

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

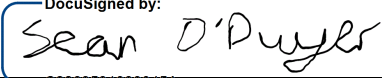
This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	9 Ivy Street, Horsham 3400
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Vendor's name		Date / /
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Vendor's signature	<small>DocuSigned by:</small>  <small>C2263531939045A...</small>	Sep 2, 2025 9:47 AM AEST
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Purchaser's name		Date / /
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Purchaser's signature	
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Purchaser's name		Date / /
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Purchaser's signature	
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1 FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

Are contained in the attached certificates.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
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Other particulars (including dates and times of payments):
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1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable.

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2 INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of *the Building Act 1993* applies to the residence.

Not Applicable.

3 LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

Is in the attached copies of title documents.

(b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2. Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act 1993* if the square box is marked with an 'X'

3.4. Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1. Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

4.3. Compulsory Acquisition

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

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

8 SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10 SUBDIVISION

10.1. Unregistered Subdivision

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

Not Applicable.

10.2. Staged Subdivision

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

Not Applicable.

10.3. Further Plan of Subdivision

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

Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

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

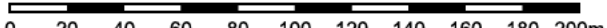
13 ATTACHMENTS

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

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

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



<p>Co-ordinates of Plot Corners</p> <p>NW 605853,5935702 SW 605836,5935303 MGA Zone 54</p>	<p>Data Source: Vicmap Property</p>  <p>Scale of Metres (1:2,500)</p>	<p>MGA Zone 54 Vicroads- 544 D7 (ed.8) Created 12:06 PM on Aug 29, 2025</p>	<p>Co-ordinates of Plot Corners</p> <p>NE 606515,5935674 SE 606498,5935275 MGA Zone 54</p>
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WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.



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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**

Page 1 of 1

VOLUME 08194 FOLIO 882

Security no : 124127607477Y
Produced 29/08/2025 12:01 PM

LAND DESCRIPTION

Lot 46 on Plan of Subdivision 040739.
PARENT TITLE Volume 08194 Folio 877
Created by instrument A484130 24/02/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AX266701L 18/09/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX266702J 18/09/2023
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP040739 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 9 IVY STREET HORSHAM VIC 3400

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 18/09/2023

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP040739
Number of Pages (excluding this cover sheet)	4
Document Assembled	29/08/2025 12:01

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EDITION 3

PLAN OF SUBDIVISION NO. LP 40739

Location of Land
 Parish: HORSHAM
 Township: HORSHAM
 Crown Allotment: 19 (Part)
 Section: 5

LTO base record: DCMB
 Last Plan Reference:
 Title Reference: VOL. 8153 FOL. 104
 Depth Limitation:

PLAN APPROVED / REGISTERED : 03/07/1957
 MUNICIPALITY : CITY OF HORSHAM

Notations:

Easement Information

E - Encumbering Easement A - Appurtenant Easement R - Road

THIS EDITION HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
E-1	DRAINAGE AND SEWERAGE	6'	THIS PLAN	LOTS ON THIS PLAN
E-2 & E-4	DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
R-1, R2 & E-3	WAY AND DRAINAGE	SEE DIAG.	THIS PLAN	LOTS ON THIS PLAN
E-4	ANY EASEMENTS	20'	V. 8153 F. 104	UNSPECIFIED

Checked by

Edithson

Date 14/12/98

Assistant Registrar of Titles

See Diagrams on sheets 2 & 3

Measurements are in Feet & Inches
 Conversion Factor
 FEET X 0.3048 = METRES

SHEET
 SIZE
 A3

PROPERTY REPORT

Created at 25 August 2025 12:11 PM

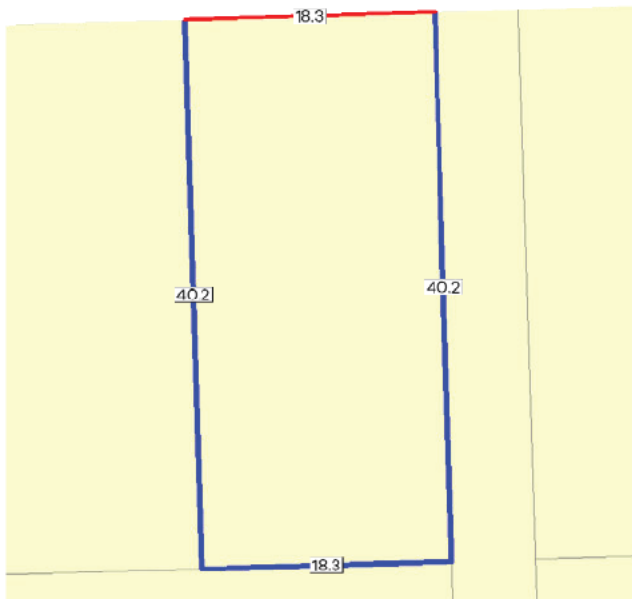
PROPERTY DETAILS

Address: **9 IVY STREET HORSHAM 3400**
 Lot and P an Number: **Lot 46 LP40739**
 Standard Parce dentifier (SP): **46\LP40739**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **2819**
 Directory Reference: **Vicroads 544 D7**

www.hrcc.vic.gov.au

SITE DIMENSIONS

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



Area: 735 sq. m

Perimeter: 117 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: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampians Wimmera Mallee Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

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

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 a Property Planning information.

The Planning Property Report for this property can be 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>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



 Selected Property

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 25 August 2025 12:11 PM

PROPERTY DETAILS

Address: **9 IVY STREET HORSHAM 3400**
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 Local Government Area (Council): **HORSHAM**
 Council Property Number: **2819**
 Planning Scheme: **Horsham**
 Directory Reference: **Vicroads 544 D7**

www.hrcc.vic.gov.au

[Planning Scheme - Horsham](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water** is active Council:
 Urban Water Corporation: **Grampians Wimmera Mallee Water** is active Assembly:
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Registered Aboriginal Party: **Barengi Gadjin Land Council**
 Fire Authority: **Country Fire Authority**
WESTERN VICTORIA
LOWAN
Aboriginal Corporation
Country Fire Authority

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



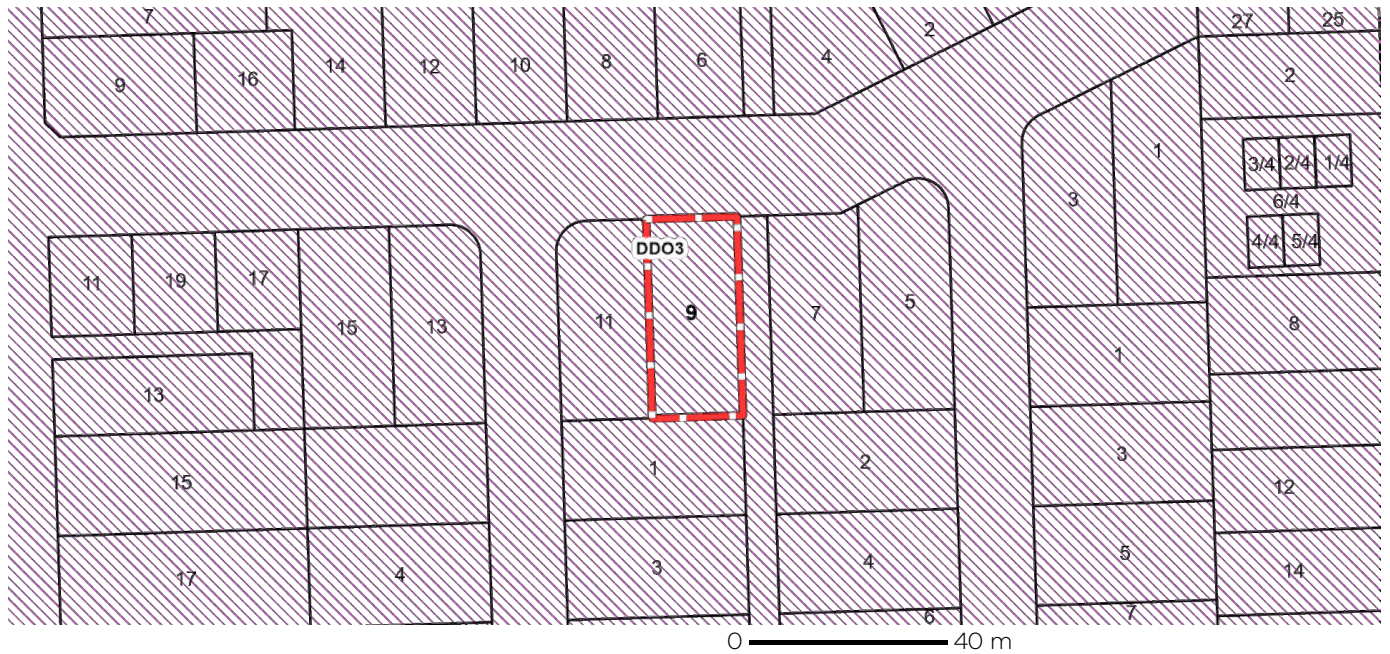
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 \(DDO3\)](#)



 **DDO - Design and Development 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 22 August 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particularly, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.dewp.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 \(environment.vic.gov.au\)](#)

Urban Water Account
9 Ivy Street HORSHAM VIC 3400

account number

2161052

issue date

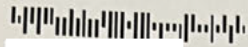
28/07/2025

Registration Code
9RRC34

billing and general enquiries
office hours: **1300 659 961**
difficulties and faults
24 hours: **1800 188 586**

GWMWater

11 McLachlan Street (PO Box 481)
Horsham Victoria 3402
info@gwmwater.org.au
www.gwmwater.org.au
ABN: 35 584 588 263
tax invoice



9 Ivy Street
HORSHAM VIC 3400

Next Reading: 30/09/2025



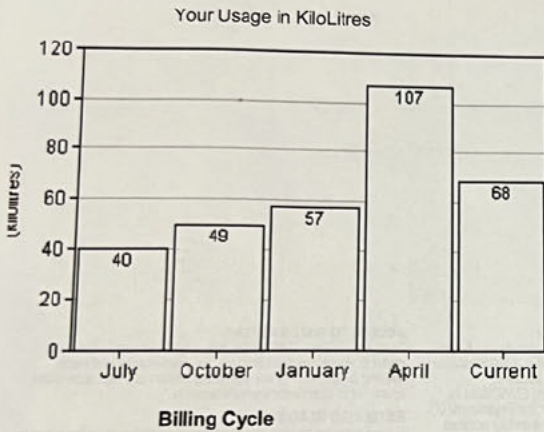
033
1015525

due date

25/08/2025

amount due

\$383.33



Balance Brought Forward	
Opening Balance	\$446.85
Transactions since last Account	-\$446.85
Current Charges	
Sewer Service	\$142.36
Water Service	\$117.80
Water Usage	\$123.17
Total	\$383.33
Total Amount Due	\$383.33
Total includes GST of	\$0.00

Penalty interest of 5.7 % per annum will apply to overdue balances
Use water wisely: www.targetyourwateruse.vic.gov.au



Register to receive your notice via email

GO TO GWMWATER.ENOTICES.COM.AU
YOUR REFERENCE NO: 3563BEFEFW

payment slip



*347 0000000000002161055

account number

2161052

amount due

\$383.33

If eligible and your concession has not been deducted please call 1300 659 961. Please see reverse for details.

amount being paid



Scan here to pay

Please see over for payment options



Property Clearance Certificate

Land Tax



INFOTRACK / POWER & BENNETT

Your Reference:	251251
Certificate No:	92984048
Issue Date:	29 AUG 2025
Enquiries:	ESYSPROD

Land Address: 9 IVY STREET HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16114796	46	40739	8194	882	\$0.00

Vendor:

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR SEAN KEVIN O'DWYER	2025	\$168,000	\$0.00	\$0.00

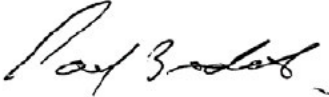
Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	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 (CIV):	\$282,000
SITE VALUE (SV):	\$168,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 92984048

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 and Vacant Residential 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 including vacant residential land tax, interest and penalty 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 = \$975.00

Taxable Value = \$168,000

Calculated as \$975 plus (\$168,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$2,820.00

Taxable Value = \$282,000

Calculated as \$282,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY




Biller Code: 5249
Ref: 92984048

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: 92984048

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

Commercial and Industrial Property Tax



INFOTRACK / POWER & BENNETT

Your Reference:	251251
Certificate No:	92984048
Issue Date:	29 AUG 2025
Enquires:	ESYSPROD

Land Address: 9 IVY STREET HORSHAM VIC 3400

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16114796	46	40739	8194	882	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	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:	\$282,000
SITE VALUE:	\$168,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 92984048

Power to issue Certificate

- 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.

must be given to the Commissioner within 30 days of the change of use.

Amount shown on Certificate

- 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.

Commercial and industrial property tax is a first charge on land

- 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.

Australian Valuation Property Classification Code (AVPCC)

- 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.
- 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.

Information for the purchaser

- 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

- 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

- 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

- 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).
- 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.
- 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.
- 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.

Commercial and industrial property tax information

- 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.
- 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

- 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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / POWER & BENNETT

Your Reference: 251251**Certificate No:** 92984048**Issue Date:** 29 AUG 2025**Land Address:** 9 IVY STREET HORSHAM VIC 3400

Lot	Plan	Volume	Folio
46	40739	8194	882

Vendor:**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**

A handwritten signature in black ink, appearing to read "Paul Broderick".

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 92984048

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

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 92984046</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 92984046</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Gas Safety Checklist

Job No: 79677 Number, e.g. invoice number or job card number

Gas Safety Check

This inspection is for gas safety purposes only and is in accordance with the requirements of the Residential Tenancies Regulations 2021 and the Residential Tenancies (Rooming House Standards) Regulations 2012

Gasfitter contact details

Safety check completed by:	<<Business name>> Wades Horsham	Inspection date:	21/8/2025
Name:	<<Type A Appliance Servicing Gasfitter's name>> MR Steve Crowe	Licence/ registration no.:	36668
Business address:	18-20 Pynsent Street, Horsham Vic 3400	Telephone:	03 5382 3823

Note: It is an offence to perform Type A gas appliance servicing work without the required qualifications (refer to the Plumbing Regulations)

Property

Property type	<input checked="" type="checkbox"/> Rental property	<input type="checkbox"/> Rooming house
Property address	9 Ivy street, Horsam 3400	
Owner/ Rental provider/ Agent Name:	Tracey Knox	
Address:	9 Ivy street, Horsham 3400	
Telephone:	0409 538 115	

Authority to proceed (Owner/Rental provider/Agent):

Print name:

By checking this box I acknowledge receipt of this gas safety check and its result:

Date:

21/8/2025

Record observations, including burner pressures, and faults in the observations table below

Appliance 1 (location, type, make and model): Vulcan wall furnace	
Installation check	Result
Is the installation gastight in accordance with AS/NZS5601.1?	Yes
Is the appliance and its components accessible for servicing and adjustment?	Yes
Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?	Yes
Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)	Yes
Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI). (Record in the observations table if there is no evidence of certification).	Yes
Where applicable are gas appliances including cookers adequately restrained from tipping over?	Yes
Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)	Yes
Where visible are clearances from combustible surfaces in accordance with the installation instructions and AS/NZS5601.1?	Yes
Where applicable is the cowl, chimney plate or flue terminal in good condition and clear of obstruction?	Yes
Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?	Yes
Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?	Yes
Appliance servicing (For guidance on servicing Type A gas appliances refer to AS4575):	Result
Where applicable is the heat exchanger in good condition (test for spillage of combustion products)	Yes
Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?	Yes
Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)	Yes
Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)	Yes
Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)	Yes
Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?	Yes

Appliance 2 (location, type, make and model):	
Installation check	Result
Is the installation gastight in accordance with AS/NZS5601.1?	
Is the appliance and its components accessible for servicing and adjustment?	
Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?	
Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)	
Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI). (Record in the observations table if there is no evidence of certification).	
Where applicable are gas appliances including cookers adequately restrained from tipping over?	
Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)	
Where visible are clearances from combustible surfaces in accordance with the installation instructions and AS/NZS5601.1?	
Where applicable is the cowl, chimney plate or flue terminal in good condition and clear of obstruction?	
Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?	
Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?	

Appliance servicing (For guidance on servicing Type A gas appliances refer to AS4575):	Result
Where applicable is the heat exchanger in good condition (test for spillage of combustion products)	
Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?	
Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)	
Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)	
Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)	
Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?	

Appliance 3 (location, type, make and model):	
Installation check	Result
Is the installation gastight in accordance with AS/NZS5601.1?	
Is the appliance and its components accessible for servicing and adjustment?	
Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?	
Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)	
Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI). (Record in the observations table if there is no evidence of certification).	
Where applicable are gas appliances including cookers adequately restrained from tipping over?	
Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)	
Where visible are clearances from combustible surfaces in accordance with the installation instructions and AS/NZS5601.1?	
Where applicable is the cow, chimney plate or flue terminal in good condition and clear of obstruction?	
Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?	
Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?	

Appliance servicing (For guidance on servicing Type A gas appliances refer to AS4575):	Result
Where applicable is the heat exchanger in good condition (test for spillage of combustion products)	
Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?	
Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)	
Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)	
Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)	
Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?	

Appliance 4 (location, type, make and model):	
Installation check	Result
Is the installation gastight in accordance with AS/NZS5601.1?	
Is the appliance and its components accessible for servicing and adjustment?	
Where required by AS/NZS5601.1 is an isolation valve provided at the inlet connection of the appliance?	
Is the appliance and its installation electrically safe? (Note: Electrical safety is confirmed by checking the electrical supply is isolated, checking earth continuity, checking insulation resistance (where applicable) and using bonding straps if disconnecting an appliance)	
Is there evidence of certification? (AGA, SAI -Global, IAPMO, Global-Mark or BSI). (Record in the observations table if there is no evidence of certification).	
Where applicable are gas appliances including cookers adequately restrained from tipping over?	
Is the room ventilation adequate for the installed appliances? (consider installation and building date for applicable requirements)	
Where visible are clearances from combustible surfaces in accordance with the installation instructions and AS/NZS5601.1?	
Where applicable is the cow, chimney plate or flue terminal in good condition and clear of obstruction?	
Where applicable is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at roof penetration?	
Where applicable is the flue, or its surroundings, clear of signs of scorching or overheating?	

Appliance servicing (For guidance on servicing Type A gas appliances refer to AS4575):	Result
Where applicable is the heat exchanger in good condition (test for spillage of combustion products)	
Has the appliance been cleaned of dust and debris (e.g. burner, pilot, fan, filters, air intake)?	
Are gas supply and burner operating pressures correct? (Note: All appliances must be operating)	
Is the appliance clean of dust and debris (e.g. burner, pilot, fan, filters, air intake)	
Are burner flames normal? (i.e. no evidence of flame lifting, floating, yellow tipping or sooting)	
Is the appliance operating correctly including safety devices such as pressure and temperature relief valves?	

LP Gas cylinder and associated components (where applicable)	Result
Are cylinders installed on a firm, level and non-combustible base, and not resting on soil?	
Are LP Gas cylinders suitably restrained and have compliant clearances?	
Are hoses, pigtail and fittings in good condition and not degraded or work hardened?	
Are pressure regulators correctly fitted, orientated, set and complete?	

Combustion spillage from open flued and room sealed appliances

(Refer to ESV Gas Information Sheet 38 and AS 4575)

Before proceeding with combustion product spillage testing ensure the appliance is clean and operating in accordance with the manufacturer's requirements. Combustion products readings should be recorded in the observations table

Appliance 1 (location, type, make and model):	
Negative pressure test (open flued appliances only) - Was there a negative pressure?	NA
Spillage test - Was there spillage of combustion products?	No
Appliance 2 (location, type, make and model):	
Negative pressure test (open flued appliances only) - Was there a negative pressure?	
Spillage test - Was there spillage of combustion products?	
Appliance 3 (location, type, make and model):	
Negative pressure test (open flued appliances only) - Was there a negative pressure?	
Spillage test - Was there spillage of combustion products?	

Dangerous gas installations

Gas Safety (Gas Installation) Regulations 2018, Part 3, Division 3, Section 21

1. If a person carrying out gasfitting work on a gas installation becomes aware of a danger arising from a defect in the gas installation, the person must without delay—
 - a) take all steps that are necessary to make the installation safe; and
 - b) notify the owner of the gas installation and the occupier of the premises in which the installation is situated of the defect.
2. Sub regulation (1)(a) does not apply if the person is unable, or it is unreasonable for the person, to take the necessary steps to make the gas installation safe.
3. If the person carrying out the gasfitting work is unable, or it is unreasonable for the person, to make the gas installation safe, he or she must, without delay, notify Energy Safe Victoria and—
 - a) if the gas installation uses natural gas, the gas distribution company which supplies that gas to the gas installation of the defect; or
 - b) if the gas installation uses LPG, the gas retailer which supplies that gas to the gas installation of the defect.

Observations and identification of faults

Details of observations and identified faults <i>Note: Include reference to a Compliance Certificate number if applicable</i>	Remedial action to be taken
no faults	

Declaration

I, being the person responsible for the inspection of the identified gas appliances or installations in the rental property or rooming house, particulars of which are described here, having exercised reasonable skill and care when carrying out the inspection, hereby declare on the date of inspection that the information in this report, including the observations and recommendations, provides an accurate assessment of the condition of the gas appliances or installations in the rental property or rooming house taking into account the stated extent of the installation and the limitations of the inspection and testing.

I further declare that in my judgment, the said appliance(s) and corresponding installation(s) is/are:

- Compliant** – gas appliance or gas installation complies with the criteria for a “gas safety check” in the residential tenancies regulations
- Non-compliant** – no immediate risk, however the customer should be advised that remedial work is required to be carried out to bring the gas appliance or its installation up to standard.
- Unsafe** – gas appliance or its installation is unsafe and requires disconnection and urgent work as the safety of persons may be at risk or there may be damage to property

By checking this box the gasfitter acknowledges that he/she has completed this gas safety check:

Next gas safety check is due within 24 months. Next gas safety check due: 21/8/2027



Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)