

Property websites and comments

Updated March 2021

- Property reports

<https://www2.delwp.vic.gov.au/maps/maps-and-spatial-data>

Comment – planning report and bushfire prone report. Note s. 32C(b) of the *Sale of Land Act 1962* (Vic) which requires a vendor to state when land is in a bushfire prone area.

- Plan of land

<http://maps.land.vic.gov.au/lasi/LassiUI.jsp>

Comment – this plan is useful to identify a property by address and any surrounding properties. It may show rights of way and the number of titles in a particular piece of land.

- Planning information

<http://planningschemes.dpcd.vic.gov.au/>

Comment – all sorts of planning information including copies of schedules to zones and information about amendments.

- Planning alerts

<http://www.planningalerts.org.au/>

Comment – find out about applications for planning permits for the property being sold/purchased and surrounding properties.

- Google

www.google.com.au

Comment – you never know what you might find on google about a property.

- CAV list of websites for property data

<http://www.consumer.vic.gov.au/housing-and-accommodation/buying-and-selling-property/property-data#market-trends>

Comment – you will find a multitude of links to property data including market trends and price estimators.

- RP Data

<http://www.rpdata.com/>

Comment – access to more property data, especially valuations.

- ASIC - company and business name search

https://asicconnect.asic.gov.au/public/?_adf.ctrl-state=2qn7jjrec_1&_afLoop=4918610005215298&_afWindowMode=0&_afWindowId=null#

Comment – check whether a company is registered. You can also find a list of documents lodged with ASIC which may include a form 309 which will alert you to a charge existing over the company and may lead you on to check the personal property securities register.

www.ppsr.gov.au

- Liquor licence

<https://liquor.vcglr.vic.gov.au>

Comment – you can obtain a copy of a liquor licence. Compare the licence with the description of the licence in the contract of sale and investigate any ambiguity, for example the contract may refer to a 'bar' licence when the licence is in fact for a 'restaurant'.

- ABN

<http://abr.business.gov.au/>

Comment – you need to know the ABN to ensure the party is operating as a business. It is also important for GST purposes and may alert you to a party acting in a trustee capacity.

- Dial before you dig

<http://1100.com.au/#>

Comment – great for finding any unregistered easements, for example telecommunication cables. It is also useful where a client is proposing to develop the land.

- REIV auction results

<http://www.reiv.com.au/property-data/auction-results/auction-results>

Comment – it pays to check whether a property has been sold. If not sold within a reasonable period you may need to seek instructions to issue an updated vendors statement and warn the client of the consequences of not having an up to date section 32 statement. This will be crucial given the introduction of a new form of section 32 statement pursuant to the *Sale of Land Amendment Act 2014 (Vic)*.

- Builder's registration

<https://consumer.etoobox.buildingcommission.com.au/Pages/Search.aspx>

Comment – always good to check the builder who did any works at the property is registered, especially where the client is receiving the benefit of any builder warranty insurance.

- Owner builder public register

<http://www.vba.vic.gov.au/consumers/owner-builders/public-register>

Comment – always good to check for any owner builder consents issued by the Victorian Building Authority. The register only contains details of consents granted from 1 September 2016.

Consent is required for any owner builder works which cost \$16,000 or more.

- VCAT

<http://www.vcat.vic.gov.au/>

Comment – sometimes a property address, registered owner(s) and/or owners corporation will come up on the VCAT list of cases. This information is invaluable given the cases are usually about disputes concerning the land.

- Austlii

<http://www.austlii.edu.au/>

Comment – the same applies here as per the VCAT search. Start by checking the Supreme Court cases list.

- Real estate online

www.realestateview.com.au

www.domain.com.au

www.realestate.com.au

Comment – viewing the information on these sites may prevent a claim. In one claim the property was advertised as a 'great development site'. The practitioner was aware of a single dwelling covenant that affected the land. Checking the advertising may have avoided this claim.

Administrative matter

Please contact LPLC if a link is no longer available.