



Vendor Statement

Vendor:

Zoe Maree Shepherdson

Property:

15 Jumbunna Road, Korumburra Vic 3950

KM Law
34 Commercial Street
Korumburra Vic 3950
Tel: 03 5655 2208
Email: info@kmlawvic.com.au
Ref: KM:252107



Vendor Statement

The Vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached document before the purchaser signed any contract.

Note: Only check boxes marked with an "X" apply. Particulars boxes left blank do not apply

Land

15 Jumbunna Road, Korumburra Vic 3950

Name(s) of
Vendor(s)

Zoe Maree Shepherdson

Date

/ /

Signature(s) of
Vendor(s)

Name(s) of
Purchaser(s)

Date

/ /

Signature(s) of
Purchaser(s)



1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) ☒ *Their total does not exceed:

\$4,000.00

OR

(b) ☐ *Are contained in the attached certificate/s.

OR

(c) ☐ *Their amounts are.

Authority		Amount		Interest (if any)	
(1)		(1)		(1)	\$
(2)		(2)		(2)	\$
(3)		(3)		(3)	\$
(4)		(4)		(4)	\$

(d) ☒ *There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge (other than any GST in accordance with the contract) which are not included in items 1.1(a), (b) or (c) above, other than any amounts stated in the adjacent box.

\$

1.2 Any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge NOT referred to in item 1.1.

☒ Not applicable

1.3 Terms Contract

Note: This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 1 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

☒ Not applicable

1.4. Sale Subject to Mortgage

Note: This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

Note: This section 2.1 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.

☒ Not applicable



2.2 Owner-Builder

Note: This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

☒ 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 land (whether registered or unregistered):-

☒ Is in the attached copies of title document/s.

Note: Sewers/drains (if any) may be laid outside registered easements

(b) ☐ Particulars of any existing failure to comply with that easement, covenant or other similar restriction are:

3.2 Road Access

☒ There is access to the property by road.

3.3 Designated Bushfire prone Area

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

3.4 Planning Scheme

☒ Attached is a certificate or property report/s 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 approval proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge.

☒ Not applicable

Note: The Vendor has no means of knowing whether any government department or public authority has made any notice, order, declaration, report, recommendation or approved proposals affecting the property unless the same is communicated to the Vendor.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock diseases contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However if this is not the case, the details of any such notices, property management plans, reports or orders are as follows.

☒ Not applicable



4.3 **Compulsory Acquisition**

The particulars of any notices or intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

☒ Not applicable

5. **BUILDING PERMITS**

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land)

☒ As attached

6. **OWNERS CORPORATION**

Note: This section 6 only applies if the land is affected by an owners corporation within the meaning of the Owners Corporations Act 2006.

☒ Not applicable

7. **GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

Note: If GAIC applies then particulars are required.

☒ Not applicable

8. **SERVICES**

The services which are marked with an "X" in the accompanying square box are NOT connected to the land:

Electricity supply ☐ Gas Supply ☒ Water Supply ☐ Sewerage ☐ Telephone services ☒

9. **TITLE**

Attached are copies of the following documents:

9.1 ☒ A Register Search Statement.

☒ The document, or part of a document, referred to as the "diagram location" in the Register Search Statement which identifies the land and its location.

9.2 ☐ Evidence of the vendor's right to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. **SUBDIVISION**

10.1 **Unregistered Subdivision**

Note: This section 10.1 only applies if the land is subject to a subdivision which is not registered.

☒ Not applicable

10.2 **Staged Subdivision**

Note: This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the Subdivision Act 1988.

☒ Not applicable



10.3 Further Plan of Subdivision

Note: This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the Subdivision Act 1988 is proposed.

☒ Not applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) *to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and*
- (b) *which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):*

☒ Not applicable

12. DUE DILIGENCE CHECKLIST

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

☒ Attached

13. ATTACHMENTS

☒ Any other attachments not referred to in this Statement as follows:

1. South Gippsland Shire Council Rates Notice;
2. South Gippsland Water Service Account;
3. South Gippsland Shire Council Consent to non-compliant setback;
4. South Gippsland Shire Building Approval
5. Domestic Building Insurance;
6. Certificate of Final Inspection





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

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

Page 1 of 1

VOLUME 07817 FOLIO 009

Security no : 124129452474S
Produced 29/10/2025 02:10 PM

LAND DESCRIPTION

Lot 1 on Title Plan 552803R.
PARENT TITLE Volume 07817 Folio 008
Created by instrument 2513624 28/08/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ZOE MAREE SHEPHERDSON of 15 JUMBUNNA ROAD KORUMBURRA VIC 3950
AM477623X 14/01/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT551538Q 27/08/2020
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE TP552803R 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: 15 JUMBUNNA ROAD KORUMBURRA VIC 3950

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 27/08/2020

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	TP552803R
Number of Pages (excluding this cover sheet)	1
Document Assembled	29/10/2025 14:09

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TITLE PLAN		EDITION 1		TP 552803R							
Location of Land Parish: KORUMBURRA Township: Section: Crown Allotment: 90(PT) Crown Portion: Last Plan Reference: LP24786 Derived From: VOL 7817 FOL 009 Depth Limitation: NIL			Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
Description of Land / Easement Information				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 05/07/2000 VERIFIED: BH							
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 2 (PT) ON LP24786</td> </tr> </tbody> </table>						TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 2 (PT) ON LP24786	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = LOT 2 (PT) ON LP24786											
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

PROPERTY REPORT

Created at 29 October 2025 02:15 PM

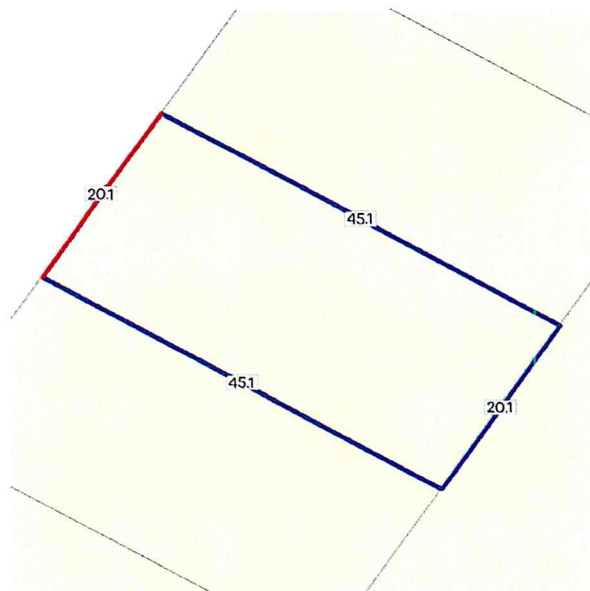
PROPERTY DETAILS

Address: **15 JUMBUNNA ROAD KORUMBURRA 3950**
Lot and Plan Number: **Lot 1 TP552803**
Standard Parcel Identifier (SPI): **1\TP552803**
Local Government Area (Council): **SOUTH GIPPSLAND**
Council Property Number: **183464**
Directory Reference: **Vicroads 709 N9**

www.southgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 899 sq. m

Perimeter: 130 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **South Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND SOUTH**

PLANNING INFORMATION

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

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

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

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



Selected Property

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PROPERTY REPORT: 15 JUMBUNNA ROAD KORUMBURRA 3950

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 29 October 2025 02:23 PM

PROPERTY DETAILS

Address: **15 JUMBUNNA ROAD KORUMBURRA 3950**
Lot and Plan Number: **Lot 1 TP552803**
Standard Parcel Identifier (SPI): **1\TP552803**
Local Government Area (Council): **SOUTH GIPPSLAND**
Council Property Number: **183464**
Planning Scheme: **South Gippsland**
Directory Reference: **Vicroads 709 N9**

www.southgippsland.vic.gov.au

[Planning Scheme - South Gippsland](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
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STATE ELECTORATES

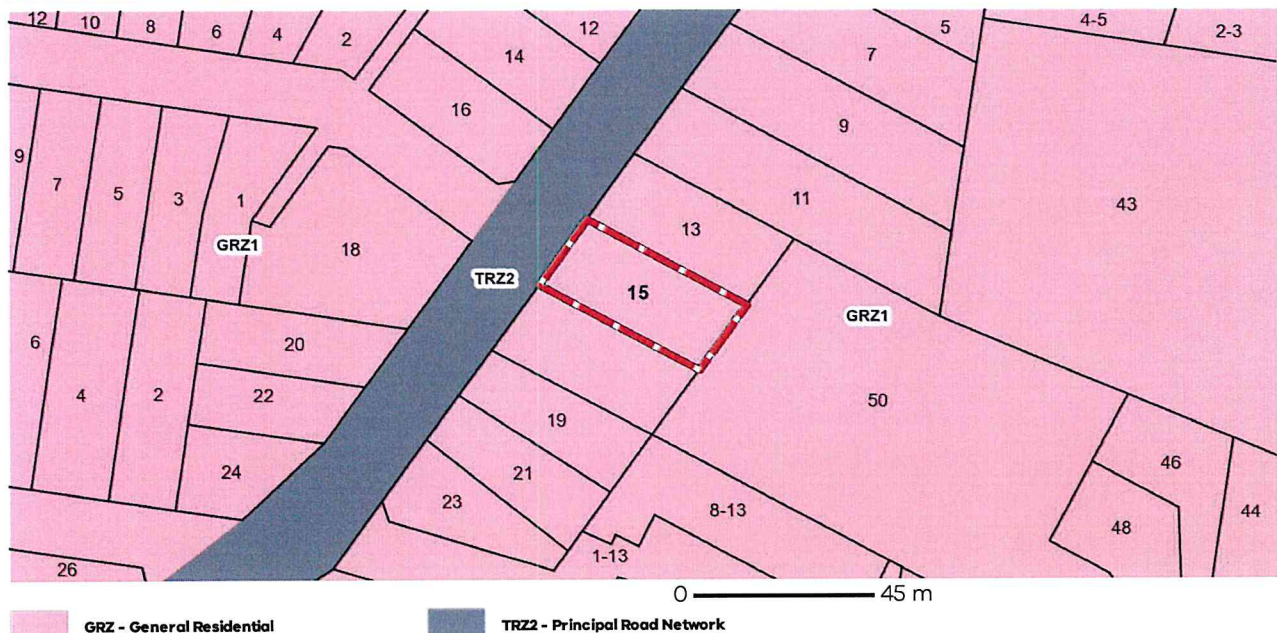
Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND SOUTH**
OTHER
Registered Aboriginal Party: **Bunurong Land Council
Aboriginal Corporation**
Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

Planning Overlays

No planning overlay found

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

PLANNING PROPERTY REPORT: 15 JUMBUNNA ROAD KORUMBURRA 3950

Page 1 of 3

Further Planning Information

Planning scheme data last updated on 23 October 2025.

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

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

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

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

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

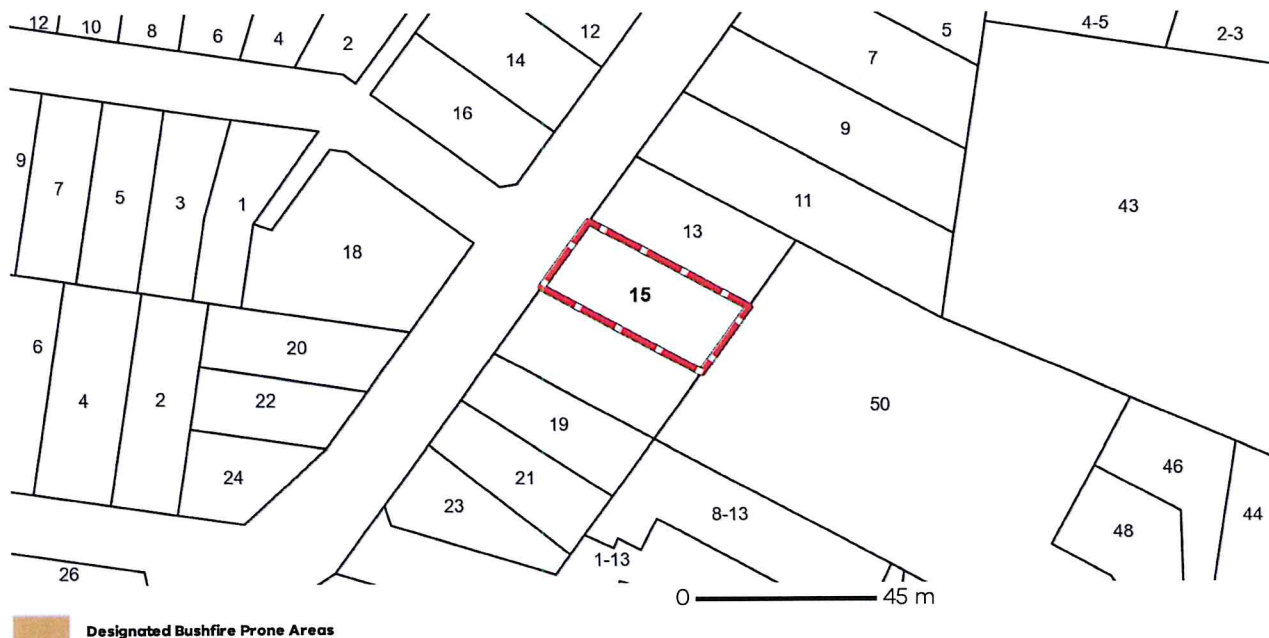
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

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

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Approved by ED Pty Ltd
ACN: 620 712 021
62 McCartin Street, LEONGATHA 3953

1300 656 052
permits@approvedbyed.com.au
www.approvedbyed.com.au

Building Permit No:4394250042706

Form 2 Regulation 37(1)
Building Act 1993 Building Regulations 2018

Issued Date:
06/09/2021

Commence By Date:
06/09/2022

Completed Date:
06/09/2023

Issued To:

Agent:

Zoe Shepherdson
15 Jumbunna Road
KORUMBURRA VIC 3950
zoe_shepherdson@hotmail.com
0400 195 331

Owner:

Zoe Shepherdson
15 Jumbunna Road
KORUMBURRA VIC 3950
zoe_shepherdson@hotmail.com
0400 195 331

Builder:

Cozzio Constructions
15 Hidden Haven Grove
KORUMBURRA VIC 3950
mlcozzio@hotmail.com
0409 904 660
DB-L 68032
ACN:59 371 458 049

Address for serving or giving of documents: As Above

Property Details:

15 Jumbunna Road KORUMBURRA VIC 3950

Title Details:

Lot: 1 PS/LP: 1\TP552803 Volume: 07817 Folio: 009
Municipal District: South Gippsland Shire

Description of Building Work:

Additions & Alterations to existing Dwelling and Construction of a Carport

Cost of Building Work:	\$66,500.00		
Storeys Contained:	1	Rise in Storeys:	Not Applicable
Effective Height:	Not Applicable	Type of Construction:	Not Applicable
Total Floor Area of New Building Work in m2:	18		
Version of BCA Applicable to Permit:	NCC 2019 Volume 2		
Stage of Building Work Permitted:	As shown on approved plans		

Building Classification

Part of Building:	BCA Classification:
Dwelling	1a(a)
Carport	10a

Building Practitioner or architect engaged to prepare documents for this permit:

Name	Category/class	Registration Number
Trevor John	Engineer - Civil	PE0000400



Approved by ED Pty Ltd
ACN: 620 712 021
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permits@approvedbyed.com.au
www.approvedbyed.com.au

Details of domestic building work insurance:

Name of Builder: Cozzio Constructions

Name of issuer or provider: Master Builders Insurance Brokers Pty Ltd

Policy number: C625841

Policy cover: \$300,000

This builder is specified under Section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Inspection Requirements:

The mandatory inspection stages are –

-Pads - Prior to Pouring Concrete

-Stump Holes - Prior to Pouring Concrete

-Frame - Prior to Covering

-Final Inspection

Occupation or use of building:

A certificate of final inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion:

This building work must commence by 06 September 2022

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse, unless an extension is applied for and granted by the Relevant Building Surveyor before this date under Regulation 59 of the Building Regulations.

This building work must be completed by 06 September 2023

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the Relevant Building Surveyor before this date under Regulation 59 of the Building Regulations 2018.

Protection Work:

Protection work is not required in relation to the building work proposed in this permit.

Prescribed Reporting Authorities:		
The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:		
Reporting Authority:	Matter Reported On or Consented To:	Regulation No:
South Gippsland Shire	Council Report & Consent for Minimum Street Setback from a street alignment not complying with Regulation 74 in accordance with Council's requirements.	Regulation 74

Permit Conditions:

This permit is subject to the following conditions:

1. This Building Permit has been issued in good faith, based on the information provided. If any information is found to be untrue or incorrect the Relevant Building Surveyor must be notified in writing straight away.



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2. Prominent site signage is required to be displayed at the front of the site confirming the Builder's Registration and contact details, Building Permit Number, Issue Date, Building Surveyors details along with any other safety information required.
Note: Council may issue fines if appropriate site signage is not displayed.
3. Connect the stormwater/down pipes to the legal point of discharge in accordance with Council's requirements.
4. This Building Permit has been issued to confirm that the proposed work meets the minimum regulatory requirements only, this does not replace the need to carry the work out in a workmanlike fashion using the best industry practices.
5. Artificial lighting installed is required to be as per NCC requirements i.e. 3 Watts/m2 for a 10a building.
6. This site is in an area subject to termite infestation. A Termite Management System is to be installed and maintained in accordance with AS3660-2014. Termite Treatment Certificates are required to be submitted to this office (if applicable).

Relevant Building Surveyor:

Company: Approved by ED Pty Ltd

Name: Elliot Davies

Address: 62 McCartin Street, LEONGATHA 3953

Building Permit Number: 4394250042706

Signature:

A handwritten signature in blue ink, appearing to be 'ED' followed by a long, horizontal flourish.

ACN: 620 712 021

Building Practitioner Registration No.: BS-L 43509

Email: permits@approvedbyed.com.au

Permit Issue Date: 06/09/2021

Ref: 2021-R&C-1
05 February 2021



David Trease Design & Drafting Solutions
765 Ruby-Arawata Road
Ruby VIC 3951

Dear David,

Building Act 1993
Building Regulations 2018 Part 5, Division 2

**REFERRAL OF BUILDING PERMIT APPLICATION/BUILDING DESIGN TO
COUNCIL FOR CONSENT
SINGLE CLASS 1 BUILDINGS AND ASSOCIATED CLASS 10 BUILDINGS**

Address: **15 Jumbunna Road Korumburra VIC 3950**
Municipality: **South Gippsland Shire Council**
Regulation: **74(4) Setback from street alignment not complying with
regulation 74 Minimum street setback**

I refer to your application for a Council report and consent to vary Regulation 74 of the Building Regulations 2018 for the construction of a dwelling extension having a minimum front setback of 7.6m in lieu of the allowable 9.0m.

In accordance with the powers delegated by the Council pursuant to the Local Government Act, I hereby **APPROVE** your application as it is considered to meet Minister's Guideline MG/12.

Please also refer to notes on page 2.

Should you have any queries please contact me on 5662 9335

Yours faithfully,

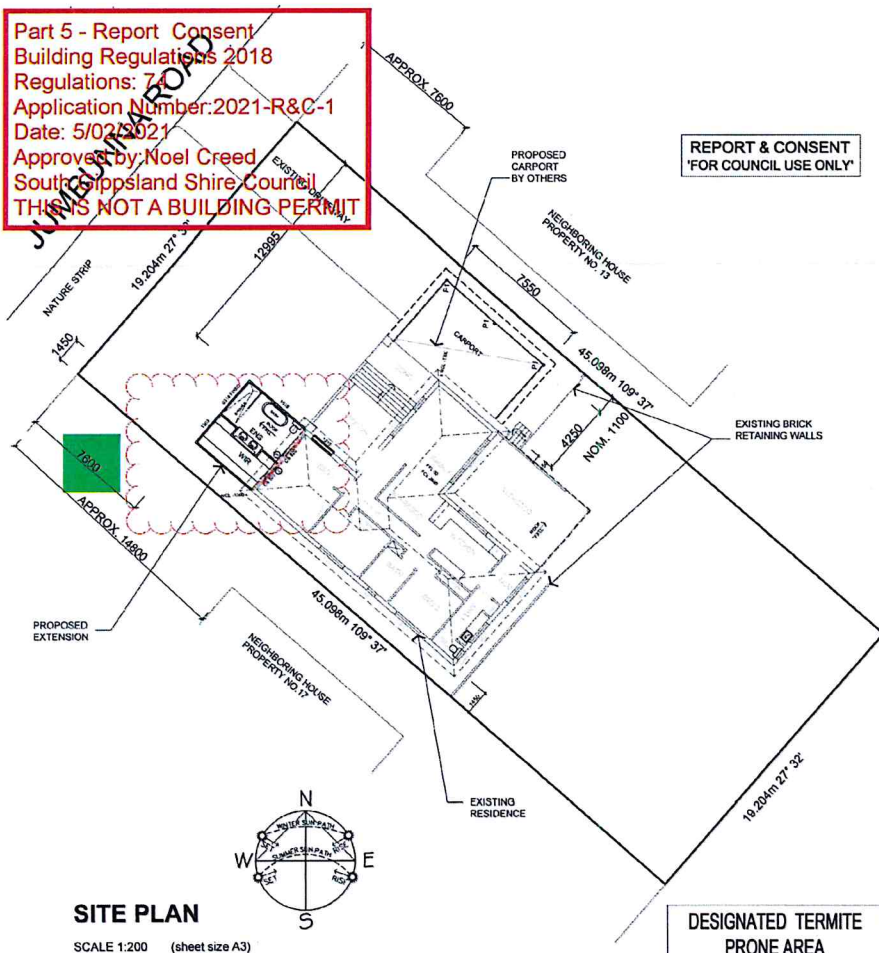
Noel Creed
Building Surveyor
Coordinator Building & Planning Compliance

Notes:

1. This Report and Consent does not constitute a Building Approval. A building permit is required prior to any prescribed works being commenced.
2. An owner has rights of appeal to the Building Appeals Board (Ph 9285 6400) - including (within 30 days) - any:
 - requirement of a reporting authority to give more information or amend a permit application (s 138)
 - Building permit conditions or refusal of a permit (s138)+(149(3A))
 - Council report determination or discretion (s144)
3. Pursuant to Schedule 2 of the Building Act, in deciding a building permit application to which this report relates, the relevant building surveyor must implement the recommendations in relation to the prescribed matter
4. Drawings approved with a building permit must be generally consistent with the drawings which were referred in relation to this report.
5. Pursuant to part 4 of the Building Regulations a copy of this report must be included with building permit documents given to Council under section 30 of the Building Act
6. This consent expires if the application for a building permit to which it applies is not decided within 12 months of its being granted.
7. All material features of the design consented to that relate to the matter being reported on must be implemented in any building permit.

Part 5 - Report Consent
Building Regulations 2018
Regulations: 74
Application Number: 2021-R&C-1
Date: 5/02/2021
Approved by: Noel Creed
South Gippsland Shire Council
THIS IS NOT A BUILDING PERMIT

REPORT & CONSENT
'FOR COUNCIL USE ONLY'



SITE NOTES

SITE DETAILS AREAS, DIMENSIONS AND BEARINGS AS PER COPIES OF ATTACHED CERTIFICATES OF TITLES

SOIL CLASSIFICATION - AS PER ENGINEERS DETAILS

- REFER TO GENERAL NOTES FOR SITE AND STORMWATER NOTES
- ALL COMPILE POSITIONS ARE NON FINAL POSITIONS ARE TO BE CONFIRMED BY PLUMBER
- CONNECT DOWNPIPS & SINKER TO LEGAL POINT OF DISCHARGE - 6" PD
- ALL WORKS SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS
- ALL WORKS ARE TO BE CONFIRMED BEFORE ANY EXCAVATION TAKES PLACE
- PRIOR TO ANY WORKS COMMENCING ON SITE DRAINAGE PLANS SHALL BE PREPARED BY A CIVIL ENGINEER OR EQUIVALENT TO COMPLY WITH ALL ASPECTS OF THE ENDORSED TOWN PLANNING PERMIT
- ALL CONDUITS LAY OUT APPROXIMATELY ONLY AND WE FOR PLANNING PURPOSES ONLY

INDEX

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GENERAL NOTES & SITE PLAN	1
EXISTING FLOOR PLAN	2
PROPOSED FLOOR PLAN	3
EXISTING ELEVATIONS	4
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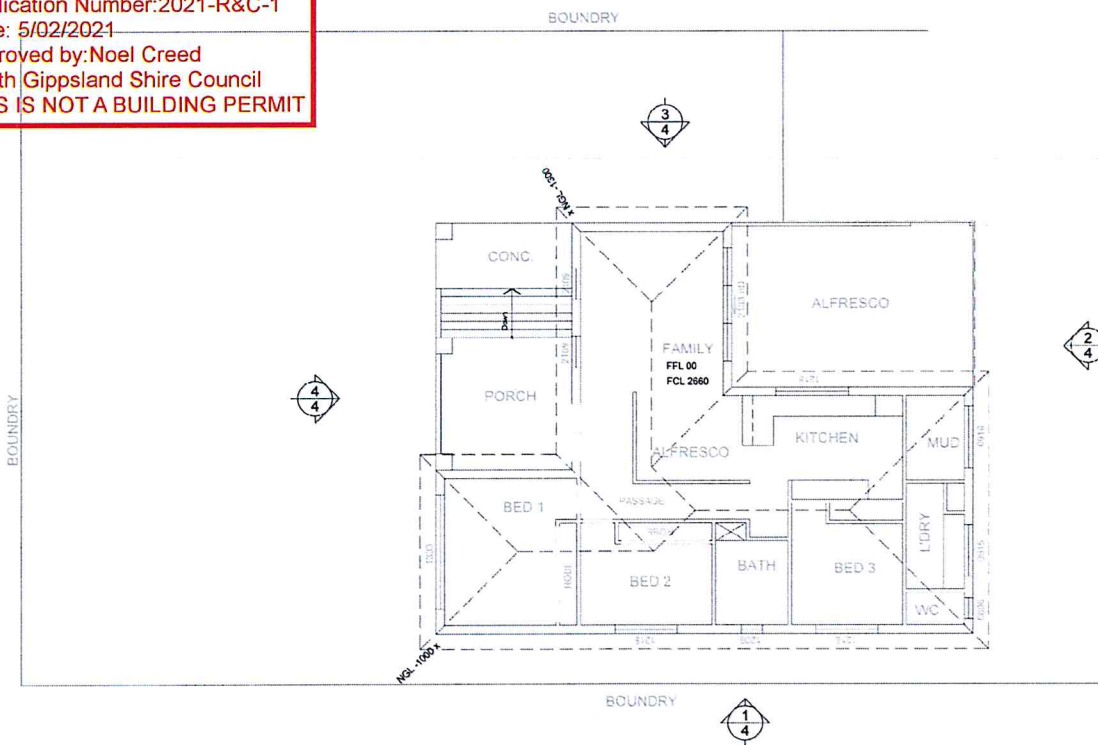
GENERAL NOTES (NCC 2019 BCA - Vol. 2)

[illegible]

 David Trease Design and Drafting Solutions FEI Pty - Australia Road Rusby, Victoria 3081 Phone: 03 93 100 176 Fax: 03 93 100 177 Mobile: 03 93 100 178 Email: david@trease.com.au	Title: REPORT & CONSENT DRAWINGS ~ 22-12-2020 prepared: NEW ENSUITE for: ZOE SHEPHERDSON at: 15 JUMBUNNA RD KORUMBURRA 3950 drawn: AS NOTED checked: JG date: SEPT 2020 by:	Revision: 20-2000 DUT SHEET 1 of - R1
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Part 5 - Report Consent
 Building Regulations 2018
 Regulations: 74
 Application Number: 2021-R&C-1
 Date: 5/02/2021
 Approved by: Noel Creed
 South Gippsland Shire Council
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REPORT & CONSENT
 'FOR COUNCIL USE ONLY'



EXISTING FLOOR PLAN

SCALE 1:100 (sheet size A3)
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AREAS

EXISTING DWELLING - 124 Sq m
 EXISTING ALFRESCO - 33.5 Sq m
 EXISTING PORCH - 28.3 Sq m

**NOT FOR
 CONSTRUCTION**

Title:
**REPORT & CONSENT
 DRAWINGS ~ 22-12-2020**
 Project Description:
NEW ENSUITE

Client:
ZOE SHEPHERDSON

Project Address:
**15 JUMBUNNA RD
 KORUMBURRA 3950**

Date:
SEPT 2020

Revision: Issue:
1 A

Drawn: Chkd By:
KG DJT

Sheet: 2 of -

Project No:
20-2000





Approved by ED Pty Ltd
ACN: 620 712 021
62 McCartin Street, LEONGATHA 3953

1300 656 052
permits@approvedbyed.com.au
www.approvedbyed.com.au

Certificate of Final Inspection

No: 4394250042706

Form 17 Regulation 200 Building Act 1993 Building Regulations 2018

Issued Date: 18/08/2022

Issued To:

Agent:

Zoe Shepherdson
15 Jumbunna Road
KORUMBURRA VIC 3950
zoe_shepherdson@hotmail.com
0400 195 331

Owner:

Zoe Shepherdson
15 Jumbunna Road
KORUMBURRA VIC 3950
zoe_shepherdson@hotmail.com
0400 195 331

Builder:

Cozzio Constructions
15 Hidden Haven Grove
KORUMBURRA VIC 3950
mlcozzio@hotmail.com
0409 904 660
DB-L 68032
ACN:59 371 458 049

Property Details:

15 Jumbunna Road KORUMBURRA VIC 3950

Title Details:

Lot: 1 PS/LP: 1\TP552803 Volume: 07817 Folio: 009
Municipal District: South Gippsland Shire

Building Permit Details:

Building Permit No.: 4394250042706
Version of BCA applicable to Building Permit: NCC 2019 Volume 2
Stage of building work permitted: As shown on approved plans

Description of Building Work:

Additions & Alterations to existing Dwelling and Construction of a Carport

Part of Building:	Permitted Use:	BCA Class of Building:
Dwelling	Domestic	1a(a)
Carport	Domestic	10a

Prescribed Reporting Authorities:

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Reporting Authority:	Matter Reported On or Consented To:	Regulation No.:
South Gippsland Shire	Council Report & Consent for Minimum Street Setback from a street alignment not complying with Regulation 74 in accordance with Council's requirements.	Regulation 74



Approved by ED Pty Ltd
ACN: 620 712 021
62 McCartin Street, LEONGATHA 3953

1300 656 052
permits@approvedbyed.com.au
www.approvedbyed.com.au

Maintenance Determination:

A maintenance determination is not required to be prepared in accordance with Regulation 215 of the Building Regulations 2018.

Directions to Fix Building Work:

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

Inspections:

Type:

Pads - Prior to Pouring Concrete
Stump Holes - Prior to Pouring Concrete
Frame - Prior to Covering
Final Inspection

Date:

13/10/2021
04/11/2021
09/03/2022
16/08/2022

Result:

Approved
Approved
Approved
Approved

Relevant Building Surveyor:

Company: Approved by ED Pty Ltd

Name: Elliot Davies

Address: 62 McCartin Street, LEONGATHA 3953

Certificate Number: 4394250042706

Signature:

ACN: 620 712 021

Building Practitioner Registration No.: BS-L 43509

Email: permits@approvedbyed.com.au

Certificate Date: 18/08/2022

Part 5 - Report Consent
Building Regulations 2018
Regulations: 74
Application Number:2021-R&C-1
Date: 5/02/2021
Approved by: Noel Creed
South Gippsland Shire Council
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REPORT & CONSENT
'FOR COUNCIL USE ONLY'

WINDOWS NOTE :

WINDOWS NOTE:
SIZES NOMINATED ARE NOMINAL. ACTUAL SIZE MAY VARY
ACCORDING TO THE MANUFACTURER. NUMBER NEXT TO
WINDOW eg. 2109, MEANS 2100mm HIGH (nominal) X 900mm WIDE
(nominal). WINDOWS AND DOORS TO HAVE FLYSCREENS.
BUILDER SHALL CONFIRM TERRAIN CATEGORY PRIOR TO THE
MANUFACTURING OF THE WINDOWS. WINDOWS ARE TO BE
FLASHED ALL ROUND.

DOUBLE GLAZING TO ALL WINDOWS

CHECK THAT ALL WINDOW SIZES AND CONFIGURATIONS MATCH CLIENTS SELECTION BEFORE THEY ARE ORDERED

LEGEND :-

- * INDICATES POSITION FOR AN APPROVED CEILING MOUNTED SMOKE ALARM HARD WIRE TO 240V POWER SUPPLY WITH 9 V BATTERY BACK-UP, INTERCONNECTED WHEN MORE THAN 1 PRESENT ALSO TO BE CONNECTED PURSUANT TO PART 3.7.2.2(d)**
- ① DASHED WALLS TO BE REMOVED. MAKE GOOD TO WALLS, FLOOR & CEILING AS REQUIRED**
- ② REMOVE EXISTING WINDOW DOOR INFILL & MAKE GOOD TO MATCH EXISTING**
- ③ REMOVE EXISTING BRICKWORK & MAKE GOOD TO EXISTING STUD WALLS, FLOOR & CEILING AS REQUIRED**

NOT FOR
CONSTRUCTION

Title :
REPORT & CONSENT
DRAWINGS ~ 22-12-2020

Project Description :
NEW ENSUITE

Client :
ZOE SHEPHERDSON

Project Address :
15 JUMBUNNA RD
KORUMBURRA 3950

Date :
SEPT 2020

Revision:	Issue :
1	A

Drawn:	Chk'd By
142	BIT

KG DJT
Sheet: 3 of -

Project No. :

20-2000

David Trease
Design and Drafting Solutions
7505 Moby - Avenale Road
Rusby, Victoria, 30951
phone: (03) 94 628 110
fax: (03) 94 628 904
mobile: 0477 625 106

WET AREA NOTE:

- SHOWERS THAT ARE NOT FULLY ENCLOSED TO HAVE MIN. 1500mm RADIUS EXTENT OF WATERPROOFING FROM SHOWER NICHES AS PER AS3/40 FLOOR COVERINGS TO WET AREAS TO BE TILED. FLOORING TO BE WATERPROOF OR WATER RESISTANT IN ACCORDANCE WITH TABLE 3.8.11 OF THE NCC BCA 2019 VOLUME 2

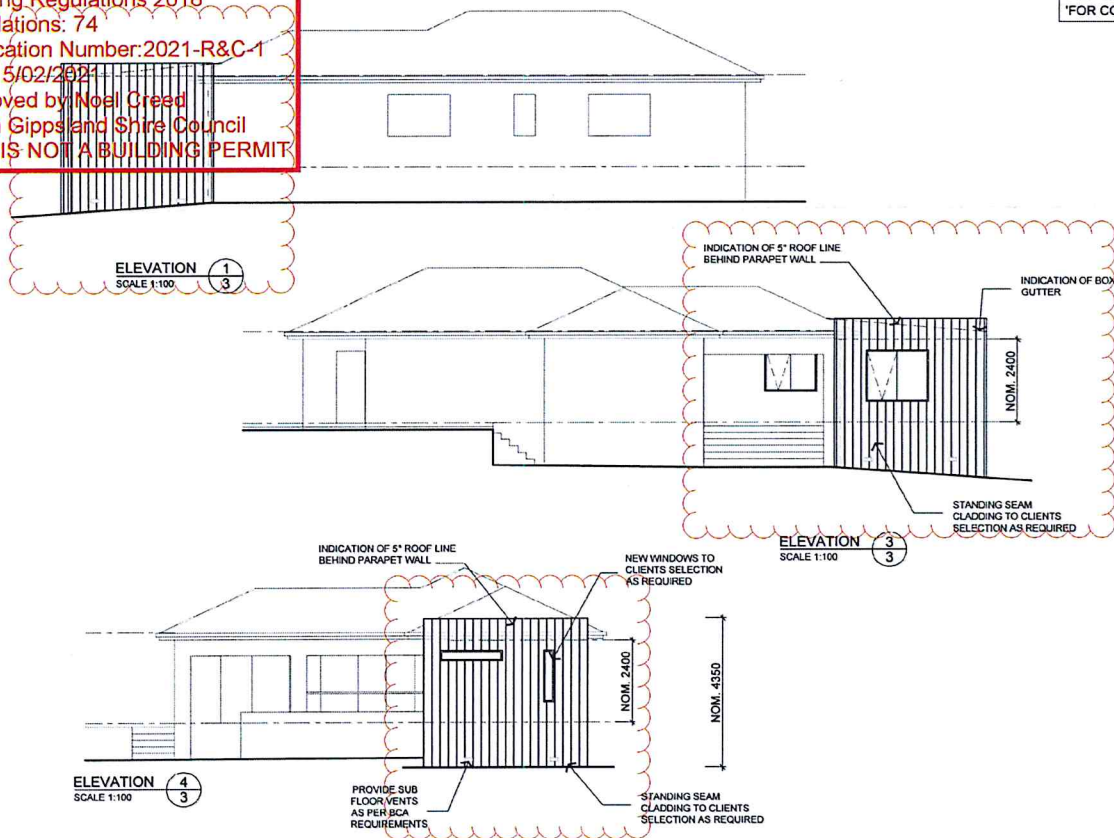
FLOOR PLAN

SCALE 1:100 (sheet size A3)

SCALE 1:100 (sheet size)
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Part 5 - Report Consent
 Building Regulations 2018
 Regulations: 74
 Application Number: 2021-R&C-1
 Date: 5/02/2021
 Approved by: Noel Creed
 South Gippsland Shire Council
THIS IS NOT A BUILDING PERMIT

REPORT & CONSENT
 FOR COUNCIL USE ONLY



NOT FOR CONSTRUCTION

Title :		REPORT & CONSENT
DRAWINGS ~ 22-12-2020		
Project Description :		NEW ENSUITE
Client :		ZOE SHEPHERDSON
Project Address :		15 JUMBUNNA RD KORUMBURRA 3950
Date :		SEPT 2020
Revision:	Issue:	1 A
Drawn:	Chkd By:	KG DJT
Sheet:		5 of -
Project No.:		20-2000



ELEVATIONS

SCALE 1:100 (sheet size A3)
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Domestic Building Insurance

Certificate of Insurance

Zoe Shepherdson, Zoe Shepherdson**15 Jumbunna Rd****KORUMBURRA****VIC 3950**

Policy Number:

C625841

Policy Inception Date:

17/07/2021

Builder Account Number:

306580

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**At the property: **15 Jumbunna Rd KORUMBURRA VIC 3950 Australia**Carried out by the builder: **MATTHEW LEE COZZIO**Builder ABN: **59371458049**

If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Zoe Shepherdson, Zoe Shepherdson**Pursuant to a domestic building contract dated: **29/03/2021**For the contract price of: **\$ 66,500.00**Type of Cover: **Cover is only provided if MATTHEW LEE COZZIO has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

Date Generated: 17/07/2021

OFFICE USE ONLY: COI-0717-1

Page 1 of 2

Victorian Managed Insurance Authority

ABN 39 682 497 841

PO Box 18409, Collins Street East Victoria 8003

P: 1300 363 424

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

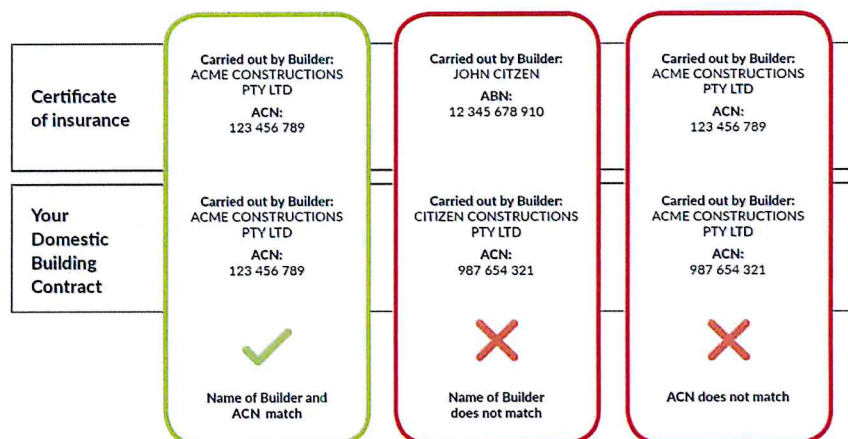
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$680.00
GST:	\$68.00
Stamp Duty:	\$74.80
Total:	\$822.80

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for



2025/26 Rates and Valuations Notice

1 July 2025 to 30 June 2026
ABN: 67 816 770 786 (GST exempt)



South Gippsland
Shire Council

Assessment No: 69431-8

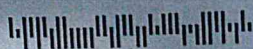
Issue Date: 31/08/2025

Total Amount Due: \$3,839.30

Due Date: 15 February 2026

* No reminder will be issued for this option

First payments for instalment plans must be made by 30 September 2025.



Z M Shepherdson
15 Jumbunna Road
Korumburra VIC 3950



034
1009304
DLX4_2755

PROPERTY AND VALUATION INFORMATION

Address: 15 Jumbunna Road Korumburra VIC 3950
Description: L1 TP552803R Parish of Korumburra
Ward: Strzelecki
Owner: Z M Shepherdson
ESVF Classification: Residential
AVPCC: 110 - Detached Dwelling

Level of Value Date: 1 Jan 2025
Effective Date: 1 July 2025
Site Value: 220,000
Capital Improved Value: 590,000
(Land and improvements)
Net Annual Value: 29,500

Pay by 4 Payments

30 Sep 25	\$1,920.35	28 Feb 26	\$639.65
30 Nov 25	\$639.65	31 May 26	\$639.65



*328 694318 \$1,920.35

Pay by 9 Payments (no reminders for this option)

30 Sep 25	\$1,565.70	31 Dec 25	\$284.20	31 Mar 26	\$284.20
31 Oct 25	\$284.20	31 Jan 26	\$284.20	30 Apr 26	\$284.20
30 Nov 25	\$284.20	28 Feb 26	\$284.20	31 May 26	\$284.20



*328 694318 \$1,565.70

Council Rates and Charges

Rate in \$ on CIV Subtotal of Council Charges 2025/26 \$2,240.75

Arrears Brought Forward

General Rate	0.00320839	590,000	\$1,360.50
Garbage Charge			\$1,892.95
Green Waste Bin			\$313.95
Payments			\$113.85
			-\$80.00

Victorian Government Charges

Subtotal of Victorian Government Charges 2025/26 \$238.05

Emergency Services and Volunteers Fund - Levy \$ 0.000173 x 590,000 = \$102.05

Emergency Services and Volunteers Fund - Fixed Charge \$136.00

Emergency Services and Volunteers Fund - Pension Rebate (if applicable) \$0.00

Emergency Services and Volunteers Fund
Support Line: 1300 819 033

Total Amount Due: \$3,839.30

Note: Any amounts brought forward on this account must be paid immediately, unless prior arrangement made.
Payments received by Council after 18/08/2025 have not been included in the amount

PAYMENT METHODS

Biller Code: 35097

Ref: 00000 00006 94318

Banking - BPay
to: bpay.com.au

For emailed notices visit:
southgippsland.enotices.com.au

Reference No: 96FAD127DI



Scan here to pay



Bank Account GPay Apple Pay



Scan the QR code to pay via
Council's website or visit:
www.southgippsland.vic.gov.au/pay



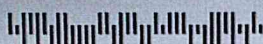
Biller Code: 0328

Ref: 694318

Full amount due by 15/02/2026 \$3,839.30



*328 694318



ZOE MAREE SHEPHERDSON
15 JUMBUNNA ROAD
KORUMBURRA VIC 3950



034
I013078
DLX2_8083

SERVICE ACCOUNT

1300 851 636

Faults: 24/7 Customer service: Mon-Fri, 9.00am-4.30pm

billing@sgwater.com.au

sgwater.com.au

PO Box 102, Foster VIC 3960

Account number

1504262900

Amount due

\$1,901.32

Payment due by

10/10/2025

Billing period **01/07/2025 - 30/09/2025**

Property type Residential

Property address **15 JUMBUNNA RD KORUMBURRA VIC 3950**

Previous balance \$419.04

Total payments received to 05/09/2025 \$280.00CR

Balance carried forward \$139.04

Penalty interest \$0.00

Current transactions

Sewer Developed Access Fee \$168.06

Water Access Fee \$108.28

Water Usage (* estimate) \$126.14

Adjustment \$1,359.80

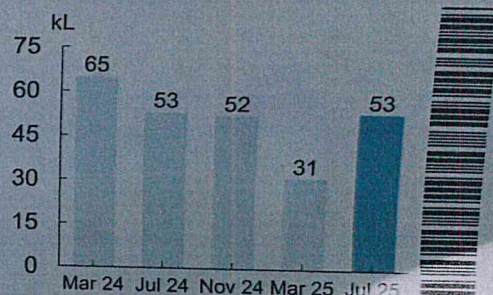
Total amount due \$1,901.32

Total includes GST of \$0.00

Invoice number **419640**

Account issue date **05/09/2025**

Compare your usage



Average daily usage
535 litres

Average daily use
same time last year
0 litres

Current average daily cost \$1.27

Estimated meter read: Estimated meter reads appear with a * next to the reading. You can provide us with your own self-read of your water meter by logging into your online portal at sgwater.com.au, by phone, or by emailing a photo of the meter reading. We will adjust and re-issue your account free of charge and can extend the due date or organise a payment plan if required.

TAX INVOICE
ABN 40 349 066 713
Water and wastewater are GST Free

Check your account number

We introduced a new billing system on 1 July. The transition means your account number may have changed. You can find your account number on the right hand corner of this bill. You may also need to check your BPAY details.



Check your bill for the billing period



Find more information on our website:
► www.sgwwater.com.au



Contact us if you need support:
► **1300 851 636**
► billing@sgwater.com.au



Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

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.