GST payable in accordance with the contract*), which are not included above; other than any amounts described below.

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

(a) Is in the attached copies of title documents.

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

Nil so far as the Vendor is aware.

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 under section 192A of 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:

Are as follows:

Nil so far as the Vendor is aware.

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*.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/> (Septic)	Telephone services <input type="checkbox"/>
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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.

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). The Vendors sell as the Executors of the Will of Tina Nicole Pallot deceased. The sale is conditional upon the Vendors obtaining Grant of Probate of such Will - refer Special Condition 3 of the Contract of Sale.

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 1000m²; (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 an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

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

VOLUME 09198 FOLIO 467

Security no : 124090197686Q

Produced 28/05/2021 12:09 PM

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 119509.
PARENT TITLE Volume 06640 Folio 904
Created by instrument LP119509 04/04/1977

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

TINA NICOLE PALLOT of
V927635H 05/03/1999

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V927636E 05/03/1999
COMMONWEALTH BANK OF AUSTRALIA

COVENANT J064063 11/07/1980

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 LP119509 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: 534 HENTY HIGHWAY DOON VIC 3401

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 22/10/2016

DOCUMENT END

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COLOUR CODE

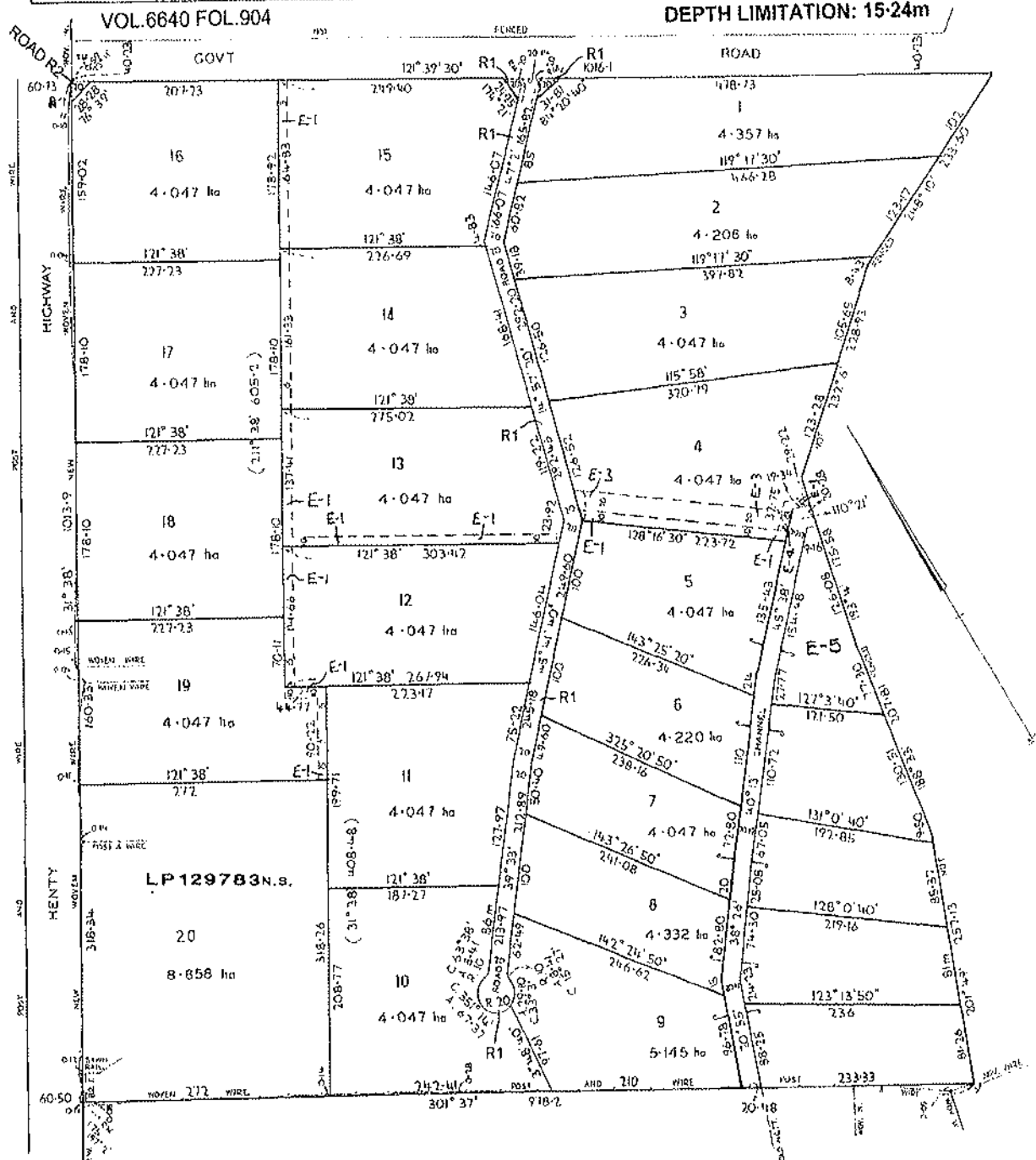
E-1 = BLUE
R1 & R2 = BROWN
E-3 = GREEN
E-4 = PURPLE

LP 119509

EDITION 2

PLAN APPROVED 23/11/76

PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 15 & 16 ^A PARISH OF DOOLEN COUNTY OF BOROUGH MEASUREMENTS ARE IN METRES	APPROPRIATIONS BROWN : NAT. DRAINAGE AND WATERSUPPLY PURPOSES BLUE : ORNAMENTAL AND WATERSUPPLY PURPOSES GREEN : ELECTRICITY SUPPLY PURPOSES PURPLE : DRAINAGE, WATERSUPPLY & ELECTRICITY SUPPLY PURPOSES	ENCUMBRANCES & OTHER NOTATIONS AS TO THE LAND MARKED E-5 THE EASEMENT FOR WATER SUPPLY PURPOSES RESERVED IN TRANSFER L846311T THE DIMENSIONS SHOWN HEREON DO NOT ACCORD WITH TITLE WATERWAY NOTATION: LOTS 1 TO 9 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE
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WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

PLAN NUMBER

LP 119509

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

[illegible]

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

LP 119509

[illegible]

Lodger Details

Lodger Code

Name

Address

Lodger Box

Phone

Email

Reference

CS:210710

TRANSMISSION APPLICATION

Jurisdiction

VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest held by deceased

FEE SIMPLE

Land Title Reference

9198/467

Deceased Registered Proprietor

Given Name(s)

TINA NICOLE

Family Name

PALLOT

Applicant

Given Name(s)

JULIENNE PETA

Family Name

MERRINGTON

Address

Street Number

Street Name

Street Type

Locality

State

Postcode

Capacity

EXECUTOR

Given Name(s)

CAMPBELL

Family Name

PALLOT

Address

Street Number

Street Name

Street Type

Locality

State

Postcode

Capacity

EXECUTOR

The applicant as personal representative applies to be registered as proprietor of the estate and/or interest in the land specified of the deceased.

Execution

Executed on behalf of

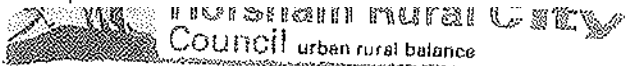
Signer Name

Signer Organisation

Signer Role

Execution Date

Reference: CS:210710



CIVIC CENTRE
18 ROBERTS AVENUE, HORSHAM 3400
Tel: 03 5382 9777 Fax: 03 5382 1111
Email: council@hrcc.vic.gov.au
Weekdays: 8.30am to 5.00pm
TTY: 133 677 ask for 03 5382 9777

NATIMUK OFFICE
62 MAIN STREET, NATIMUK
Tel: 03 5387 1304
Thursday 9.00am to 12 noon

VALUATION AND RATE NOTICE / TAX INVOICE FOR THE YEAR ENDING 30TH JUNE 2021

ABN 37 019 724 765



T N PALLOT



033
1006016
R2_6027

Date of Notice: 18/08/2020

Date Declared: 27/07/2020

Assessment: 9092

DESCRIPTION AND LOCATION OF LAND
534 HENTY HIGHWAY DOOEN
LOT 16 LP 119509 (CA 16PT 16A) DOOEN

AREA 4.0470 HECTARES
AVPCC 117 RESID RURAL / RURAL LIFESTYLE

SITE VALUE	140,000
CAPITAL IMPROVED VALUE	394,000
NETT ANNUAL VALUE	19,700
EFFECTIVE DATE	01/07/2020
LEVEL OF VALUE DATE	01/01/2020

RATE DETAILS

BALANCE AT 18/08/2020

RESIDENTIAL RATE

MUNICIPAL CHARGE RESIDENTIAL

120L GARBAGE RURAL

GOVT PENSION REBATE - RATES

COUNCIL PENSION REBATE - RATES

RATE IN \$ / CHARGE

0.00527300

274.00

238.00

CIV / AMT

394,000

1

1

TOTAL

\$0.00

\$2077.56

\$274.00

\$238.00

\$0.00

\$0.00

VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY
FSPL RESIDENTIAL FIXED
FSPL RESIDENTIAL VARIABLE
GOVT PENSION REBATE - FSPL

113.00

0.00005400

394,000

1

\$113.00

\$21.28

\$0.00

TOTAL

\$2,723.84

Payment in Full
Due 15 Feb 2021

\$2,723.84

Or

On Instalments

1st Instalment
Due 30 Sept 2020

\$680.96

2nd Instalment
Due 30 Nov 2020
\$680.96

3rd Instalment
Due 1 Mar 2021
\$680.96

4th Instalment
Due 31 May 2021
\$680.96

Note: Payments received after the due date may be charged interest at 10% pa. Any arrears shown on this notice are due immediately and may accrue interest until paid.



For emailed notices:
hrcc.enotices.com.au

Reference No: 2A7C0DBEAO



Bill Code: 87221
Ref: 0909 28

BPAY this payment via internet or phone banking
BPAY View Registration No.: 0909 28



Post
Billpay

Billpay Code: 2315
Ref: 90928

Pay in person at any post office,
phone 13 18 16 or go to
postbillpay.com.au

ASSESSMENT: 9092

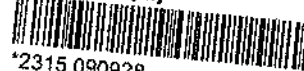
RATEPAYER NAME:

T N PALLOT



PO BOX 511
HORSHAM VIC 3402

POSTbillpay



*2315 090928

POSTbillpay



*2315 090928



account number

118179

issue date

21/04/2021

Registration Code

9QUB20

billing and general enquiries

office hours: 1300 659 961

difficulties and faults

24 hours 1800 188 586

GWM Water

11 McLachlan Street (PO Box 461)

Horsham Victoria 3402

info@gwmwater.org.au

www.gwmwater.org.au

ABN: 35 584 588 263

tax invoice



T N PALLOT

033
1002069

paid
21/5/21
draw with
Telstra
Bill



Untreated water supply not
suitable for drinking or food
preparation without further
treatment.

due date

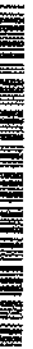
26/05/2021

amount due

\$173.72

Summary and Details on Following Pages

Property ID	Property Description	Amount
118179	CA PT 18 LOT 16 PLAN 119509 DOOEN	\$173.72
	Total Current Charges	\$173.72
Total Owing		\$173.72



Penalty interest of 3.9% per annum will apply to overdue balances

payment slip



*347 0000000000001181792

T N PALLOT

account number

118179

amount due

\$173.72

amount being paid

If eligible and your concession has not
been deducted please call 1300 659 961.
Please see reverse for details.

Please see over for payment options

Property Report from www.land.vic.gov.au on 17 June 2021 10:09 AM

Address: 534 HENTY HIGHWAY DOOEN 3401

Lot and Plan Number: Lot 16 LP119509

Standard Parcel Identifier (SPI): 16\LP119509

Local Government (Council): HORSHAM Council Property Number: 9092

Directory Reference: VicRoads 40 E4

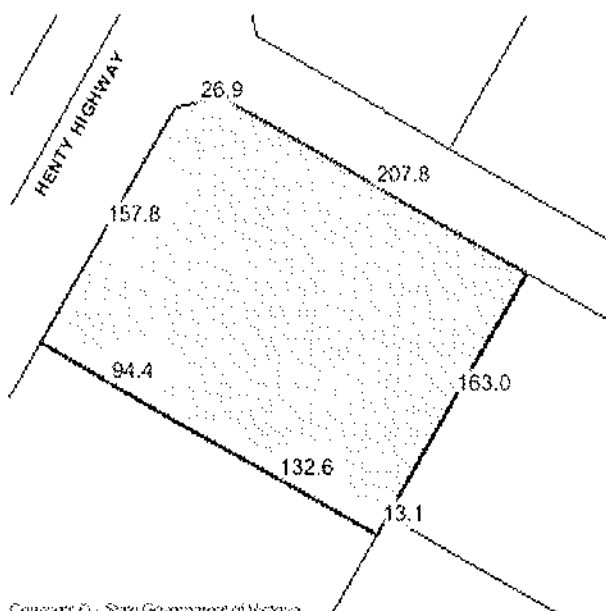
This property is in a designated bushfire prone area.

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

Site Dimensions

All dimensions and areas are approximate. They may not agree with the values shown on a title or plan.



Area: 39950 sq. m

(4.0 ha)

Perimeter: 796 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: WESTERN VICTORIA

Legislative Assembly: LOWAN

Utilities

Rural Water Corporation: Grampians Wimmera Mallee Water

Urban Water Corporation: Grampians Wimmera Mallee Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

Land

vic.gov.au

Planning Zone Summary

Planning Zone: RURAL LIVING ZONE (RLZ)
SCHEDULE TO THE RURAL LIVING ZONE (RLZ)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)
DEVELOPMENT PLAN OVERLAY (DPO)
DEVELOPMENT PLAN OVERLAY - SCHEDULE 2 (DPO2)

Planning scheme data last updated on 9 June 2021.

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

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

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

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](#)

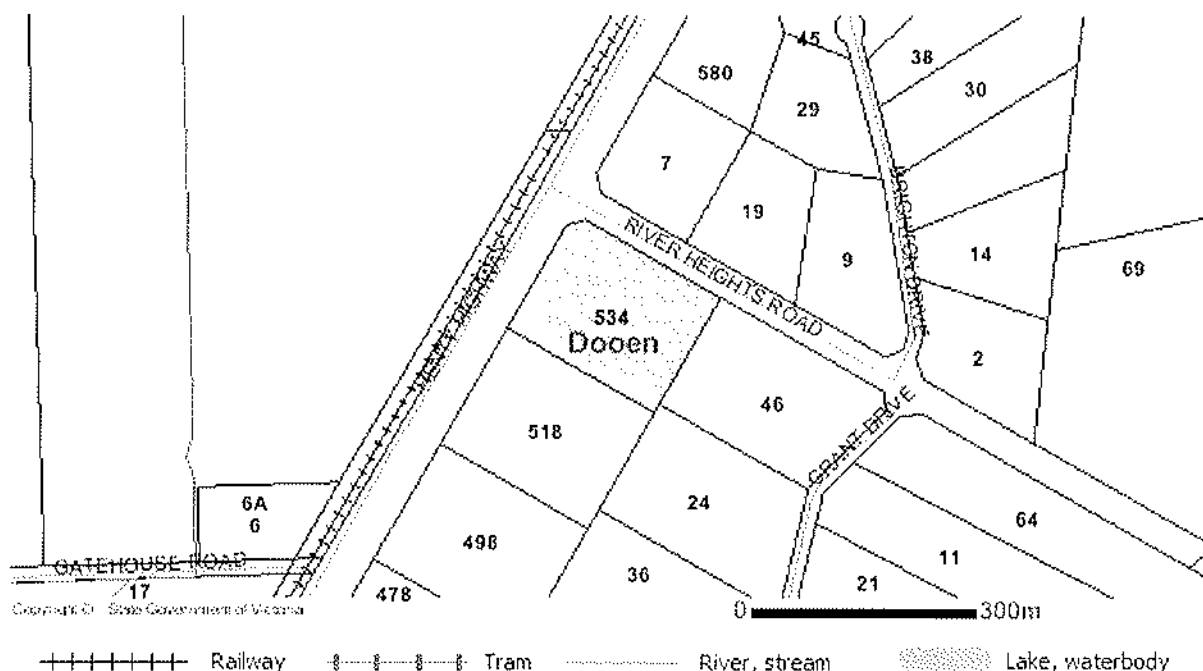
The Planning Property Report includes separate maps of zones and overlays

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



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PLANNING PROPERTY REPORT

From: www.planning.vic.gov.au on 0 June 2021 10:09 AM

PROPERTY DETAILS

Address: 534 HENTY HIGHWAY DOOEN 3401
 Lot and Plan Number: Lot 16 LP119509
 Standard Parcel Identifier (SPI): 16\LP119509
 Local Government Area (Council): HORSHAM
 Council Property Number: 9092
 Planning Scheme: Horsham
 Directory Reference: VicRoads 40 E4

www.hrc.vic.gov.au

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

UTILITIES

Rural Water Corporation: Grampians Wimmera Mallee Water
 Urban Water Corporation: Grampians Wimmera Mallee Water
 Melbourne Water: outside drainage boundary
 Power Distributor: POWERCOR

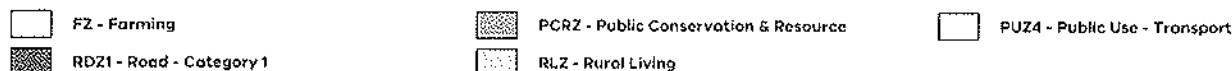
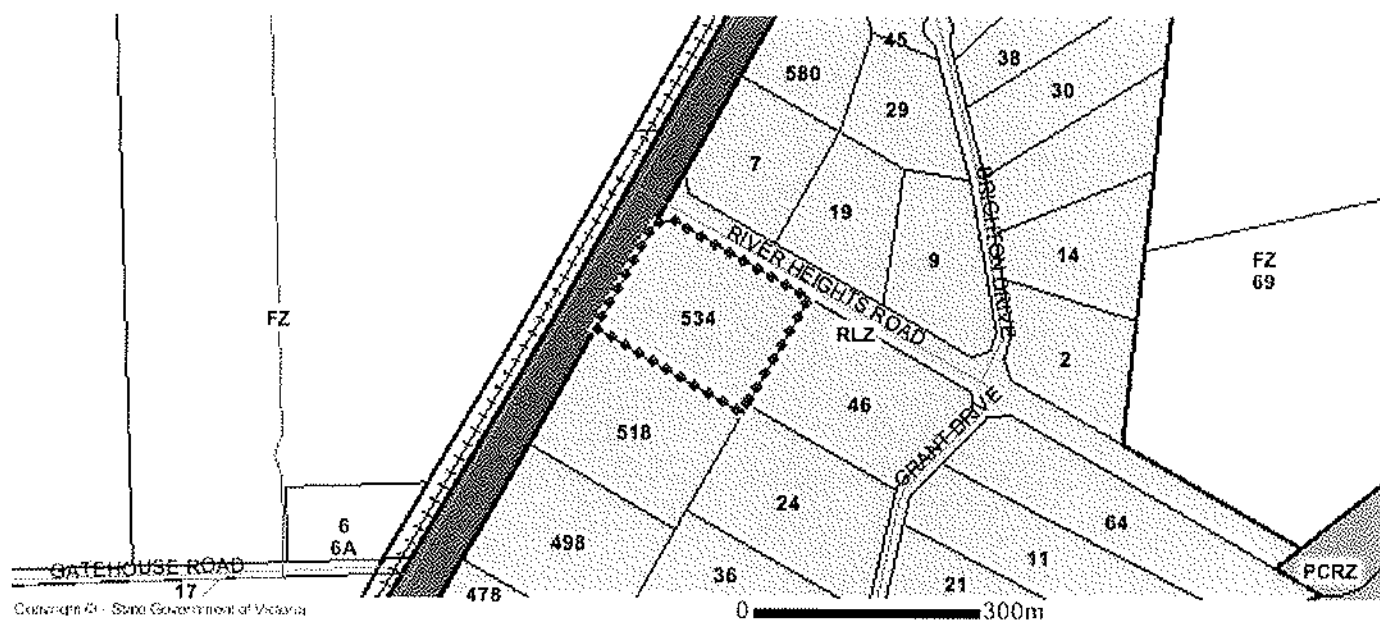
STATE ELECTORATES

Legislative Council: WESTERN VICTORIA
 Legislative Assembly: LOWAN

Planning Zones

RURAL LIVING ZONE (RLZ)

SCHEDULE TO THE RURAL LIVING ZONE (RLZ)



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

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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 PROPERTY REPORT: 534 HENTY HIGHWAY DOOEN 3401

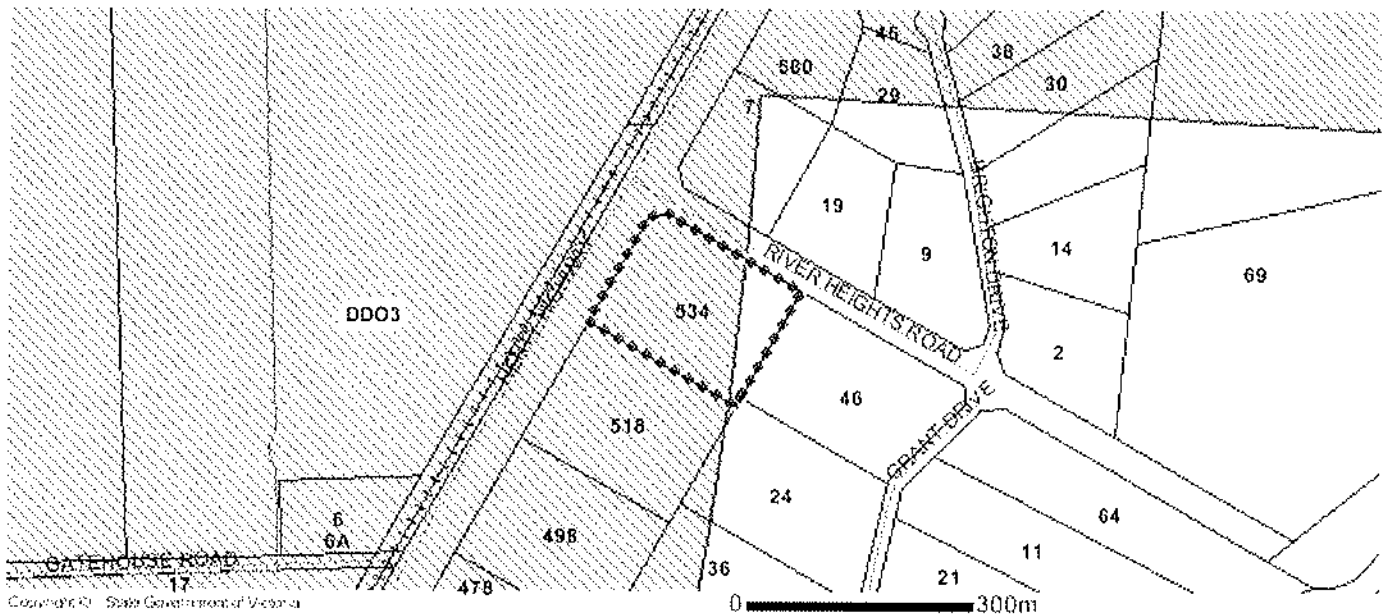
Page 1 of 4

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)

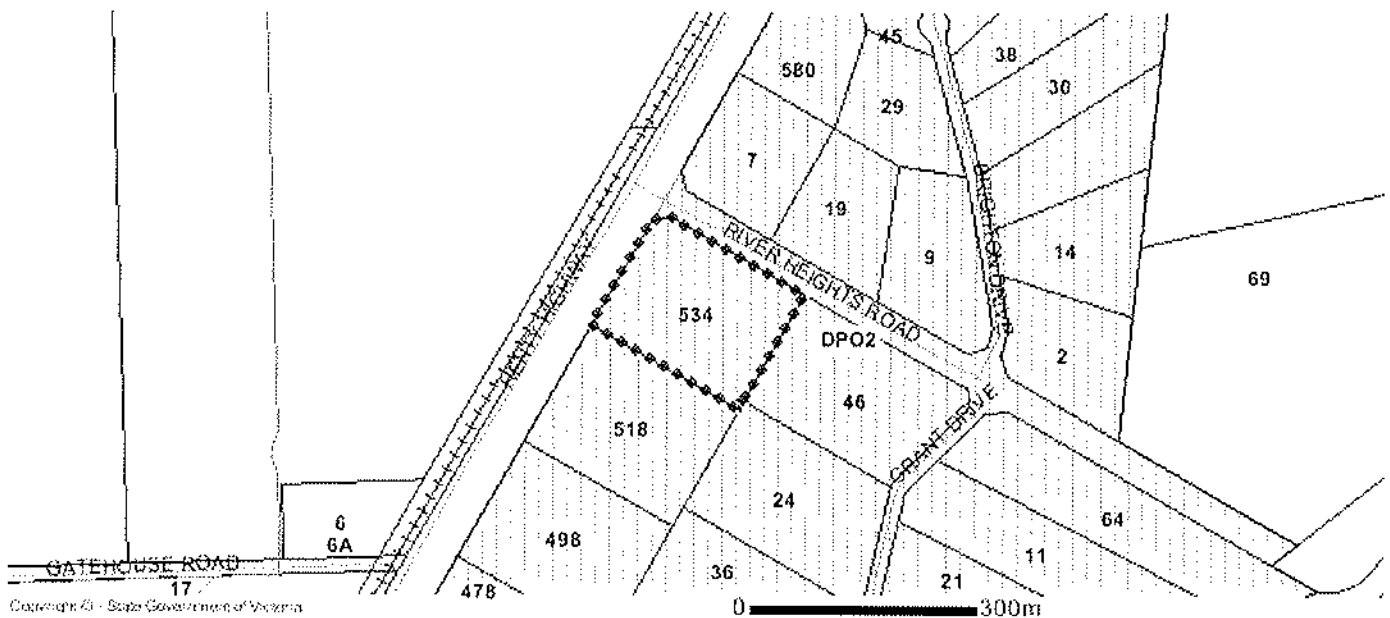


DDO - Design and Development

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

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 2 (DPO2)



DPO - Development Plan

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

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PLANNING PROPERTY REPORT: 534 HENTY HIGHWAY DOON 3401

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PLANNING PROPERTY REPORT

Planning Overlays

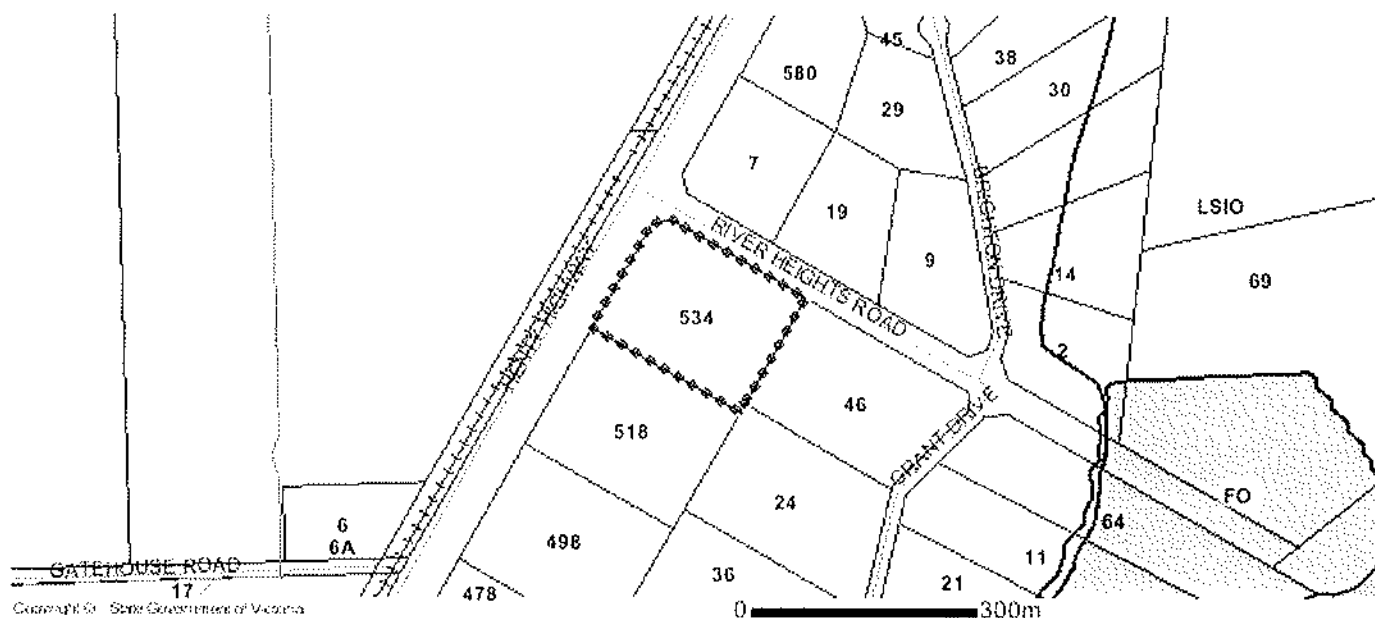
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

FLOODWAY OVERLAY (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



ESO - Environmental Significance
 FO - Floodway
 LSIO - Land Subject to Inundation

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 9 June 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

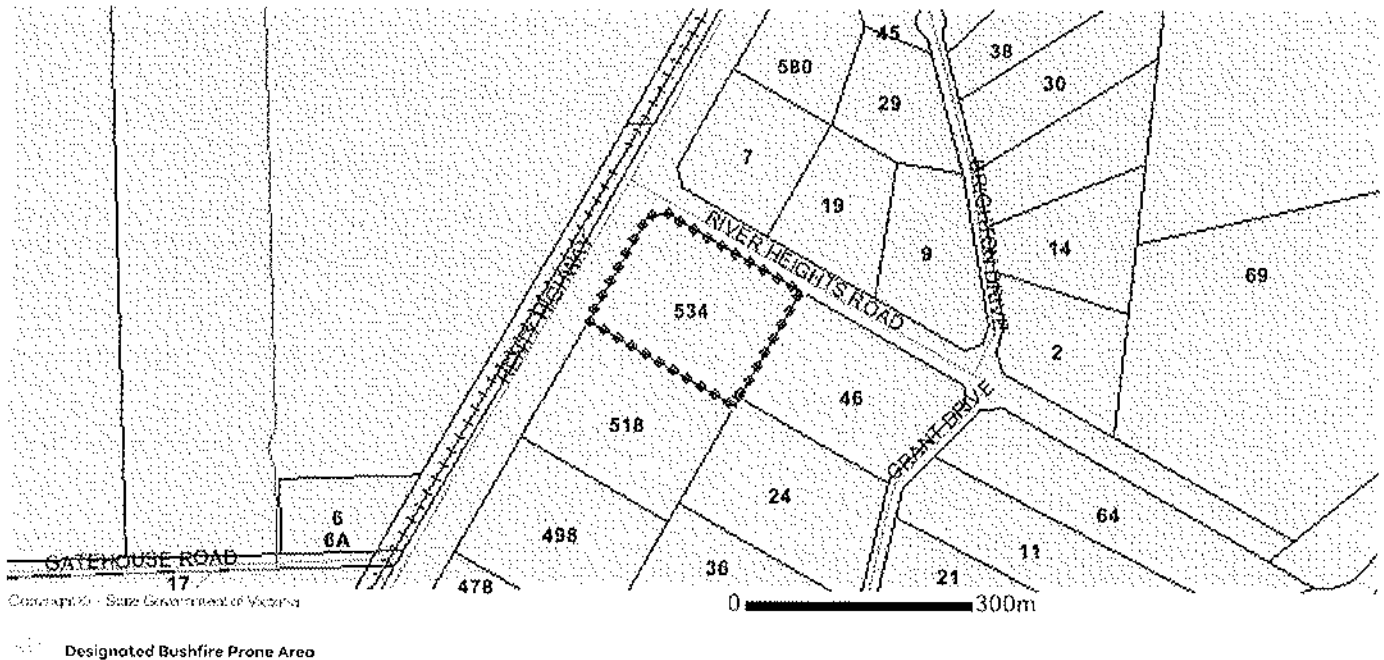
To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

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

PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

This property is in a designated bushfire prone area.
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.

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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.

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