JODI NICOLE TATE ("VENDOR")

VENDOR STATEMENT

1475 Pakenham Road, Mount Burnett VIC 3781

FALCONE & ADAMS
Lawyers
Level 1 / 329-331 Belgrave-Gembrook Road,
Emerald VIC 3782
Tel: 5968 3666
Email: office@falconeadams.com.au
JSF:LG:133009E

FALCONE & ADAMS

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	1475 Pakenham Road, Mount Burnett V	/IC 378	1
Vendor's name	Jodi Nicole Tate		
Vendor's signature		Date 15/12/	2024
Purchaser's name			
Purchaser's signatu	re	Date /	/2024
Purchaser's name			
Purchaser's signatur	ro.	Date	/2024

1. **FINANCIAL MATTERS**

1.1 **Outgoings**

Particulars of any rates, taxes, charges or other similar outgoings including any owners corporation charges or levies (and any interest on them) are as follows:

Are contained in the attached certificates.

There are no amounts for which the Purchaser may become liable as a consequence of the sale of which the Vendor might reasonably be expected to have knowledge which are not included in Item 1.1(a) above, other than any an amount of:

- that proportion of the rates, taxes, charges or other similar outgoings including any (b) owners corporation charges or levies that relates to the Purchaser's ownership and/or occupation of the Land;
- any goods and services tax (if applicable); (c)
- any costs, charges or expenses whatsoever incurred by the Vendor arising directly or (d) indirectly out of failure by the Purchaser to settle on the due date including, without limitation, additional interest under any mortgage affecting the Land.
- 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:
 - Are contained and described in the documents and certificates attached to this Vendor (a) Statement (if any).
 - The Vendor discloses to the Purchaser that under Section 96 of the Land Act 2005 (Vic), (b) unpaid land tax (including special land tax and vacant residential land tax) is a first charge on the Land to which it relates.

Terms Contract 1.3

Not applicable.

Sale Subject to Mortgage 1.4

Not applicable.

1.5 Goods and Services Tax

The sale price in any contract for the Land is exclusive of any Goods and Services Tax ("GST") unless the contract provides otherwise. Should GST be or become payable on the sale of the Land the price will be increased by the amount of GST so payable.

Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act) 1.6

The Australian Valuation Property Classification Code AVPCC No. 117 (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as

Is the land tax reform scheme land within the meaning of (b) the CIPT Act?

YES \boxtimes NO

If the land is tax reform scheme land within the meaning (c) of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows

Date:

OR

X Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if the 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 of 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:

Certificate of Insurance issued on 15 December 2020 under section 135 of the *Building Act* 1993 is attached

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):
 - As set out in the attached copies of title documents;
 - Easements that are implied under section 12 (2) of the Subdivision Act 1988 (Vic);
 - Restrictions imposed by the Owners Corporation Act 2006 (Vic) and the Owners Corporations Regulations 2007 (Vic) – not applicable;
 - Any public rights of way and any private easement arising by use of the Land other than the Vendor. These may be evident from an inspection of or observation from the Land; and
 - Any conditions, restrictions or encumbrances set out in the attached certificates.
- (b) Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or other restriction except as may be apparent from an inspection of the land.

Note: Drains, sewers, water pipes, gas pipes, electricity and telephone cables (whether underground and/or overhead) may be laid outside registered easements and/or under buildings and/or building lines.

3.2 Road Access

There is access to the Land by road.

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993.

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 of which the Vendor might reasonably be expected to have knowledge are as follows:

 Notice issued on 19 September 2016 by the Department of Economic Development, Jobs, Transport & Resources under section 32(2)(e) of the Sale of Land Act 1962, a copy of which is attached.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

4.2 Agricultural Chemicals

Particulars of any 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 of which the Vendor might reasonably be expected to have knowledge are as follows:

 Report issued on 10 December 2024 by Agriculture Victoria (Department of Energy, Environment and Climate Action).

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

4.3 Compulsory Acquisition

Particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* of which the Vendor might reasonably be expected to have knowledge are as follows:

None to the Vendor's knowledge.

However, the Vendor has no means of knowing all decisions of public authorities and government departments affecting the Land unless these have been communicated to the Vendor.

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) are as follows:

None to the Vendor's knowledge.

6. OWNERS CORPORATION

The Land is not affected by an owners corporation within the meaning of the Owners Corporations Act 2006.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable

8. SERVICES

The services which land:	ch are marked	l with an "X" in t	the accompanying	square box are NOT connected to the
Electricity	Gas 🛛	Water 🛛	Sewerage 🛚	Telephone 🗌
own enquiry of the	e appropriate	Authorities as t	o their availability a	nected the Purchaser should make his and cost of connection to the Land. The ected to the Land into the Purchaser's

9. TITLE

Attached are copies of the following documents:

- Register Search Statement for Certificate of Title Volume 9613 Folio 691
- Title Plan 099297D
- Plan of subdivision LP148960G

10. SUBDIVISION

Not applicable.

11. DUE DILIGENCE CHECKLIST

The Sale of Land Act 1962 (Vic) 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 and is attached as a matter of convenience.

12. ATTACHMENTS

Refer to the attached certificates, documents and other attachments annexed to this statement which include, but are not limited to, the following:

- Cardinia Shire Council Land Information Certificate
- Yarra Valley Water Information Statement
- State Revenue Office Property Clearance Certificate
- Cardinia Shire Council Property Information Certificate (Building Regulations 2018)
- Owner Builder Report issued to the previous owner on 15 December 2020 under section 137B of the Building Act 1993
- All other documents referred to above



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging

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

Page 1 of 1

VOLUME 09613 FOLIO 691

Security no : 124120206388L Produced 27/11/2024 05:57 PM

LAND DESCRIPTION

Lot 1 on Title Plan 099297D.
PARENT TITLE Volume 09588 Folio 986
Created by instrument LP148960G 07/06/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

JODI NICOLE TATE of 1475 PAKENHAM ROAD MOUNT BURNETT VIC 3781
AU392847B 28/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU392848Y 28/05/2021 BANK OF QUEENSLAND 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 TP099297D FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 1475 PAKENHAM ROAD MOUNT BURNETT VIC 3781

ADMINISTRATIVE NOTICES

NIL

eCT Control 19006F BANK OF QUEENSLAND LIMITED Effective from 28/05/2021

DOCUMENT END

Title 9613/691 Page 1 of 1



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	TP099297D
Number of Pages	2
(excluding this cover sheet)	
Document Assembled	27/11/2024 17:57

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The document is invalid if this cover sheet is removed or altered.

	TITLE PLAN		EDITION 1	TP 99297D
Loc	ation of Land			Notations
Par	ish: GEMBF	гоок		
Tov	/nship:			
Sec	tion:			
Cro	wn Allotment:			
Cro	wn Portion:			
Las	t Plan Reference:LP1489	60G		
Der	ived From: VOL 96	13 FOL 691		
Dep	th Limitation: NIL		EFERENCE TO MAP IN T FITLE PLAN	THE TEXT MEANS THE DIAGRAM SHOWN ON

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to any part of the land marked E-1 on the map that lies within the above-mentioned Lot -

 $\underline{\text{THE EASEMENTS}}$ (if any) existing over the same by virtue of Section 103B of the State Electricity Commission Act

THIS PLAN HAS BEEN PREPARED
FOR THE LAND REGISTRY, LAND
VICTORIA, FOR TITLE DIAGRAM
PURPOSES AS PART OF THE LAND
TITLES AUTOMATION PROJECT
COMPILED: 09/08/1999

VERIFIED: AA

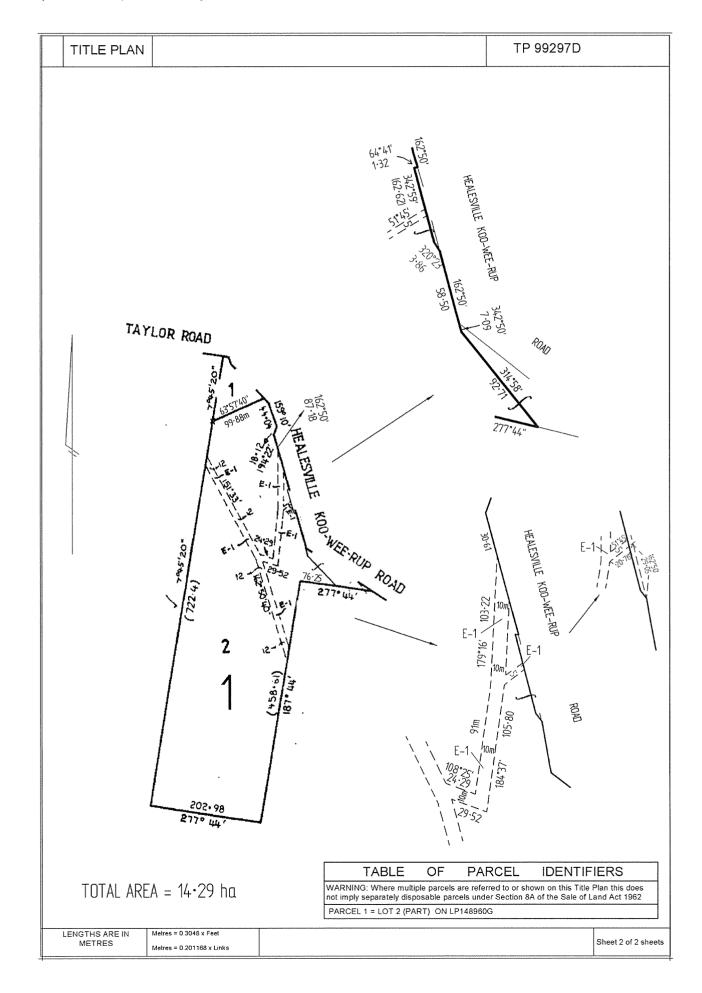
SEE SHEET 2 FOR DIAGRAM

LENGTHS ARE IN METRES

Metres = 0.3048 x Feet

Metres = 0.201168 x Links

Sheet 1 of 2 sheets



PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 32

PARISH OF PARISH OF GEMBROOK COUNTY OF EVELYN VOL 9588 FOL 986

Measurements are in Metres

APPROPRIATIONS

PLE - USE OF THE STATE

ELECTRICITY COMMISSION
OF VICTORIA FOR POWER LIA
PURPOSES PURSUANT TO
SECTION 1038 OF THE
SEC. ACT 1958.

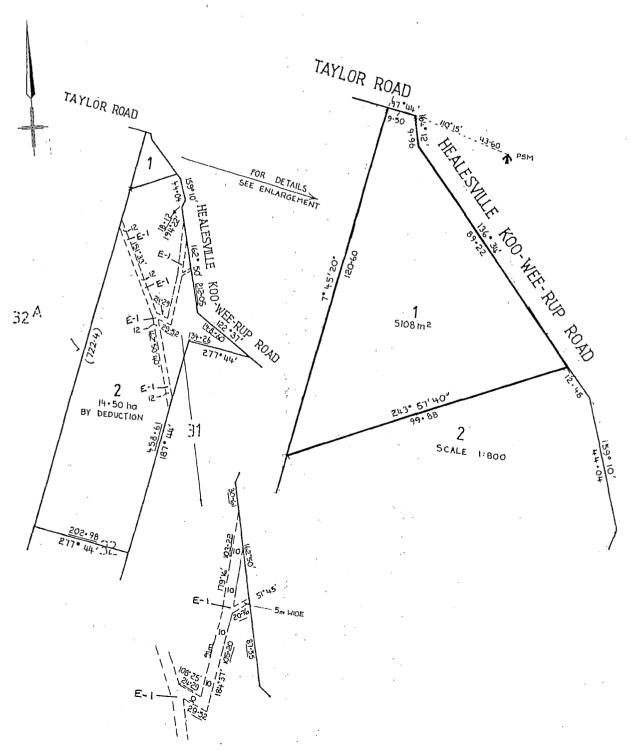
ENCUMBRANCES & NOTATIONS

TON CHURCHIN SHORMANIC : STON

LP148960G

EDITION 1 PLAN APPROVED 07/06/85.

> COLOUR CODE E-1 = PURPLE



PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER	VENDOR		
1092184	TATE, JODI		
APPLICANT'S NAME & ADDRESS	TATE, JODI		
	PURCHASER		
EAL COME & ADAMS C/ INFOTDACK//LEAD/C/ LANDATA	NOT KNOWN, NOT KNOWN		
FALCONE & ADAMS C/- INFOTRACK (LEAP) C/- LANDATA DOCKLANDS	REFERENCE		
	4457		

This certificate is issued for:

LOT 1 PLAN TP99297 ALSO KNOWN AS 1475 PAKENHAM ROAD MOUNT BURNETT CARDINIA SHIRE

The land is covered by the:
CARDINIA PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a

is within a BUSHFIRE MANAGEMENT OVERLAY
 and a ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
 and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
 and is AREA OUTSIDE THE URBAN GROWTH BOUNDARY

GREEN WEDGE ZONE - SCHEDULE 2

A detailed definition of the applicable Planning Scheme is available at :

(http://planningschemes.dpcd.vic.gov.au/schemes/cardinia)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

http://vhd.heritage.vic.gov.au/

28 November 2024

Sonya Kilkenny Minister for Planning Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®

T: (03) 9102 0402

E: landata.enquiries@servictoria.com.au

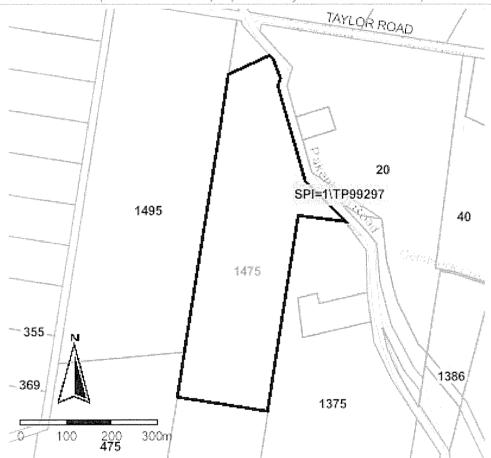


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement







Land, Water and Planning

PROPERTY DETAILS

Address: 1475 PAKENHAM ROAD MOUNT BURNETT 3781

Lot 1 TP99297 Lot and Plan Number: Standard Parcel Identifier (SPI): 1\TD99297

www.cardinia.vic.aov.au

Local Government Area (Council): CARDINIA 2664205100 Council Property Number: Planning Scheme: Cardinia

Planning Scheme - Cardinia

Directory Reference: Melway 313 K1

UTILITIES STATE ELECTORATES

Legislative Council: **FASTERN VICTORIA** Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: Yarra Valley Water Legislative Assembly: MONBULK

Melbourne Water: Inside drainage boundary

AUSNET OTHER Power Distributor:

Registered Aboriginal Party: Wurundjeri Woi Wurrung Cultural

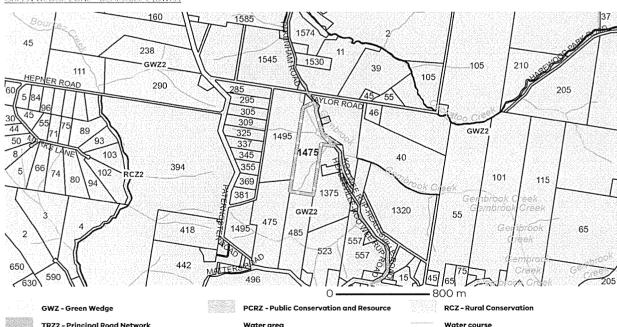
Heritage Aboriginal Corporation

Planning Zones

<u>View location in VicPlan</u>

GREEN WEDGE ZONE (GWZ)

GREEN WEDGE ZONE - SCHEDULE 2 (GWZ2)



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

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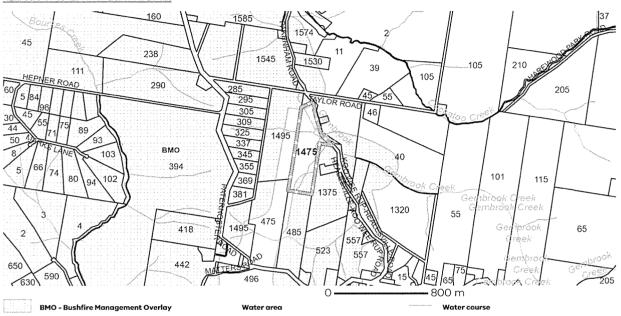
Read the full disclaimer at https://www.delwo-ac-gov/au/disclaimer

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 Overlays

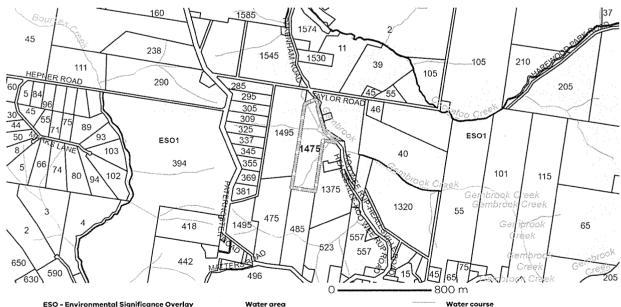
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



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

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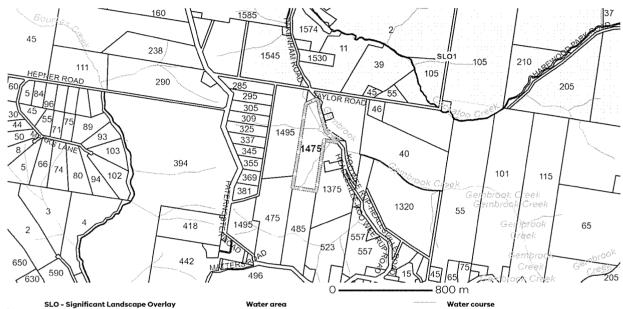
Environment, Land, Water and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SIGNIFICANT LANDSCAPE OVERLAY (SLO)



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



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.

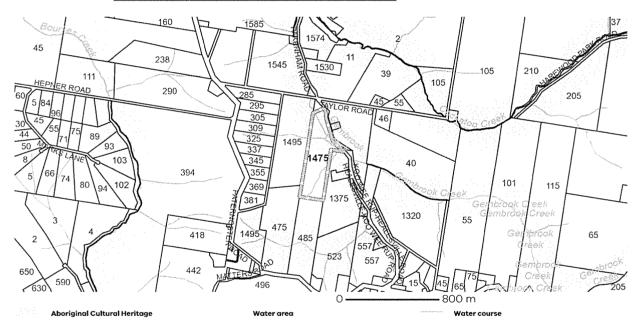
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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/aavQuestion1aspx

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





Further Planning Information

Planning scheme data last updated on 27 November 2024.

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

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

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

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

For other information about planning in Victoria visit $\underline{\text{https://www.planning.vic.gov.ou}}$

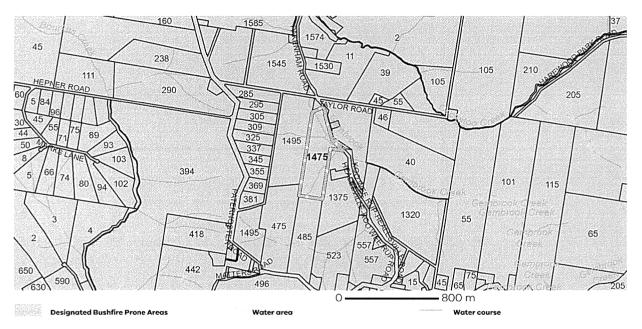


Designated Bushfire Prone Areas

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.gu/ and Native vegetation (environment vic.gov.gu/ or please contact your relevant council.

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

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PROPERTY REPORT



Energy, Environment and Climate Action

From wavelend vic. sov at at 26 November 2024 03:18 Ph

PROPERTY DETAILS

Address: 1475 PAKENHAM ROAD MOUNT BURNETT 3781

Lot and Plan Number: Lot 1TP99297
Standard Parcel Identifier (SPI): 1\TP99297

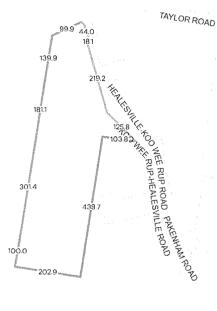
Local Government Area (Council): CARDINIA www.cardinia.vic.gov.au

Council Property Number: 2664205100

Directory Reference: Melway 313 K1

SITE DIMENSIONS

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



Area: 143760 sq. m (14.38 ha) **Perimeter:** 1987 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.

1 overlapping dimension label is not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above $\frac{1}{2} \int_{\mathbb{R}^{n}} \frac{1}{2} \left(\frac{1}{2} \int_{\mathbb{R}^{n}} \frac{1}{$

For more accurate dimensions get copy of plan at $\underline{\text{Title and Property}}$ $\underline{\text{Certificates}}$

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

Planning Property Reports can be found via these two links

Vicplan https://mapsharevic.gov.au/vicplan/

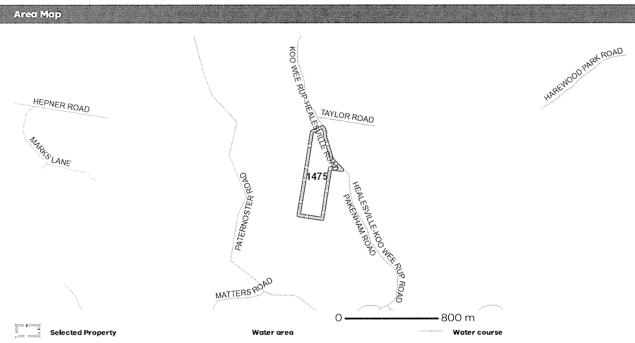
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT



Energy, Environment and Climate Action



OFFICIAL



Department of Energy, Environment and Climate Action

89 Sydney Road Benalla Victoria 3672 PO Box 124 Benalla Victoria 3672 Telephone: 0456 647 878

10 December 2024 JG:GH

FALCONE & ADAMS LAWYERS PO BOX 214 EMERALD VIC 3782

Your Ref:

Dear Ms Graystone

PROPERTY INFORMATION REQUEST – LAND SITUATED AT 1475 PAKENHAM ROAD, MOUNT BURNETT being Lot 1 on Title Plan 099297D, Shire of Cardinia, which has, according to Department of Energy, Environment and Climate Action (DEECA) records, a Property Identification Code (PIC) of 3CAPK047.

JODI NICOLE TATE

Thank you for your request dated 28 November 2024 requesting information on the above land.

This letter details particulars the DEECA is obliged to disclose under section 32D of the *Sale of Land Act 1962*. The DEECA record keeping systems are based on the full name or trading name of the livestock owner using the land and PIC as a reference to who owns the land and its geographical location.

A search was made of the records kept by DEECA specifically in relation to whether or not the land is subject to a current Land Use Restriction Notice issued under the *Agricultural and Veterinary Chemicals (Control of Use) Act 1992*, or a notice, order, report, declaration or recommendation made pursuant to the *Stock Disease Act 1968* (now repealed) or the *Livestock Disease Control Act 1994*.

No Land Use Restriction Notice is currently in force in relation to the subject land.

Soil was collected by staff of the DEECA (or its predecessors) from the abovementioned property initially on 4 May 1992 and most recently on 7 September 2016 and tested for organochlorines. The presence of dieldrin/these chemicals was detected on the property. Attached is a copy of the advisory letter sent dated 19 September 2016, following the testing. A letter dated 2 February 2022 from DEECA advises the owner that the property currently has a T3V status for the purposes of the National Organochlorine Residue Management Program.



OFFICIAL

If the purchaser intends to run cattle on this property, a <u>Property Management Plan will</u> be required. For information and assistance in developing this plan please contact DEECA via the Product Integrity email: <u>productintegrity@agriculture.vic.gov.au</u>

The absence of a Land Use Restriction Notice or any other notice, order, report, declaration or recommendation apart from that in the attached letter in respect to the land you have sought information about, must not be taken as an indication that the land is suitable for the purpose or purposes that the purchaser or prospective purchaser has in mind.

In addition, the absence of any notice (Land Use Restriction Notice or otherwise), order, declaration or recommendation apart from that in the attached letter must not be interpreted as confirmation that the land is free from disease, other chemical contamination or physical defect, or that the land is suitable for raising livestock.

If you are concerned that the land may be contaminated by disease, chemicals or noxious residues of any sort, then it may be possible to determine whether any such substances are present or absent by a program of soil sampling and testing. It is suggested that you discuss soil sampling procedures with an agricultural consultant or a testing laboratory, and if necessary, that the appropriate tests be carried out on the land before any commitment is made to purchasing the land.

Where it is planned to introduce livestock onto the land, then DEECA may be contacted for advice on how to responsibly manage livestock in order to avoid possible contamination or disease.

An invoice for the fee applicable to your enquiry is enclosed.

Any further queries regarding this land should be directed to Megan Filtness on 0458 730 907, quoting the above file reference number.

Yours sincerely

MEGAN FILTNESS

A/ REGIONAL MANAGER – ANIMAL HEALTH & WELFARE

SOUTH EAST REGION

modeltness

cc file

enc Property map





Department of Economic Development, Jobs, Transport & Resources

ANIMAL HEALTH OPERATIONS

PIC:

1301 Hazeldean Rd Ellinbank 3821

Australia

Telephone: 5624 2222 Fax: 5626 1230

DX 219549

1475 Pakenham Road MT BURNETT 3781

19 September 2016

Dear

On 7 September 2016, I visited you as part of the National Organochlorine Residue Management Program. This program is an industry initiative to assist producers to responsibly manage livestock on land previously contaminated with organochlorine chemicals such as dieldrin and DDT.

SOIL TESTING

During the visit soil samples were collected for organochlorine analysis from paddocks tested originally on 4 May 1992. The information contained in this letter documents department's records of the soil testing history of your property, and the latest soil test results summarised below in one table,

DATE	PADDOCK DETAILS	TEST RESULTS in ppm			
SAMPLED	Paddock Name	Area (Ha)	Dieldrin	DDT	Other
4.5.1992	1.		0.74	3.81	NT†
7.9.2016			0.61	1.535	<0.01*
4.5.1992	2.		0.93	3.15	NT†
7.9.2016			0.89	3.432	<0.01*
4.5.1992	3.		2.13	1.35	NT†
7.9.2016			1.2	1.581	<0.01*
4.5.1992	4.		0.9	4.77	NT†
7.9.2016	(lower part - subdiv)		0.83	2.294	<0.01*
4.5.1992	6.		0.61	2.08	NT†
7.9.2016	(lower part - subdiv)		0.73	1.891	<0.01*

^{* &}lt; 0.01 means less than limit of detection; †NT means not tested

The contaminants detected were both DDT and dieldrin in all tested paddocks.

As a rule of thumb, paddocks with more than 0.06 ppm dieldrin and more than 1 ppm DDT in the soil are regarded as a serious chemical residue risk for grazing livestock. However, paddocks which have tested below 0.06 ppm for dieldrin and 1 ppm for DDT can still be a risk to grazing livestock, particularly cattle. This is because OC chemicals are typically unevenly distributed within a



contaminated area. As it is not possible to sample every part of a paddock or farm, even a nil or very low test result may not reflect the true OC status of the area tested.

Based on these test results, livestock grazing these paddocks will most likely accumulate dieldrin and DDT to levels exceeding current Maximum Residue Limits (MRLs). The MRL for a chemical is the maximum amount of the chemical legally permitted in food. Livestock with levels of dieldrin or DDT in fat in excess of the current MRLs of 0.2 ppm and 5 ppm respectively, are contaminated and are unsuitable for human consumption. Dairy cows with these levels of contamination are likely to produce milk with a dieldrin and DDT concentration exceeding the MRL of 0.15 ppm or 1.25 ppm respectively with these chemical residues. Bobby calves born to these cows may also have residues above MRL.

Please note that these MRLs may change in the future affecting your ability to successfully produce cattle and other livestock on your contaminated land.

A copy of recently enacted Orders under the Agriculture and Veterinary Chemicals (Control of Use) Act 1992 relating to sale of contaminated stock is attached for your reference. Producers who sell contaminated stock in breach of these Orders face prosecution under the Act and risk having restrictions placed on the future movement and marketing of their livestock.

This document qualifies as a Notice under Section 32(2) (e) of the Sale of Land Act 1962 and therefore should be disclosed on the Vendor Statement should you decide to sell all or part of the contaminated land.

Department of Economic Development, Jobs, Transport & Resources staff will contact you in the future to discuss the development of an appropriate Property Management Plan for the on-going management of cattle on your property.

If there are any issues you wish to discuss please do not hesitate to contact either or myself at the Department's Ellinbank office on 5624 2220.

Yours sincerely

Piotr Fabijański

NORM Program Coordinator, Gippsland

Agricultural and Veterinary Chemicals (Control of Use) Act 1992

CONTAMINATED STOCK ORDER

Order in Council

The Governor in Council under section 48 of the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 makes the following Order:

- ı. A person must not -
 - (i) sell;
 - (ii) dispatch, except for decontamination purposes or for slaughter (other than for human consumption);
 - (iii) slaughter (except where the carcase is not for human consumption) any contaminated stock.
- 2. Paragraph (i) of clause 1 above does not apply if before selling any contaminated stock
 - (i) the seller has advised the purchaser in writing that the stock is or are contaminated; and
 - (ii) the purchaser has provided the seller with a signed and dated written statement acknowledging receipt of that advice and the purchaser's acceptance of the contaminated stock.
- 3. Nothing short of the production of the written statement, or a copy thereof, which has been signed and dated in accordance with clause 2 of this Order, will constitute evidence that the requirements of clause 2 are satisfied and that clause 1 of this Order does not apply.
- 4. The Order made under section 48 of the **Agricultural and Veterinary Chemicals (Control of Use)** Act 1992 on 4 June 1996 and published in Government Gazette G 22 on 6 June 1996 is revoked.

This Order comes into effect on the day of its publication in the Government Gazette.

Dated 20 March 2012

Responsible Minister:
PETER WALSH
Minister for Agriculture and Food Security



Department of Jobs, Precincts and Regions

1301 Hazeldean Road Ellinbank, Victoria 3821 Australia Telephone: 5624 2220

Mr Stephen Tate Chayah Agistment Park & Farm Stay

1475 Pakenham Road MT BURNETT

2 February 2022

Dear Sir

Review of the T classification for: 3CAPK047

Under the National Organochlorine Residue Management (NORM) Program, the abattoir testing (T) classification for your property has been reviewed.

3781

The T classification which now applies to your property is shown below.

Your property's T classification is T3V

Lot test for OCs. Hold all cattle pending results recommended. (Domestic abattoirs may test and release test carcase and/or companion animals subject to state meat hygiene authority approval.)

If you use a National Vendor Declaration (cattle) or European Union (EU) Vendor Declaration (cattle) when selling cattle, you <u>must</u> answer YES [✓] to question 5, and specify that your property classification is T3V.

Your T classification has been entered into the MLA Targeted Testing List (TTL) database. Abattoirs throughout Australia check this database to determine whether cattle presented for slaughter require testing for organochlorine (OC) chemicals.

Monitoring of cattle for OC residues occurs at all domestic and export abattoirs. Producers who sell livestock with unacceptable chemical residues (above the relevant Maximum Residue Limit) face prosecution and may be fined up to \$10,000 for each offence.

Your T classification will be reviewed, and may be amended or removed, if you agreed to manage cattle on your property in accordance with a Property Management Plan (PMP), prepared in consultation with you by Department of Jobs, Precincts & Regions staff. By complying with this PMP, you will be minimising the risk of selling contaminated cattle. The same applies to any livestock agisted on your property.



Page 1 of 2

If you have any queries about your property's T classification or about the NORM program, please contact me at the Ellinbank office of the Department of Jobs, Precincts & Regions on 5624 2220.

Yours sincerely

Piotr Fabijański

NORM Program Coordinator, Gippsland

Hiteran ...

Agricultural and Veterinary Chemicals (Control of Use) Act 1992 CONTAMINATED STOCK ORDER

Order in Council

The Governor in Council under section 48 of the **Agricultural and Veterinary Chemicals (Control of Use) Act 1992** makes the following Order:

- 1. A person must not
 - (i) sell;
 - (ii) dispatch, except for decontamination purposes or for slaughter (other than for human consumption);
 - (iii) slaughter (except where the carcase is not for human consumption) any contaminated stock.
- 2. Paragraph (i) of clause 1 above does not apply if before selling any contaminated stock
 - (i) the seller has advised the purchaser in writing that the stock is or are contaminated; and
 - (ii) the purchaser has provided the seller with a signed and dated written statement acknowledging receipt of that advice and the purchaser's acceptance of the contaminated stock.
- 3. Nothing short of the production of the written statement, or a copy thereof, which has been signed and dated in accordance with clause 2 of this Order, will constitute evidence that the requirements of clause 2 are satisfied and that clause 1 of this Order does not apply.
- 4. The Order made under section 48 of the **Agricultural and Veterinary Chemicals (Control of Use) Act 1992** on 4 June 1996 and published in Government Gazette G 22 on 6 June 1996 is revoked.

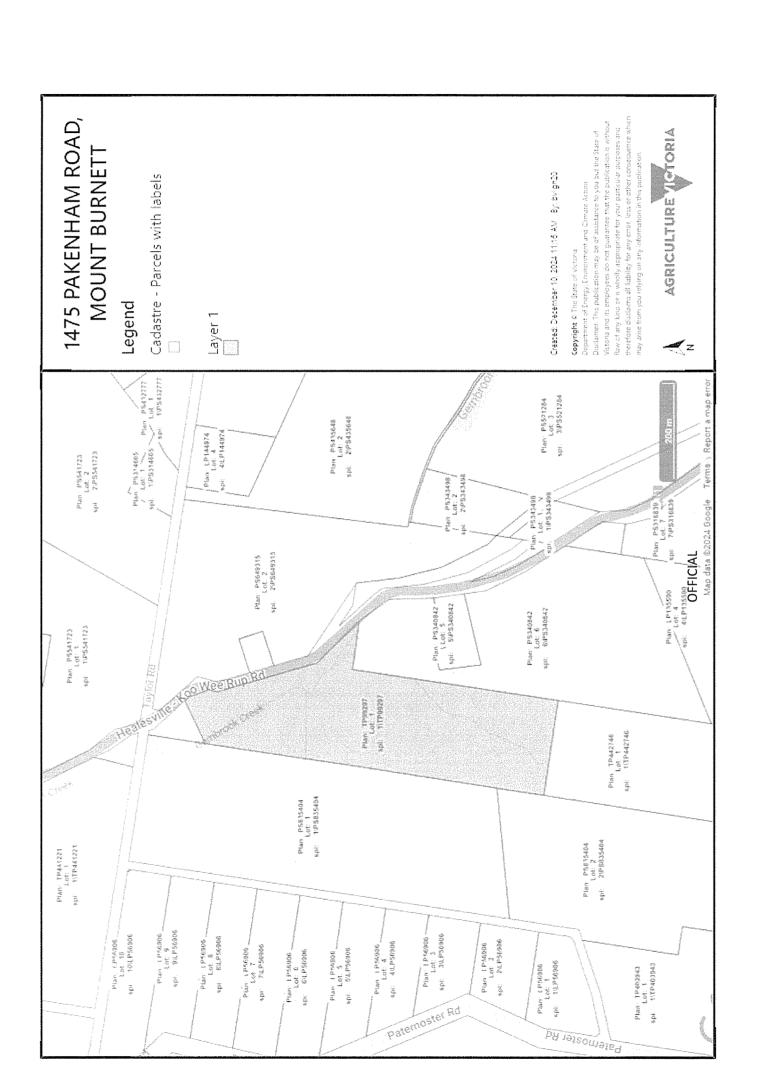
This Order comes into effect on the day of its publication in the Government Gazette.

Dated 20 March 2012

Responsible Minister:
PETER WALSH
Minister for Agriculture and Food Security

Privacy Policy: The Department of Jobs, Precincts and Regions (the Department) is committed to protecting your privacy. All personal information will be handled in accordance with the Department's Privacy Policy and the Privacy and Data Protection Act 2014 (Vic). For more information, a copy of our privacy statement is located at https://dipr.vic.gov.au/privacy. Enquiries about access to information should be directed to the Department's Privacy officer by email privacy@dipr.vic.gov.au.

Information collected will not be given to any other third party except where required by law under the *Livestock Disease Control Act 1994* and the *Prevention of Cruelty to Animals Act 1986*.





Department of Economic Development, Jobs, Transport & Resources

ANIMAL HEALTH OPERATIONS

PIC 3CACP749

1301 Hazeldean Road Ellinbank Victoria 3821

Telephone: 5624 2222 Facsimile: 5626 1230

DX 219549

Mr John Stramić 1475 Pakenbam Road Mr BURSETT

3781

19 September 2016

Dear Sir

Review of the T classification for: 3CACP749 (your new PIC)

Under the National Organochlorine Residue Management (NORM) Program, the abattoir testing (T) classification for your property has been reviewed.

The T classification which now applies to your property is shown below.

Your property's T classification is T3V Lot test for OCs. Hold all cattle

Lot test for OCs. Hold all cattle pending results recommended. (Domestic abattoirs may test and release test carcase and/or companion animals subject to state meat hygiene authority approval.)

If you use a National Vendor Declaration (cattle) or European Union (EU) Vendor Declaration (cattle) when selling cattle, you <u>must</u> answer YES [1] to question 5, and specify that your property classification is T3V.

Your T classification has been entered into the MLA Targeted Testing List (FTL) database. Abattoirs throughout Australia check this database to determine whether cattle presented for slaughter require testing for organochlorine (OC) chemicals.

Monitoring of cattle for OC residues occurs at all domestic and export abattoirs. Producers who sell livestock with imacceptable chemical residues (above the relevant Maximum Residue Limit) face prosecution and may be fined up to \$10,000 for each offence.

Your T classification will be reviewed, and may be amended or removed, if you agreed to manage cattle on your property in accordance with a Property Management Plan (PMP), prepared in consultation with you by Department of Economic Development, Jobs, Transport & Resources staff. By complying with this PMP, you will be minimising the risk of selling contaminated cattle.

If you have any queries about your property's T classification or about the NORM program, please contact me at the Ellinbank office of the Department of Economic Development, Jobs, Transport & Resources, on 5624-2222.

Yours singérely

Prote Fabijariski

NORM Program Coordinator, Gappsland







National Measurement Institute



REPORT OF ANALYSIS

Page, 1 of 5

Report No. RN1129901 DPIV04/160909 Client DEPARTMENT OF ECONOMIC DEVELOPMENT, JOBS, Joh No. TRANSFORT & RESOURCES Quote No. QT-02018 GEELONG VIC 3220

Order No. 5061911 PO BOX 103 Date Sampled

9-SEP-2016 Date Received Attention GORDON NASH Sampled By CLIENT

Project Name

(02) 94490161 Your Client Services Manager RICHARD COGHLAN Phone

Lab Reg No.	Sample Ref	Sample Description
N16/025474		SOIL PDK 1 CHESTNUT 07-09-2016; 10-11.30AM
N16/025475		SOIL PDK 2 ORCHARD
N16/025476		SOIL PDK 3 FERN
N16/025477		SOIL PDK 4 WINTER CRÔP

Lab Reg No.		N16/025474	N16/025475	N16/025476	N16/025477	
Sample Reference					1.	1
	Units					Method
Organochlorine (OC) Pestic	ides					
HCB	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Heptachlor	tng/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_10
rieptachlor epoxide	nig/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Aldrin	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR 19
gamma-BHC (Lindane)	ing/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
alpha-BHC	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
heta-BHC	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
delta-BHC	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
trans-Chlordane	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
cis-Chlordane	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Oxychlordane	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Dieldrin	mg/kg	0.61	0.89	1.2	0.83	NR_19
pp-ODE	mg/kg	0.70	1.8	0.27	0.99	NR 19
pp-DDD	mg/kg	0.035	0.062	0.011	0.054	NR 19
рр-89Т	mg/kg	0.19	0.68	0.10	0.42	NR_19
Endrin	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR 19
Endnn Aldehyde	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Endres Ketone	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR 19
alpha-Endosultan	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NB, 19
heta-Endosullan	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Endosultan Sulfate	mg/kg	< 0.01	< 0.01	< 0.01	<0.01	NR 19
Methoxychlor	my/ky	< 0.01	< 0.01	< 0.01	< 0.01	NR_19
Surrogate, DF-UDE	1. REC	113	108	115	112	NR 19
Dates		and the second s	and the same and the same and the same places, who have provided the same and project and the same and the same	era (filozofia esta esta en esta esta esta esta esta esta esta esta	en Anni de la commencia de la	andronenii Suuraanaanaanaanaa
Date extracted		15-SEP-2016	15-SEP-2016	15-SEP-2016	15-SEP-2016	***************************************
Date analysed		15-SEP-2016	15-SEP-2016	15-SEP-2016	15-SEP-2016	

Accredited for compliance with ISO/IEC 17025

106 Delhi Bosii, North Byde NSW 2113. Tel: ±61 2 9449 0111 Fax. ±61 2 9449 1653 www.meestrement.gov.co.



REPORT OF ANALYSIS

Page: 3 of 5 Report No. 6N1129901

DEPARTMENT OF ECONOMIC DEVELOPMENT, JOBS, Client DPIV04/160909 Job No. THANSPORT & RESOURCES Quote No. QT-02018 GEFLONG VIC 3220 5061911 Order No. PO BOX 103 Date Sampled Date Received 9-SEP-2016 Attention GORDON NASH Sampled By CLIENT Project Name Your Client Services Manager RICHARD COGHLAN Phone (02) 94490161

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Lah Reg No.	Sample Ref	Sample Description	ŀ
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M16/025478		SOIL PDK 6 GOX	

Lab Reg No.	and the second s	N16/025478	
Sample Reference			
	Units	To place the second sec	Method
Organochlorine (OC) Pestic	ides	er og det en seg fragger en som en seg e	and the second s
HC8	mg/kg	<0.01	NR_19
Heptachlor	rigikg	<0.01	NR 19
Heptachior epexale	mg/kg	<0.01	NR 19
Akirm	mg/kg	<0.01	NR_19
gammu-BHC (Lindane)	mg/kg	<0.01	NR_19
alpha-6HC	mg/kg	< 0.01	NR_19
heta-8HC	mg/kg	< 0.01	NR_19
deft.a-BHC	mg/kg	< 0.01	NR_19
trans-Chlordane	mg/kg	< 0.01	NR_19
cis-Chlordane	mg/kg	< 0.01	[NR_19
Oxychlordane	mg/kg	< 0.01	NR_18
Dieldini	mg/ka	0.73	NR_19
pp-06£	mg/kg	0.74	NR_19
np-800	mg/kg	0.061	NR_19
sp-001	mg/kg	0.36	NR 19
Endrin	mg/kg	< 0.01	NR_19
Endrin Aldehyde	mg/kg	< 0.01	NR 19
Endrin Keturie	mg/kg	< 0.01	NR 19
alpha-Endosulfan	mg/kg	< 0.01	NR_19
beta-Endosulfan	mg/kg	<0.01	NR 19
Endusulfan Sulfate	mg/kg	< 0.01	NS 19
Methoxychlor	mg/kg	< 0.01	N8_19
Surrogate: DF-DDL	*&REC	112	NS 19
Dates			
Date extracted		15-SEP-2016	
Date analysed		15-SEP-2016	

REPORT OF ANALYSIS

Page: 2 of 5

Report No. RN1129901

1		And the second s	N16/025474	N16/025475	N16/025476	N16/025477		
- 3	Lah Reg No.			*		•		
	Sample Reference	linits					Method	

Danny Slee, Section Manager

Organic - NSW Accreditation No. 198

16-SEP-2016

Lab Reg No.		N16/02547	4 N16/0254	75 N16/0254	76 N16/0254	77
Parameter representation of the control of the cont						
Sample Reference	Units		1			Method
	Onas					
Trace Elements		122.0	174.5	65.8	68.4	NT2_49
Total Solids	126	70.8	179.0	and the second s		

Ly la

Ling Shuang Lu, Analyst Inorganics - NSW Accreditation No. 198

16-SEP-2016

REPORT OF ANALYSIS

Page: 4 of 5 Report No. BN1129901

CONTRACTOR			 		
Lab Reg No.	N16/025478				-
Sample Reference	_		Action de la company de la com		and the same
- Committee	Units	No.	ed acceptance	Method	-

Danny Slee, Section Manager Organic - NSW Accreditation No. 198

16-SEP-2016

CARREST	Lab Reg No.		N16/025478				
and the same	Sample Reference						
- Carlotte		Units					Method
	Trace Elements						
	Total Solds	43	71.4				NT2_49

Eng la

Ling Shuang Lu, Analyst Inorganica - NSW Accreditation No. 198

16-SEP-2016

All results are expressed on a dry weight basis.



Accredited for compliance with ISOREC 17025. This report shall not be reproduced except in full. Results relate only to the sample(s) tested.

TECHNICAL
COMPETENCE
This Report supercedes reports: RN1129864 RN1129889

105 Deibi Rond, North Ryde MSW 2113-Tel + 61 2 9449 0111 Fax + 61 2 9449 1653 www.measurement.gov.ac.

Agricultural and Veterinary Chemicals (Control of Use) Act 1992 CONTAMINATED STOCK ORDER

Order in Council

The Governor in Council under section 48 of the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 makes the following Order:

- i. A person must not ~
 - (i) sell:
 - (ii) dispatch, except for decontamination purposes or for slaughter (other than for human consumption);
 - (iii) slaughter (except where the carcase is not for human consumption) -
 - any contaminated stock.
- 2. Paragraph (i) of clause 1 above does not apply if before selling any contaminated stock
 - (i) the seller has advised the purchaser in writing that the stock is or are contaminated; and
 - (ii) the purchaser has provided the seller with a signed and dated written statement acknowledging receipt of that advice and the purchaser's acceptance of the contaminated stock.
- 3. Nothing short of the production of the written statement, or a copy thereof, which has been signed and dated in accordance with clause 2 of this Order, will constitute evidence that the requirements of clause 2 are satisfied and that clause 1 of this Order does not apply.
- 4. The Order made under section 48 of the Agricultural and Veterinary Chemicals (Control of Use) Act 1992 on 4 June 1996 and published in Government Gazette G 22 on 6 June 1996 is revoked.

This Order comes into effect on the day of its publication in the Government Gazette.

Dated 20 March 2012

Responsible Minister:
PETER WALSH
Minister for Agriculture and Food Security

Department of Agriculture



REGIONAL VETERINARY LABORATORY, HAMILTON

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



Falcone & Adams c/InfoTrack (LEAP) c/Landata

DX 250639 APPLICANT REFERENCE: 75080725-014-5

Melbourne Vic 3001 DATE: 28/11/2024

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: 2664205100

1195000 PROPERTY LOCATION: 1475 Pakenham Rd SITE VALUE:

2235000 CAPITAL IMPROVED VALUE: 3781 Mount Burnett 111750 TITLE DETAILS: L1 TP99297 V9613 F691 NET ANNUAL VALUE: LEVEL OF VALUE DATE: 01/01/24

> OPERATIVE DATE: 01/07/24

VALUATIONS

CERTIFICATE NO: 82629

PROPERTY RATES & CHARGES

Rates and charges for the financial year ending 30 June 2025

RATES & CHARGES	LEVIED	BALANCE
ARREARS BROUGHT FORWARD		\$0.00
RATES	\$4,702.66	\$2,352.24
INTEREST		\$0.00
MUNICIPAL CHARGE	\$0.00	\$0.00
FIRE SERVICES PROPERTY LEVY	\$326.45	\$163.23

\$688.70 \$344.34 GARBAGE \$0.00 \$0.00 GREEN WASTE LEVY

SPECIAL RATES /SPECIAL CHARGES

SCHEME NAME ESTIMATED AMOUNT PRINCIPAL BALANCE INTEREST BALANCE

> \$0.00 \$0.00

\$0.00 TOTAL SCHEME BALANCE

OPEN SPACE CONTRIBUTION

\$2,859.81 TOTAL OUTSTANDING

Biller code: 858944 Reference: 26642051002

Page 1 of 2 PO Box 7 Phone: 1300 787 624 Cardinia Shire Council

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

1475 Pakenham Rd Mount Burnett L1 TP99297 V9613 F691

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 \$29.70 being the fee for this certificate. Delegated Officer:



Lucknew Street Mitcham Victoria 3132

Private Bag 1 Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au

27th November 2024

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA LANDATA

Dear Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA,

RE: Application for Water Information Statement

Property Address:	1475 PAKENHAM ROAD MOUNT BURNETT 3781	
Applicant	Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA	
	LANDATA	
Information Statement	30903096	
Conveyancing Account Number	7959580000	
Your Reference	4457	

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 <u>propertyflow@yvw.com.au</u>. For further information you can also refer to the Yarra Valley Water website at <u>www.yvw.com.au</u>.

Yours sincerely,

Lisa Anelli

GENERAL MANAGER

&Mu

RETAIL SERVICES



Lucknow Street Mitcham Victoria 3132

Private Bog 1 Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au

Yarra Valley Water Property Information Statement

Property Address 1475 PAKENHAM ROAD MOUNT BURNETT 3781
--

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

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.



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

Melbourne Water Property Information Statement

Property Address	1475 PAKENHAM ROAD MOUNT BURNETT 3781

STATEMENT UNDER SECTION 158 WATER ACT 1989

THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)

The Gembrook Creek is located within the northern portion of the property. Melbourne Water has responsibility for the management and control of the bed and banks of this waterway to the extent necessary to carry out its functions under the Water Act 1989. For further information contact Melbourne Water on 9679 7517

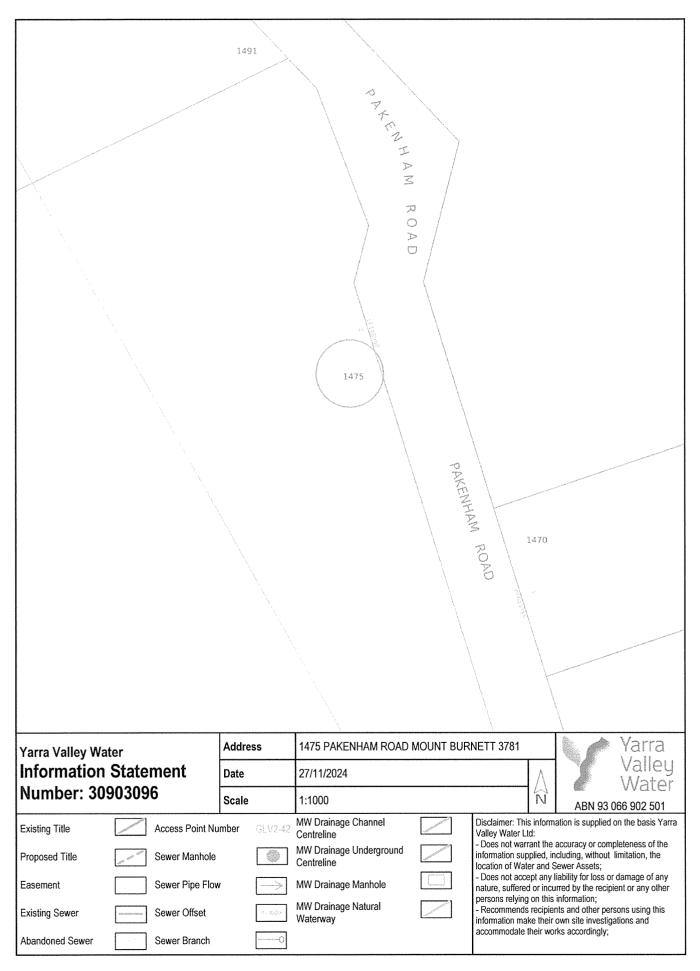
THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

The applicable flood level for this property is RL 205.68 metres to Australian Height Datum (AHD). For further information contact Melbourne Water on 9679 7517.

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.





Lucknow Street Mitcham Victoria 3132

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E enquiry@yvw.com.au

DX 13204

F (03) 9872 1353

training wwy

Falcone & Adams C/- InfoTrack (LEAP) C/- LANDATA LANDATA certificates@landata.vic.gov.au

RATES CERTIFICATE

 Account No: 0831299576
 Date of Issue: 27/11/2024

 Rate Certificate No: 30903096
 Your Ref: 4457

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
1475 PAKENHAM RD, MOUNT BURNETT VIC	1\TP99297	1449485	Residential
3781			

Agreement Type	Period	Charges	Outstanding
Drainage Fee	01-10-2024 to 31-12-2024	\$16.89	\$16.89
Other Charges:			
Interest No interest ar	oplicable at this time		
No further charges	applicable to this property		
	Balance Brou	ght Forward	\$16.89
	Total for T	his Property	\$33.78



GENERAL MANAGER RETAIL SERVICES

Note:

- 1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
- 2. 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.
- 3. 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 guarter.
- 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 01/07/2024, Residential Water Usage is billed using the following step pricing system: 256.31 cents per kilolitre for the first 44 kilolitres; 327.60 cents per kilolitre for 44-88 kilolitres and 485.34 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 01/07/2024, Residential Water and Sewer Usage is billed using the following step pricing system: 343.42 cents per kilolitre for the first 44 kilolitres; 450.59 cents per kilolitre for 44-88 kilolitres and 523.50 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 01/07/2024, Residential Recycled Water Usage is billed 192.59 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.

6 of 7



Lucknow Street Mitcham Victoria 3132

Private Bag 1 Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@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: 1449485

Address: 1475 PAKENHAM RD, MOUNT BURNETT VIC 3781

Water Information Statement Number: 30903096

	Biller Code: 314567			
PAY	Ref: 08312995760			
Amount		Date	Receip	t -
Paid		Paid	Receip Numbe	r

Property Clearance Certificate

Land Tax



INFOTRACK / FALCONE & ADAMS

Your Reference:

133009E

Certificate No:

\$0.00

80939867

Issue Date:

27 NOV 2024

Enquiries:

ESYSPROD

Land Address:

1475 PAKENHAM ROAD MOUNT BURNETT VIC 3781

Land Id 24667965 Lot

Plan 99297 Volume 9613 Folio 691 Tax Payable

\$0.00

Vendor:

JODI TATE

Purchaser:

FOR INFORMATION PURPOSES

Current Land Tax

MRS JODI NICOLE TATE

Year 2024

Taxable Value Proportional Tax

\$1,495,000

Penalty/Interest

\$0.00

Total \$0.00

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

Current Vacant Residential Land Tax

Year

Taxable Value Proportional Tax

Penalty/Interest

Total

Comments:

Arrears of Land Tax

Year

Proportional Tax Penalty/Interest

Total

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

Paul Broderick

Commissioner of State Revenue

CAPITAL IMPROVED VALUE:

\$2,160,000

SITE VALUE:

\$1,495,000

CURRENT LAND TAX CHARGE: \$0.00



Notes to Certificate - Land Tax

Certificate No: 80939867

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

- 7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
- 8. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
- There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP Land Tax = \$9.105.00

Taxable Value = \$1,495,000

Calculated as \$4,650 plus (\$1,495,000 - \$1,000,000) multiplied by 0.900 cents.

Land Tax - Payment Options

BPAY



Biller Code: 5249 Ref: 80939867

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: 80939867

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate



Commercial and Industrial Property Tax

INFOTRACK / FALCONE & ADAMS Your Reference: 133009E

Certificate No: 80939867

Issue Date: 27 NOV 2024

Enquires: ESYSPROD

Land Address: 1475 PAKENHAM ROAD MOUNT BURNETT VIC 3781

 Land Id
 Lot
 Plan
 Volume
 Folio
 Tax Payable

 24667965
 1
 99297
 9613
 691
 \$0.00

AVPCC Date of entry Entry Date land becomes Comment

into reform interest CIPT taxable land

117 N/A N/A N/A The AVPCC allocated to the land is not a qualifying

use.

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

Paul Broderick Commissioner of State Revenue SITE VALUE: \$1,495,000

CURRENT CIPT CHARGE: \$0.00

\$2,160,000

CAPITAL IMPROVED VALUE:

VICTORIA State Government

ABN 74 775 195 331 | ISO 9001 Quality Certified

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80939867

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / FALCONE & ADAMS

Your Reference:

133009E

Certificate No:

80939867

Issue Date:

27 NOV 2024

Land Address:

1475 PAKENHAM ROAD MOUNT BURNETT VIC 3781

Lot

Plan

Volume

Folio

1

99297

9613

691

Vendor:

JODI TATE

Purchaser:

FOR INFORMATION PURPOSES

WGT Property Id

Event ID

Windfall Gains Tax

Deferred Interest

Penalty/Interest

Total

\$0.00

\$0.00

\$0.00

\$0.00

Comments:

No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Paul Broderick

Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 80939867

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

- 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.
- An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
- 11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY



Biller Code: 416073 Ref: 80939861

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: 80939861

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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



PROPERTY INFORMATION CERTIFICATE **Building Regulations 2018** Regulation 51(1)

Cardinia

2 December 2024

Property number 2664205100 75080725-015-2 Your reference

Receipt number

Falcone & Adams C/- InfoTrack (LEAP) c/o LANDATA

1475 Pakenham Rd, Mount Burnett VIC 3781 Land (property) Address:

Building Permits or certificates of final inspection issued by the relevant Building Surveyor for the construction on the property during the last 10 years are as follows:

Permit No:	Permit Issue Date:	Final Certificate Date:
BSU 23308/20180090/0	06/10/2017	01/10/2019
Details of Build:		
Dwelling Alterations		
Building Surveyor:		
Steven Esler		
Inform Building Permits		

Please note that Council is unaware of any current statement(s) issued under the Building Act 1993 and Building Regulations 2018 Notices or Orders currently against the property.

Outstanding building related orders or Notices pertaining to the Building Act 1993: -

Туре	Issue Date	Details
N/A		

Residential Notes:

- As of 1 December 2019, all pools and spas must be registered with Council and a compliance certificate provided confirming that the existing pool barrier is compliant with the relevant Australian standards.
- The Building Regulations also require working Smoke Alarms to be installed within all residential buildings. Fines or prosecution may result if these legal requirements are not satisfied.
- As of the 11 March 2009 all building works for Class 1, Class 2, Class 3 and associated 10a buildings must comply with the Bushfire protection requirements of the Building Code of Australia as required by the Bushfire construction Regulations 2018.

Note: This summary is an extract of Council's records only made at the date the information is provided. The information provided does not guarantee the status of the building. An inspection has not been specifically conducted because of your enquiry. The reply provided has been prepared as accurately as possible as at the date of the reply, from information currently available to Council. Council accepts no liability for any omissions or errors contained in the information supplied. Where any doubt or concern is raised professional advice should be sought.

Yours sincerely

Lisa Fuss

For and on Behalf of

Municipal Building Surveyor

Cardinia Shire Council ABN: 32 210 906 807 20 Siding Ave, Officer

PO Box 7 (DX 81006)

Phone: 1300 787 624 Pakenham 3810 Email: mail@cardinia.vic.gov.au Web: cardinia.vic.gov.au







Section 137 B Owner Builders Report.

This Report is created for the client or their agent pursuant to S 137B (2) of the Building Act 1993 for the purposes of the sale of the property, and may only be provided to, or relied upon by any other person or representatives, as anticipated by the legislation only, unless the consent of Solid Start Property Inspections is obtained. This report is valid for 6 months from the date of the inspection.

REPORT ON BUILDING 1		RK UNDER SECTION 137B OF THE VNER BUILDER CONSTRUCTION)	
CLIENT NAME:	John & Birgitte Strainic M:		
PROPERTY ADDRESS:	1475 Pakenham Rd Mt Burnett		
DATE OF INSPECTION:	15/12/2020 AGENT EMAIL:		
DATE OF REPORT:	15/12/2020 CLIENT EMAIL:		
WEATHER CONDITIONS:	Sunny		

Prescribed building practitioner-

Solid Start Property Inspector: Ian Stewart

9 Strathallyn Rd Ringwood 3134

Victorian Building Authority Registrations: IN-L41845.

yan Hewesto

Signed:



DESCRIPTION	OF BUILDING WORKS AS	PER BUILD	ING PERMIT
SURVEYOR	Steven Esler		
SURVEYORS REG NO	BSU 23308		
PERMIT NO.	:BSU 23308/20180090/0	ISSUED	6/10/2017
CERTIFICATE OF FINAL INSPECTION DATE	ISSUED	1/10/2019	
BUILDING WORKS DESCRIPTION	Construction of a Dwellin	ng addition & a	alterations

DESCRIPTION	ON OF THE BUILDING WORKS AND MATERIALS
BUILDING WORKS	Construction of a Dwelling addition & alterations
MATERIALS	
FOOTINGS	Concrete.
SUBFLOOR	Stumps Bearers & Joists & Concrete Slab
WALL STRUCTURE	Timber framed
ROOF FRAME	Pitched
ROOF COVERING	Colorbond
EXTERNAL LINING / CLADDING.	Face Brick & render to old brickwork.
INTERNAL WALL LININGS	Plaster
INTERNAL CEILING LINING	Plaster
DOORS / WINDOWS	Aluminum Awning and sliding.
BALCONIES / STAIRS	Timber Framed
PERGOLAS / DECKING.	Timber framed balcony.
EXTRNAL PAVING	^Paving

CHECKI CHECKI	LIST OF	INSPECTED AREAS	
SITE DRAINAGE ✓		FOUNDATIONS / FOOTINGS	



SUBFLOOR / SLAB (subfloor area only from inside access door area)	✓	FRAME	
EXTERNAL WALLS	√	EXTERNAL ROOF AREA	✓
INTERNAL ROOF AREA		INTERNAL WALLS & CEILING	✓
FLOOR & WALL TILING	✓	DOORS / WINDOWS / SCREENS	✓
FITTINGS / JOINERY / APPLIANCES	√	FIREPLACES. SOLID FUEL HEATERS	√
PLUMBING		BALCONIES / STAIRS	√
PERGOLAS / DECKS	✓	CARPORT / GARAGE	√
EXTERNAL PAVING		FENCES / OUTBUILDINGS	

DESCRIPTION OF SECOND	HAND MATERIALS USED
Red bricks, timber floors, bathroom's wall lining.	V

SERVICES CO	ONNECTED TO THE PROPERTY AND THEIR CONDITION
ELECTRICITY	Yes Condition not known.
GAS	No Bottled gas.
WATER	No Tank water.
SEWER	No Septic.
DRAINAGE	Yes Condition not known.
SMOKE DETECTORS	Yes Condition not known.

Licensed Trades and works.

NOTE: All plumbing and electrical works and services are different from other trade works in that they are required by legislation to be carried out by licensed trades and are required to be certified by the trade upon completion as complying with relevant regulations, codes and standards. SSPI does not certify workmanship of such work but relies on licensed trade certification. If any certification is not available it is important that the potential purchaser/s satisfies themselves as to the reasons for the unavailability of the certification or individually check the relevant service. SSPI may identify any obvious or gross defects in these licensed trades work.



RELEVANT CERTIFICATES VIEWED AT INSPECTION ✓ = viewed at inspection or through email.			
BUILDING PERMIT	✓		
CERTIFICATE OF FINAL INSPECTION	✓		
OWNER BUILDERS CERTIFICATE OF CONSENT	✓OB 0116653, 14306661,		
PLUMBING CERTIFICATE	√ 14509342		
ELECTRICAL CERTIFICATE	✓ cert no 231844701633180568,		
WATERPROOFING CERTIFICATE	✓ from HD waterproofing dated 21/5/18		



CONDITION OF ALL ESSENTIAL SAFETY MEASUES THAT MUST BE MAINTANED PURSUAN TO PART 12 OF THE BUILDING REGULATIONS 2006

N/A to domestic building.

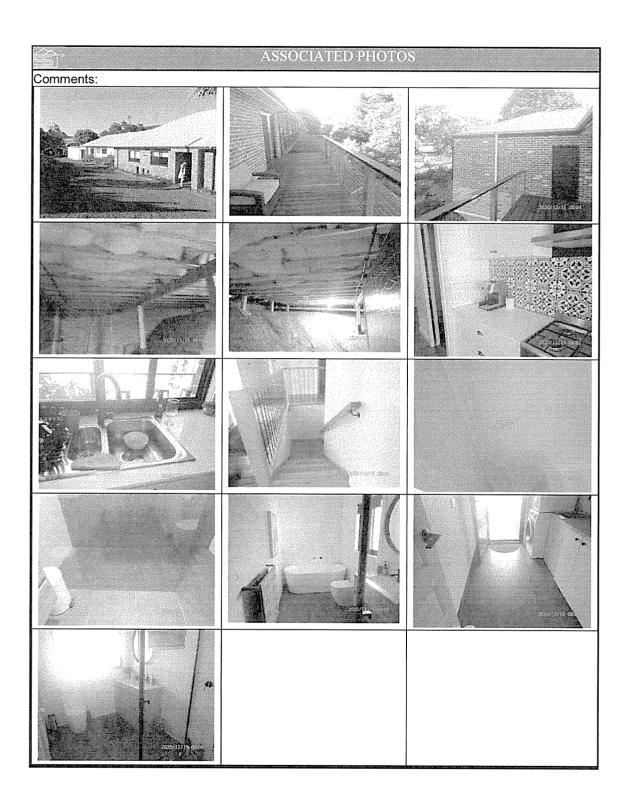
金 〉	SITE DETAILS
SITE	East facing site, falling from front to rear.

LIST OF DEFECTS IN THE BUILDING/S
No defects noted.

AREAS OF THE BUILDIN	NG/S INNACESSIBLE AT THE TIME OF INSPECTION
	No inaccessible areas.

CONDITION AND STATUS OF INCOMPLETE WORKS
No incomplete works noted







- * Reports listing defects in the building/s to include, but are not restricted to, conditions of the following building elements:
- Site drainage
- Footings
- Subfloor

• Frame

- External walls
- Internal walls and ceilings

- Floor and wall tiling
- External roof
- Internal roof conditions

- Built-in fittings/joinery
 - Doors/windows
- Fireplaces/solid fuel heaters
- Plumbing and drainage Fixed appliances
- Flyscreens
- Driveways, paving, retaining walls, fencing, garages, carports, workshops, swimming pools or spas where constructed as part of the major domestic building contract.

NB: A copy of any building permits issued, any occupancy permits or certificates of final inspection issued (as applicable), must be attached to this report.



By ticking this box (X) you confirm that the information submitted in this form is true and accurate.

Once this box is ticked this form cannot be edited.

TERMS AND CONDITIONS.

- 1. This report has been prepared by the inspector named in this report, subject to the following conditions.-
- This report is not intended as a certificate of compliance of the property within the requirements of any act, regulation, ordinance, or by-law, or as a warranty or an insurance policy against problems developing with the building in the future.
- 3. This report is based on the condition of the property and the prevailing structure, weather conditions, and soil condition specifically at the time of inspection.
- 4. We do not carry out pest inspection and suggest if required you consult an expert pest control company.
- This report cannot disclose defect that have not yet arisen.
- 6. The report may not cover minor defects such as small cracks in walls, locks and catches not locking and similar small defects.
- 7. This report is based on a visual inspection only where reasonable access is possible, without moving internal or external furniture or fittings, without the removal of internal or external linings or cladding and without any excavation.
- This report cannot cover the condition of pools or spas unless part of the major domestic building contract.
- 9. This report is the opinion of an individual and is not meant to be a guarantee; it is designed to be a guide to the client only.



10. **SOLIDSTART PROPERTY INSPECTIONS**. Does not accept responsibility for services other than those provided. In his report.

Thank you for allowing us to perform this inspection for you. If you have any questions please don't hesitate to ring.



BuildSafe Insurance Brokers

ABN 109 623 976

ABN 84 109 623 976

AFS Licence Number 279 367

5 Peninsula Blvd Seaford VIC 3198

PO Box 2294 Seaford VIC 3198

1300 856 603 Tel: Fax: 03 9773 6351

Email: cfouracre@buildsafe.com.au

Page 1 of 1

Received from

RECEIPT

John & Birgitte Strainic 24 Serendip Court NARRE WARREN VIC 3805

Date:

15/12/2020

Receipt No: R27490

The sum of

\$2,433.30 on 15/12/2020

by EFT

being for insurance premium(s) as follows:

\$2,433.30

Reference	Client	Policy No	Payment Type	Amount
67193	STRAINICJB	AOBW 202012-0086	Full receipt	\$2,433.30

Signature: On behalf of: **BuildSafe Insurance Brokers**





AOBW 202012-0086

Certificate Of Insurance

Building Act 1993 Section 135

Domestic Building Insurance Order Certificate in respect of Insurance

Domestic Building Contract

A Contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under section 135 of the Building Act 1993 has been issued by Assetinsure Pty Ltd (ABN 65 066 463 803)

In respect of: Structural Alterations/Additions

At: 1475, Lot 1 Pakenham Road, Mount Burnett, VIC, 3781, AUSTRALIA

Carried out by: John & Birgitte Strainic

For: The Purchaser

Subject to the Building Act 1993, the Ministerial Order and the conditions of the insurance contract, cover will be provided to the purchaser named in the Contract of Sale and to the successors in title to the purchaser.

Authorisation: In witness whereof, the insurer issuing this policy has caused this policy to be signed by the Authorised Signatory of the insurer's agent.

Signed at Seaford on Tuesday, 15 December 2020



1 9702 6673 Suite 201 Level 2 / 66 Victor Croscont Naire Warren 380 e info@infompermits com au www.infompermits.com.au

FORM 2

Regulation 313
Building Interim Regulations 2017
Building Act 1993

BUILDING PERMIT

BUILDING PERMIT N°:BSU 23308/20180090/0 INFORM BUILDING PERMITS REF N°:170415/0

Issued To

Agent of Owner*1

Address

JOHN & BIRGITTE STRAINIC

1475 PAKENHAM ROAD

MOUNT BURNETT

Post Code 3781

Address for Serving

Contact Person

of Notices

JOHN & BIRGITTE STRAINIC

1475 PAKENHAM ROAD

MOUNT BURNETT

Post Code 3781

JOHN

Telephone 0405 181 654

Ownership Details

Owner Address JOHN & BIRGITTE STRAINIC

1475 PAKENHAM ROAD

MOUNT BURNETT

Post Code 3781

JOHN

Telephone 0405 181 654

Contact Person
Property Details

Project Address

1475 LOT 1 PAKENHAM ROAD MOUNT BURNETT 3781

Title details

Municipal District

VOL 09613 FOL 691 TP 099297D CARDINIA SHIRE COUNCIL

Builder

Name

JOHN & BIRGITTE STRAINIC

Telephone 0405 181 654

JOHN & BIRGITTE STRAINIC 1475 PAKENHAM ROAD

Address 1475 PAKENHAM

MOUNT BURNETT

Post Code 3781

Details of Building Practitioners/Architect

(b) who were engaged to prepare documents forming part of the application for this permit*4

WAYNE SPENCER

ENGINEER - CIVIL

EC1167

DARYL HARGREAVES

DRAFTSPERSON - ARCHITECTURAL

DPAD13882

Details of Domestic Building Work Insurance*5

The issuer or provider of the required insurance policy is:-Details of Relevant Planning Permit (if applicable)

Details of Relevant Planning Permit Planning Permit No:

Date

CONSTRUCTION OF A DWELLING ADDITION & ALTERATIONS

Nature of Building Work

Project Description

Project Part

ALL PARTS

Project Use

RESIDENTIAL

Stages of Work Permitted

COMPLETE

Project estimated value

\$210,000.00

Duchtes Attack Lough

BAL-12.5



1 9702 6673 Suite 2011 evel: 2 / 66 Victor Crescent Narre Warrier 300 e into@informpermits.com au www.informpermits.com au

conditions in a section of the condition of the condition

Building details:

Building Classification

fa(i)

Persons accommodated for

New floor area,m2

No of storeys

Allowable live load:

Allotment area m2

Dispensations Granted

Dispensations granted under Regulation 503/608/1011, Building Regulations 2006 or Section 10(2) of the Building Act 1993

Regulation 608 Partial compliance - Energy Efficiency (Insulation in existing building envelope)

Inspection Requirements

The mandatory notification stages are-

INSPECTION OF PAD FOOTINGS

INSPECTION FOR FINAL CERTIFICATE

Occupation or Use of the Building

A CERTIFICATE OF FINAL INSPECTION IS REQUIRED PRIOR TO THE OCCUPATION OR USE OF THE BUILDING

Commencement and Completion

This building work must commence by:

06 OCTOBER 2018

This building work must completed by:

06 OCTOBER 2019

Conditions of Building Permit

Refer to Annexure A for a list of conditions which apply to this Building Permit.

Relevant Building Surveyor

Name

STEVEN ESLER BSU 23308

PO BOX 2389, FOUNTAIN GATE 3805

Address

Signature

06 OCTOBER 2017

Date of issue of Permit

Annexures

Annexure A

Permit Conditions

Annexure B

Relevant Building Surveyor's Notes

Annexure C Ap

Approved Documents

Notes

Time 1: Under regulation 116, an owner of a building at land for which a building permit has been issued must only the relayant building servesor with a 14 days often any change in the name or address of the invise in of the baseling and the building with. The penalty for baseling incolor to the conditional field the building with.

Note 2: Under regulation 347, the person in charge of the corrying out of building work on an allotiment must take all reasonable statis to ensure that a scory of this permit and one set of any approved plans, specifications and documente are available for inspection at the professor while the twinging work in a program. The present must skyll false all museualite staps to ensure that the legislation employed and contact details of the traditionary building are the permit and many the purple of each of the permit applies. The permit applies of extend the register of the permit applies of extends the permit applies.

tions It triviales to their perpentanees with continuing analyzement soften basistary wark

14 20 (1) is studio and to take the state the state of the contribute page vector for the land and south

Note 1. Concerts. Further currenged during to bulleng werk furthing part of this ground where the restort pure the that were is more than \$40,065 or 11 for a contract type. The contract type is the contract type of the Building Act 1950.



t (03) 9702 6673 a 81 Mackie Road Mulgrave VIC 3170 w www.informpermits.com.au e info@informpermits.com.au abn 97 969 965 476

File Number: 170415

Tuesday, 1 October 2019:

John & Birgitte Strainic John 1475 Pakenham Road Mount Burnett 3781

Certificate of Final Inspection Approved

Lot 1, 1475 Pakenham Road Mount Burnett VIC 3781 Australia

Construction of a Dwelling addition & alterations

Dear Sir/Madam

Lam pleased to advise you that a Certificate Of Final Inspection No BS-U 23308/20180090/0 has been issued for the works mentioned above at the above address.

Copies of the approved documentation are enclosed for your records.

Thank you again for choosing Inform Building Permits for your building permit services. We value your business and appreciate your ongoing support.

If you have any query in relation to this project, please contact our office for assistance.

Yours faithfully,

Steven Esler - 85-U 23308 Building Surveyor - Unlimited

eack



INFORM BUILDING PERMITS

Application No.: 170415

t (03) 9702 6673 a 81 Mackie Road Mulgrave VIC 3170 w www.informpermits.com.au e info@informpermits.com.au abn 97 969 965 476

FORM 17

Regulation 200 Building Regulations 2018 Building Act 1993

CERTIFICATE OF FINAL INSPECTION

PROPERTY DETAILS:

Number: 1475

Street/Road : Pakenham Road

Suburb: Mount Burnett

Postcpde: 3781

Lots/s: 1

LP/PS:

Volume:

Folio:

Crown Allotment : N/A Section No.: N/A

Parish: Cardinia Shire

County:

Council

Municipal District : Cardinia Shire Council

BUILDING PERMIT DETAILS:

Building permit number:

BS-U 23308/20180090/0

Version of BCA Applicable to building permit:

DESCRIPTION OF BUILDING WORK

Exercise (10)		and description of the contract of the contrac
	Permitted use	BCA Class of building
applies and an extra little way to		
Dwelling addition & alterations All	Residential	1a(i)
parts		

DIRECTIONS TO FIX BUILDING WORKS

All directions to fix building work under Part 4 of the Building Act 1993 have been complied with.

RELEVANT BUILDING SURVEYOR

Name:

Steven Esler

Company:

Inform Building Permits

Address:

81 Mackie Road, Mulgrave VIC 3170

Email:

info@informpermits.com.au

Building Practitioner registration no.: 85-U 23308

Municipal District:

Cardinia Shire Council B5-U 23308/20180090/0

Certificate No. :

17 September 2019

Date of final Inspection: Date final certificate issued :

1 October 2019



t (03) 9702 6673 a 81 Mackie Road Mulgrave VIC 3170 w www.informpermits.com.au r info@informpermits.com.au abn 97 969 965 476

Building Inspection Report

Project Number: 170415

TO:-

John & Birgitte Stramic 1475 Pakenham Road Mount Burnett 3781 Ph No 1, 0405 181 654

Philips 2

phaner moségenal com

Builder

John & Birgitte Strainic 1475 Pakenham Road Mount Burnett 3781

Ph No 1: 0405 181 654 Ph No 2:

Lax No:

jstrainic.mos@gmail.com

Agent

John & Birgitte Strainic John 1475 Pakenham Road Mount Burnett 3781

Ph No 1: 0405 181 654 Ph No 2:

Fax No:

strainic.mos@gmail.com

No: 1475 (Lot 1) Pakenham Road Mount Burnett VIC 3781 Construction of a Dwelling addition & alterations

INSPECTION RECORDS: Inspection for final certificate

Resuft: Comments:

Re-inspection required: Yes

Inspection carried out by:

<u>Approved</u>

Michael Cartledge

Inspection Date: 17/09/2019 Inspection Time: 6.56pm

Date Approved: 17/09/2019



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Falcone & Adams C/- InfoTrack (LEAP) 135 King St SYDNEY 2000 AUSTRALIA

Client Reference: 4457

NO PROPOSALS. As at the 27th November 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA $^{\scriptsize \odot}$.

1475 PAKENHAM ROAD, MOUNT BURNETT 3781 SHIRE OF CARDINIA

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

Date of issue: 27th November 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 75080725 - 75080725175512 '4457'

VicRoads Page 1 of 1

Due Diligence Checklist

Consumer Affairs Victoria

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 **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





