



# 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.

<b>Land</b>	1/26 Hope Street, Maryborough 3465	
<b>Vendor's name</b>	Lachlan Scott Steed	<b>Date</b> 15/9/22
<b>Vendor's signature</b>		
<b>Vendor's name</b>	Gabrielle Brooke Steed	<b>Date</b> 15/9/22
<b>Vendor's signature</b>		
<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>		

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**Land**

1/26 Hope Street, Maryborough 3465

**Vendor's name**

Lachlan Scott Steed

**Date**  
/ /

**Vendor's  
signature**

**Vendor's name**

Gabrielle Brooke Steed

**Date**  
/ /

**Vendor'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	
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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:

Not Applicable.

### 4.3. Compulsory Acquisition

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

Not Applicable.

## 5 BUILDING PERMITS

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

Not Applicable.

## 6 OWNERS CORPORATION

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

Not Applicable.

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

Not Applicable.

## 8 SERVICES

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

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

- ☒ 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)*

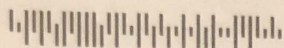
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Paid  
30/08



22 Nolan Street, Maryborough, Vic 3465  
P.O. Box 194, Maryborough, Vic 3465  
Customer Service Team: 03 5461 0610 Fax: 03 5461 0666  
Garbage Enquiries: 1800 556 952  
Rate Enquiries: 03 5461 0681 03 5461 0682  
Email: mail@cgoldshire.vic.gov.au  
ABN 82 120 379 784

## VALUATION RATE & CHARGE NOTICE



033 0003826

STEED, L S & G B  
1/26 HOPE ST  
MARYBOROUGH VIC 3465

### POSTAL DELAYS

Postal delays will not be accepted as an excuse for late payment

### ARREARS

Any arrears as shown on this notice are due immediately and interest will accrue until paid

### LATE PAYMENTS

Late or non-payment of rates & charges will incur the interest penalty as set under Section 2 of the Penalty Interest Rate Act 1983 which is currently 10%.

### SEE REVERSE FOR OTHER IMPORTANT INFORMATION

Property Number	Rating year	Date Declared	Issue Date	Valuation Date	
43330.5261	1 Jul 2022 - 30 Jun 2023	01 July 2022	15 August 2022	01 January 2022	
Assessment ID	Location and Description of Property				
4133	UNIT 1 26 HOPE ST MARYBOROUGH 3465				
Title Details	Land Use Classification		Site	CIV	NAV
Lot 1 PS308244	Residential		\$78,000	\$260,000	\$13,000
AREA	288.87 m2				
Rating Details					
Maryborough Residential Rate		CIV 260000 x \$0.003334			\$866.82
Garbage Urban 80 L		1 x \$492.35			\$492.35
Municipal Charge M/b Res		1 x \$202.00			\$202.00
Residential FSPL		CIV 260000 x \$0.000053 + \$117.00			\$130.78

1. 1st Instalment  
**\$422.95**  
Payable by 30/09/2022

2nd Instalment  
**\$423.00**  
Payable by 30/11/2022

3rd Instalment  
**\$423.00**  
Payable by 28/02/2023

4th Instalment  
**\$423.00**  
Payable by 31/05/2023

OR

2. FULL PAYMENT  
**\$1,691.95**  
Payable by 15/02/2023

Payment of the 1st Instalment amount on or before the 30th September 2022 will ensure that the instalment notices are sent to you.  
If the 1st Instalment amount is not received by 30th September 2022, payment of the full amount is due on or before 15 February 2023.



## HOW TO PAY YOUR ACCOUNT



Bill Code: 8854  
Ref No: 041335

BPAY® this payment via Internet or phone banking.  
BPAYView® - View and pay this bill using internet banking.  
BPAYView Registration No: 041335



Post  
Billpay

Billpay Code: 0711  
Ref: 0403 0303 0014 0502 0601 04

Pay in person at any Post  
Office, by phone 13 18 16,  
or go to postbillpay.com.au



\*711 43330.52614

### DIRECT DEBIT

To set up a direct debit arrangement to pay your rates please contact Council, or download the Direct Debit Request form from Council's website [www.centralgoldfields.vic.gov.au/Rates](http://www.centralgoldfields.vic.gov.au/Rates)

Register to receive your notice via email

GO TO [erates.centralgoldfields.vic.gov.au](http://erates.centralgoldfields.vic.gov.au)

PLEASE DETACH THIS SECTION AND FORWARD WITH PAYMENT

Property No: 43330.5261

Ratepayer: STEED, L S & G B

Property Address: Unit 1 26 Hope St

Assessment ID: 4133

1st Instalment due by 30/09/2022 **\$422.95**

Payment in full by 15/02/2023 **\$1,691.95**

Please insert \$

see reverse for details on payment options

L003826 008229 #84427





CENTRAL  
HIGHLANDS  
WATER

Ballarat  
7 Learmonth Road  
Wendouree VIC 3355

Maryborough  
154 High Street  
Maryborough VIC 3465



Enquiries, emergencies & faults

1800 061 514



chw.net.au

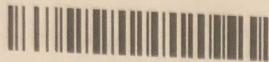


customer.enquiries@chw.net.au



Live chat 8.15am-5.00pm Mon-Fri

Gabrielle Brooke Steed, Lachlan Scott Steed  
247 Bungbong Longs Road  
BUNGBONG VIC 3465



1001312  
R1\_2811

*Paid  
5/06*

ACCOUNT NO.

150153-008

AMOUNT DUE

**\$287.27**

Pay By

**22 Jun 2022**

PROPERTY ADDRESS  
SUPPLY PERIOD

1 26 Hope ST Maryborough VIC 3465  
26 Jan - 19 May 2022

PREVIOUS BALANCE

Total payments received up to 25 May 2022	\$409.38
Balance carried forward	\$409.38 CR
	\$0.00

CURRENT TRANSACTIONS

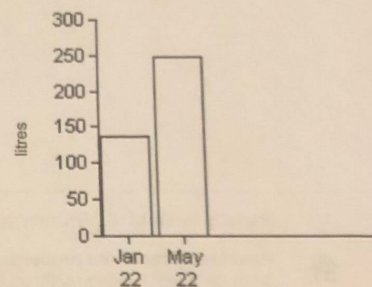
Customer Service Credit	\$50.00 CR
Water Volume	\$55.57
Water Service Charge	\$65.02
Wastewater Access	\$216.68

<b>Total amount due</b>	<b>\$287.27</b>
Total includes GST of	\$0.00

Invoice No: 3024626  
Issued on: 25 May 2022  
Next reading: 16 Sep 2022

COMPARE YOUR USAGE

Your average daily use in litres



Average  
daily use

243 litres

Average daily use  
same time last year

0.00 litres

Current average daily cost **\$2.52**

TAX INVOICE  
ABN 75 224 340 348  
Central Highlands Region Water Corporation

## WE'RE HERE TO HELP

At Central Highlands Water we understand that times can be tough for our customers, but we're here to help.

We offer a range of assistance options, including flexible payment arrangements, extensions and automatic deductions from Centrelink payments. Please get in touch with our Customer Service team to discuss how we can support you.

Live chat: chw.net.au  
1800 061 514  
customer.enquiries@chw.net.au



# PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 September 2022 10:17 AM

## PROPERTY DETAILS

Address: **1/26 HOPE STREET MARYBOROUGH 3465**

Lot and Plan Number: **Lot 1 PS308244**

Standard Parcel Identifier (SPI): **1\PS308244**

Local Government Area (Council): **CENTRAL GOLDFIELDS**

Council Property Number: **43330.5261**

Directory Reference: **Vicroads 558 D6**

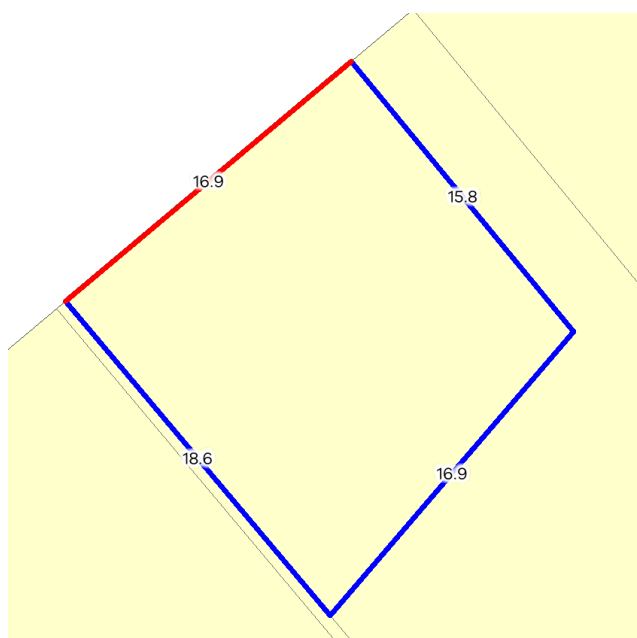
[www.centralgoldfields.vic.gov.au](http://www.centralgoldfields.vic.gov.au)

**This property is not in a designated bushfire prone area.**  
**No 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 on the Victorian Building Authority website <https://www.vba.vic.gov.au>

## SITE DIMENSIONS

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



**Area:** 289 sq. m

**Perimeter:** 68 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**

Urban Water Corporation: **Central Highlands Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **RIPON**

## PLANNING INFORMATION

**Planning Zone** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

**Planning Overlay** None



# PROPERTY REPORT

Planning scheme data last updated on 9 September 2022.

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.

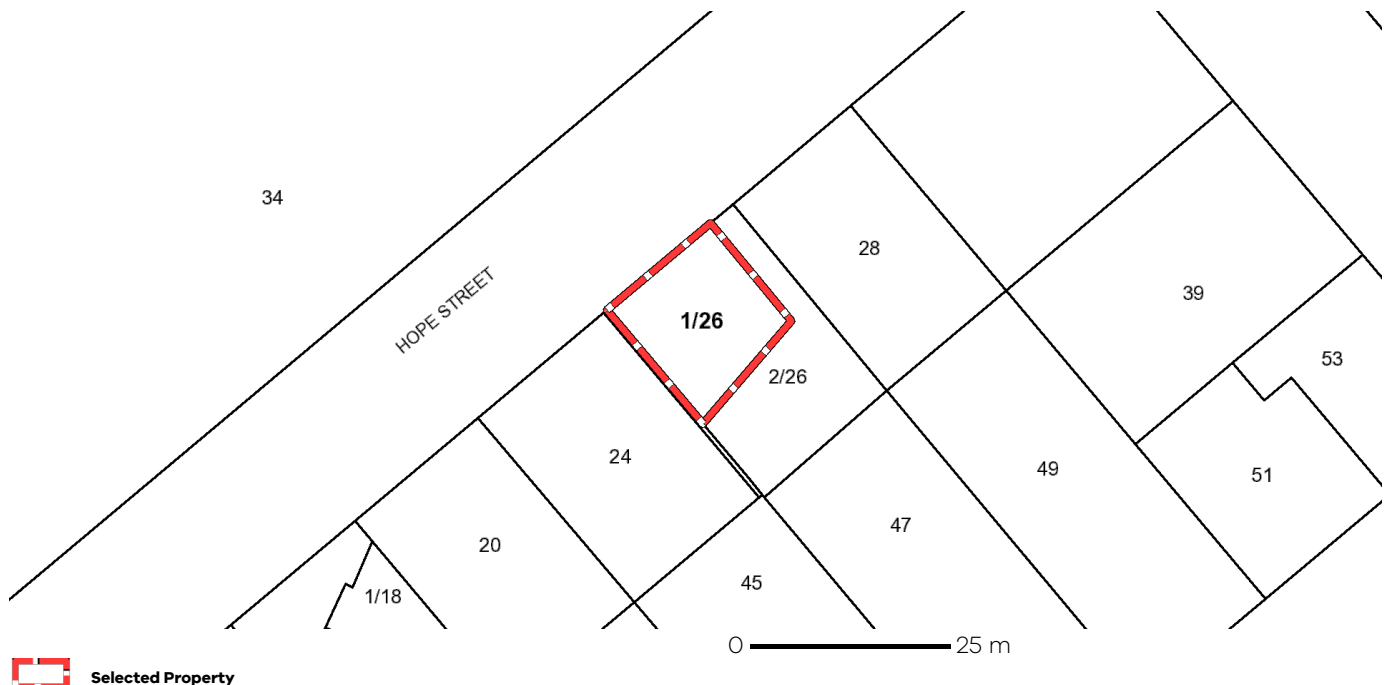
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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.vic.gov.au/vicplan>

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

## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 September 2022 10:17 AM

## PROPERTY DETAILS

Address: **1/26 HOPE STREET MARYBOROUGH 3465**  
Lot and Plan Number: **Lot 1 PS308244**  
Standard Parcel Identifier (SPI): **1\PS308244**  
Local Government Area (Council): **CENTRAL GOLDFIELDS**  
Council Property Number: **43330.5261**  
Planning Scheme: **Central Goldfields**  
Directory Reference: **Vicroads 558 D6**

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

[Planning Scheme - Central Goldfields](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**  
Legislative Assembly: **RIPON**

## OTHER

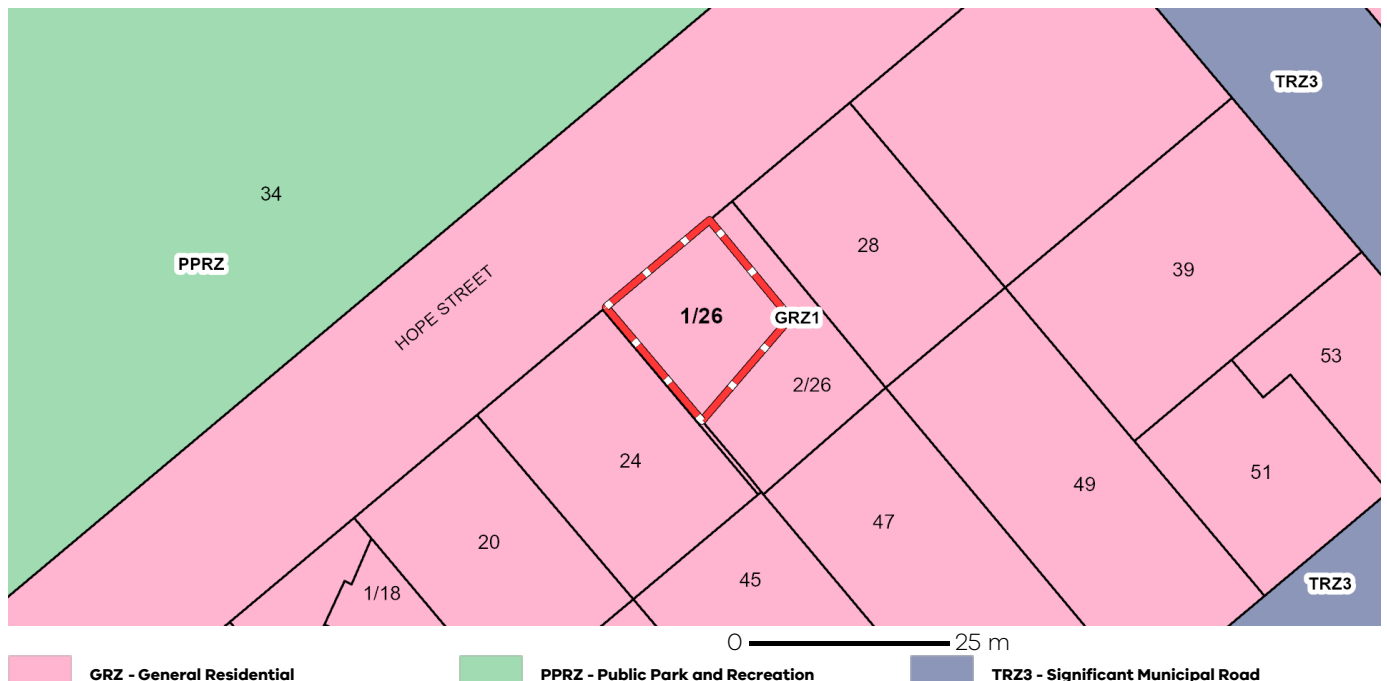
Registered Aboriginal Party: **Dja Dja Wurrung Clans Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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



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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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: 1/26 HOPE STREET MARYBOROUGH 3465

Page 1 of 3

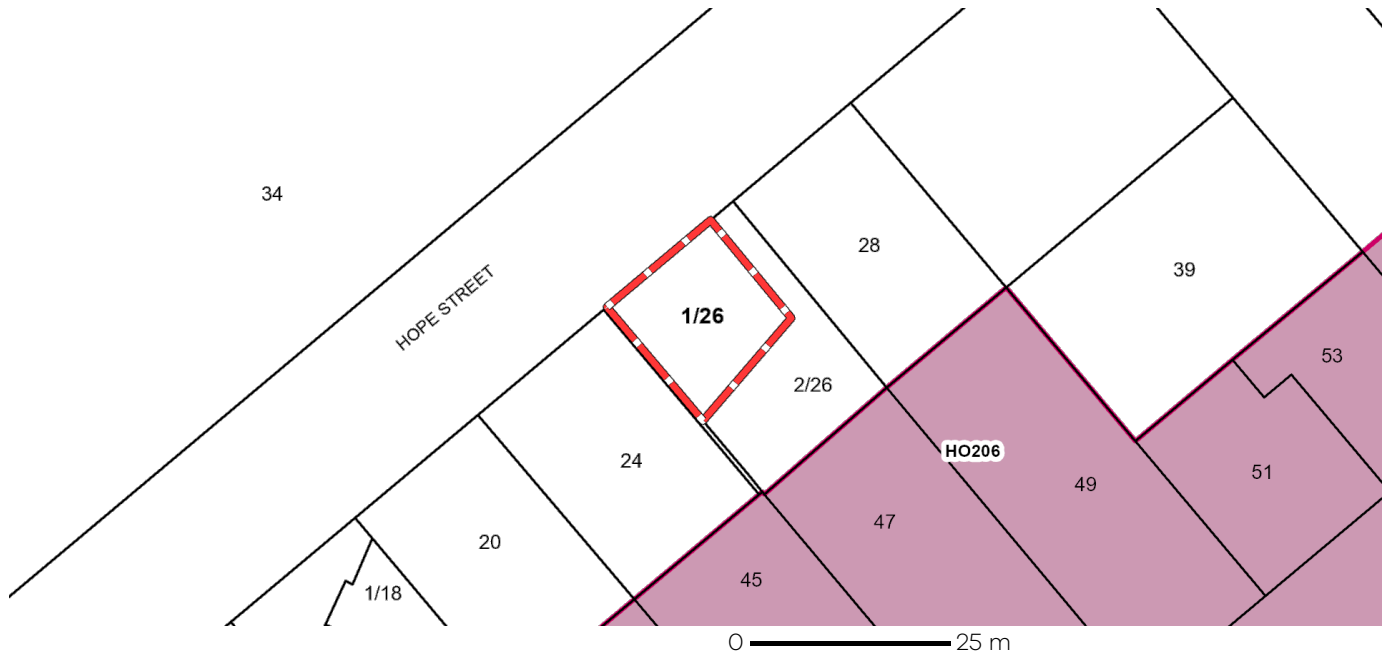
## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



**HO - Heritage Overlay**

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

## Further Planning Information

Planning scheme data last updated on 9 September 2022.

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>

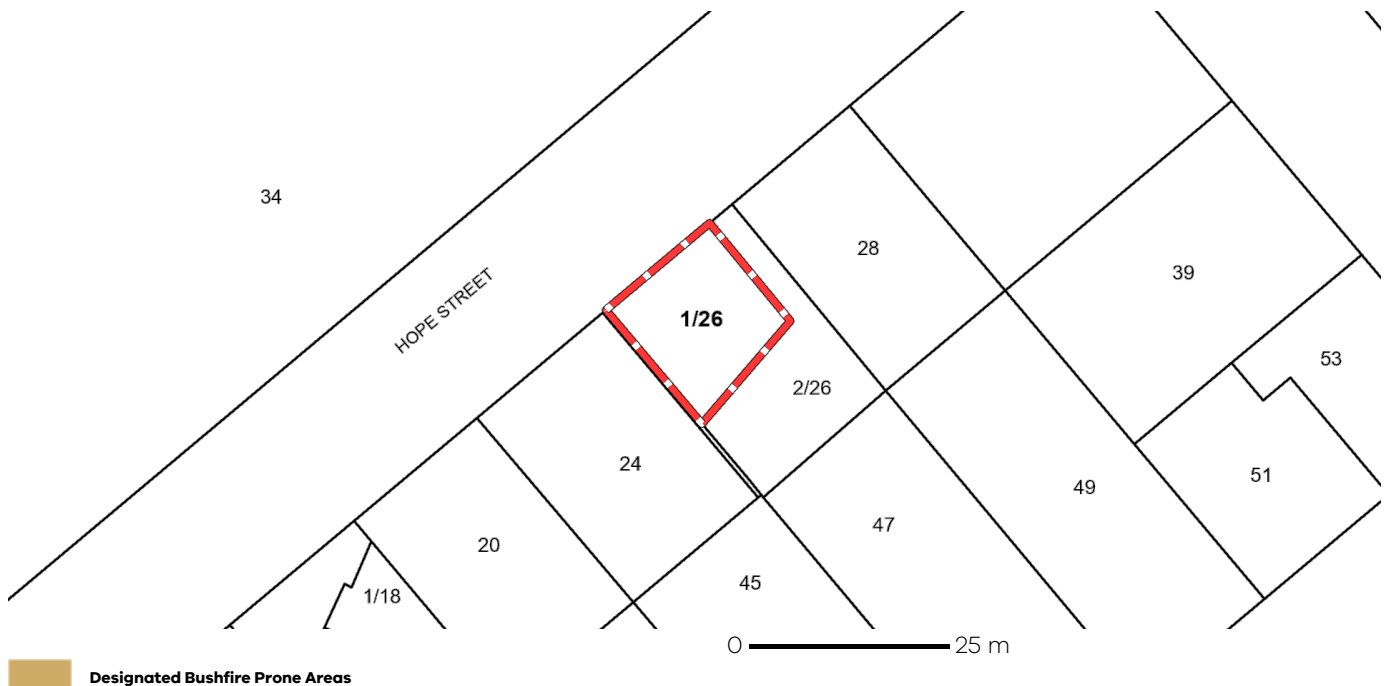
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)



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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 10123 FOLIO 795

Security no : 124100313751S

Produced 15/09/2022 10:13 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 308244F.

PARENT TITLES :

Volume 02993 Folio 556      Volume 06448 Folio 484      Volume 09673 Folio 432

Created by instrument PS308244F 14/07/1993

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

LACHLAN SCOTT STEED

GABRIELLE BROOKE STEED both of FLAT 1 26 HOPE STREET MARYBOROUGH VIC 3465

AU780980L 07/09/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU780981J 07/09/2021

MACQUARIE BANK LTD

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 PS308244F 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: UNIT 1 26 HOPE STREET MARYBOROUGH VIC 3465

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL

Effective from 07/09/2021

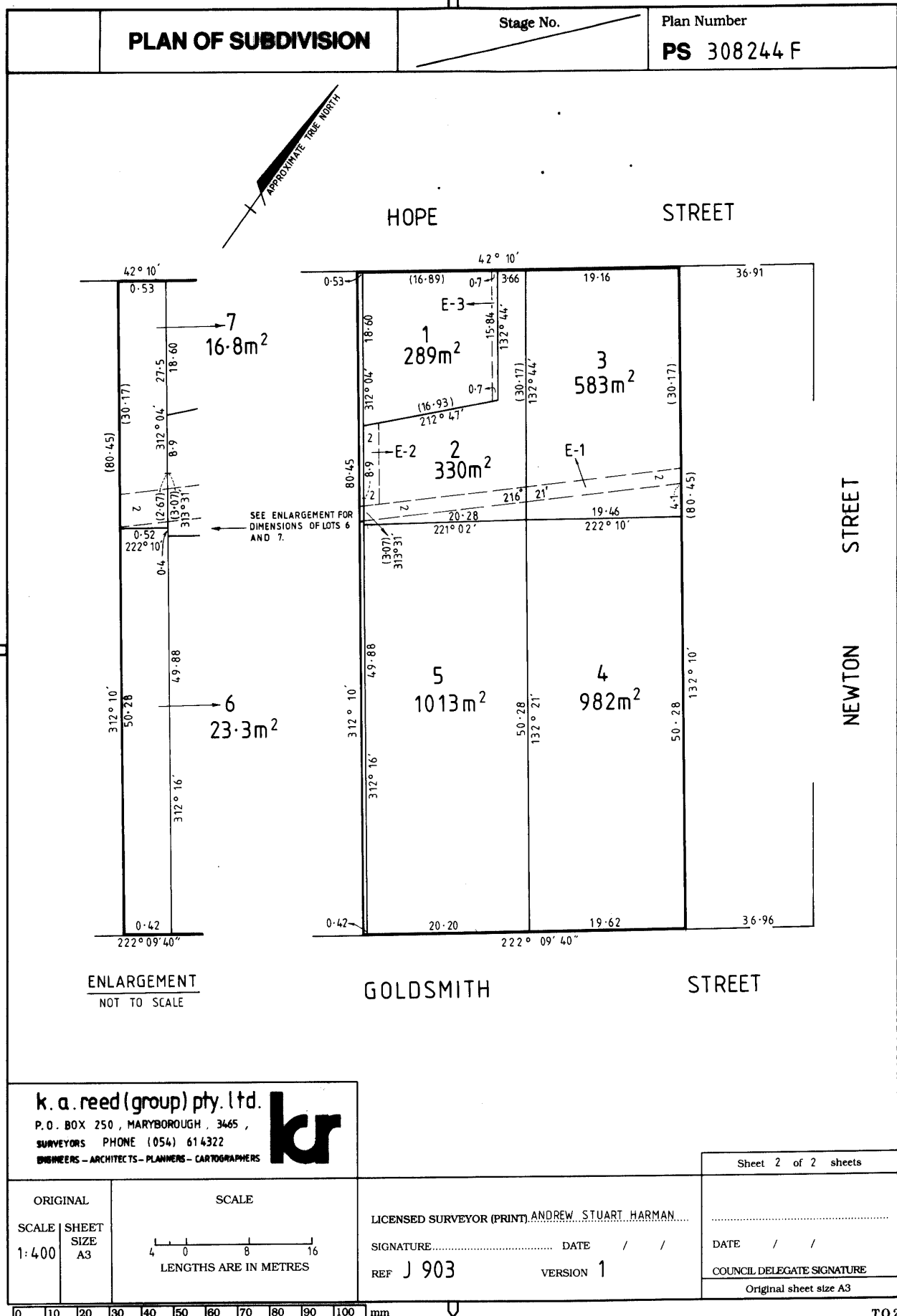
DOCUMENT END

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<b>PLAN OF SUBDIVISION</b>		STAGE NO. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO use only <b>EDITION 1</b>	Plan Number <b>PS 308 244 F</b>
<b>Location of Land</b> <b>Parish:</b> Maryborough  <b>Township:</b> Maryborough <b>Section:</b> 34A <b>Crown Allotment:</b> 2, 3, 15 and 16 <b>Crown Portion:</b> _____  <b>LTO Base Record:</b> Litho-Township of Maryborough (5508) <b>Title Reference:</b> CT Vol.2993 Fol.985, Vol.6448 Fol.484 and Vol.9673 Fol.432 <b>Last Plan Reference:</b> Litho <b>Postal Address:</b> 26-28 Hope Street and 47-49 (at time of subdivision) Goldsmith Street, Maryborough. 3465. <b>AMG Co-ordinates</b> E 743 000 N 5896 880 Zone: 54 <small>(of approx. centre of land in plan)</small>		<b>Council Certificate and Endorsement</b> <b>Council Name:</b> City of Maryborough <b>Ref:</b> S 673 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> / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <b>OPEN SPACE</b> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage</del> ..... Council delegate <del>Council seal</del> Date 16 / 9 / 1991 <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 and/or Reserves</b>		<b>Notations</b>		
Identifier	Council/Body/Person	<b>Staging</b> This <del>is</del> is not a staged subdivision Planning Permit No. 38/90  <b>Depth Limitation</b> Does not apply.          <b>Survey</b> This plan is <del>is not</del> based on survey This survey has been connected to permanent marks no(s) 23,26,252 & 256 In Proclaimed Survey Area No. 1		
Nil		Nil		
<b>Easement Information</b>				
<b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE AND SEWERAGE	2	THIS PLAN	CITY OF MARYBOROUGH
E-2	SEWERAGE	2	THIS PLAN	LOT 1 ON THIS PLAN
E-3	GAS AND WATER SUPPLY	0.7	THIS PLAN	LOT 2 ON THIS PLAN
<b>k. a. reed (group) pty. ltd.</b> P.O. BOX 250, MARYBOROUGH, 3465, SURVEYORS PHONE (054) 614322 ENGINEERS - ARCHITECTS - PLANNERS - CARTOGRAPHERS <div style="float: right; font-size: 2em; font-weight: bold; line-height: 1;">kr</div>				LICENSED SURVEYOR (PRINT) ANDREW STUART HARMAN SIGNATURE..... DATE / / REF J 903 VERSION 1
<b>LTO use only</b> Statement of Compliance/ Exemption Statement  Received <input checked="" type="checkbox"/> Date 2 / 2 / '93  <b>LTO use only</b> PLAN REGISTERED TIME 10-30 (AM) DATE 14 / 7 / 93  Assistant Registrar of Titles Sheet 1 of 2 Sheets				DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3





# 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)