Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

SECTION 32 STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Gavan Neale Fraser
Property:	1270 Don Road DON VALLEY VIC 3139

VENDORS REPRESENTATIVE

O'Brien Law

PO Box 253
YARRA JUNCTION VIC 3797

Tel: 03 5967 1622
Email: yarrajunction@obbl.com.au

Ref: 005979COS

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

SECTION 32 STATEMENT
1270 DON ROAD DON VALLEY VIC 3139

IMPORTANT NOTICE TO PURCHASERS

The use to which you propose to put the property may be prohibited by planning and building controls applying to the locality or may require the consent or permit of the municipal council or other responsible authority. It is in your interest to undertake a proper investigation of permitted land use before you commit yourself to buy. You should check with the appropriate authorities as to the availability (and cost) of providing any essential services not connected with the property. The property may be located in an area where commercial agricultural production activity may affect your enjoyment of the property. It is therefore in your interest to undertake an investigation of the possible amenity and other impacts from nearby properties and the agricultural practices and processes conducted there. Warning to the Purchaser: You should check with the appropriate authorities as to the availability of, and cost of providing, any essential services not connected to the land.

You may be liable to pay a growth areas infrastructure contribution when you purchase the property. The instrument of transfer cannot be lodged for registration with the Registrar of Titles until the contribution is paid in full or an exemption form, or reduction of, the whole part of the liability to pay the contribution is granted and any remainder of the contribution is paid or there has been a deferral of the whole or part of the liability to pay the contribution. The transfer may also be exempt from a growth areas infrastructure contribution in certain situations. It is in your best interest to obtain advice as to any potential liability before you commit yourself to buy.

The Purchaser is alerted that the land as fenced and occupied may not be precisely the same as comprised or described in the Certificate of Title or Plan of Subdivision relevant to the land and that the Purchaser buys the land as presently fenced and occupied.

32A FINANCIAL MATTERS

(a) Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached certificate/s and as follows-

Provider	Amount (& interest if any)	Period
Yarra Ranges Shire Council	**$3,525.35**	**Per annum**

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the vendors knowledge save for Land Tax if applicable.

Their total does not exceed $ 5,000.00

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

(b) The particulars of any Charge (whether registered or not) over the land imposed by or under an Act to secure an amount due under that Act, including the amount owing under the charge are as follows:- Not Applicable

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

SECTION 32 STATEMENT
1270 DON ROAD DON VALLEY VIC 3139

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

32B INSURANCE

(a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

(b) Where there is a residence on the land which was constructed within the preceding six years, and section 137B of the *Building Act 1993* applies, particulars of the required insurance are as follows:- Not Applicable. No such Insurance has been effected to the Vendors knowledge.

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

(c) ROAD ACCESS

There is access to the Property by Road.

(d) PLANNING

See attached certificate

32D NOTICES

(a) 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:- None to the Vendors knowledge however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor;

(b) The Vendor is not aware 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.

(c) Particulars of any Notice of intention to acquire served under Section 6 of the *Land Acquisition and Compensation Act, 1986* are: Not Applicable

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):- No such Building Permit has been granted to the Vendors knowledge.

The Vendor gives no warranties as to any additions and/or alterations to the property prior to becoming proprietor thereof and the Purchaser indemnifies the Vendor in this regard.

The Vendor will not be required to procure any building permit, building approval, final inspection, certificate of occupancy, or any other permits approvals or inspections in relation to the land or any improvements and the Purchaser shall not make any requisition or claim any compensation from the Vendor on that ground.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006.*

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Not Connected
Water supply	Not Connected
Sewerage	Not Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate their account with the service provider before settlement, and the purchaser will have to have the service reconnected.

32I TITLE

Attached are the following document/s concerning Title:

(a) In the case of land under the *Transfer of Land Act 1958* a copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.
(b) In any other case, a copy of -
(i) the last conveyance in the Chain of Title to the land; or
(ii) any other document which gives evidence of the Vendors title to the land.
(c) Where the Vendor is not the registered proprietor or the owner of the estate in fee simple, copies of the documents bearing evidence of the Vendor's right or power to sell the land.
(d) In the case of land that is subject to a subdivision -
(i) a copy of the Plan of Subdivision which has been certified by the relevant municipal council (if the Plan of Subdivision has not been registered), or
(ii) a copy of the latest version of the plan (if the Plan of Subdivision has not been certified).
(e) In the case of land that is part of a staged subdivision within the meaning of Section 37 of the *Subdivision Act 1988* -
(i) if the land is in the second or a subsequent stage, a copy of the plan for the first stage; and
(ii) details of any requirements in a Statement of Compliance relating to the stage in which the land is included that have not been complied with; and
(iii) details of any proposals relating to subsequent stages that are known to the Vendor; and
(iv) a statement of the contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision.
(f) In the case of land that is subject to a subdivision and in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed -
(i) if the later plan has not been registered, a copy of the plan which has been certified by the relevant municipal council; or
(ii) if the later plan has not yet been certified, a copy of the latest version of the plan.

32J SERVICE CHARGES - CLADDING RECTIFICATION AGREEMENT

Service Charges may be placed on land pursuant to Part 8B in the Local Government Act 1989 (Vic) inserted by the Building Amendment (Registration of Building Trades and Other Matters) Act 2018 (Vic). To the Vendor's knowledge the Property is not affected by a Cladding Rectification Agreement (which would impose such Service Charges).

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

32K DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

32L DUE DILIGENCE CHECKLIST

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

Please note that as a purchaser of this property you may be required by the Taxation Commissioner to pay an amount in accordance with section 14-250 of Schedule 1 to the Taxation Administration Act 1953 (Cth) ("the Act") because the property may be considered new residential premises or potential residential land falling within that section of the Act. Please also note that this property may attract the operation of section 14-255 of the Act. To ensure you are aware of your obligations in relation to any GST withholding component on this sale, please consult with your accountant and legal practitioner on this matter prior to signing this section 32 document or Contract of Sale relating to the property.

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

SECTION 32 STATEMENT
1270 DON ROAD DON VALLEY VIC 3139

DATE OF THIS STATEMENT ____ / ____ /20 ____

Name of the Vendor

Gavan Neale Fraser

Signature/s of the Vendor

x DocuSigned by: Gavan Fraser 87B2EAED46364C6... 01-Oct-2025

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

DATE OF THIS ACKNOWLEDGMENT ____ / ____ /20 ____

Name of the Purchaser

Signature/s of the Purchaser

x

IMPORTANT NOTICE - ADDITIONAL DISCLOSURE REQUIREMENTS

Undischarged mortgages – S32A(a)
Where the land is to be sold subject to a mortgage (registered or unregistered) which is not to be discharged before the purchaser becomes entitled to possession or receipt of rents and profits, then the vendor must provide an additional statement including the particulars specified in Schedule 1 of the *Sale of Land Act 1962.*

Terms contracts – S32A(d)
Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after execution of the contract and before the vendor is entitled to a conveyance or transfer, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the *Sale of Land Act 1962.*

Material Facts:
There is no mains/town water connection for this property, however there is a connection to filtered water from a spring.
The Vendor has an informal agreement with the neighbour at 1260 Don Road, Don Valley regarding the maintenance of the shared driveway. The property is sold on the basis that this informal agreement will continue on between the neighbour and the purchaser.

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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

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

VOLUME 10087 FOLIO 744

Security no : 124127318052R
Produced 20/08/2025 02:08 PM

LAND DESCRIPTION

Lot 1 on Title Plan 088842R.
PARENT TITLE Volume 08739 Folio 056
Created by instrument S064663X 13/08/1992

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GAVAN NEALE FRASER of APARTMENT 2201 82 FLINDERS STREET MELBOURNE VIC 3000
AR164817L 25/06/2018

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP088842R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 1270 DON ROAD DON VALLEY VIC 3139

DOCUMENT END

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

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	**TP088842R**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**20/08/2025 14:08**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10
Delivered by LANDATA®, timestamp 20/08/2025 14:08 Page 1 of 1

TITLE PLAN		EDITION 1	TP 88842R

Location of Land

Parish: GRACEDALE
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP81672
Derived From: VOL 10087 FOL 744
Depth Limitation: NIL

Notations

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

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 29/07/1999
VERIFIED: BC

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

AS TO THE LAND MARKED E-1
THE EASEMENT for CARRIAGEWAY WATER SUPPLY and SUPPLY OF ELECTRICITY appropriated on Plan of Subdivision No.81672

AS TO THE LAND MARKED E-2
THE EASEMENT for WATER SUPPLY appropriated on Plan of Subdivision No.81672

AS TO THE LAND MARKED E-3
THE EASEMENT FOR CARRIAGEWAY WATER SUPPLY and PASSAGE OF ELECTRICITY created in Transfer No.E988898
THE EASEMENT FOR CARRIAGEWAY WATER SUPPLY and SUPPLY OF ELECTRICITY appropriated in Plan of Subdivision No.95796

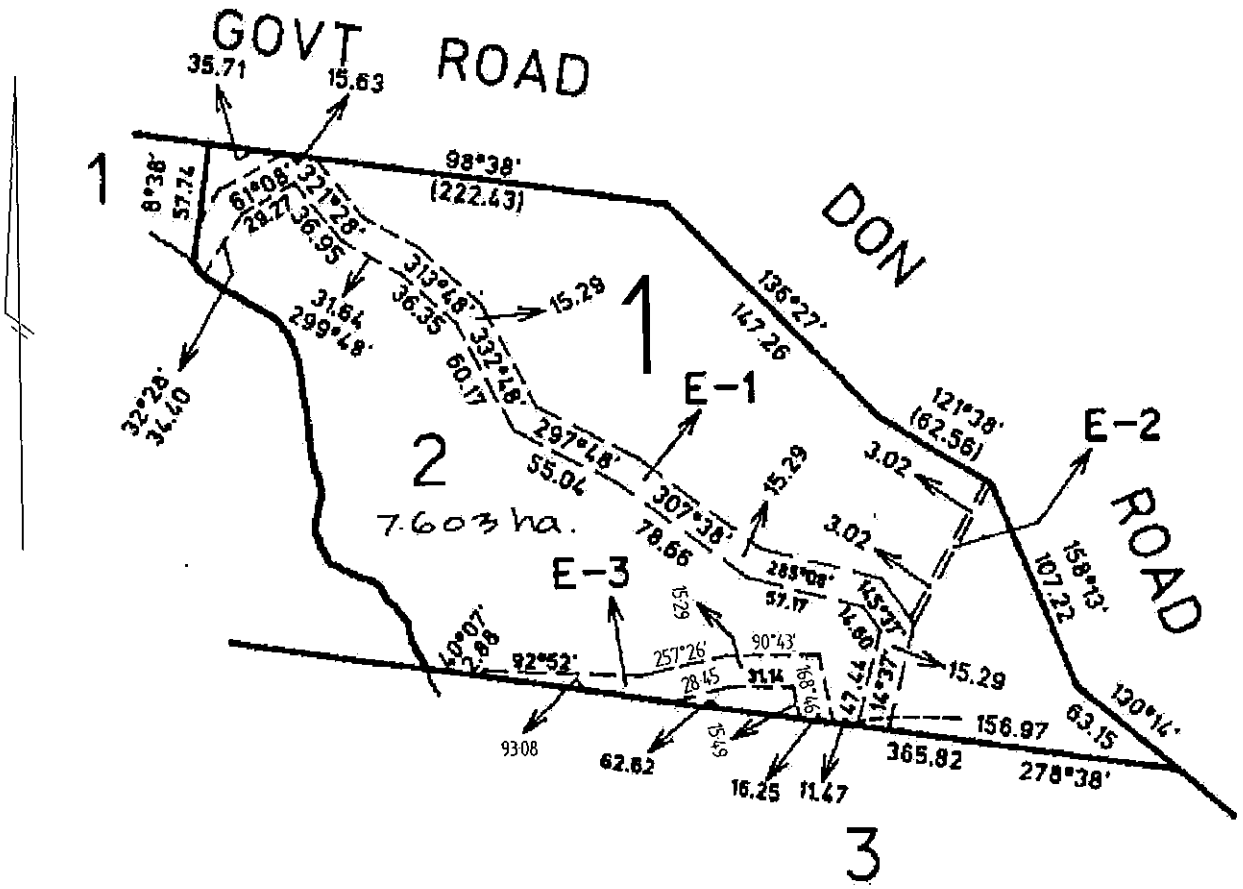


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 2 ON LP81672

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Imaged Document Cover Sheet

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

Document Type	**Instrument**
Document Identification	**0081672**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**09/09/2025 10:06**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10
Delivered by LANDATA®, timestamp 09/09/2025 10:08 Page 1 of 2
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

[redacted]

152.725 Freehold

Byle L. Mackenzie 1879 8672

VICTORIA. 20 OCT 1879 (101)

11.46a

TRANSFER OF LAND.

Insert (transferror's name and residence, profession, trade or occupation.

I, William Muir of Sandhurst in the County of Bendigo (falsely unnamed) Engine Driver

being registered as the proprietor of an estate in fee-simple in the land hereinafter described, subject to the encumbrances notified hereunder, in consideration of the sum of

Two hundred and thirty pounds

Insert name of transferee and his residence, &c. as above.

paid to me by Thomas Lowe of Maandarnong Farmer

DO HEREBY TRANSFER to the said Thomas Lowe

After "being" insert part of if applicable.

All my estate and interest in ALL THAT piece of land being part of Crown allotment Eleven Section one hundred and seventeen B. Township of Sandhurst Parish of Sandhurst County of Bendigo

If the transferred land be part only of the Crown allotment, but all comprised in a previous certificate, add particularly described in the certificate of Title, entered in the Register Book, Vol. Fol. but if the transferred land be part only of the land comprised in the grant or certificate, set forth in links or feet the boundaries, and refer to a map.

particularly described in the Certificate of Title entered in the Register Book Vol 460. Fol. 91814

TOGETHER WITH a right of carriage-way over the road delineated and colored Brown on the Map on the said Certificate

Specify or describe the road or roads over which the easement is created, and refer to a map thereon such road or roads should be colored brown.

Dated the thirteenth day of October One thousand eight hundred and seventy nine

Transferror's name. Signed by the said William Muir } Wm Muir

See note below. in the presence of [redacted]

Transferee's name. Signed by the said Thomas Lowe } Thomas Lowe

See note below. in the presence of [redacted]

ENCUMBRANCES REFERRED TO.

NOTE.—The witness may be (within the limits of Victoria) either the Registrar of Titles, or an Assistant Registrar, or a Justice of the Peace, Notary Public, Solicitor of the Supreme Court, or Commissioner for taking Affidavits, or a Perpetual Commissioner, or any other person authorized in that behalf by the Governor in Council; and (without the limits of Victoria) either a Notary Public or Commissioner for taking Affidavits, or else the Mayor or other Chief Officer of any City or Municipal Corporation within the United Kingdom of Great Britain and Ireland, or the Officer Administering the Government of or the Judge of any Court of Record in, any British Possession, or the British Consular Officer at any foreign place. If the witness, whether within or without the limits of Victoria, be any other person, the form at the back to be used IN ADDITION.

(SEE OVER.

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Certificate of Registrar of Titles, or other authorised person taking Declaration of attesting witness.

Appeared before me at the

day of , One thousand eight hundred and seventy

the attesting witness to this instrument, and declared that he personally knew

the person signing the same, and whose signature the said

attested; and that the name purporting to be the signature of the said

is his own handwriting, and that he was of sound mind, and freely and voluntarily signed such instrument.

.....

MEMORIAL OF INSTRUMENT.

Nature of Instrument.	Time of its production for Registration.	Names of the Parties thereto.	Number or Symbol thereon.
Grant	The 20th day of October 1879 at 11.46 o'clock in the fore noon.	William Muir to Thomas Lowe	81672

H.

.....

Asst Registrar of Titles.

I certify that a Memorial of the within instrument was entered in the Register Book, Vol. 460 Fol. 91814 at the time last above mentioned.

.....

Asst Registrar of Titles.

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Imaged Document Cover Sheet

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

Document Type	**Instrument**
Document Identification	**0095796**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**11/09/2025 10:52**

Copyright and disclaimer notice:
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Delivered by LANDATA®, timestamp 11/09/2025 10:52 Page 1 of 2
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

192811

Freehold

Mallesyn England & Stewart Ltd to Dr C

Victoria

OFFICE OF TITLES 3 AUG 81 VICTORIA

Transfer of Land. 12:15

95/96

Date

The Victorian Permanent Property Investment and Building Society being the proprietor of a mortgage from Hugh Peck registered the fourteenth day of March one thousand eight hundred and seventy six Number 16137 upon the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Five hundred pounds paid to it by The Metropolitan Permanent Building and Investment Society Doth hereby transfer to The Metropolitan Permanent Building and Investment Society all the estate of the said Hugh Peck on the said fourteenth day of March one thousand eight hundred and seventy six or which he was then entitled or able to transfer or dispose of in All that piece of land being part of Crown section seventy seven B at Hotham Parish of Jika Jika County of Bourke commencing at a point on the East side of Abbotsford Street thirty feet ~~three inches and a half of an inch~~ and one inch South from its junction with the South side of Haines Street and bearing thence further South along the East side of Abbotsford Street thirty three feet three inches thence by a line at right angles to the said Street bearing East sixty feet thence by a line at right angles to the last line bearing North along a road or way five feet wide or thereabouts thirty three feet three inches thence by a line at right angles to the last line bearing West sixty feet to the point of commencement Together with a right of carriage way over the roads colored brown on the Certificate of Title entered in the Register Book Vol 8314 Fol 166755

Dated the Thirtieth day of July One thousand eight hundred and eighty one

The Common Seal of the Victorian Permanent Property Investment and Building Society was hereto affixed by me

[redacted]

Secretary

Attested by

[redacted]

One of the Solicitors of the Society

The Common Seal of the Metropolitan Permanent Building and Investment Society was hereunto affixed in the presence of

[redacted]

[redacted]

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Delivered by LANDATA®, timestamp 11/09/2025 10:52 Page 2 of 2

[redacted]

Memorial of Instrument

Nature of Instrument	Time of its production for Registration	Names of the Parties thereto	Number or symbol thereon
Transfer as to part with Easement	The 3rd day of August 1891 at 12-15 o'clock in the after noon	The Victorian Permanent Property Investment and Building Society to The Metropolitan Permanent Building and Investment Society	95796

Assn Registrar of Titles

I Certify that a Memorial of the within instrument was entered in the Register Book Vol 834 Fol 166755 at the time last above mentioned

Assn Registrar of Titles

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Land Information Certificate

Section 121 of the Local Government Act 2020

Yarra Ranges Council
PO Box 105
Lilydale, Vic 3140

1300 368 333
mail@yarraranges.vic.gov.au
www.yarraranges.vic.gov.au

Yarra Ranges Council

Landata
Dx 250639
MELBOURNE VIC

Our reference: CTLIC-2025-0133
Your reference:
Issue Date: 20/8/2025

Property Number: 211530
Property Address: 1270 Don Road DON VALLEY VIC 3139
Legal Description: Lot 2 LP81672 Ca PT6B PGracedale
Applicant: Landata

Valuation Details	
Current Level of Value Date:	01-Jan-2025
Operative Date of Value:	1/7/2025
Site Value:	$675000
Capital Improved Value:	$1050000
Net Annual Value:	$52500
AVPCC:	117 – Residential Rural/Rural Lifestyle

Rates and Charges for the period 1/7/2025 to 1/7/2026.

Arrears as at 1/7/2025	**$0.00**
General Rates	$2,654.70
Waste Services	$553.00
Special Charges Scheme	$0.00
Emergency Services and Volunteers Fund	$317.65
Legal Fees	$0.00
Interest	$0.00
Rebates	$0.00
Receipts, Adjustments and Prepayments	$0.00
Rates and Charges Subtotal	**$3,525.35**
Other Outstanding Charges/Property Debt	$0.00
Total Due	**$3,525.35**

Land Parcels
Legal Description: Lot 2 LP 81672 CA PT6B PGracedale

Notices, Orders, Outstanding or Potential Liability/Subdivisional Requirement

The 2025/2026 Rates are yet to be finalised. This is an estimate only. Please contact the Rates team on 1300 368 333 if you have any further questions.

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

This certificate provides information regarding valuation, rates, charges, other money 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 of the Council.

This certificate is not required to include information regarding planning, building, health, land fill, land slip, 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.

Receipt Amount: $30.60
Receipt Number:

Please quote our reference number (listed above) when contacting Council in relation to this matter.

Jim Stewart
Executive Officer, Property Rating Services

Other Information

PAYMENT OPTIONS AVAILABLE for amounts shown as payable on this certificate		
Bpay	**Biller Code 8979**	**Reference** 32002115304
On Council's Website	*Yarraranges.vic.gov.au/payments* By using Visa or Mastercard	**Reference** 32002115304

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1169102

APPLICANT'S NAME & ADDRESS

CAROLINA C/- LANDATA

MELBOURNE

VENDOR

FRASER, GAVAN

PURCHASER

UNKNOWN, UNKNOWN

REFERENCE

Fraser

This certificate is issued for:
LOT 1 PLAN TP88842 ALSO KNOWN AS 1270 DON ROAD DON VALLEY
YARRA RANGES SHIRE

The land is covered by the:
YARRA RANGES PLANNING SCHEME

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

The land:

- is included in a	RURAL CONSERVATION ZONE - SCHEDULE 3
- is within a	SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 4
and a	BUSHFIRE MANAGEMENT OVERLAY
and a	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1
and a	EROSION MANAGEMENT OVERLAY
- and abuts a	TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- and is	AREA OUTSIDE THE URBAN GROWTH BOUNDARY

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/yarraranges)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

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

20 August 2025

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

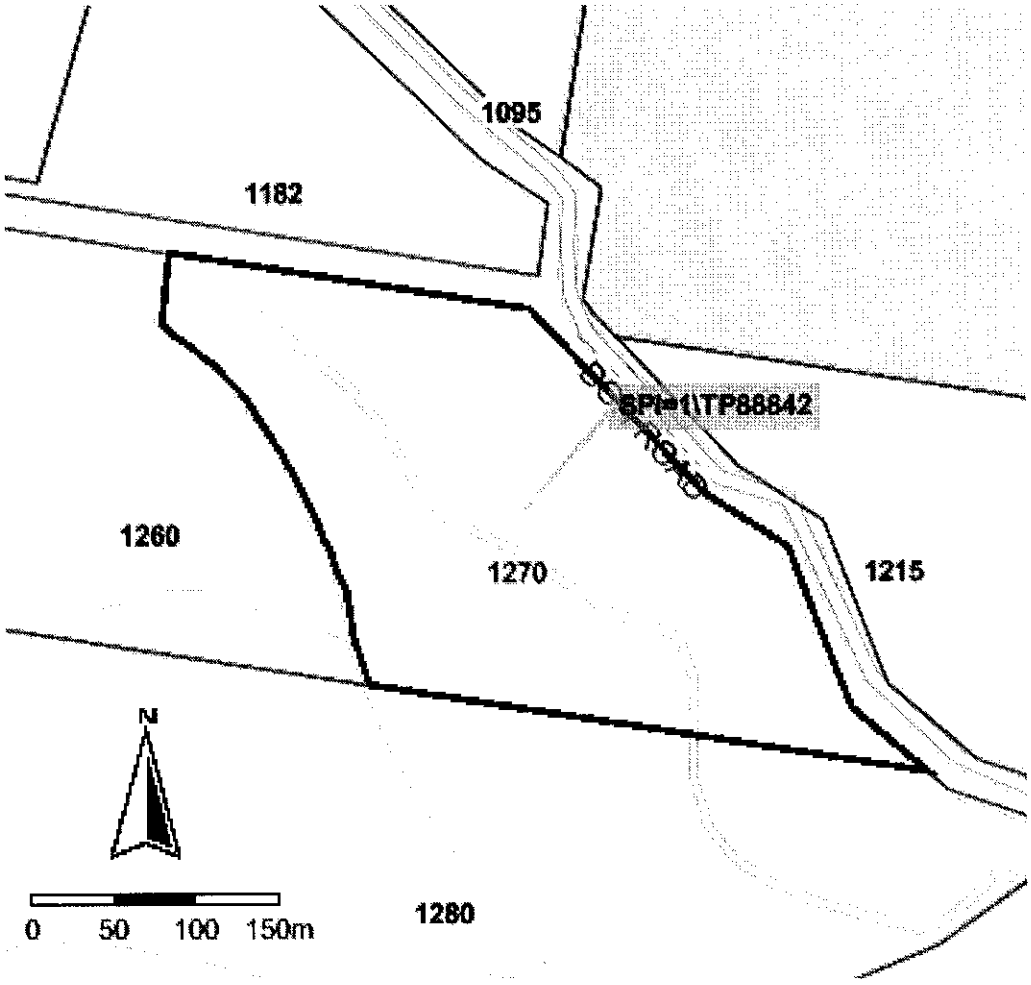
Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

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.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.a

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

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

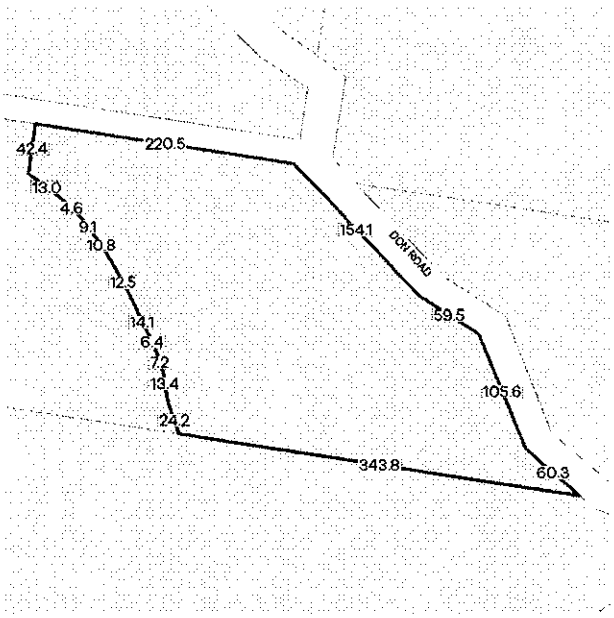
From www.land.vic.gov.au at 20 August 2025 02:01 PM

PROPERTY DETAILS

Address:	**1270 DON ROAD DON VALLEY 3139**
Lot and Plan Number:	**Lot 1 TP88842**
Standard Parcel Identifier (SPI):	**1\TP88842**
Local Government Area (Council):	**YARRA RANGES** www.yarraranges.vic.gov.au
Council Property Number:	**211530**
Directory Reference:	**Vicroads 80 B5**

SITE DIMENSIONS

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



Area: 69105 sq. m (6.91 ha)
Perimeter: 1246 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.

21 overlapping dimension labels are not being displayed

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

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

Rural Water Corporation:	**Southern Rural Water**
Melbourne Water Retailer:	**Yarra Valley Water**
Melbourne Water:	**Inside drainage boundary**
Power Distributor:	**AUSNET**

STATE ELECTORATES

Legislative Council:	**NORTHERN VICTORIA**
Legislative Assembly:	**EILDON**

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

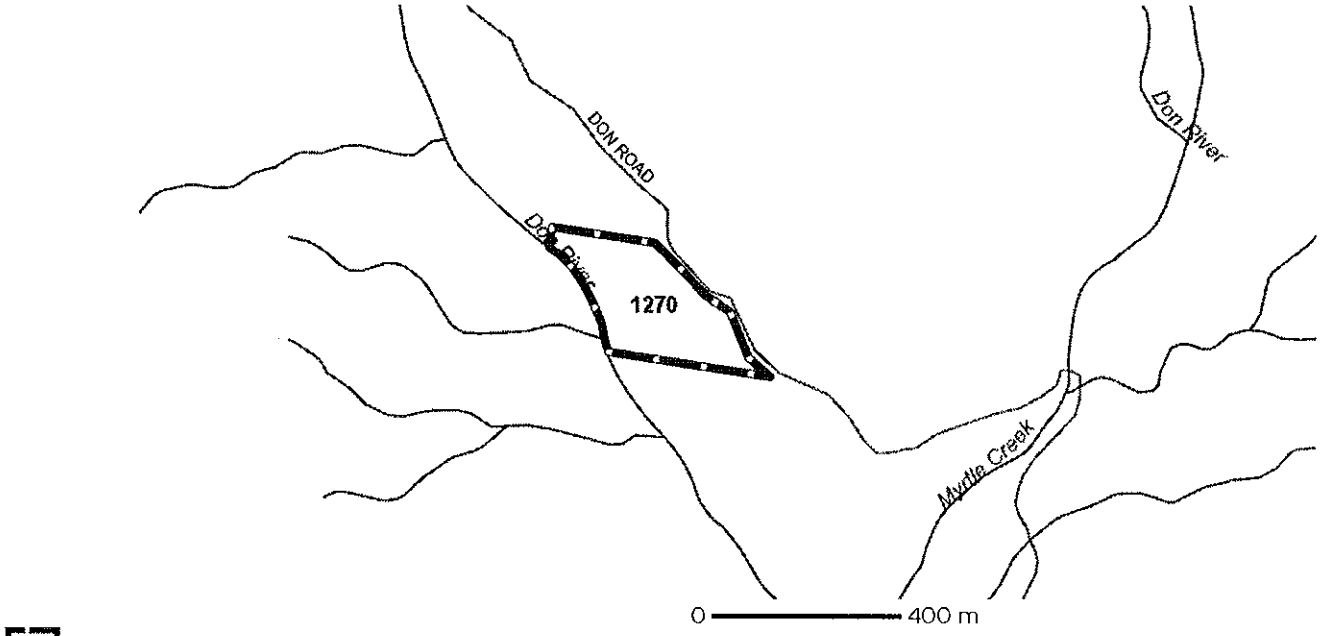
Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



Selected Property

Water course

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 20 August 2025 02:01 PM

PROPERTY DETAILS

Address:	**1270 DON ROAD DON VALLEY 3139**
Lot and Plan Number:	**Lot 1 TP88842**
Standard Parcel Identifier (SPI):	**1\TP88842**
Local Government Area (Council):	**YARRA RANGES** www.yarraranges.vic.gov.au
Council Property Number:	**211530**
Planning Scheme:	**Yarra Ranges** Planning Scheme - Yarra Ranges
Directory Reference:	**Vicroads 80 B5**

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:	**NORTHERN VICTORIA**
Legislative Assembly:	**EILDON**

OTHER

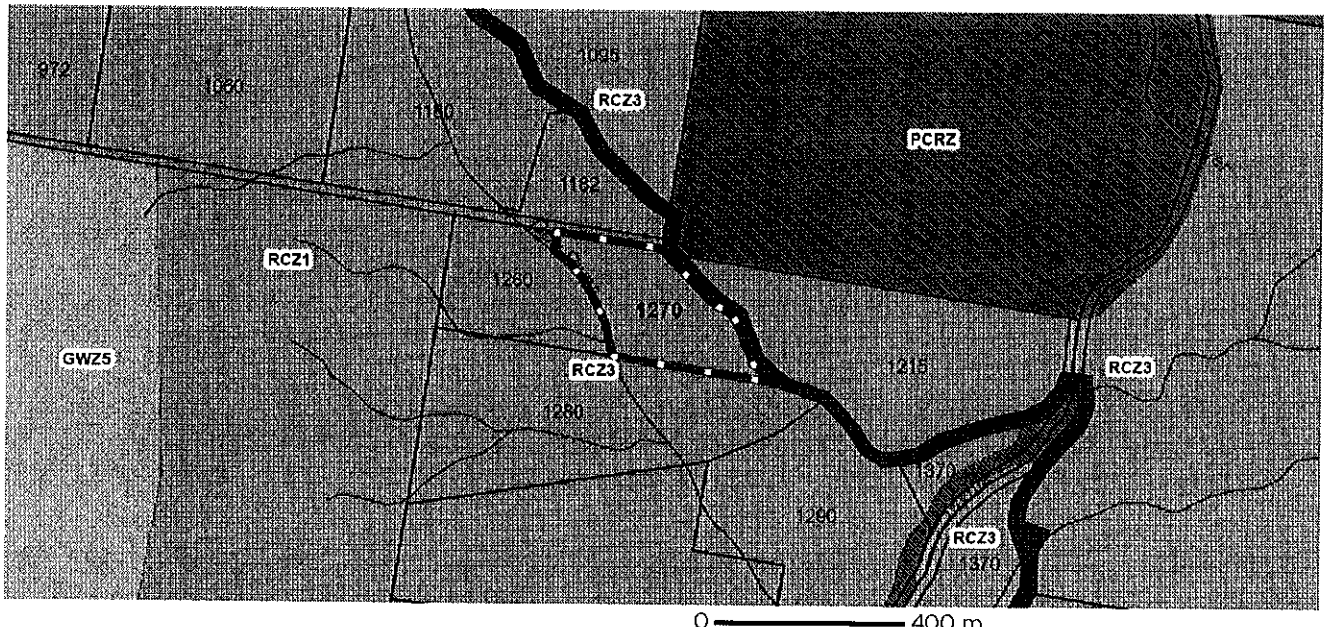
Registered Aboriginal Party:	**Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

RURAL CONSERVATION ZONE (RCZ)

RURAL CONSERVATION ZONE - SCHEDULE 3 (RCZ3)



GWZ - Green Wedge

PCRZ - Public Conservation and Resource

RCZ - Rural Conservation

TRZ2 - Principal Road Network

Water course

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

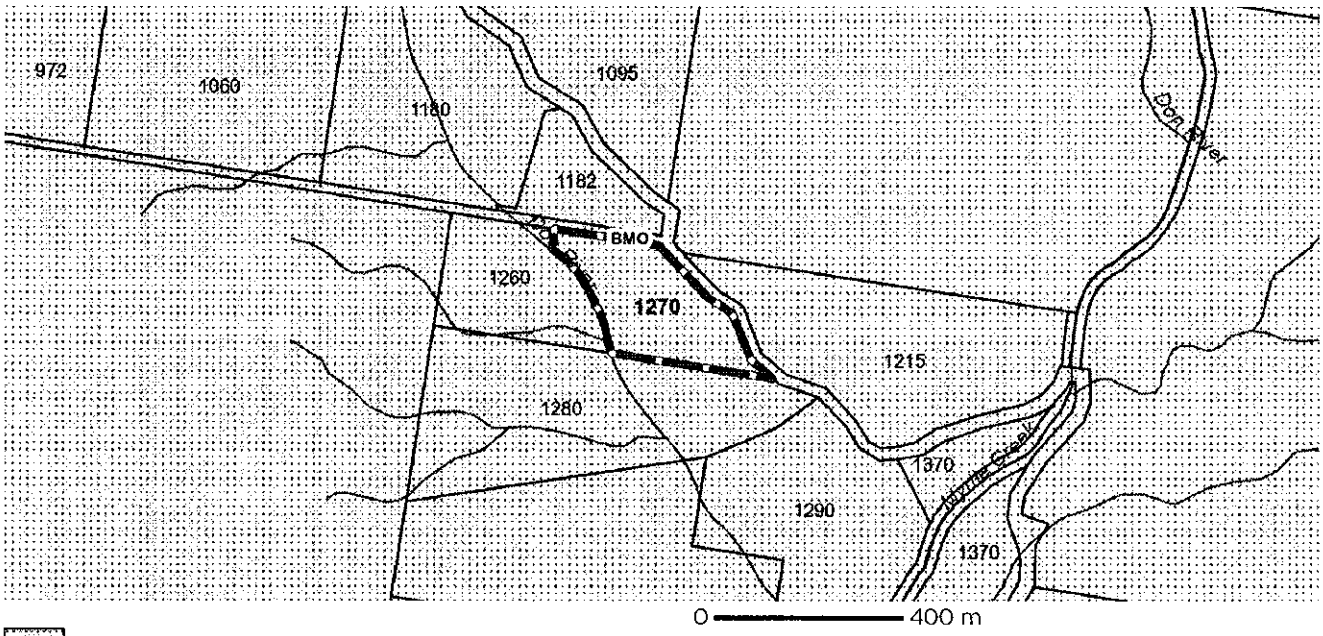
Notwithstanding this disclaimer a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PLANNING PROPERTY REPORT

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

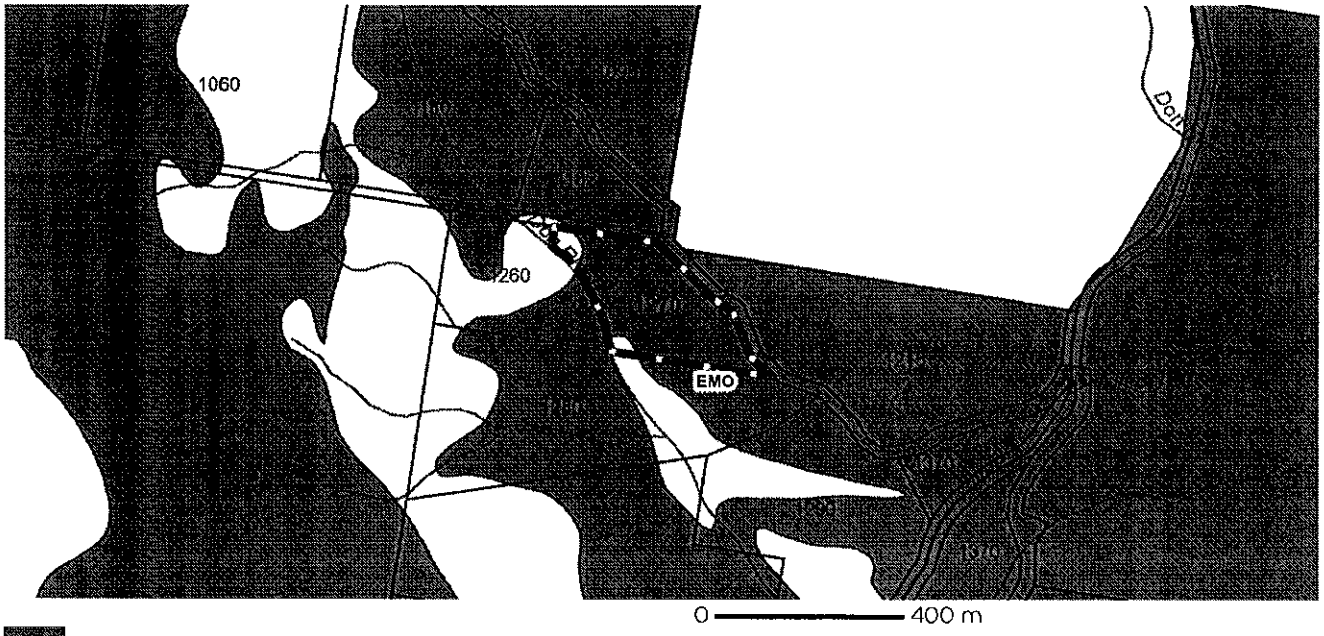


BMO - Bushfire Management Overlay — **Water course**

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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



EMO - Erosion Management Overlay — **Water course**

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

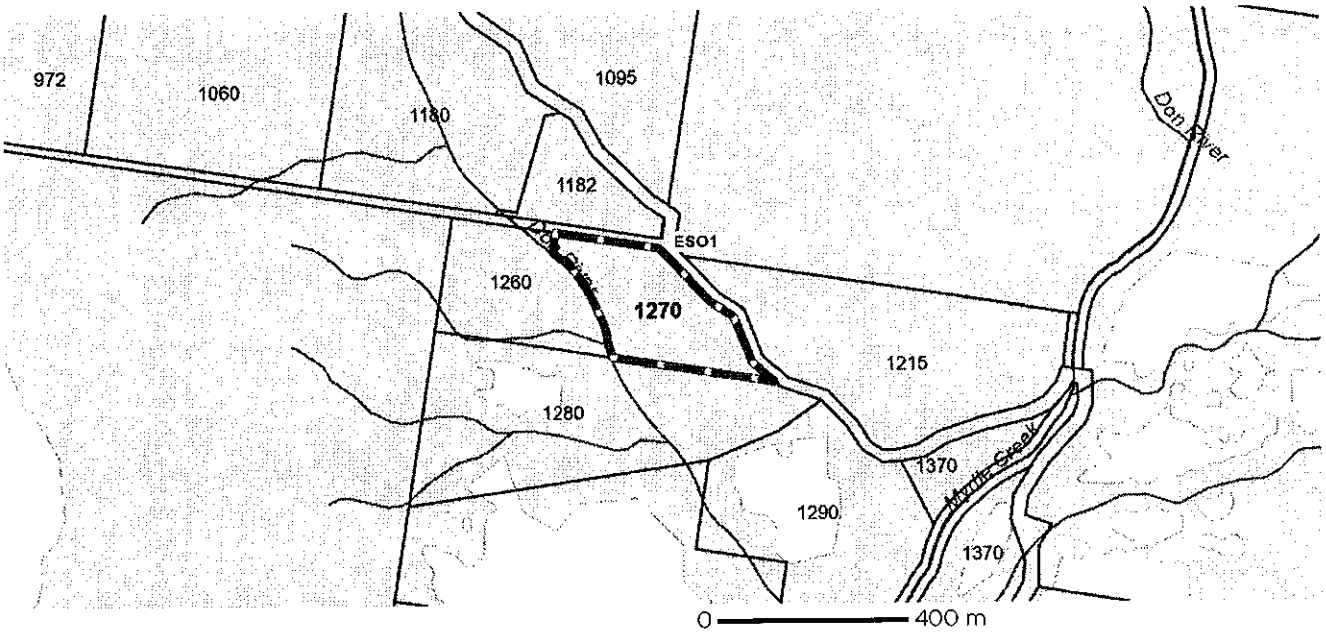
Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PLANNING PROPERTY REPORT

Planning Overlays

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)

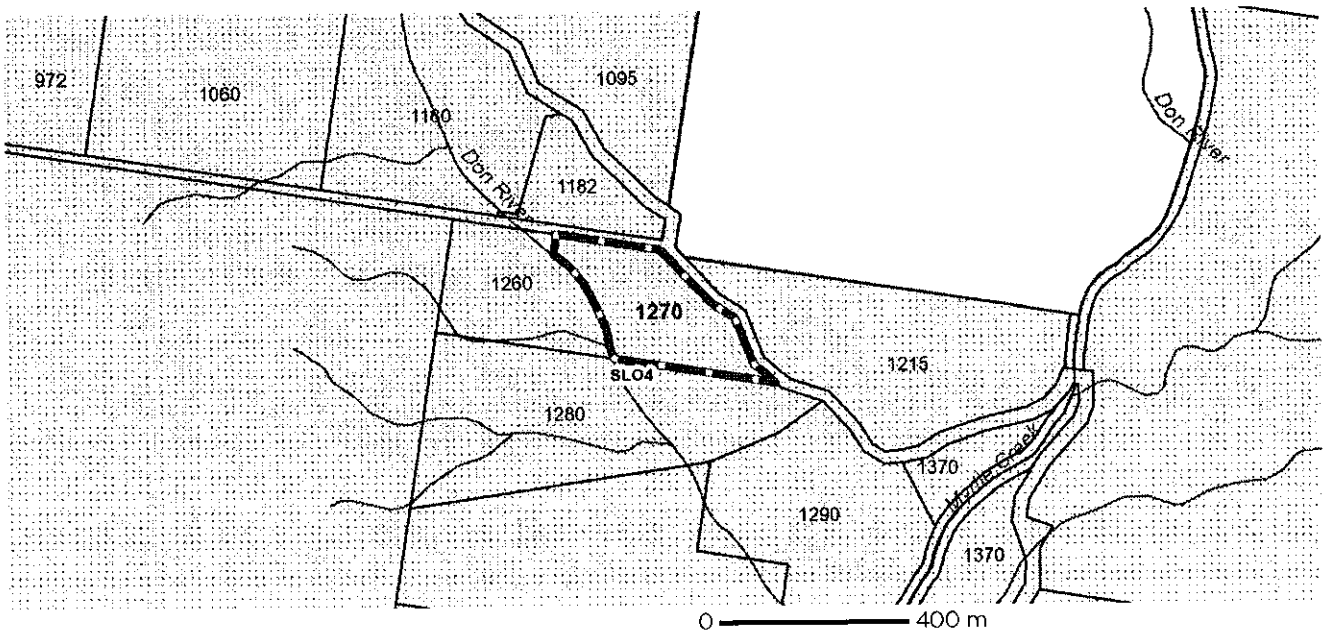


ESO - Environmental Significance Overlay — Water course

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

SIGNIFICANT LANDSCAPE OVERLAY (SLO)

SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 4 (SLO4)



SLO - Significant Landscape Overlay — Water course

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

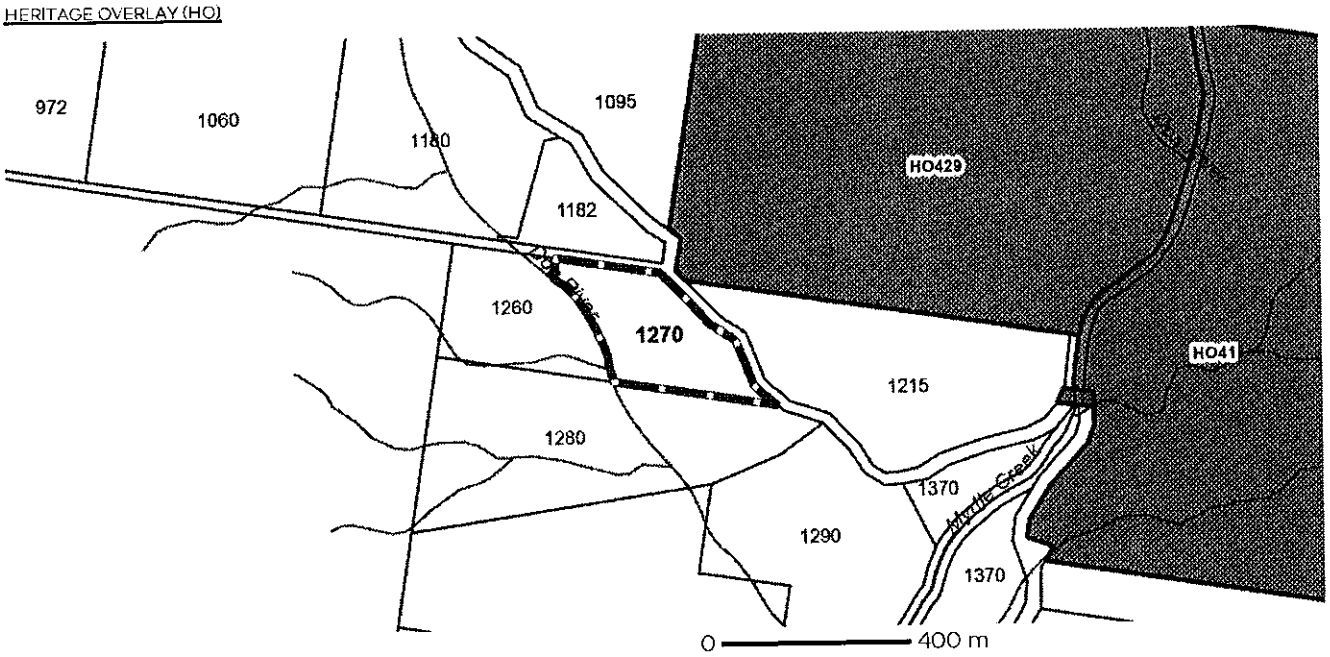
PLANNING PROPERTY REPORT

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage Overlay

Water course

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PLANNING PROPERTY REPORT

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

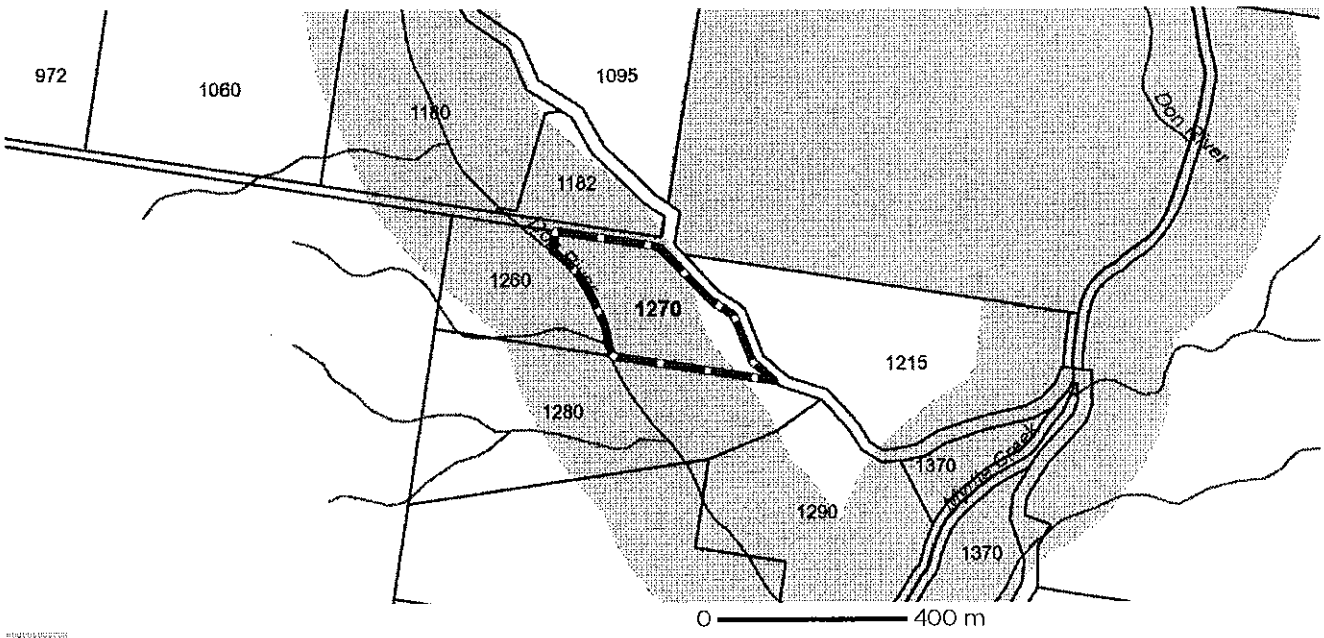
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

For further information about whether a Cultural Heritage Management Plan is required go to https://heritage.achris.vic.gov.au/qavQuestion1.aspx

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



Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 15 August 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, 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 https://www.planning.vic.gov.au

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

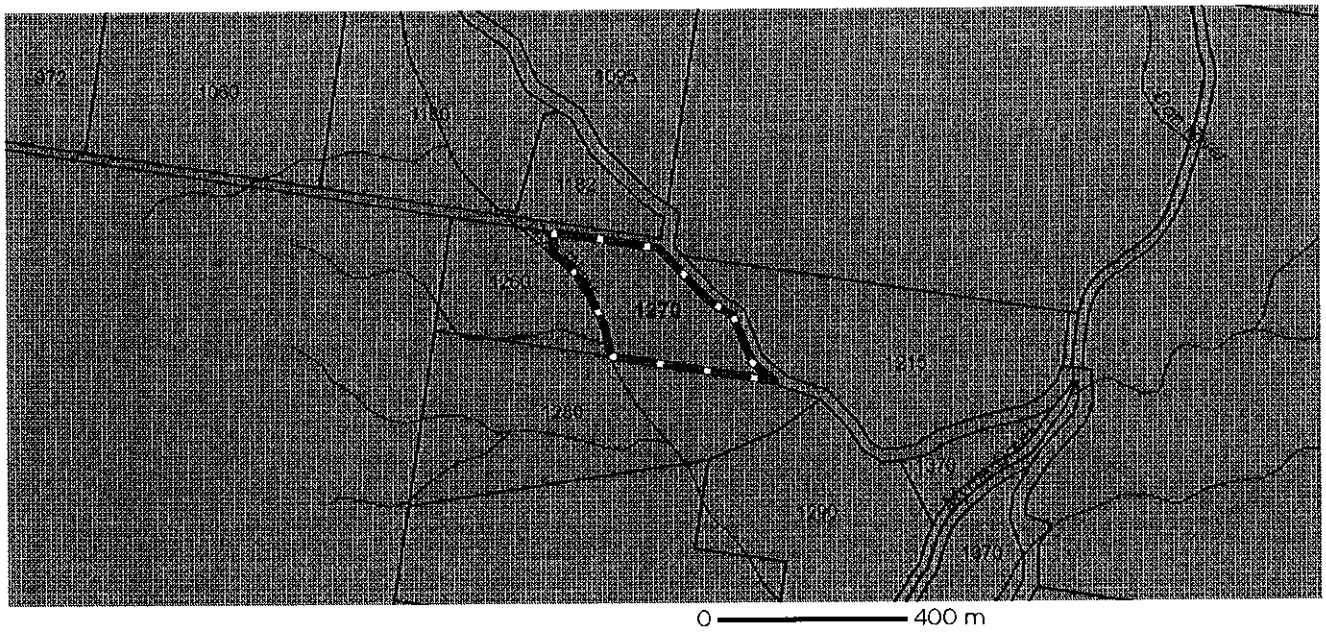
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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

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



Designated Bushfire Prone Areas Water course

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

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

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Docusign Envelope ID: 41E6E36B-B2BA-442F-9E47-F3FBC8492C10

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.