DATED 2024

VENDOR'S STATEMENT

PURSUANT TO DIVISION 2 OF PART 11

SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

GREATER BENDIGO CITY COUNCIL

Property: 10 SIBLEY PLACE STRATHDALE

VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE

PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

VENDOR: GREATER BENDIGO CITY COUNCIL

PROPERTY: 10 SIBLEY PLACE STRATHDALE

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: 10 SIBLEY PLACE STRATHDALE

VENDOR'S NAME: GREATER BENDIGO CITY COUNCIL

Vendor's Signature: .....

ANDREW IAN ALFRED COONEY - CEO
For and on behalf of **GREATER BENDIGO CITY COUNCIL**

DATED: 12.12.2024

PURCHASER'S NAME:

Purchaser's Signature: .....

DATED: .....

PURCHASER'S NAME:

Purchaser's Signature: .....

DATED: .....

1. FINANCIAL MATTERS

1.1 **Particulars of any Rates, Taxes, Charges or Other similar outgoings** (and any interest on them)
Their total does not exceed:
Are contained in the attached certificates

Their amounts are:

Authority	Amount	Interest (if any)
City of Greater Bendigo	$	
Coliban Water		
Water Service Fee		
Sewerage Fee –		

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 Vendor's knowledge

1.2 **Particulars of any Charge** (whether registered or unregistered) imposed by or under any Act to secure an amount due under that Act, including the amount owning under the charge: Nil

1.3 **Terms Contract**
This Section 1.3 only applies if this Vendor's 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's 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 of receipts of rents and profits:
Not applicable

2. INSURANCE

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 area as follows:- Not applicable

3. 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, or any unregistered easement which may exist in favour of Coliban Region Water Corporation.

(b) BUSHFIRE
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

(d) PLANNING

NAME:	Greater Bendigo Planning Scheme
RESPONSIBLE AUTHORITY	Greater Bendigo City Council
ZONING/RESERVATION	General Residential Zone (GRZ)
PLANNING OVERLAY	

4. NOTICES

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal affecting the property of which the Vendor might be reasonably expected to have knowledge, including any:

(a) *Notice of any current land use restriction given in relation to the land under the **Agricultural and Veterinary Chemicals (Control of Use) Act 1992 (Vic)** due to contamination:
*are contained in the attached certificate(s) and/or statement(s)
*are as follows:

(b) *Notice pursuant to Section 6 of the Land Acquisition and Compensation Act 1986;
*are contained in the attached certificate(s) and/or statement(s)
*are as follows:

None to the Vendors' knowledge

BUT NOTE:
The Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor. The Bendigo 2020 Transportation Study and the Bendigo Road Transportation Strategy Draft Report may, if implemented, affect properties within the City of Greater Bendigo

5. BUILDING PERMITS

Particulars of any Building Permit issued under the Building Act 1993 during the past seven years (where there is a residence on the land):-

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

6. OWNERS CORPORATION

Information concerning the owners corporation(s) in respect of the Property are:

(a) A copy of the current owners corporation certificate issued in respect of the Property under the **Owners Corporation Act 2006 (Vic);**

(b) All documents and information required under section 151(4)(b)of the **Owners Corporation Act 2006 (Vic)**

Not applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Attached is a copy of a notice or certificate issued under Subdivision 5 of Division 2 of the **Planning and Environment Act 1987 (Vic)** in the case of land where there is a GAIC recording (within the meaning of Part 9B of the **Planning and Environment Act 1987 (Vic);**

*certificate of release from liability;
*certificate of deferral of the liability;
*any certificate of exemption from liability
*any notice give under the **Planning and Environment Act 1987 (Vic);** or
*a GAIC certificate relating to the land issued by the Commissioner under the **Planning and Environment Act 1987 (Vic).**

Not Applicable

8. **SERVICE** – Information concerning the supply of the following services:

SERVICES	Status
Electricity	Not Connected
Gas	Not Connected
Water	Not Connected
Sewerage	Not Connected
Telephone	Not Connected

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 any account with a service provider before settlement and the Purchaser may need to have the service reconnected.

9. **TITLE**

Attached are copies of the following documents:-

(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; or

(b) General Law Title -*the last Conveyance in the chain of title or other document which gives evidence of the Vendor's Title;

(c) evidence of the Vendor's right to sell (where the Vendor is not the registered proprietor or the owner in fee simple);

(d) Subdivision - any registered, approved, certified or proposed plan of subdivision, together with any proposed amendments to the plan and any documents and information required

10. **DISCLOSURE OF ENGERGY EFFICIENCY INFORMATION** – Details of any energy efficient 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 as 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);

*are contained in the attached building energy efficient certificate; or
*are as follows:

Not applicable

11. **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 required to be provided with, or attached to, this Vendor Statement.

Register Search Statement - Volume 12587 Folio 506

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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 12587 FOLIO 506 Security no : 124120434582Y
Produced 05/12/2024 10:19 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 911234U.
PARENT TITLE Volume 09807 Folio 109
Created by instrument PS911234U 05/12/2024

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GREATER BENDIGO CITY COUNCIL of LYTTLETON TERRACE BENDIGO VIC 3550
PS911234U 05/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS911234U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS911234U (B)	PLAN OF SUBDIVISION	Registered	05/12/2024

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 25436T GREATER BENDIGO CITY COUNCIL
Effective from 05/12/2024

DOCUMENT END

The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of

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PLAN UNDER SECTION 24A OF THE SUBDIVISION ACT 1988

EDITION 1

PS 911234U

LOCATION OF LAND

PARISH: SANDHURST
TOWNSHIP: -
SECTION: -
CROWN ALLOTMENT: 137 (PART)
CROWN PORTION: -

TITLE REFERENCE: VOL. 9807 FOL. 109
LAST PLAN REFERENCE: RESERVE NO. 1 LP 208288G

POSTAL ADDRESS: 10 SIBLEY PLACE
(at time of subdivision) STRATHDALE, 3550

MGA CO-ORDINATES: E: 260 025 ZONE: 55
(of approx centre of land in plan) N: 5 927 995 GDA 2020

Council Name: Greater Bendigo City Council

Council Reference Number: SC/490/2024/1
Planning Permit Reference: DS/490/2024
SPEAR Reference Number: S240219V

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made

Digitally signed by: Kirstin Garner for Greater Bendigo City Council on 21/11/2024

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON

NOTATIONS

DEPTH LIMITATION: NIL

SURVEY:
This plan is not based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No. DS/490/2024

NOTATIONS

PURPOSE OF PLAN:

1) REMOVAL BY THE CITY OF GREATER BENDIGO OF THE RESERVATION ON LP 208288G.
2) CREATION OF NEW LOT 1.

GROUNDS FOR REMOVAL OF RESERVATION:
PLANNING PERMIT NO. DS/490/2024
ISSUED BY THE CITY OF GREATER BENDIGO

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	Drainage	3	This Plan	City of Greater Bendigo
E-1	Pipelines or Ancillary Purposes	3	This Plan Section 136 of the Water Act 1989	Coliban Region Water Corporation

JOSH CUMMINS
LAND SURVEYOR

SURVEYORS FILE REF: J0481

ORIGINAL SHEET SIZE: A3

SHEET 1 OF 2

Digitally signed by: Joshua Philip Cummins, Licensed Surveyor,
Surveyor's Plan Version (1),
19/11/2024, SPEAR Ref: S240219V

Land Use Victoria Plan Registered
11:55 AM
05/12/2024
Assistant Registrar of Titles

PS 911234U



JOSH CUMMINS
LAND SURVEYOR

SCALE 1:250	2.5 0 2.5 5 7.5 10 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 2
Digitally signed by: Joshua Philip Cummins, Licensed Surveyor, Surveyor's Plan Version (1), 19/11/2024, SPEAR Ref: S240219V		Digitally signed by: Greater Bendigo City Council, 21/11/2024, SPEAR Ref: S240219V	

Issue Date: 10 December 2024
Your Reference:
Certificate Number: 132383

City of Greater Bendigo
PO Box 733
BENDIGO VIC 3552

Land Information Certificate

This Certificate is issued under Section 121 of the Local Government Act 2020. The Rates & Charges for the year ending 30 June 2025 became payable on 1 July 2024. Overdue rates attract interest at the rate of 10.0% per annum.

PROPERTY ADDRESS:	10 Sibley Place, STRATHDALE 3550
PARCEL DETAILS:	RES1 LP 208288G
AVPCC:	844 - Parks and Gardens

ASSESSMENT NUMBER	91470 5		
Site Value	$285,000	Level of Valuation	01-Jan-2024
Capital Improved Value	$285,000	Valuation Operative	01-Jul-2024
Net Annual Value	$14,250	Basis of Rate	C.I.V.

RATES & CHARGES	CURRENT AMOUNT LEVIED
Fire Services Property Levy	$267.00
	$
	$
TOTAL LEVIED	**$267.00**
Arrears Outstanding	$0.00
Current Legal Costs Outstanding	0.00
Arrears Legal Costs Outstanding	0.00
Interest to Date	$0.00
TOTAL OUTSTANDING	**$267.00**

Other Property Debt -	**$0.00**

Total Outstanding for Property **$267.00**

Note:In accordance with Section 175(1) of the Local Government Act 1989, all outstanding rates and charges **MUST** be paid by the purchaser when that person becomes the owner of the land.
Refer to the back of this Certificate for Prescribed, General and Other Information.

KATELYN STONE
SENIOR COORDINATOR RATES & VALUATIONS

Biller Code: 268813
Ref: 914705

To obtain an updated balance prior to settlement or for any other information regarding this certificate please contact the Rates team on 5434 6262. Notices of Acquisition can be forwarded to acquisitions@bendigo.vic.gov.au

Hearing or speech impaired?
Call us via the National Relay Service on 133 677 or www.relayservice.com.au and ask for 1300 002 642

Greater Bendigo City Council
Address: 15 Hopetoun Street, Bendigo
Postal Address: PO Box 733, Bendigo VIC 3552
T: 1300 002 642
E: ratesenquiries@bendigo.vic.gov.au
W: www.bendigo.vic.gov.au
ABN 74 149 638 164

PRESCRIBED INFORMATION

This Certificate PROVIDES information regarding valuation, rates, charges, other moneys owing, and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This Certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, flooding information or service easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

GENERAL INFORMATION

There is no potential liability, other than any which may be shown on the front of this certificate, for rates under the Cultural & Recreational Lands Act 1963.

There is no outstanding amount, other than any which may be shown on the front of this Certificate, required to be paid for recreational purposes or any transfer of land required to the Council for recreational purposes under Section 18 of the Subdivision Act 1988 or the Local Government Act 1958.

There are no monies owed, other than any which may be shown on the front of this certificate, under Section 119 of the Act.

At the date of this Certificate, there are no notices or orders on the land that have continuing application under the Local Government Act 1958, Local Government Act 1989 or under a local law or by law of the Council, other than any which may be shown on the front of this certificate.

Confirmation of the existence of any Housing Act 1983 Orders can be made by contacting Environmental Health & Local Laws at the City of Greater Bendigo, P O Box 733, Bendigo 3552, Telephone 1300 002 642.

There is no money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.

There is not any environmental upgrade charge in relation to the land which is owed under Section 181C of the Local Government Act 1989.

The amounts shown on the front of this certificate includes any levy amount specified as being due in an assessment notice in relation to the land under Section 25 of the **Fire Services Property Levy Act 2012.**

RATES AND CHARGES

Rates and Charges for financial year ending 30 June 2025. All Rates and Charges due by four (4) instalments due 30 September 2024, 02 December 2024, 28 February 2025 and 31 May 2025.

Interest will be charged on payments received after the due dates at the rate of 10.0% p.a. This applies to both full payment and instalments.

OTHER INFORMATION

This certificate is valid for 90 days from the date of issue. Amounts outstanding may vary if payments/adjustments are made after the issue date. It is the responsibility of the applicant to obtain an update prior to settlement.
After the issue of this certificate, Council may be prepared to provide a verbal update of the information to the applicant about the matters disclosed in this certificate, but if it does so, Council accepts no responsibility whatsoever for the accuracy of the verbal information given and no employee of the Council is authorised to bind Council by the giving of such verbal information. Updates will only be provided to the applicant.

PLEASE NOTE: Updates will not be provided after the 90 day period has passed, a new certificate will be required.

Coliban WATER

ABN: 96 549 082 360

1300 363 200

www.coliban.com.au
PO Box 2770 BENDIGO DC Victoria 3554

Information Statement Issue Date
11/12/2024

Your Reference
86438189:127296903

Information Statement Number
9853

City of Greater Bendigo - Building & Property via
Dye & Durham Property Pty Ltd
Level 20, 535 Bourke Street
MELBOURNE VIC 3000

Information Statement

Property Address:
10 SIBLEY Place, STRATHDALE, 3550

Owner/s:
GREATER BENDIGO CITY COUNCIL

Title/s:

Lot No	Plan Type	Plan No	Volume	Folio	Crown Allotment	Section	Parish	Municipality
1	Plan of Subdivision	911234U	12587	506			Sandhurst	City of Greater Bendigo

Service Availability:

Water and Sewer Service: New Customer Contribution charges (NCCs) must be paid before water and sewer supply will be made available. NCCs are a one-off, upfront charge applied under section 269 of the Water Act 1989 requiring the owner to contribute to the costs of Coliban Water providing existing and incremental infrastructure and services for the supply of water, sewer or recycled water networks (as applicable) to account for the increase in use of these services resulting from additional lots or further development of existing lots. NCCs are based on the number of additional allotments connected (or to be connected) to Coliban Water's water, sewer or recycled water networks. Where payment of NCCs has been delayed and/or NCCs remain unpaid, they become a charge on the land under section 274(4A) of the Water Act 1989. Coliban Water requires payment of unpaid NCCs when a property changes ownership and/or an application for connection is made. You can view our current charges and can obtain further information relating to NCC's in our Land Development Manual via our website at www.coliban.com.au.

Amount Due: Nil

Comments: Sewer main (shown in red) traverses land.

Revenue Services

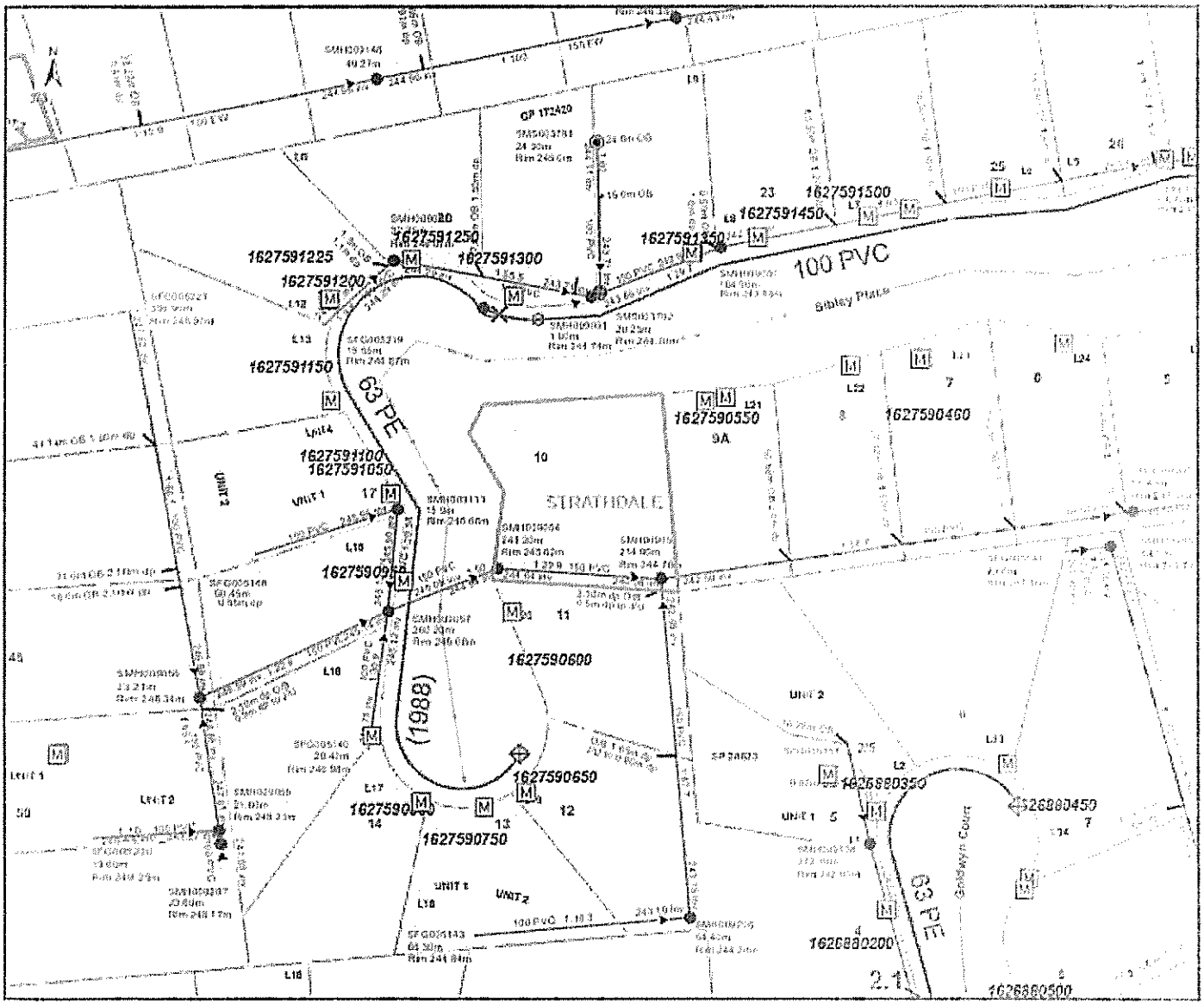
Coliban Region Water Corporation

37-45 Bridge Street Bendigo 3550
Phone 1300 363 200 Fax (03) 5434 1341

PROPERTY REPORT

Property Address: **10 Sibley Place, STRATHDALE, VIC, 3550**

Date Created: 11-Dec-2024



Disclaimer with respect to the information provided:

Coliban Water makes no representation or warranty regarding the accuracy or completeness of the information in this document. Coliban Water further accepts no responsibility for any omissions or inaccuracies that may exist, and disclaims all liability for any loss or damage which may arise directly or indirectly from reliance on the information in this document, whether or not that loss is caused by any negligence on the part of Coliban Water or its employees.

Scale 1: 1,000

Coliban WATER

Property Clearance Certificate

Land Tax

CITY OF GREATER BENDIGO - BUILDING & PROPERTY VIA
DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 86438189:127296902
Certificate No: 81094911
Issue Date: 10 DEC 2024
Enquiries: ESYSPROD

Land Address: 10 SIBLEY PLACE STRATHDALE VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32344741	1	911234	12587	506	$0.00

Vendor: GREATER BENDIGO CITY COUNCIL
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
GREATER BENDIGO CITY COUNCIL	2024	$310,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX municipality.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$310,000
SITE VALUE:	$310,000
CURRENT LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 81094911

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
   - Land tax that has been assessed but is not yet due,
   - Land tax for the current tax year that has not yet been assessed, and
   - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $1,380.00

Taxable Value = $310,000

Calculated as $1,350 plus ($310,000 - $300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 81094911

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 81094911

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

CITY OF GREATER BENDIGO - BUILDING & PROPERTY VIA DYE & DURHAM

LEVEL 20, 535 BOURKE STREET

MELBOURNE VIC 3000

Your Reference: 86438189:127296902

Certificate No: 81094911

Issue Date: 10 DEC 2024

Enquires: ESYSPROD

Land Address: 10 SIBLEY PLACE STRATHDALE VIC 3550

Land Id	Lot	Plan	Volume	Folio	Tax Payable
32344741	1	911234	12587	506	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
844	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$310,000
SITE VALUE:	$310,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 81094911

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
   - the request is within 90 days of the original Certificate's issue date, and
   - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax

CITY OF GREATER BENDIGO - BUILDING & PROPERTY VIA DYE & DURHAM PROPERTY PTY LTD
LEVEL 20, 535 BOURKE STREET
MELBOURNE VIC 3000

Your Reference: 86438189:127296902

Certificate No: 81094911

Issue Date: 10 DEC 2024

Land Address: 10 SIBLEY PLACE STRATHDALE VIC 3550

Lot	Plan	Volume	Folio
1	911234	12587	506

Vendor: GREATER BENDIGO CITY COUNCIL

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 81094911

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 81094914

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD

Ref: 81094914

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Dye and Durham Property
Suite 1, level 3, 550 bourke street
MELBOURNE 3001

Client Reference: 86438189 127296901

NO PROPOSALS. As at the 10th December 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

10 SIBLEY PLACE, STRATHDALE 3550
CITY OF GREATER BENDIGO

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 10th December 2024

Telephone enquiries regarding content of certificate: 13 11 71

EPA Priority Sites Register Extract

Client: City of Greater Bendigo - Building & Property
Box 733
Bendigo 3555

Client Ref: COGB - SIBLEY PLACE - VVM
Certificate No: 86438189:127296904

Property Inquiry Details:

Street Address: 10 SIBLEY Place
Suburb: STRATHDALE
Map Reference: VicRoads Edition 7, Map No:44, Grid Letter: F, Grid Number: 6

Date of Search: 10/12/2024

Priority Sites Register Report:

A search of the Priority Sites Register **for the above map reference**, has indicated that **this site is listed on, or is in the vicinity of a site listed on the Priority Sites Register** at the date last notified by the EPA.

List of sites:

67 HAVLIN ST FLORA HILL
Former Landfill

Priority Sites Register

Information as at 31 July 2021

The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.

Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

What are priority sites?

Priority Sites are sites for which EPA has issued a:
- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

On the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA ay not be aware of the presence of contamination. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

Disclaimer
The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.
Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.
To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

Further Information
Additional information is available from:
EPA Victoria

Dye & Durham Property Pty Ltd ACN 089 586 872
Level 20, 535 Bourke Street, Melbourne 3000 T: 1300 730 000 E: epropertysupport@dyedurham.com



200 Victoria Street, Carlton VIC 3053
1300 EPA VIC (1300 372 842)
http://www.epa.vic.gov.au
contact@epa.vic.gov.au

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 09 December 2024 10:44 AM

PROPERTY DETAILS

Address:	**10 SIBLEY PLACE STRATHDALE 3550**
Lot and Plan Number:	**Lot RES1 LP208288**
Standard Parcel Identifier (SPI):	**RES1\LP208288**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**196266**
Planning Scheme:	**Greater Bendigo** Planning Scheme - Greater Bendigo
Directory Reference:	**Vicroads 608 D7**

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**

OTHER

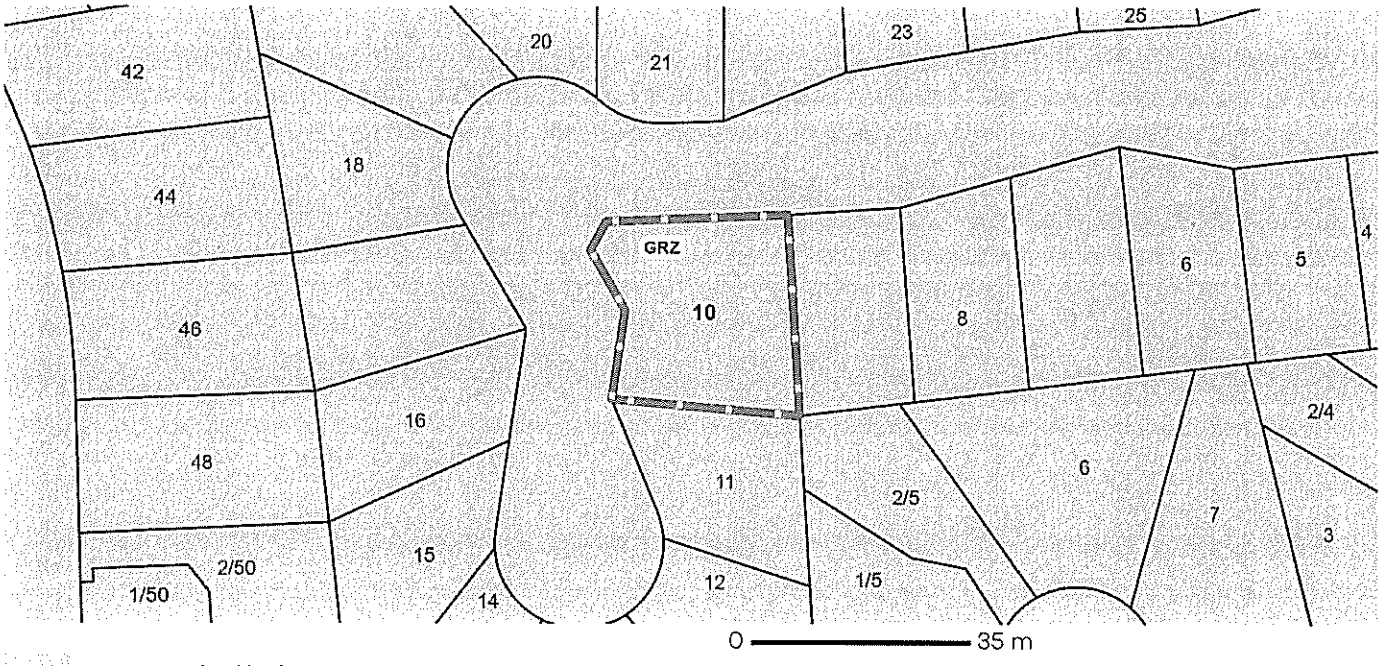
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

SCHEDULE TO THE GENERAL RESIDENTIAL ZONE (GRZ)



GRZ - General Residential

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

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

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

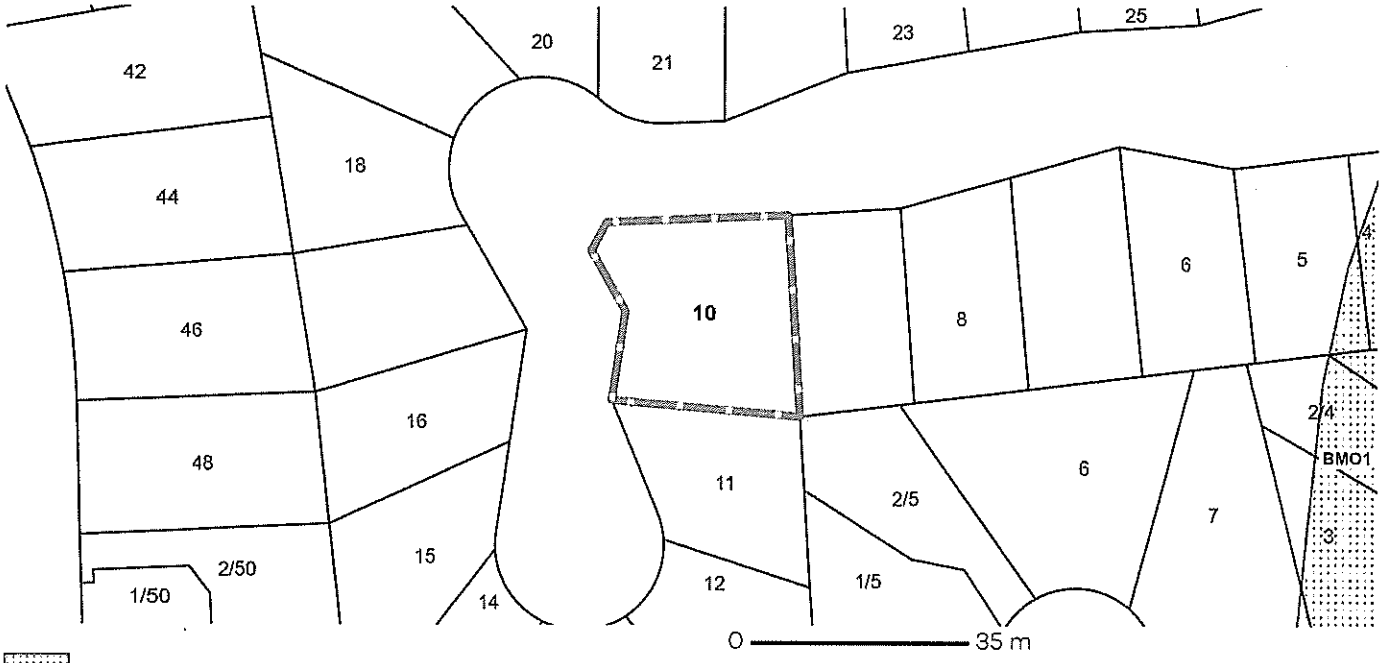
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay

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 4 December 2024.

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

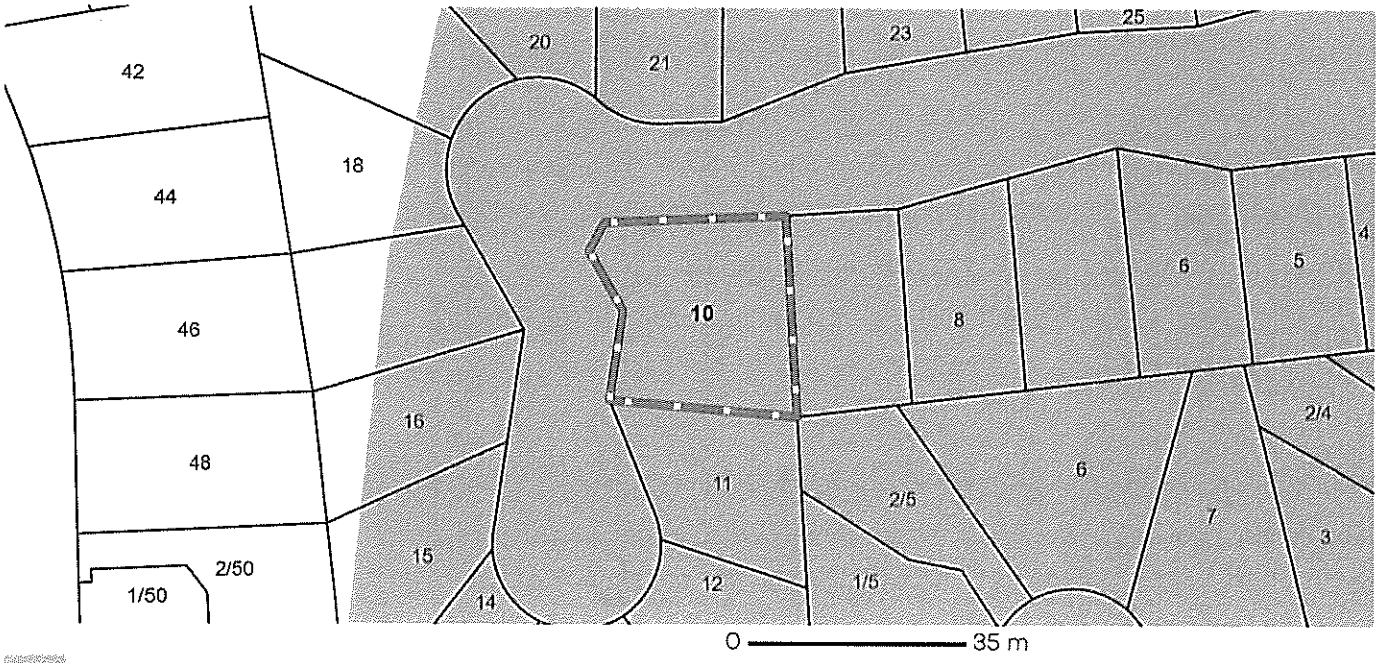
Environment, Land, Water and Planning

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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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PROPERTY REPORT

Energy, Environment and Climate Action

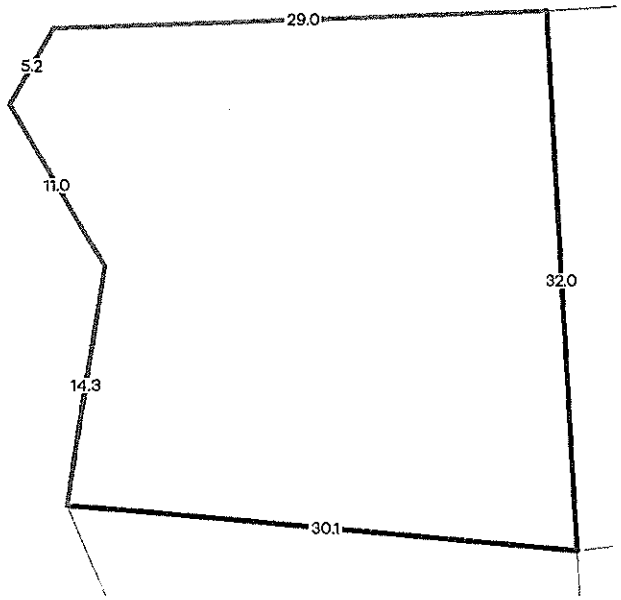
From www.land.vic.gov.au at 10 December 2024 12:09 PM

PROPERTY DETAILS

Address:	**10 SIBLEY PLACE STRATHDALE 3550**
Lot and Plan Number:	**Lot RES1 LP208288**
Standard Parcel Identifier (SPI):	**RES1\LP208288**
Local Government Area (Council):	**GREATER BENDIGO** www.bendigo.vic.gov.au
Council Property Number:	**196266**
Directory Reference:	**Vicroads 608 D7**

SITE DIMENSIONS

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



Area: 873 sq. m
Perimeter: 122 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:	**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**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the 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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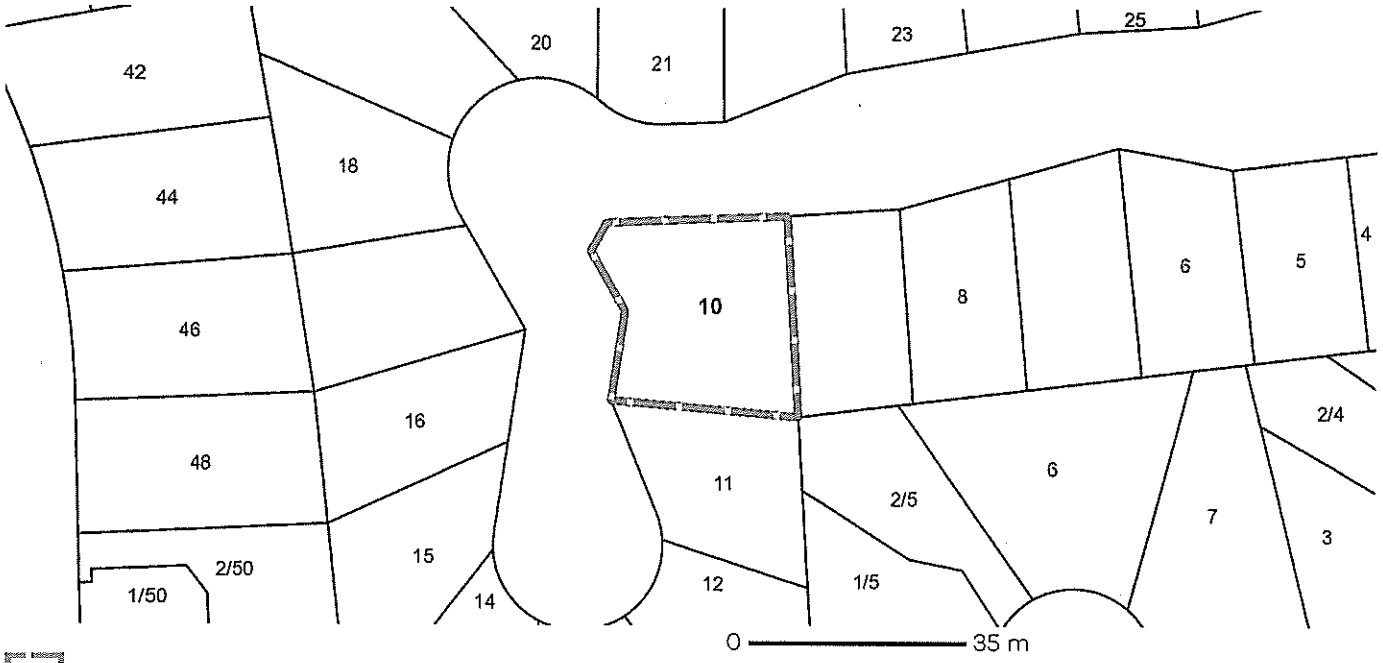
PROPERTY REPORT

Energy, Environment and Climate Action

Area Map



Selected Property

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Due diligence checklist

What you need to know before buying a residential property

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