

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

ALCORE CONVEYANCING

Our ref: B/31265

PO Box 19 Hallam 3803
Phone: 1300 655 996
Email: carole@alcore.com.au

Vendor: Michelle Joy Bradley as Executor for Jennifer Joy Bradley Deceased

Property: Unit 4 / 207 Kay Street, Traralgon

1. Financial matters in respect of the land

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

<u>Authority</u>	<u>Amount</u>
1. Latrobe City Council	1,567.20 p.a.
2. Gippsland Water	1,068.54 p.a.
3. Owners Corporation CS001117	1,515.16 p.a.

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:

- a. Their total does not exceed \$4,500.00 p.a.
- b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are – NIL.
- c. **Commercial and Industrial Property Tax**

The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.	NO.
The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is:	AVPCC No: 125
If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or Property clearance certificate or is as follows:	NOT APPLICABLE

2. Insurance details in respect of the land

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

Not applicable.

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

No such insurance has been effected.

3. Matters relating to land use

- (a) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered.

Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:-

- (i) To the best of the Vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements which are not registered or required to be registered against the Certificate of Title.
- (b) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*
- (c) There is access to the property by road.
- (d) In the case of land to which a planning scheme applies – are contained in the attached planning report.

4. Notices made in respect of land

- (a) Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property of which the vendor might reasonably be expected to have knowledge;
- (b) whether there are any notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes;
- (c) particulars of any notice of intention to acquire served under section 6 of the *Land Acquisition and Compensation Act 1986*;

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

5. Building permits

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

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

6. Information relating to any owners corporation

The land is affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*.

7. Growth areas infrastructure contribution

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

8. Disclosure of non-connected services

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

The Vendor reserves the right to have some of the services disconnected prior to or at settlement. Any reconnection costs will be paid for by the Purchaser.

9. **Evidence of title**

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

- (a) in the case of land under the **Transfer of Land Act 1958**, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location;
- (b) in any other case, a copy of—
 - (i) the last conveyance in the chain of title to the land; or
 - (ii) any other document which gives evidence of the vendor's title to the land;
- (c) if the vendor is not the registered proprietor of the land or the owner of the estate in fee simple in the land, evidence of the vendor's right or power to sell the land **Copy Probate attached. An Application by Legal Personal Representative which will be lodged prior to settlement.**
- (d) in the case of land that is subject to a subdivision—
 - (i) if the plan of subdivision has not been registered, a copy of the plan of subdivision which has been certified by the relevant municipal council; or
 - (ii) if the plan of subdivision has not yet been certified, a copy of the latest version of the plan;
- (e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the **Subdivision Act 1988** –
 - (i) If the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
 - (ii) Details of any requirements in a statement of compliance relating to the stage in which the land is included that have not been complied with; and
 - (iii) Details of any proposals relating to subsequent stages that are known to the vendor; and
 - (iv) A statement of the contents of any permit under the **Planning and Environment Act 1987** authorising the staged subdivision.
- (f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the **Subdivision Act 1988** is proposed -
 - (i) If the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
 - (ii) If the later plan has not yet been certified, a copy of the latest version of the plan.

The day of this Statement is the 28th day of March 2025

Signed by the Vendor:

X.....
Michelle Joy Bradley
Michelle Joy Bradley as Executor for Jennifer Joy Bradley Deceased

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

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

Signed by the Purchaser:

X.....

X.....

IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:

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

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

NOTICE TO PURCHASER
PURSUANT TO SECTION 14-255 SCHEDULE 1
OF THE TAXATION ADMINISTRATION ACT 1953 (CTH) (Act)

Purchaser GST Withholding Obligations

The Vendor hereby gives Notice that the Vendor warrants and confirms that the Property set out below is NOT new residential premises or potential residential land as defined in Section 14-250 of the Act.

The Vendor is not registered for GST and the Purchaser has **NO** GST withholding obligations herein.

Vendor: Michelle Joy Bradley as Executor for Jennifer Joy Bradley Deceased

Property: Unit 4 / 207 Kay Street TRARALGON VIC 3844

Register Search Statement - Volume 9171 Folio 501

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09171 FOLIO 501

Security no : 124123090407H
Produced 24/03/2025 04:48 PM

LAND DESCRIPTION

Lot 4 on Registered Cluster Plan 001117.
PARENT TITLE Volume 09216 Folio 683
Created by instrument CS001117 10/04/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JENNIFER JOY BRADLEY of UNIT 4 207 KAY STREET TRARALGON VIC 3844
AR833955U 14/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act or Section 20 of Cluster Titles Act 1974 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CS001117 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: UNIT 4 207 KAY STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 17263U SOUTHERN PENINSULA CONVEYANCING
Effective from 14/01/2019

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. CS001117

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 24/03/2025, for Order Number 87366039. Your reference: B/31265.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. CS001117**

The land in CS001117 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 11.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
SOUTH GIPPSLANDS OWNERS CORPORATE 2 TAVENERS ROAD JUMBUNNA VIC 3951

AW329421D 02/12/2022

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	36	36
Lot 2	36	36
Lot 3	36	36
Lot 4	36	36
Lot 5	36	36
Lot 6	37	37



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 24/03/2025 04:48:22 PM

OWNERS CORPORATION
PLAN NO. CS001117

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 7	37	37
Lot 8	37	37
Lot 9	37	37
Lot 10	37	37
Lot 11	37	37
Total	402.00	402.00

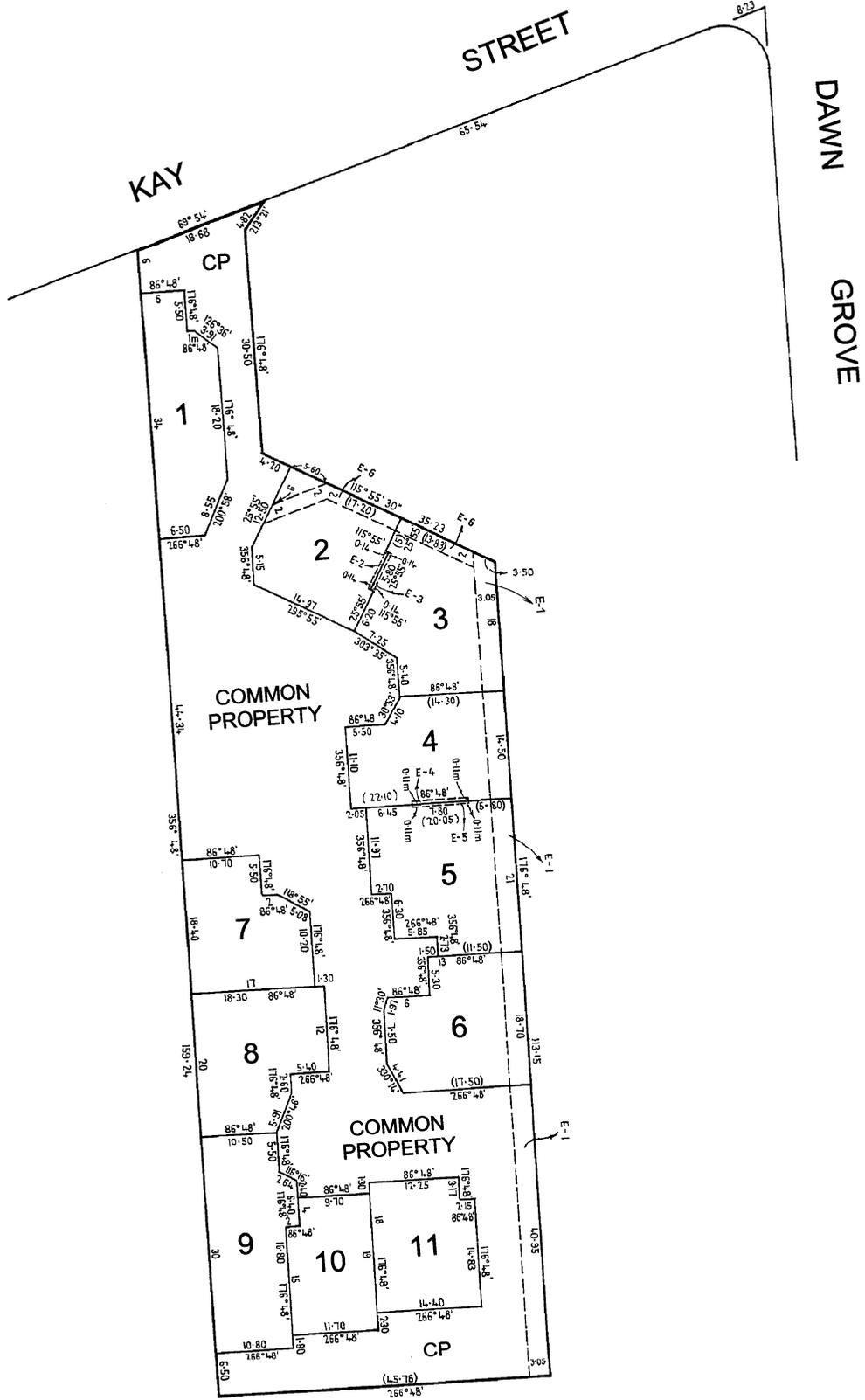
From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

PLAN OF CLUSTER SUBDIVISION	EDITION 1	CS001117		
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 48 (PT) CROWN PORTION: - TITLE REFERENCE: VOL.9216 FOL.683 LAST PLAN REFERENCE: LOT 2 ON LP120264 DEPTH LIMITATION: DOES NOT APPLY	FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT			
	SURVEYOR'S CERTIFICATE Surveyor: PETER GORDON DELL Certification Date: 13/10/1977 CERTIFYING MUNICIPALITY CITY OF TRARALGON REFERENCE NUMBER: CT9 REGISTERED DATE: 10/04/1979 PLAN UPDATED BY REGISTRAR IN AT798496A 19 / 01 / 2021			
NOTATIONS THERE ARE NO ACCESSORY LOTS. THERE IS NO SCHEME OF DEVELOPMENT. COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN				
Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of
E-1	DRAINAGE & SEWERAGE	3.05	LP120264	LOTS IN LP120264
E-2 TO E-5	PARTY WALL	SEE DIAG.	THIS PLAN	RELEVANT ABUTTING LOT
E-6	DRAINAGE & SEWERAGE	2m	THIS PLAN	LOTS IN THIS PLAN
MEASUREMENTS ARE IN METRES				SHEET 1 OF 2

PLAN OF CLUSTER SUBDIVISION

CS001117



8 4 0 8 16 24
 LENGTHS ARE IN METRES

MEASUREMENTS ARE IN METRES

SHEET 2

**In the Supreme Court of Victoria
In its Probate Jurisdiction**

In the Will of JENNIFER JOY BRADLEY

Late of Unit 4/207 Kay Street, Traralgon, Victoria, deceased.

Be It Known that the Registrar of Probates orders that:

Probate of the Will (a true copy of which is annexed) of the abovenamed
deceased who died on 27 June 2024 be granted to **MICHELLE JOY
BRADLEY**

Date made and authenticated: 13 November 2024



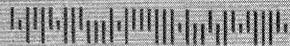
Kathrine Price
REGISTRAR OF PROBATES

This is an electronic grant. The Court does not seal a paper grant. The original record of this grant can be viewed on the Court's website at www.redcrest.com.au/probate by entering the unique ID:

Unique Identifier: 94825189

Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 24605

Ms J J Bradley
4/207 Kay St
TRARALGON VIC 3844

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2024.

Assessment number: 277640
Issue date: 16/08/2024

Property: 4/207 Kay Street, TRARALGON VIC 3844

Description: L 4 CS 1117
AVPCC: 125 - Strata unit or flat
(see reverse)

Capital Improved Value (CIV): \$290,000 Valuation date: 01/01/2024
Effective as at: 01/07/2024

Payments

Council rates and charges

General Rates Residential (0.00297572 x CIV)	\$862.95
Municipal Charge	\$153.00
Waste Services Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$363.00
State Government Concession	-\$259.50

State government charges

Fire Service Property Levy - Residential (0.000087 x CIV)	\$25.25
Fire Services Property Levy Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$31.00
State Government Concession	-\$50.00

Total amount payable \$1,257.70

Your payment options:

Pay by instalment

Instalment 1	\$314.50
Due: 30 Sept 2024	
Instalment 2	\$314.40
Due: 30 Nov 2024	
Instalment 3	\$314.40
Due: 28 Feb 2025	
Instalment 4	\$314.40
Due: 31 May 2025	

OR

Full payment

Due date: \$1,257.70
15 February 2025

Payment Plan or Difficulty paying on time?

Contact us to apply for an alternative payment plan. Phone 1300 367 700 or email rates@latrobe.vic.gov.au

2/2

Payments made on or after 05 August 2024 may not be included

Full payment: \$1,257.70
 Instalment: \$314.50

Assessment number: 277640
Property: 4/207 Kay Street, TRARALGON VIC 3844



Online: www.latrobe.vic.gov.au/pay

Ref: 277640



Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View

Billers Code: 6072
Ref: 277640



Pay 24 hours a day by credit card.
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

Billers Code: 0359
Ref: 277640

Direct debit

To arrange regular deductions, including weekly, fortnightly, monthly, quarterly or in full annually, from your bank account. Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700 to obtain a direct debit form.

In person

At any Latrobe City Service Centre or Library, (locations on reverse) or Australia Post outlet.

Please retain this notice for your records as a fee of \$22.00 may be charged for replacement copies. Or see page three for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

Mail

Detach this slip and send with payment to: Latrobe City Council PO BOX 264, Morwell VIC 3840.

Centrepay

To arrange regular deductions from your Centrelink payment, please use your Centrelink online account, Express Plus Centrelink mobile app or you can contact Centrelink in person or by phone and quote reference number (CRN): 555 070 553H.



*359 277640

Council Use Only



More information overpage





GIPPSLAND
WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

25 March 2025

Your Reference :
Our Reference:

76274172-032-5
00166435-06

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 4 207 Kay St Traralgon Vic 3844
Information Statement No: 164012

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

Section 158 Statement

(Water Act 1989)

Date of Issue:	25/03/2025	Your Reference :	76274172-032-5
Information Statement No:	164012	Our Reference:	00166435-06
Property Address:	4 207 Kay St Traralgon Vic 3844		
Property Details:	Vol 9171 Folio 501 Lot 4 Plan CS1117		
Settlement Date:	31/03/2025		

The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ This property is serviced by a common water meter. Gippsland Water equally divides the water usage between the number of properties serviced by the meter.
- ⇒ This property is serviced by a combined sewer drain. Gippsland Water has no powers within an Owners Corporation and no control over, or responsibility for internal common sewer drains. Therefore, maintenance of a common sewer drain is the responsibility of the Owners Corporation or the joint responsibility of the property owners where no Owners Corporation exists.
- ⇒ Please note: In accordance with Section 148 of the Water Act 1989, Gippsland Water has previously consented to the construction of a building/structure over Gippsland Water infrastructure and/or an easement located on this property. The terms and conditions of that consent are binding on any subsequent owner of this property. Further enquiries in relation to the detail of this may be obtained by contacting Gippsland Water on 1800 050 500.
- ⇒ This property is serviced by a shared water supply. Gippsland Water has no powers within the Owners Corporation and no control over, or responsibility for internal common water supply pipes. Therefore, maintenance of a common water service is the responsibility of the Owners Corporation or the joint responsibility of the property owners where no Owners Corporation exists.
- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ A special meter reading has been scheduled for the day of settlement. If the settlement date is amended, Gippsland Water requires 48 hrs notice.



GIPPSLAND
WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act* 1989 PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.

55 Hazelwood Rd
 PO Box 348
 Traralgon Vic 3844

 Telephone: 1800 050 500
 Fax: (03) 5174 0103

Financial Statement

Date of Issue:	25/03/2025	Your Reference :	76274172-032-5
Information Statement No:	164012	Our Reference:	00166435-06

Property Address: 4 207 Kay St Traralgon Vic 3844
Property Details: Vol 9171 Folio 501 Lot 4 Plan CS1117
Settlement Date: 31/03/2025

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	63.66
Wastewater Service Charges	292.52
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

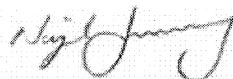
Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

Total Outstanding	356.18
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(Please note: CR denotes a credit)



Billers Code: 3475
REF: 3680 0000 1664 3506 1
 Pay by savings or credit card



Gippsland Water Authorised Officer: _____

Date: 25 March 2025



Solicitors
Updates Online
 Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

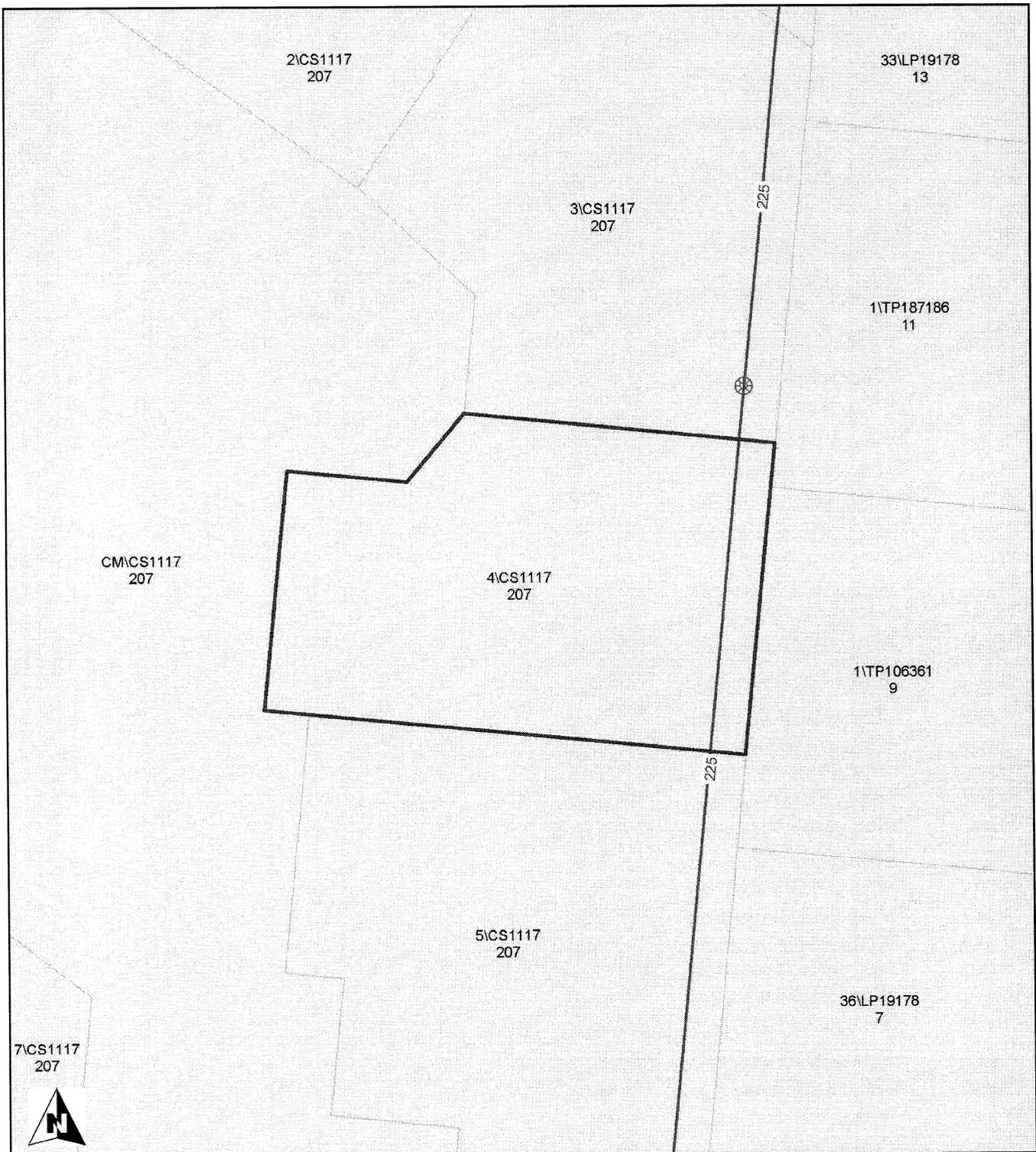
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

4 207 Kay St Traralgon
Information Statement No: 164012
Date Issued: 25/03/2025



Water Pipes

- Reticulation
- Distribution
- Transfer

Sewer Pipes

- Gravity
- Pressure
- Rising Main

House Discharge Line

- House Discharge Line

Maintenance Point

- Manhole
- Pipe End

Collection Tank

Disclaimer: Gippsland Water does not warrant or make any representation or warrant the accuracy, scale or completeness of information in this product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

Owners Corporation Certificate

Section 151 Owners Corporation Act 2006 and Reg 11 Owners Corporation Regulations 2007
Subdivision Act 1988

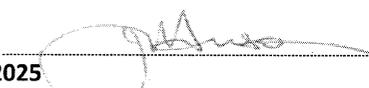
Owners Corporation Number: **CS001117**

Vendor: _____

Purchaser: _____

This Certificate is issued for **Lot 4** on **Plan No CS001117**, postal address **Unit 4/207 Kay Street TRARALGON VIC 3844**

- a. The present fees for the above Lot are: **\$1,515.16 PER ANNUM (BILLED QUARTERLY)**
- b. The fees are paid up to **30 June 2025**
- c. Unpaid fees including interest currently total: **NIL**
- d. The following special fees or levies have been struck: **NONE**
- e. The owners' corporation has performed, or is about to perform, the following repairs, maintenance or other work or act which may incur additional charges to those set out above: **NIL**
- f. The owners corporation presently has the following insurance cover:
 - I. COMPANY: **GIO**
 - II. POLICY NO: **HGS042452874**
 - III. KIND OF POLICY: **STRATA TITLE INSURANCE**
 - IV. BUILDINGS COVERED: **ALL**
 - V. BUILDING AMOUNT: **\$5,500,000**
 - VI. PUBLIC LIABILITY: **\$20,000,000**
 - VII. RENEWAL DATE: **30 MARCH 2025**
- g. The owners corporation has **NOT** resolved that members may arrange their own insurance under section 63 of the Act.
- h. The total funds held by the owners corporation at **26 March 2025** are: **\$4,395.61**
- i. Details of owners corporation liabilities (in addition to such liabilities specified in paragraphs a-d): **NIL**
- j. Details of owners corporation current contracts, leases, licences or agreements affecting the common property are: **NIL**
- k. Details of any owners corporation current agreements to provide services to lot owners, occupiers or the public are: **NIL**
- l. Details of notices or orders served on the owners corporation in the last 12 months that have not been satisfied are: **NIL**
- m. Details of any legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings are: **NIL**
- n. The owners corporation has appointed **South Gippsland Owners Corporate, Isabella Boulevard Korumburra VIC 3950** as Mgr.
- o. An administrator has **NOT** been appointed for the owners corporation and there has been no proposal for the appointment of an administrator.
- p. The minutes of the most recent annual general meeting of the owners corporation are attached.
- q. A copy of the owners corporation rules is attached.
- r. The prescribed statement in Schedule 3 is attached.
- s. More information about prescribed matters is available by inspecting the owners corporation register.

Prepared by: **SIGNED** 

Dated: **26 March 2025**

For **South Gippsland Owners Corporate, 10 Isabella Boulevard Korumburra VIC 3950 as delegate for Owners Corporation**

THIS CERTIFICATE IS ISSUED ON THE FOLLOWING BASIS:

1. The information contained in this Certificate is correct to the best of the manager's knowledge at the date it is given
2. The information is subject to change without notice
3. The Act provides that any rules of a subdivision body corporate in force before the commencement of the Act continue in force and are deemed to be rules of the owners corporation under the new Act to the extent that they are not inconsistent with the new act or the regulations (including the Model Rules) under the new Act.

AGM MINUTES - FINAL



DATE Thursday 8 August 2024

TIME 5.30pm

VENUE Unit 5, 207 Kay Street TRARALGON VIC 3844

ATTENDEES Leonie Jackson, Pauline De Groot, Neil Bremner, Sarah Wallace (Phone)

Item 1. ELECT CHAIR OF MEETING

Sarah Wallace was elected chair of the meeting.

Item 2. APOLOGIES, PROXIES AND QUORUM

Quorum was not achieved.

Therefore, all decisions made at this meeting are Interim Decisions. The owners corporation can act on interim decisions after 29 days only if it has not received either a:

- petition of owners representing 25% of the lot entitlements to call another meeting
- notice of special general meeting

Item 3. PREVIOUS MEETING MINUTES

The minutes of the previous meeting were adopted.

Item 4. FINANCIAL STATEMENTS 2023/2024

Sarah Wallace presented the Financial Statement 2023/2024.

The Financial Statement was adopted.

Item 5. APPOINTMENT OF OC MANAGER

SGOC were re-appointed for the period 26 September 2024 to 25 September 2025 at \$310 per lot per annum.

Item 6. PROPOSED BUDGET 2024/2025

Sarah Wallace presented the Proposed Budget 2024 – 2025.

The Budget of \$16,505 was adopted and is addended to these minutes.

Units 1 – 5: \$1,482.81 per annum / \$370.70 per quarter

Units 6 – 11: \$1,515.16 per annum / \$378.79 per quarter.

Item 7. COMPLAINTS AND BREACHES

Complaints were tabled at the meeting regarding a ginger cat that is digging garden beds and urinating in carports. **ACTION:** SGOC to speak with the cat owner.

Item 8. ELECTION OF COMMITTEE

Thank you to the outgoing committee Leonie Jackson, Bruce Connolly and Linda Petho.

The following were nominated for the committee: Leonie Jackson, Paulie De Groot, Linda Petho & Bruce Connolly.

The committee was elected by all present.

Item 9. OTHER BUSINESS

ACTIONS:

- SGOC to arrange light pole near Unit 5 to be re-concreted.
- L Jackson to purchase a combination lock /private property sign for the back gate.
- Pothole near No. 10 to be filled. SGOC to speak with Bruce Connolly.
- It was agreed that quotes would be arranged/reviewed to replace the bitumen in the driveway.

Kay Street TRARALGON
AGREED BUDGET
 1 July 2024 - 30 June 2025



INCOME	BUDGET 1 Jul 23 - 30 Jun 24	ACTUAL 1 Jul 23 - 30 Jun 24	AGREED BUDGET 1 Jul 24 - 30 Jun 25
Levies	16,222.00	13,989.51	16,505.00
Arrears		2,233.68	
Interest		95.28	
Total Income	16,222.00	14,084.79	16,505.00

EXPENDITURE	BUDGET 1 Jul 23 - 30 Jun 24	ACTUAL 1 Jul 23 - 30 Jun 24	AGREED BUDGET 1 Jul 24 - 30 Jun 25
Bank Fees	5.00	-	5.00
Insurance GIO Sep 23 - Sep 24	7,717.00	6,843.67	7,700.00
Management	3,500.00	3,390.00	3,500.00
Garden	3,500.00	3,520.00	3,500.00
Repairs & Maintenance	1,500.00	-	1,800.00
Total Expenditure	16,222.00	13,753.67	16,505.00

Units		1 - 5		6 - 11
Entitlement/Liability		36		37
Per Annum	\$	1,482.81	\$	1,515.16
Per Quarter	\$	370.70	\$	378.79

NOTES

GARDEN - Allowance for 21 mows at \$160 per mow

INSURANCE - Currently insured for \$5,500,000 with GIO.

MANAGEMENT - Should SGOC be reappointed our management fee will be charged at \$310 per lot per annum in line with CPI . Budgeted figure includes \$90 to be billed in this financial year for additional visit to property to address arrears.

REPAIRS & MAINTENANCE - Tree Removal and Light repair to be addressed in this financial year.

BODY CORPORATE CLUSTER PLAN 1117

BYLAWS

Body Corporate Cluster Plan 1117, bylaws for Units located at 207 Kay St, Traralgon.

1. No parking or driving on lawn areas.
2. Any damage caused to common property is to be repaired or paid for by the person/persons causing the damage.
3. Residents' dogs should be restrained to their owners property, unless restrained by a leash if requested. Dogs should be restrained from unnecessary barking.
4. Residents are requested to show consideration to other residents in regard to noise.
5. Cars should not be parked in any position which may cause obstruction to the roadway, which other people may wish to use.
6. A speed limit to 10kph will be observed on the roadways.
7. The above bylaws were adopted at the Annual General Meeting held 20/3/1980.

MODEL RULES FOR AN OWNERS CORPORATION

1 Health, safety and security

1.1 Health, safety and security of lot owners, occupiers of lots and others

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

2 Management and administration

2.1 Metering of services and apportionment of costs of services

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

3 Use of common property

3.1 Use of common property

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

3.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

3.3 Damage to common property

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

4 Lots

4.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5 Behaviour of persons

5.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

5.2 Noise and other nuisance control

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

6 Dispute resolution

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

(6) A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the **Owners Corporations Act 2006**.

(8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.

Schedule 3

Regulation 12

STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS

WHAT IS AN OWNERS CORPORATION?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with land Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

HOW ARE DECISIONS MADE BY AN OWNERS CORPORATION?

As an owner you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

OWNERS CORPORATION RULES

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

LOT ENTITLEMENT AND LOT LIABILITY

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay. Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

FURTHER INFORMATION

If you are interested in finding out more about living in an owners corporation, you can contact consumer affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect that owners corporation's information register.

MANAGEMENT OF AN OWNERS CORPORATION

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the business licensing authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR ANY DOCUMENTS YOU HAVE RECEIVED IN RELATION TO THE OWNERS CORPORATION YOU SHOULD SEEK EXPERT ADVICE.

From www.planning.vic.gov.au at 18 March 2025 02:05 PM

PROPERTY DETAILS

Address: **4/207 KAY STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 4 CS1117**
 Standard Parcel Identifier (SPI): **4\CS1117**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **27764**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 D6**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Urban Water Corporation: **Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MORWELL**

OTHER

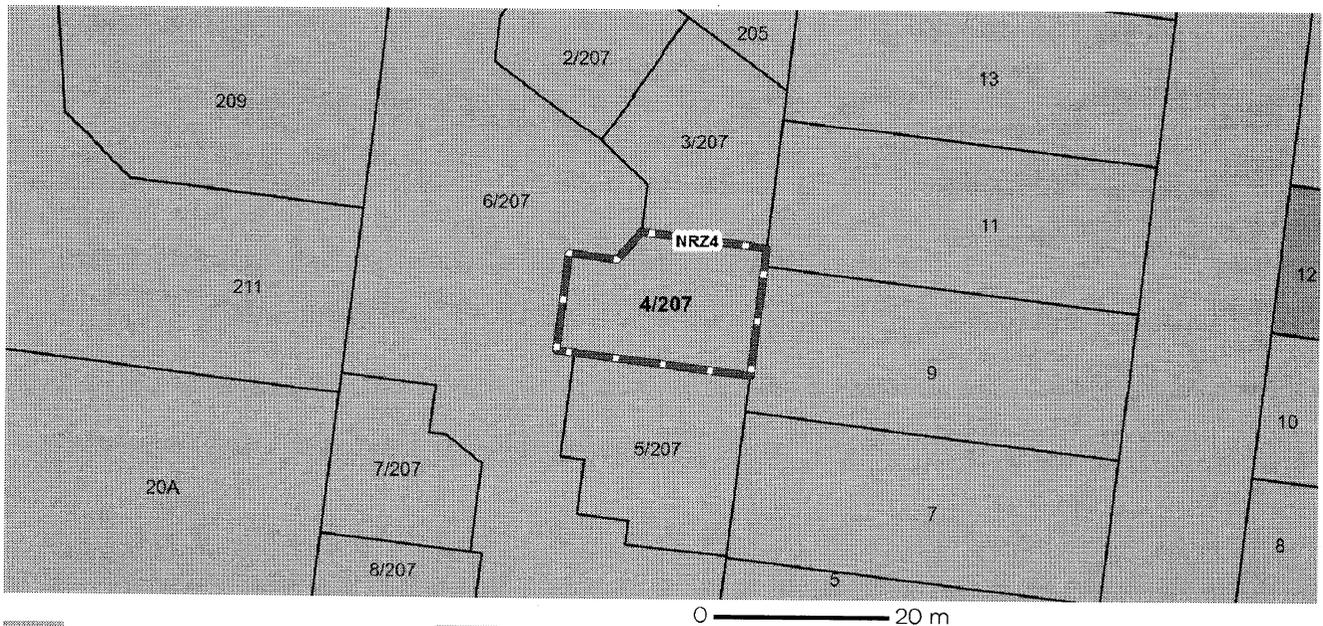
Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



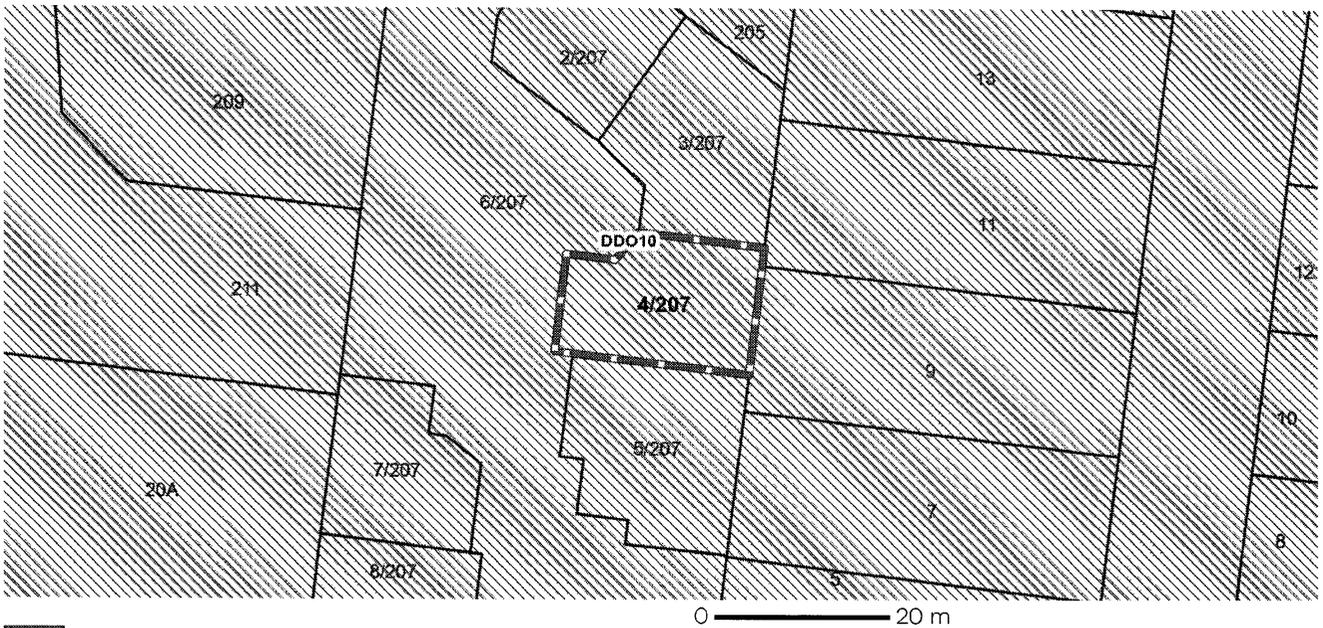
NRZ - Neighbourhood Residential **PPRZ - Public Park and Recreation**

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

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



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 13 March 2025.

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 apply to 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 <https://mapshare.maps.vic.gov.au/vicplan>

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

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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).

Designated Bushfire Prone Areas

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

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.dclwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting 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.

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.