

# 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**

21 Mountain Vista Court, Drouin 3818

**Vendor's name**

Peter Robert De Cort

**Date**

/ /

**Vendor's  
signature**

**Vendor's name**

Michelle Lee Sullivan

**Date**

/ /

**Vendor's  
signature**

**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) Their total does not exceed:

\$2,500.00

### 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:

Not Applicable.

### 4.2 Agricultural Chemicals

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

Nil.

### 4.3 Compulsory Acquisition

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

Nil.

## 5. BUILDING PERMITS

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

Not Applicable.

## 6. OWNERS CORPORATION

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

Not Applicable.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

## 8. SERVICES

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

Electricity supply <input checked="" type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input checked="" type="checkbox"/>	Sewerage <input checked="" 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 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

Is attached.

## 13. ATTACHMENTS

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

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

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

Certificate of Title Volume 10846 Folio 539

Lot 59 on Plan of Subdivision 515860B

Covenant AD355913X

Property Report

Bushfire Report

Due Diligence Checklist

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

VOLUME 10846 FOLIO 539

Security no : 124078193103A  
Produced 02/07/2019 02:10 PM

LAND DESCRIPTION

Lot 59 on Plan of Subdivision 515860B.  
PARENT TITLE Volume 10804 Folio 463  
Created by instrument PS515860B 09/12/2004

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER ROBERT DE CORT  
MICHELLE LEE SULLIVAN both of 9 ELIZABETH CLOSE DROUIN VIC 3818  
AH655097U 06/12/2010

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AD355913X 11/01/2005

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

DIAGRAM LOCATION

SEE PS515860B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

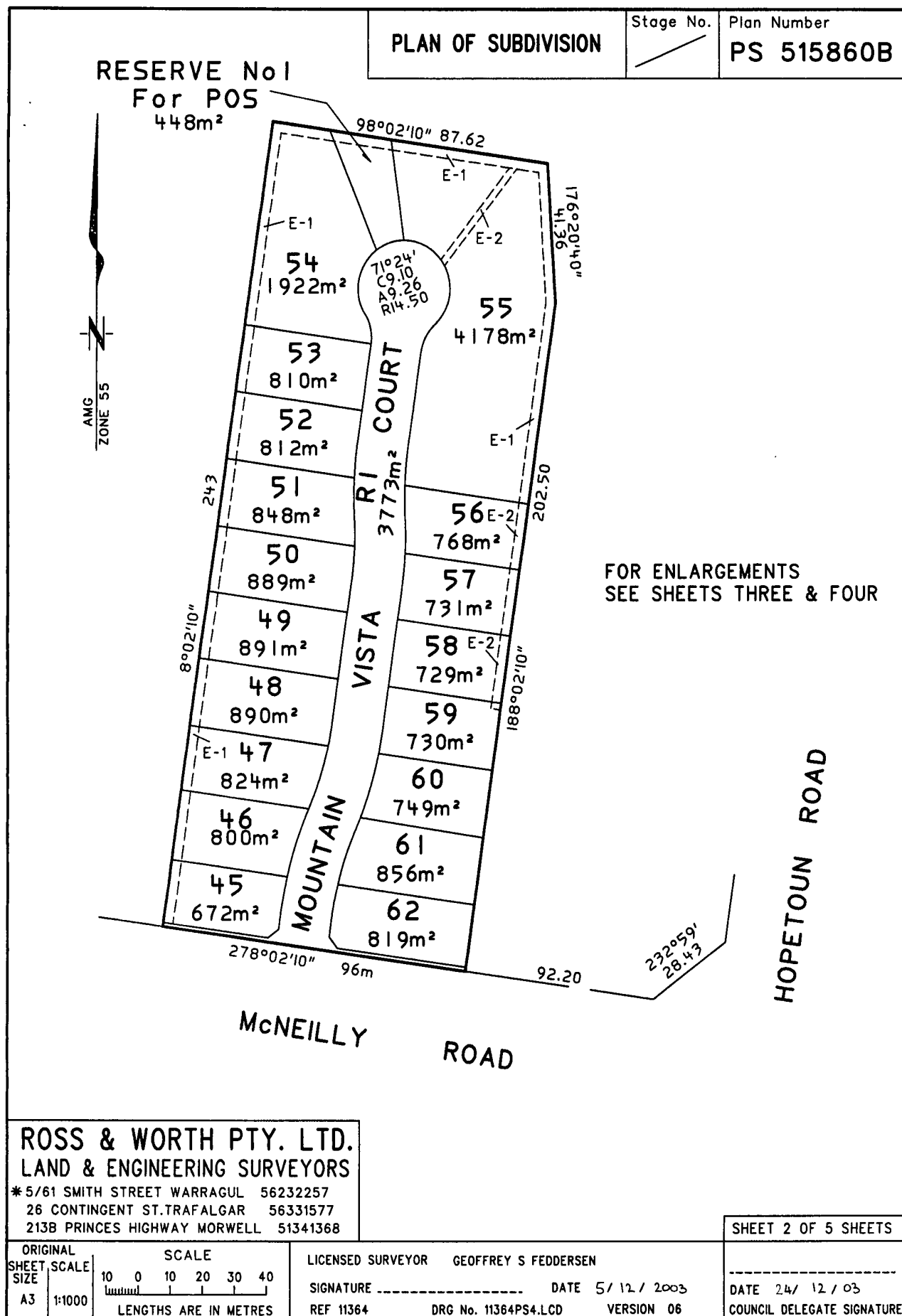
Additional information: (not part of the Register Search Statement)

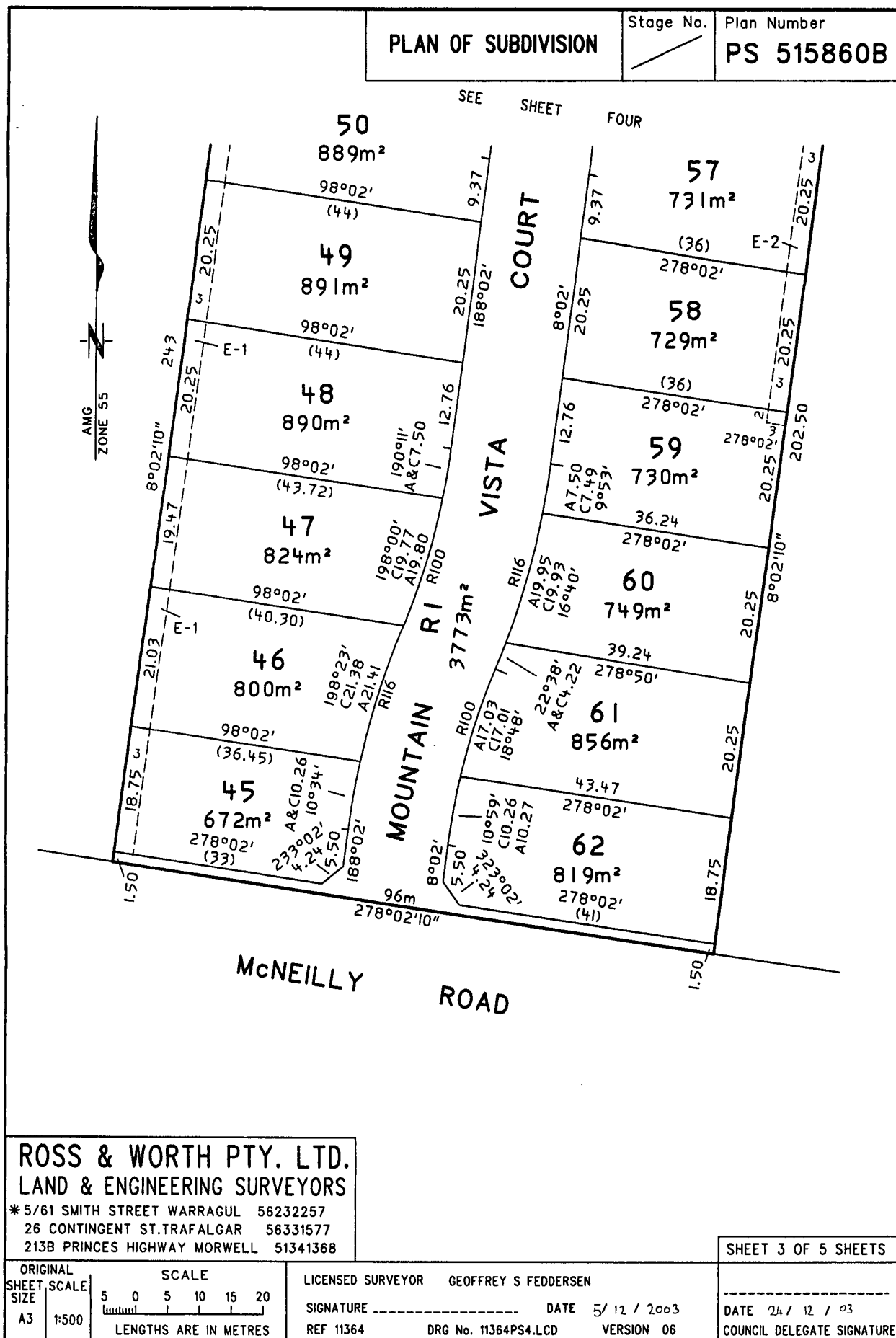
Street Address: 21 MOUNTAIN VISTA COURT DROUIN VIC 3818

DOCUMENT END

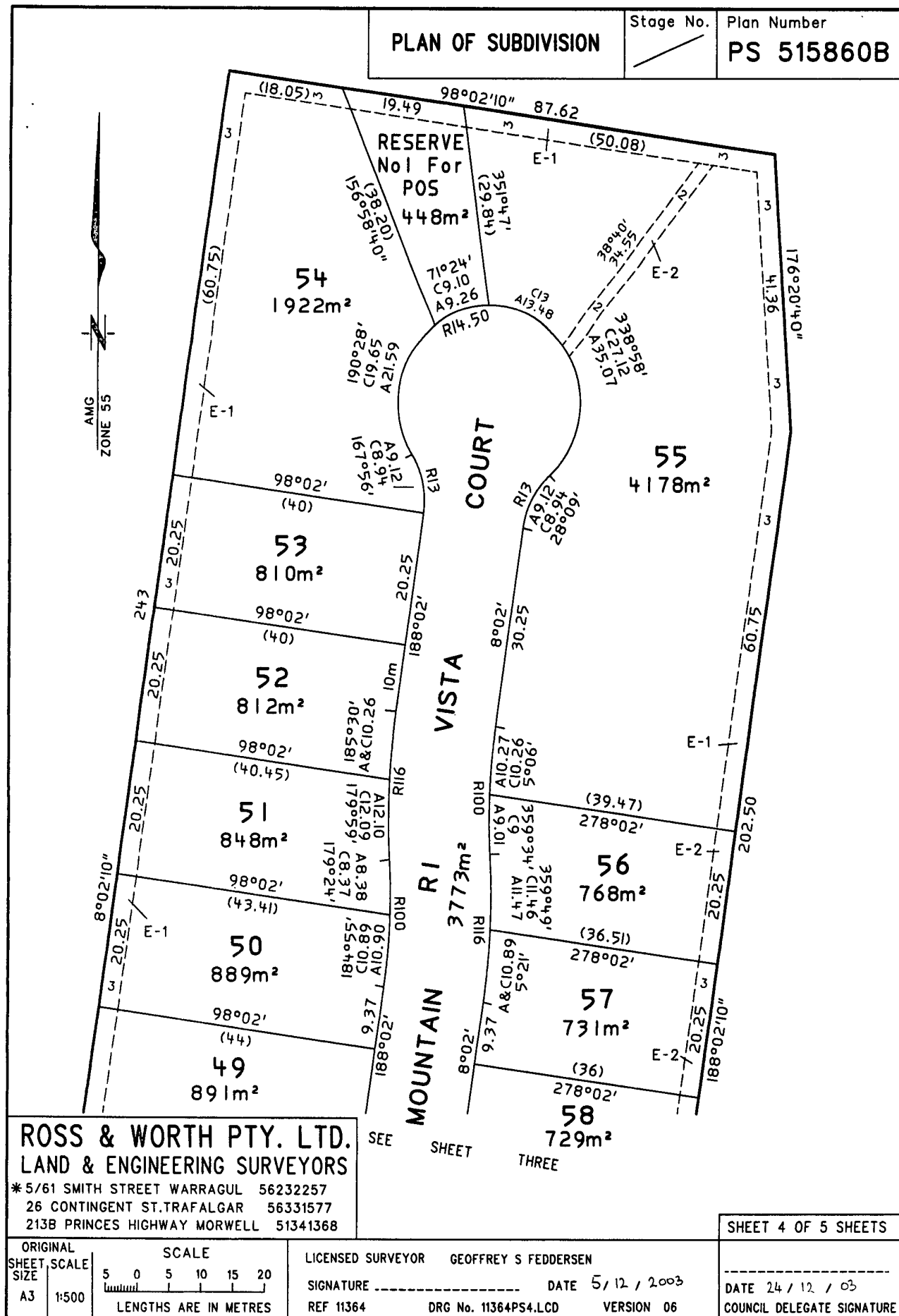
Delivered from the LANDATA® System by GlobalX Pty Ltd

<b>PLAN OF SUBDIVISION</b>		Stage No. 	LR use only EDITION 2	<b>PS 515860B</b>
<b>Location of Land</b> Parish: DROUIN WEST Township: _____ Section: _____ Crown Allotment: 46 (PART) Crown Portion: _____  Title References: VOL FOL  Last Plan Reference: PS 515858M (LOT 2) Postal Address: McNEILLY ROAD DROUIN, 3818  AMG Co-ordinates: E 400220 Zone 55 (Of approx. centre of plan) N 5779410		<b>Council Certification and Endorsement.</b> Council Name: BAW BAW SHIRE COUNCIL Ref: 03187  1. This plan is certified under section 6 of the Subdivision Act 1988. <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under section 6. / /</del> <del>3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.</del>  Open Space  (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has / <del>has not</del> been made. (ii) The requirement has been satisfied. <del>(iii) The requirement is to be satisfied in Stage</del>  Council Delegate <del>Council seal</del>  Date 24 / 12 / 03  <del>Re-certified under section 11(7) of the Subdivision Act 1988</del>  <del>Council Delegate</del> <del>Council seal</del>  Date / /		
<b>Vesting of Roads or Reserves</b>				
Identifier	Council/Body/Person			
ROAD R1 RESERVE No1	BAW BAW SHIRE COUNCIL BAW BAW SHIRE COUNCIL			
<b>Notations</b>				
Depth Limitation: Does not apply		Staging This is not a staged subdivision. Planning Permit No. 03187		
THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.  LOTS 1 TO 44 ARE OMITTED FROM THIS PLAN  Other purpose of plan: CREATION OF RESTRICTION under Regulation 15 Subdivision (Procedures) Regulations 2000 SEE SHEET 5		Survey:- This plan is based on survey.  To be completed where applicable. This survey has been connected to permanent marks no(s). In proclaimed Survey Area no. _____		
<b>Easement Information</b>				
<b>Legend:</b> A- Appurtenant Easement E- Encumbering Easement R- Encumbering Easement (Road)				LR use only Statement of Compliance / Exemption Statement  Received <input checked="" type="checkbox"/>  Date 7 / 12 / 2004
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-1	DRAINAGE	3	THIS PLAN	BAW BAW SHIRE COUNCIL
E-2	DRAINAGE	SEE DIAG	THIS PLAN	BAW BAW SHIRE COUNCIL
				LR use only PLAN REGISTERED TIME 8.40 DATE 9 / 12 / 04  Assistant Registrar of Titles Sheet 1 of 5 Sheets
<b>ROSS &amp; WORTH PTY. LTD.</b> <b>LAND &amp; ENGINEERING SURVEYORS</b> * 5/61 SMITH STREET WARRAGUL 56232257 26 CONTINGENT ST. TRAFALGAR 56331577 213B PRINCES HIGHWAY MORWELL 51341368		LICENSED SURVEYOR GEOFFREY S FEDDERSEN  SIGNATURE _____ DATE 5 / 12 / 03 REF 11364 DRG No. 11364PS4.LCD VERSION 06		
		DATE 24 / 12 / 03 COUNCIL DELEGATE SIGNATURE Original sheet size <b>A3</b>		









# PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 515860B

## CREATION OF RESTRICTION

Under Regulation 15 Subdivision (Procedures) Regulations 2000.

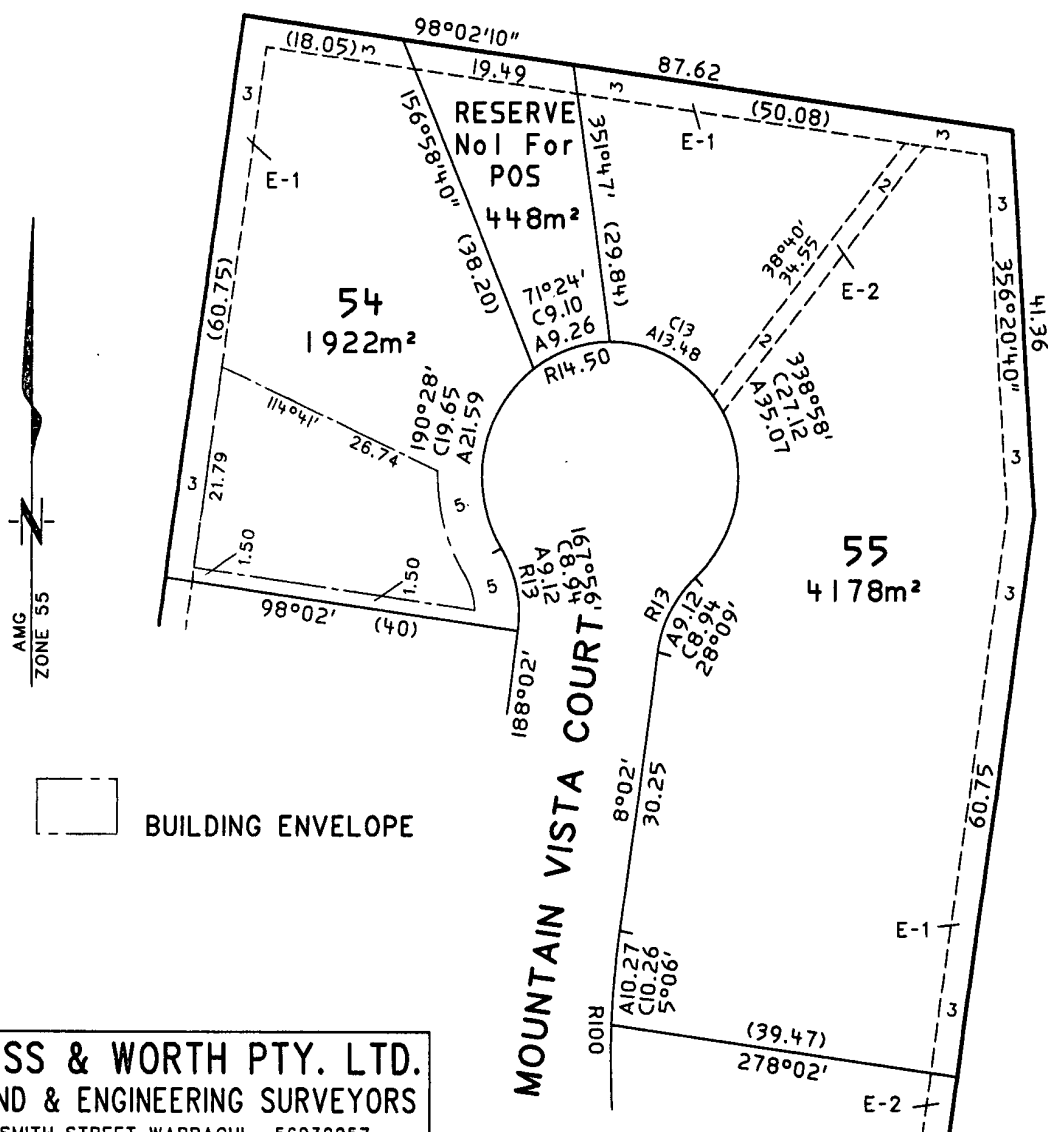
Upon registration of this plan the following restriction is to be created.

Land to benefit: LOT 54, LOT 55 & RESERVE No1 ON THIS PLAN

Land to be burdened: LOT 54 & LOT 55 ON THIS PLAN

Description of Restriction No 1: NO MORE THAN ONE DWELLING SHALL BE CONSTRUCTED ON EACH OF LOTS 54 & 55 OF THIS PLAN UNTIL SEWER MAINS ARE EXTENDED THROUGH LOT 1 PS 515858M TO SERVICE ALL THE LAND CONTAINED IN LOTS 54 & 55

Description of Restriction No 2: NO BUILDING CONTAINING A WASTEWATER FACILITY SHALL BE CONSTRUCTED WITHIN LOT 54 OUTSIDE OF THE BUILDING ENVELOPE SHOWN HEREON UNTIL SEWER MAINS ARE EXTENDED THROUGH LOT 1 PS 515858M TO SERVICE ALL THE LAND CONTAINED IN LOTS 54 & 55



BUILDING ENVELOPE

ROSS & WORTH PTY. LTD.  
LAND & ENGINEERING SURVEYORS

\*45 SMITH STREET WARRAGUL 56232257  
26 CONTINGENT ST. TRAFALGAR 56331577  
213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL SHEET SCALE SIZE	SCALE
A3	1:500
	LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFFREY S FEDDERSEN

SIGNATURE \_\_\_\_\_ DATE 5 / 12 / 2003  
REF 11364 DRG No. 11364PS4.LCD VERSION 06

SHEET 5 OF 5 SHEETS

DATE 24 / 12 / 03  
COUNCIL DELEGATE SIGNATURE

## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

**PS515860B**

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Gray Friend & Long

Phone: (03) 56231511

Address: 70 Queen Street, Warragul

Ref.: DRH:AL:40606

Customer Code: 0893D



**AD355913X**

11/01/2005 \$309 45



MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed—

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 10846 Folio 539

Estate and Interest: *(e.g. "all my estate in fee simple")*

All its estate in fee simple

Consideration:

\$89,000.00



AD355913X-1-5

Transferor: *(full name)*

CARTAGEN PROPERTIES PTY LTD (ACN 081 086 482)

Transferee: *(full name and address including postcode)*

PAUL CARVER & HELEN ANNE CARVER of 237 Princes Way, Drouin 3818

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant:

AND the Transferee with the intent that the benefit of the covenant shall be attached to and run at law and in equity with every lot on Plan of Subdivision No. PS 515860B other than the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the land hereby transferred DOES HEREBY for himself his heirs executors administrators successors transferees the registered proprietor or proprietors for the time being of the land hereby transferred and every part thereof and as separate covenants COVENANT with the said Cartagen Properties Pty. Ltd. its successors assigns and transferees and other registered proprietor and proprietors for the time being of the land comprised in the said Plan of Subdivision and every part or parts thereof (other than the land hereby transferred):-

Continued on T2 Page 2

Approval No. 571027L

ORDER TO REGISTER

Please register and issue title to

**T2**



Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Land Transfer

Stamped with \$1,936.00

Doc ID 1922661, 10 Jan 2005

SRO Victoria Duty, AXP3

THE BACK OF THIS FORM MUST NOT BE USED

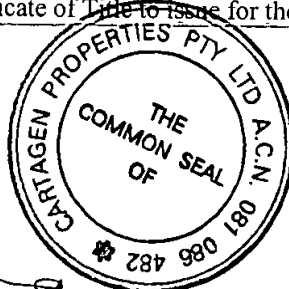
- erected ~~est~~ 8
- (i) Not to build erect or construct or permit to be built or constructed on any part of the land hereby transferred any dwelling other than one which is made of brick or brick veneer;
- (ii) Not to build erect or construct or permit to be built erected or constructed on any part of the land hereby transferred any dwelling which has an area of less than one hundred and fifty (150) square metres (which area shall exclude any verandahs outhouse or outbuildings garages or any building appurtenant or attached to the dwelling);
- (iii) Not to build erect or construct or permit to be built erected or constructed on any part of the land hereby transferred more than one building which shall not exceed two levels or storeys and shall comprise only one single dwelling house suitable for the occupation of one family unless the plans and specifications of the said building or buildings have been approved in writing by Cartagen Properties Pty Ltd. which shall have an absolute discretion to refuse approval or give approval subject to conditions without being obliged to furnish reasons for its decision provided however that if within thirty (30) days from the date the plans and specifications are submitted to Cartagen Properties Pty. Ltd. for approval the said Cartagen Properties Pty. Ltd. does not advise the Transferee in writing that such plans and specifications have not been approved then Cartagen Properties Pty. Ltd. shall be deemed not to have approved of the said plans and specifications

And this covenant shall appear on the Certificate of Title to issue for the said Land.

Dated: 07 JAN 2005

Execution and attestation:

The common seal of CARTAGEN  
PROPERTIES PTY LTD ACN  
081 086 482 was affixed in the  
presence of authorised persons:



Director  
Full Name  
Usual Address

*Dianne Susan Howard*  
DIANNE SUSAN HOWARD  
16 MAROO STREET  
HUGHESDALE, 3166

Secretary  
Full Name  
Usual Address

*Shirley Maree Burnell*  
SHIRLEY MAREE BURNELL  
60 LUDSBROOK AVENUE  
STH CAULFIELD, 3182



DAD355913X-2-3

SIGNED by the  
Transferees in the  
presence of:

*P. Carver*  
P. CARVER  
*H. Carver*  
H. CARVER

Witness: *Al Bowers*  
WITNESS

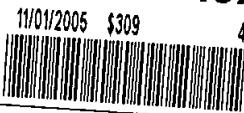
Approval No. 571027L

T2 Page 2



THE BACK OF THIS FORM MUST NOT BE USED

AD355913X



Boise Cascade Office Products L71B

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 02 July 2019 02:14 PM

**Address:** 21 MOUNTAIN VISTA COURT DROUIN 3818

**Lot and Plan Number:** Lot 59 PS515860

**Standard Parcel Identifier (SPI):** 59\PS515860

**Local Government (Council):** BAW BAW **Council Property Number:** 20534

**Directory Reference:** VicRoads 706 G5

**This property is in a designated bushfire prone area.**

**Special bushfire construction requirements apply. Planning provisions may apply.**

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

### State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** NARRACAN

### Utilities

**Rural Water Corporation:** Southern Rural Water

**Urban Water Corporation:** Gippsland Water

**Melbourne Water:** inside drainage boundary

**Power Distributor:** AUSNET (Information about [choosing an electricity retailer](#))

### Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

**Planning Overlay:** DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

Planning scheme data last updated on 26 June 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

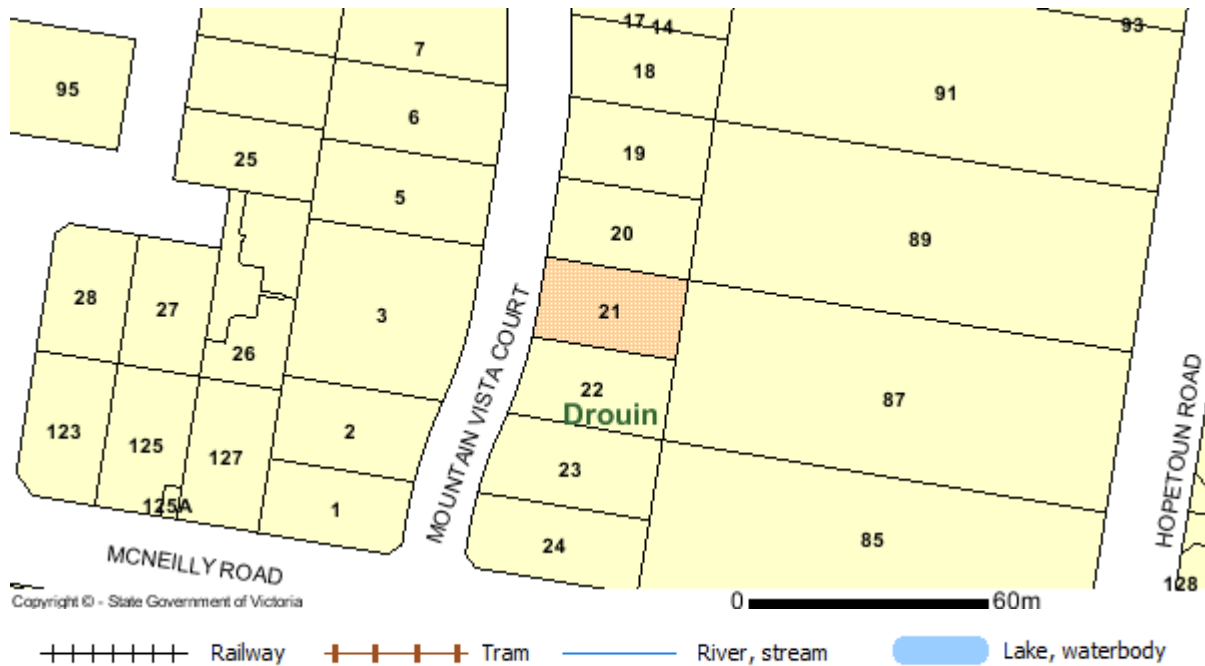
For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

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## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 02 July 2019 02:14 PM

## PROPERTY DETAILS

Address: **21 MOUNTAIN VISTA COURT DROUIN 3818**  
Lot and Plan Number: **Lot 59 PS515860**  
Standard Parcel Identifier (SPI): **59\PS515860**  
Local Government Area (Council): **BAW BAW**  
Council Property Number: **20534**  
Planning Scheme: **Baw Baw**  
Directory Reference: **VicRoads 706 G5**

[www.bawbawshire.vic.gov.au](http://www.bawbawshire.vic.gov.au)

[planning-schemes.delwp.vic.gov.au/schemes/bawbaw](http://planning-schemes.delwp.vic.gov.au/schemes/bawbaw)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Urban Water Corporation: **Gippsland Water**  
Melbourne Water: **inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **NARRACAN**

## Planning Zones

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

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



GRZ - General Residential  
LDRZ - Low Density Residential  
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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

PLANNING PROPERTY REPORT: 21 MOUNTAIN VISTA COURT DROUIN 3818

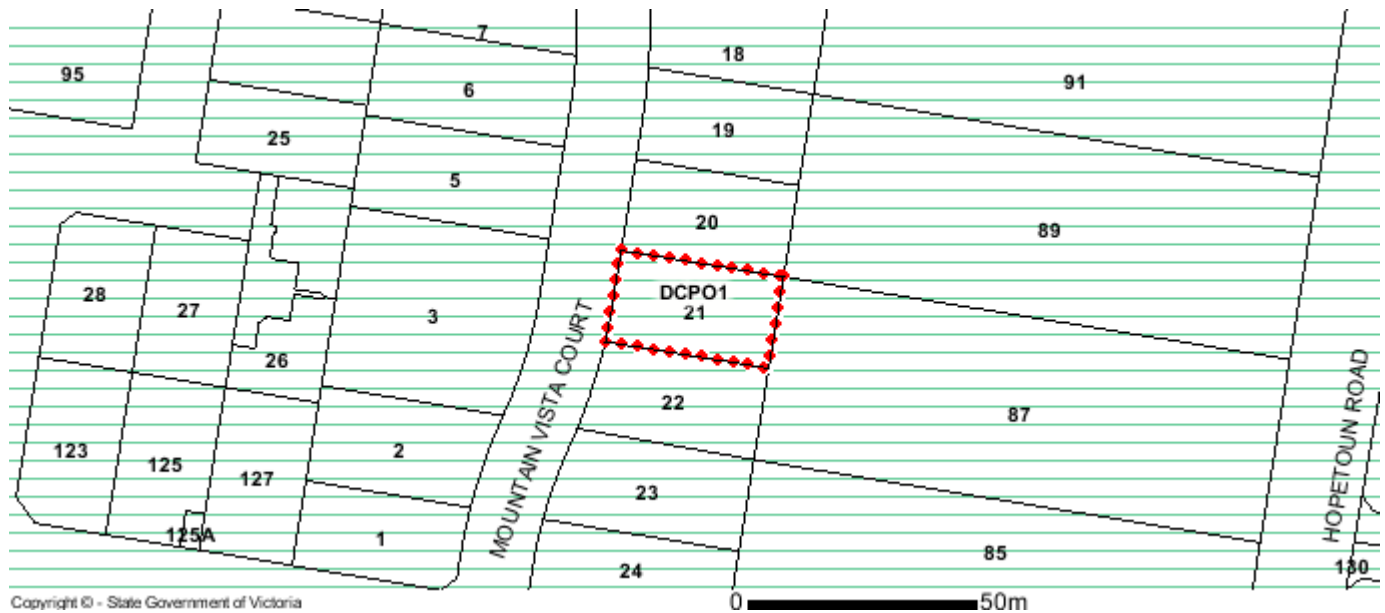
Page 1 of 3



## Planning Overlay

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



 DCPO - Development Contributions Plan

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 26 June 2019.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

## Designated Bushfire Prone Area

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

# Designated Bushfire Prone Areas

from [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 14 September 2018 09:13 AM

**Address:** 21 MOUNTAIN VISTA COURT DROUIN 3818

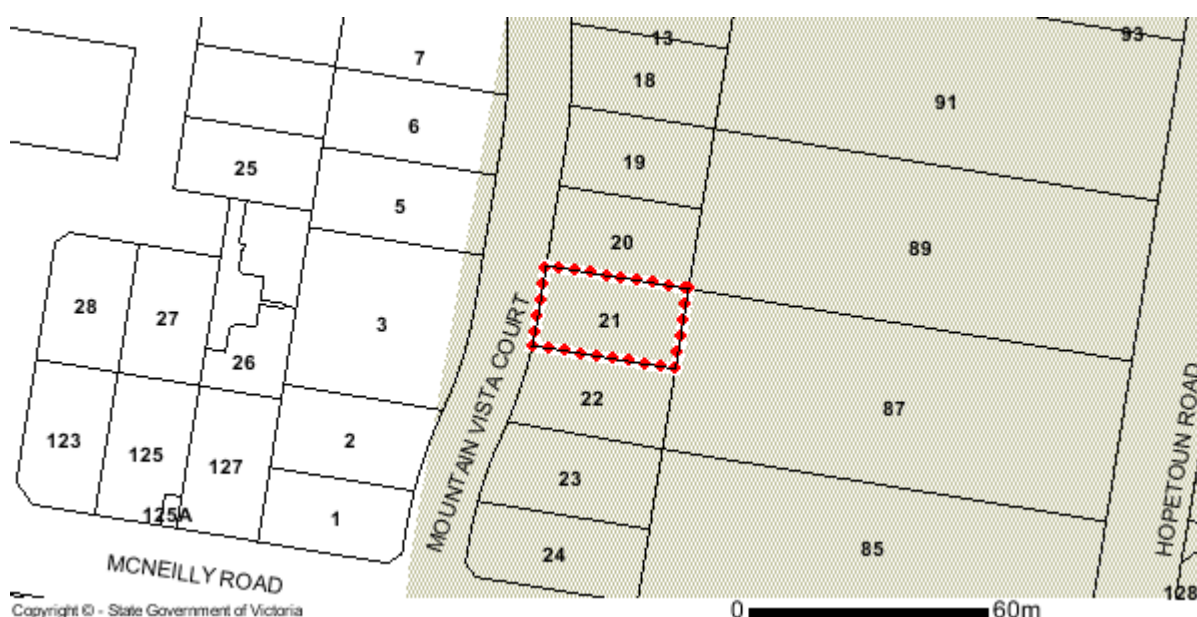
**Lot and Plan Number:** Lot 59 PS515860

**Local Government (Council):** BAW BAW **Council Property Number:** 20534

**Directory Reference:** VicRoads 706 G5

**This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.**

## Designated Bushfire Prone Area Map



### Bushfire Prone Area Legend

	Bushfire Prone Area		Selected Land
	Railway		Tram
	River, stream		Lake, waterbody

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017, 6 November 2017 and 16 May 2018.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

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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 32(2)(dc) of the Sale of Land 1962 (Vic).

# 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.

## 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)