

# SECTION 32 STATEMENT

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

<b>Vendor:</b>	Benjamin Steven Murray Sullivan and Vanessa Annelise Jenkin
<b>Property:</b>	31 Coulson Road, Monbulk VIC 3793



**VENDORS REPRESENTATIVE**  
Victorian Statewide Conveyancing Pty Ltd  
PO Box 32, Narre Warren VIC 3805  
Tel: 87905488  
Fax: 87949072

Email: [info@victorianstatewide.com.au](mailto:info@victorianstatewide.com.au)

Ref: AW:JV:20251414

### **32A FINANCIAL MATTERS**

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows:-

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**

**Their total does not exceed \$3,500.00 per annum**

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.

32A(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

#### **Commercial and Industrial Property Tax**

1. The land is tax reform scheme land within the meaning of the Commercial and Industrial Property Tax Reform Act 2024.

Yes  No

2. The AVPCC number is;
3. The Entry Date of the land was;

### **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

### **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*.

(c) **ROAD ACCESS**

There is access to the Property by Road.

(d) **PLANNING**

Planning Scheme: Planning Scheme

Responsible Authority:

Zoning: GWZ – Green Wedge Zone

Planning Overlay/s:

- BMO - Bushfire Management Overlay
- ESO - Environmental Significance Overlay - Schedule 1
- SLO - Significant Landscape Overlay - Schedule 5

**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.

**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

## **32H SERVICES**

<b>Service</b>	<b>Status</b>
Electricity supply	Not 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 documents concerning Title:

1. Register Search Statement Volume 08318 Folio 072
2. Plan of Subdivision LP054423
3. Planning Permit YR2022/636
4. Plans

**DATE OF THIS STATEMENT**

/  /20

**Name of the Vendor**

**Benjamin Steven Murray Sullivan and Vanessa Annelise Jenkin**

**Signature/s of the Vendor**

**x**

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*.

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

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

VOLUME 08318 FOLIO 072

Security no : 124126843491T  
Produced 05/08/2025 01:36 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 054423.  
PARENT TITLE Volume 05430 Folio 826  
Created by instrument B274107 24/10/1961

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

VANESSA ANNELISE JENKIN  
BENJAMIN STEVEN MURRAY SULLIVAN both of 14 BURLINSON CRESCENT KOONDOOLA WA  
6064  
AU184983D 29/03/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU184984B 29/03/2021  
AFSH NOMINEES PTY LTD

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

DIAGRAM LOCATION

SEE LP054423 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: 31 COULSON ROAD MONBULK VIC 3793

ADMINISTRATIVE NOTICES

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NIL

eCT Control 18440T MSA NATIONAL  
Effective from 29/03/2021

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP054423</b>
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LP 54423

EDITION 1

PLAN MAY BE LODGED 21 SEP 1961

PLAN OF SUBDIVISION  
CROWN ALLOTS 54 & 87 SECTION M  
PARISH OF MONBULK

COUNTY OF EVELYN

VOL. 5430 FOL 826

SCALE 4 CHAINSTO AN INCH

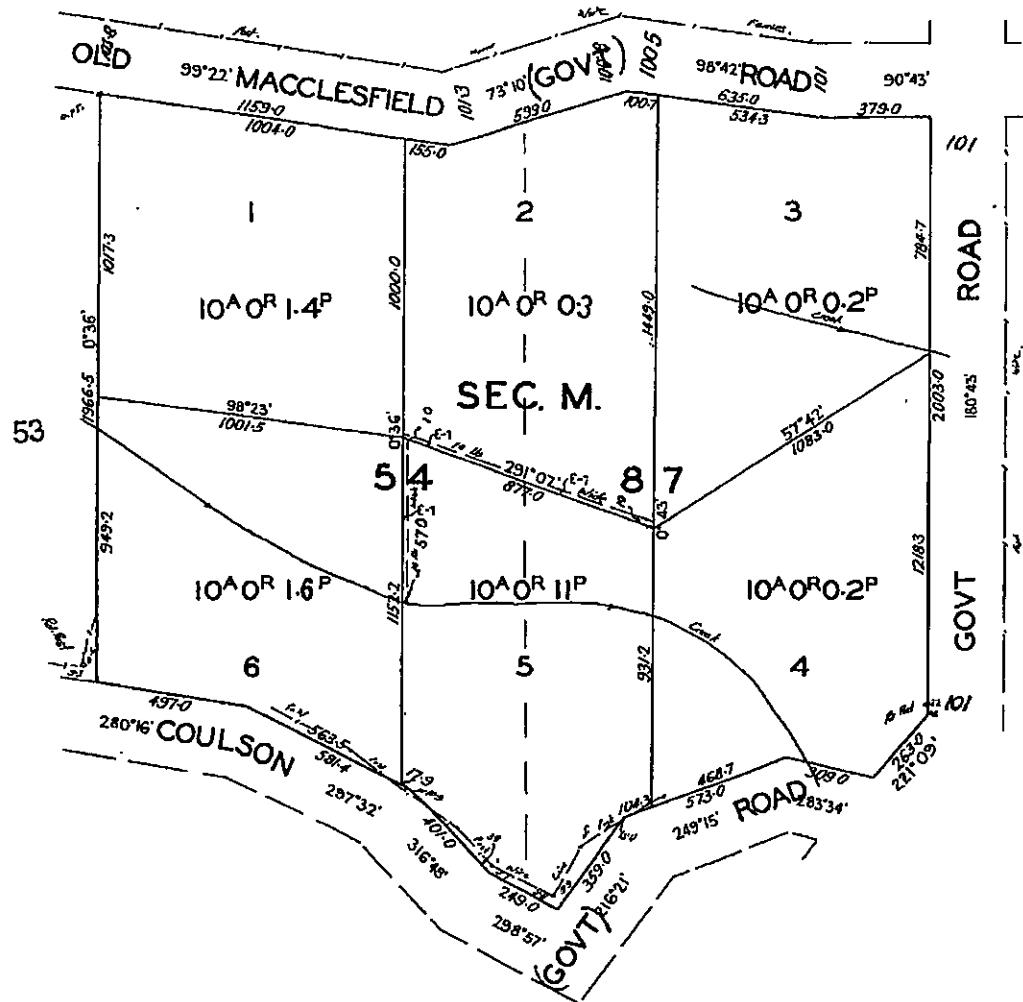
DEPTH LIMITATION 15.24 METRES

COLOUR CODE

B-I = BLUE

DEPTH LIMITATION: 50 FEET

THE LAND COLOURED BLUE  
IS APPROPRIATED OR SET  
APART FOR EASEMENTS OF  
LAYING CONSTRUCTING AND  
MAINTAINING WATER PIPES



SPLP54423-1-4

# PROPERTY REPORT

31 Coulson Road, Monbulk Vic 3793

## Details

**LOT/PLAN NUMBER OR CROWN DESCRIPTION**  
Lot. 4 LP64423

**ORIENTATION**  
West

**LOCAL GOVERNMENT (COUNCIL)**  
Yarra Ranges

**FRONTAGE**  
401.52m Approx

**LEGAL DESCRIPTION**  
4\LP54423

**ZONES**  
GWZ - Green Wedge Zone - Schedule 2

**COUNCIL PROPERTY NUMBER**  
178010

**OVERLAYS**  
BMO - Bushfire Management Overlay  
ESO - Environmental Significance Overlay - Schedule 1  
SLO - Significant Landscape Overlay - Schedule 5

**LAND SIZE**  
40,461m<sup>2</sup> Approx

## State Electorates

**LEGISLATIVE COUNCIL**  
Eastern Victoria Region

**LEGISLATIVE ASSEMBLY**  
Monbulk District

## Schools

**CLOSEST PRIVATE SCHOOLS**  
Mountain District Christian School (1096 m)  
St Paul's School (3388 m)  
Dandenong Ranges Steiner School - School Road Campus (6904 m)

**CLOSEST PRIMARY SCHOOLS**  
Macclesfield Primary School (3056 m)

**CLOSEST SECONDARY SCHOOLS**  
Monbulk College (2515 m)

## Burglary Statistics

**POSTCODE AVERAGE**  
1 in 398 Homes

**STATE AVERAGE**  
1 in 76 Homes

**COUNCIL AVERAGE**  
1 in 175 Homes

## Council Information - Yarra Ranges

**PHONE**  
03 9294 6222 (Yarra Ranges)

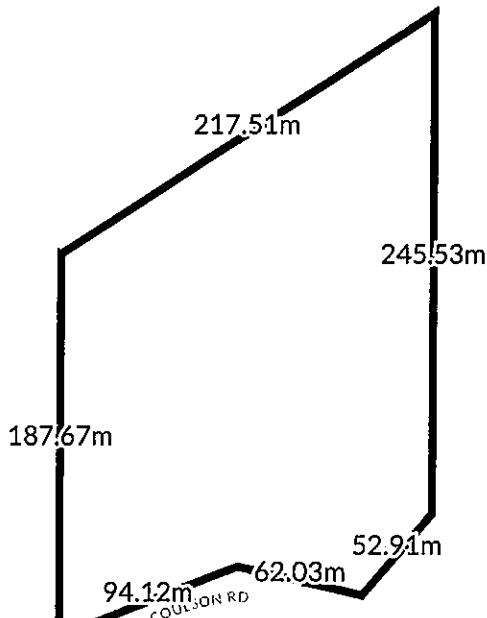
**EMAIL**  
mail@yarraranges.vic.gov.au

**WEBSITE**  
<http://www.yarraranges.vic.gov.au/>



# SITE DIMENSIONS

31 Coulson Road, Monbulk Vic 3793



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# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

31 Coulson Road, Monbulk Vic 3793

Status	Code	Date	Description
PROPOSED	C212yran	29/07/2025	The amendment proposes to implement the Monbulk Urban Design Framework (Yarra Ranges Council, 2023) by introducing local policy at Clause 11.03 and a new Schedule 21 to the Design and Development Overlay (DDO21) applying to Monbulk Town Centre. The amendment proposes consequential changes to the Yarra Ranges Planning Scheme.
APPROVED	C223yran	10/07/2025	Corrects minor inaccuracies and anomalies in the Yarra Ranges Planning Scheme by rezoning individual sites, removing redundant overlays and amending provisions to ensure the planning scheme is clear, concise and up to date.
APPROVED	VC258	03/07/2025	The amendment improves the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expands the program eligibility to include gas projects and saleyards.
APPROVED	VC250	02/07/2025	The amendment supports Victorias Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required.
APPROVED	VC247	02/07/2025	Amendment VC247 extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.
APPROVED	VC219	02/07/2025	The Amendment changes the VPP and all planning schemes in Victoria to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.
APPROVED	VC253	02/07/2025	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.
APPROVED	VC267	01/07/2025	Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians.
APPROVED	VC269	01/07/2025	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	VC286	30/06/2025	The Amendment changes the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises.
APPROVED	VC275	26/06/2025	The amendment introduces a planning exemption for outdoor dining on public land



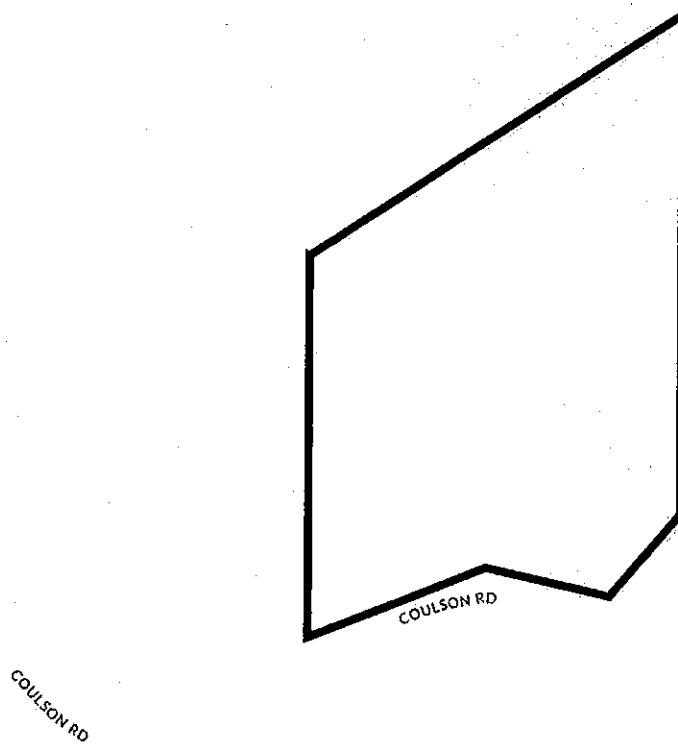
<b>Status</b>	<b>Code</b>	<b>Date</b>	<b>Description</b>
APPROVED	C207yran	04/06/2025	Implements the findings of Lilydale Stage 1a Heritage Gap Study Peer Review and Review of Stage 1b Lilydale Heritage Review Gap Study, Lilydale Heritage Study (Extent Heritage Pty Ltd, 2021), and makes associated changes to the Yarra Ranges Planning Scheme, including the Schedules to Clause 43.O1, Clause 72.O4 and Clause 72.O8.
APPROVED	VC274	28/05/2025	Amendment VC274 introduces the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victorias Housing Statement, The Decade Ahead 2024-2034 and the Victorian Governments vision for priority precincts, including Suburban Rail Loop precincts.
APPROVED	VC266	28/05/2025	The amendment extends the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent persons unit (DPU) by one year to 28 March 2026. The amendment also updates the permit requirements for DPU proposals affected by particular overlays.
APPROVED	VC257	28/05/2025	Amendment VC257 makes changes to the Victoria Planning Provisions (VPP) and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034

# PROPOSED PLANNING SCHEME AMENDMENTS

31 Coulson Road, Monbulk Vic 3793

No proposed planning scheme amendments for this property





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### GWZ2 - Green Wedge Zone - Schedule 2

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.

To encourage use and development that is consistent with sustainable land management practices.

To encourage sustainable farming activities and provide opportunity for a variety of productive agricultural uses.

To protect, conserve and enhance the cultural heritage significance and the character of open rural and scenic non-urban landscapes.

To protect and enhance the biodiversity of the area.

VPP 35.04 Green Wedge Zone

LPP 35.04 Schedule 2 To Clause 35.04 Green Wedge Zone

For confirmation and detailed advice about this planning zone, please contact YARRA RANGES council on 03 9294 6222.

Other nearby planning zones

GWZ - Green Wedge Zone

PCRZ - Public Conservation And Resource Zone



## **■ BMO – Bushfire Management Overlay**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.

To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

### **VPP 44.06 Bushfire Management Overlay**

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.





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## ■ ESO1 – Environmental Significance Overlay – Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas where the development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

### VPP 42.01 Environmental Significance Overlay

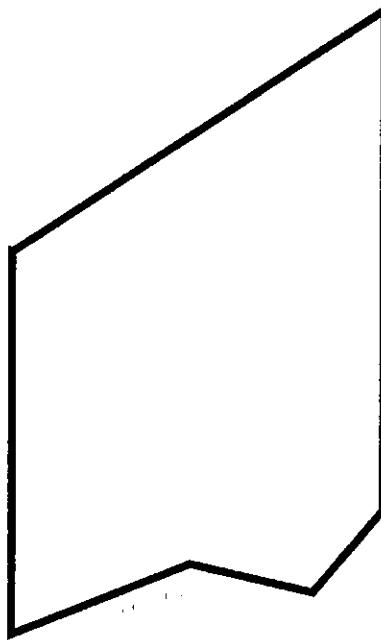
Yarra Ranges contains an extensive network of bushland remnants that are an integral part of the municipality's unique landscape and environmental character. These bushland areas comprise a wide range of different ecosystems that provide habitats for a rich diversity of flora and fauna. The value of habitat areas in Yarra Ranges' network of flora and fauna habitats is enhanced where there are opportunities for birds and other wildlife to shelter while moving between them. The connectivity between habitat areas increases their long term sustainability and value in biodiversity protection by reducing the risk of creating isolated and vulnerable habitat areas. This connectivity enables native species to respond to adverse climatic changes, providing greater opportunities for breeding and foraging, and allowing native species to recolonise areas following major disturbances such as bushfires. The biolink corridors that have been identified in Yarra Ranges

generally follow waterways although they also include some roadsides and other areas containing indigenous vegetation remnants. In some areas the extent and condition of indigenous vegetation within these habitat corridors has been fragmented and degraded by past land management practices. There are many opportunities to improve the habitat value of Yarra Ranges' network of flora and fauna habitats through the rehabilitation of these degraded areas especially along watercourses.

### LPP 42.01 Schedule 1 To Clause 42.01 Environmental Significance Overlay

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.





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## SLO5 – Significant Landscape Overlay – Schedule 5

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

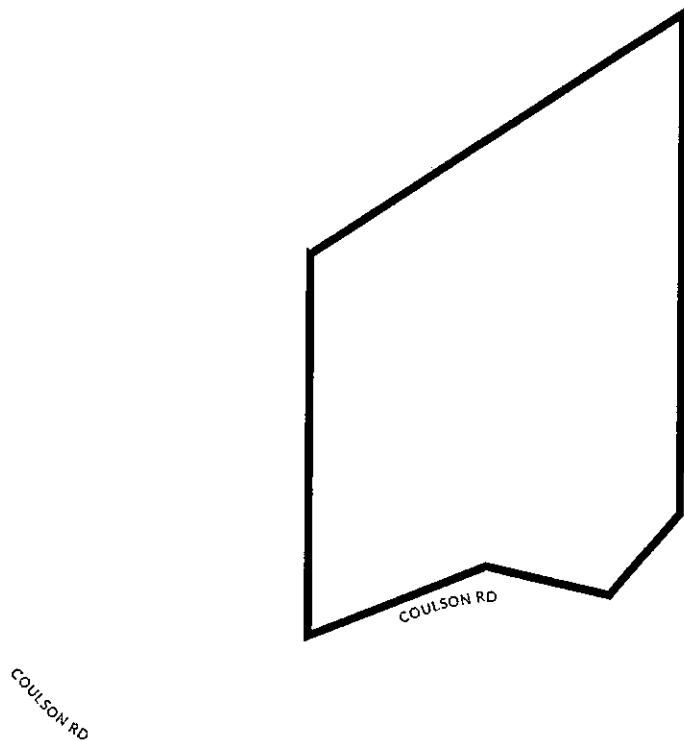
### VPP 42.03 Significant Landscape Overlay

The Red Soil Intensive Farming Landscape is located between the forest of the Silvan Reservoir reserve to the west and the native bushland areas along the Woori Yallock Creek and Cockatoo Creek to the east. Vegetation of national significance is present in the Yellingbo Creek area. The area comprises a patchwork of small field enclosures with varying colours and textures, spread over an intimate sequence of hills and valleys. The deep red soil is a defining characteristic of the area. The landscape creates a sense of enclosure with views foreshortened by remnant vegetation patches and the rolling topography. There are occasional views through to the main ridge of the Dandenong Ranges and to the Great Dividing Range. It is a working landscape of predominantly cultivated land including orchards, vineyards, vegetables and flower farms. Farm homesteads and associated farm buildings are scattered throughout the area and are generally located back from the road and are partly screened by trees. Glasshouses and igloos

associated with intensive horticultural production are a prominent feature of some parts of the landscape.

### LPP 42.03 Schedule 5 To Clause 42.03 Significant Landscape Overlay

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.



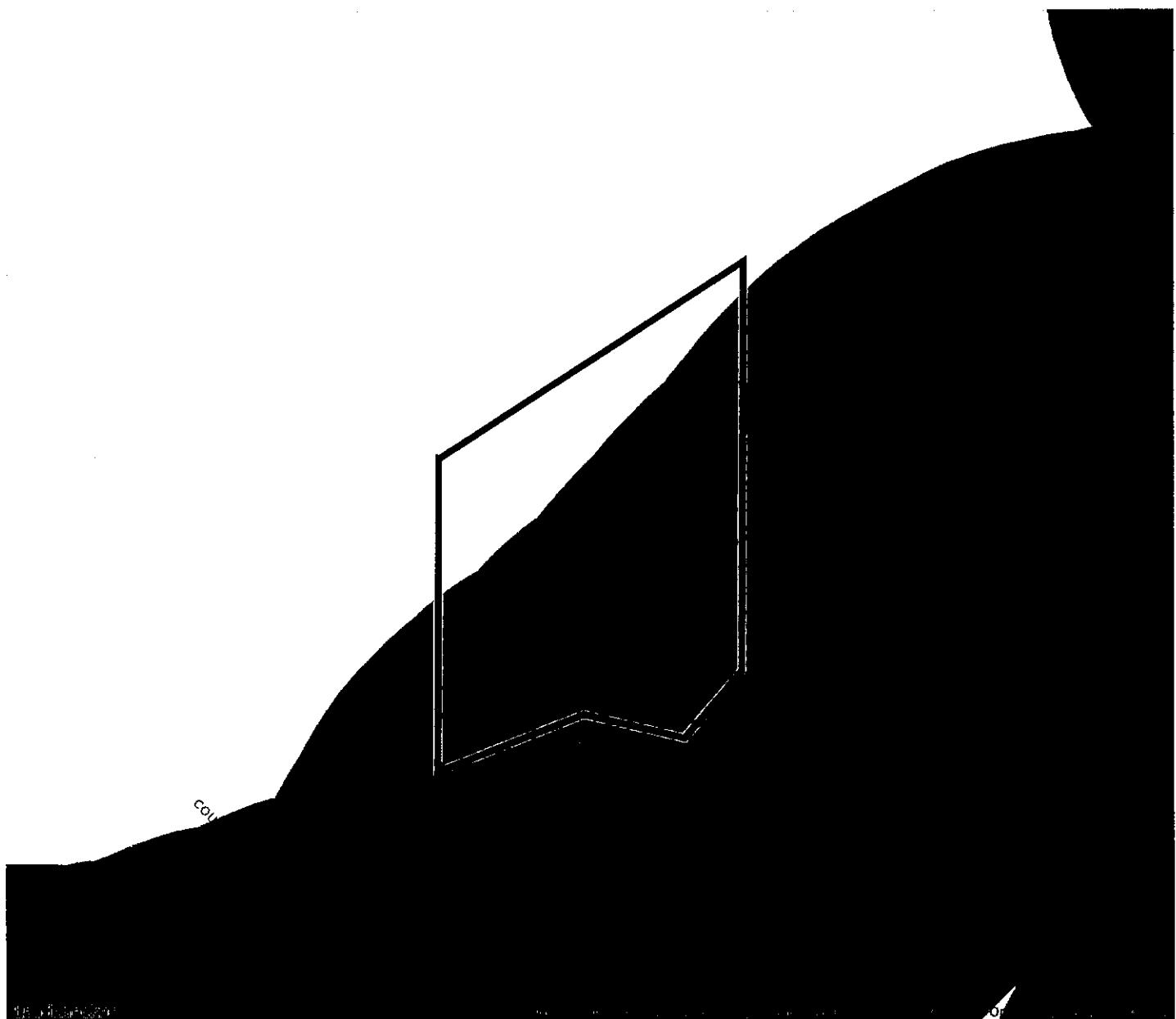
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## SLO - Significant Landscape Overlay

For confirmation and detailed advice about this planning overlay, please contact YARRA RANGES council on 03 9294 6222.





## ■ Aboriginal Cultural Heritage Sensitivity

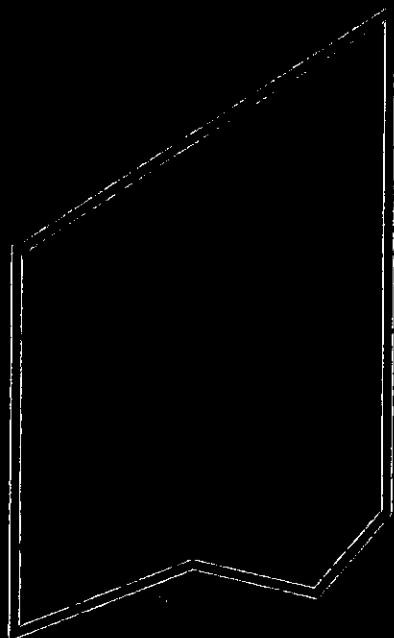
This property is within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact YARRA RANGES council on 03 9294 6222.



## **BUSHFIRE PRONE AREA**

31 Coulson Road, Monbulk Vic 3793

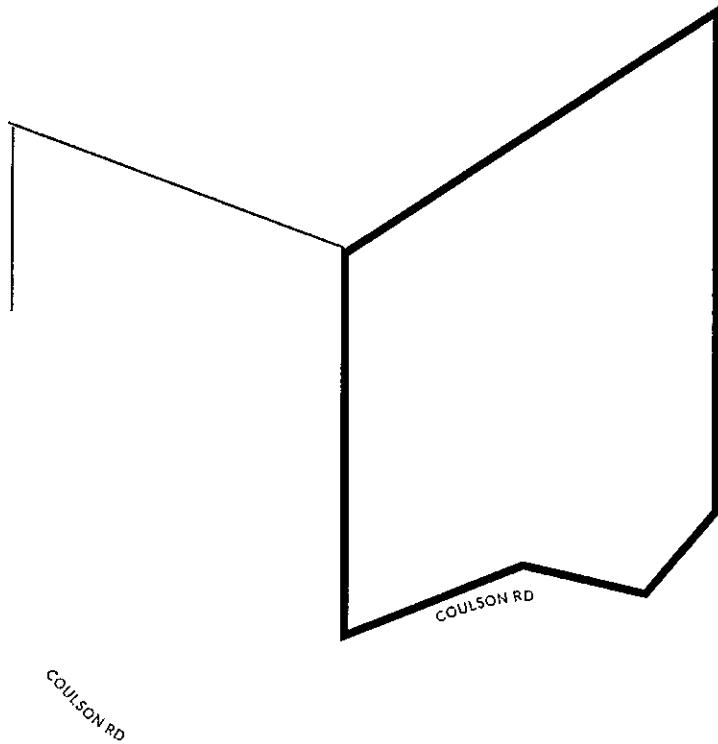


8000-44000 fm<sup>-1</sup>

### Bushfire Prone Area

This property is within a zone classified as a bushfire prone area

For confirmation and detailed advice about the bushfire prone area of this property, please contact YARRA RANGES council on 03 9294 6222.



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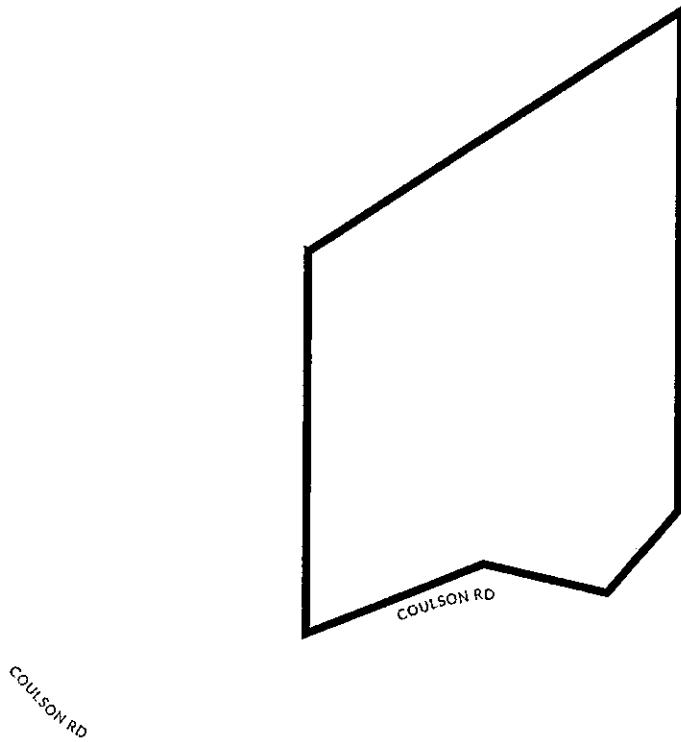
## Easements

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact YARRA RANGES council on 03 9294 6222.

# PLANNING PERMIT HISTORY

31 Coulson Road, Monbulk Vic 3793



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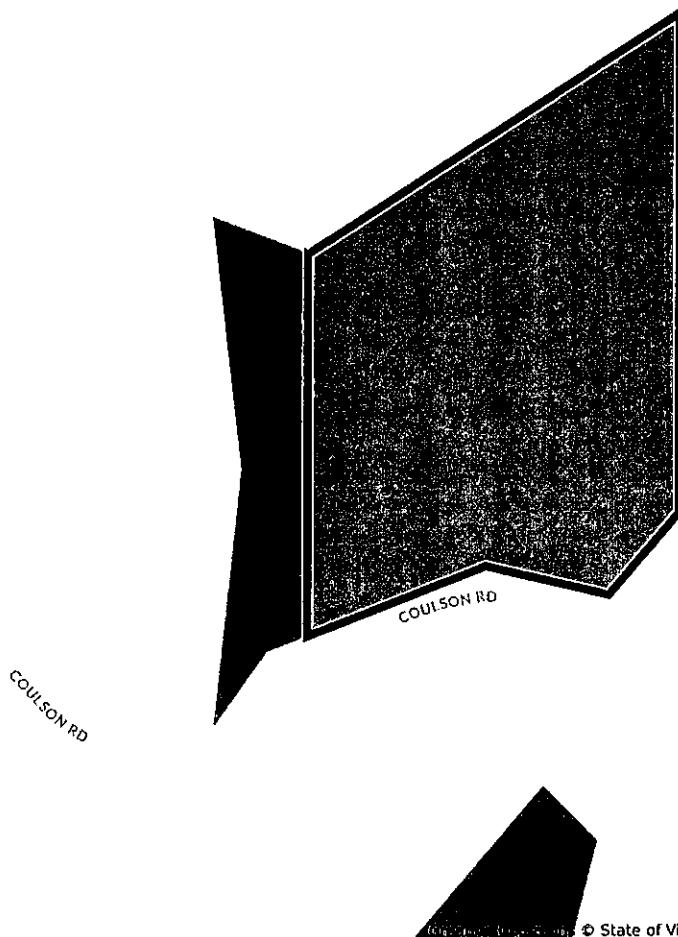
Status	Code	Date	Description
APPROVED	YR-2022/636	13/03/2024	Use and development of a dwelling and associated vegetation removal.
APPROVED	YR-2005/1646/A	25/01/2008	Use and construction of one (1) dwelling and associated tree removal.
APPROVED	YR-2005/1646	03/03/2006	Use and construction of one (1) dwelling and associated tree removal.

For confirmation and detailed advice about this planning permits, please contact YARRA RANGES council on 03 9294 6222.



# NEARBY PLANNING PERMITS

31 Coulson Road, Monbulk Vic 3793



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Status	Code	Date	Address	Description
APPROVED	VS-2019/62/1	16/04/2021	<a href="#">29a Coulson Road, Monbulk</a>	Buildings and works to extend existing dwelling and extend an existing outbuilding.
APPROVED	VS-2019/62	19/07/2019	<a href="#">29a Coulson Road, Monbulk</a>	Buildings and works to extend existing dwelling and extend an existing outbuilding.
APPROVED	YR-2015/53	14/05/2015	<a href="#">29 Coulson Road, Monbulk</a>	Buildings and works to construct an outbuilding (carport/shed).
APPROVED	YR-2014/635	26/09/2014	<a href="#">120 Old Macclesfield Road, Monbulk</a>	Buildings and works to extend garage.

For confirmation and detailed advice about this planning permits, please contact YARRA RANGES council on 03 9294 6222.



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Yarra  
Valley  
Water

YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street

Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

5th August 2025

VICTORIAN STATEWIDE CONVEYANCING P/L.

Dear VICTORIAN STATEWIDE CONVEYANCING P/L.,

**RE: Application for Water Information Statement**

Property Address:	31 COULSON ROAD MONBULK 3793
Applicant	VICTORIAN STATEWIDE CONVEYANCING P/L.
Information Statement	30961686
Conveyancing Account Number	8998494776
Your Reference	

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [propertyflow@yvw.com.au](mailto:propertyflow@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Lisa Anelli'.

Lisa Anelli  
GENERAL MANAGER  
RETAIL SERVICES



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**Yarra Valley Water Property Information Statement**

Property Address	31 COULSON ROAD MONBULK 3793
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**STATEMENT UNDER SECTION 158 WATER ACT 1989**

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



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### Melbourne Water Property Information Statement

Property Address	31 COULSON ROAD MONBULK 3793
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### STATEMENT UNDER SECTION 158 WATER ACT 1989

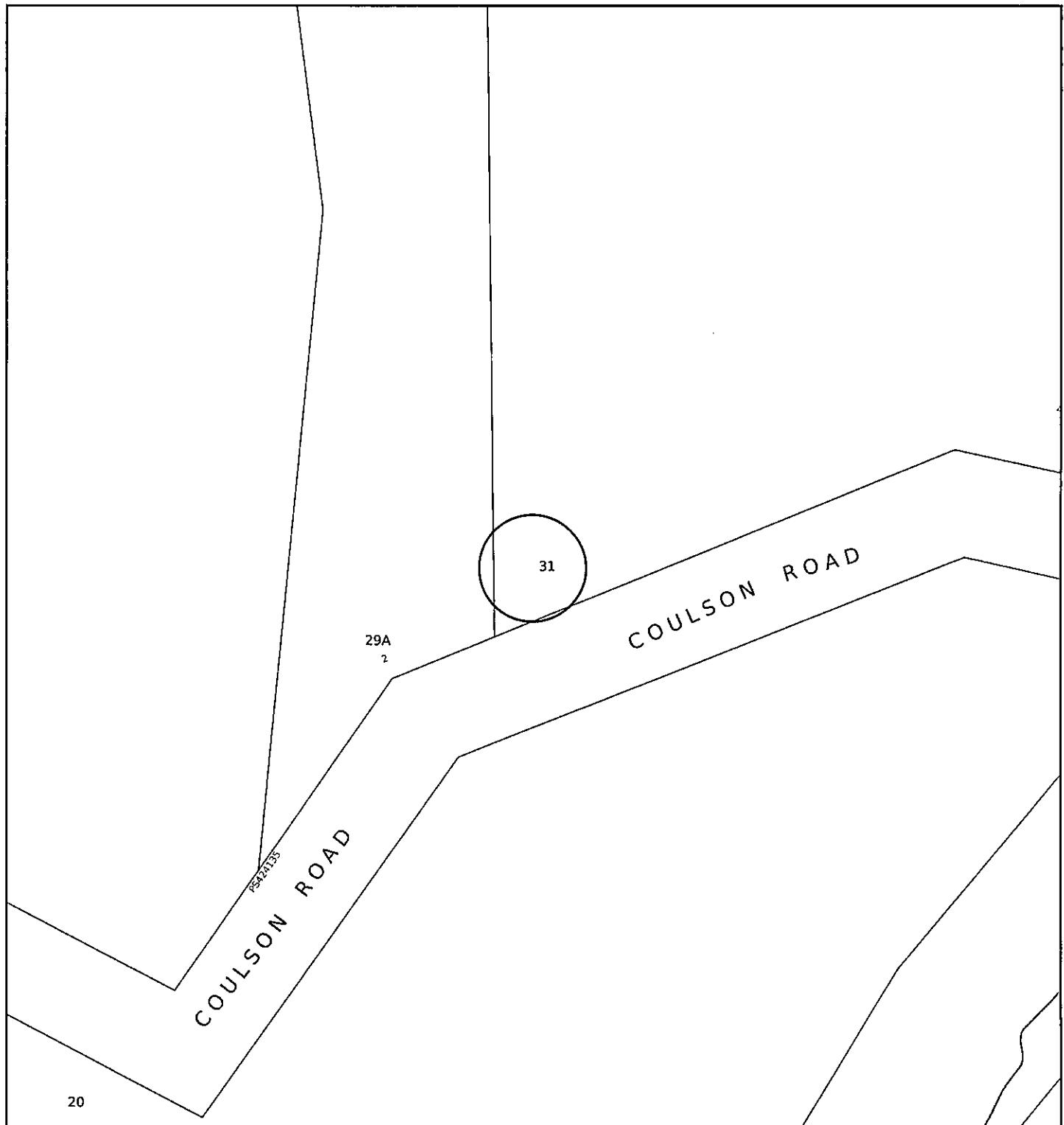
#### THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)

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.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



<b>Yarra Valley Water Information Statement Number: 30961686</b>	<b>Address</b>	31 COULSON ROAD MONBULK 3793		 <b>Yarra Valley Water</b> ABN 93 066 902 501		
	<b>Date</b>	05/08/2025				
	<b>Scale</b>	1:1000				
Existing Title	<input checked="" type="checkbox"/>	Access Point Number	GLV2-42	MW Drainage Channel Centreline	<input checked="" type="checkbox"/>	Disclaimer: This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title	<input checked="" type="checkbox"/>	Sewer Manhole	<input checked="" type="checkbox"/>	MW Drainage Underground Centreline	<input checked="" type="checkbox"/>	
Easement	<input checked="" type="checkbox"/>	Sewer Pipe Flow	<input checked="" type="checkbox"/>	MW Drainage Manhole	<input checked="" type="checkbox"/>	
Existing Sewer	<input checked="" type="checkbox"/>	Sewer Offset	<input checked="" type="checkbox"/>	<1.00> MW Drainage Natural Waterway	<input checked="" type="checkbox"/>	
Abandoned Sewer	<input checked="" type="checkbox"/>	Sewer Branch	<input checked="" type="checkbox"/>	0		



VICTORIAN STATEWIDE CONVEYANCING P/L.  
JANETTE@VICTORIANSTATEWIDE.COM.AU

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### RATES CERTIFICATE

Account No: 2054805361  
Rate Certificate No: 30961686

Date of Issue: 05/08/2025  
Your Ref:

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
31 COULSON RD, MONBULK VIC 3793	4\LP54423	1699494	Residential
Agreement Type	Period	Charges	Outstanding
Parks Fee	01-07-2025 to 30-09-2025	\$22.63	\$22.63
Drainage Fee	01-07-2025 to 30-09-2025	\$17.29	\$17.29
Other Charges:			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
		Balance Brought Forward	\$598.18
		Total for This Property	\$638.10

GENERAL MANAGER  
RETAIL SERVICES

#### Note:

1. From 1 July 2023, the Parks Fee has been charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the

Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.
8. From 01/07/2025, Residential Water Usage is billed using the following step pricing system: 266.61 cents per kilolitre for the first 44 kilolitres; 340.78 cents per kilolitre for 44-88 kilolitres and 504.86 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.
9. From 01/07/2025, Residential Water and Sewer Usage is billed using the following step pricing system: 357.24 cents per kilolitre for the first 44 kilolitres; 468.71 cents per kilolitre for 44-88 kilolitres and 544.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.
10. From 01/07/2025, Residential Recycled Water Usage is billed 196.81 cents per kilolitre.
11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.
12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



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**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

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**Property No:** 1699494

**Address:** 31 COULSON RD, MONBULK VIC 3793

**Water Information Statement Number:** 30961686

### HOW TO PAY

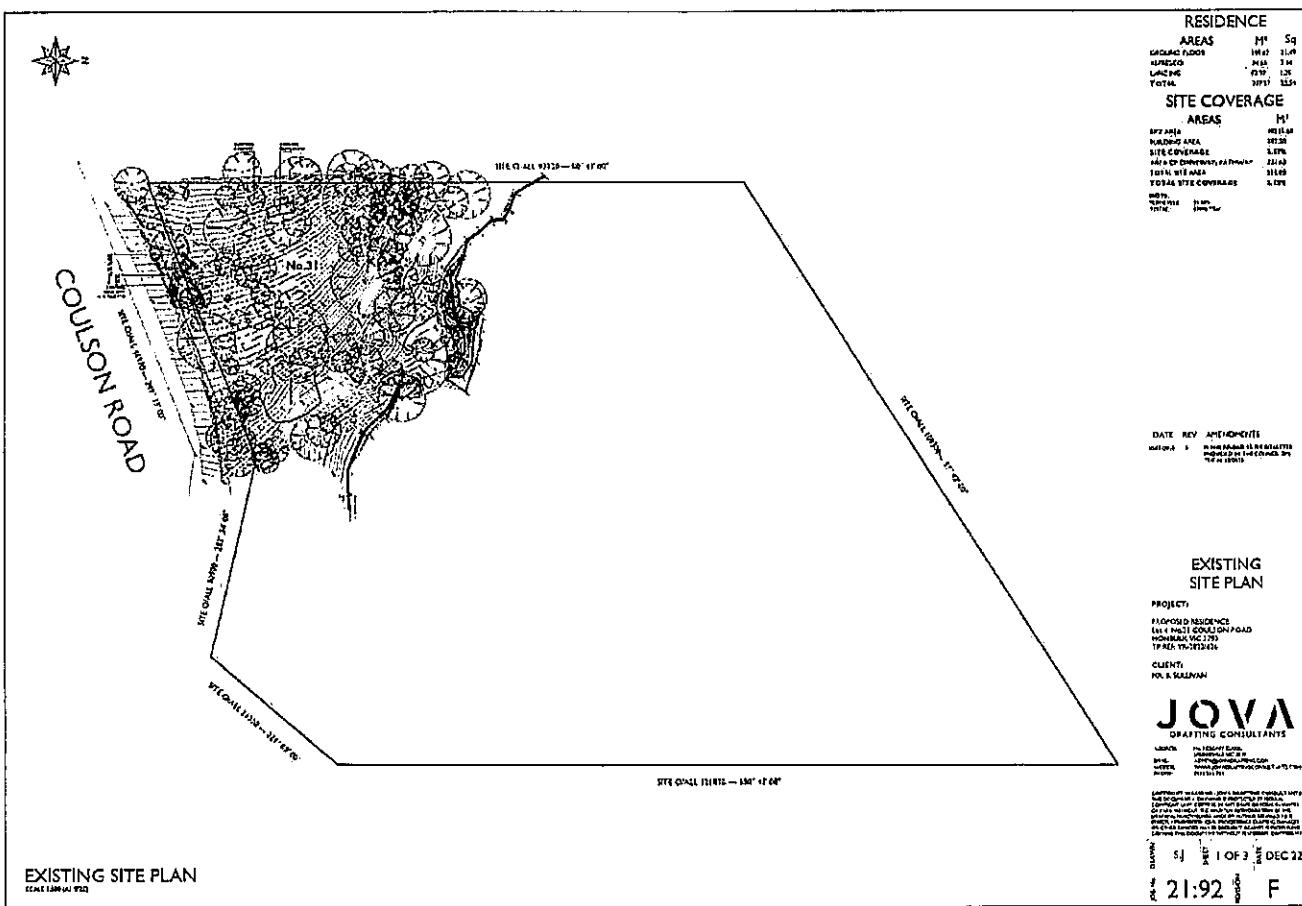


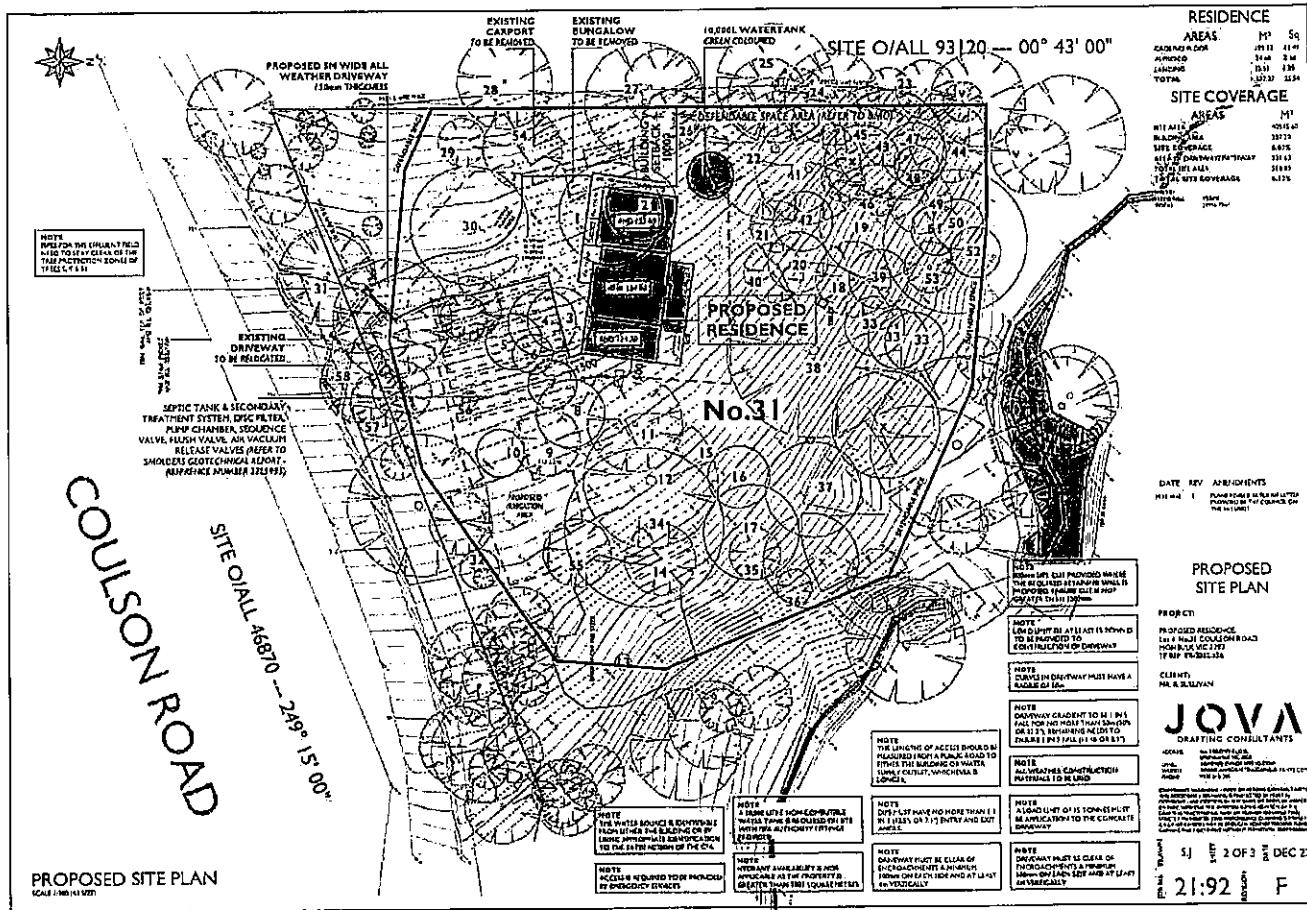
Biller Code: 314567  
Ref: 20548053616

Amount  
Paid

Date  
Paid

Receipt  
Number









## PLANNING PERMIT

Permit No: YR-2022/636

Planning Scheme: Yarra Ranges Planning Scheme

Responsible Authority: Yarra Ranges Council

Address of the land: 31 Coulson Road (Lot 4 LP54423), Monbulk

The permit allows: Use and development of a dwelling and associated vegetation removal

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### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

#### Development Conditions

1. Before the use and development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions and a digital copy must be provided. The plans must be generally in accordance with the plans submitted with the application (plans prepared by JOVA Drafting Consultants dated 30/11/2023) but amended to show the following:
  - (a) The location and dimensions of two open car spaces within the driveway or adjacent to the driveway away from the trees to be retained.
  - (b) Accessway details and all notations in relation to the driveway including gradient to be in accordance with the bushfire management plan.
  - (c) Details and location of water tanks for potable water in addition to the 10,000L water tank provided for firefighting purposes.
  - (d) Delete 'or similar' from material and colour schedule.
  - (e) Modification to the roof style and the entry corner of the dwelling to address the bushfire safety as per detailed in the Bushfire Management Statement prepared by Natural Resource Link, Rev-C, dated 3/11/2023 (page 18 and 26).
  - (f) Notation state the lower stem of tree #34 to retained to keep the existing habitat hollow whilst still achieving the canopy separation for defendable space.
  - (g) Revised tree protection fencing plan within the arborist report prepared by Treetec, 21/11/2023 to show tree protection fencing to protect the entire tree protection zone (TPZ) of tree #9, not partial TPZ protection.

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- (h) Tree #56 shown to be removed as shown in the Arboricultural Impact Assessment prepared by Treetec, dated 21/11/2023 and Native Vegetation Report prepared by NR Links, dated 28/11/2023; revision B.
- (i) Modify the driveway design to avoid the SRZ of tree #58 with minimum setback of 2.5m and notation to plan stating the driveway and crossover must be constructed above grade from permeable materials where intersecting with the TPZ.
- (j) Notation to state the driveway within the Tree Protection Zones (TPZs) of trees #31, 54, 57 and 58 must be constructed above the existing grade using permeable materials to and there must be no excavation within the TPZs, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
- (k) Evidence of vegetation offset requirements as per Condition 22.
- (l) Updated Integrated Land Management Plan (LMP) as per Condition 23.
- (m) Bushfire Management Plan prepared by Natural Resource Link, Rev-C, Dated 3/11/2023 but modified to address the following:
  - i. CFA condition 25.
  - ii. Delete the demolished outbuilding located to the northeast of the subject site.
  - iii. Location of the 10,000L water tank for firefighting purposes.

2. The use and development as shown on the endorsed plans must not be altered or modified (unless the Yarra Ranges Planning Scheme specifies a permit is not required) without the prior written consent of the responsible authority.
3. The land must only be used for the purpose of one (1) dwelling at any time.
4. The external finish of the permitted development must remain muted and non-reflective to the satisfaction of the responsible authority.
5. All development and works throughout the construction of the development must be undertaken in a way not allowing soil erosion and any exposed areas of soil must be stabilised to stop soil erosion to the satisfaction of the responsible authority.
6. Once the development starts, the development must be carried out and completed to the satisfaction of the responsible authority.
7. All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

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8. To the satisfaction of the responsible authority, retaining walls with a height of one metre or higher must be designed by an engineer with suitable qualifications and experience. If the wall will not be accessible after construction of the building/structure, the wall must have a design life greater than the design life of the proposed development/structure or a minimum of 50 years. Where the retaining wall will be accessible after construction of the building/structure, the wall must have a minimum design life of 25 years.
9. All stormwater generated from the permitted development must be directed to the legal point of discharge to the satisfaction of the responsible authority.

#### Health Conditions

10. All sewage and sullage waste water from the proposed development must be discharged into a new EPA approved on-site wastewater treatment system which retains all wastes within the boundaries of the land and is located within any wastewater envelope indicated on the endorsed plan. Approval to install or alter an onsite wastewater treatment system must be obtained from the Yarra Ranges Council Health Department.

#### Arboricultural Conditions

11. Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:

- (a) Exclude access and construction activity within the TPZs assessed in the Arborist Report by Treteec, 21/11/2023. If trees have not been assessed, the TPZ is a circle with a radius equal to 12x the trunk diameter measured at 1.4 m above ground level, and
- (b) Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and
- (c) Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and
- (d) Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.

Temporary fencing can be modified to accommodate encroachment into the TPZ of tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.

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12. The existing street trees must not be removed or damaged to the satisfaction on the Responsible Authority.
13. All underground service pipes/conduits including storm water and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to top of pipe/conduit from natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.
14. Effluent dispersal within the Tree Protection Zone (TPZ) of retained trees must employ the use of a covered surface drip irrigation system laid on natural ground level to avoid damaging tree roots to the satisfaction of the Responsible Authority. Fill material used to cover drip irrigation must be spread no closer than 2m from the trunk of any retained tree.
15. The driveway within the Tree Protection Zones (TPZs) of trees #31, 54, 57 and 58 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZs, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
16. The pruning of any tree must comply with the Australian Standard for pruning of amenity trees 'AS 4373 – 2007' to the satisfaction on the Responsible Authority. Pruning must be undertaken by an arborist with a minimum AQF level 3 qualification.
17. This permit authorises the removal of trees #2, 3, 5, 6, 8, 10, 13, 16, 17, 20, 30, 39, 42, 43, 47, 48, 50–52 and 56 as shown in the arborist report, 21/11/2023. All other trees must be retained to the satisfaction of the Responsible Authority.

#### **Environmental conditions**

18. Tree #34 must be retained to keep the existing habitat hollow whilst still achieving the canopy separation for defendable space.
19. Before works start, the permit holder must advise all persons undertaking the vegetation removal and works on site of all relevant conditions of this permit.

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20. To offset the removal of 0.295 hectares of native vegetation as shown in approved the approved Native Vegetation Removal Report (Report ID: 377\_20231128\_5YU), the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:

A general offset of 0.267 general habitat units:

- Located within the Melbourne Water Catchment Management Authority boundary or Yarra Ranges Council municipal district
- With a minimum strategic biodiversity value score of at least 0.580
- 2 Large trees

21. Before any native vegetation is removed, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:

- (a) Credit extract(s) allocated to the permit from the Native Vegetation Credit Register, AND/OR;
- (b) An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.

A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.

22. An updated or new Integrated Land Management Plan (LMP) that is a concise and practical document for the landowner to utilise, to the satisfaction of the responsible authority must detail and/or show:

- (a) The division of the site generally into domestic, conservation and agricultural areas or zones, as appropriate.
- (b) The fencing of the domestic zone (if appropriate) or waterway, and location and type of any internal fencing to establish the various zones. Wildlife-friendly fencing must be used for any new additions or fence repairs.
- (c) Delineation of any existing driveways and pathways to be maintained and track (more informal) to be discontinued to allow re-establishment of vegetation within Conservation Zone.
- (d) Protection of the riparian corridor along the waterway, especially in relation to sensitive vegetation management requirements within the defendable space.
- (e) Provide a works program and weed management strategy that details the following as applicable:

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- i. The Conservation Zone clearly defined as a no-go area during any construction works on the property;
- ii. No vehicles or machinery are to enter the Conservation Zone;
- iii. Retain all standing trees (dead and alive) unless approved for removal as part of this planning permit application;
- iv. Allow understorey and canopy species to regenerate within the Conservation Zone;
- v. All soil and/or vegetation disturbance or stockpiling is restricted to the area defined as the Domestic Zone;
- vi. Tree protection measures for scattered trees within all zones;
- vii. Details of the management of domestic pets (cats and dogs) within all zones of the property. Cats should be confined to the house or a secure cat run at all time, and dogs should not be permitted within the Conservation Zone unaccompanied;
- viii. The exclusion of stock animals, including horses, from the Conservation Zone;
- ix. The protection of hollow bearing trees and limits on collection of firewood (personal use and not from the Conservation Zone); and,
- x. Humane control and management of vertebrate pests (e.g. rabbits, deer) and environmental weed species. Alternative measures to baiting must be considered to avoid secondary poisoning of predator species such as birds of prey.

(f) The provision of a report at years 2, 5 and 10 to the referral authority that details works undertaken, incomplete works, and include photos of pre and post works.

If approved the plan will be endorsed and form part of the permit and the management actions in the plan must be undertaken upon commencement of the permit.

#### **Bushfire Management Overlay - CFA**

23. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable 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.

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24. Before the development starts, an amended Bushfire Management Plan (BMP) must be submitted to and endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority. The plan must be generally in accordance with the BMP prepared by Natural Resource Link, Rev-C, Dated 3/11/2023 but modified to replace the conditions for Defendable Space with:

(a) Defendable space

Defendable space for a distance of 32 metres to the North and East, 25 metres to the South and to the Property Boundary to the West must be provided where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

#### Permit Expiry

25. This permit will expire if:

- (a) The development is not started within **two years** of the date of this permit; or
- (b) The development is not completed within **four years** of the date of this permit; or
- (c) The use does not start within **one year** of the completion of the development; or
- (d) The use is discontinued for a period of **two years**.

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The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit of the commencement date.

An extension of time to complete the development or a stage of the development may be requested if:

- The request for an extension of time is made within 12 months after the permit expires; and
- The development or stage started lawfully before the permit expired.

**NOTES:**

- (i) The removal of trees #32 and 33 does not require a planning permit.
- (ii) The granting of this permit does not obviate the necessity for compliance with the requirements of any other authority, under this or any other Act, Regulation or Local Law.
- (iii) The owner and/or developer must ensure all relevant permits have been obtained before the use and or development starts.
- (iv) Building works approved under this planning permit must not be commenced until a building permit has also been obtained under the *Building Act 1993* and the *Building Regulations 2006*.
- (v) Before any earthworks are undertaken, contact Dial Before You Dig.
- (vi) The management of Stormwater is to be in accordance with the Approved Point of Stormwater Discharge. Please apply for Approved Point of Stormwater Discharge through Council's webpage.  
<https://www.yarraranges.vic.gov.au/Property/Roads-drains-footpaths/Stormwater-drainage>

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## IMPORTANT INFORMATION ABOUT THIS PERMIT

### What has been decided?

The responsible authority has issued a permit.

### 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 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 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.

2. A permit for the use of the 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 appeals?**

- 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 a 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 an Application for Review 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.
- 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.

# 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.

### Soil and groundwater contamination

#### ***Has previous land use affected the soil or groundwater?***

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

### Land boundaries

#### ***Do you know the exact boundary of the property?***

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

### Planning controls

#### ***Can you change how the property is used, or***

### ***the buildings on it?***

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

### ***Are there any proposed or granted planning permits?***

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

### **Safety**

#### ***Is the building safe to live in?***

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

### **Building permits**

#### ***Have any buildings or retaining walls on the property been altered, or do you plan to alter them?***

There are laws and regulations about how buildings and retaining walls are constructed,

which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

### ***Are any recent building or renovation works covered by insurance?***

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

### **Utilities and essential services**

#### ***Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?***

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

### **Buyers' rights**

#### ***Do you know your rights when buying a property?***

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights