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	5 Miles Street, Traralgon 3844	
Vendor's name	Jasmine Cayla Symes	**Date** 12/02/2023
Vendor's signature	Symes	
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)

All outgoings will be adjusted between the parties at the time of settlement. Services may be disconnected at or prior to settlement. Purchaser will be responsible for any reconnection fees which may be incurred.

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

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

N/A	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 within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

Nil.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒ Not connected but available

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is attached.

13. ATTACHMENTS

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

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

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

1. GST Withholding – Supplier Notification
2. Register Search Statement Volume 8605 Folio 453
3. Copy Plan LP070051
4. Property & Planning Reports
5. Copy Council Rate Notice – Latrobe City Council
6. Copy Water Rates Notice – Gippsland Water
7. Due Diligence Checklist

GST WITHHOLDING – SUPPLIER NOTIFICATION

This notice contains information to assist a purchaser comply with its GST Withholding obligations.

To :	The Purchaser
Property :	Lot 22 Plan PS070051 being Volume 8605 Folio 453
	5 Miles Street, Traralgon
From :	Jasmine Cayla Symes
Of :	5 Miles Street, Traralgon, VIC 3844

Select

☒ **PART ONE**

1. The purchaser is given notice it is <u>not required</u> to make a GST Withholding Payment at Settlement of the property as:

   (a) the Vendor is not registered or required to be registered for GST; and/or
   (b) the property comprises existing residential premises.

☐ **PART TWO**

(complete only if the property comprises *new residential or potential new residential land. If this applies please seek confirmatory advice from your accountant*)

2. The purchaser is given notice that it <u>is required</u> to make a GST Withholding Payment at Settlement of the property as the Vendor is registered for GST and the property comprises new residential or potential new residential land.

GST WITHHOLDING PAYMENT DETAILS (where applicable)

Supplier's Name :	Jasmine Cayla Symes
ABN :	
Amount to be withheld :	$
	(and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor

.....

Jasmine Cayla Symes

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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 08605 FOLIO 453 Security no : 124103826188C
Produced 09/02/2023 03:53 PM

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 070051.
PARENT TITLE Volume 08596 Folio 513
Created by instrument LP070051 09/03/1966

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JASMINE CAYLA SYMES of 5 MILES STREET TRARALGON VIC 3844
AV327741D 11/02/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV327742B 11/02/2022
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP070051 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: 5 MILES STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 11/02/2022

DOCUMENT END

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PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 4A SEC.A
PARISH OF LOY YANG
COUNTY OF BULN BULN
MEASUREMENTS ARE IN FEET AND INCHES
VOL.8596 FOL.513

LP 70051
EDITION 1
APPROVED 27/1/66

4 SHEETS
SHEET 1

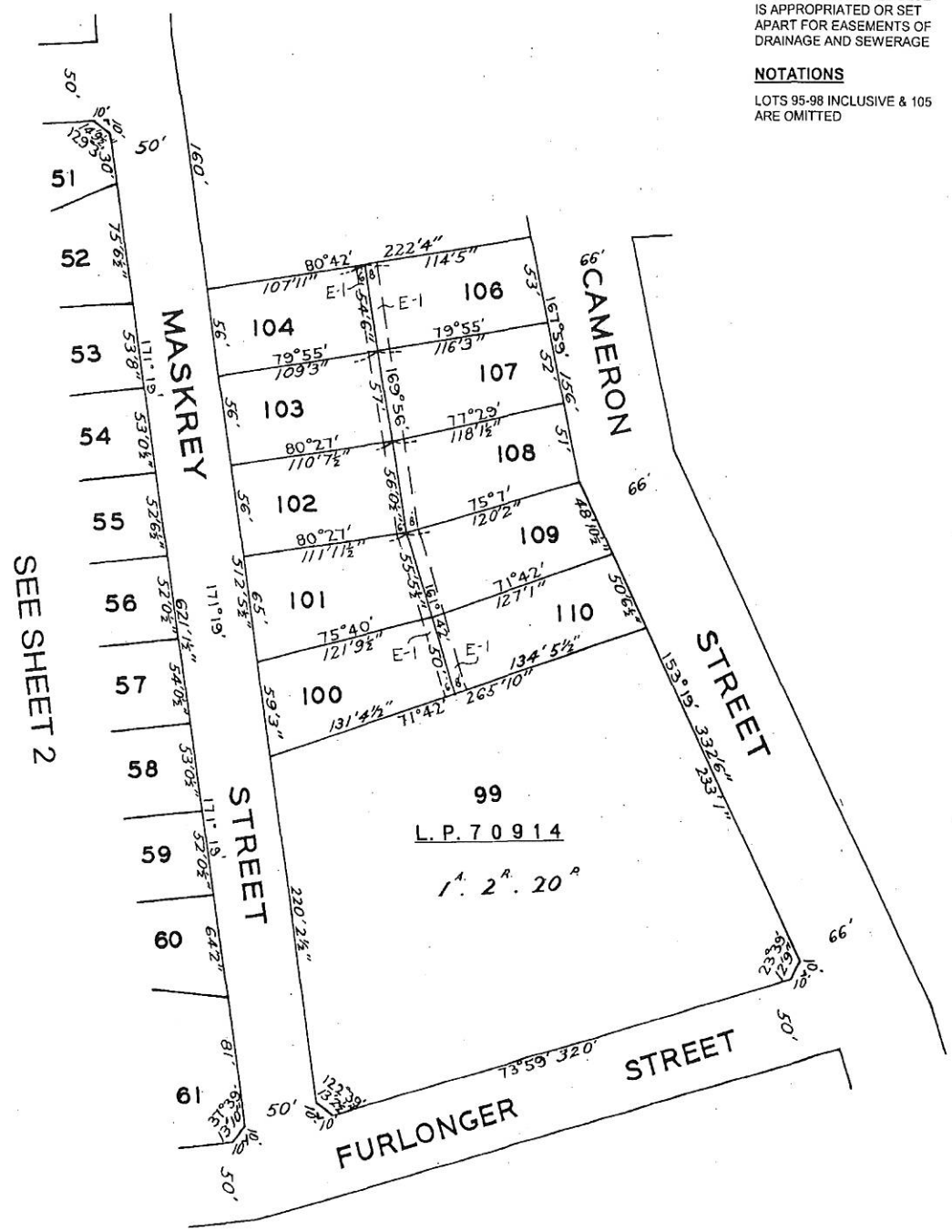
COLOUR CODE
E-1 = BLUE

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

NOTATIONS

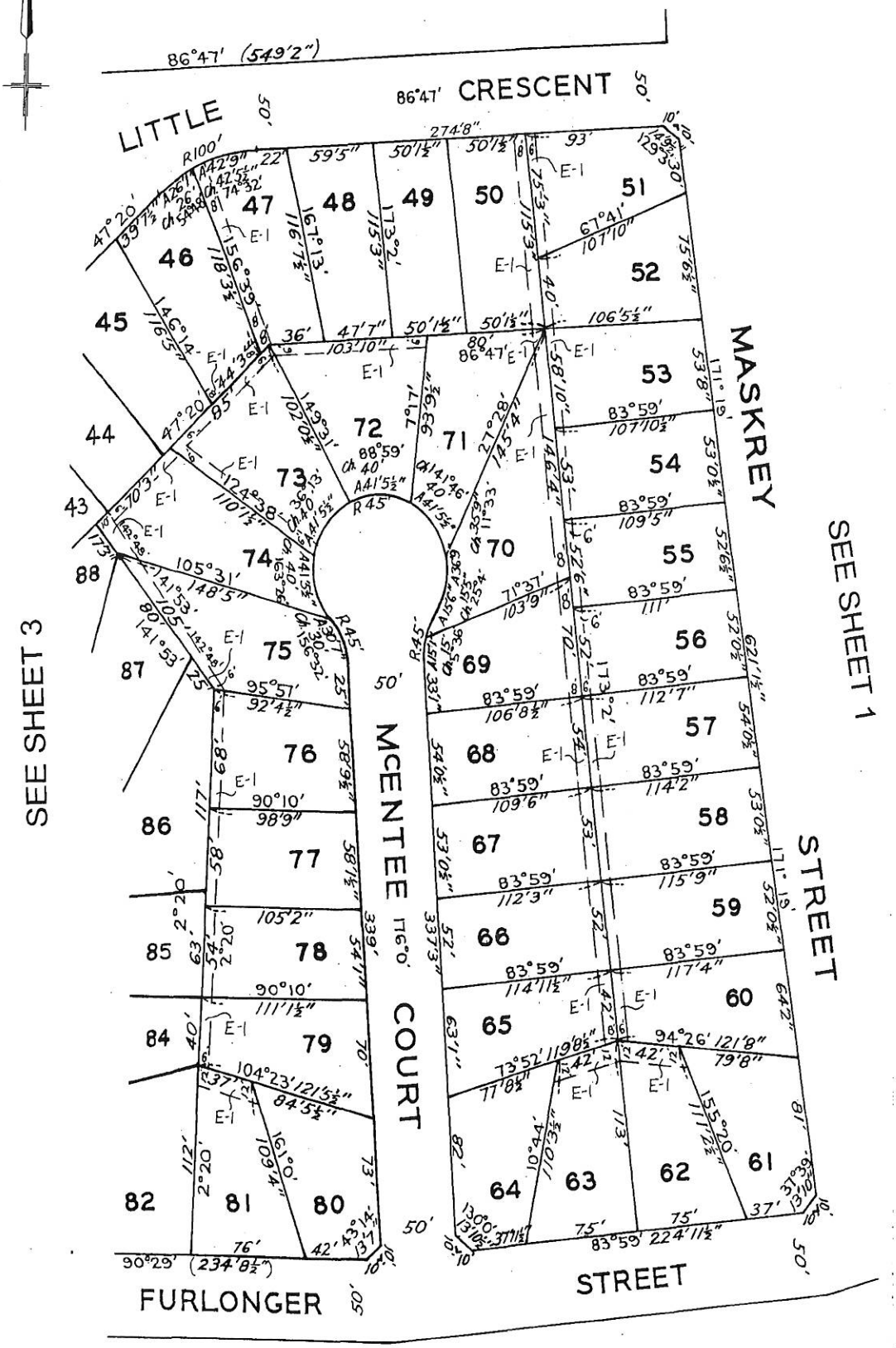
LOTS 95-98 INCLUSIVE & 105 ARE OMITTED



Delivered by LANDATA®, timestamp 09/02/2023 15:54 Page 2 of 4

LP 70051

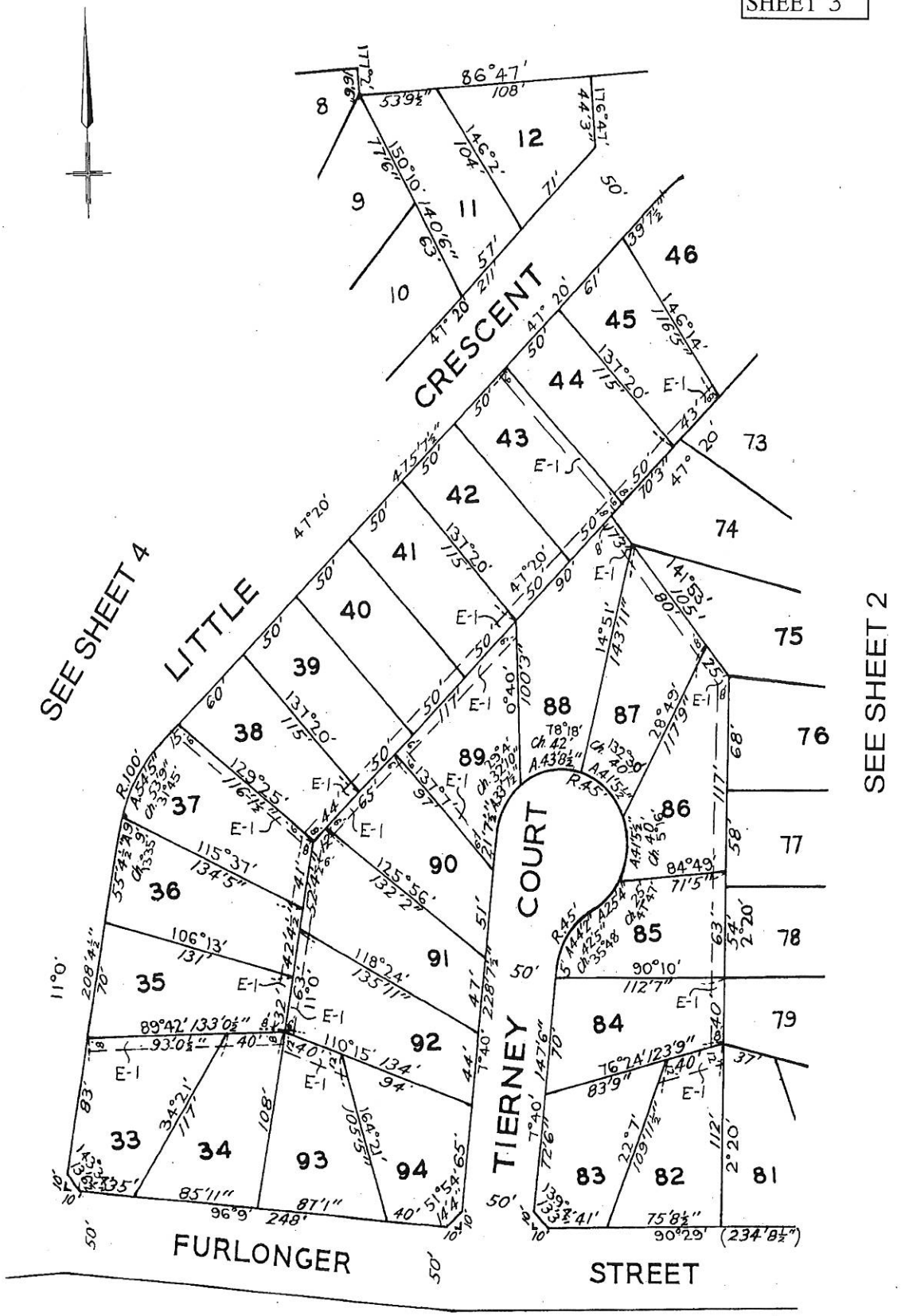
4 SHEETS
SHEET 2



Delivered by LANDATA®, timestamp 09/02/2023 15:54 Page 3 of 4

LP 70051

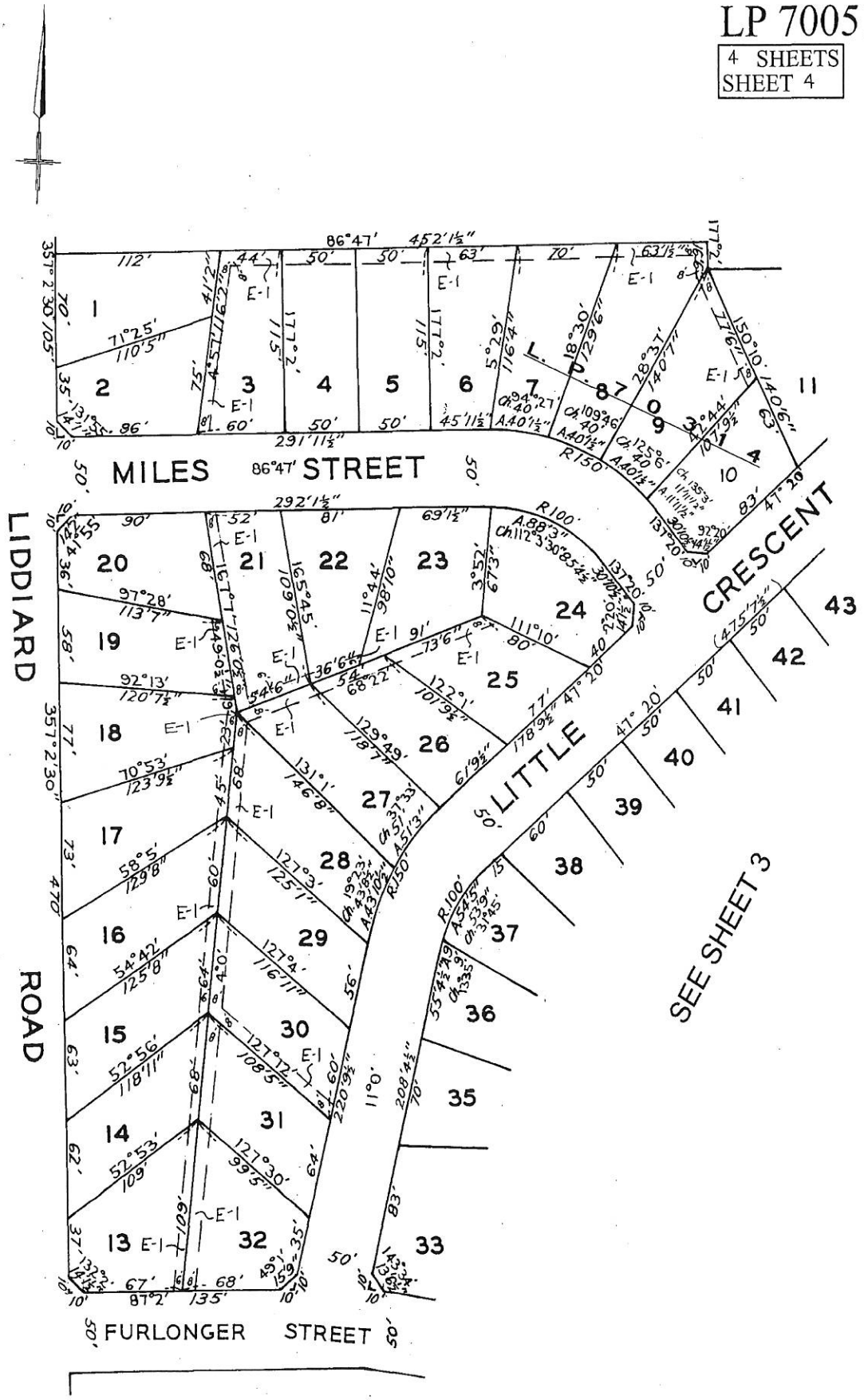
4 SHEETS
SHEET 3



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LP 70051

4 SHEETS
SHEET 4



PROPERTY REPORT

Environment, Land, Water and Planning

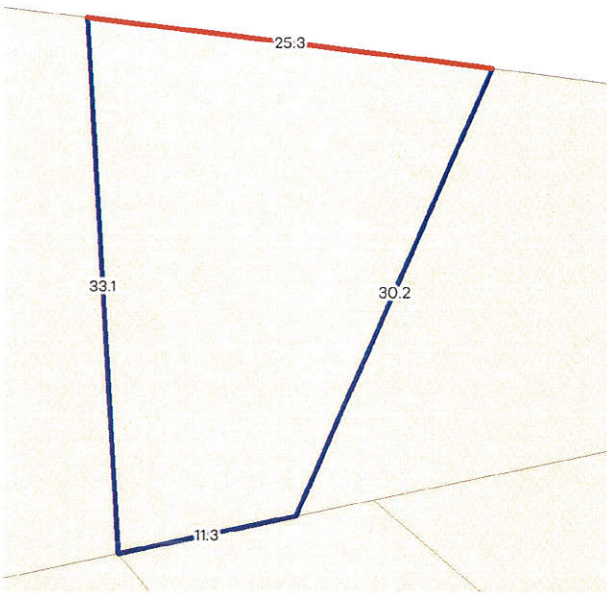
From www.planning.vic.gov.au at 09 February 2023 03:56 PM

PROPERTY DETAILS

Address:	**5 MILES STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 22 LP70051**
Standard Parcel Identifier (SPI):	**22\LP70051**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**28829**
Directory Reference:	**Vicroads 697 L8**

SITE DIMENSIONS

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



Area: 550 sq. m
Perimeter: 100 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

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**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

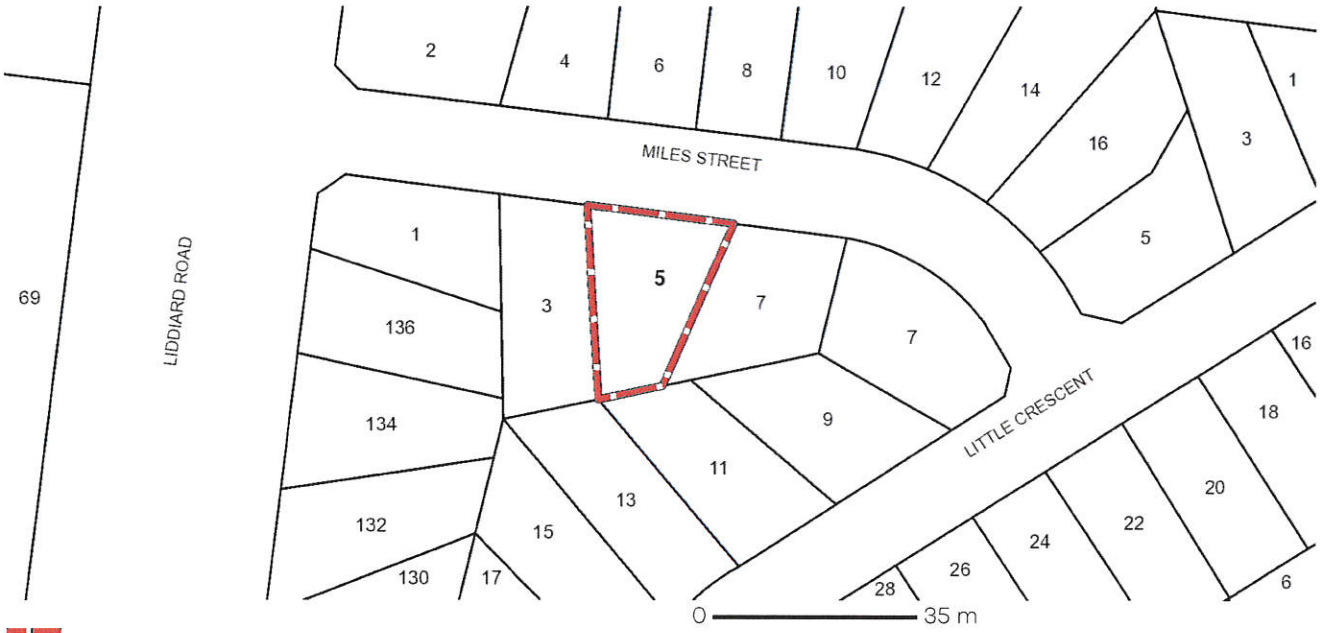
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 09 February 2023 03:56 PM

PROPERTY DETAILS

Address:	**5 MILES STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 22 LP70051**
Standard Parcel Identifier (SPI):	**22\LP70051**
Local Government Area (Council):	**LATROBE**
Council Property Number:	**28829**
Planning Scheme:	**Latrobe**
Directory Reference:	**Vicroads 697 L8**

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

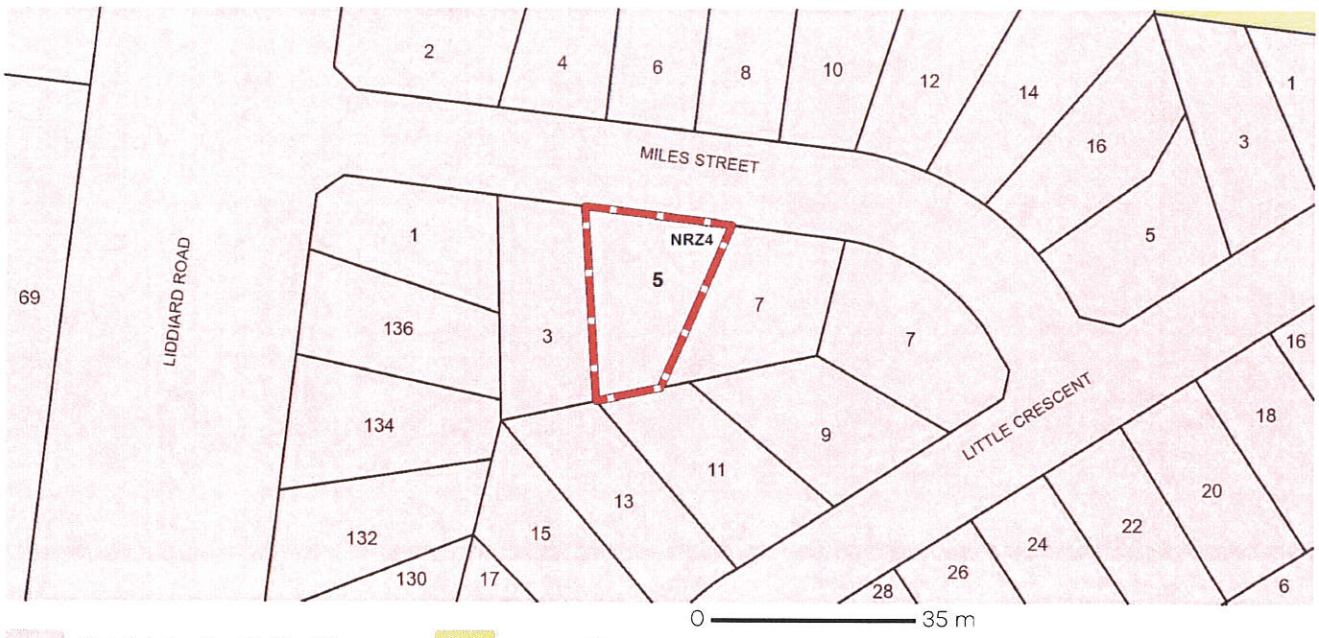
Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential

PUZ2 - Public Use-Education

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

Planning Overlays

No planning overlay found

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 8 February 2023.

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 abut 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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PLANNING PROPERTY REPORT

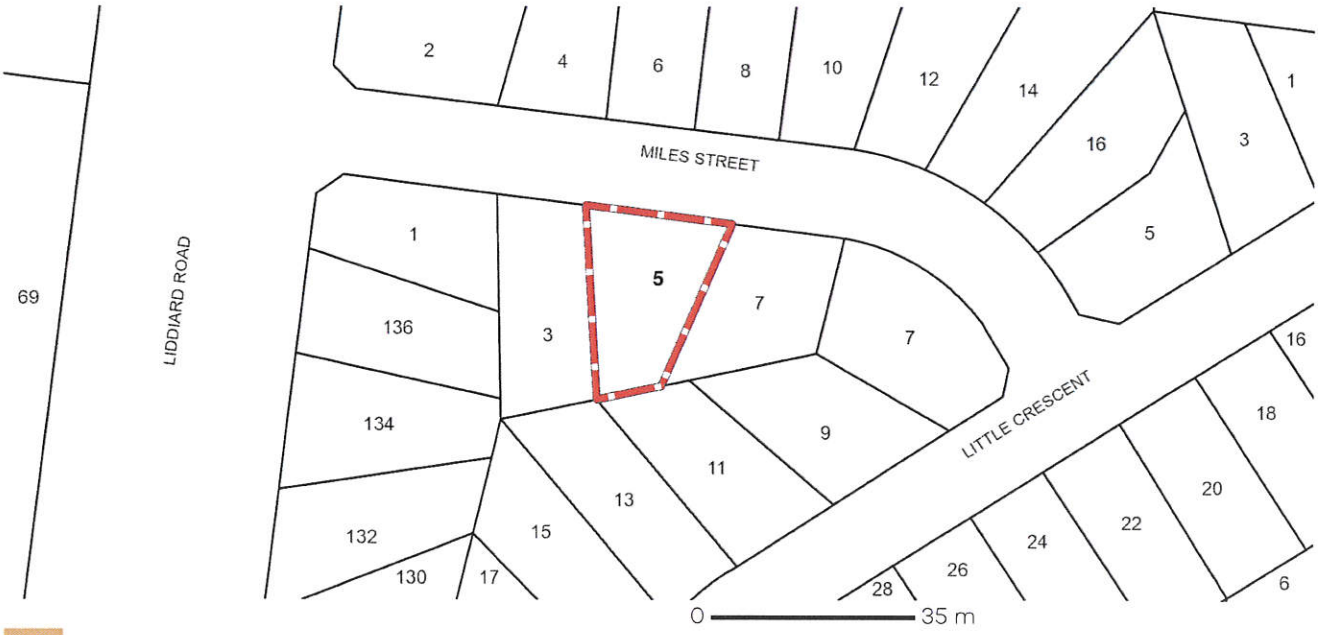
Environment, Land, Water and Planning

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 Bushfire Prone Areas

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.delwp.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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Valuation and Rates Notice

For the period 1 July 2022 to 30 June 2023

LatrobeCity
a new energy

034 07072

Mrs J Symes and Mr M E J Symes
5 Miles 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 2022

Assessment number: **288290**
Issue date: 16/08/2022

Property: 5 Miles Street, TRARALGON VIC 3844

Description: L 22 LP 70051
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): $227,500
Valuation date: 01/01/2022
Effective as at: 01/07/2022

Payments

Payments since 01 July 2022	-$0.40

Council rates and charges

General Rates Residential (0.00322058 x CIV)	$732.70
Municipal Charge	$144.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	$418.00

State government charges

Fire Service Property Levy - Residential (0.000053 x CIV)	$12.05
Fire Services Property Levy Fixed Charge	$117.00
EPA Victoria Landfill Levy	$31.50

Total amount payable $1,454.85

Your payment options:

Pay by instalment

Instalment 1 **Due: 30 Sept 2022**	$363.45
Instalment 2 Due: 30 Nov 2022	$363.80
Instalment 3 Due: 28 Feb 2023	$363.80
Instalment 4 Due: 31 May 2023	$363.80

OR

Full payment

Due date: 15 February 2023 $1,454.85

Difficulty paying on time?

If you are experiencing financial difficulties, contact us to discuss your eligibility for an alternative payment plan. Overdue amounts attract interest of 10% per annum.

L007072 013334 #84172

Payments made on or after 05 August 2022 may not be included

☐ **Full payment:** $1,454.85
☐ **Instalment:** $363.45

Assessment number: 288290
Property: 5 Miles Street, TRARALGON VIC 3844

BPAY Biller Code:6072 Ref: 288290

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

Post Billpay Biller Code:0359 Ref: 288290

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

*359 288290

Council Use Only

Direct debit

To arrange regular deductions, including weekly, fortnightly or monthly, 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.

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.

You now have a choice

...receive your rates notice by email.
Visit: https://erates.latrobe.vic.gov.au/erates
See the rates brochure for more details.

Please retain this notice for your records as a fee of $20.00 may be charged for replacement copies. Or, see the Rates Brochure for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

More information overpage

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

J Symes & M Symes
5 Miles St
TRARALGON VIC 3844

034

Account number:
0014845102

Amount due:
$355.38

Pay by:
22 February 2023

Date of issue: 25 January 2023

Tax invoice: 6438578

Service address:
5 Miles St Traralgon Vic 3844

Previous balance	$388.58
Payments received up to 25 January 2023	$390.00 CR
Balance	$1.42 CR
Current charges (over page)	$356.80
Total amount due	**$355.38**
Total includes GST of	*$0.00*

Payment assistance is available
If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?
Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay

Direct Debit
To register for direct debit call us or visit www.gippswater.com.au/direct-debit

BPAY
Biller Code: 3475
Ref: 3680 0000 1484 5102 0

Centrepay
Call 1800 050 500 to use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.

Online
Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.

Phone
Call 1800 050 500 and select Option 1.

Post Office
Pay in person at any Australia Post outlet.

To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Your current charges - 1 November 2022 to 28 February 2023

Water Usage Treated: 11.00 kL (kilolitres) @ $2.2377 per kL	$24.61
Water Service Charge	$59.38
Wastewater Service Charge	$272.81

Your charges explained

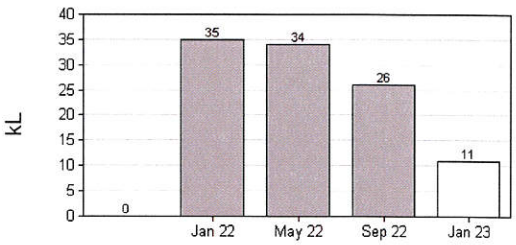
Water usage
This is a variable charge for the amount of water used at your property as recorded by the water meter.

Water service
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service
This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

Your water usage

Meter number:	02AF008275
Current meter read:	20 January 2023
Meter reading:	2019
Previous meter read:	20 September 2022
Meter reading:	2008



Average daily water usage 0.0902 kL/day
Same time last year 0.28 kL/day

If you are deaf or find it hard hearing or speaking with people on the phone visit nrschat.nrscall.gov.au or call 133 677.

For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
PO Box 348 TRARALGON VIC 3844
ABN 75 830 750 413

* 368 00148451020

Account number: 0014845102
J Symes & M Symes

Tax invoice number: 6438578

Amount Paid

Date Paid

Due diligence checklist

What you need to know before buying a residential property

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

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.

(04/10/2016)

CONSUMER AFFAIRS VICTORIA

DATED 2023

JASMINE CAYLA SYMES

VENDORS STATEMENT

Property: **5 Miles Street, Traralgon 3844**

Littleton Hackford
Lawyers
115 Hotham Street
Traralgon Vic 3844
Tel: 03 5172 6805
Fax: 03 5174 9316
DX 84408 Traralgon
Ref: MP:230163