

# Sargeants - Wallan

Conveyancing and Property Transfer Specialists  
PO Box 542 Wallan Vic 3756  
Tel: 03 5783-1655 Fax: 03 5783-1755

## VENDOR STATEMENT

**VENDOR:** Rodney Allan Limond

**STREET ADDRESS** 20 Toorak Avenue THE BASIN VIC 3154

**LAND BEING SOLD** The land which is presently fenced and/or occupied by the Vendor and contained only within the land described in Certificate of Title  
VOLUME 09208 FOLIO 035

### IMPORTANT NOTICES TO PURCHASER

The vendor makes this statement in respect of the land in accordance with Section 32 of the *Sale of Land Act 1962*. The statement must be signed by the vendor either personally or by his electronic signature.

### FINANCIAL MATTERS

Particulars of any rates, taxes, charges or other similar outgoings (and any interest on them) including any water usage, sewerage disposal charges or other charges based on a user pay system.

- (a) Their total does not exceed **\$4,500.00**
- (b) 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 the above amount.
- (c) 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 that charge are as follows:- **NOT APPLICABLE**

### INSURANCE

#### Damage or Destruction

The property remains at the risk of the vendor until the purchaser becomes entitled to possession or receipt of the rents and profits.

#### Owner Builder

Where there is a residence on the land which was constructed within the preceding 6 years and section 137B of the *Building Act 1993* applies to the residence.

**NOT APPLICABLE**

### LAND USE - RESTRICTIONS

Information concerning any easement, covenant or other similar restriction affecting the land (registered or unregistered)

- (a) Easements affecting the land - as set out in the documents attached (if any)
- (b) Covenants affecting the land - as set out in the documents attached (if any)
- (c) Leases affecting the land - as set out in the documents attached (if any)
- (d) Other similar restrictions affecting the land - as set out in the documents attached (if any)

Particulars of any existing failure to comply with the terms of any Easement, Covenant, Lease or other similar restriction are :-

**NONE TO THE VENDORS KNOWLEDGE**

However please note that underground electricity cables, water and gas pipes, sewers or drains may be laid outside registered easements.

**ROAD ACCESS**

**There is access to the property by road**

**BUSHFIRE - PRONE AREA**

- (1) The property is in a bushfire prone area within the meaning of the Regulations made under the *Building Act 1993* unless the attached Bushfire Prone Area Report states otherwise.
- (2) If the property is in a designated bushfire prone area the designation will be shown on the attached Bushfire Prone Area Report and special bushfire construction requirements, Planning provisions and Country Fire Authority requirements may apply. However you should conduct your own due diligence by searching the Victorian Government's Land Channel website.

**PLANNING AND ROAD ACCESS** - Information concerning any planning instrument -

- (a) Name of planning scheme is : **Knox City Council Planning Scheme**
- (b) The name of the responsible authority is: **Knox City Council**
- (c) The zoning of the land is: **Schedule to the Low Density Residential Zone (LDRZ)**
- (d) The name of any planning overlay affecting the land: **Design and Development Overlay – Schedule 1 (DDO1)**

**Environmental Significance Overlay – Schedule 3 (ESO3)**

**Significant Landscape Overlay – Schedule 2 (SLO2)**

**Bushfire Management Overlay (BMO)**

**The planning instrument does not prohibit the construction of a dwelling house on the land.**

Overlays - Landslip - Vegetation - Mining - or other General information - **AS ATTACHED** (if any)

The Land may have been declared by a relevant authority to be in an area which is liable to flooding, mine subsidence, land slip or pest infestation.

**NOTICES** - Particulars of any notice, order, declaration, report, recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge.

- (a) Any notice affecting the Owners Corporation and any liabilities (whether contingent, proposed or otherwise) where the property is in a subdivision that includes common property including any relating to the undertaking of repairs to the property
- (b) Any Quarantine or stock order imposed under the Stock Disease Act 1968 (whether or not the Quarantine Order is still in force)
- (c) **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 and any land use restriction notice given in relation to the land under the Agricultural and Veterinary Chemicals Act 1992.
- (d) Particulars of any mining licence granted under the Mineral Resources Development Act 1990.
- (e) **Compulsory acquisition**  
Particulars of any notice of intention to acquire served pursuant to Section 6 of *the Land Acquisition and Compensation Act 1986*.
- (f) Notice issued by the Environment Protection Authority
- (g) Any notice or order pursuant to the Domestic Building Contracts and Tribunal Act 1995

**NONE TO THE VENDORS KNOWLEDGE** save as disclosed herein or in any Owners Corporation Certificate.

The land is in a Municipal District specified by the Minister administering the Mineral Resources (Sustainable Development) Act 1990.

Particulars of any Mining Licences affecting the land are as follows :- **NOT APPLICABLE**

### **BUILDING APPROVALS**

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).

**NO SUCH BUILDING PERMIT HAS BEEN ISSUED TO THE VENDORS KNOWLEDGE**

### **OWNERS CORPORATION**

If the land is in a subdivision that has common property and there is thereby an owners corporation within the meaning of the Owners Corporation Act 2006 then included herewith (if they are relevant or available) is a copy of :-

- (a) A current Owners Corporation Certificate issued in respect of the land being sold;
- (b) The Owners Corporation Rules;
- (c) The Minutes of the most recent annual general meeting of the Owners Corporation and all resolutions made at that meeting;
- (d) The most recent accounts and balance sheet of the Owners Corporation and
- (e) A Statement of advice and information for prospective purchasers and lot owners.

**NOTE** - Not all Owners Corporations carry out all functions so therefore some documents may not be in existence.

### **GROWTH AREA INFRASTRUCTURE CONTRIBUTION**

**NOT APPLICABLE**

**SERVICES** - Information concerning the supply of the following services -

**THE FOLLOWING SERVICES ARE NOT CONNECTED**

**electricity supply**  
**gas supply**  
**water supply**  
**sewerage**  
**telephone services**

**THE FOLLOWING SERVICES ARE CONNECTED**

**nil**

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 the settlement and the purchaser will have to pay to have the service reconnected.

### **TITLE**

Attached are copies of the following documents:

Registered Title

A Register Search Statement

The document or part of the document referred to as the "diagram location" in that statement which identifies the land and its location.

**DISCLOSURE OF ENERGY EFFICIENCY INFORMATION**  
**NOT APPLICABLE**

DATE OF THIS STATEMENT

22.01.2024

Signature of Vendor

Rod Limond  
Rod Limond (Jan 31, 2024 12:16 GMT+11)

I agree that this Section 32 Statement and the documents herewith (including the Register Search Statement) must be updated at the expiration of six calendar months from the date of the Register Search Statement herewith. I will not hold Sargeants responsible if the Vendors Statement is not so updated or if it is used by any Real Estate Agent other than the one to whom it is first forwarded to by Sargeants.

I confirm that this statement has been printed solely in accordance with my instructions and from the information and documents provided or approved by me and are true and correct. I undertake that I will exercise all possible diligence and provide full and honest disclosure or all relevant information of which I am aware or might reasonably be expected to be aware of. I am aware that Sargeants have only been retained to fill up this document in accordance with my said instructions and the information and documents provided or approved by me. I certify that I am not aware of :- (a) any variation between the land occupied by me and the land described in the Certificate/s of Title. (b) any registered or unregistered encumbrances not disclosed in this document. (c) any failure to obtain any necessary planning, building or other permits. (d) the property being affected by any environmental, Landslip, mining, flooding, fill, latent defects, bushfire attack or historical significance issues. (e) any contingent or proposed liabilities affecting any Owners Corporation including any relating to the undertaking of repairs to the property. (f) my occupation of any adjacent land which is not contained in the land being sold. (g) any buildings erected over any easements (h) any rights over any other land (i.e. a roadway or walkway) other than those disclosed herein and (h) any proposal in relation to any other land which may directly and currently affect the property being sold.

I acknowledge that I have read the statement, all the documents and the representations and warranties given by me in lieu of requisitions and I accept sole responsibility for the accuracy of all the information and documents and for providing or omitting all or any of the information, conditions, Titles, notices or documents including, but without limiting the generality of the forgoing, any information, conditions, Titles or documents required or that later may be deemed to be required by Section 32 of the Sale of Land Act 1996 as amended and/or any other Act or regulation.

**INSURANCE**

I the vendor undertake to keep the property and all improvements thereon and therein, fully insured for their full replacement value (new for old) until the final settlement of any sale of the property.

**PURCHASER'S ACKNOWLEDGMENTS**

The purchaser hereby acknowledges being given this statement signed by the vendor with all the attached documents and a **DUE DILIGENCE CHECKLIST** before the purchaser signed the contract

DATE OF ACKNOWLEDGMENT

202

Signature of Purchaser

.....

**NOTICE** The vendor gives notice to the purchaser that in the event that the purchaser fails to complete the purchase of the property on the due date specified in the contract between the vendor and the purchaser ("the contract") for the payment of the residue as defined in the contract ("the due date") or any other date for the payment of the residue, which date shall be deemed to be the due date, as a result of the alteration of the due date as specified in the contract, the vendor will or may suffer the following **reasonably foreseeable losses** and expenses which the purchaser shall be required to pay to the vendor in addition to any interest payable in accordance with the terms of the contract.

- (a) All costs associated with obtaining bridging finance to complete the vendor's purchase of another property or business and interest charged on such bridging finance;
- (b) Interest payable by the vendor under any existing mortgage over the property sold, calculated from the due date;
- (c) Accommodation and additional storage and removal expenses necessarily incurred by the vendor;
- (d) Costs and expenses as between vendor's conveyancer and/or solicitor and the vendor.
- (e) Penalties, interest or charges payable by the vendor to any third party as a result of any delay in the completion of the vendor's purchase, whether they are in relation to the purchase of another property, business or any other transaction dependent on the funds from the sale of the property.
- (f) all commissions, fees and advertising expenses payable to the vendor's Real Estate Agent.



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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 09208 FOLIO 035

Security no : 124101371772U  
Produced 25/10/2022 02:08 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 171406A.  
PARENT TITLE Volume 04789 Folio 644  
Created by instrument G588387 15/04/1977

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
RODNEY ALLAN LIMOND of 9 BRUNSWICK DRIVE EPPING VIC 3076  
AU153772S 19/03/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AV083062F 01/12/2021  
WESTPAC BANKING CORPORATION

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

**DIAGRAM LOCATION**

SEE TP171406A 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: 20 TOORAK AVENUE THE BASIN VIC 3154

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 01/12/2021

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP171406A</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>15/02/2022 13:44</b>

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

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 171406A</b>						
<b>Location of Land</b> Parish: SCORESBY Township: Section: Crown Allotment: 91 (PT) Crown Portion:  Last Plan Reference: LP 6712 Derived From: VOL 9208 FOL 035 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
<b>Description of Land / Easement Information</b>  <p style="text-align: center;"><b>ENCUMBRANCES REFERRED TO</b></p> As to the land coloured blue - - - -  <u>ANY EASEMENTS</u> affecting the same - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 30-09-1999 VERIFIED: AD						
<p><b>COLOUR CODE</b> BL = BLUE</p>								
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">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</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 378 ON LP 6712</td> </tr> </table>			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 378 ON LP 6712	
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 378 ON LP 6712								
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 15 February 2022 02:43 PM

## PROPERTY DETAILS

Address: **20 TOORAK AVENUE THE BASIN 3154**  
Lot and Plan Number: **Lot 1 TP171406**  
Standard Parcel Identifier (SPI): **1\TP171406**  
Local Government Area (Council): **KNOX**  
Council Property Number: **184915**  
Directory Reference: **Melway 65 H9**

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

## SITE DIMENSIONS

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

Area: 952 sq m  
Perimeter: 136 m

For this property:

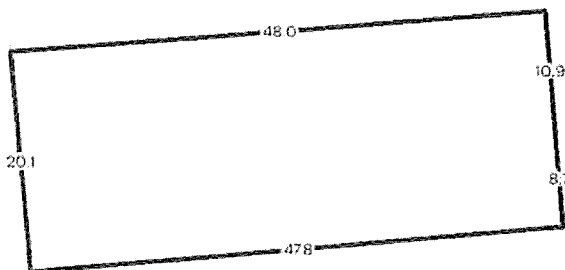
— Site boundaries

— Road frontages

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

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

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



## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **South East Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**  
Legislative Assembly: **BAYSWATER**

## PLANNING INFORMATION

Planning Zone: [LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)  
[SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE \(LDRZ\)](#)

Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)  
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 \(DDO1\)](#)  
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)  
[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 \(ESO3\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)  
[SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 2 \(SLO2\)](#)

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (6) of the Sale of Land 1962 (Vic).

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

Planning scheme data last updated on 9 February 2022

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

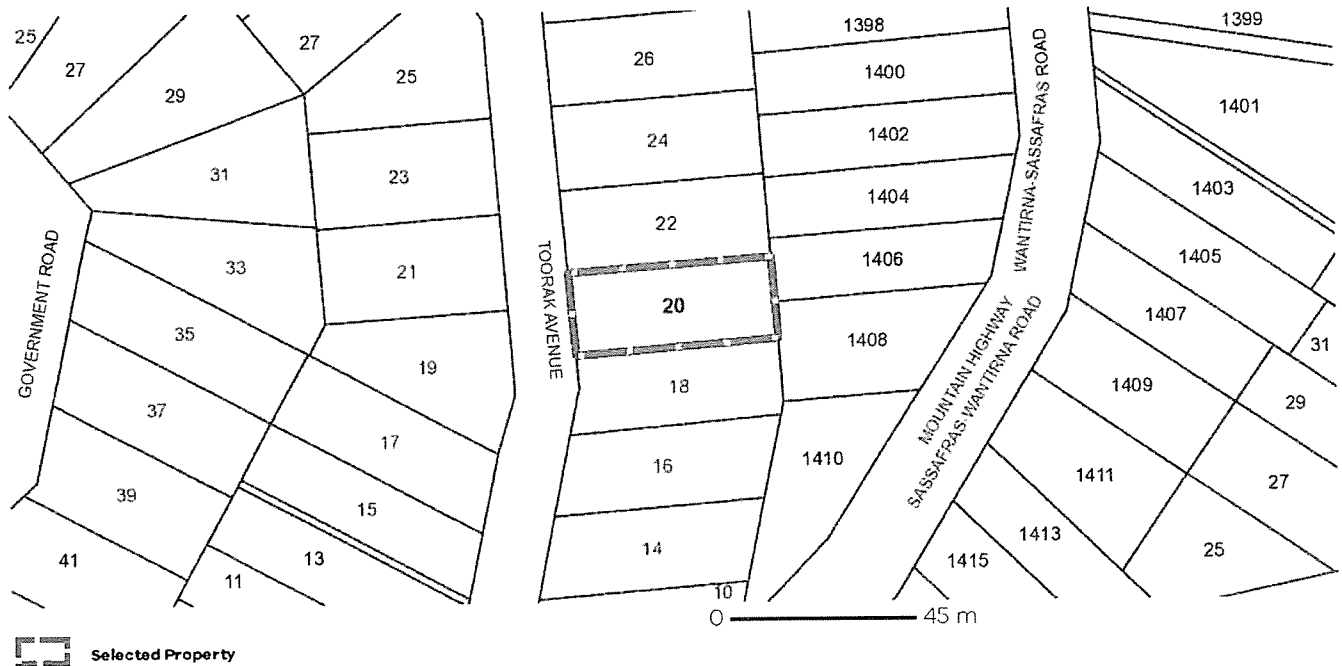
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For details of surrounding properties, use this service to get the Reports for properties of interest

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>

## Area Map



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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 08 March 2022 03:59 PM

## PROPERTY DETAILS

Address: **20 TOORAK AVENUE THE BASIN 3154**  
 Lot and Plan Number: **Lot 1 TP171406**  
 Standard Parcel Identifier (SPI): **1\TP171406**  
 Local Government Area (Council): **KNOX**  
 Council Property Number: **184915**  
 Planning Scheme: **Knox**  
 Directory Reference: **Melway 65 H9**

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

[Planning Scheme - Knox](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN METROPOLITAN**  
 Legislative Assembly: **BAYSWATER**

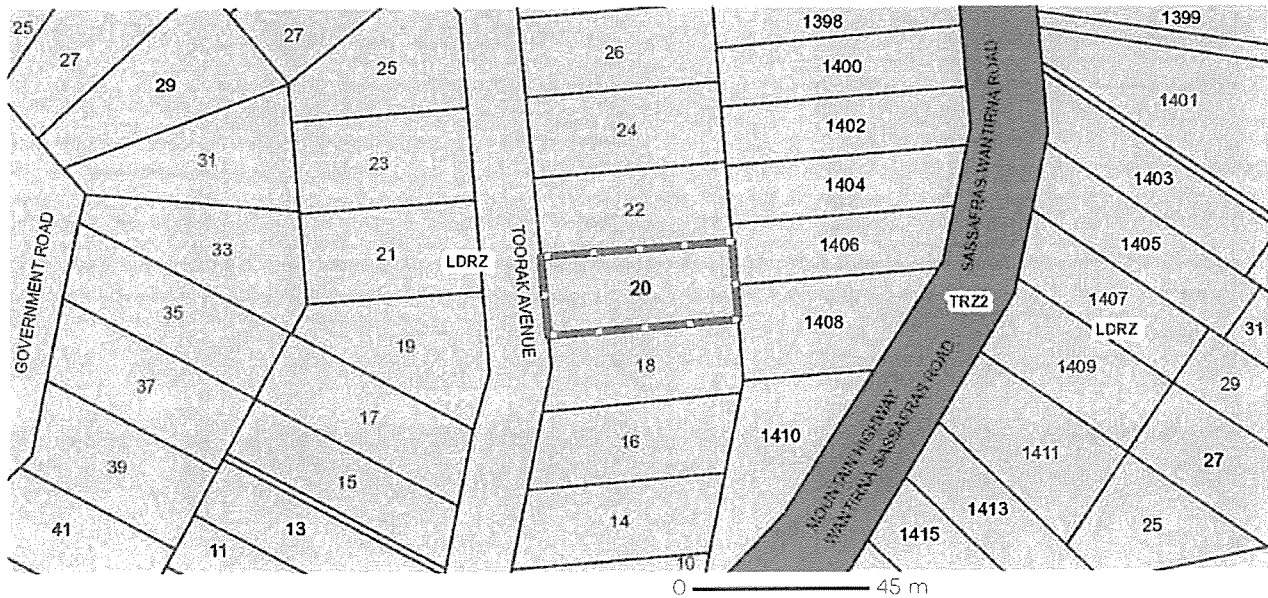
## OTHER

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

[View location in McFlar](#)

## Planning Zones

LOW DENSITY RESIDENTIAL ZONE (LDRZ)  
 SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE (LDRZ)



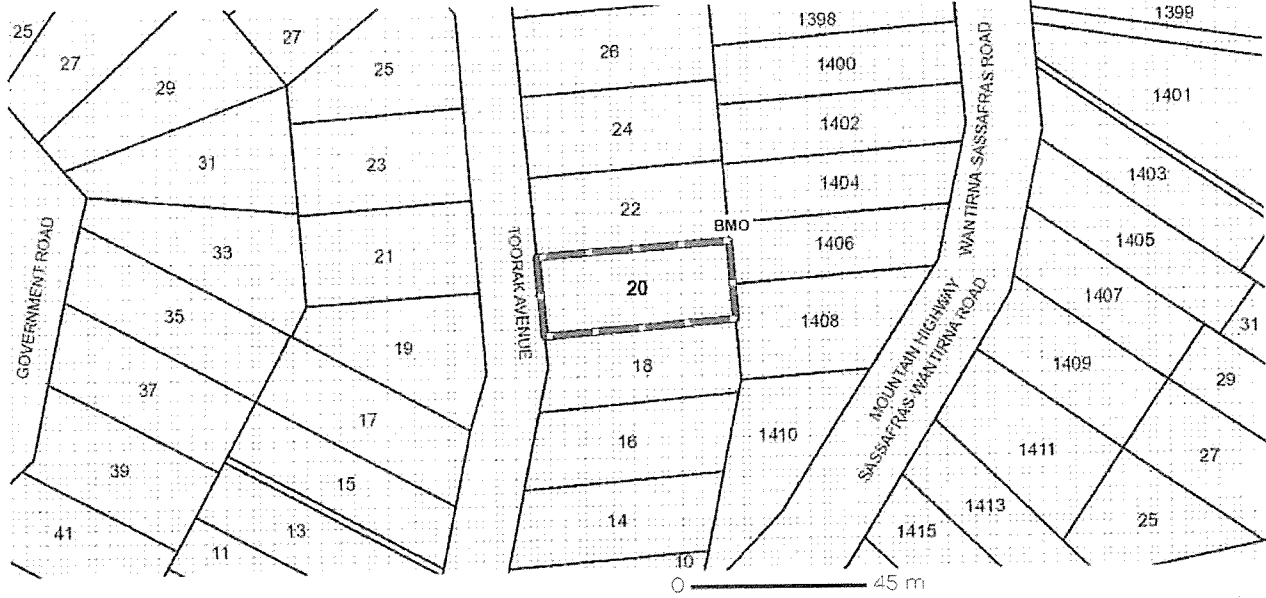
Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend

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## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

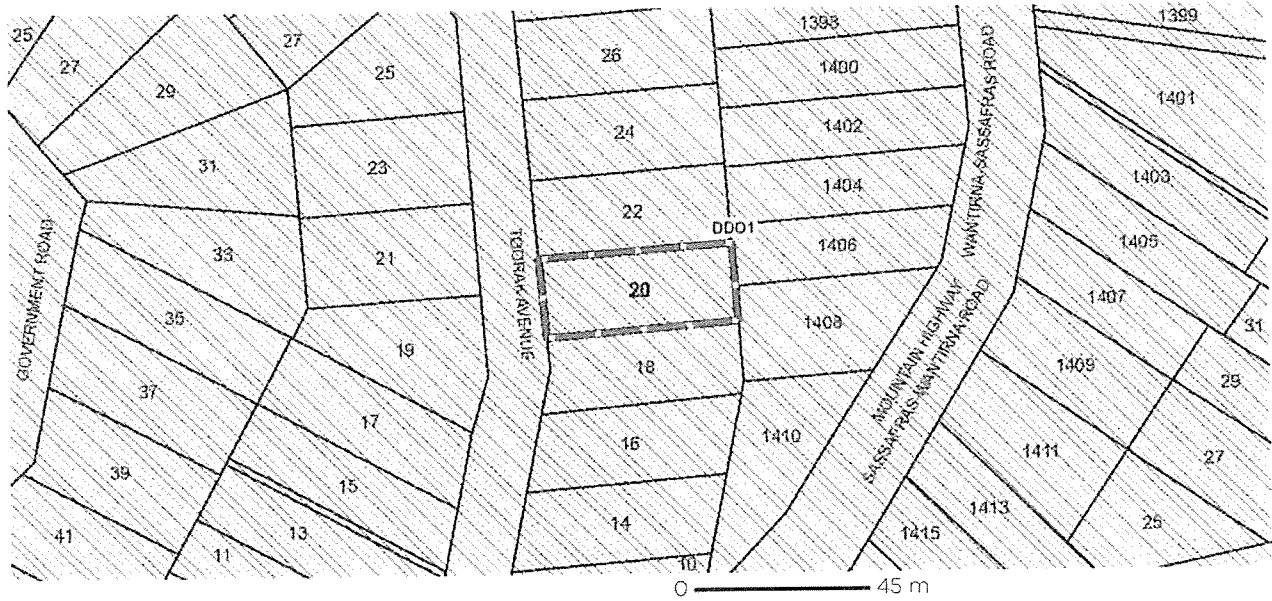


BMO - Bushfire Management

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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)



DDO - Design and Development

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

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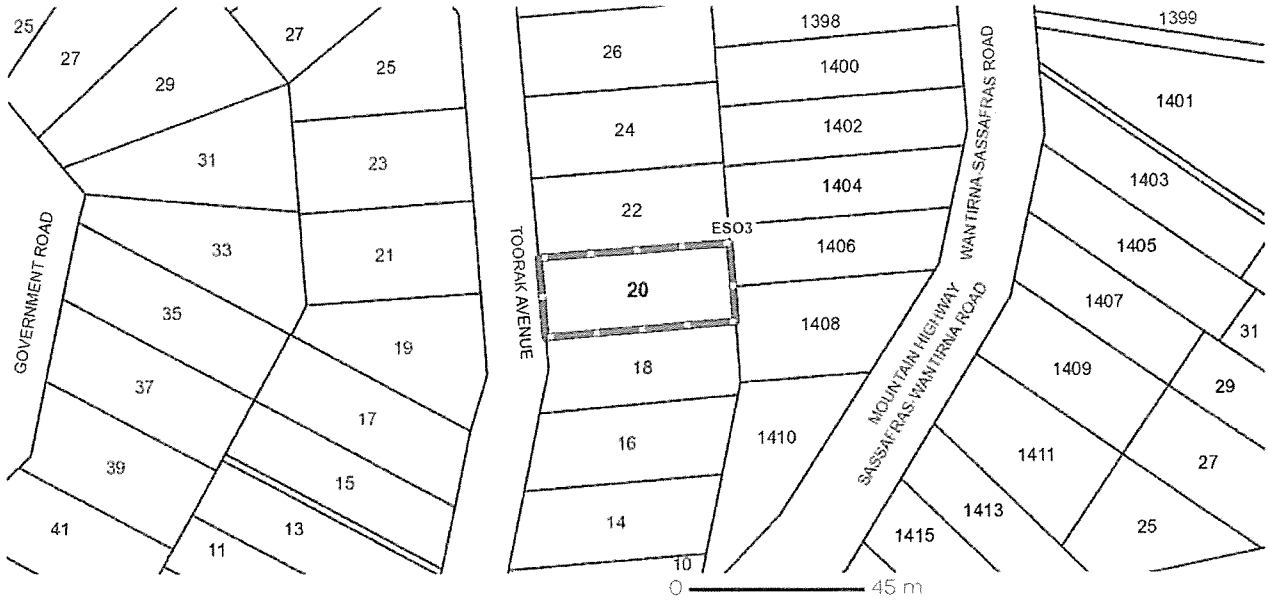
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## Planning Overlays

### ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

### ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 (ESO3)

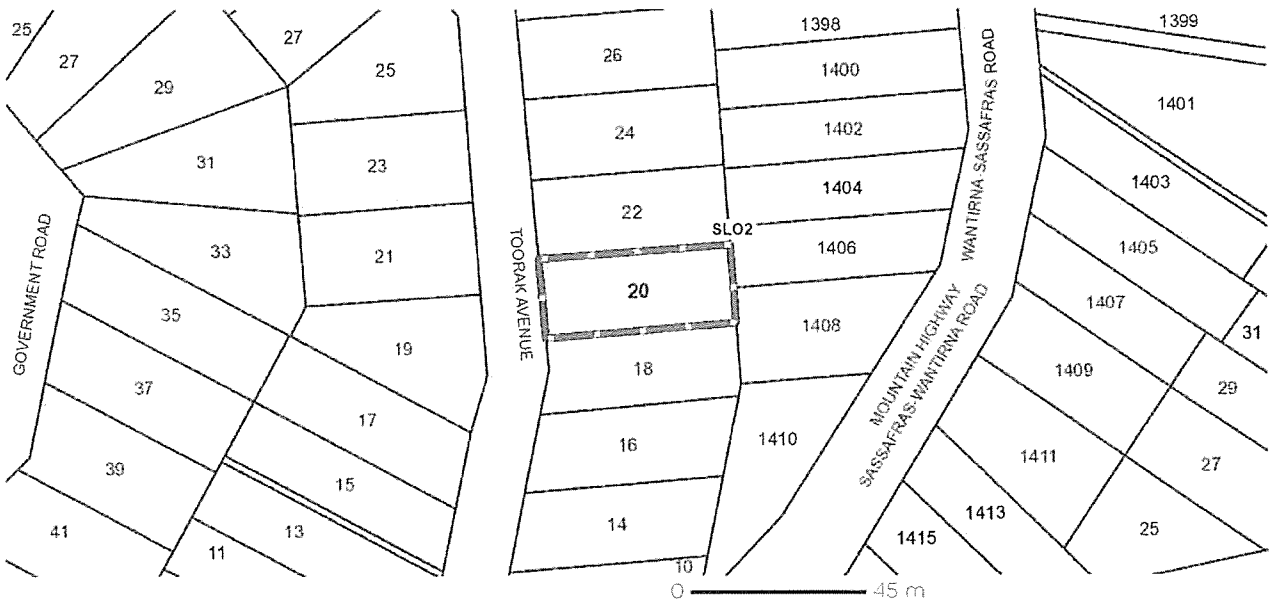


ESO - Environmental Significance

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 2 (SLO2)



SLO - Significant Landscape

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

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By using and/or relying on this content, you agree to the conditions of the Victorian Government's Land Use Planning Policy Framework (LUPF) section 2.10 of the Victorian Land Use Planning Policy Framework (LUPF) 2002 (LUPF).

## Further Planning Information

Planning scheme data last updated on 2 March 2022

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

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

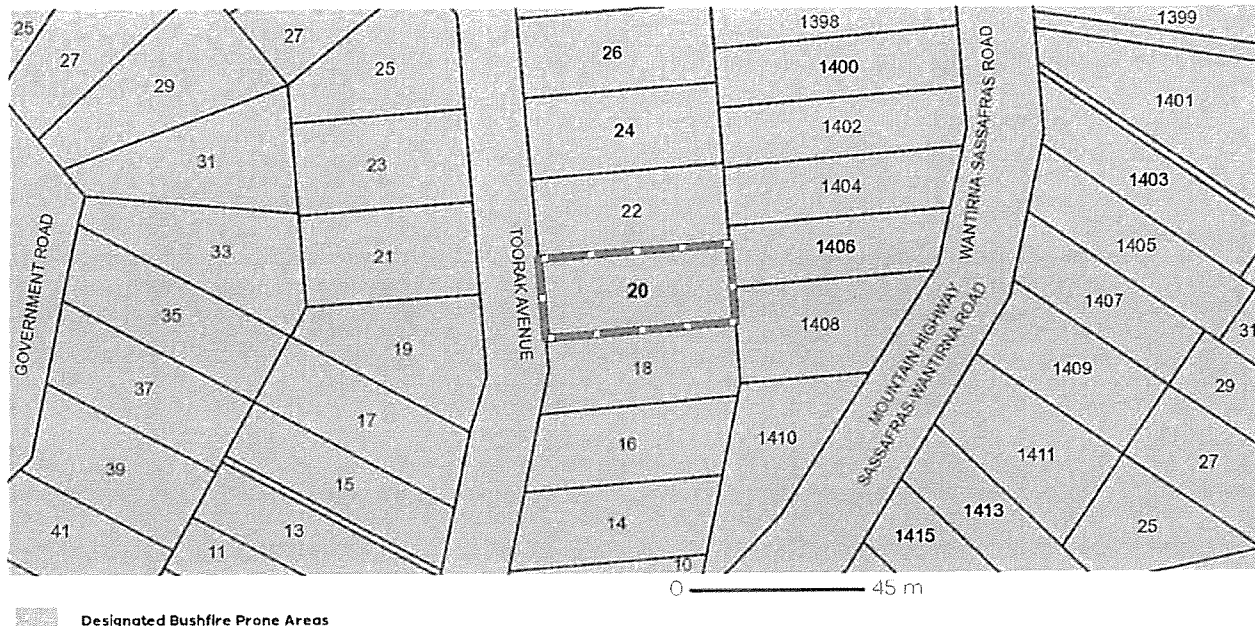
For details of surrounding properties, use this service to get the Reports for properties of interest

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

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

## Designated Bushfire Prone Areas

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



Designated Bushfire Prone Areas

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

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

Designated bushfire prone areas maps can be viewed on MyPlan at <https://myplan.vic.gov.au/maps/property/bushfire-prone-areas> or on the relevant local council.

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <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 his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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# Valuations, rates and charges notice 2022-2023



R A Limond  
3/184 Strickland Ave  
SOUTH HOBART TAS 7004



054  
1046719  
R10 11973

## Property and valuation details

These valuations are prepared by the state government for rating and taxation purposes only

Address: 20 Toorak Avenue, THE BASIN VIC 3154

Legal description: Lot 378 LP 6712 (Vac Land)

Land use: Vacant Residential Home Site Surveyed Lot  
State fire services property levy purposes only

AVPCC: 100  
See back of notice for more details

Capital Improved Valuation (CIV): \$440,000

Site value: \$440,000

Net annual value: \$22,000

Valued as at: 01/01/2022

When Council applied the value: 01/07/2022

Council Ward: Chandler

## Rates and charges for 1 July 2022 to 30 June 2023 (Declared 27 June 2022)

Particulars:	Charge:	Value:	Amount:
Vacant Land Rates	0.0045921 x	440000	\$2,020.50
Fire Services Property Levy Residential Fixed			\$117.00
Fire Services Property Levy Residential Variable	0.000053 x	440000	\$23.30

Payments and charges received after 29 July 2022 are not included in this notice.  
**Payment options** See reverse for more information

Lump sum overdue	Lump sum current	OR	4 instalments	OR	9 instalments
\$0.00	\$2,160.80		\$540.80 ① due by 30 Sep 22 \$540.00 ② due by 30 Nov 22 \$540.00 ③ due by 28 Feb 23 \$540.00 ④ due by 31 May 23		\$240.80 ① 30 Sep 22 \$240.00 ② 31 Oct 22 \$240.00 ③ 30 Nov 22 \$240.00 ④ 31 Dec 22 \$240.00 ⑤ 31 Jan 23 \$240.00 ⑥ 28 Feb 23 \$240.00 ⑦ 31 Mar 23 \$240.00 ⑧ 30 Apr 23 \$240.00 ⑨ 31 May 23

### Where to pay

**Direct Debit**  
Pay direct from your bank account or credit card. Register online at [www.knox.vic.gov.au/rates](http://www.knox.vic.gov.au/rates) or scan this code. You can cancel at any time

**BPAY**  
Online or phone banking  
Biller Code: 18077  
Ref: 1849158  
BPAY View®  
Registration No: 1849158

**Pay in person**  
Knox City Council Civic Centre,  
511 Burwood Hwy, Wantirna Sth  
Open Mon-Fri 8.30am - 5.00pm

**Visa or Mastercard**  
Call 1300 668 153 automated service 24 hours a day 7 days a week, visit [www.knox.vic.gov.au/rates](http://www.knox.vic.gov.au/rates) or scan the code. 0 4% surcharge added.

**Post Billpay**  
In store at any Post Office

**Mail**  
Knox City Council - 511 Burwood Hwy, Wantirna Sth, VIC, 3152. Make cheques out to Knox City Council. Write your assessment number on the back





Payments (Visa/MasterCard) & account balances:  
 southeastwater.com.au or call 1300 659 658  
 Account enquiries:  
 southeastwater.com.au/enquiries or call 131 851  
 Mon-Fri 8am to 6pm  
 Faults and emergencies (24/7):  
 live.southeastwater.com.au or call 132 812  
 Interpreter service:  
 For all languages 9209 0130  
 TTY users 133 677 (ask for 131 851)

RODNEY ALLAN LIMOND  
 9 BRUNSWICK DR  
 EPPING VIC 3076

Account number: **35461039**  
 Date due: **31 January 2024**

Last bill	Payments received	Balance	Current charges	Total due
\$276.10	— \$276.10cr =	\$0.00	+\$166.60	\$166.60

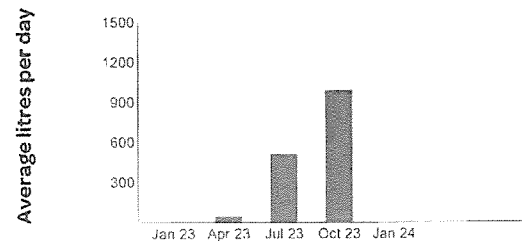
### Your account breakdown

Issue date	12 January 2024
Property	20 Toorak Avenue THE BASIN VIC 3154
Property reference	56H//17238/10
Last bill	\$276.10
Payment received	\$276.10cr
Balance brought forward	\$0.00
Our charges (no GST)	\$115.85
Other authorities' charges (no GST)	\$50.75
<b>Total due</b>	<b>\$166.60</b>

### Your snapshot

Average daily cost **\$1.27**

### Your water use



Previous bills

### Payment options



**Direct debit**  
 Set up payments at southeastwater.com.au/paymybill



**BPAY\* (Up to \$20,000)**  
 Biller code: 24208 Ref: 1003 5461 0300 002



**Credit card**  
 Pay by Visa or MasterCard at  
 southeastwater.com.au/paymybill  
 or call 1300 659 658.



**EFT (Electronic Funds Transfer)**  
 BSB: 033-874 Account number: 35461039  
 Account name: South East Water Corporation



**Postbillpay**  
 BillpayCode 0361 Ref: 1003 5461 0300 002  
 Call 131 816 Visit: postbillpay.com.au  
 Or visit an Australia Post store



**Centrelink**  
 Use Centrelink to make regular deductions from  
 your Centrelink payment  
 Reference number: 555 050 397J

Property ref: 56H//17238/10  
 20 TOORAK AVENUE  
 THE BASIN VIC 3154



\*361100354610300002

PN56H

**Total due:** **\$166.60**  
**Account number:** **35461039**  
**Date paid:**   
**Receipt number:**

+00000035461039> +009124+ <0000000000> <0000016660> +444+

## Our charges

Meter reading details Date read: 11/01/2024

Meter Number	current read	previous read	consumption (kl)	Estimate or Actual read
SAFN057546	2813	2813	0	A

Approximate date for next meter reading is 11 April 2024.

### Service charges For period 01/01/24 to 31/03/24

Water service charge	\$21.48
Sewerage service charge	\$94.37
<b>Total service charges</b>	<b>\$115.85</b>

**Our charges \$115.85**

### Other authorities' charges

	Charge
Parks 01/01/24 to 31/03/24	\$21.21
Waterways and Drainage charge 01/01/24 to 31/03/24	\$29.54
<b>Total other authorities</b>	<b>\$50.75</b>

**Total current charges \$166.60**

## Our charges explained

Our charges cover the costs involved with delivering clean, safe water and safely removing and treating sewage for 1.77 million Melbourneans. We've made changes to our charges as part of our 5-year commitment to you. For more details, see [southeastwater.com.au/pricing2023](https://southeastwater.com.au/pricing2023)

### Other authorities' charges

#### Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see [melbournewater.com.au](https://melbournewater.com.au). The charge is for 01/01/24 to 31/03/24.

#### Parks charge (changed from annual to quarterly)

We collect this charge quarterly on behalf of the Department of Energy, Environment and Climate Action (DEECA). Funds raised go towards the management and maintenance of parks, gardens, trails, waterways, and zoos. For more details about this charge, see [parks.vic.gov.au/about-us/parks-charge](https://parks.vic.gov.au/about-us/parks-charge). The charge is for 01/01/24 to 31/03/24.

### Additional information

#### Payment assistance

We have a range of payment solutions to help manage your bill. From payment plans to government assistance or more time to pay, find a solution to suit you at [southeastwater.com.au/paymentsupport](https://southeastwater.com.au/paymentsupport).

#### Are you eligible for a bill discount?

If you hold a Centrelink Pensioner Concession or Health Care card or a Department of Veterans' Affairs Pensioner concession or Gold card (except those marked dependant) you could be eligible for a bill discount. Register your card at [mysoutheastwater.com.au](https://mysoutheastwater.com.au). Note: Commonwealth Seniors Health or Victorian Seniors cards are not eligible.

#### Our new customer charter

We have a new customer charter. This outlines your rights and responsibilities as a customer of South East Water. View the new charter at [southeastwater.com.au/customer-charter](https://southeastwater.com.au/customer-charter). For a printed copy of the Charter, email [support@sew.com.au](mailto:support@sew.com.au) and we will send out a copy.

## Staying on top of bills can be hard

That's why we offer support for everyone.

See [southeastwater.com.au/supportoptions](https://southeastwater.com.au/supportoptions)

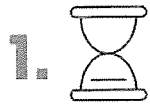


South East Water Corporation  
ABN 89 066 902 547  
101 Wells Street Frankston VIC 3199  
PO Box 2266 Seaford VIC 3198 Australia

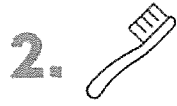


## What you can do

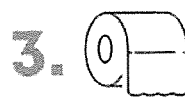
There are lots of ways to save our precious water.  
You can:



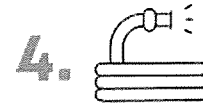
Save a minute  
in the shower



Turn off the  
tap while  
brushing  
your teeth



Use the half  
flush on the  
toilet, when  
you can



Go easy with  
the garden  
hose



### Help target 150

Let's aim to use less than  
**150 litres per person, per day.**

Together, we can make every drop  
count. Because if we each save a little,  
we all save a lot.

[southeastwater.com.au/savewater](http://southeastwater.com.au/savewater)

#### How to get in touch

**Report a leak or check water interruptions**  
[mysupport.southeastwater.com.au/LIVE](http://mysupport.southeastwater.com.au/LIVE)

**Faults and emergencies** 13 28 12 (24hrs)

**Account enquiries** 13 18 51 (8am – 6pm, Mon – Fri)

**TTY users** 13 36 77 (ask for 13 18 51)

**Follow us on social for updates**



[southeastwater.com.au](http://southeastwater.com.au)

South East Water proudly acknowledges the Traditional Owners of the land on which we work and live, and pay respect to their Elders past, present and emerging. We acknowledge their songlines, cultural lore and ongoing connection to the land and water. We recognise and value the rich cultural heritage and ongoing contributions of Aboriginal people and communities in our society in Victoria.

#### Need an interpreter?

03 9209 0130 إذا كنت تحتاج لمترجم، اتصل بالرقم

如需口译服务，敬请拨打：03 9209 0130

如需口译服务，敬请拨打：03 9209 0130

Εάν χρειάζεστε διερμηνέα, επικοινωνήστε με το  
03 9209 0130

Jika Anda membutuhkan seorang juru bahasa,  
telepon 03 9209 0130

통역사가 필요하시면 03 9209 0130 으로 연락하세요

Если вам нужен переводчик, позвоните  
по номеру 03 9209 0130

Si necesita un intérprete, contacte: 03 9209 0130

Nếu cần thông dịch viên, hãy gọi số 03 9209 0130





# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Sargeants Wallan C/- triSearch  
(Website)  
E-mail: certificates@landata.vic.gov.au

Statement for property:  
LOT 378 20 TOORAK AVENUE THE  
BASIN 3154  
378 LP 6712

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
56H//17238/10	LANDATA CER 61754489-025-9	15 FEBRUARY 2022	40895272

## 1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

<b>Parks Victoria - Parks Service Charge</b>	01/07/2021 to 30/06/2022	\$80.20
<b>Melbourne Water Corporation Total Service Charges</b>	01/01/2022 to 31/03/2022	\$26.39
<b>Water Service Charge</b>	01/01/2022 to 31/03/2022	\$23.28
<b>Sewerage Service Charge</b>	01/01/2022 to 31/03/2022	\$91.12
<b>Subtotal Service Charges</b>		<u>\$220.99</u>
<b>Payments</b>		\$220.99
<b>TOTAL UNPAID BALANCE</b>		\$0.00

- The meter at the property was last read on 13/01/2022. Fees accrued since that date may be estimated by reference to the following historical information about the property:
- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#!/order/info/update>

\* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

AUTHORISED OFFICER:

MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

### 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

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

#### **ENCUMBRANCE ENQUIRY EMAIL [infostatements@sew.com.au](mailto:infostatements@sew.com.au)**

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

#### **Important Warnings**

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Mikala Hehir".

MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



## INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

### 3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

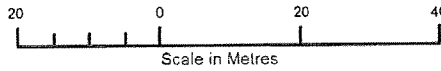
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MIKALA HEHIR  
GENERAL MANAGER  
CUSTOMER & COMMUNITY ENGAGEMENT

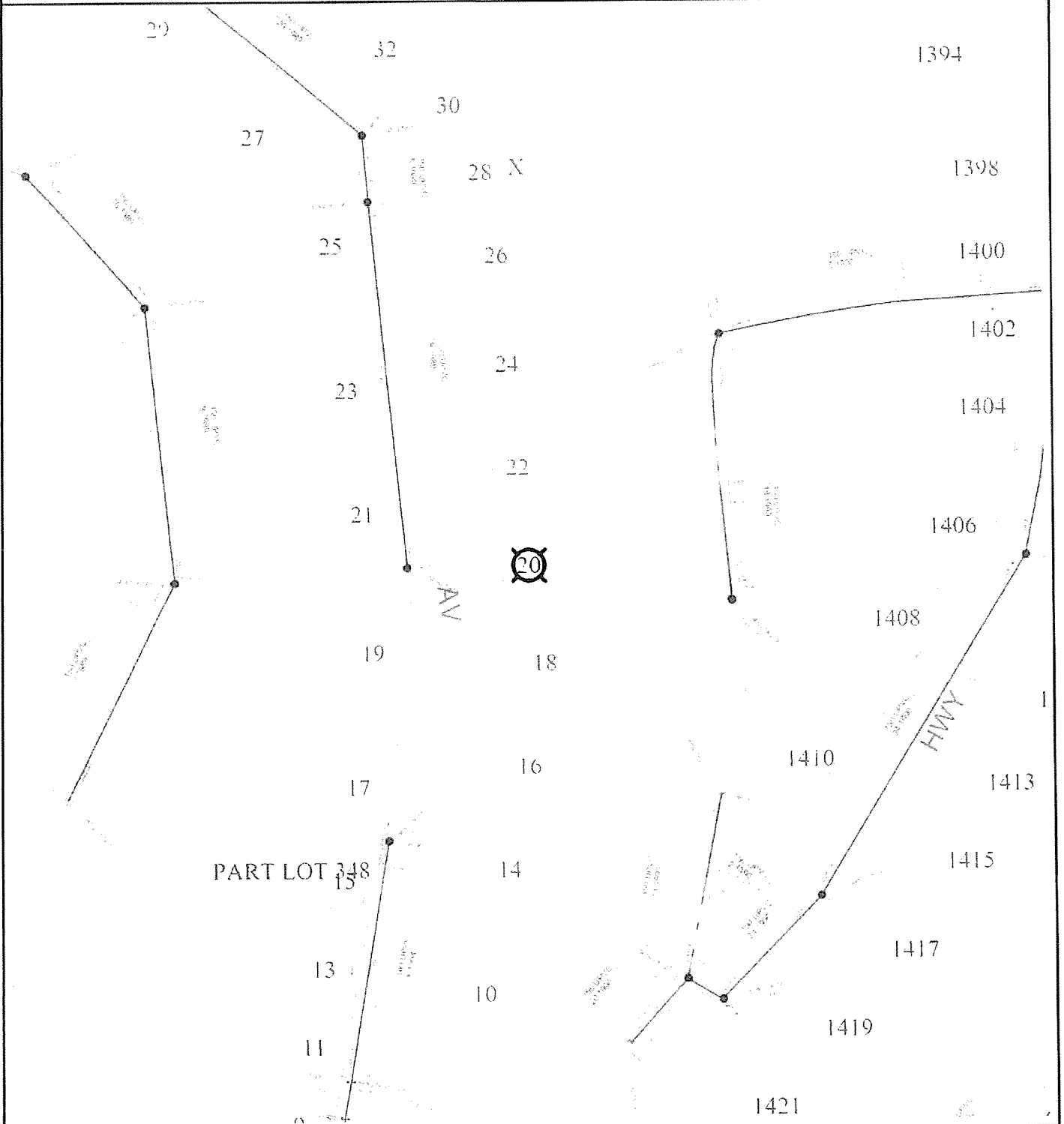
**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



Case Number: 40895272



Date: 15FEBRUARY2022



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

Title/Road Boundary	Subject Property	Maintenance Hole
Proposed Title/Road	Sewer Main & Property Connections	Inspection Shaft
Easement	Direction of Flow	Offset from Boundary
Sewer Main	<b>Melbourne Water Assets</b>	Natural Waterway
Maintenance Hole	Underground Drain	Underground Drain M.H.
	Channel Drain	

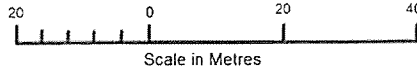


# ASSET INFORMATION - WATER

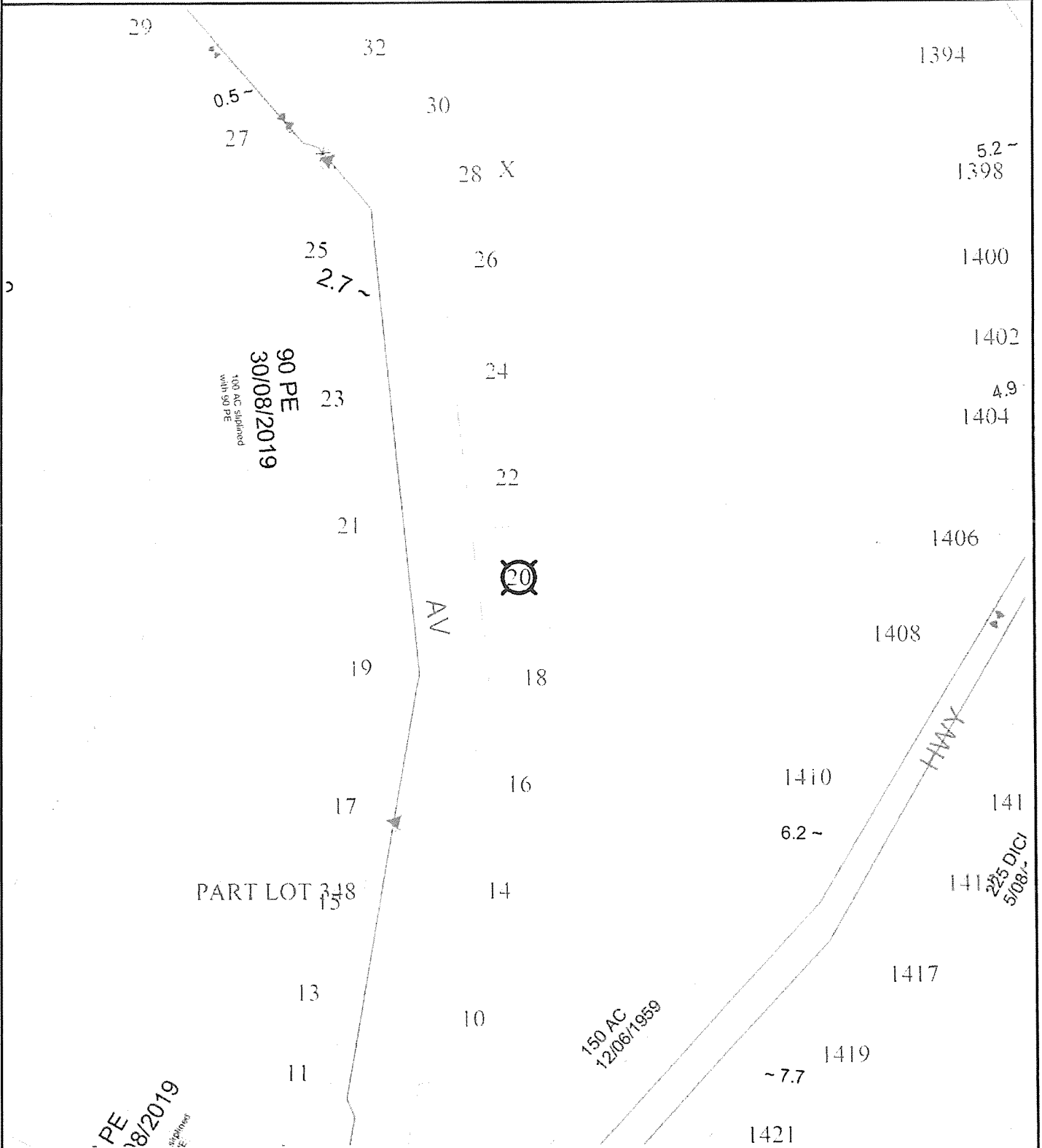
Property: Lot 378 20 TOORAK AVENUE THE BASIN 3154



Case Number: 40895272



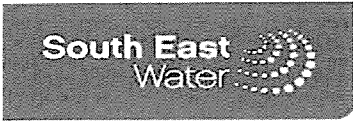
Date: 15 FEBRUARY 2022



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**LEGEND**

	Title/Road Boundary		Subject Property		Hydrant
	Proposed Title/Road		Water Main Valve		Fireplug/Washout
	Easement		Water Main & Services		Offset from Boundary



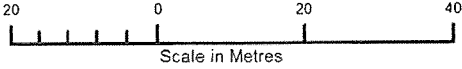
# ASSET INFORMATION - RECYCLED WATER

(RECYCLE WATER WILL APPEAR IF IT'S AVAILABLE)

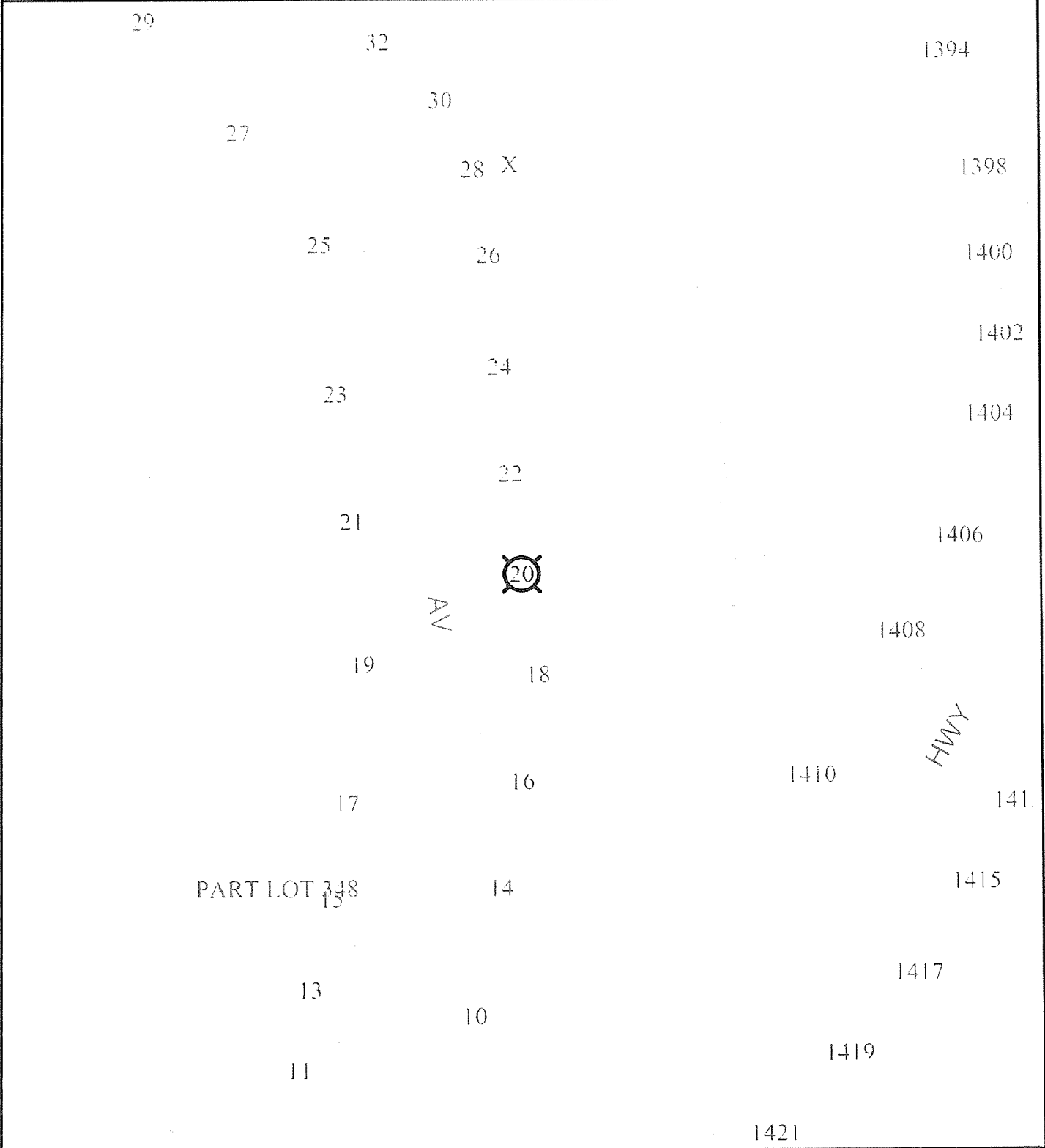
Property: Lot 378 20 TOORAK AVENUE THE BASIN 3154



Case Number: 40895272



Date: 15 FEBRUARY 2022



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange

**LEGEND**

-----	Title/Road Boundary		Subject Property		Hydrant
-----	Proposed Title/Road		Recycled Water Main Valve		Fireplug/Washout
- - - - -	Easement		Recycled Water Main & Services	~ 10	Offset from Boundary

100 CIEL  
26.9.1975

20 December 2023

**R A Limond  
3/184 Strickland Ave  
SOUTH HOBART TAS 7004**

**KNOX**  
your city



Dear Sir/ Madam,

**Permit No:** P/2019/7025  
**Description:** Extension of Time  
**Location:** 20 Toorak Avenue, THE BASIN VIC 3154

Thank you for your application for an extension of time to the above mentioned planning permit.

Council has assessed the application and has determined that the permit be extended for a period of **12 months**.

The new expiry date for commencement is **19 December 2024** and the new expiry date for completion is **19 December 2026**.

If a further request for an extension of time is required, the owner or occupier must, before the permit expires or within six months after the expiry date, submit an application, giving reasons outlining why the extension of time is required.

Should you have any further enquiries regarding the above matter, please contact our office on 9298 8125 to leave a message for me and I will return your call within 24 hrs to discuss this matter.

Yours sincerely,

*MWB*

**Max Walton Briggs  
Student Planner**

20 November 2020

**Belgraphik Building Design**  
1680 Burwood Hwy  
BELGRAVE VIC 3160

Dear Sir/Madam,

**Application No:** P/2019/7025  
**Description:** The construction of buildings and works in the Bushfire Management Overlay associated with accommodation (dwelling). The construction of buildings and works in the Significant Landscape Overlay (SLO2 Dandenong Foothills: Foothills Backdrop and Ridgeline Area)  
**Location:** 20 Toorak Avenue, THE BASIN VIC 3154

In accordance with the Victorian Civil and Administrative Appeals Tribunal Determination, the above application is approved subject to the conditions set out in the enclosed Planning Permit No.P/2019/7025.

However, your attention is drawn to the Conditions of the Permit, which sets out certain requirements to be complied with before the development hereby permitted is commenced. Please note, if there are requirements under Condition 2 of the permit **you will not receive endorsed plans until all Condition 2 requirements have been met, this includes the submission and approval of satisfactory drainage and landscape plans as required.**

Should you have any further enquiries regarding the above matter, please contact our office on 9298 8125 to leave a message for me and I will return your call within 24 hrs to discuss this matter.

Yours sincerely,



**Merette Shenouda**  
*Senior Planner*

**KNOX**  
your city





## PLANNING PERMIT

Application No: P/2019/7025  
Planning Scheme: Knox  
Responsible Authority: Knox City Council

### ADDRESS OF THE LAND:

20 Toorak Avenue, THE BASIN VIC 3154

### THE PERMIT ALLOWS:

The construction of buildings and works in the Bushfire Management Overlay associated with accommodation (dwelling). The construction of buildings and works in the Significant Landscape Overlay (SLO2 Dandenong Foothills: Foothills Backdrop and Ridgeline Area)

in accordance with the endorsed Plan(s)

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Amended Development Plans

- 1 Prior to the commencement of the development approved under this Permit, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The development plans must be approved prior to other plans required by this permit. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:
  - (a) Tree Protection Fencing and Tree Protection Zones for the retained vegetation to be drawn on the endorsed Development, Drainage and Landscape Plans.
  - (b) All levels to be to AHD (Australian Height Datum).  
To the satisfaction of the Responsible Authority.

#### Amended Bushfire Management Plan

- 2 Before the development starts, an amended Bushfire Management Plan must be submitted to and endorsed by the Responsible Authority. The plan must be generally in accordance with the submitted Bushfire Management Plan prepared by Belgraphik Building Design, Reference No. B18-1040, n.d, but updated to show:

##### Construction Standards

- (a) Nominate a minimum Bushfire Attack Level of 29 (BAL -29) that the building will be designed and constructed to.

##### Water Supply

- (b) Show 5,000 litres of effective water supply for the firefighting purposes which meets the following requirements:
  - i Is stored in an above ground water tank constructed of concrete or metal.
  - ii All fixed above ground water pipes and fitting required for firefighting purposes must be made of corrosive resistant metal.
  - iii Include a separate outlet for occupant use.

Date Issued: 18 November 2020

Signature for the  
Responsible Authority



## PLANNING PERMIT

Application No: P/2019/7025  
Planning Scheme: Knox  
Responsible Authority: Knox City Council

### Mandatory condition pursuant to Clause 44.06-5 Bushfire Management Overlay

- 3 The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defensible space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed

### Landscaping

- 4 Prior to the commencement of the development approved under this Permit, a landscape plan prepared by a suitably qualified Landscape architect or a suitably qualified landscape designer to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. The plans must be prepared in accordance with the approved Bushfire Management Plan and Council's 'Landscape Plan Guidelines'. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
- (a) A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.
  - (b) The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Council's 'Landscape Plan Guidelines').
  - (c) Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary including all trees that have their Tree Protection Zone extending into the subject site.
  - (d) Details of the surface finishes of pathways and driveways.
  - (e) Details and location of all existing and proposed services including above and below ground lines, cables and pipes.
  - (f) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
  - (g) Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).
  - (h) The plan must also show the provision of additional trees and additional medium/large shrubs chosen from plant list 1 or 2 of Council's 'Landscape Plan Guidelines'. These canopy trees must be a minimum of 1.5 – 2.0 metres tall when planted.
  - (i) Planting of this site to comprise 60% of the vegetation species to be indigenous (across all plant forms) from plant list 1 of the 'Landscape Plan Guidelines' and 30% additional native species (across all plant forms) from plant list 2 of the 'Landscape Plan Guidelines'. Remaining plant species (10%) can be indigenous, native or exotic (across all plant forms) provided they are not listed as weeds.

To the satisfaction of the Responsible Authority.

- 5 Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.

Date Issued: 18 November 2020

Signature for the  
Responsible Authority



## PLANNING PERMIT

Application No: P/2019/7025  
Planning Scheme: Knox  
Responsible Authority: Knox City Council

- 6 The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

### General

- 7 All development must be in accordance with the endorsed plans.
- 8 The layout of buildings and works as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
- 9 Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
- 10 Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.

### Tree Protection

- 11 All works, including excavation, within the critical root zone areas of the tree/s to be retained must be undertaken under the supervision of a qualified Arborist to ensure that there is no unreasonable damage to the root system of trees to be retained and/or protected, to the satisfaction of the Responsible Authority. Before the development starts, the owner must submit to the Responsible Authority details of the name of the Arborist who will supervise the works and the tasks to be undertaken by the Arborist, to the satisfaction of the Responsible Authority.
- 12 Prior to any works commencing on the site (including demolition and tree removal), all trees and vegetation to be retained including other critical root zones must be fenced off to create a protection zone. The protection zone must extend around the trees canopy drip-line unless an alternative tree protection zone has been approved by the responsible authority.
- 13 The fence is to be chain link or wire mesh, comprise either wooden or steel posts set into the ground or on concrete pads, and be a minimum height of 1.8 metres. Signage is to be affixed to the fence advising that the area is a tree protection zone and a no-go development area.
- 14 The fence and signage is to be maintained throughout the construction period and removed at the completion of all works.
- 15 No temporary removal of the fence, or encroachment into the protection zone is permitted without the written consent of the responsible authority.
- 16 Prior to erecting the fence around the tree protection zone, all unwanted vegetation and weed species must be removed from within the zone, and the ground within the protection zone must be covered with a layer of well composted organic mulch (maximum 100mm depth). The area is to be watered at least fortnightly throughout the construction period.
- 17 The following activities are prohibited from the tree protection area, without the written consent of the responsible authority:
- (a) Construction activities.
  - (b) Dumping and/or storage of materials, goods and/or soil.
  - (c) Trenching or excavation.

Date Issued: 18 November 2020

Signature for the  
Responsible Authority



## PLANNING PERMIT

Application No: P/2019/7025  
Planning Scheme: Knox  
Responsible Authority: Knox City Council

(d) Lopping branches, nailing or affixing signs, service lines, lights etc to the trees.

- 18 Prior to any works commencing on site, the Responsible Authority must be contacted to inspect the Tree Protection fencing.

### Car Parking & Accessways

- 19 Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.
- 20 Before the development is occupied vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

### Fencing

- 21 All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.
- 22 Prior to the occupancy of the development all fencing must be in a good condition to the satisfaction of the Responsible Authority.

### Amenity During Construction

- 23 Upon commencement and until conclusion of the development, the developer must ensure that the development does not adversely affect the amenity of the area in any way, including:
- (a) the appearance of building, works or materials on the land
  - (b) parking of motor vehicles
  - (c) transporting of materials or goods to or from the site
  - (d) hours of operation
  - (e) stockpiling of top soil or fill materials
  - (f) air borne dust emanating from the site
  - (g) noise
  - (h) rubbish and litter
  - (i) sediment runoff
  - (j) vibration

Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.

### Stormwater

- 24 Stormwater runoff from all buildings and hardstanding surfaces must be properly collected and discharged in a complete and effective system of drains within the property and must not cause or create a nuisance to abutting properties.

Date Issued: 18 November 2020

Signature for the  
Responsible Authority





## PLANNING PERMIT

Application No: P/2019/7025  
Planning Scheme: Knox  
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### External Materials

- 25 The external materials of the development hereby permitted (including the roof) must be non-reflective and finished in subdued tones and/or colours to the satisfaction of the Responsible Authority.

### Permit Expiry

- 26 This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

- (a) The development is not started within two years of the date of this permit.
- (b) The development is not completed within four years of the date of this permit.

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

### NOTES

#### Other Notes:

- Pursuant to Clause 43.02 'Design and Development Overlay – Schedule 1' (DDO1) which applies to the site, a planning permit is required for all buildings and works. The DDO1 requires that the site area covered by buildings must not exceed 40%, and the site area covered by buildings and impervious surfaces must not exceed 60%. Planning permission cannot be granted to construct or carry out further buildings or works which are not in accordance with the requirements of the DDO1.
- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- To arrange an inspection of the Tree Protection fencing please contact Council Landscape Team on 9298 8125.
- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

Date Issued: 18 November 2020

Signature for the  
Responsible Authority

# PLANNING PERMIT

## IMPORTANT INFORMATION ABOUT THIS PERMIT

### WHAT HAS BEEN DECIDED?

The responsible authority has issued a permit at the direction of the Victorian Civil and Administrative Tribunal.

(Note: This is not a permit granted under Division 5 or 6 of Part 4 of the **Planning and Environment Act 1987**.)

### CAN THE RESPONSIBLE AUTHORITY AMEND THIS PERMIT?

The responsible authority may amend this permit under Division 1A of Part 4 of the **Planning and Environment Act 1987**.

### WHEN DOES A PERMIT BEGIN?

A permit operates:

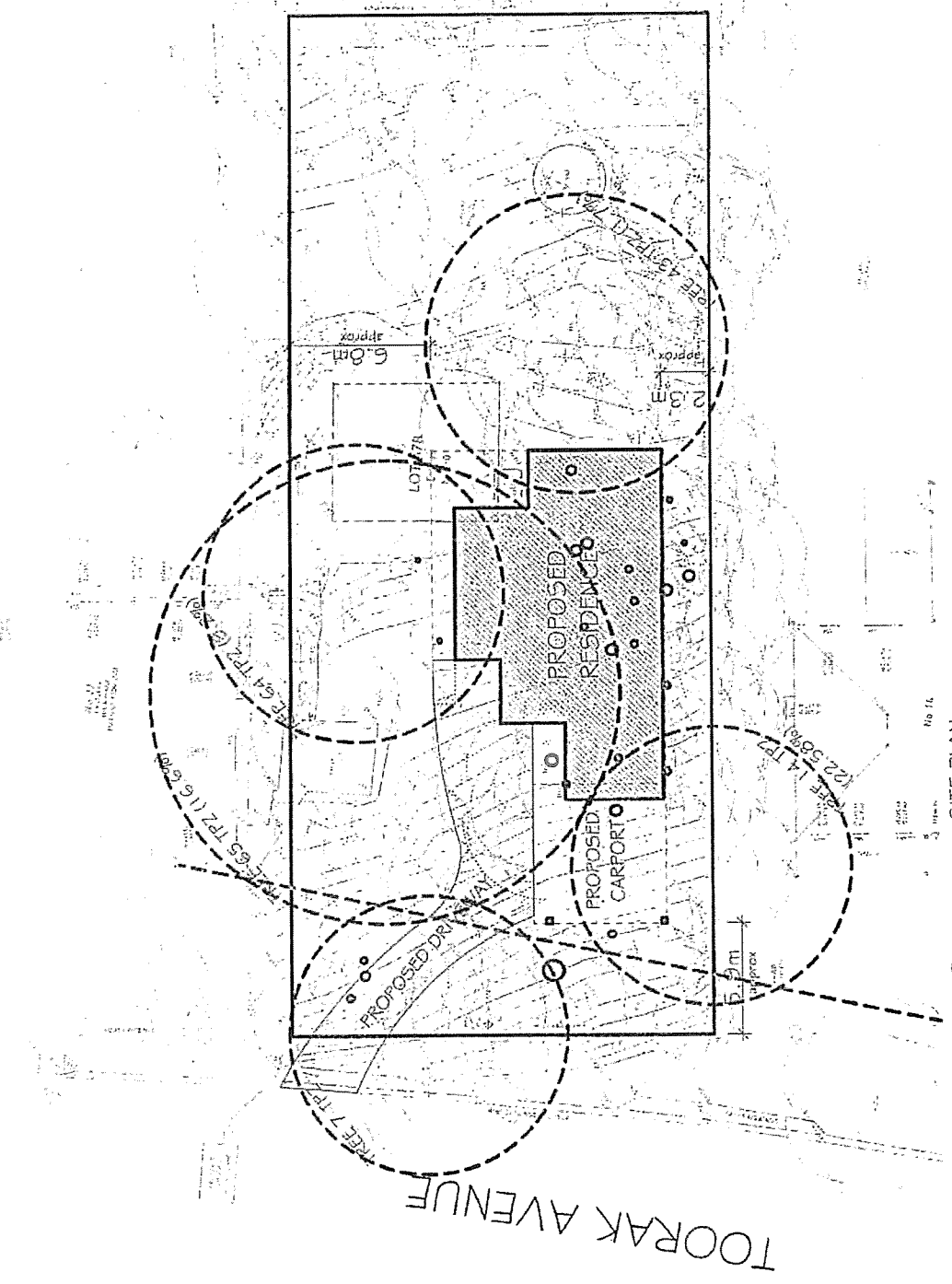
- from the date specified in the permit; or
- if no date is specified, from—
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within five years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development; or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

### WHAT ABOUT REVIEWS?

- The person who applied for the permit may apply for a review of any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal, in which case no right of review exists.
- An application for review must be lodged within 60 days after the permit was issued, unless a notice of decision to grant a permit has been issued previously, in which case the application for review must be lodged within 60 days after the giving of that notice.
- An application for review is lodged with the Victorian Civil and Administrative Tribunal.
- An application for review must be made on the relevant form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An application for review must state the grounds upon which it is based.
- A copy of an application for review must also be served on the responsible authority.
- Details about applications for review and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.



SITE PLAN  
1:200

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**Belgraphik**  
 BUILDING DESIGN

1620 Burwood Highway, Belgrave 3160 Ph. (03) 9754 7464 Fax. (03) 9754 7063  
 Trading as Populus Australia Pty Ltd ACH 117 003 933

bdv  
 Building Design  
 Australia & New Zealand

REGISTERED  
 BUILDING DESIGNER  
 AUSTRALIA

Contractor or owner  
 to check all  
 dimensions on site  
 prior to ordering and  
 commencement of  
 work, and obtain  
 clarification of any  
 discrepancies from  
 building designer.

No.	Revisions	Date
B	PRELIM CHANGES	3.9.18



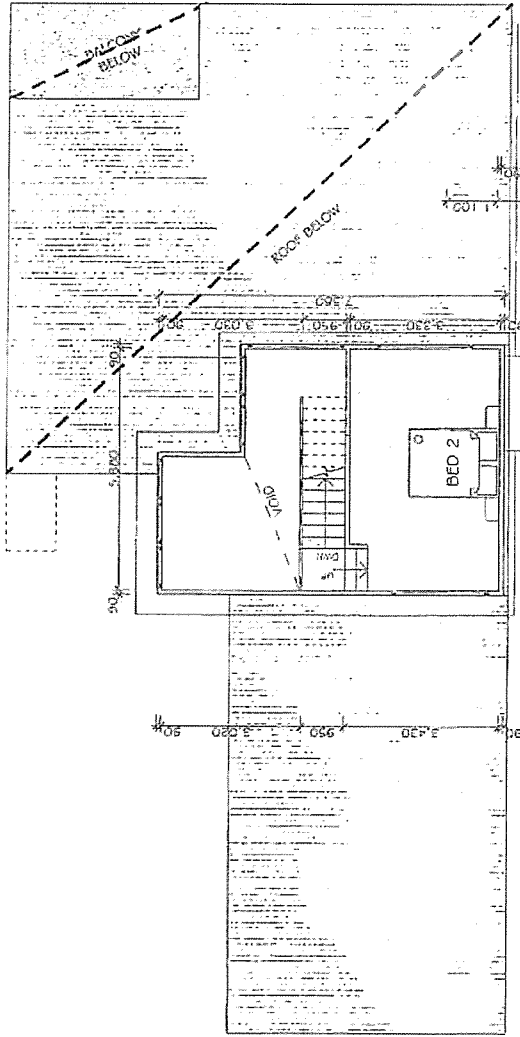
PROJECT  
**PROPOSED RESIDENCE**

SITE ADDRESS  
**20-22 TOORAK AVE  
 THE BASIN 3154**

CLIENT  
**LANCE DONALD & INGRID KENNEDY**

SITE PLAN			
Scale	1:100 UNO	Date	JULY 2018
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		Depth	PRE1
		Page No.	B18-040
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# DRAFT

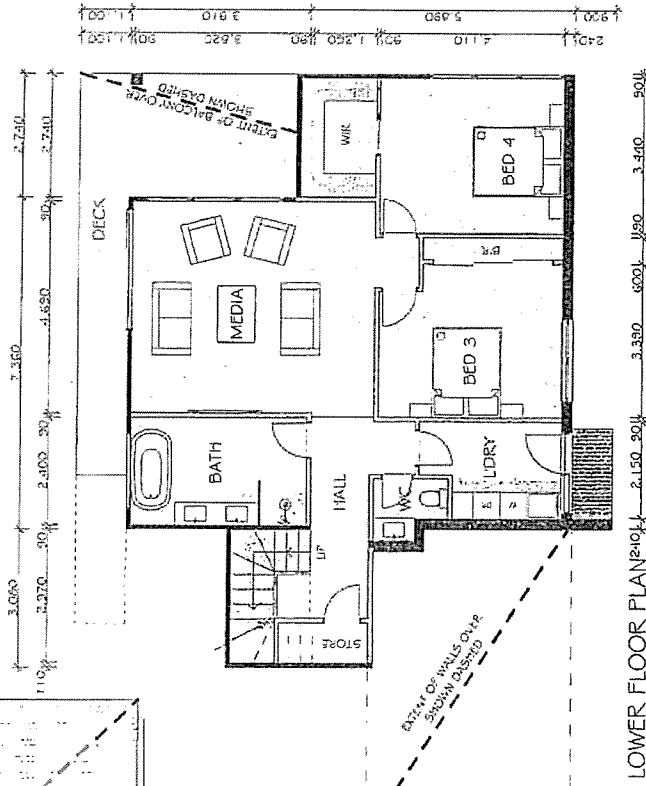


UPPER FLOOR PLAN  
1:100

**AREA SUMMARY**

- GROUND FLOOR DWELLING: 121.19m<sup>2</sup> (approx)
- BALCONY: 29.91m<sup>2</sup> (approx)
- CARPENTRY: 36m<sup>2</sup> (approx)
- UPPER FLOOR STUDY: 19.16m<sup>2</sup> (approx)
- LOWER FLOOR DWELLING: 95.49m<sup>2</sup> (approx)
- DECK: 19.72m<sup>2</sup> (approx)

TOTAL DWELLING: 235.64m<sup>2</sup> (approx)  
TOTAL INCL. CARPENTRY & BALCONY: 321.47m<sup>2</sup> (approx)



LOWER FLOOR PLAN  
1:100

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Australia

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Building Designers  
Australia

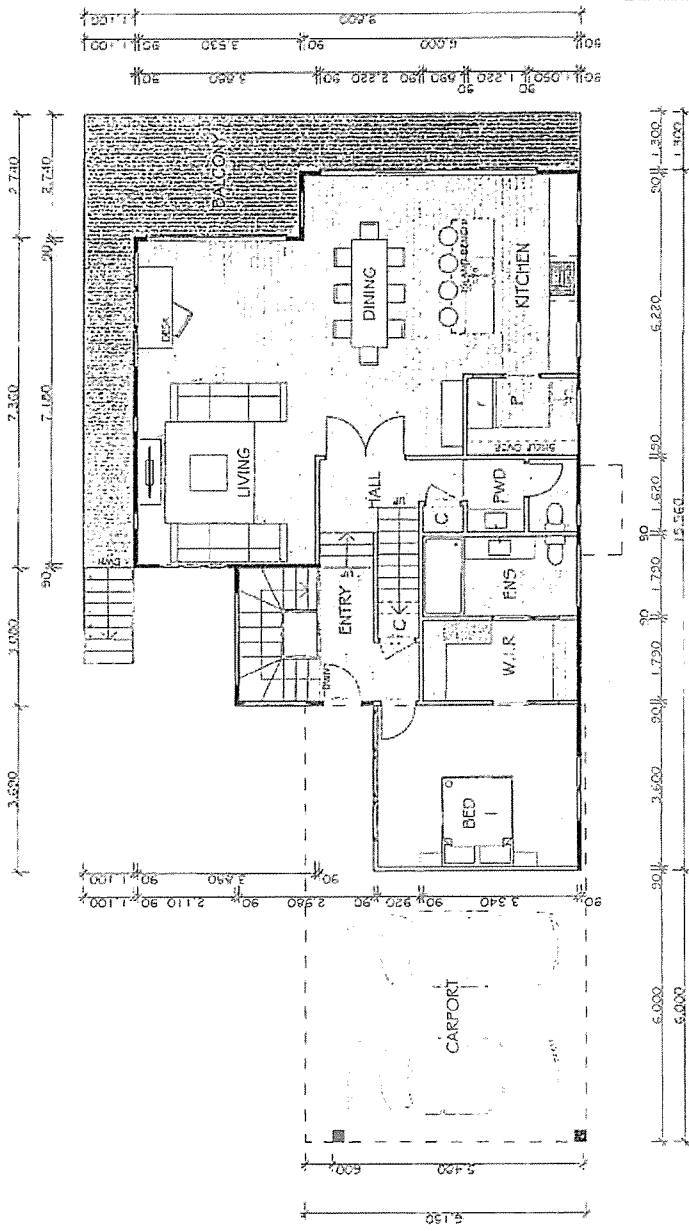
No.	Revisions	Date
B	PRELIM CHANGES	3.9.18
C	PRELIM CHANGES (LOWER FLOOR)	11.9.18

Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain verification of any discrepancies from building designer.



**PROJECT**  
PROPOSED RESIDENCE  
20-22 TOORAK AVE  
THE BASIN 3154  
CLIENT  
LANCE DONALD & INGRID KENNEDY

UPPER FLOOR PLAN			
Scale	1:100	Date	JULY 2018
Original format	A3	Rev	C
Drawn	GAVIN	Checked	PRE3
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**AREA SUMMARY**

GROUND FLOOR  
 DWELLING: 121.19m<sup>2</sup> (approx)  
 BALCONY: 29.91m<sup>2</sup> (approx)  
 CARPORT: 36m<sup>2</sup> (approx)  
 UPPER FLOOR  
 STUDY: 19.16m<sup>2</sup> (approx)  
 LOWER FLOOR  
 DWELLING: 95.49m<sup>2</sup> (approx)  
 DECK: 19.72m<sup>2</sup> (approx)

TOTAL DWELLING: 235.64m<sup>2</sup> (approx)  
 TOTAL INCL. CARPORT, BALCONY, DECK: 321.47m<sup>2</sup> (approx)

GROUND FLOOR PLAN  
 1 : 100

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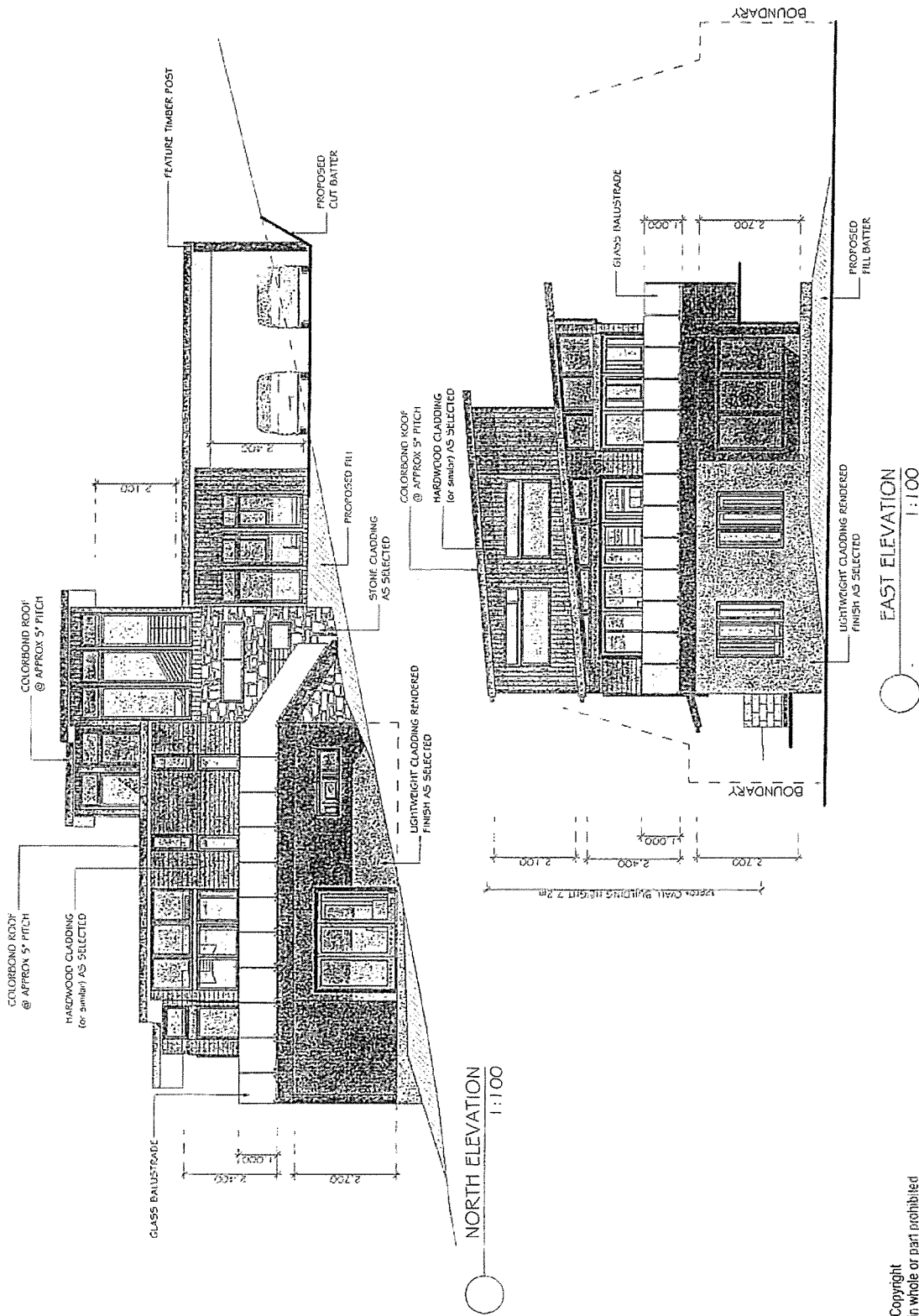
No.	Revisions	Date
B	PRELIM CHANGES	3.9.18

Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.



PROJECT  
**PROPOSED RESIDENCE**  
 SITE ADDRESS  
**20-22 TOORAK AVE  
 THE BASIN 3154**  
 CLIENT  
**LANCE DONALD & INGRID KENNEDY**

Title		Date	
<b>GROUND FLOOR PLAN</b>		Year	<b>JULY 2018</b>
Scale	<b>1:100 UNO</b>	Drawn	<b>B</b>
Drawn	<b>GAVIN</b>	Checked	<b>PRE2</b>
Project No.	<b>B18-040</b>	Reproduction of plans in whole or part prohibited	



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Contractor or owner-builder to check all dimensions on site prior to ordering and commencement of work and obtain clarification of any discrepancies from building designer.

No.	Revisions	Date
B	PRELIM CHANGES	3.9.18

**PROJECT**  
 PROPOSED RESIDENCE

**SITE ADDRESS**  
 20-22 TOORAK AVE  
 THE BASIN 3154

**CLIENT**  
 LANCE DONALD & INGRID KENNEDY

ELEVATIONS				
Scale	1:100	UNO	Date	JULY 2018
Drawn by	GAVIN	A3	Rev	B
Check by	GAVIN	PRE4	Day for	
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				B18-040



14 December 2022

**R A Limond  
3/184 Strickland Ave  
SOUTH HOBART TASMANIA 7004**

**KNOX**  
your City



Dear Sir/ Madam,

**Permit No: P/2019/7025/A  
Description: Extension of Time  
Location: 20 Toorak Avenue, THE BASIN VIC 3154**

Thank you for your application for an extension of time to the above mentioned planning permit.

Council has assessed the application and has determined that the permit be extended for a period of **1 year**.

The new expiry date for commencement is 18 November 2023 and the new expiry date for completion is 18 November 2025.

If a further request for an extension of time is required, the owner or occupier must, before the permit expires or within six months after the expiry date, submit an application, giving reasons outlining why the extension of time is required.



# 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 [consumer.vic.gov.au/duediligencechecklist](http://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.

[consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)





### **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 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.

[consumer.vic.gov.au/duediligencechecklist](http://consumer.vic.gov.au/duediligencechecklist)





***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

