

SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor: ROBERT BARRY SINFIELD

Property: LOT 83, 30 CAVIAR COURT, HUNTLY VIC 3551
Volume 11811 Folio 068

VENDORS REPRESENTATIVE
BRIMBANK CONVEYANCING SERVICES PTY LTD
13 BARCLAY CLOSE, GLADSTONE PARK 3043

Tel: 03 9339 9822
Fax: 03 9335 1063
Email: bertom47@optusnet.com.au
Ref: 122084

SECTION 32 STATEMENT

VIC

IMPORTANT NOTICE TO PURCHASERS

The use to which you propose to put the property may be prohibited by planning and building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy.

The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there.

Warning to the Purchaser: You should check with the appropriate authorities as to the availability of, and cost of providing, any essential services not connected to the land.

You may be liable to pay a growth areas infrastructure contribution when you purchase the property. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption form, or reduction of, the whole part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution. The transfer may also be exempt from a growth areas infrastructure contribution in certain situations. It is in your best interest to obtain advice as to any potential liability before you commit yourself to buy.

32A FINANCIAL MATTERS

32A(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Provider	Amount (& interest if any)	Period
BENDIGO CITY COUNCIL		Per annum
COLIBAN REGION WATER CORPORATION - (Not yet rated)		Per annum

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:- None to the vendors knowledge

Their total does not exceed \$3,000.00

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32A(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:-
Not Applicable

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

SECTION 32 STATEMENT

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- (b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:-
Not Applicable

No such Insurance has been effected to the Vendors knowledge.

Is contained in the attached Certificate/s.

Is as follows

A copy of the condition report required by section 137B of the *Building Act 1993* is also attached.

N/A

32C LAND USE

- (a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

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 and which are not registered or required to be registered against the Certificate of Title.

- (b) BUSHFIRE

This land is in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

OR

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

- (c) ROAD ACCESS

There is access to the Property by Road.

OR

There is not access to the Property by Road.

- (d) PLANNING

Planning Scheme:

Responsible Authority:

Zoning:

Planning Overlay/s: OR See attached certificate

SECTION 32 STATEMENT
VIC

- land in respect of which a GAIC is imposed
 - (2) Attached is a copy of a notice or certificate in the case of land where there is a GAIC recording (within the meaning of Part 9B of the *Planning and Environment Act 1987*):
 - any certificate of release from liability to pay;
 - any certificate of deferral of the liability to pay;
 - any certificate of exemption from the liability to pay; N/A
 - any certificate of staged payment approval;
 - any certificate of no GAIC liability;
 - any notice given under that Part providing evidence of the grant of a reduction of the whole or part of the liability to pay;
 - any notice given under that Part providing evidence of an exemption of the liability to pay;
- OR
- a GAIC certificate relating to the land issued by the Commissioner under the *Planning and Environment Act 1987*.

32H SERVICES

Service	Status
Electricity supply	No
Gas supply	No
Water supply	No
Sewerage	No
Telephone services	No

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are 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/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s 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 Vendors title to the land.
- (c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
- (d) In the case of land that is subject to a subdivision -
 - (i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
 - (ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
- (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

SECTION 32 STATEMENT
VIC

- (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.

32J SWIMMING POOLS AND SMOKE ALARMS

In the event that an unfenced swimming pool, spa or other body of water is on the land herein described, that is required to be fenced or otherwise protected, the Purchaser will be required at his or her expense to comply with the provisions of the Building Act 1993 and the Building Regulations 1994 and in particular Regulation 5.13 and any other laws or regulations requiring the provision of barriers to restrict the access by young children to the body of water. Further, the Purchaser should note that all dwellings and units are required to be fitted with self contained smoke alarms in accordance with Regulation 5.14 of the Building Regulations 1994 within 30 days after the completion of any Contract of Sale. The Purchaser acknowledges that any price negotiated is on the basis that the Purchaser will assume full responsibility for fencing or protecting any body of water and installing any smoke alarms.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence** Checklist
- Additional Statement (including the particulars specified in Schedule 1 of the *Sale of Land Act 1962*) regarding **Undischarged Mortgages** (Section 32A(a)) - Not applicable

SECTION 32 STATEMENT
VIC

DATE OF THIS STATEMENT

/ /20

Name of the Vendor

ROBERT BARRY SINFIELD

Signature/s of the Vendor

x

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

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

SECTION 32 STATEMENT
VIC



IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

UNDISCHARGED MORTGAGES – S32A(a)

Where the property is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the Sale of Land Act 1962 (Vic) (sub-Section 32(2)(a)).

TERMS CONTRACTS - S32A(d)

Where the property is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the **Sale of Land Act 1962 (Vic)** (sub-section 32(2)(f)).



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

Page 1 of 1

VOLUME 11811 FOLIO 068

Security no : 124086386279Y
Produced 04/11/2020 11:55 AM

LAND DESCRIPTION

Lot 83 on Plan of Subdivision 744211M.
PARENT TITLE Volume 11596 Folio 781
Created by instrument PS744211M 10/08/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ROBERT BARRY SINFIELD of 90 COTTONFIELD WAY BROOKFIELD VIC 3338
AS828780A 18/12/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AS828780A 18/12/2019
Expiry Date 31/12/2027

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 PS744211M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	PS744211M
Number of Pages (excluding this cover sheet)	4
Document Assembled	04/11/2020 12:49

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The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION UNDER SECTION 22 OF THE SUBDIVISION ACT 1988	EDITION 1	PS744211M
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<p>LOCATION OF LAND</p> <p>PARISH: HUNTLY</p> <p>TOWNSHIP: HUNTLY</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: 1A, 1 (Pt), 2 (Pt), 3 (Pt), 4 (Pt), 5 (Pt), 237, 238 & 239</p> <p>TITLE REFERENCE: VOL. 11596 FOL.781</p> <p>LAST PLAN REFERENCE: LOT C ON PS648779P</p> <p>POSTAL ADDRESS: 176 BURGOYNE STREET (at time of subdivision) HUNTLY 3551</p> <p>MGA94 CO-ORDINATES: E: 261 310 ZONE: 55 (of approx centre of land in plan) N: 5 939 120 GDA 94</p>	<p>Council Name: CITY OF GREATER BENDIGO Council Name: Greater Bendigo City Council</p> <p>Council Reference Number: SC/413/2011/4 Planning Permit Reference: DS/413/2011 SPEAR Reference Number: S079651H</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification</p> <p>Digitally signed by: Liz Commadeur for Greater Bendigo City Council on 11/05/2016</p>
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VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R-1	CITY OF GREATER BENDIGO	NOTATIONS
RESERVE No.1	CITY OF GREATER BENDIGO	

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY: This plan is based on survey.
This survey has been connected to permanent marks No(s) 4, 11 & 19 in the Parish of Huntly


STAGING: This is not a staged subdivision.
Planning Permit No.DS/413/2011

SPEAR Ref: S079651H

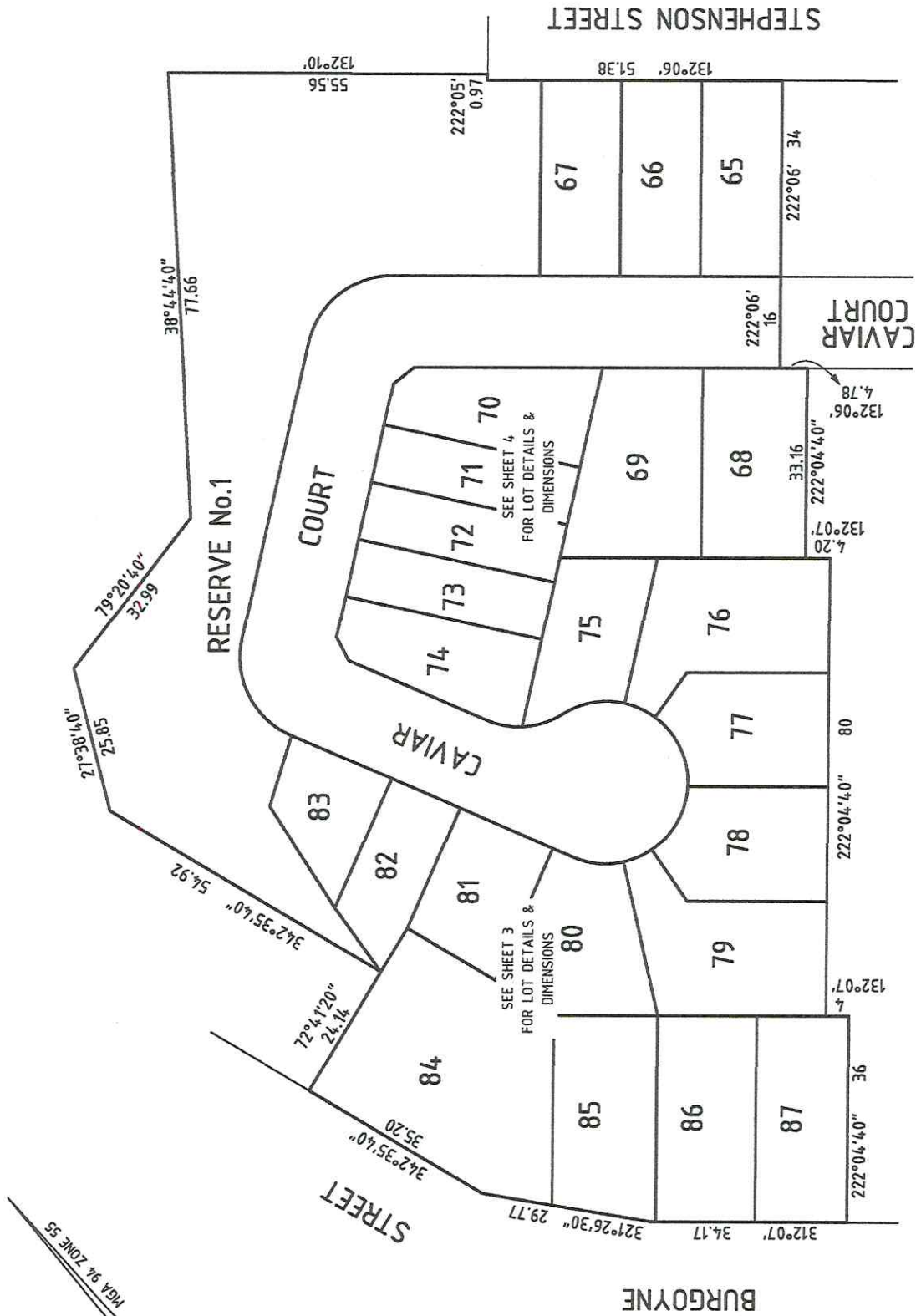
EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINES OR ANCILLARY PURPOSES	2.50	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	CITY OF GREATER BENDIGO
E-2	PIPELINES OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	COLIBAN REGION WATER CORPORATION

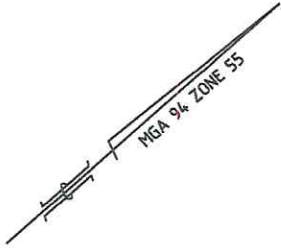
 <p>HADDEN FARREN LAND SURVEYORS</p> <p>188 Breen Street Golden Square 3555 Phone 03 544 18074 Fax 03 544 43608 info@haddenfarren.com.au</p> <p>LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING</p>	<p>SURVEYORS FILE REF: 1253 VERSION: 03</p> <p>LICENSED SURVEYOR: PETER J. FARREN</p> <p>Digitally signed by: Peter John Farren (Hadden Farren Land Surveyors), Surveyor's Plan Version (03), 11/05/2016</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 4</p>	<p>PLAN REGISTERED</p> <p>TIME: 9:45am DATE: 10/8/2016</p> <p style="text-align: right;">Roger Mellor Assistant Registrar of Titles</p>
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PS744211M



<p>188 Breen Street Golden Square 3555 Phone 03 544 18074 Fax 03 544 43608 info@haddenfarren.com.au</p> <p>HADDENFARREN LAND SURVEYORS</p> <p>LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING</p>	<p>SCALE 1:750</p>	<p>7.5 0 7.5 15 22.5 30 LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 2</p>
	<p>Digitally signed by: Peter John Farren (Hadden Farren Land Surveyors), Surveyor's Plan Version (03), 11/05/2016</p> <p>Digitally signed by: Greater Bendigo City Council, 11/05/2016, SPEAR Ref: S079651H</p>			

PS744211M



RESERVE No.1

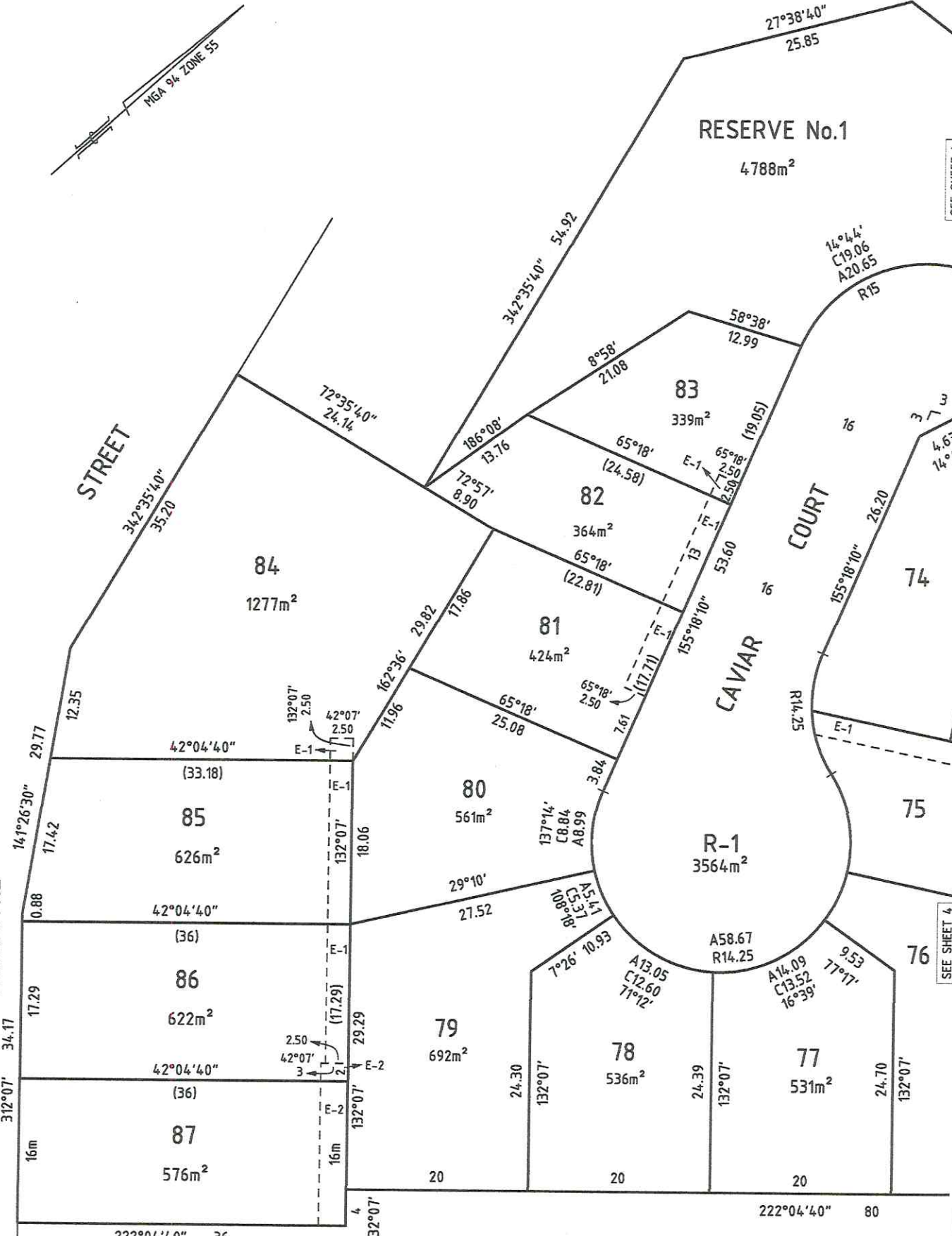
4788m²

SEE SHEET 4

STREET

BURGOYNE

CAVIAR COURT



SEE SHEET 4

HADDEN FARREN
LAND SURVEYORS

188 Breen Street
Golden Square 3555
Phone 03 544 18074
Fax 03 544 43608
info@haddenfarren.com.au

LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING

SCALE 1:400

0 4 8 12 16
LENGTHS ARE IN METRES

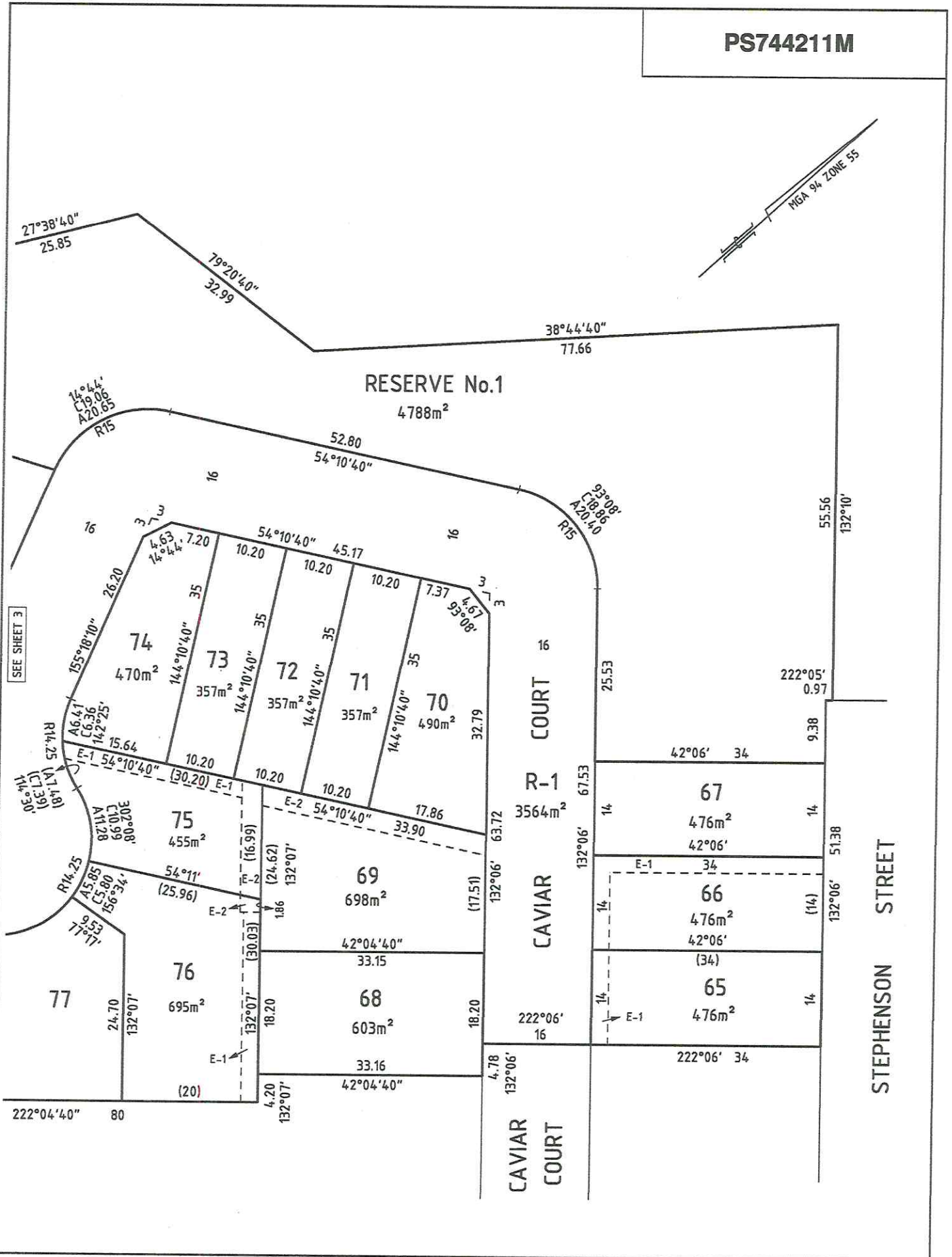
Digitally signed by: Peter John Farren (Hadden Farren Land Surveyors),
Surveyor's Plan Version (03),
11/05/2016


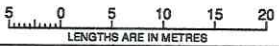
ORIGINAL SHEET SIZE: A3

SHEET 3

Digitally signed by:
Greater Bendigo City Council,
11/05/2016,
SPEAR Ref: S079651H

PS744211M



 <p>HADDEN FARREN LAND SURVEYORS</p> <p>188 Breen Street Golden Square 3555 Phone 03 544 18074 Fax 03 544 43608 info@haddenfarren.com.au</p> <p>LAND SURVEYING - TOWN PLANNING - HYDROGRAPHIC MAPPING</p>	<p>SCALE 1:500</p>  <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 4</p>
	<p>Digitally signed by: Peter John Farren (Hadden Farren Land Surveyors), Surveyor's Plan Version (03), 11/05/2016</p>		<p>Digitally signed by: Greater Bendigo City Council, 11/05/2016, SPEAR Ref: S079651H</p>



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AS828780A
Date and Time Lodged	18/12/2019 11:52:17 AM		

Lodger Details

Lodger Code	21703T
Name	BRIMBANK CONVEYANCING SERVICES PTY. LTD.
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

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

Land Title Reference

11811/068

Transferor(s)

Name	S ERLICH (K) PTY LTD
ACN	006775337

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 85000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Given Name(s)	ROBERT BARRY
Family Name	SINFIELD
Address	
Street Number	90
Street Name	COTTONFIELD
Street Type	WAY
Locality	BROOKFIELD



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

State VIC
Postcode 3338

Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA4156
Restrictive covenant	MCP: AA4156
Expiry Date	

Duty Transaction ID
4713689

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	ROBERT BARRY SINFIELD
Signer Name	BERNICE MAREE CAMENZULI
Signer Organisation	BRIMBANK CONVEYANCING SERVICES PTY. LTD.
Signer Role	LICENSED CONVEYANCER
Execution Date	18 DECEMBER 2019

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	S ERLICH (K) PTY LTD
Signer Name	NATALIE BRESSANUTTI
Signer Organisation	ELLINGHAUS WEILL
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	18 DECEMBER 2019

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Statement End.

Property Report

from www.land.vic.gov.au on 04 November 2020 11:48 AM

Address: 30 CAVIAR COURT HUNTLY 3551

Lot and Plan Number: Lot 83 PS744211

Standard Parcel Identifier (SPI): 83\PS744211

Local Government (Council): GREATER BENDIGO **Council Property Number:** 243240

Directory Reference: VicRoads 600 G8

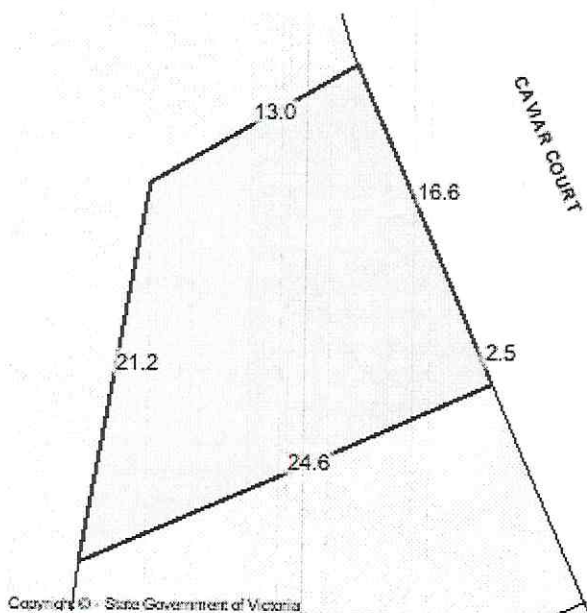
This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 341 sq. m

Perimeter: 78 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: NORTHERN VICTORIA

Legislative Assembly: BENDIGO EAST

Utilities

Rural Water Corporation: Goulburn-Murray Water

Urban Water Corporation: Coliban 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)
SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)

Planning Overlay: ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 30 October 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

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

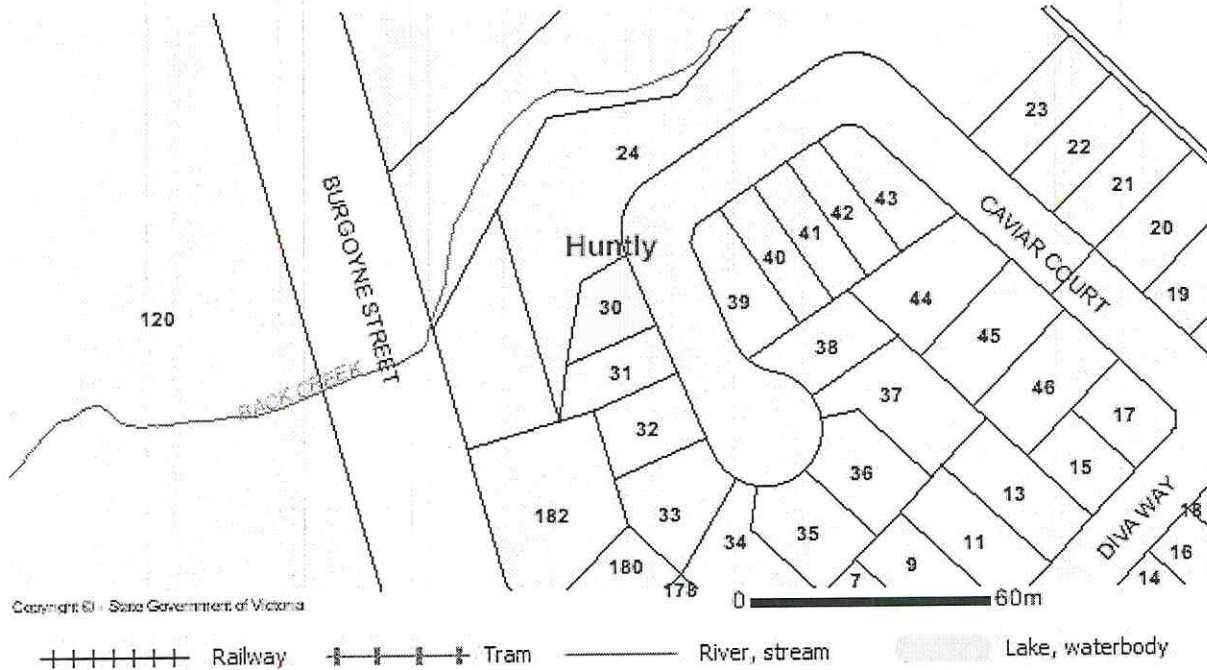
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 04 November 2020 11:48 AM

PROPERTY DETAILS

Address: **30 CAVIAR COURT HUNTLY 3551**
 Lot and Plan Number: **Lot 83 PS744211**
 Standard Parcel Identifier (SPI): **83\PS744211**
 Local Government Area (Council): **GREATER BENDIGO**
 Council Property Number: **243240**
 Planning Scheme: **Greater Bendigo**
 Directory Reference: **Vicroads 600 G8**

www.bendigo.vic.gov.au

[Planning Scheme - Greater Bendigo](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Coliban Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

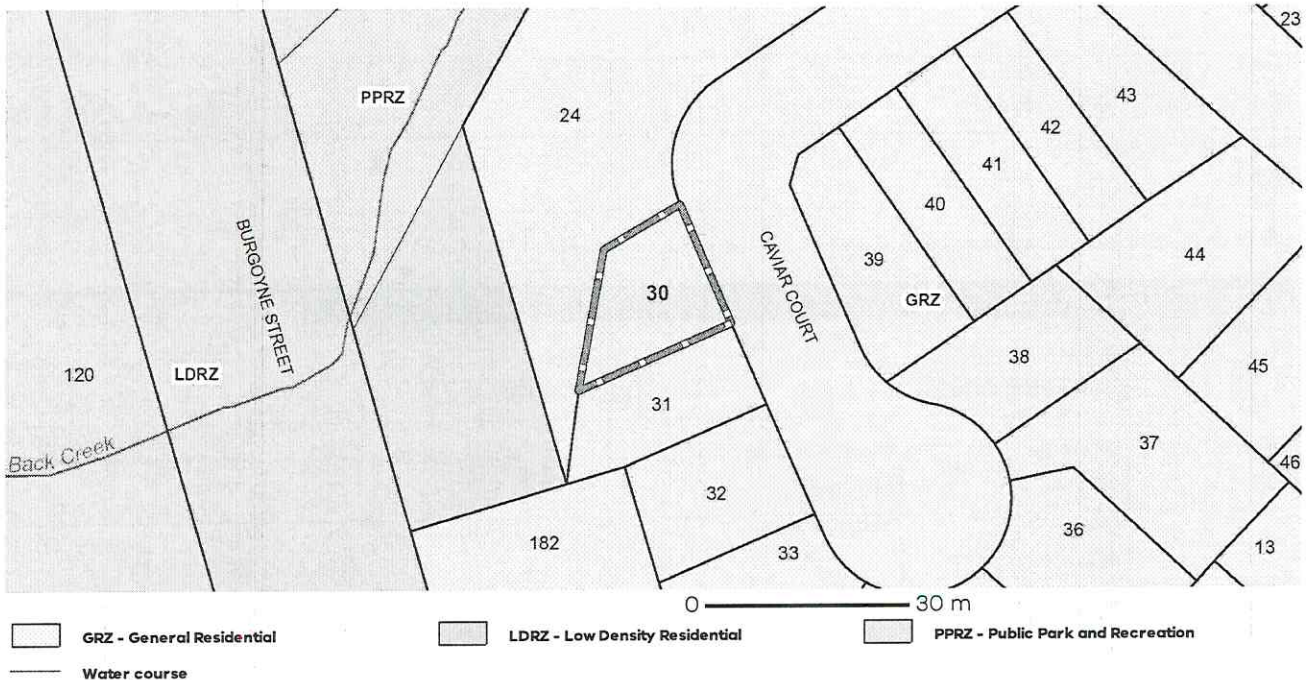
Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **BENDIGO EAST**

[View location in VicPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)

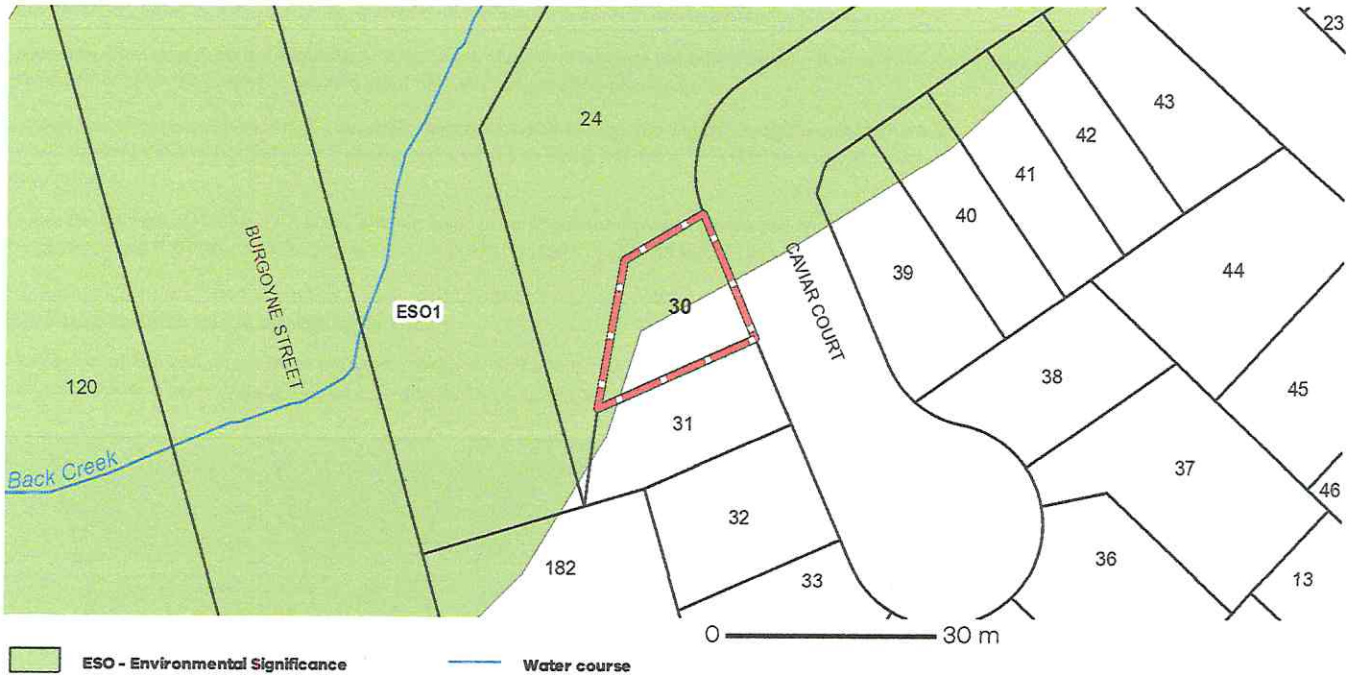


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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



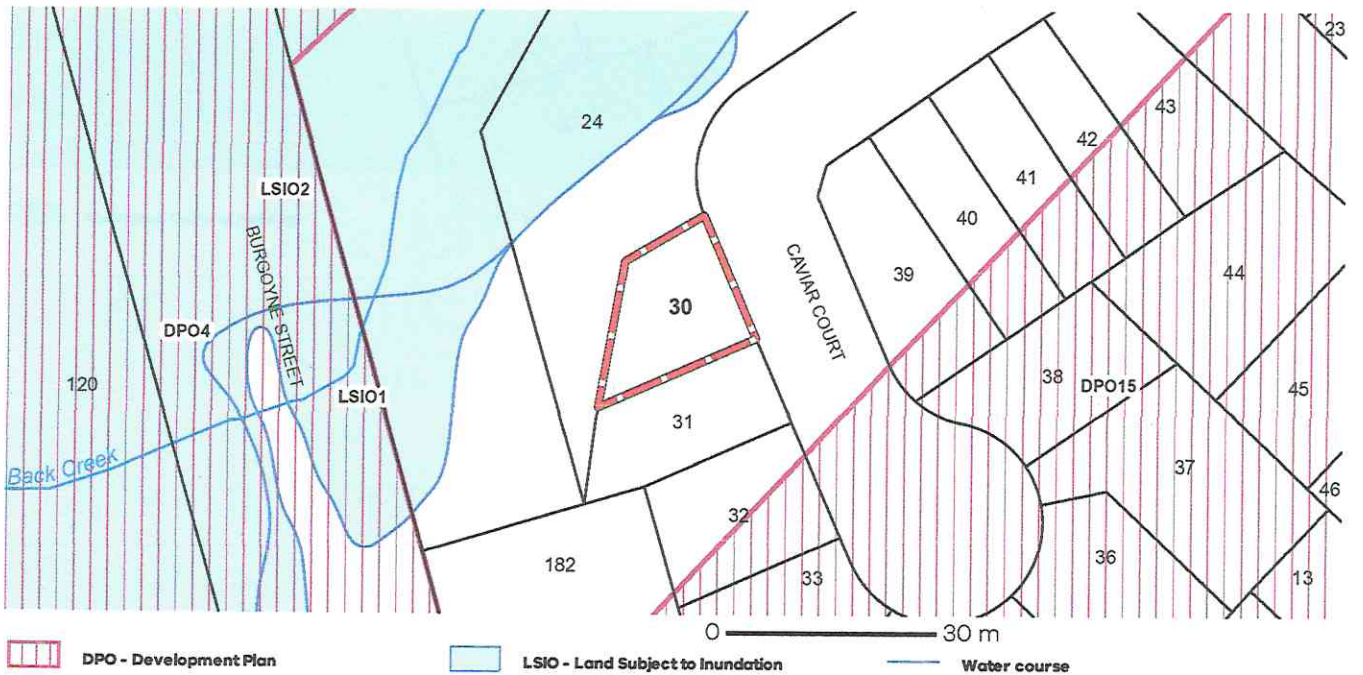
Legend:
 ESO - Environmental Significance
 Water course

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Legend:
 DPO - Development Plan
 LSIO - Land Subject to Inundation
 Water course

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

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.

(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.