


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	47 Wawunna Road, Horsham	
Vendor's name	Michelle Diane Buckley	Date / /
Vendor's signature	 Oct 20, 2020 1:29 PM AEDT	
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) Are contained in the attached certificates.

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): -

Not Applicable.

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:

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

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 type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/> Available
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title**9.2 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 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.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

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)

Vendor GST Withholding Notice

Vendor/supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

To:

Purchaser/recipient:

Property address: 47 Wawunna Road
Horsham, VIC

Lot no.: 1 **Plan of subdivision:** 248702U

The Purchaser/recipient is not required to make a payment under section 14-250 of Schedule 1 of the *Taxation Administration Act 1953* (Cwlth) in relation to the supply of the above property.

From: Vendor/supplier: MICHELLE DIANE BUCKLEY

Dated: __/__/2020 Oct 20, 2020 | 1:29 PM AEDT

Signed by or on behalf of the vendor/supplier:  _____

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

VOLUME 05456 FOLIO 008

Security no : 124085952435T

Produced 08/10/2020 04:17 PM

LAND DESCRIPTION

Lot 1 on Title Plan 248702U.
PARENT TITLE Volume 05099 Folio 642
Created by instrument 1384968 02/10/1928

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MICHELLE DIANNE BUCKLEY of 47 WAWUNNA ROAD HORSHAM VIC 3400 Administrator(s)
of BRETT PETER BUCKLEY deceased
AT035596E 28/02/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC280969S 22/08/2003
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP248702U 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: 47 WAWUNNA ROAD HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 02/03/2020

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 248702U						
Location of Land Parish: HORSHAM Township: Section: 2 Crown Allotment: 4 (PT) Crown Portion: Last Plan Reference Derived From: VOL 5456 FOL 008 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 16/12/1999 VERIFIED PC							
<table border="1"><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 4 (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 4 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 4 (PT)									
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



Horsham Rural City
Council urban rural balance

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 3409
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



ESTATE OF LATE B P BUCKLEY
47 WAWUNNA ROAD
HORSHAM VIC 3400

Date of Notice: 18/08/2020

Date Declared: 27/07/2020

Assessment: 5143



033
1001840
R1_7909

DESCRIPTION AND LOCATION OF LAND
47 WAWUNNA ROAD HORSHAM
LOT 1 TP 248702U (CA 4PT SEC 2) HORSHAM

AREA 981.0000 SQUARE METRES
AVPCC 110 DETACHED DWELLING

RATE DETAILS

	RATE IN \$ / CHARGE	CIV / AMT	TOTAL
BALANCE AT 18/08/2020			-\$701.76
RESIDENTIAL RATE	0.00527300	175,000	\$922.78
MUNICIPAL CHARGE RESIDENTIAL	274.00	1	\$274.00
240L GARBAGE URBAN	421.00	1	\$421.00
GOVT PENSION REBATE - RATES			\$0.00
COUNCIL PENSION REBATE - RATES			\$0.00
VICTORIAN STATE GOVERNMENT FIRE SERVICES PROPERTY LEVY			
FSPL RESIDENTIAL FIXED	113.00	1	\$113.00
FSPL RESIDENTIAL VARIABLE	0.00005400	175,000	\$9.45
GOVT PENSION REBATE - FSPL			\$0.00

TOTAL \$1,038.47

Payment In Full
Due 15 Feb 2021

\$1,038.47

Or

On Instalments
1st Instalment
Due 30 Sept 2020

\$0.00

2nd Instalment
Due 30 Nov 2020
\$168.35

3rd Instalment
Due 1 Mar 2021
\$435.06

4th Instalment
Due 31 May 2021
\$435.06

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: 52872A88CT



Billers Code: 87221
Ref: 0514 33

BPAY this payment via internet or phone banking
BPAY View Registration No.: 0514 33



Post
Billpay

Billpay Code: 2315
Ref: 51433

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

ASSESSMENT: 5143

RATEPAYER NAME:

ESTATE OF LATE B P BUCKLEY



PO BOX 511
HORSHAM VIC 3402

POST billpay



*2315 051433

POST billpay



*2315 051433

Urban Water Account

47 Wawunna Road HORSHAM VIC 3400

**GWMWater**11 McLachlan Street (PO Box 481)
Horsham Victoria 3402info@gwmwater.org.au
www.gwmwater.org.au

ABN: 35 504 588 263

tax invoice

account number

2194406

issue date

23/07/2020

billing and general enquiries

office hours: 1300 659 961

difficulties and faults

24 hours: 1800 188 586



Next Reading: 30/09/2020

B P Buckley
47 Wawunna Rd
HORSHAM VIC 3400033
1011556

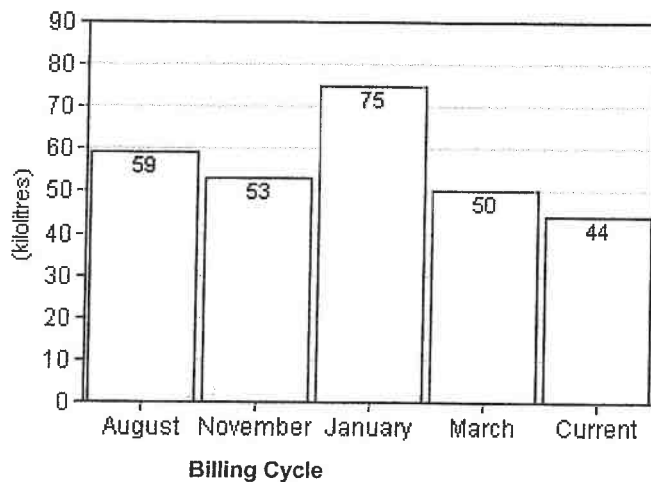
due date

25/08/2020

amount due

\$78.65

Your Usage in KiloLitres

**Balance Brought Forward**

Opening Balance	\$277.75
Transactions since last Account	-\$430.00

Current Charges

Sewer Service	\$126.94
Water Service	\$110.02
Water Usage	\$78.20
Total	\$315.16
Rebate	-\$84.26

Total Amount Due \$78.65

Total includes GST of \$0.00

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

**TARGET YOUR
WATER USE**Use water wisely: www.targetyourwateruse.vic.gov.au**payment slip****POST billpay®**

B P Buckley



*347 0000000000002194403

account number

2194406

amount due

\$78.65

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

WATER SERVICE

Invoice No	Size	Date From	Date To	Days	Rate	Amount
139400	100mm	01/07/2020	30/09/2020	91	\$1.3049 per day	\$118.64

SEWER SERVICE

Invoice No	Size	Date From	Date To	Days	Rate	Amount
139400	100mm	01/07/2020	30/09/2020	91	\$1.1000 per day	\$110.00

WATER USAGE

Service No	Water Number	Previous Date	Previous Reading	Current Date	Current Reading	Consumption (Kl/ litres)	Amount
139400	19V08102T	31/03/2020	200	30/06/2020	238	38.00 @ \$1.7810/KL	\$67.67
139400	19V08102T	01/07/2020	238	15/07/2020	244	6.00 @ \$1.7561/KL	\$10.53

Transactions since last Account

Date	Description	Transaction Amount
8/05/2020	Receipt via BPay	-\$70.00
22/05/2020	Receipt via BPay	-\$70.00
4/06/2020	Receipt via BPay	-\$40.00
19/06/2020	Receipt via BPay	-\$50.00
24/06/2020	Hardship Adjustment	-\$100.00
3/07/2020	Receipt via BPay	-\$50.00
17/07/2020	Receipt via BPay	-\$50.00
		-\$430.00

PLEASE PRINT

My details are correct. I have read this bill and agree to pay the amount due within 14 days.

ADDRESS ONLY

Residential Tenants: 139400, 19V08102T, 19V08102T, 19V08102T
Please contact us on 1300 639 961

FINANCIAL HARDSHIP

If you are experiencing financial hardship, please contact us on 1300 639 961. We can help you with a hardship adjustment to your bill.

LATE PAYMENT PENALTIES

Payments not received by 5 pm on the due date shown on the front of this account will incur an interest penalty calculated from the date of issue of this account.

ADDITIONAL SERVICES

To access our Drinking and Interpreting Service contact 131 450 and ask to be connected to 1300 639 961.

Cost, income support, or special circumstances may affect your bill. Contact us on 1300 639 961 for more information.

For 24-hour advice and help, please contact 1300 639 961.

PLEASE PRINT

My details are correct. I have read this bill and agree to pay the amount due within 14 days.

By signing this bill, you agree to pay the amount due within 14 days. If you are experiencing financial hardship, please contact us on 1300 639 961.

FINANCIAL HARDSHIP

If you are experiencing financial hardship, please contact us on 1300 639 961. We can help you with a hardship adjustment to your bill.

RESIDENTIAL TENANTS

Tenants living in separately metered properties and who have signed a Residential Tenancy Agreement may be liable for water consumption. Tenants should notify GWMWater 48 hours prior to occupying or vacating a property so that meter reading can be organised for you. Tenants who fail to provide a forwarding address may be liable for late payment penalties.

PLEASE PRINT

My details are correct. I have read this bill and agree to pay the amount due within 14 days.

If you are experiencing financial hardship, please contact us on 1300 639 961. We can help you with a hardship adjustment to your bill.

FINANCIAL HARDSHIP

If you are experiencing financial hardship, please contact us on 1300 639 961. We can help you with a hardship adjustment to your bill.

CHANGE OF ADDRESS

Please phone GWMWater on 1300 639 961 if your postal address has changed.



Important
Present this invoice intact to any post office or GWMWater, 11 McLachlan Street, Moreham.



Pay
Tear off deposit slip and mail with cheque to GWMWater, PO Box 497, Moreham 3402.



Direct Debit
To deduct payments directly from your bank account, contact GWMWater on 1300 639 961.



POSTbillpay Code: 0347
Ref: 0000002194403

Phone 13 18 18 or go to postbillpay.com.au



Controlink
To arrange regular deductions from your Controlink payment, please contact GWMWater on 1300 639 961 for an application.



Bill Code 79855
Ref: 2194406

Contact your participating bank, credit union or building society to pay this account from your cheque, savings or credit card account.



BPay View
View and pay this bill using internet banking.

Property Report from www.land.vic.gov.au on 08 October 2020 04:19 PM

Address: 47 WAWUNNA ROAD HORSHAM 3400

Lot and Plan Number: Lot 1 TP248702

Standard Parcel Identifier (SPI): 1\TP248702

Local Government (Council): HORSHAM **Council Property Number:** 5143

Directory Reference: VicRoads 544 E4

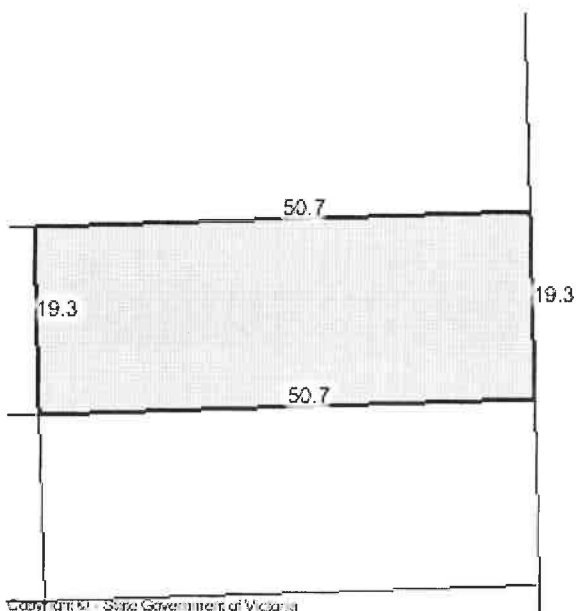
This property is not in a designated bushfire prone area.

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

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

Site Dimensions

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



Area: 979 sq. m

Perimeter: 140 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: Grampian Wimmera Malle Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)

Planning scheme data last updated on 30 September 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 [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](#)

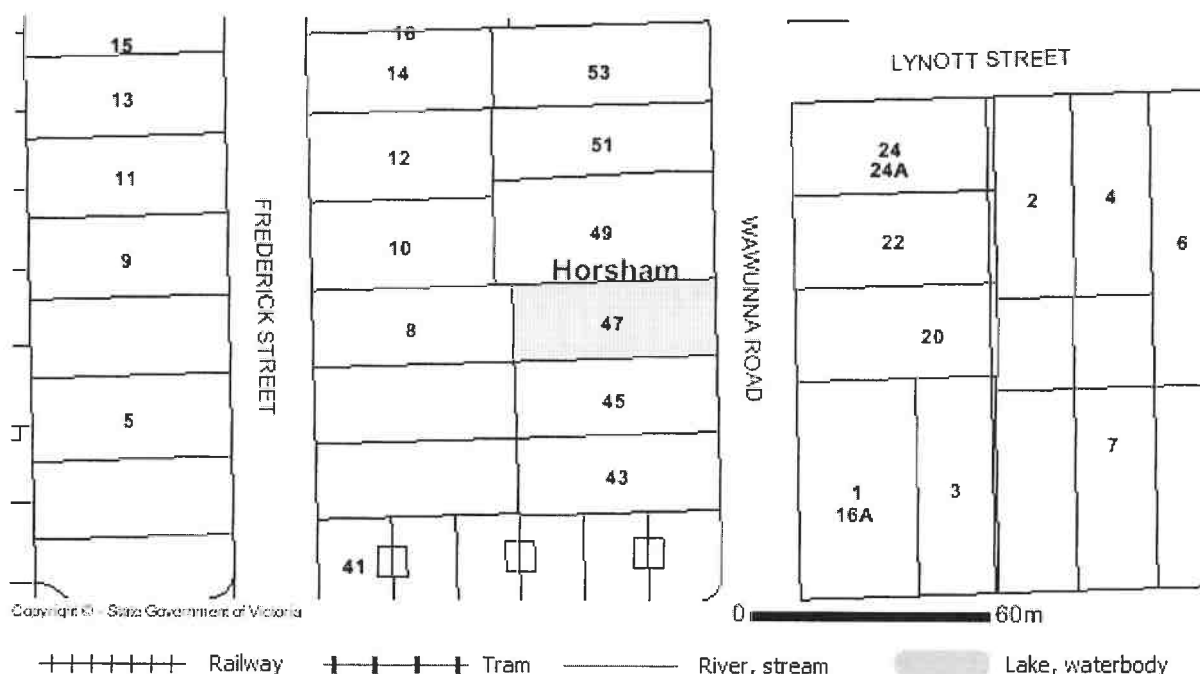
The Planning Property Report includes separate maps of zones and overlays

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 at 08 October 2020 04:19 PM

PROPERTY DETAILS

Address: **47 WAWUNNA ROAD HORSHAM 3400**
Lot and Plan Number: **Lot 1 TP248702**
Standard Parcel Identifier (SPI): **1\TP248702**
Local Government Area (Council): **HORSHAM**
Council Property Number: **5143**
Planning Scheme: **Horsham**
Directory Reference: **Vicroads 544 E4**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

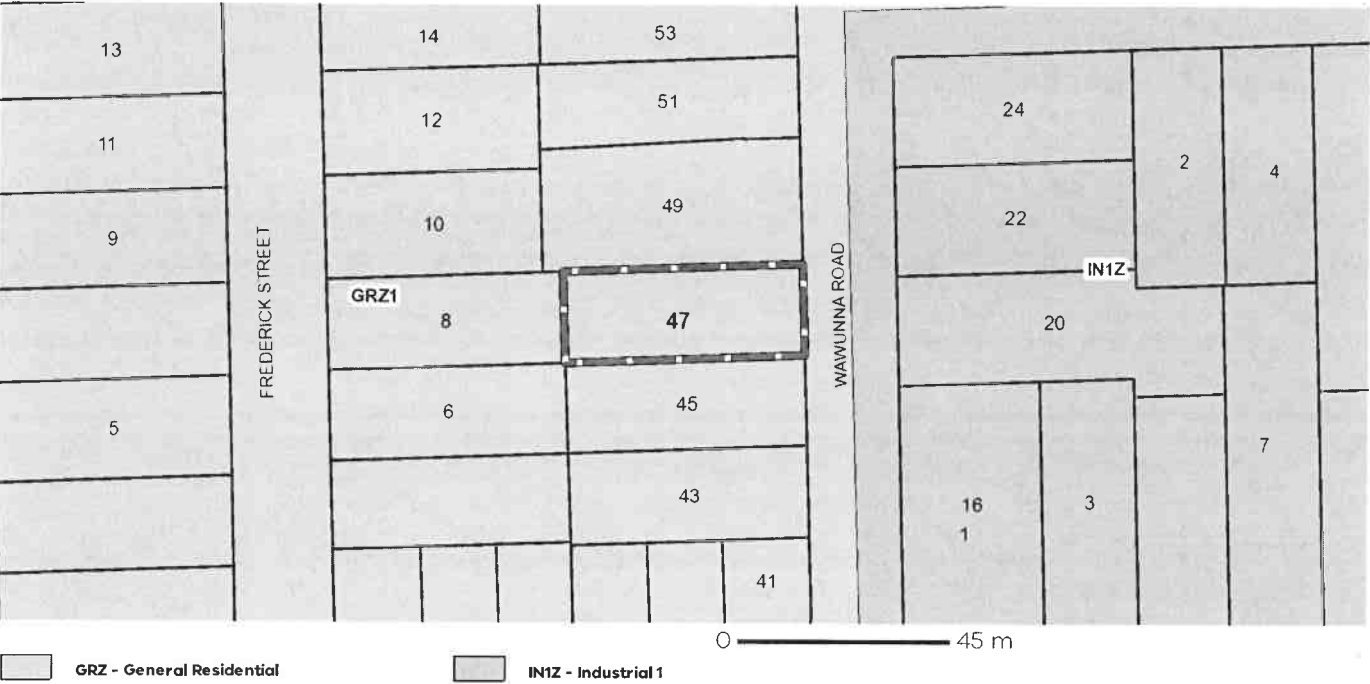
Rural Water Corporation: **Grampians Wimmera Mallee Water**
Urban Water Corporation: **Grampian Wimmera Malle Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**
[View location in VicPlan](#)

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **LOWAN**

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

PLANNING PROPERTY REPORT

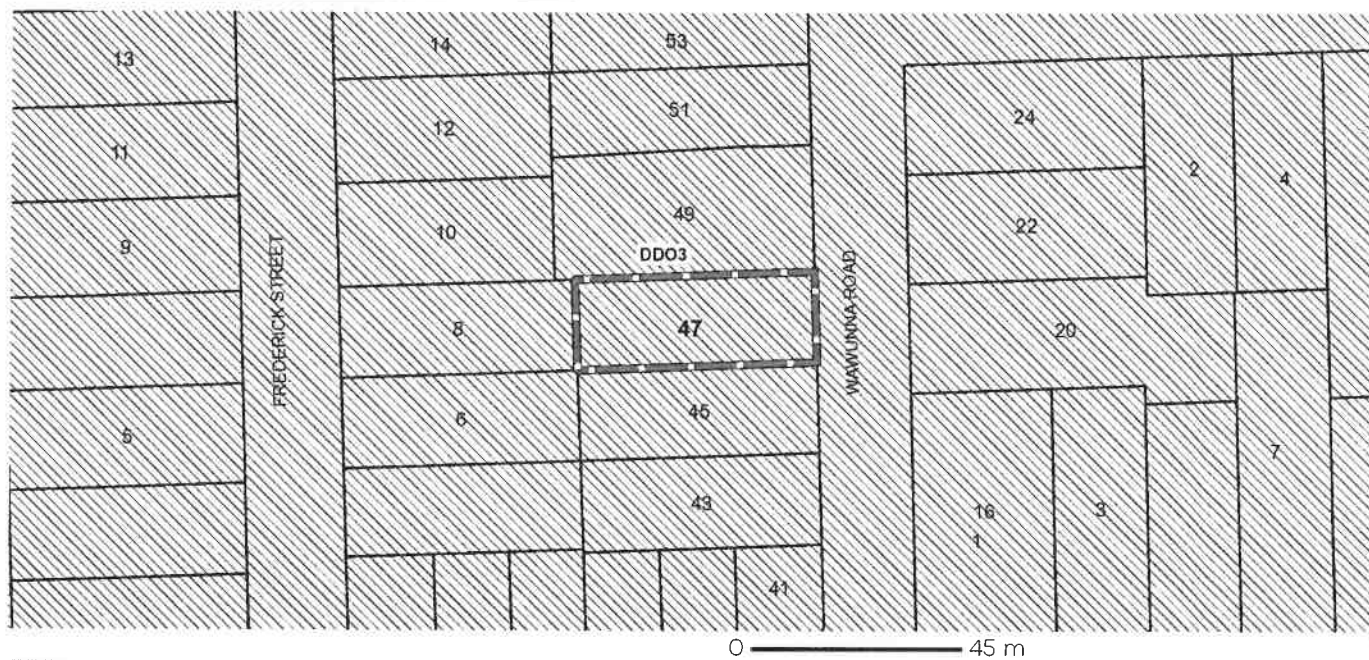


Environment,
Land, Water
and Planning

Planning Overlay

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

Further Planning Information

Planning scheme data last updated on 1 July 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 <https://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 Areas

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 <https://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 <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>

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.

(04/10/2016)

DATED

2020

**MICHELLE DIANE BUCKLEY AS ADMINISTRATOR OF BRETT PETER BUCKLEY
DECEASED**

to

CONTRACT OF SALE OF LAND

Property: 47 Wawunna Road, Horsham

BROWN & PROUDFOOT

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Horsham Vic 3400

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