

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	12 Baker Street, Cockatoo 3781
-------------	--------------------------------

Vendor's name	Emma Leigh Drummond	Date	/ /
Vendor's signature	DocuSigned by:  B4090696E2C9436...		
			5/2/2024

Vendor's name	Daniel John Schroeders	Date	/ /
Vendor's signature	DocuSigned by:  E54529D5B9064F1...		
			6/2/2024

Purchaser's name		Date	/ /
Purchaser's signature			

Purchaser's name		Date	/ /
Purchaser's signature			

1. FINANCIAL MATTERS

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

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

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

	To	
--	----	--

Other particulars (including dates and times of payments):
--

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

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 vendors 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:

Are contained in the attached certificates and/or statements.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not applicable.

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input 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)



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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 04219 FOLIO 601

Security no : 124112061217H
Produced 23/01/2024 10:43 AM

LAND DESCRIPTION

Lot 38 on Plan of Subdivision 006808.
PARENT TITLE Volume 03945 Folio 806
Created by instrument 0890193 13/06/1919

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DANIEL JOHN SCHROEDERS
EMMA LEIGH DRUMMOND both of 12 BAKER STREET COCKATOO VIC 3781
AU333770U 12/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU333771S 12/05/2021
WESTPAC BANKING CORPORATION

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 TP477224B 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: 12 BAKER STREET COCKATOO VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 12/05/2021

DOCUMENT END



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Document Type	Plan
Document Identification	LP006808
Number of Pages (excluding this cover sheet)	4
Document Assembled	23/01/2024 10:43

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PLAN OF SUBDIVISION OF
OF CROWN ALLOTMENT 123
PARISH OF GEMBROOK

COUNTY OF EVELYN
VOL 2571 FOL 129 VOL 3945 FOL 806

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

ENCUMBRANCES
AS TO THE LAND MARKED E-2:
ANY EASEMENTS AFFECTING
THE SAME

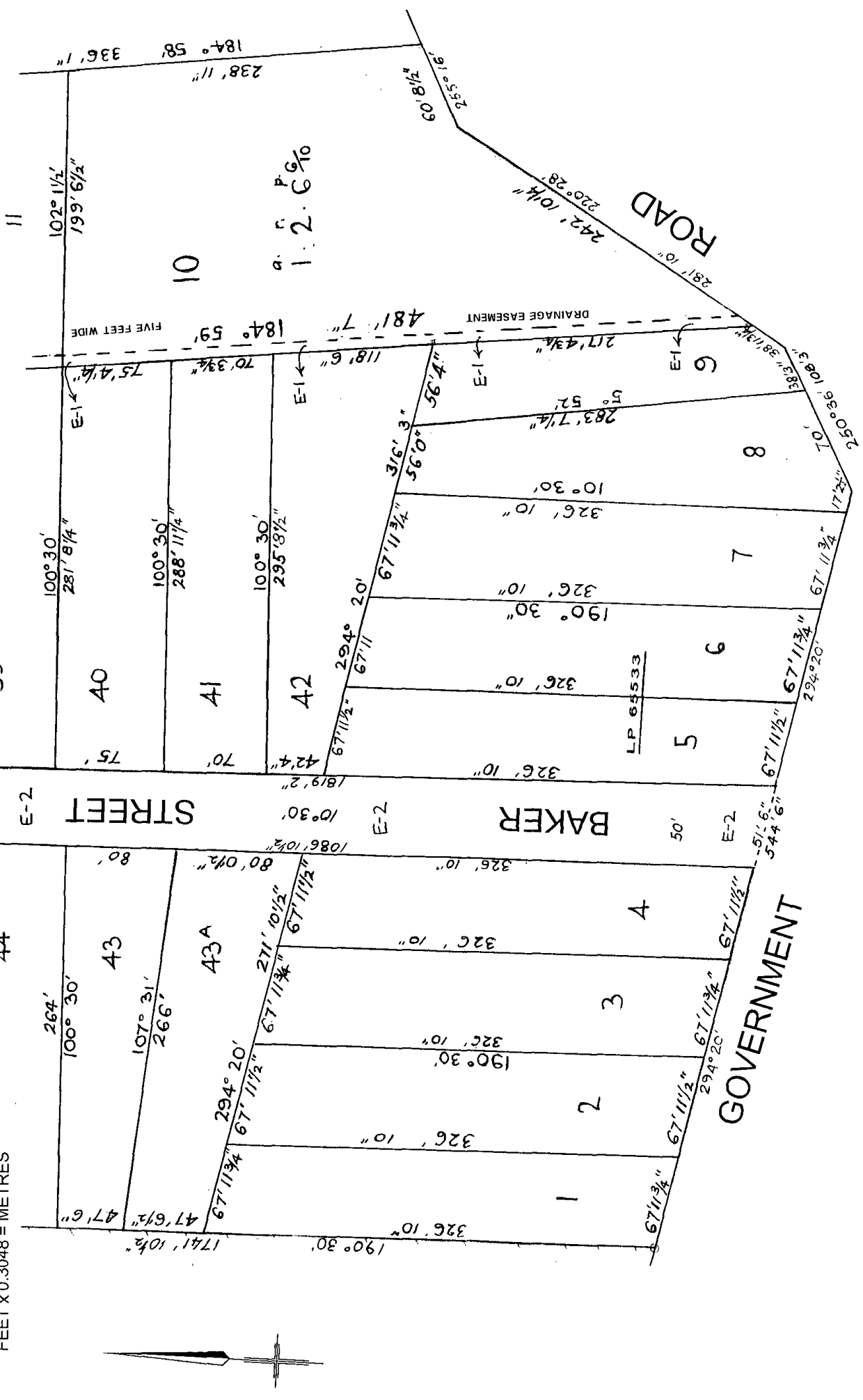
APPROPRIATIONS
THE LAND COLOURED BLUE IS
APPROPRIATED OR SET APART
FOR DRAINAGE PURPOSES
THE LAND COLOUR BROWN IS
APPROPRIATED OR SET APART FOR
ROADS

LP 6808
EDITION 2
PLAN MAY BE LODGED 28/01/16
3 SHEETS
SHEET 1

COLOUR CODE
E-1 = BLUE
E-2 = BROWN

SEE SHEET 2

NOTATIONS
WATERWAY NOTATION:
LOTS 11, 22, 25, 26, 27 & 59 IN THIS PLAN
MAY ABOUT CROWN LAND THAT MAY BE
SUBJECT TO A CROWN LICENCE TO USE

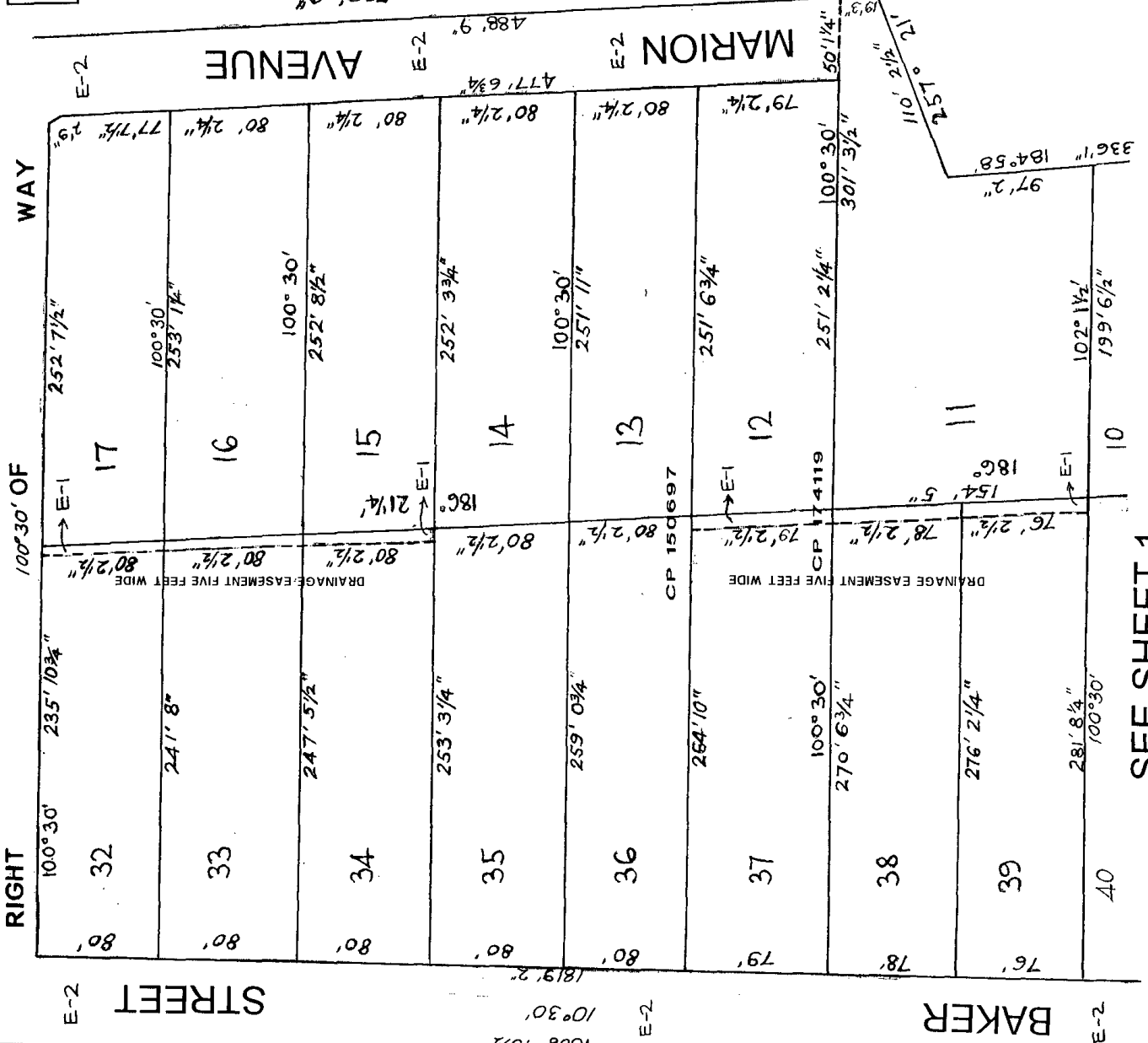
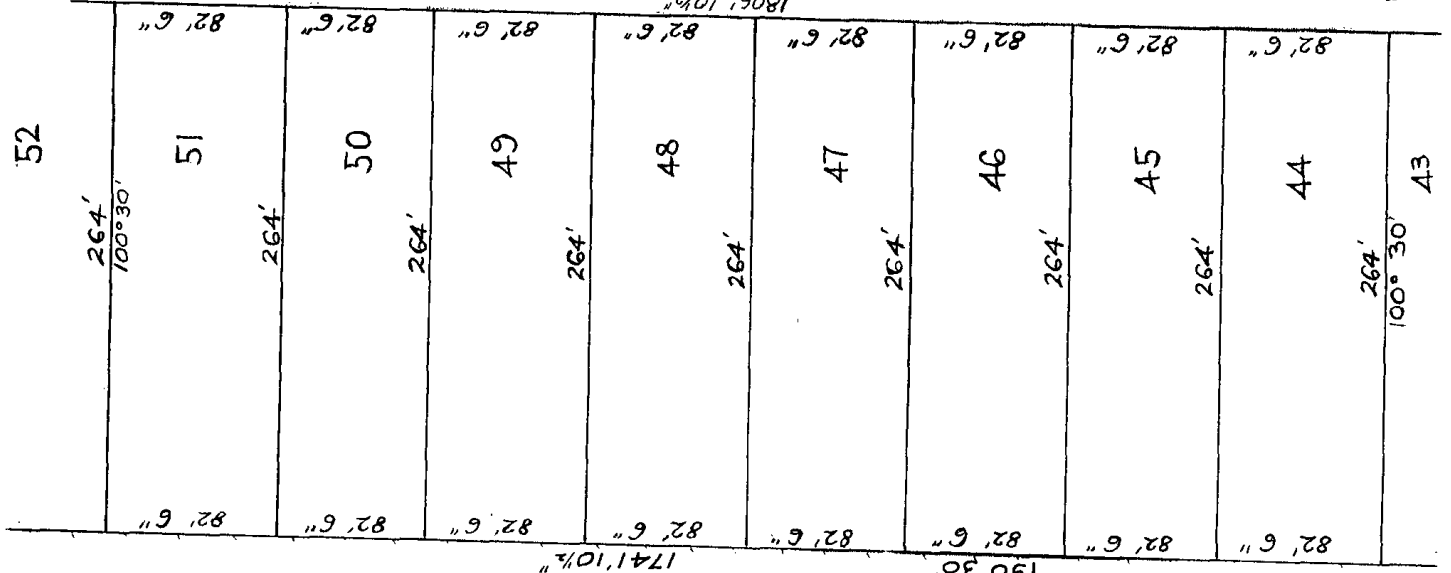


LP 6808

SEE SHEET 3

52

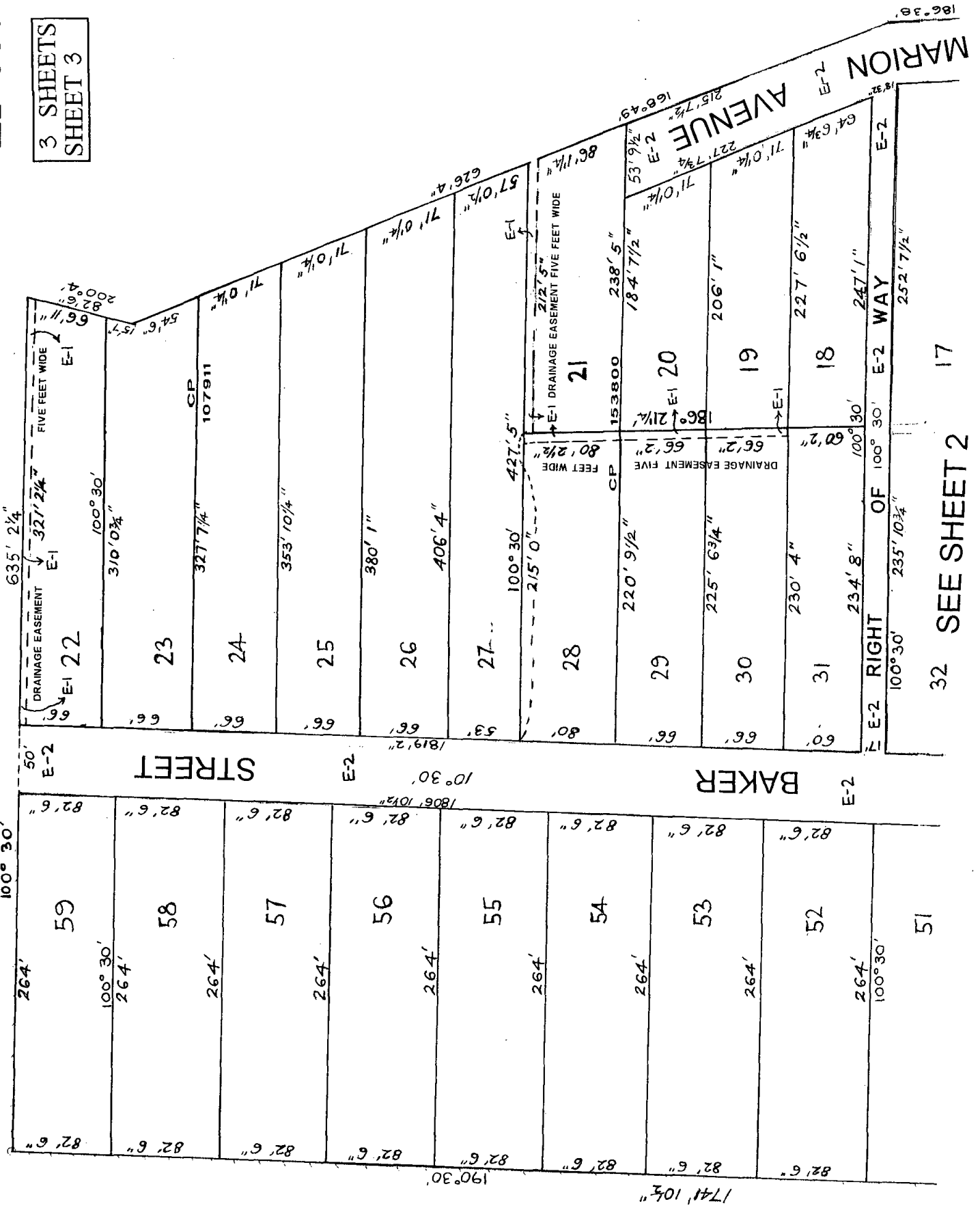
3 SHEETS
SHEET 2



SEE SHEET 1

LP 6808

3 SHEETS
SHEET 3



SEE SHEET 2





Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP477224B
Number of Pages (excluding this cover sheet)	1
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TITLE PLAN	EDITION 1	TP 477224B
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Location of Land

Parish : GEMBROOK
 Township : -
 Crown Allotment: 123 (PT)
 Section : -

Base record : DCMB
 Last Plan Reference : LOT 38 ON LP 6808
 Derived From : VOL. 4219 FOL. 601

Depth Limitation : NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

All that piece of Land, delineated and coloured

red and blue on the map in the margin, being Lot 38 on Plan of Subdivision No. 6808-
 lodged in the Office of Titles and being part of Crown Allotment One hundred and --
 twenty-three Parish of Gembrook County of Evelyn Together with aright of carriage
 way over the roads colored brown on said Plan of Subdivision and Together with a -
 right of drainage over the land colored yellow on the said map - - - - -

THIS PLAN HAS BEEN PREPARED BY
 LAND REGISTRY, LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

COMPILED: Date 5/05/05
 VERIFIED: A. DALLAS
Assistant Registrar of Titles

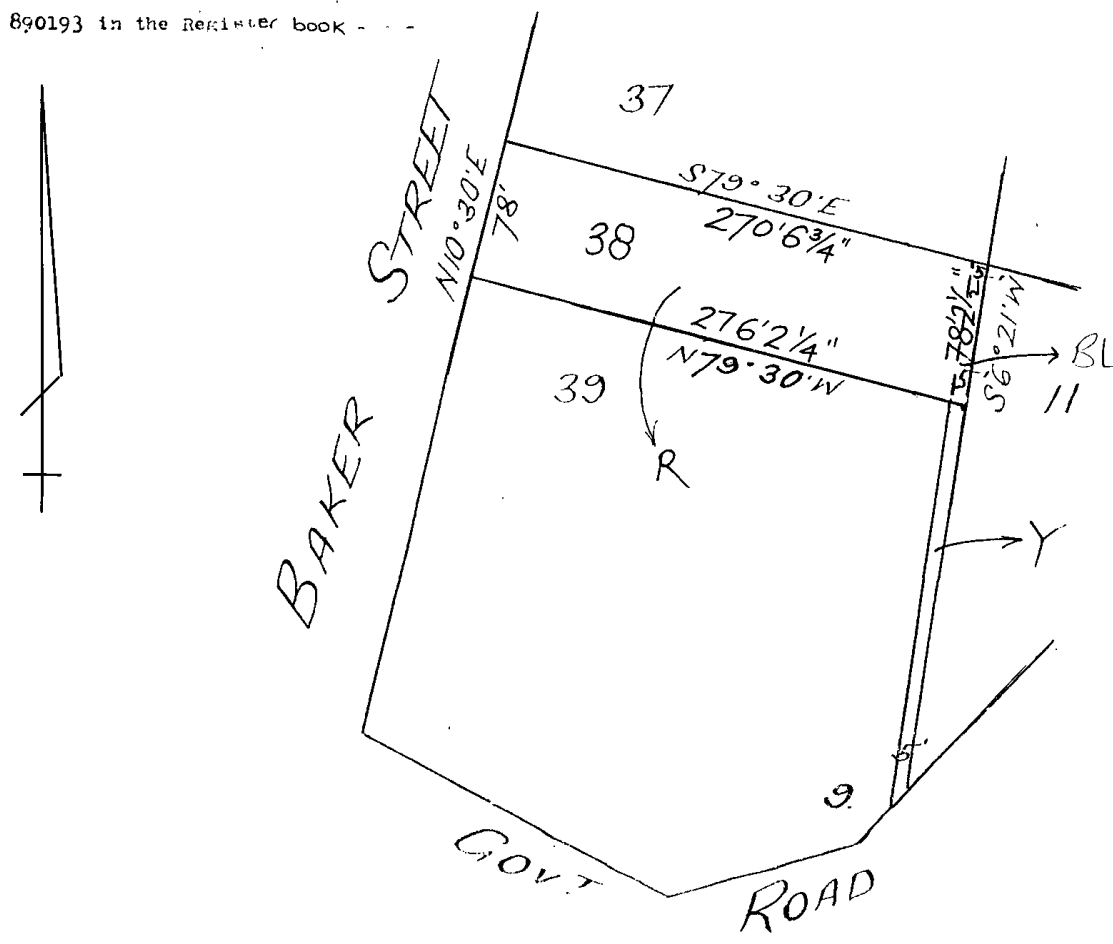
COLOUR CODE

BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED

ENCUMBRANCES

As to the land colored blue ----

THE DRAINAGE EASEMENT reserved by
 Instrument of Transfer numbered -
 890193 in the Register book - - -





YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

23rd January 2024

KLR Legal Services C/- InfoTrack (LEAP) C/- LANDAT
LANDATA

Dear KLR Legal Services C/- InfoTrack (LEAP) C/- LANDAT,

RE: Application for Water Information Statement

Property Address:	12 BAKER STREET COCKATOO 3781
Applicant	KLR Legal Services C/- InfoTrack (LEAP) C/- LANDAT LANDATA
Information Statement	30822353
Conveyancing Account Number	7959580000
Your Reference	399673

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address enquiry@yvw.com.au. For further information you can also refer to the Yarra Valley Water website at www.yvw.com.au.

Yours sincerely,

Chris Brace
GENERAL MANAGER
RETAIL SERVICES



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Yarra Valley Water Property Information Statement

Property Address	12 BAKER STREET COCKATOO 3781
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



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yvw.com.au

Melbourne Water Property Information Statement

Property Address	12 BAKER STREET COCKATOO 3781
------------------	-------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

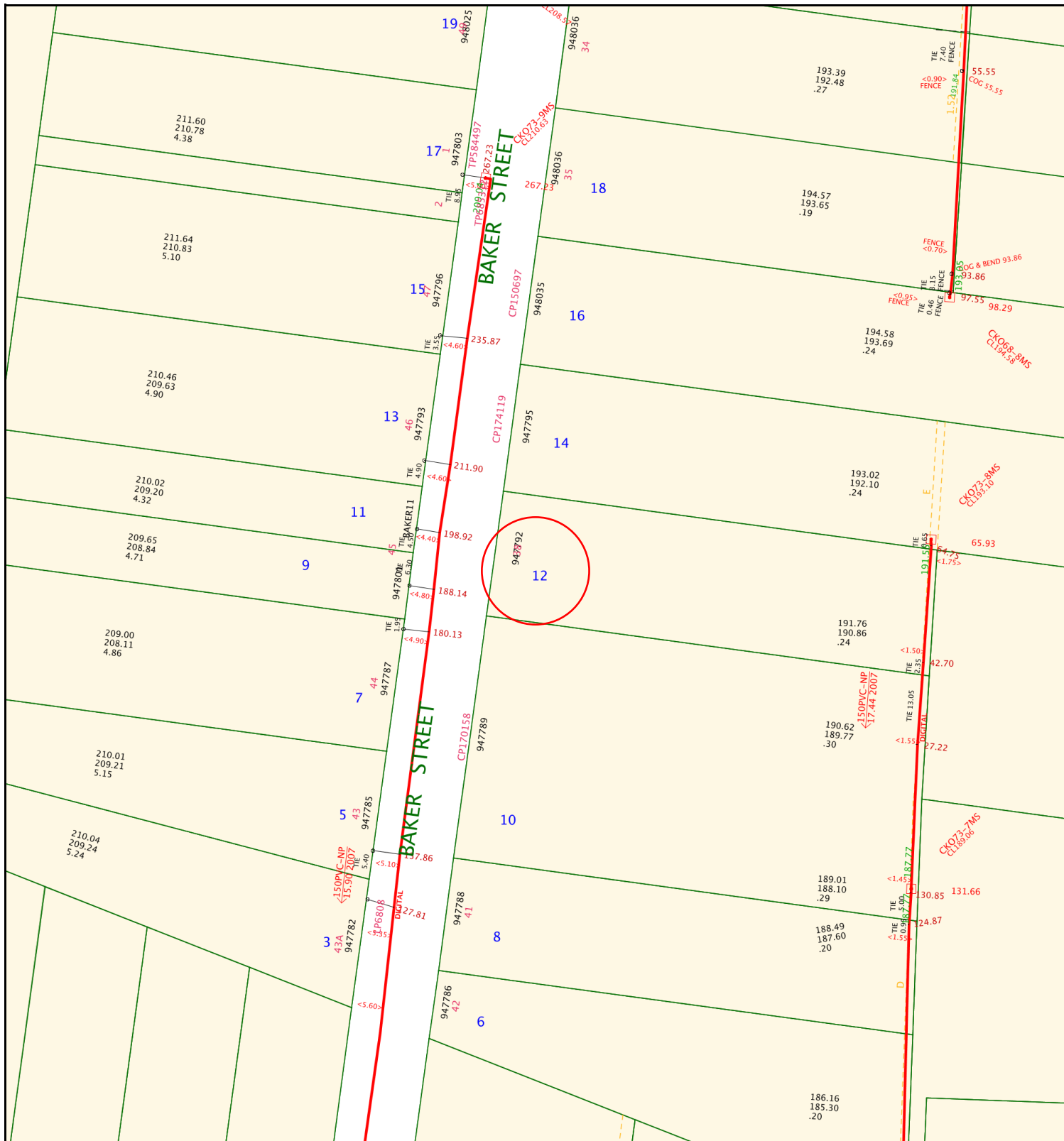
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.















**Yarra Valley Water
Information Statement
Number: 30822353**

Address	12 BAKER STREET COCKATOO 3781
Date	23/01/2024
Scale	1:1000



Yarra Valley Water
ABN 93 066 902 501

Existing Title	 Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole		MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer	 Sewer Offset	<1.00>	MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch			

Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd:
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets;
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;



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yvw.com.au

KLR Legal Services C/- InfoTrack (LEAP) C/- LANDAT
LANDATA
certificates@landata.vic.gov.au

RATES CERTIFICATE

Account No: 1039518148
Rate Certificate No: 30822353

Date of Issue: 23/01/2024
Your Ref: 399673

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
12 BAKER ST, COCKATOO VIC 3781	38\LP6808	1382588	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-01-2024 to 31-03-2024	\$20.04	\$20.04
Residential Water and Sewer Usage Charge <i>Step 1 – 38.000000kL x \$3.34380000 = \$127.06</i> Estimated Average Daily Usage \$1.34	01-09-2023 to 05-12-2023	\$127.06	\$0.00
Residential Sewer Service Charge	01-01-2024 to 31-03-2024	\$114.46	\$114.46
Parks Fee *	01-01-2024 to 31-03-2024	\$21.10	\$21.10
Drainage Fee	01-01-2024 to 31-03-2024	\$16.13	\$16.13
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
	Balance Brought Forward		\$0.00
	Total for This Property		\$171.73

* Please note, from 1 July 2023 the Parks fee will be charged quarterly instead of annually.

GENERAL MANAGER
RETAIL SERVICES

Note:

- From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
- From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
- This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.

4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.
8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.
9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.
10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.
11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.
12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



YARRA VALLEY WATER
ABN 93 066 902 501

Lucknow Street
Mitcham Victoria 3132

Private Bag 1
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DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au
yvw.com.au

To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

Property No: 1382588

Address: 12 BAKER ST, COCKATOO VIC 3781

Water Information Statement Number: 30822353

HOW TO PAY



Bill Code: 314567
Ref: 10395181481

**Amount
Paid**

**Date
Paid**

**Receipt
Number**

LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021



KLR Legal Services c/InfoTrack (LEAP) c/Landata
 DX 250639
 Melbourne Vic 3001

CERTIFICATE NO: 77998
APPLICANT REFERENCE: 71576350-017-8
DATE: 23/01/2024

This certificate PROVIDES information regarding valuations, 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 or by law of the Council.

This certificate IS NOT REQUIRED to include information regarding planning, building, health, land fill, land slip, other 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.

ASSESSMENT NO:	2053150500	VALUATIONS	
PROPERTY LOCATION:	12 Baker St	SITE VALUE:	490000
	Cockatoo	CAPITAL IMPROVED VALUE:	755000
	3781	NET ANNUAL VALUE:	37750
TITLE DETAILS:	L38 LP6808 V04219 F601	LEVEL OF VALUE DATE:	01/01/23
		OPERATIVE DATE:	01/07/23

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2024

<u>RATES & CHARGES</u>	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$1,572.89	\$827.55
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$159.73	\$83.98

GARBAGE	\$348.60	\$174.30
GREEN WASTE LEVY	\$0.00	\$0.00

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME	ESTIMATED AMOUNT	PRINCIPAL BALANCE	INTEREST BALANCE
		\$0.00	\$0.00
		TOTAL SCHEME BALANCE	\$0.00

OPEN SPACE CONTRIBUTION

TOTAL OUTSTANDING **\$1,085.83**



Bill code: 858944
Reference: 20531505004

Station Rd Catchment Special Charge Scheme - Road Construction
Declared 21/03/2022 - Estimated cost \$7,000

LAND INFORMATION CERTIFICATE
SECTION 121 LOCAL GOVERNMENT ACT 2020
LOCAL GOVERNMENT (LAND INFORMATION)
REGULATIONS 2021

12 Baker St
Cockatoo
L38 LP6808 V04219 F601

NOTICES AND ORDERS

Other Notices or Orders on the land that have been served by Council under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or Local Law of the Council, which have a continuing application as at the date of this certificate if any

OPEN SPACE CONTRIBUTION

Any outstanding amount required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958:

FLOOD LEVEL

A flood level has not been designated under the Building Regulations 1994.
Advice on whether a flood level has been determined, which affects the property, should be sought from Melbourne Water.

POTENTIAL LIABILITIES


Notices and Orders issued as described above:

Other:

ADDITIONAL INFORMATION

In accordance with Section 175 of the Local Government Act a person who becomes the owner of rateable land must pay any rate or charge on the land which is due and payable at the time the person becomes the owner of the land.

I acknowledge having received the sum of \$28.90 being the fee for this certificate.

Delegated Officer:


CONFIRMATION OF ANY VARIATION TO THIS CERTIFICATE WILL ONLY BE GIVEN FOR 90 DAYS AFTER ISSUE DATE.
PAYMENTS MADE BY CHEQUE ARE SUBJECT TO CLEARANCE FROM THE BANK.

Our ref: Sealing the Hills – Station Catchment

22 March 2022

Schroeders, D J & Drummond, E L
12 Baker St,
Cockatoo, VIC 3781

Dear property owner,

Re: Special Charge Scheme declaration – Sealing the Hills program – construction of Baker Street, Glen Road, Station Road, Garden Street-Cockatoo

Following the issuing of the Notice of Intention letters dated 14 December 2021, one opposing property owner submission was received.

At the General Council Meeting of Monday, 21 March 2022, Council resolved to proceed with the proposed special charge scheme without amendment.

The statutory notice that Council is required to serve to levy the special charge is enclosed.

In summary it sets out:

- The address of your property that has been levied, which is L38 LP6808, being 12 Baker St, Cockatoo
- The amount of the special charge levied on your property, which is \$7000
- How the amount has been calculated, how it may be paid and if you are aggrieved by Council's decision, how you may seek a review of that decision through the Victorian Civil Administration Tribunal, (VCAT).

The attached notice levies the special charge. It is not seeking payment at this stage. A further notice will be forwarded within 6 months of the completion of the works seeking payment and providing information on the process of paying by instalments for those who wish to pay by quarterly instalments.

The interest rate applicable to instalments is the 180 day dealer bill rate as advertised in the Financial Review on the first day of each quarter plus one percent and reviewed every three months, (provided that it shall not exceed the rate fixed by the Governor in Council by Order for the purpose of *Section 172(2A) of the Local Government Act, 2020* in which case the rate of interest be the maximum rate fixed by the Governor in Council by Order for the purposes of this section). Additional amounts over and above the instalment amount may be paid at any time and will reduce the amount of interest payable.

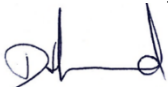
In addition, the social responsibilities and hardship provisions of Council's Special Charge Scheme Policy are available to assist those persons who may face financial difficulty. Council's Revenue Specialist, Mr Stephen Cleland, may be contacted confidentially on 1300 787 624 to discuss your eligibility if you believe you will be affected in this way.

The estimated cost of the works is \$2,535,750 of which \$609,000 on \$7,000 per benefit unit is to be recouped from the benefitting owners via this special charge scheme. This amount has been capped at \$7,000 per benefit unit, with a benefit unit being defined in previous correspondence sent to you.

Details of the proposal, including plans and apportionment of cost, are available for inspection at the Cardinia Shire Offices, Siding Avenue, Officer, during office hours, upon request.

Should you require further information, please contact Council's Special Charge Scheme Officers, on 1300 787 624.

Yours faithfully,



Dan Hammond
Coordinator Major Roads Projects

Our ref: Sealing the Hills – Station Catchment

22 March 2022

Schroeders, D J & Drummond, E L
12 Baker St
Cockatoo, VIC 3781

Special Charge Scheme levy notice

Local Government Act 1989

Local Government Regulations 2004

What this notice does

This notice levies a special charge declared by Council on the 21st of March 2022 on your property at 12 Baker St, Cockatoo being L38 LP6808. It requires you to pay the amount on or before the date specified in a further notice that will be forwarded to you at least one month prior to payment being required. That further notice will be issued approximately six months following the completion of the scheme works.

Purpose of the special charge

The purpose of the special charge is to partially fund the construction of Baker Street, Glen Road, Station Road, Garden Street-Cockatoo, including a sealed road pavement, kerb and channel and associated drainage and incidental works.

Address of the land to which the special charge applies

The property to which the special charge applies is 12 Baker St, Cockatoo being L38 LP6808.

The person liable for the payment of the charge

The person liable for the payment of the charge is the person to whom this notice is addressed.

The actual amount payable

You are required to pay a share of the cost of the works. The amount which is to be recovered from you as your contribution has been capped at \$7,000 per benefit unit. Therefore, the cost to you is \$7000 based on 1 benefit unit/s.

The basis upon which your liability is assessed

Your share of the cost of the works has been assessed on a capped benefit unit/s. Details of the scheme including how your share of the cost has been determined together with plans of the proposed works are available for inspection at the Civic Centre, 20 Siding Avenue, Officer during office hours.

The way the special charge can be paid

The special charge is payable within one month after notification seeking payment. You should expect to receive this notification six months after the completion of the works.

Payments may be made by lump sum or by instalments of principle and interest over a period of up to seven years. The interest rate applicable to instalments is the 180-day dealer bill rate as

advertised in the Financial Review on the first day of each quarter plus one percent and reviewed every three months, (provided that it does not exceed the rate fixed by the Governor in Council by Order for the purpose of Section 172(2A), in which case the rate of interest will be the maximum rate fixed by the Governor in Council by Order for the purposes of this section). Additional amounts over and above the instalment amount may be paid at any time and will reduce the amount of interest payable.

Persons who may face financial hardship from the levying of this charge may seek special assistance under the social responsibility provisions of Councils Special Charge Scheme Policy. Persons seeking assistance should contact Council's Revenue Specialist, Stephen Cleland, on 1300 787 624 at the earliest opportunity and prior to receiving the notification for payment.

Interest will be charged for late payment at the penalty interest rate. Interest will accrue from the date specified by Council for payment of the special charge until the payment is made.

The period for which the special charge remains in force

The special charge remains in force for a period until the works have been completed, the scheme finalised, and all outstanding amounts have been paid.

Applications for review

In accordance with Section 185 of the *Local Government Act, 1989*, (the Act), any person who is aggrieved by Council's determination may apply to the Victorian Civil and Administrative Tribunal, (VCAT), for a review of the decision. An application must be made to VCAT within 30 days after the date of issuing this notice stating the grounds upon which the person requests the tribunal to review the Councils decision. In accordance with Section 185(2) of the Act, the grounds for review are as follows:

- The works and projects or the period of maintenance for the purposes of which the special charge was imposed are not, or will not, provide a special benefit to that person; or
- The basis of distribution of the special charge amongst the persons who are liable to pay it is unreasonable; or
- If the planning scheme for the area contains any relevant policies or specific objectives, the works and projects proposed for the construction of a road or the drainage of any land are inconsistent with those policies or objectives; or
- If the planning scheme for the area does not contain any relevant policies or specific objectives, the works and projects proposed for the construction of a road or for the drainage of any land are unnecessary, unreasonable, excessive, insufficient, unsuitable, or costly, having regard to the locality or environment and to the probable use of the road or drainage of the land.

After the expiration of the 30 days from the date of service of this notice –

- The Victorian Civil and Administrative Tribunal shall hear and determine any application with respect to the special charge; and
- Council shall advise of VCAT's determination.

Notes

The special charge will apply to all properties adjoining/abutting Baker Street, Glen Road, Station Road, Garden Street-Cockatoo as specified in the following table.

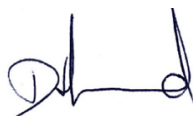
Description	Property address	Assessment no.
L4 LP6808	1 Baker St	2053100100
L1 LP65533	2 Baker St	2053102100
L43A LP6808	3 Baker St	2053100200

CP107240 V9263 F781	4 Baker St	2053150100
L43 LP6808	5 Baker St	2053100300
L42 LP6808	6 Baker St	2053150200
L44 LP6808	7 Baker St	2053100400
L41 LP6808	8 Baker St	2053150300
L1 TP577049	9 Baker St	2053100500
CP170158; L40 LP6808	10 Baker St	2053150400
L1 TP250640	11 Baker St	2053100600
L38 LP6808	12 Baker St	2053150500
L46 LP6808	13 Baker St	2053100700
CP174119	14 Baker St	2053150600
L1 TP94912	15 Baker St	2053100800
CP150697	16 Baker St	2053150700
L1 TP584497 V4365 F939	17 Baker St	2053100900
L34 LP6808	18 Baker St	2053150800
L49 P6808	19 Baker St	2053101000
L16-17&32-33 LP6808	20 Baker St	2053150900
L50 LP6808 V3959 F699	21 Baker St	2053101100
L31 LP6808	22 Baker St	2053151000
L1 TP88726	23 Baker St	2053101200
L29 LP6808	24 Baker St	2053151100
L52 LP6808	25 Baker St	2053101300
CP153800	26 Baker St	2053151200
L53 LP6808	27 Baker St	2053101400
L27 LP6808 V7147 F309	28 Baker St	2053151300
L54 LP6808	29 Baker St	2053101500
L26 LP6808	30 Baker St	2053151400
L55 LP6808	31 Baker St	2053101600
L25 LP6808	32 Baker St	2053151500
L56 LP6808	33 Baker St	2053101700
CP107911 V9298 F378	34 Baker St	2053151600

L1 TP598875	3 Glen Rd	2330350100
L178 LP5068	4 Glen Rd	2330300300
L1 PS827407	5 Glen Rd	5000030963
L178 LP5068	6 Glen Rd	2330300200
L1 TP462478	8 Glen Rd	2330300400
L1 TP848353	9-11 Glen Rd	2330350400
L1 TP621219	10 Glen Rd	2330300500
PC352631	12 Glen Rd	2330300600
CP155537	13 Glen Rd	2330350500
L1 TP99199	14 Glen Rd	2330300700
CP167412 V9805 F225	14a Glen Rd	2330300800
L1 TP845377	15 Glen Rd	2330350600
CP174814 V10135 F293	16 Glen Rd	2330300900
L1 TP819669	17 Glen Rd	2330350700
L1 TP625318	17A Glen Rd	5000020044
CP173162 V9976 F368	18 Glen Rd	2330301000
L1 TP251728	19 Glen Rd	2330350800
L1 PS727472 V11512 F998	20 Glen Rd	2330301100
L2 PS727472 V11512 F999	22 Glen Rd	2330301200
L3 PS314729 V10102 F029	24 Glen Rd	2330301300
CP174571 V10036 F337	26 Glen Rd	2330301400
L1 TP256883	4 Station Rd	2794700100
CP157556; L1 TP538232	6-8 Station Rd	2794700200

The total of the land in relation to which the special charge shall apply is described as follows:
The special charge shall apply to all rateable properties within the identified area because Council considers that these properties receive a special benefit from the proposed works. Benefits include increased road safety, improved road access, reduced dust in summer and mud in winter, reduced environmental damage including erosion and reduced maintenance.

Dated this Tuesday, 22 March 2022



Dan Hammond

Coordinator Major Roads Projects

Property Clearance Certificate

Land Tax



INFOTRACK / KLR LEGAL SERVICES

Your Reference:	24007
Certificate No:	68459867
Issue Date:	23 JAN 2024
Enquiries:	ESYSPROD

Land Address: 12 BAKER STREET COCKATOO VIC 3781

Land Id	Lot	Plan	Volume	Folio	Tax Payable
12635392	38	6808	4219	601	\$0.00

Vendor: DANIEL JOHN SCHROEDERS & EMMA LEIGH DRUMMOND**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR DANIEL JOHN SCHROEDERS	2024	\$490,000	\$0.00	\$0.00	\$0.00

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

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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: \$755,000

SITE VALUE: \$490,000

CURRENT LAND TAX CHARGE: \$0.00

Notes to Certificate - Land Tax

Certificate No: 68459867

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 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.

General information

6. 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.
7. 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 = \$1,920.00

Taxable Value = \$490,000

Calculated as \$1,350 plus (\$490,000 - \$300,000) multiplied by 0.300 cents.

Land Tax - Payment Options

BPAY




Billers Code: 5249
Ref: 68459867

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: 68459867

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

Windfall Gains Tax



INFOTRACK / KLR LEGAL SERVICES

Your Reference: 24007

Certificate No: 68459867

Issue Date: 23 JAN 2024

Land Address: 12 BAKER STREET COCKATOO VIC 3781

Lot	Plan	Volume	Folio
38	6808	4219	601

Vendor: DANIEL JOHN SCHROEDERS & EMMA LEIGH DRUMMOND

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: 68459867

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 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.

General information

8. 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.
9. 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.
10. 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>Biller Code: 416073 Ref: 68459866</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: 68459866</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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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 23 January 2024 10:46 AM

PROPERTY DETAILS

Address: **12 BAKER STREET COCKATOO 3781**

Lot and Plan Number: **Lot 38 LP6808**

Standard Parcel Identifier (SPI): **38\LP6808**

Local Government Area (Council): **CARDINIA**

Council Property Number: **2053150500**

Planning Scheme: **Cardinia**

Directory Reference: **Melway 311 F5**

www.cardinia.vic.gov.au

[Planning Scheme - Cardinia](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MONBULK**

OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

[LOW DENSITY RESIDENTIAL ZONE - SCHEDULE 2 \(LDRZ2\)](#)



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

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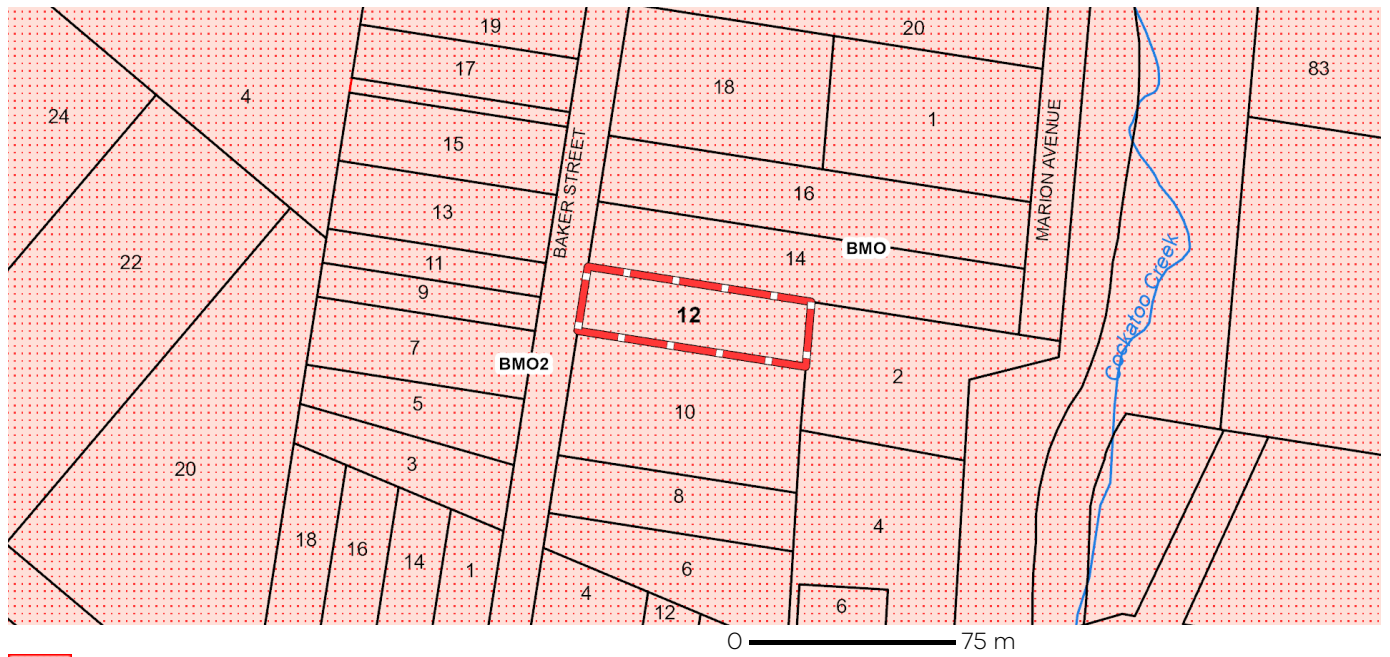
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

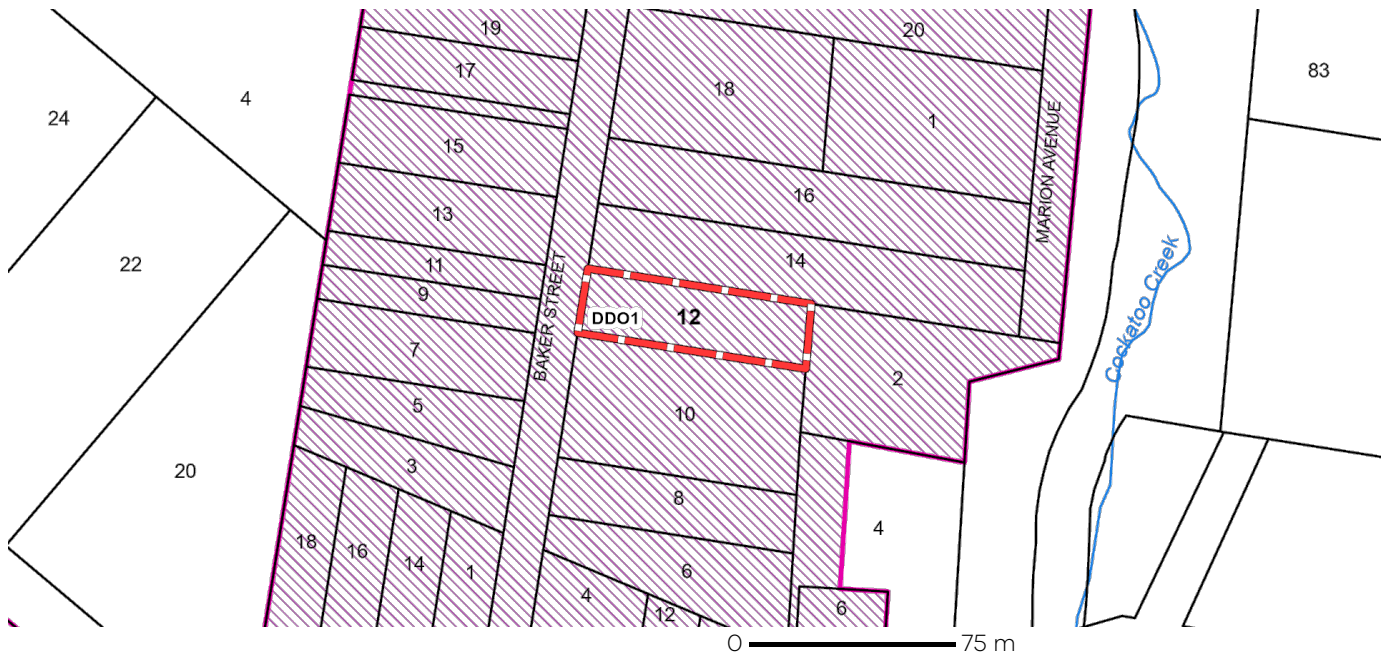
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 (BMO2)



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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



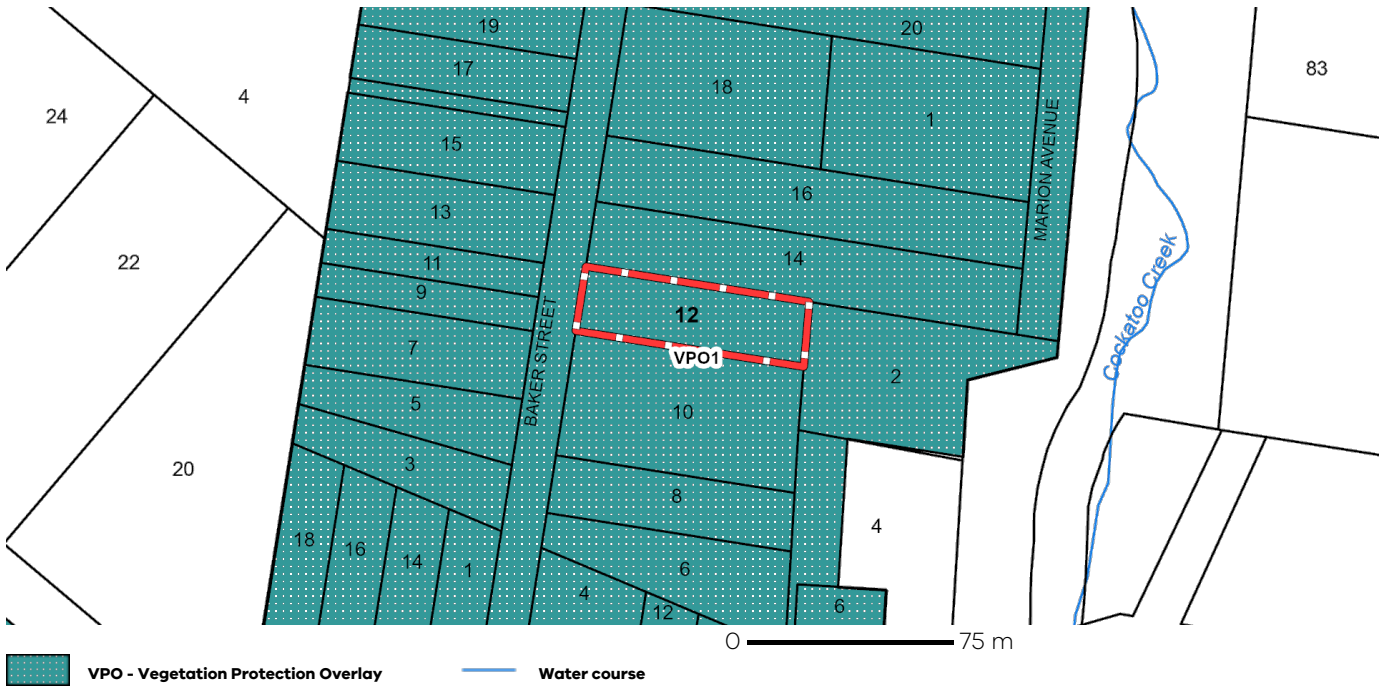
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)



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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

HERITAGE OVERLAY (HO)

RESTRUCTURE OVERLAY (RO)

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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

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PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

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

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



PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may 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 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 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 \(environment.vic.gov.au\)](http://Native%20vegetation%20(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 \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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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](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)