

RALPH JAMES SMITH SOLICITOR
6 THE CENTREWAY LARA VIC 3212
(CORRESPONDENCE TO: P.O. BOX 277, LARA VIC. 3212)
TELEPHONE: 03/52824235 FACSIMILE: 03/52825933
EMAIL: ralphsmith@southernphone.com.au

VENDOR STATEMENT
to the
PURCHASER of REAL ESTATE

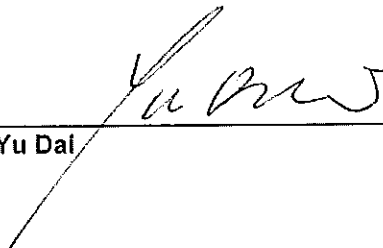
PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962 ("THE ACT")

PROPERTY : UNIT 27, 249-253 LONSDALE STREET, DANDENONG VIC. 3175

VENDOR : YU DAI

DATE OF THIS STATEMENT: / / 2018.

Signature of the Vendor :



Yu Dai

The Purchaser acknowledges being given this statement signed by the Vendor with the attached documents before the Purchaser signed any Contract.

DATE OF THIS ACKNOWLEDGEMENT: / / 2018.

Signature of the Purchaser:

Signature of the Purchaser:

1. OUTGOINGS & STATUTORY CHARGES

Information concerning any rates, taxes, charges or similar outgoings (excluding any owners corporation charges which, if any, are disclosed in the owners corporation certificate attached to this statement) **AND** any interest payable on any part of them is as follows:

1.1 Their total does not exceed : **\$3,500.00**

2. INSURANCE

2.1 Damage and Destruction

This section only applies if this Vendor Statement is in respect of a contract which does NOT provide for the land to remain at the risk of the Vendor until the Purchaser becomes entitled to possession or receipt of rents and profits – NIL.

2.2 Owner-Bullder

This section only applies where there is a residence or other building works on the land that were constructed by an owner-builder within the preceding 6 years and Section 137B of the *Building Act 1993* applies – **NOT APPLICABLE.**

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

- A) A description of any easement, covenant or other similar restriction affecting the Property (registered or unregistered) are set out in the attached copies of documents. **Nil.**
- B) Particulars of any existing failure to comply with their terms are as follows:- **Nil.**

3.2 Road Access

There is access to the property by road.

3.3 Designated Bushfire-Prone Area

The property is **not** in a bushfire-prone area within the meaning of regulations made under the *Building Act 1993* (Vic). A bushfire-prone area report is attached.

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report Or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the property, being a notice, order, declaration, report, recommendation or approved proposal of which the Vendor might reasonably be expected to have knowledge - **Not to the Vendor's knowledge.**

5. BUILDING PERMITS

Particulars of any building permit issued in the past seven years under the *Building Act 1993 (Vic)* (required only where the property includes a residence) - NIL.

6. OWNERS CORPORATIONS

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporation Act 2006 (Vic)*; See attached Certificate.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

Does not apply.

8. SERVICES

Information concerning the supply of the following services is given as follow :-

Services which are **NOT CONNECTED** to the property are marked with an "X" in the accompanying square box.

SERVICE

- A) Electricity
- B) Gas
- C) Water
- D) Sewerage
- E) Telephone

STATUS

| |
|---|
| |
| X |
| |
| |
| X |

9. TITLE

Attached are copies of the following documents concerning the title-

- 9.1 (a) **Registered Title**
A Register Search Statement of

The Certificate of Title: **Volume 9721 Folio 888.**
and the document, or part of a document, referred to as the "diagram location" in that statement which identifies the land and its location.

10. DUE DILIGENCE CHECKLIST

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



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1982 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

Page 1 of 1

VOLUME 09721 FOLIO 888

Security no : 124070728763N
Produced 08/03/2018 11:01 am

LAND DESCRIPTION

Unit 27 on Strata Plan 025438P and an undivided share in the common property for the time being described on the plan.

PARENT TITLES :

Volume 05087 Folio 249 Volume 08122 Folio 050

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

YU DAI of 1/70 SMEATON CLOSE LARA VIC 3212
AN063320S 31/08/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP025438P 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: ROOM 27 249-253 LONSDALE STREET DANDENONG VIC 3175

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP025438P

DOCUMENT END

SP 25438P

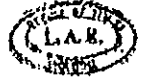
CHART 2 PLAN OF STRATA SUBDIVISION

THE PARCEL -- The whole of the land described in Certificate of Title Volume 5061 Folio 249 being part of Crown Allotments 9210, Section 5, Township and Parish of Dandenong County of Bourke

POSTAL ADDRESS OF BUILDINGS
249-255 Lonsdale Street
Dandenong

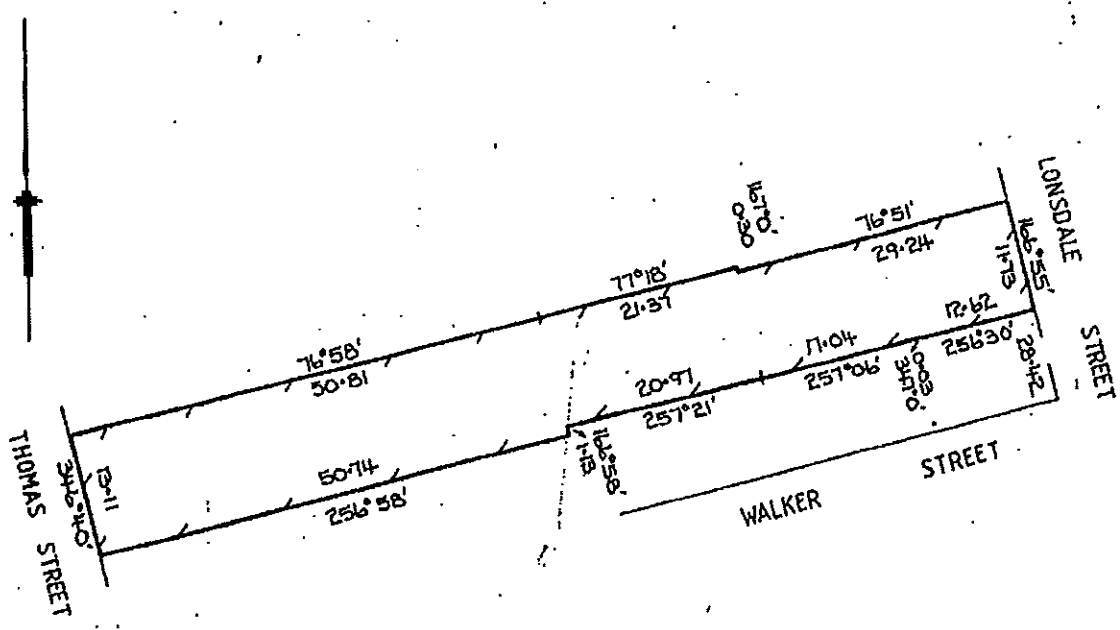
FOR CURRENT ADDRESS FOR SERVICE OF NOTICE
SEE BODY CORPORATE SEARCH REPORT

REGISTERED
TIME 9.00 DATE 13.1.87



ANNEXED SHEET MARKED "A" HAS BEEN ADDED TO THIS PLAN PURSUANT TO SECTION 46A OF ACT 7551.

Assistant Registrar of Titles



SP 25438 AMENDED - SEE ANNEXED SHEET MARKED "A".

Assistant Registrar of Titles

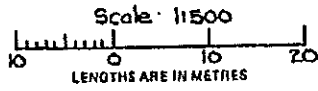


Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYORS CERTIFICATE

I, Peter Herbert of 86 Mr. Eliza Way, Mr. Eliza a surveyor licensed under the Surveyors Act 1978 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Surveyors Act 1978; that the plan accurately represents as at the 10th day of December 1986. In the manner required by or under the Strata Titles Act 1987 and by or under the Surveyors Act 1978; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature *Peter Herbert* Date 13-10-86

SEAL OF MUNICIPALITY AND ENDORSEMENT
Sealed pursuant to Section 6 (1), Strata Titles Act

The Council to the City of Dandenong herewith approves of this plan of Strata Subdivision or Redevelopment pursuant to sub-section (1) Section 6 of the Strata Titles Act No. 7551.

Signed this 17th day of NOVEMBER 1986 and sealed in the presence of

[Signature] Mayor
[Signature] Councillor
[Signature] Town Clerk

ANNEXED SHEET MARKED "A" HAS BEEN ADDED TO THIS PLAN PURSUANT TO SECTION 46A OF ACT 7551.

Assistant Registrar of Titles

Peter Herbert & Assoc. P/L.
86 Mr. Eliza Way
Mr. Eliza. Ph. 787-2980.

SURVEYORS REF.
1280/2

VICTORIA
[Signature]
LICENSED SURVEYOR
SHEET 1 OF 4 SHEETS

S.P. 25438
 S.P. 25438

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY


FOR CURRENT BODY CORPORATE DETAILS
 SEE BODY CORPORATE SEARCH REPORT

SCHEDULE AMENDED - SEE AMENDED SHEET MARKED X LEGEND


1/ The building in the parcel a part of which is contained in each of Units 1 to 23 (both inclusive) 26, 27, 28, 29, 30, 32 and 34 to 52 (both inclusive) is a three storey building. The relevant storey of that part of the building contained in each Unit is shown in the table hereunder.

| Unit | Relevant Storey |
|---|-----------------|
| 1 to 15 (both inclusive) 51 & 52 (Part) | Ground Storey |
| 16 to 23 (both inclusive) & 38 to 50 (both inclusive) & 52 (Part) | First Storey |
| 26 to 30 (both inclusive) 32 & 34 to 37 (both inclusive) | Topmost Storey |

2/ The lower boundary of each of Units 1 to 23 (both inclusive) 26, 27, 28, 29, 30, 32 and 34 to 52 (both inclusive) lies within the floor of that part of the relevant storey which is within the vertical or near vertical boundaries of the Unit as shown on the diagram on sheet 4 hereof excepting;

A). As to that part of Unit 52 shown thus  where the lower boundary lies within the floor of that part of the first storey.

3/ The upper boundary of each of Units 1 to 23 (both inclusive) 26, 27, 28, 29, 30, 32 and 34 to 52 (both inclusive) lies within the ceiling of that part of the relevant storey which is within the vertical or near vertical boundaries of the Unit as shown on the diagram on sheet 4 hereof excepting;

A). As to that part of Unit 52 shown thus  where the upper boundary lies along the underside of the staircase of that part of the building.


AMENDED AT 2.40 PM ON 20.12.90

CANCELED SHEET 2A

Peter Herbert & Assoc. P.L.
 86 Mt. Eliza Way
 Mt. Eliza Ph. 781-2980.

SURVEYORS REF.
 1780/2

VICTORIA


 LICENSED SURVEYOR
 SHEET 2 OF 4 SHEETS


LEGEND


1. The building in the parcel a part of which is contained in each of Units 1 to 23 (both inclusive) 26, 27, 28, 29, 30, 32 and 34 to 51 (both inclusive), 53 and 54 is a three storey building. The relevant storey of that part of the building contained in each Unit is shown in the table hereunder.

TABLE


| UNIT | RELEVANT STOREY |
|--|-----------------|
| 1 to 15 (both inclusive), 51, 53 & 54 (Part). | Ground Storey |
| 16 to 23 (both inclusive) & 38 to 50 (both inclusive) & 54 (Part). | First Storey |
| 26 to 30 (both inclusive), 32 & 34 to 37 (both inclusive). | Topmost Storey |


2. The lower boundary of each of Units 1 to 23 (both inclusive) 26, 27, 28, 29, 30, 32 and 34 to 51, 53 and 54 (both inclusive) lies within the floor of that part of the relevant storey which is within the vertical or near vertical boundaries of the Unit as shown on the diagram on sheet 4 hereof excepting;

a) that part of Unit 54 shown thus  where the lower boundary lies along the underside of the stairs of that part of the building.


b) those parts of Unit 54 shown thus  where the lower building lies within the floor of the ground storey.

3. the upper boundary of each of Units 1 to 23 (both inclusive) 26, 27, 28, 29, 30, 32 and 34 to 51 (both inclusive) lies within the ceiling of that part of the relevant storey which is within the vertical or near vertical boundaries of the Unit as shown on the diagram on sheet 4 hereof excepting;

a) as to that part of Unit 15 shown thus  where the upper boundary lies along the underside of the staircase of that part of the building.

b) as to that part of Unit 11 shown thus  where the upper boundary is one metre above the ceiling of the topmost storey.

c) the upper boundary of Unit 54 lies within the ceiling of that part of the first storey.

4. The upper boundary of Unit 53 lies within the floor of that part of the first storey except as to that part of the Unit shown thus  where the upper boundary lies along the underside of the stairs of that part of the building.

5. No Unit on this plan is an accessory Unit.

6. The common property is all the land in the parcel except the land contained in Units 1 to 23 (both inclusive), 26, 27, 28, 29, 30, 32 and 34 to 51 (both inclusive), 53 and 54.

7. Units 24, 25, 31 and 33 have been omitted from this plan.

THIS SHEET SUBSTITUTED FOR SHEETS 2 & 3
ON AMENDMENT PURSUANT TO APPROVAL
OF PLAN OF REDEVELOPMENT OF UNIT 52
AT 2.40pm ON 20.12.98

20
Lester Registrar

12/1/17



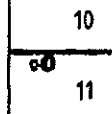
FIRST STOREY & PART GROUND STOREY

GROUND LEVEL & GROUND STOREY

LONSDALE STREET

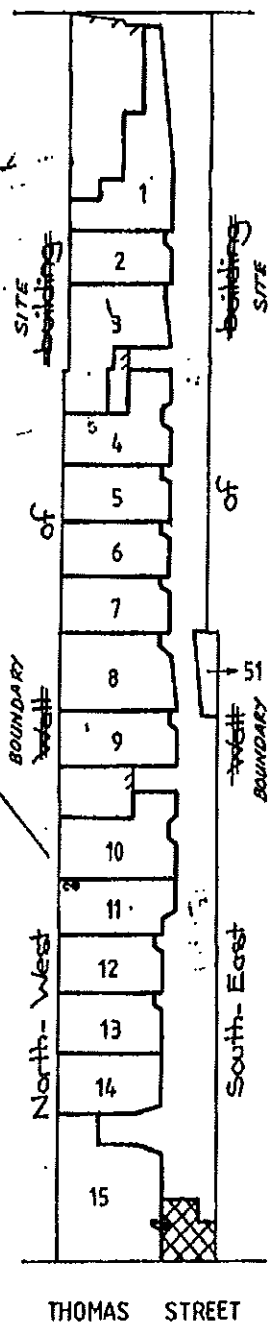
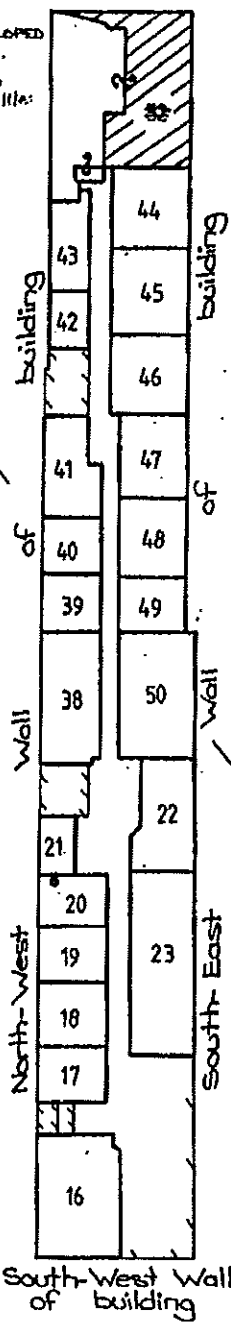
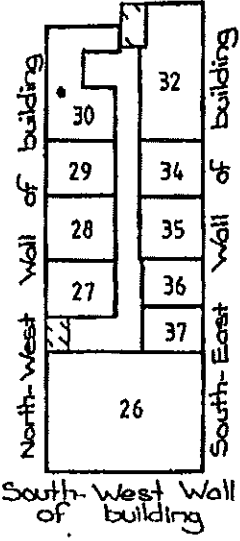
UNIT 52 REDEVELOPED
SEE SHEET 5.

Assistant Registrar of Titles

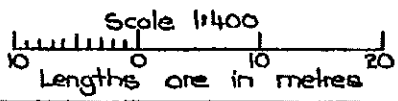


See Enlargement

TOPMOST STOREY



THOMAS STREET



Peter Herbert & Assoc. P/L
86 Mt. Eliza Way
Mt. Eliza Ph. 781-2980

SURVEYORS REF.

1280/2

VICTORIA

Robert M. ...
LICENSED SURVEYOR
SHEET 4 OF 4 SHEETS



DIAGRAM 1
GROUND STOREY AND
GROUND LEVEL

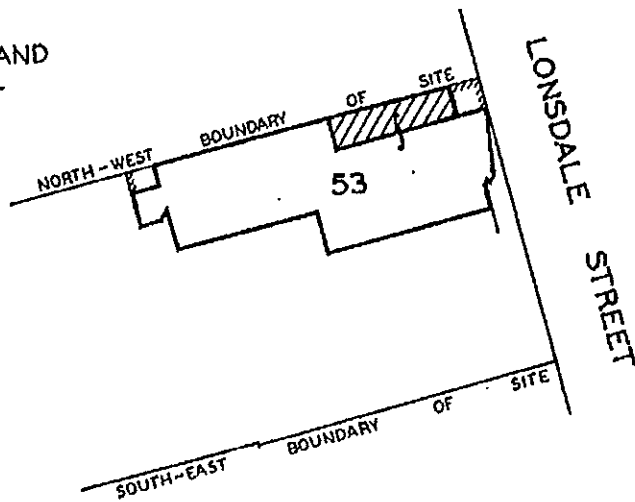
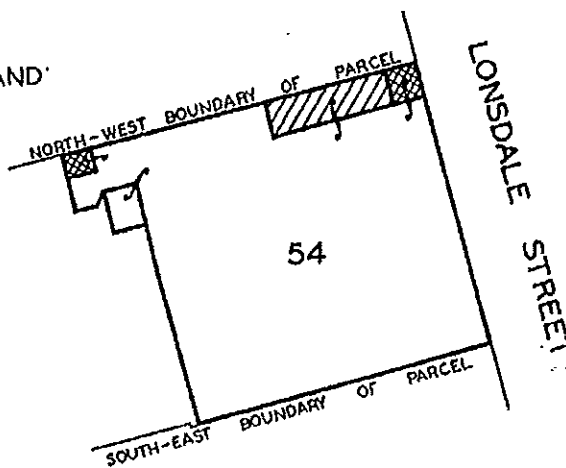
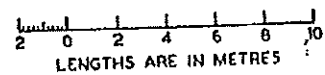


DIAGRAM 2
GROUND STOREY PART AND
FIRST STOREY PART



THIS SHEET INSERTED ON AMENDMENT
PURSUANT TO APPROVAL OF PLAN OF
REDEVELOPMENT OF UNIT 52.
AT 2.40 p.m. ON 20.12.90


Assistant Registrar of Titles



THIS IS THE ANNEXED SHEET MARKED A
 REFERRED TO IN S.P. 25438

[Signature]
 ASSISTANT REGISTRAR OF TITLES

| ENDORSEMENT | ENTERED |
|--|--|
| SP25438 AMENDED PURSUANT TO SECTION 34(2) OF ACT 1951 IN ACCORDANCE WITH PLAN OF REDEVELOPMENT No. R130234E OF UNIT 52 INCLUDING THE INSERTION OF SHEET NUMBERED 2A IN PLACE OF THE 'LEGEND' CONTAINED IN SHEETS 2 AND 3 AND INCLUDING THE INSERTION OF SHEET NUMBERED 5. THE SAID SHEET 3 IS NOW FILED WITH THE SAID PLAN OF REDEVELOPMENT. | AT 2.40 pm. ON 20.12.90 <i>[Signature]</i> Assistant Registrar of Titles |
| THE ADDRESS OF THE BODY CORPORATE FOR SERVICE OF DOCUMENTS HAS BEEN ALTERED TO: VICTORIA BODY CORPORATE SERVICES PTY. LTD. P.O. Box 291, ELSTERNWICK, 3185 VIDE INSTRUMENT NO.: S 90502 L | AT: 5.15 PM ON: 18.11.92 <i>[Signature]</i> Assistant Registrar of Titles |
| THE SCHEDULE OF UNIT ENTITLEMENT AND LIABILITY HAS BEEN AMENDED PURSUANT TO SECTION 33(1) OF THE SUBDIVISION ACT 1988 VIDE INST N° T33 932 S | AT 8.00 ON 6-9-94 <i>[Signature]</i> Assistant Registrar of Titles |
| (Empty rows) | (Empty rows) |



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced: 08/03/2018 11:02:44 AM

**OWNERS CORPORATION
PLAN NO. SP025438P**

The land in SP025438P is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Units 1 - 23, 26 - 30, 32, 34 - 51, 53, 54.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

VICTORIA BODY CORPORATE SERVICES PTY LTD 64 FENNEL STREET PORT MELBOURNE VIC 3207

AH505077R 30/09/2010

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|-----------------|-------------|-----------|
| Common Property | 0 | 0 |
| Unit 1 | 360 | 712 |
| Unit 2 | 110 | 346 |
| Unit 3 | 190 | 622 |
| Unit 4 | 115 | 459 |
| Unit 5 | 105 | 390 |
| Unit 6 | 105 | 398 |
| Unit 7 | 100 | 368 |



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/03/2018 11:02:44 AM

OWNERS CORPORATION
PLAN NO. SP025438P

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|-------------|-------------|-----------|
| Unit 8 | 155 | 553 |
| Unit 9 | 100 | 388 |
| Unit 10 | 135 | 509 |
| Unit 11 | 105 | 382 |
| Unit 12 | 85 | 363 |
| Unit 13 | 85 | 423 |
| Unit 14 | 75 | 371 |
| Unit 15 | 140 | 985 |
| Unit 16 | 180 | 547 |
| Unit 17 | 50 | 266 |
| Unit 18 | 45 | 305 |
| Unit 19 | 45 | 262 |
| Unit 20 | 21 | 225 |
| Unit 21 | 14 | 145 |
| Unit 22 | 50 | 420 |
| Unit 23 | 145 | 501 |
| Unit 26 | 50 | 1270 |
| Unit 27 | 10 | 260 |
| Unit 28 | 10 | 309 |
| Unit 29 | 10 | 262 |
| Unit 30 | 15 | 400 |
| Unit 32 | 20 | 565 |
| Unit 34 | 15 | 237 |
| Unit 35 | 15 | 268 |
| Unit 36 | 10 | 173 |
| Unit 37 | 10 | 173 |
| Unit 38 | 30 | 339 |
| Unit 39 | 15 | 194 |
| Unit 40 | 20 | 241 |



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 08/03/2018 11:02:44 AM

OWNERS CORPORATION
PLAN NO. SP025438P

Entitlement and Liability:

NOTE -- Folio References are only provided in a Premium Report.

| Land Parcel | Entitlement | Liability |
|--------------|----------------|-----------------|
| Unit 41 | 20 | 409 |
| Unit 42 | 15 | 171 |
| Unit 43 | 20 | 306 |
| Unit 44 | 20 | 440 |
| Unit 45 | 30 | 438 |
| Unit 46 | 30 | 493 |
| Unit 47 | 20 | 370 |
| Unit 48 | 20 | 257 |
| Unit 49 | 20 | 231 |
| Unit 50 | 60 | 660 |
| Unit 51 | 55 | 90 |
| Unit 53 | 438 | 1435 |
| Unit 54 | 187 | 613 |
| Total | 3680.00 | 20542.00 |

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.



**VICTORIA
BODY CORPORATE
SERVICES PTY LTD**
your strata care company

ABN 85 007 034 522
64 Farnell Street
Port Melbourne Vic 3207
Locked Bag 1291
Port Melbourne Vic 3207
t. (03) 8531 8100
f. (03) 8531 8190
vbcs@vbcs.com.au
www.vbcs.com.au

19 March 2018

**RALPH JAMES SMITH
PO BOX 277
LARA VIC 3212**

**PLAN OF SUBDIVISION NO. SP25438P
249-253 LONSDALE STREET, DANDENONG
LOT NO: 27
UNIT NO: 27**

We refer to your application and enclose Owners Corporation Certificate for the above property.

**PLEASE NOTE:
OWNERS CORPORATION ACT 2006**

134. Address of new owners

- (1) A lot owner who sells a lot must advise the owners corporation of the name and address of the new owner within one month of the completion of the contract.
- (2) A person who acquires a lot must advise the owners corporation of the person's name and address within one month of the completion of the contract.

Delivery of Documents

If a request for a certificate or documents is made by email, or if an email address is provided with a request, the certificate or documents will be delivered by email. Where an email address is not provided and a facsimile number is provided, the certificate or documents will be delivered by facsimile. The only documents which will not be delivered by email or facsimile are documents which require production of the original such as a lease, licence, special privilege or any deed of assignment or transfer. Certificates and documents will only be forwarded by post when an email address or facsimile number is not provided. Where delivery is by email or facsimile, the original documents will not be posted.

Documents for Execution by Owners Corporation

Any document prepared by a party for execution by the owners corporation must use the correct terminology. Reference must not be made to body corporate unless the context

requires this.

For any document to be executed under the common seal of the owners corporation, the sealing clause must comply with the requirements of section 21 of the Owners Corporations Act 2006.

Any document which makes incorrect reference to body corporate when owners corporation is appropriate, or has a sealing clause which does not meet the requirements of section 21 of the Owners Corporation Act 2006 will be returned to the party forwarding the document for correction.

Assignment or Transfer of Interest in a Lease, Licence or Special Privilege

Parties who seek to assign the interest in a lease, licence or special privilege to common property granted by the owners corporation in conjunction with the sale of a lot must take note of the following and ensure that all required matters are properly completed.

It is the responsibility of the vendor:

- to produce the lease, licence or special privilege and any antecedent assignment required by the covenants of the agreement; and
- to provide to the purchaser the documentation which the parties intend to rely upon in seeking to transfer any right under a lease, licence or special privilege.

The vendor and purchaser will agree as to whether the vendor or purchaser will prepare any required the documentation necessary to effect assignment or transfer of the rights.

Any document or deed of assignment or transfer which is to be executed by the owners corporation is required to be sealed pursuant to section 20 of the Owners Corporations Act 2006. This may necessitate a committee meeting is convened or a postal ballot pursuant to Part 4 of Division 5 of the Owners Corporations Act 2006 is conducted in order to approve the transfer and execution of documents. In order to allow sufficient time to seek the necessary consent of the owners corporation, at least 20 working days must be allowed for approval of documents. The approval of any assignment or transfer is by the owners corporation and not by Victoria Body Corporate Services Pty Ltd. If the owners corporation wishes to seek legal advice regarding the assignment or transfer of a lease, licence or special privilege this may extend the time required.

If any required prior assignment or transfer has not been undertaken and the chain of assignment to the current claimant of the grant is not completed, it is the responsibility of the vendor and/or purchaser to determine if the failure to complete antecedent assignments or transfers can be rectified in accordance with the terms of the grant and then take such steps as are necessary to satisfy the requirements of the agreement and owners corporation.

If an assignment or transfer has not been made, the terms of the grant may determine that the agreement has been extinguished on that failure and thus the right comprehended by the original grant cannot be transferred. If the vendor or purchaser wish to re-enliven the rights previously granted, it will be necessary to comply with section 14 of the Owners Corporations Act 2006 which requires that the owners corporation approve the grant by passing a special resolution.

The cost of any work associated with the assignment of a lease or licence, including file searches, is not included in the fee for the provision of an owners corporation certificate and will be charged at our current professional rates. This will include seeking the approval of the committee or owners corporation by way of general meeting, committee meeting or postal ballot for the approval of the execution of any assignment documents by the owners corporation.

It is the obligation of the vendor to ensure that the purchaser is aware of these conditions and this should be done by providing a copy of this document to the purchaser as this office does not provide separate advice unless an owners corporation certificate is sought. The failure of the vendor to provide this advice will not alter the obligation of the purchaser to comply with the above.

Yours faithfully
VICTORIA BODY CORPORATE SERVICES PTY LTD



MADELINE FAWKE
Property Conveyancing

Direct Telephone 8531 8195
Direct Email : mfawke@vbcs.com.au

Victoria
OWNERS CORPORATIONS CERTIFICATE
Owners Corporations Act 2006 (Section 151)
Owners Corporations Regulations 2007 (Regulation 11)

Owners Corporation VANITY COURT ARCADE, 249-253 LONSDALE STREET Plan Number: SP25438P
 249-253 Lonsdale Street
 Dandenong 3175

Vendor MR Y DAI
 Reference

This certificate is issued for Lot 27 on Plan Number SP25438P Lot Liability 260 Lot Entitlement 260
 the postal address of which is: 27/249-253 LONSDALE ST, DANDENONG VIC 3175

| | | | | | |
|---|---|--------------------------------------|---|--|-----|
| 1 | Section 151(4)(a)(i)&(ii) Regulation 11(a) The current fees for Administration Fund for the above lot are: <u>Description</u> <u>Amount</u> <u>Due Date</u> <u>Date Paid</u> <u>Notice Date</u> See Annexure 'Fees Details' | | | | |
| 2 | Regulation 11(b) The Administration Fund fees are paid up until 31/03/18 Amount unpaid including billed not yet due \$355.97 | | Section 151(4)(a)(iii) Regulation 11(c) Unpaid Administration Fund Fees (Credit shown with -) | | Nil |
| 3 | Regulation 11(b) The Maintenance Fund fees are paid up until Amount unpaid including billed not yet due Nil | | Section 151(4)(a)(iii) Regulation 11(c) Unpaid Maintenance Fund Fees (Credit shown with -) | | Nil |
| 4 | Regulation 11(d) Administration Fund The following special fees or levies have been struck and are payable as follows: <u>Description</u> <u>Amount</u> <u>Due Date</u> <u>Date Paid</u> <u>Notice Date</u> Amount unpaid including billed not yet due Nil | | Unpaid Administration Fund Special Fees (Credit shown with -) | | Nil |
| 5 | Regulation 11(d) Maintenance Fund The following special fees or levies have been struck and are payable as follows: <u>Description</u> <u>Amount</u> <u>Due Date</u> <u>Date Paid</u> <u>Notice Date</u> Amount unpaid including billed not yet due Nil | | Unpaid Maintenance Fund Special Fees (Credit shown with -) | | Nil |
| 5 | Section 151(4)(a)(iii) Other amounts owing <u>Purpose</u> <u>Fund</u> <u>Amount</u> <u>Due Date</u> <u>Amount Unpaid</u> | | | | |
| | Interest Rate: 10.00 | Interest to Certificate Date: \$1.27 | Daily Interest Accruing: | | Nil |

Victoria
OWNERS CORPORATIONS CERTIFICATE (Continued)

Lot 27 On Plan Number SP25438P

1 to 5 Section 151(4)(a)(iii) Regulation 11(c) Summary of Amounts unpaid

| | |
|----------------|--------|
| Annual Fees | Nil |
| Special Fees | Nil |
| Other Payments | Nil |
| Interest | \$1.27 |

Total Unpaid Fees and Charges: (Unpaid amount including billed not yet due \$357.24) **\$1.27**

- 6 Section 151(4)(a)(v) Regulation 11(e)
The owners corporation has performed or is about to perform the following repairs, work or act which may incur an additional charge to that set out above: Nil
- 7 Section 151(4)(a)(iv) Regulation 11(f)
The owners corporation has the following insurance cover: See Attached INSURANCE DETAILS
- 8 Section 151(4)(a)(v) Regulation 11(g)
The members of the owners corporation resolved that the members may arrange their own insurance cover under section 63 of the Act. have not
- 9 Section 151(4)(a)(vi) Regulation 11(h)
Total funds held by owners corporation (including any investment accounts): \$65,476.90
- 10 Section 151(4)(a)(vii) Regulation 11(i)
The owners corporation does not have any contingent liabilities not otherwise shown or budgeted for in Items 1 to 5 except the following: See Attached 'NON-BUDGET ITEMS'
- 11 Section 151(4)(a)(viii) Regulation 11(j)
The owners corporation has not granted any lease, licence or has any agreements affecting the common property except the following: See Attached 'COMMON PROPERTY AFFECTED'
- 12 Section 151(4)(a)(ix) Regulation 11(k)
The owners corporation has not made any agreement to provide services to members and occupiers for a fee except the following: Nil
- 13 Section 151(4)(a)(x) Regulation 11(l)
The owners corporation has not been served with any notices or orders in the last 12 months that have not been satisfied except the following: Nil
- 14 Section 151(4)(a)(xi) Regulation 11(m)
The owners corporation is not a party to any proceedings or aware of any circumstances which may give rise to proceedings except the following: See Attached 'PROCEEDINGS'
- 15 Section 151(4)(a)(xii) Regulation 11(n)
The owners corporation has resolved to appoint a manager, being:
Victoria Body Corp Services Locked Bag 1291 Port Melbourne VIC 3207
Telephone: 03 8531 8100 Facsimile: 08 8531 8190 Email: amccormick@vbcs.com.au
- 16 Section 151(4)(a)(xiii) Regulation 11(o)
No proposal has been made for the appointment of an administrator except as follows:
Nil
- 17 Section 151(4)(b)(i)
A copy of the rules of the owners corporation is attached.
- 18 Section 151(4)(b)(ii)
A statement in the prescribed form providing advice and information to prospective purchasers and lot owners is attached.
- 19 Section 151(4)(b)(iii)
A copy of the minutes of the most recent Annual General Meeting of the owners corporation is attached.
- 20 Section 151(4)(b)(iv)
Other documents of a prescribed kind: Nil
- 21 Section 151(4)(b)(v)
Further information on prescribed matters can be obtained by inspection of the owners corporation register free of charge to an entitled person by appointment during business hours at the managers address noted in 15 above. Prescribed fees will apply for the provision of a copy of any document.
- 22 Other Matters See Attached 'OTHER MATTERS'

Victoria
OWNERS CORPORATIONS CERTIFICATE (Continued)

Lot

27

On

Plan Number SP25438P



The Common Seal of Owners Corporation 249-253 LONSDALE STREET PLAN OF SUBDIVISION NO. SP25438P was affixed on 19 March 2018 and witnessed by and in the presence of Victoria Body Corp Services by its duly authorised officer being a person authorised in accordance with Section 20(1) of the Owners Corporations Act 2006.

Dated: 19 March 2018

A handwritten signature in black ink, appearing to be "Richard Eastwood".

Owners Corporation Manager
Richard Eastwood

Handwritten initials "RE" in black ink.

**INSURANCE DETAILS
VANITY COURT ARCADE, 249-253 LONSDALE STREET**

| Type/Name of Insurer | Policy Number/Broker | Sum Insured | Renewal Date | Date when last premium paid | Amount of last premium |
|--------------------------------|-------------------------|-------------|--------------|-----------------------------|------------------------|
| BUILDING CHU | VCS41661 AUGHTERSONS | 8,400,000 | 20/12/18 | 20/12/17 | 22,983 |
| CONTENTS CHU | VCS41661 AUGHTERSONS | 84,000 | 20/12/18 | 20/12/17 | |
| OFFICE BEARER CHU | VCS41661 AUGHTERSONS | 1,000,000 | 20/12/18 | 20/12/17 | |
| PUBLIC LIABILITY CHU | VCS41661 AUGHTERSONS | 20,000,000 | 20/12/18 | 20/12/17 | |

Item 10 - Non-Budget Items

A SPECIAL LEVY MAY BE STRUCK TO DEFRAY THE COST OF COMPLIANCE IF REQUIRED FOR OCCUPATIONAL HEALTH AND SAFETY, ESSENTIAL SAFETY MEASURES AND ASBESTOS MANAGEMENT OBLIGATIONS. TO DATE NO LEVY ACCOUNT HAS ISSUED.

THE FINANCIAL YEAR OF THE OWNERS CORPORATION ENDS 31/3/18 AT WHICH TIME IF THERE IS A DEFICIT AN ACCOUNT MAY BE ISSUED TO EXTINGUISH ANY SUCH DEFICIT.

Item 11 - Common Property Affected

FOR CONTRACTS REFER ATTACHED SHEET.

Item 14 - Proceedings

APPLICATION TO VCAT FOR RECOVERY OF ARREARS FROM MEMBER

Item 22 - Other Matters

(2013 AGM - FOR SALE & FOR LEASE BOARDS ARE NOT TO BE ERECTED ON FRONT VERANDA OF PROPERTY)

FEES DATED AFTER THE DATE OF ISSUE OF THE OWNERS CORPORATION CERTIFICATE MAY BE SUBJECT TO AMENDMENT AT ANY FURTHER ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION.

OWNERS CORPORATION CERTIFICATE (Continued)

| | |
|----------------------------|--|
| Name of Owners Corporation | VANITY COURT ARCADE, 249-253 LONSDALE STREET |
| Lot No. | 27 on Plan No SP25438P |

ANNEXURE - LEVY DETAILS

| Description | Amount | Due Date | Date Paid | Discount | If paid by | Date of Notice | Amount Overdue | Amount Unpaid |
|----------------------|--------|----------|-----------|----------|------------|----------------|----------------|---------------|
| ADMIN FUND | | | | | | | | |
| 01/04/17 to 30/06/17 | 355.98 | 01/04/17 | 27/04/17 | 0.00 | 01/04/17 | 06/03/17 | | |
| 01/07/17 to 30/09/17 | 355.98 | 01/07/17 | 13/07/17 | 0.00 | 01/07/17 | 06/06/17 | | |
| 01/10/17 to 31/12/17 | 355.98 | 01/10/17 | 13/12/17 | 0.00 | 01/10/17 | 04/09/17 | | |
| 01/01/18 to 31/03/18 | 355.98 | 01/01/18 | 13/12/17 | 0.00 | 01/01/18 | 05/12/17 | | |
| 01/04/18****30/06/18 | 355.97 | 01/04/18 | * | 0.00 | 01/04/18 | 06/03/18 | 0.00 | 0.00 |
| 01/07/18****30/09/18 | 355.97 | 01/07/18 | | 0.00 | 01/07/18 | | | |
| 01/10/18****31/12/18 | 355.97 | 01/10/18 | | 0.00 | 01/10/18 | | | |
| 01/01/19****31/03/19 | 355.97 | 01/01/19 | | 0.00 | 01/01/19 | | | |

Items marked with **** are for periods that are outside the current financial year. They may also be subject to ratification at the next General Meeting. *Debit amounts for generated levies not yet due are not included in Amount Overdue.



Land

.vic.gov.au

Property Report from www.land.vic.gov.au on 08 March 2018 10:54 AM

Address: ROOM 27/249-253 LONSDALE STREET DANDENONG 3175
Lot and Plan Number: Lot 27 SP25438
Standard Parcel Identifier (SPI): 27\SP25438
Local Government (Council): GREATER DANDENONG Council Property Number: 354220
Directory Reference: Melway 91A E7

Note: There are 44 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: SOUTH-EASTERN METROPOLITAN
Legislative Assembly: DANDENONG

Utilities

Rural Water Business: Southern Rural Water
Metro Water Business: South East Water Limited
Melbourne Water: Inside drainage boundary
Power Distributor: UNITED ENERGY ([Information about choosing an electricity retailer](#))

Planning Zone Summary

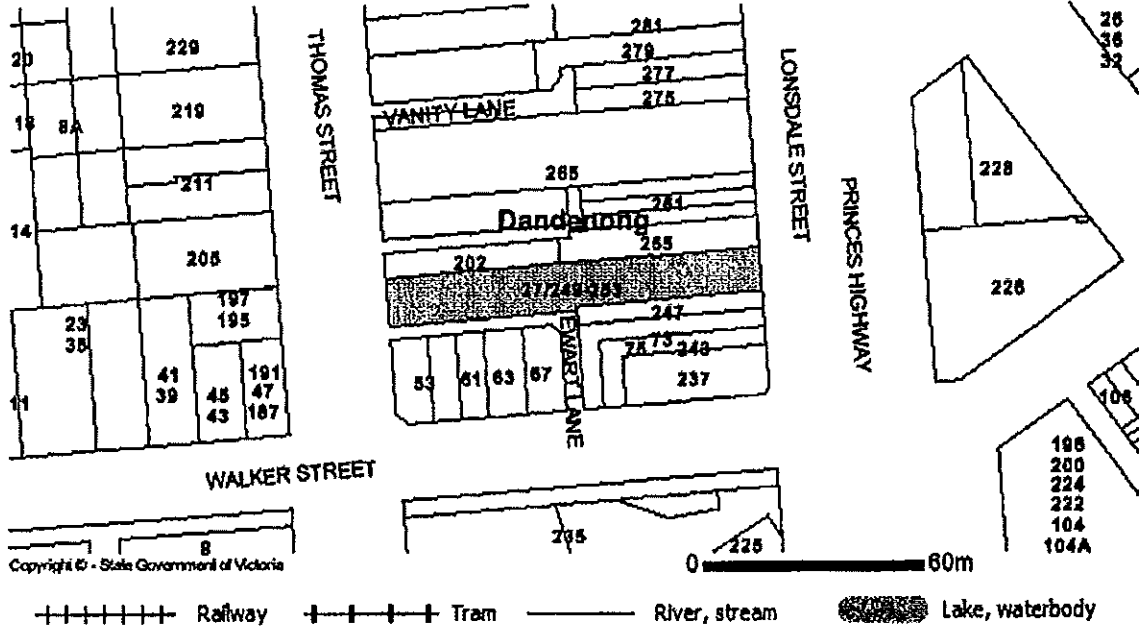
Planning Zone: [COMPREHENSIVE DEVELOPMENT ZONE \(CDZ\)](#)
[COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 2 \(CDZ2\)](#)
Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 \(DDO2\)](#)

Planning scheme data last updated on 6 March 2018.

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, local, particular and general 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 [Planning Schemes Online](#)
This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & 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](#)

The Planning Property Report includes separate maps of zones and overlays
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 [Planning Maps Online](#)
For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



Copyright © - State Government of Victoria

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

Planning Property Report

from www.planning.vic.gov.au on 08 March 2018 10:56 AM

Address: ROOM 27/249-253 LONSDALE STREET DANDENONG 3175

Lot and Plan Number: Lot 27 SP25438

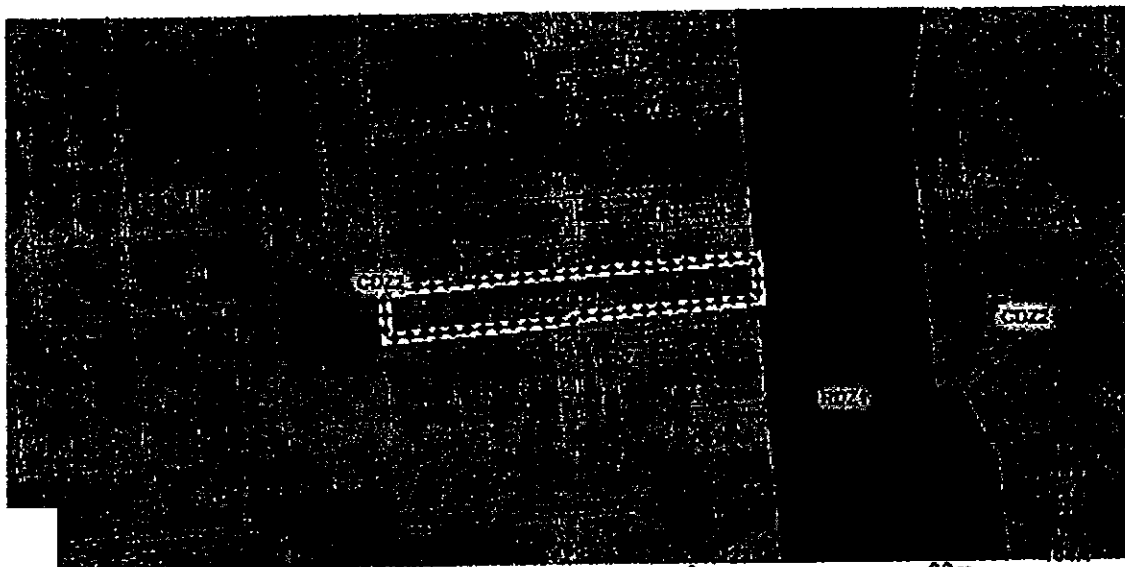
Local Government (Council): GREATER DANDENONG Council Property Number: 354220

Directory Reference: Melway 91A E7

Planning Zone

COMPREHENSIVE DEVELOPMENT ZONE (CDZ)

COMPREHENSIVE DEVELOPMENT ZONE - SCHEDULE 2 (CDZ2)



Copyright © - State Government of Victoria

0 60m

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

Zones Legend

| | | |
|---------------------------------|--|---------------------------|
| ACZ - Activity Centre | IN1Z - Industrial 1 | R1Z - General Residential |
| B1Z - Commercial 1 | IN2Z - Industrial 2 | R2Z - General Residential |
| B2Z - Commercial 1 | IN3Z - Industrial 3 | R3Z - General Residential |
| B3Z - Commercial 2 | LDRZ - Low Density Residential | RAZ - Rural Activity |
| B4Z - Commercial 2 | MUZ - Mixed Use | RCZ - Rural Conservation |
| B5Z - Commercial 1 | NRZ - Neighbourhood Residential | RDZ1 - Road - Category 1 |
| C1Z - Commercial 1 | PCRZ - Public Conservation & Resource | RDZ2 - Road - Category 2 |
| C2Z - Commercial 2 | PDZ - Priority Development | RGZ - Residential Growth |
| CA - Commonwealth Land | PPRZ - Public Park & Recreation | RLZ - Rural Living |
| CCZ - Capital City | PUZ1 - Public Use - Service & Utility | RUZ - Rural |
| CDZ - Comprehensive Development | PUZ2 - Public Use - Education | SUZ - Special Use |
| DZ - Dockland | PUZ3 - Public Use - Health Community | TZ - Township |
| ERZ - Environmental Rural | PUZ4 - Public Use - Transport | UFZ - Urban Floodway |
| FZ - Farming | PUZ5 - Public Use - Cemetery/Crematorium | UGZ - Urban Growth |
| GRZ - General Residential | PUZ6 - Public Use - Local Government | |
| GWAZ - Green Wedge A | PUZ7 - Public Use - Other Public Use | |
| GWZ - Green Wedge | PZ - Port | |
| | | -- Urban Growth Boundary |
| Railway | Tram | River, stream |
| | | Lake, waterbody |

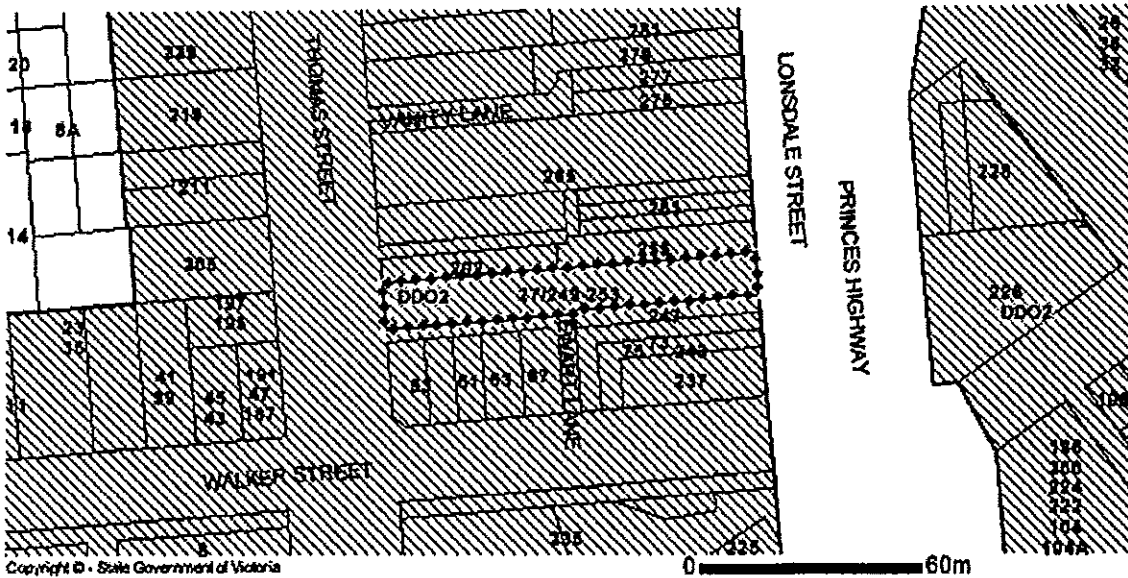
Copyright © - State Government of Victoria

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

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)



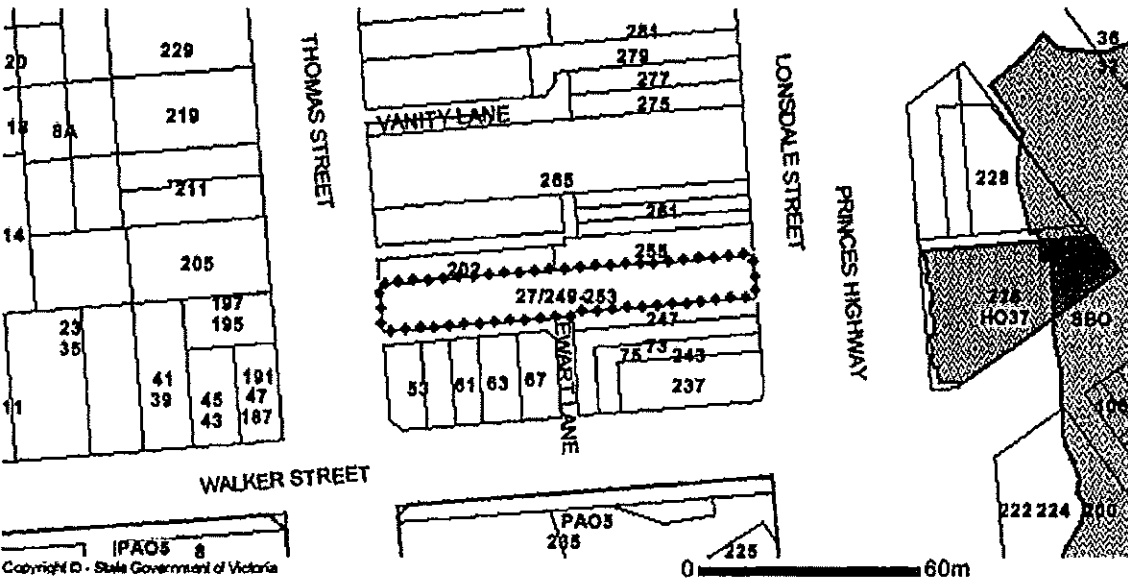
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

PUBLIC ACQUISITION OVERLAY (PAO)

SPECIAL BUILDING OVERLAY (SBO)






























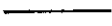



Copyright © - State Government of Victoria

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

Planning Overlays Legend

Overlays Legend

| | | | |
|---|--|--|--------------------------------------|
|  | AEO - Airport Environs |  | IPO - Incorporated Plan |
|  | BMO - Bushfire Management |  | LSIO - Land Subject to Inundation |
|  | CLPO - City Link Project |  | MAEO1 - Melbourne Airport Environs 1 |
|  | DCPO - Development Contributions Plan |  | MAEO2 - Melbourne Airport Environs 2 |
|  | DDO - Design & Development |  | NCO - Neighbourhood Character |
|  | DDOPT - Design & Development Part |  | PO - Parking |
|  | DPO - Development Plan |  | PAO - Public Acquisition |
|  | EAD - Environmental Audit |  | RO - Restructure |
|  | EMO - Erosion Management |  | RCO - Road Closure |
|  | ESD - Environmental Significance |  | SBO - Special Building |
|  | FO - Floodway |  | SLO - Significant Landscape |
|  | HO - Heritage |  | SMO - Salinity Management |
|  | ICPO - Infrastructure Contributions Plan |  | SRD - State Resource |
| | |  | VPO - Vegetation Protection |
|  | Railway |  | Tram |
|  | River, stream |  | Lake, waterbody |

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 6 March 2018.

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, local, particular and general 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 [Planning Schemes Online](#)

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & 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](#)

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 [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

Copyright © - State Government of Victoria

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

Designated Bushfire Prone Areas

from www.planning.vic.gov.au on 08 March 2018 10:57 AM

Address: ROOM 27/249-253 LONSDALE STREET DANDENONG 3175

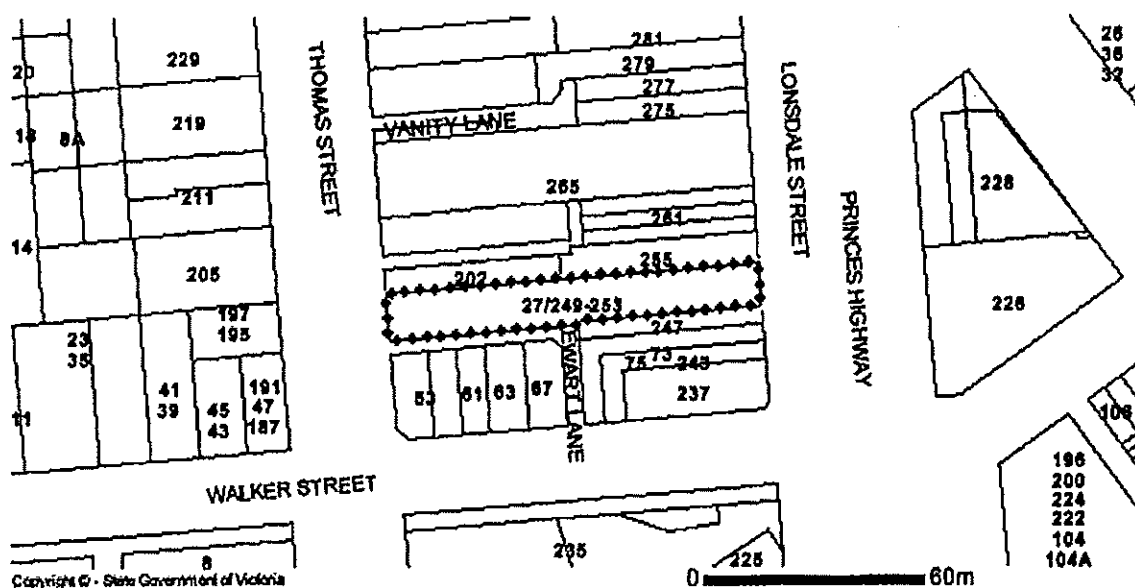
Lot and Plan Number: Lot 27 SP25438

Local Government (Council): GREATER DANDENONG Council Property Number: 354220

Directory Reference: Melway 91A E7

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

Designated Bushfire Prone Area Map



Bushfire Prone Area Legend

- Bushfire Prone Area
- Selected Land
- Railway
- Tram
- River, stream
- Lake, waterbody

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011, as amended by gazette notices on 25 October 2012, 8 August 2013, 30 December 2013, 3 June 2014, 22 October 2014, 29 August 2015, 21 April 2016, 18 October 2016, 2 June 2017 and 6 November 2017.

The Building Interim Regulations 2017 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 via the Bushfire Prone Areas Map Service at <http://services.land.vic.gov.au/maps/bushfire.jsp> or at the relevant local council.

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit [Planning Schemes Online](#)

For Planning Scheme Provisions for this property return to the GetReports list and select the Planning Property Report.

Copyright © - State Government of Victoria

Disclaimer: This content is based on information provided by local government and other sources and is provided for information purposes only. The Victorian Government makes no claim as to the accuracy or authenticity of the content and does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32(2)(dc) of the Sale of Land 1962 (Vic).

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.

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