


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 documents before the purchaser signed any contract.

Land	12 WEST COURT, TRARALGON VIC 3844
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Vendor's name	Laura Ellen Doorty	Date	29/01/2020
Vendor's signature	 signed by Merilyn Kathleen Chadwick under Enduring Power of Attorney dated 25 January 2019		

Purchaser's name		Date	/ /
Purchaser's signature			
Purchaser's name		Date	/ /
Purchaser's signature			

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: \$3,000.00

1.2 Particulars of 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 Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 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

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

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

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

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

Not Applicable

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

☐

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 if the square box is marked with an 'X'

☐

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 land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable

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 disease or 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:

NIL

4.3 Compulsory Acquisition

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

NIL

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):

Not Applicable

6. OWNERS CORPORATION

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")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement 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. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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.

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

10.3 Further Plan of Subdivision

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

(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.)

Is attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Title Search
Plan
Planning Report
Rates and Water Notices
Due Diligence Checklist

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

VOLUME 08422 FOLIO 881

Security no : 124081277967M
Produced 23/01/2020 11:34 AM

LAND DESCRIPTION

Lot 78 on Plan of Subdivision 023924.
PARENT TITLE Volume 07426 Folio 088
Created by instrument B669475 30/05/1963

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
LAURA ELLEN DOORTY of 12 WEST PLACE TRARALGON VIC 3844
AG049740K 27/08/2008

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP023924 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: 12 WEST COURT TRARALGON VIC 3844

DOCUMENT END

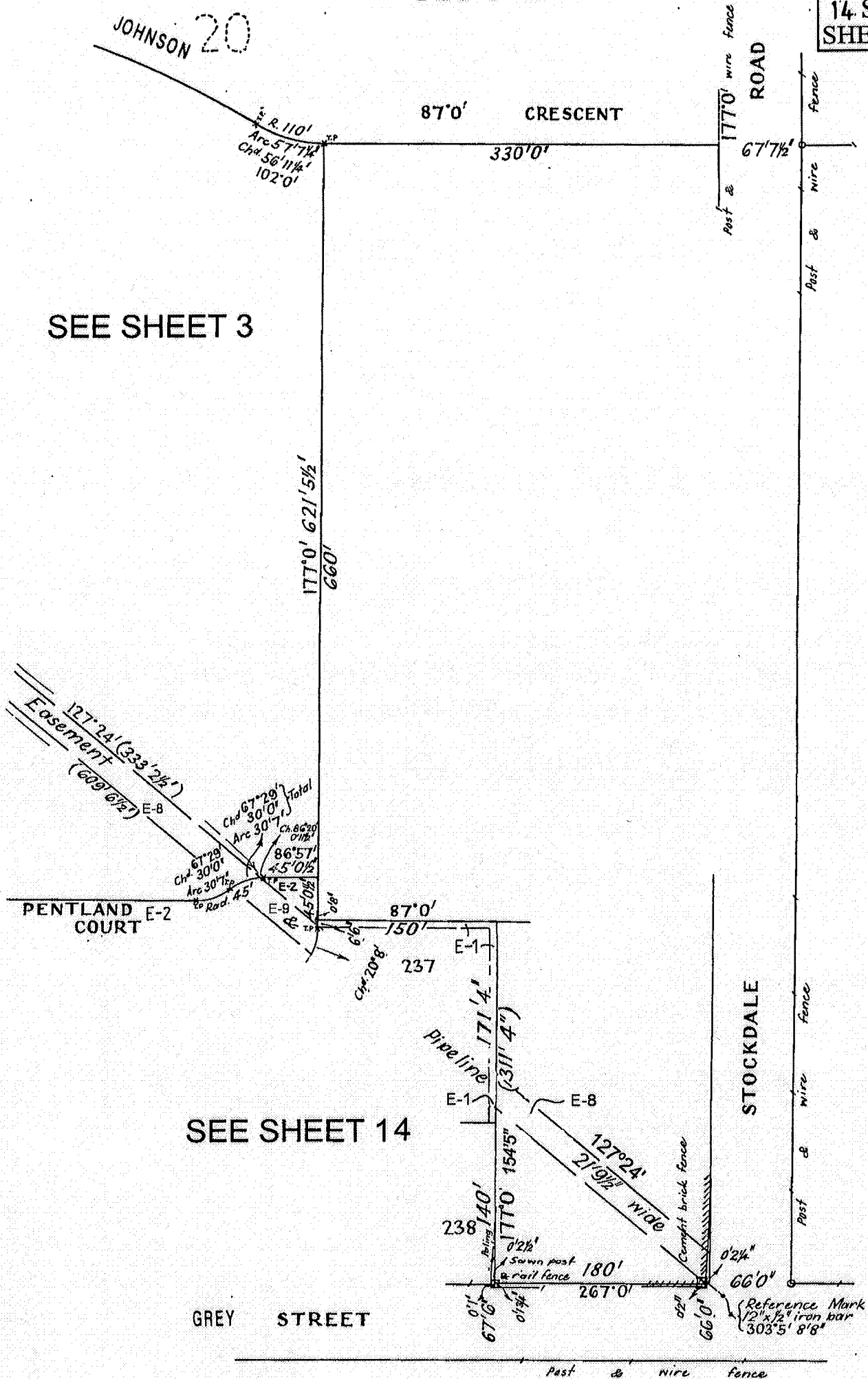
Delivered from the LANDATA® System by GlobalX Pty Ltd

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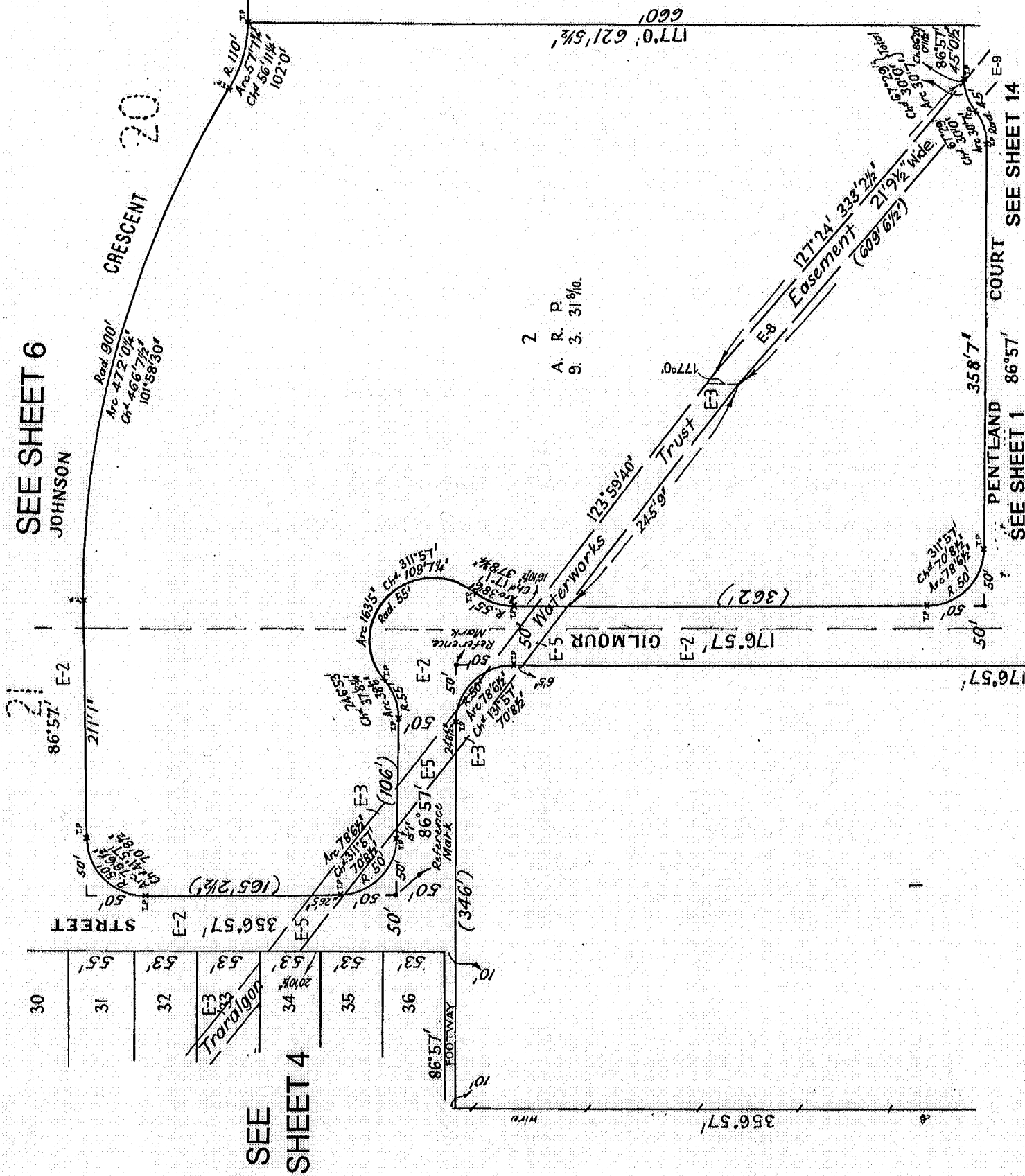
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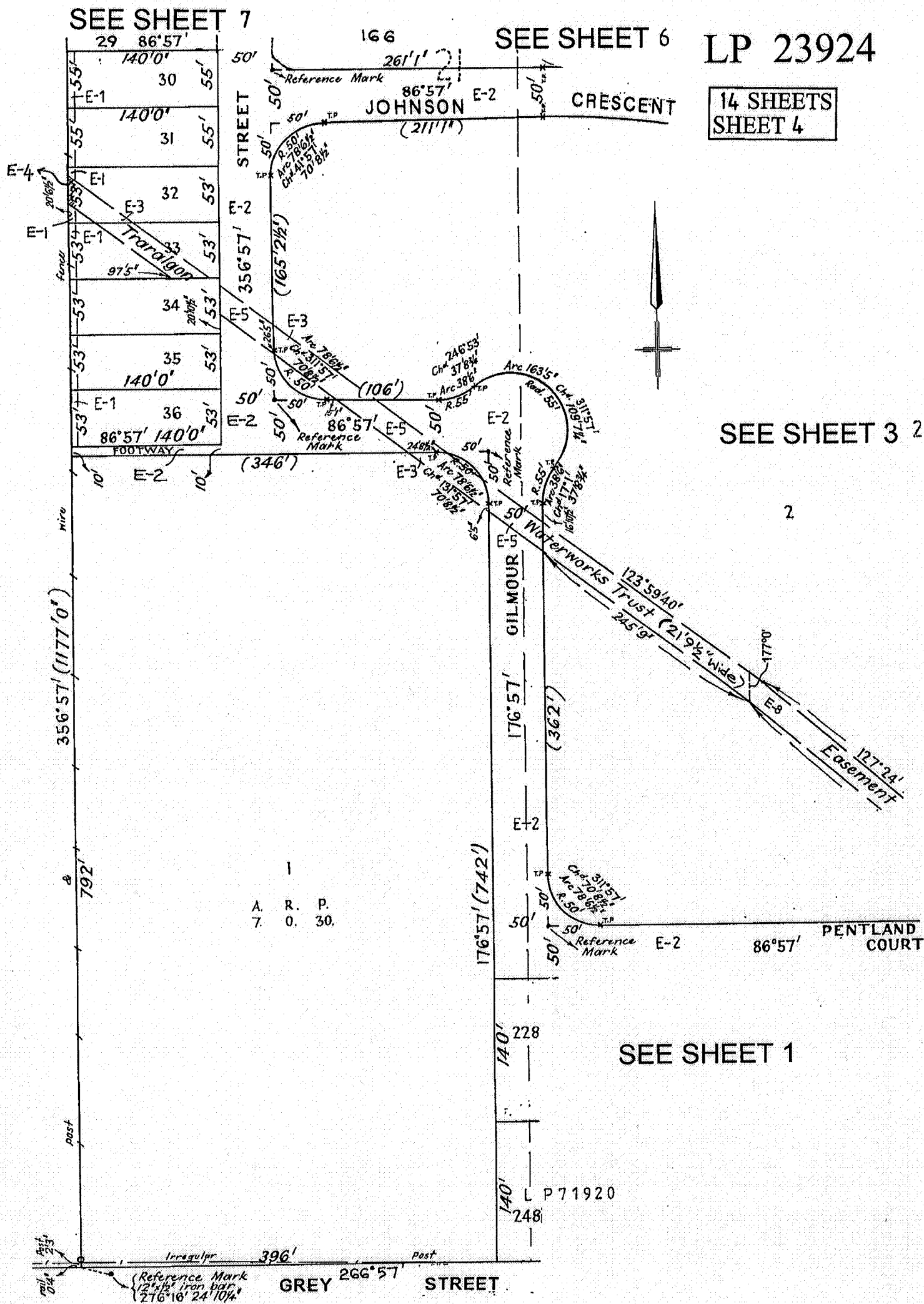
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**14 SHEETS
SHEET 3**

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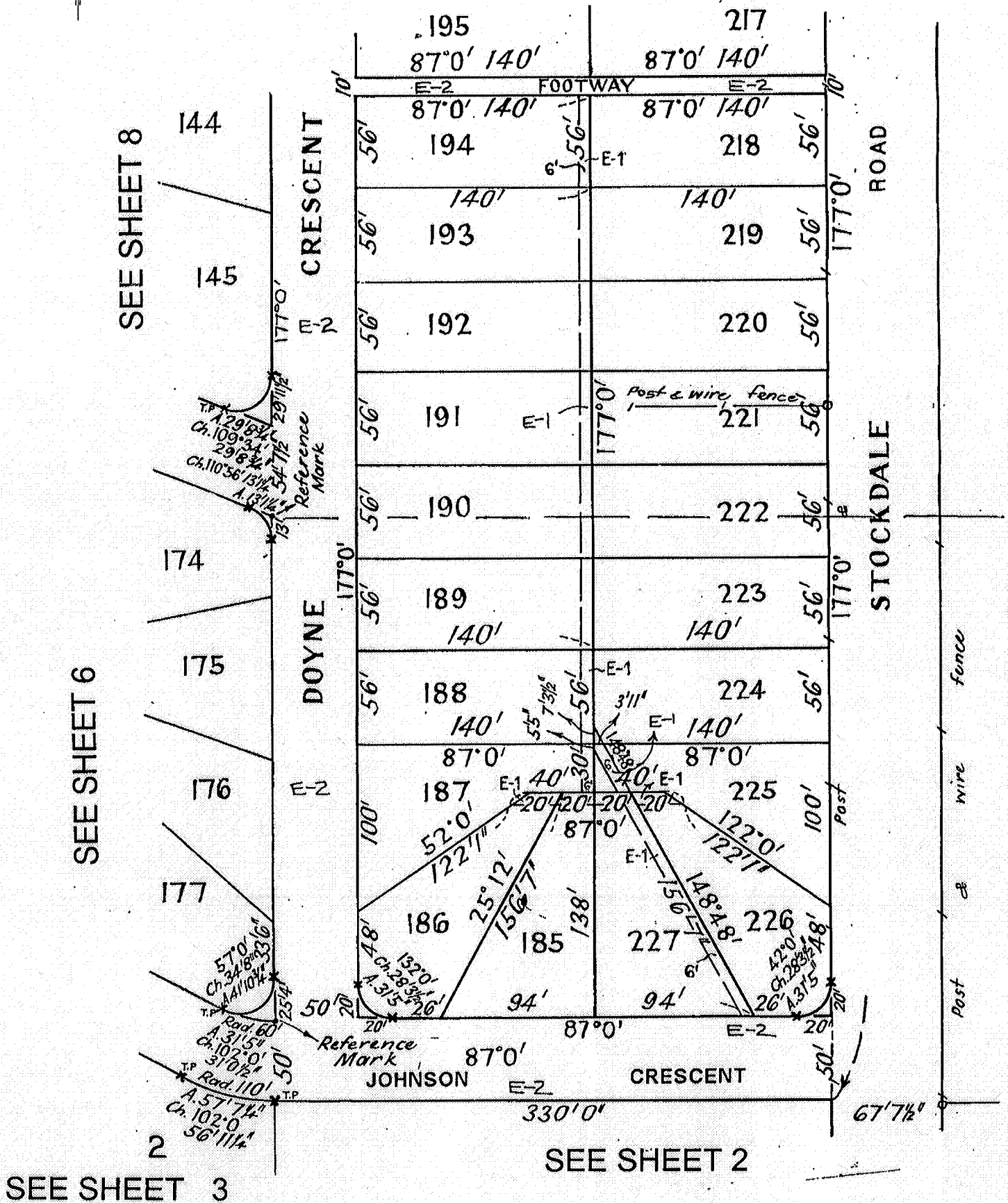


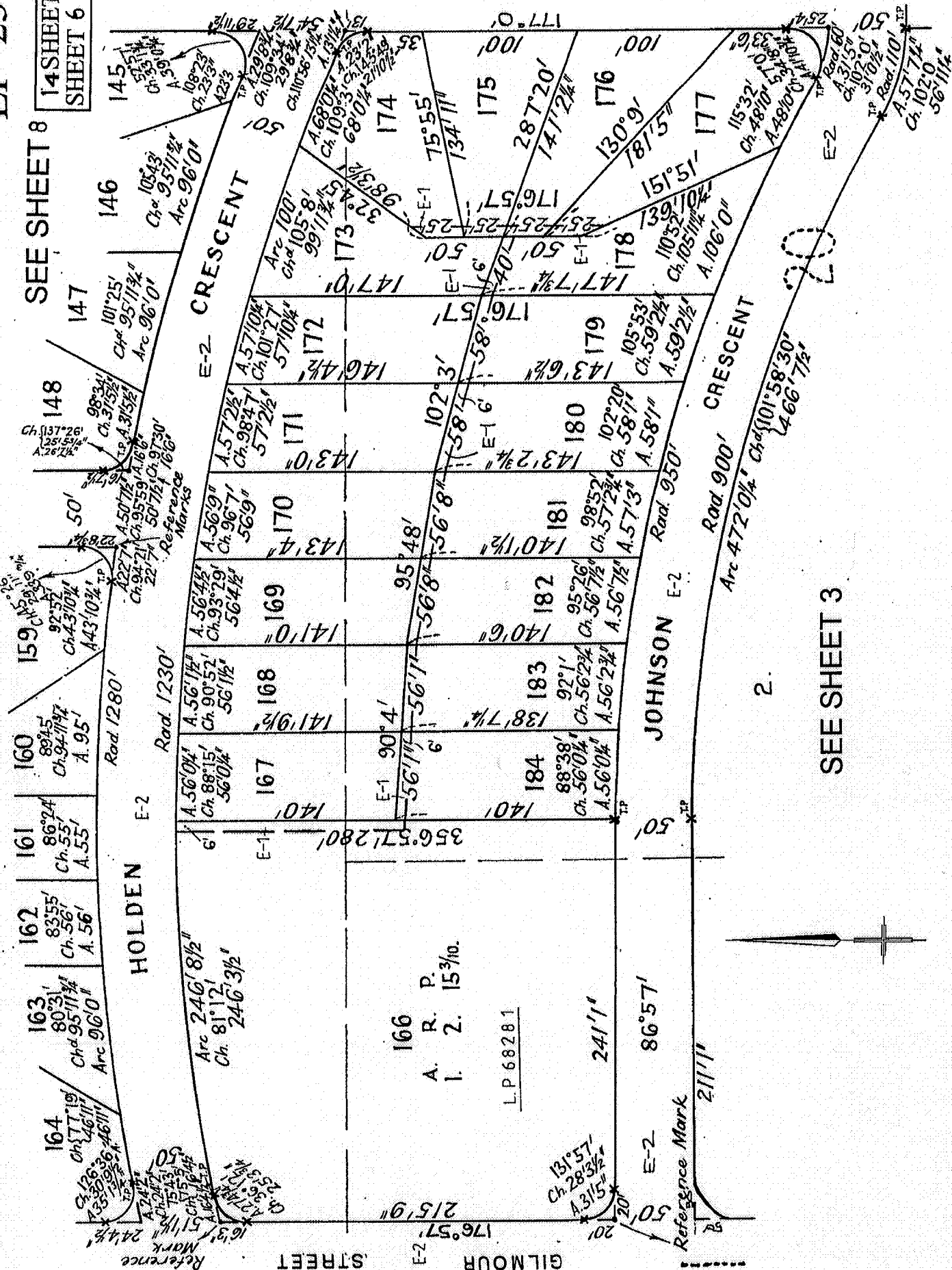


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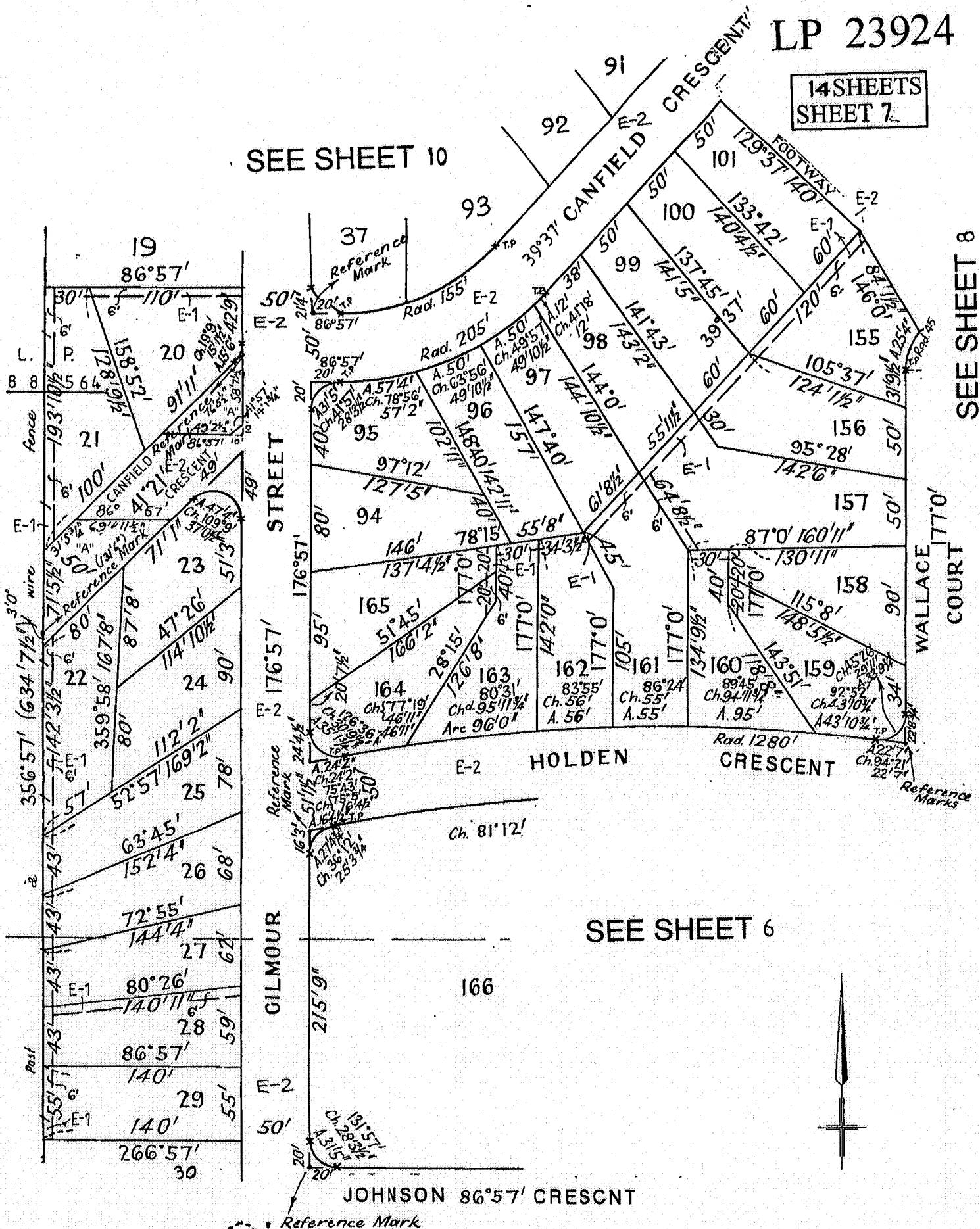
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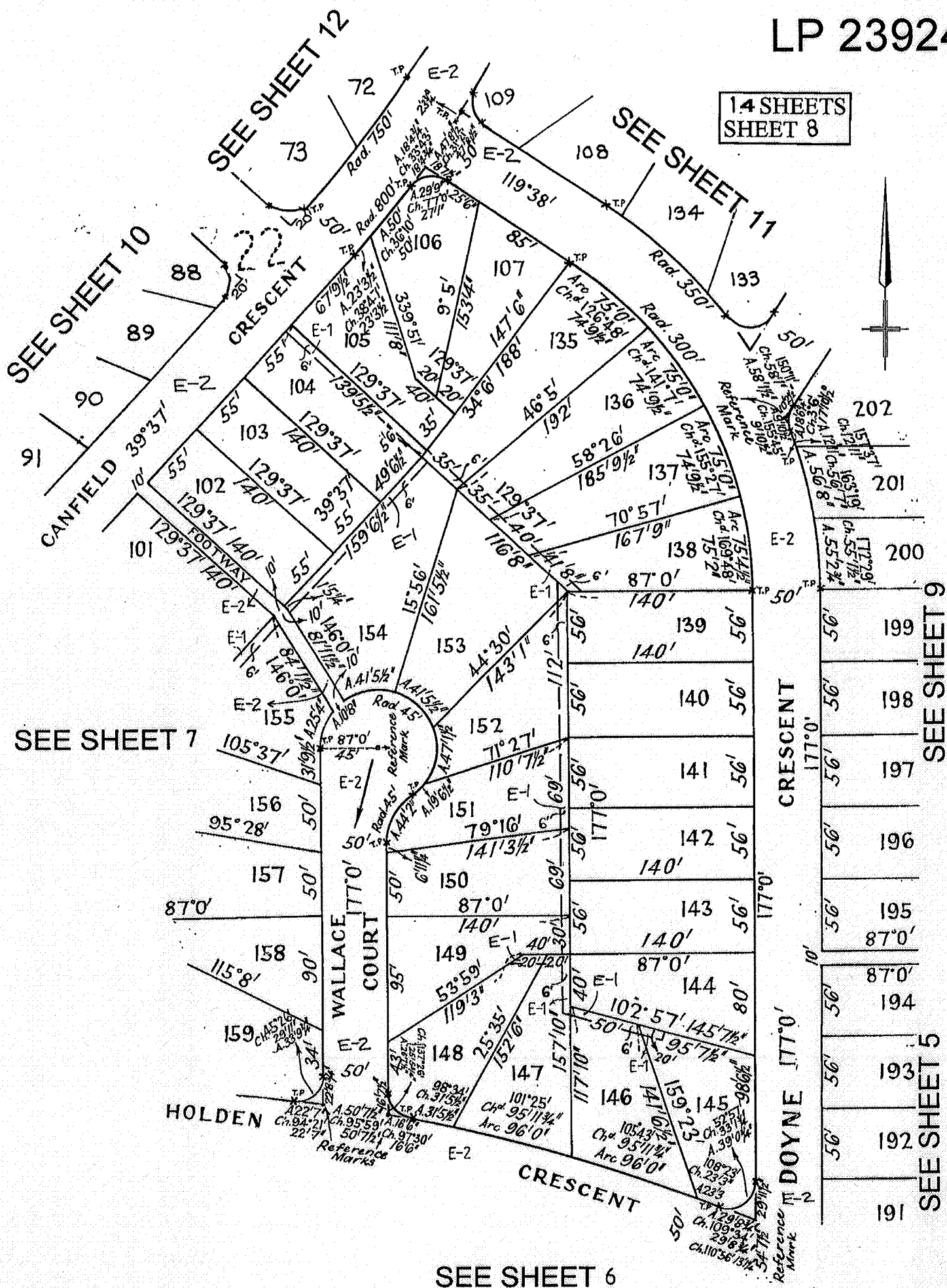
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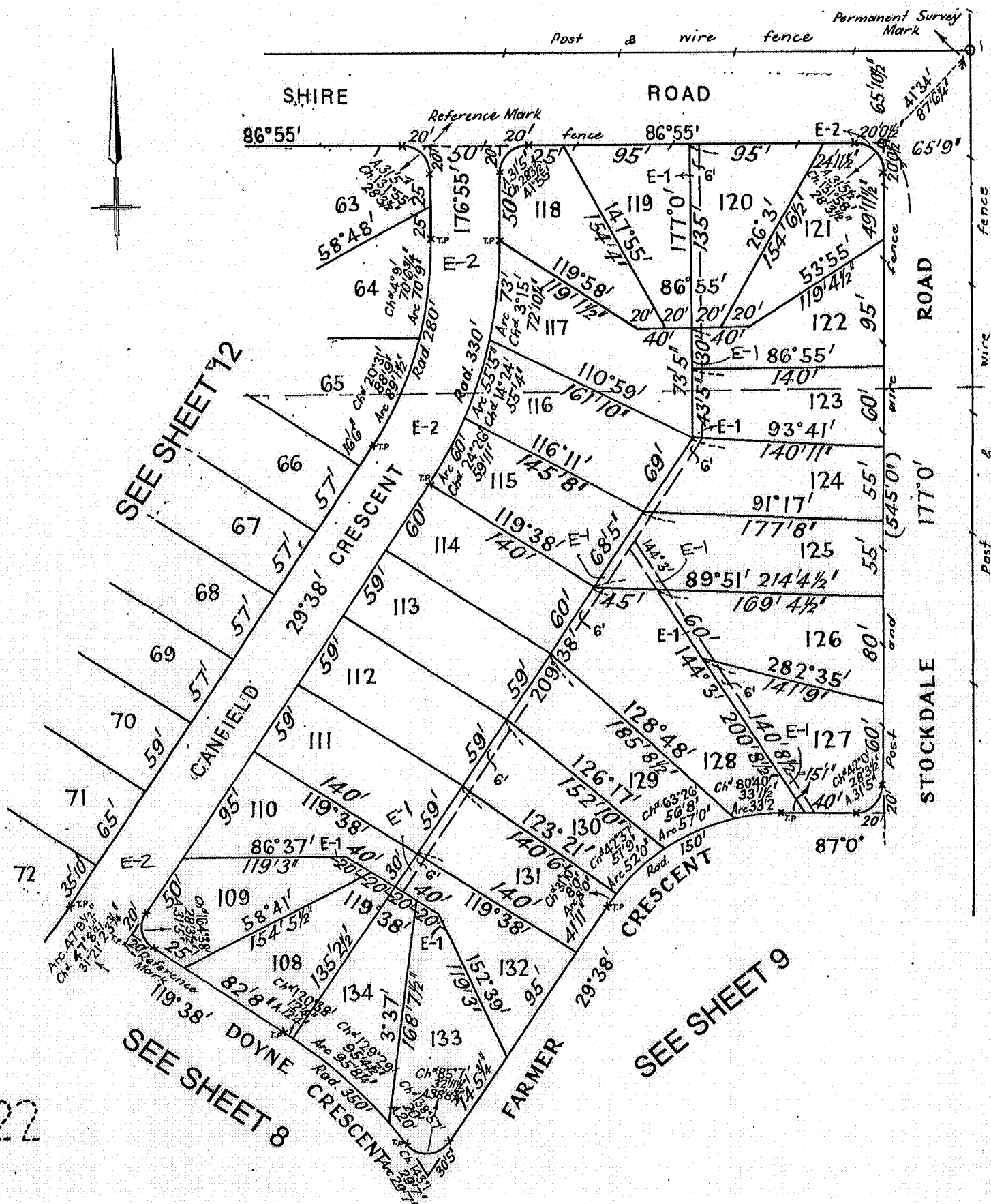
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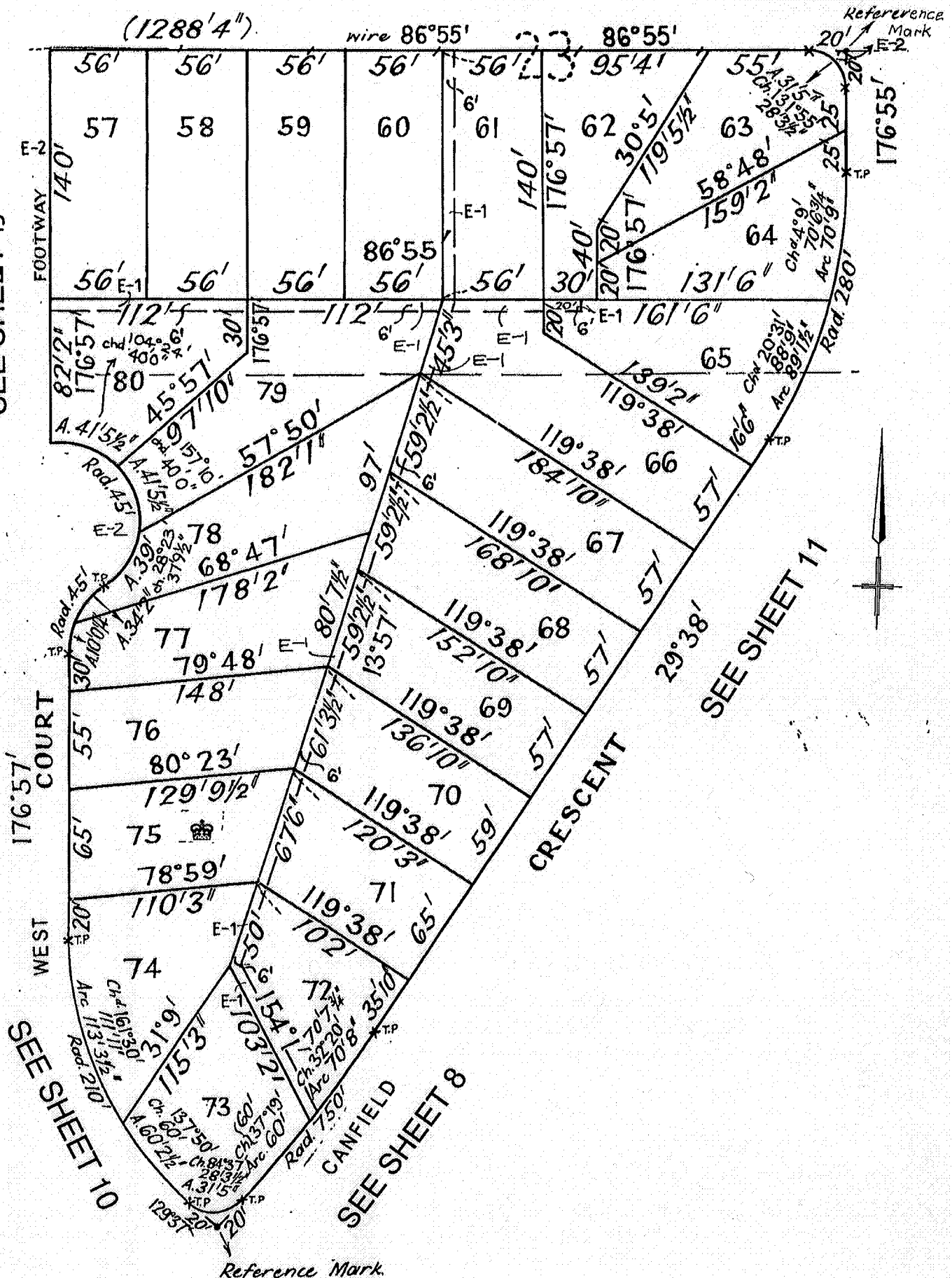
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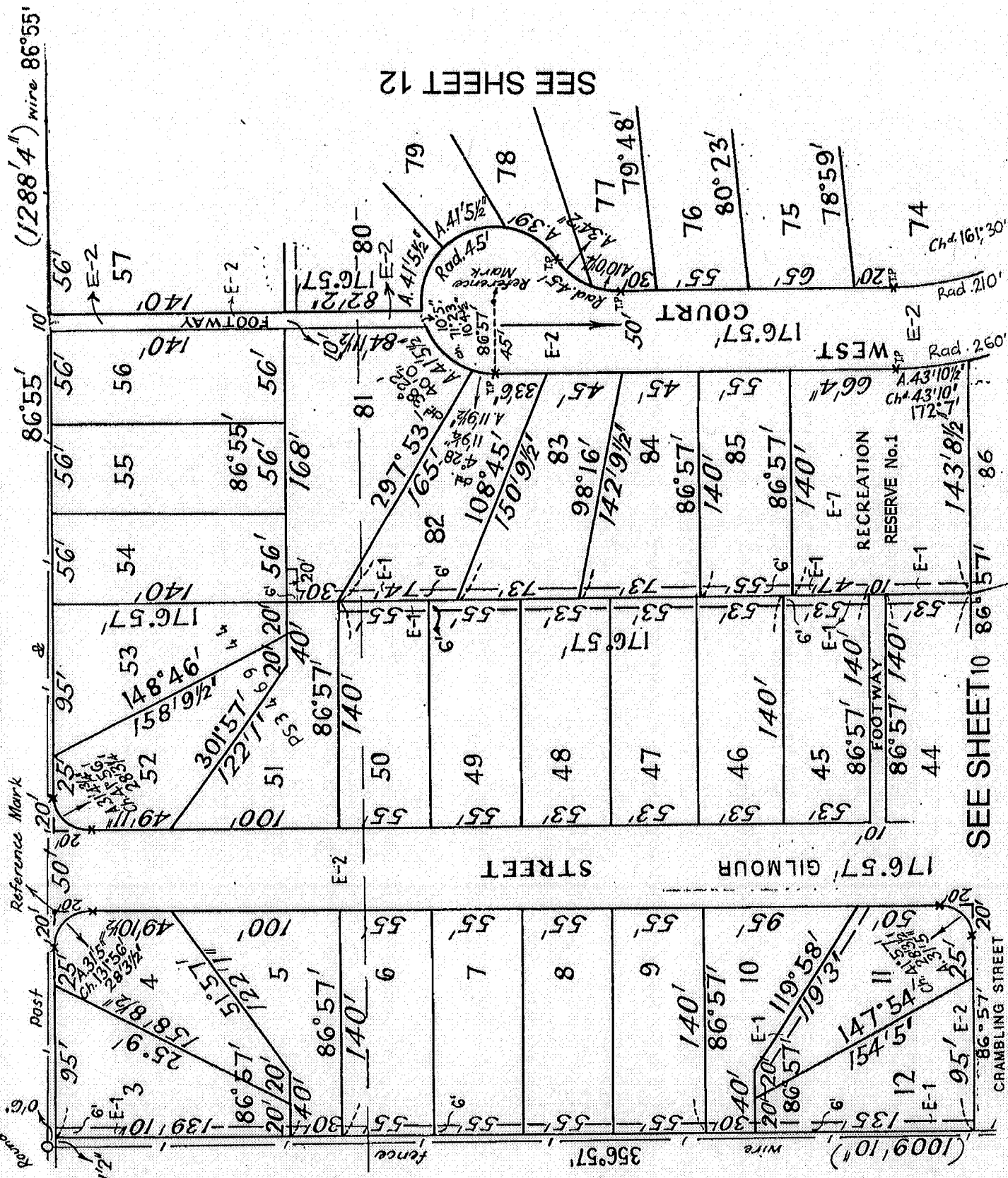
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ROAD

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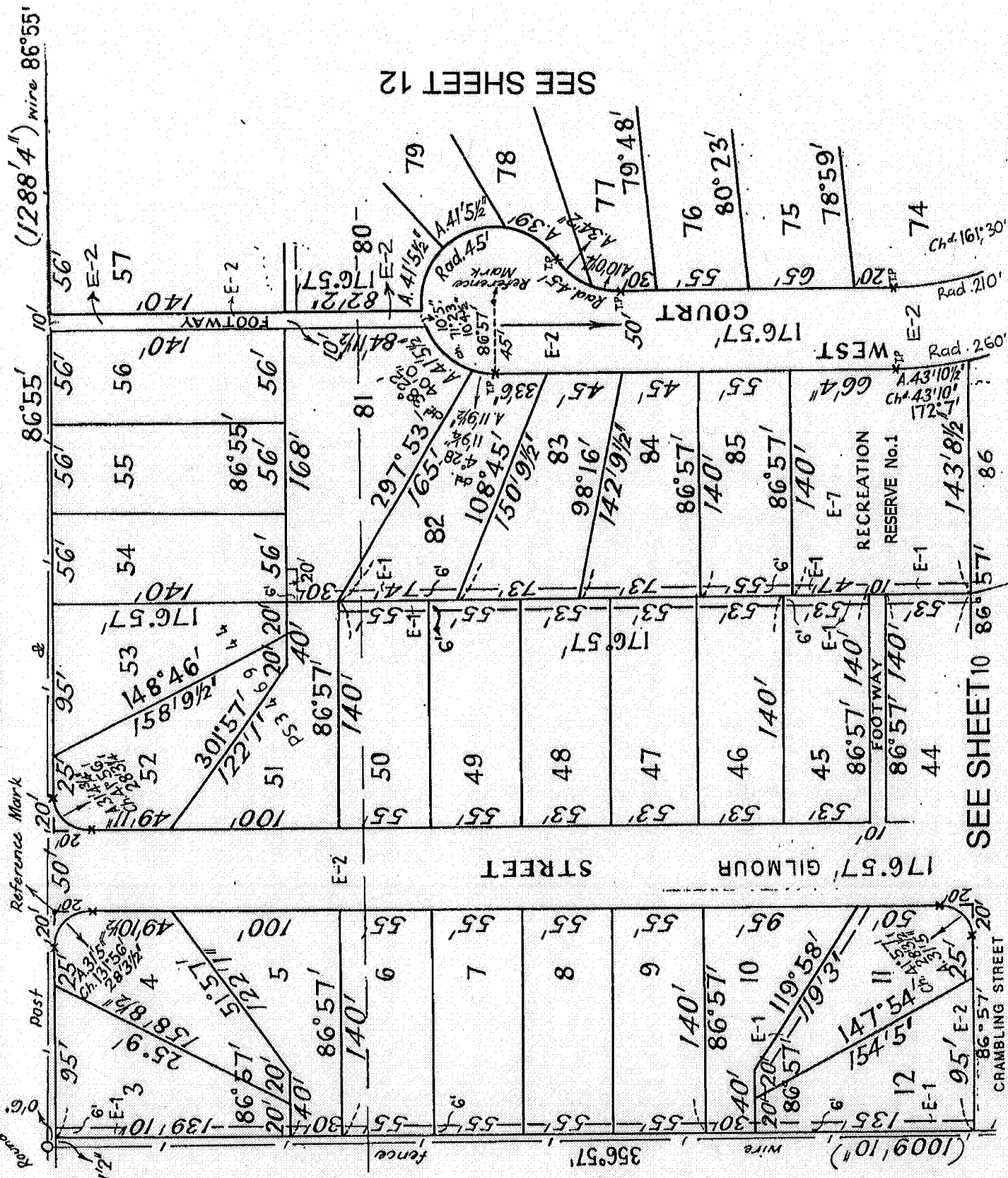
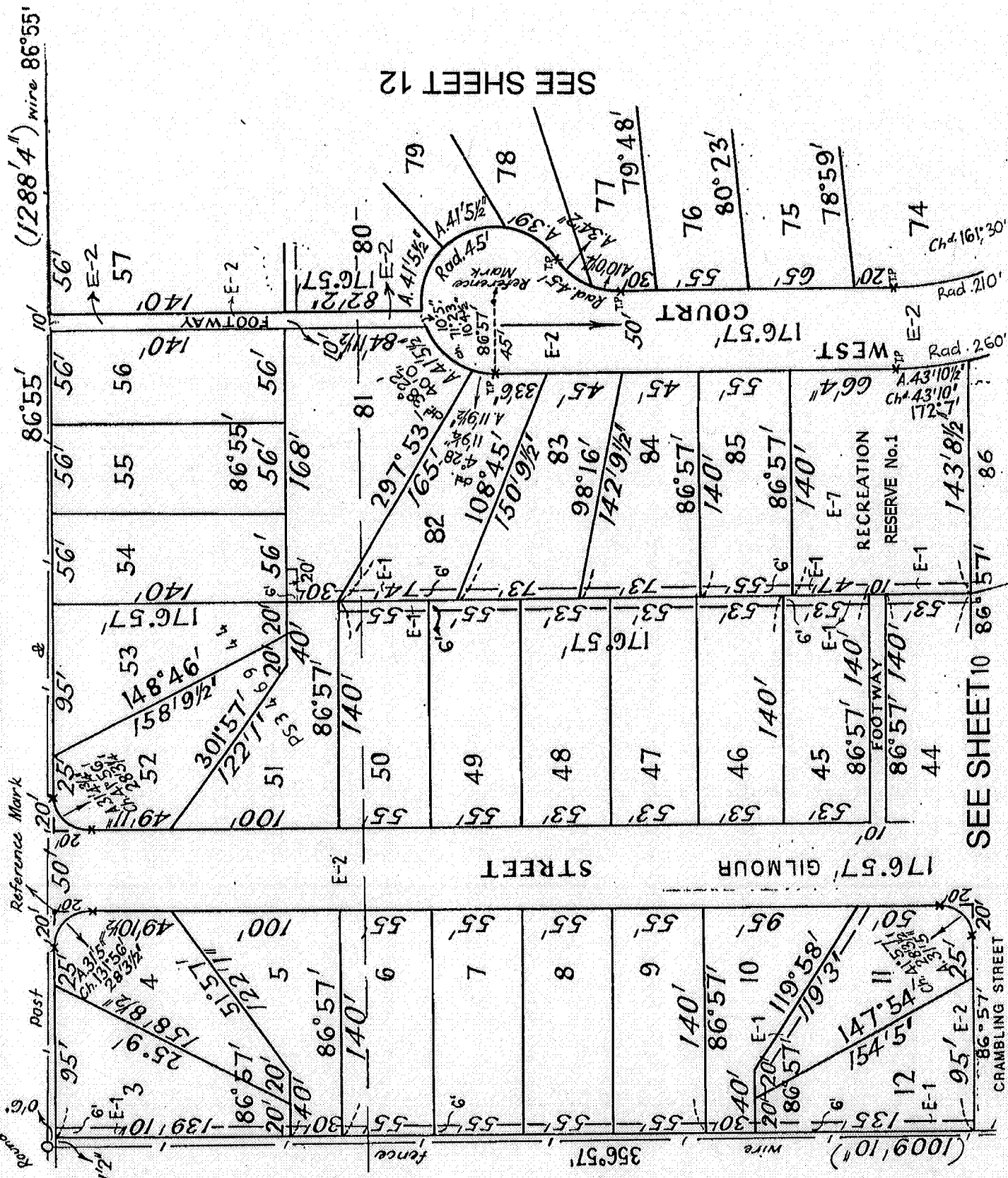
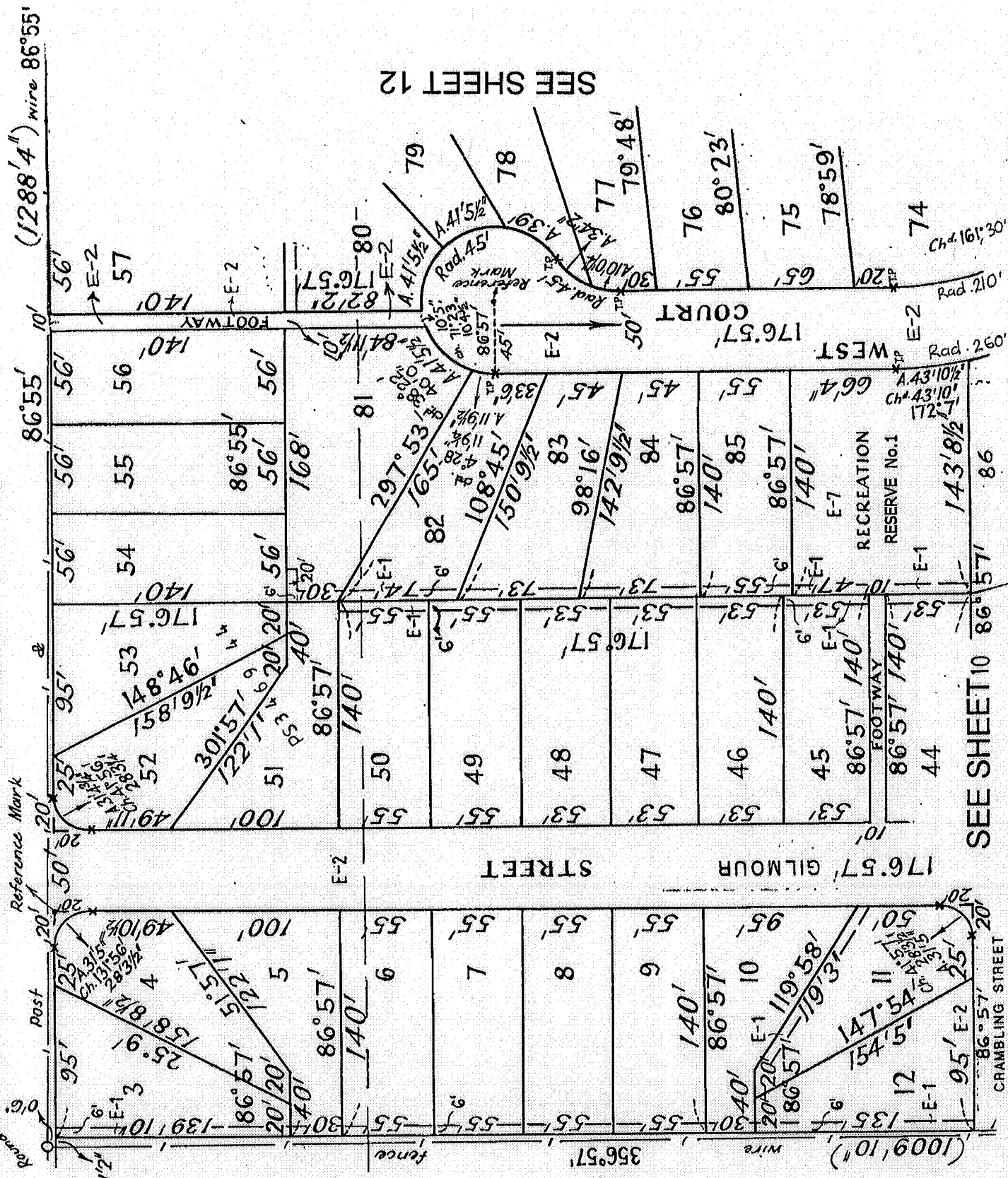
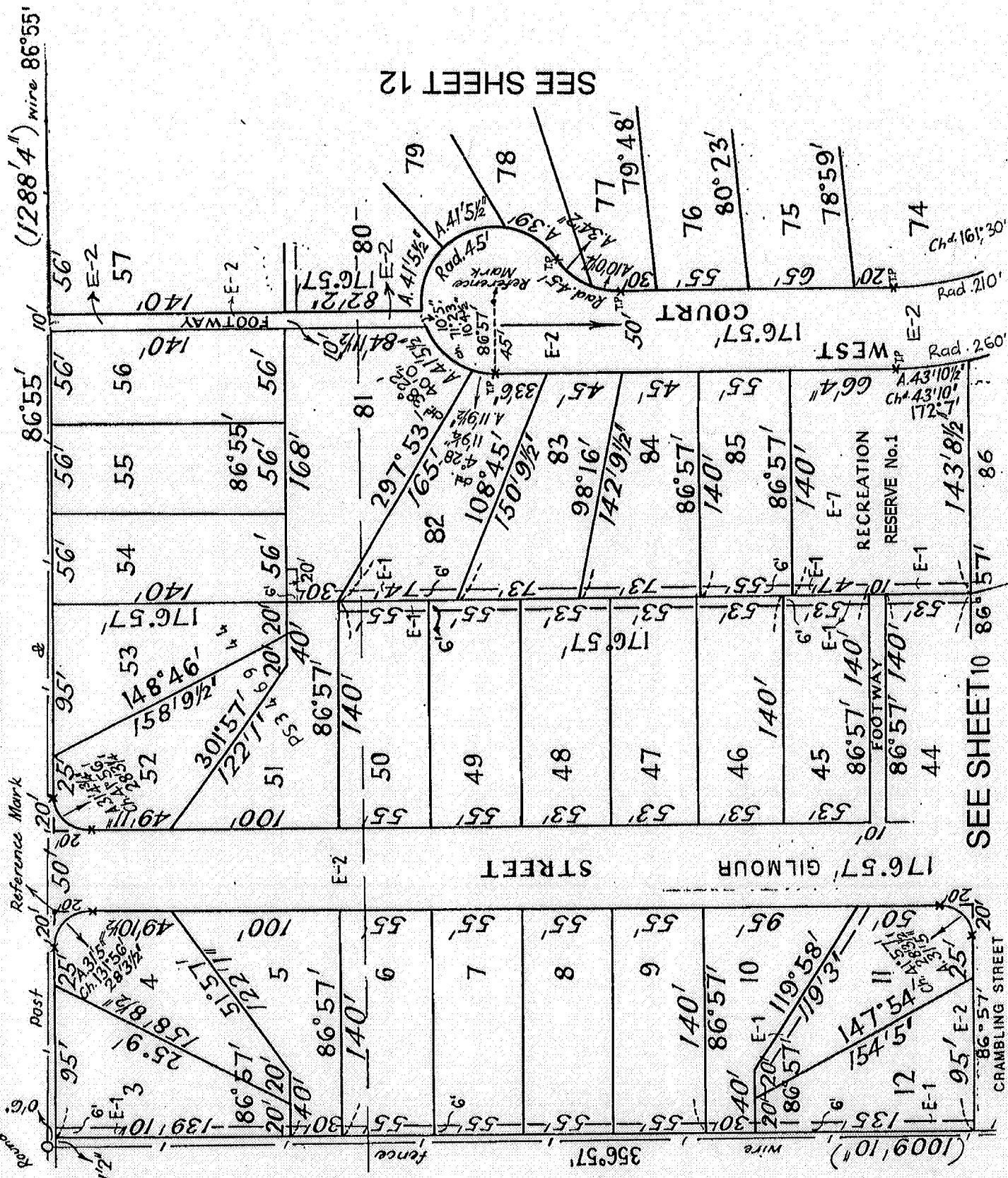
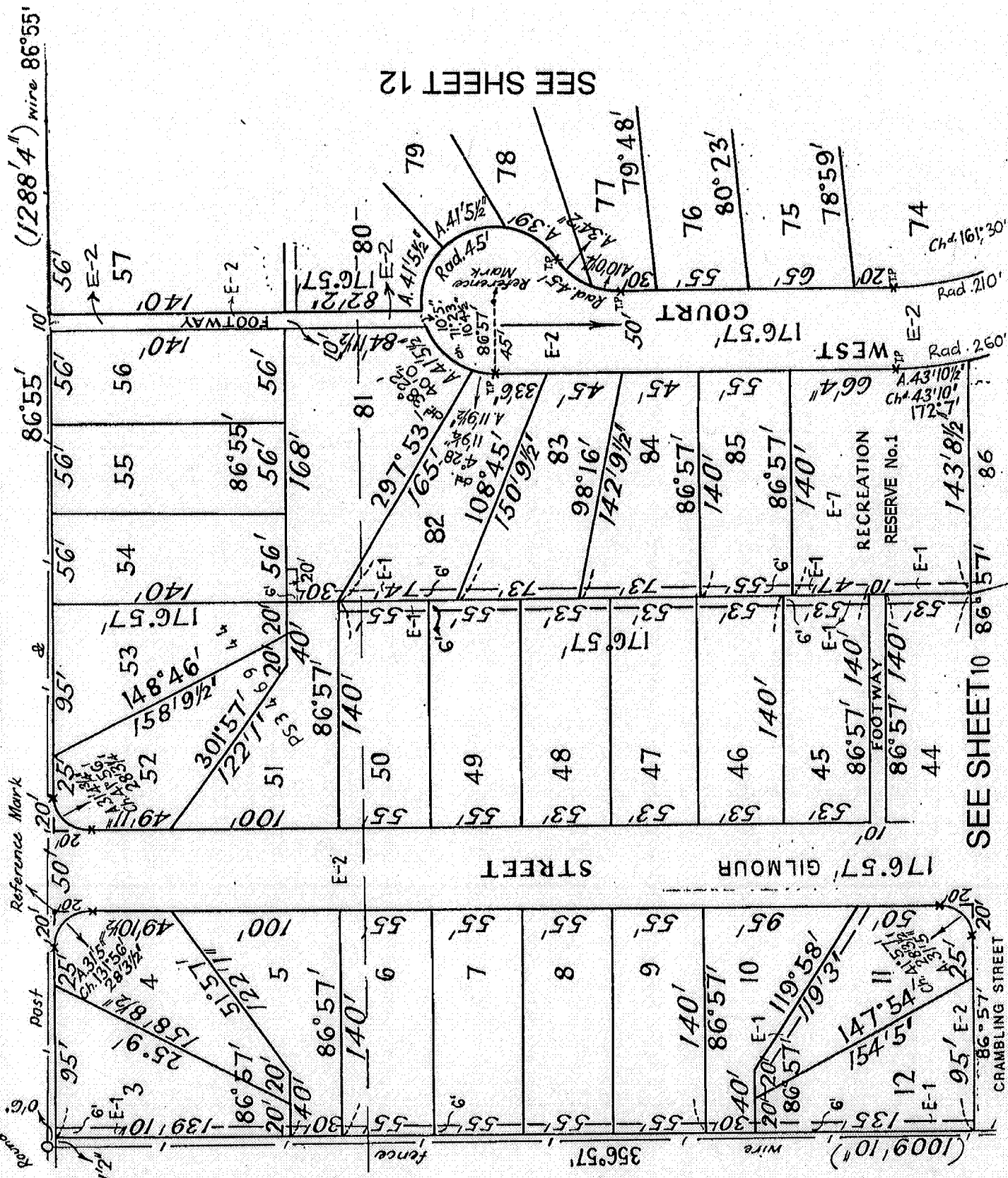
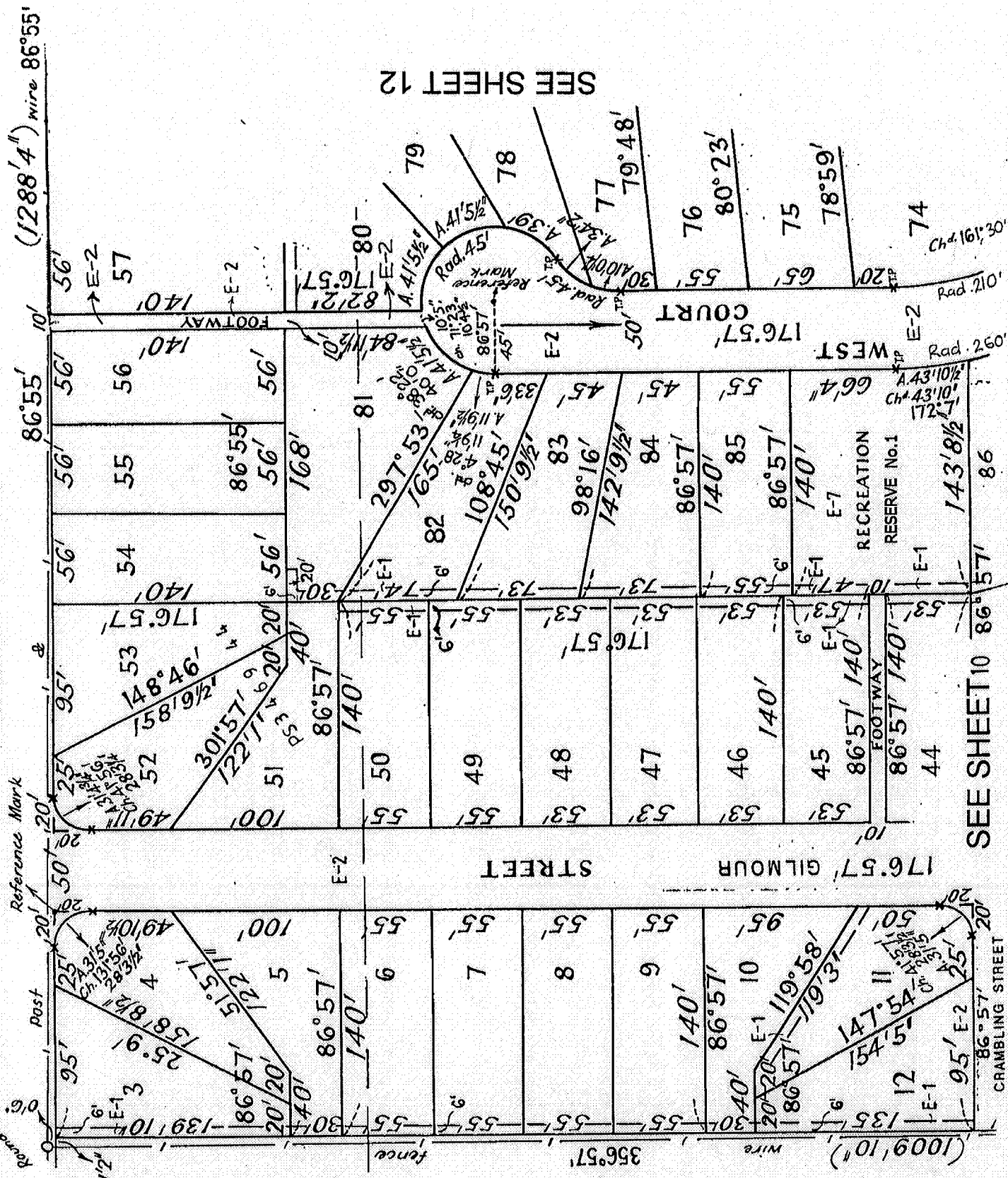
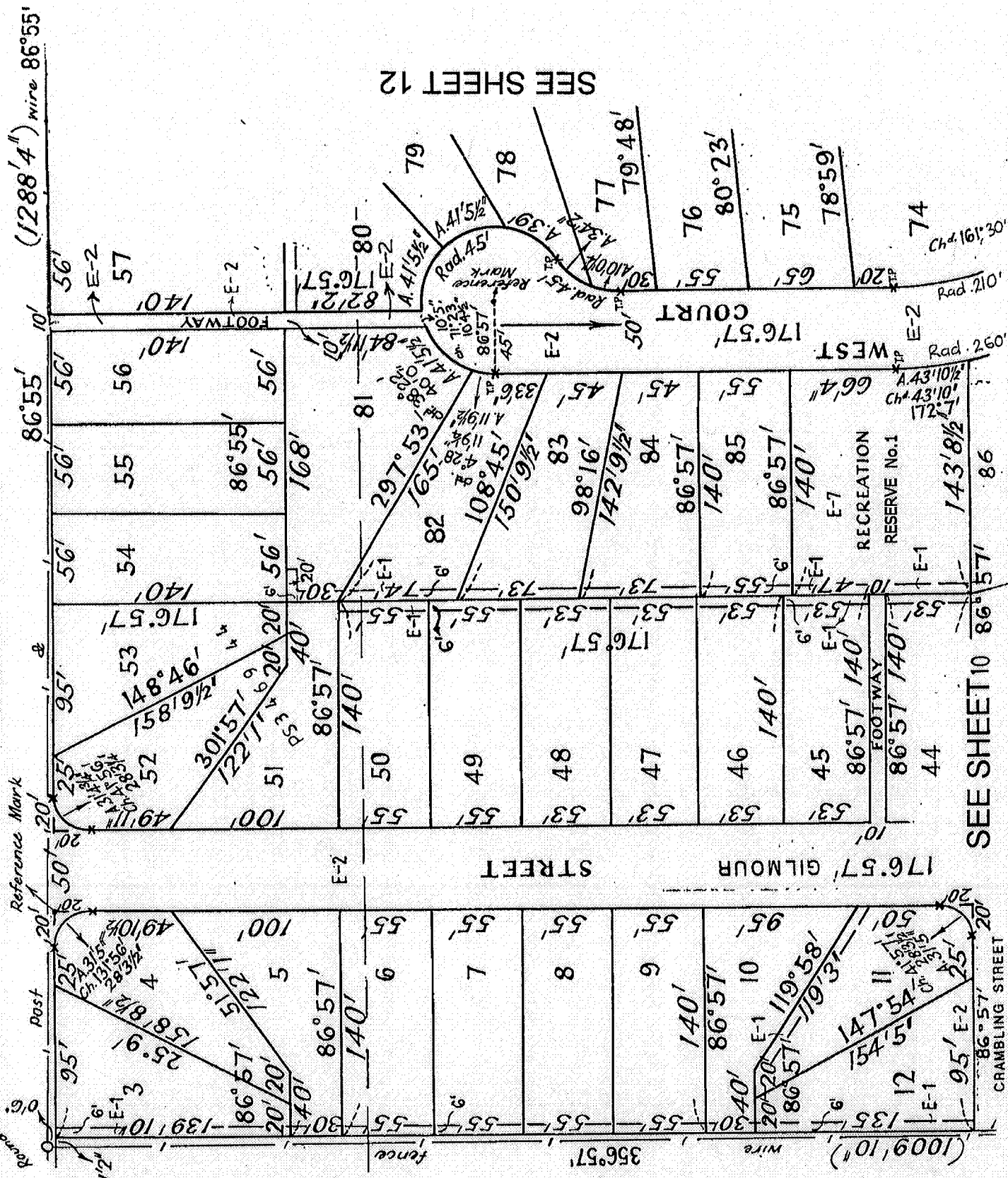
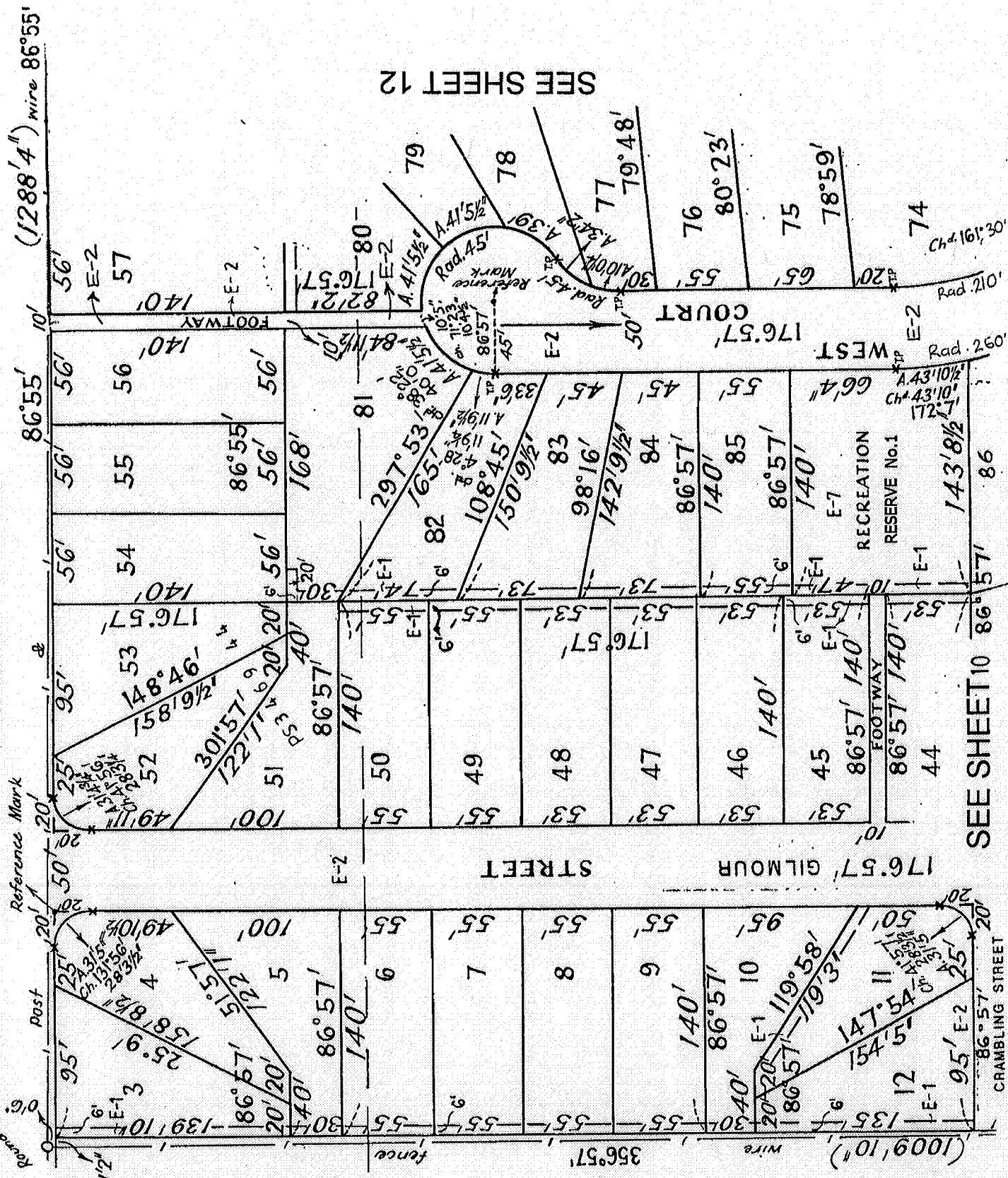
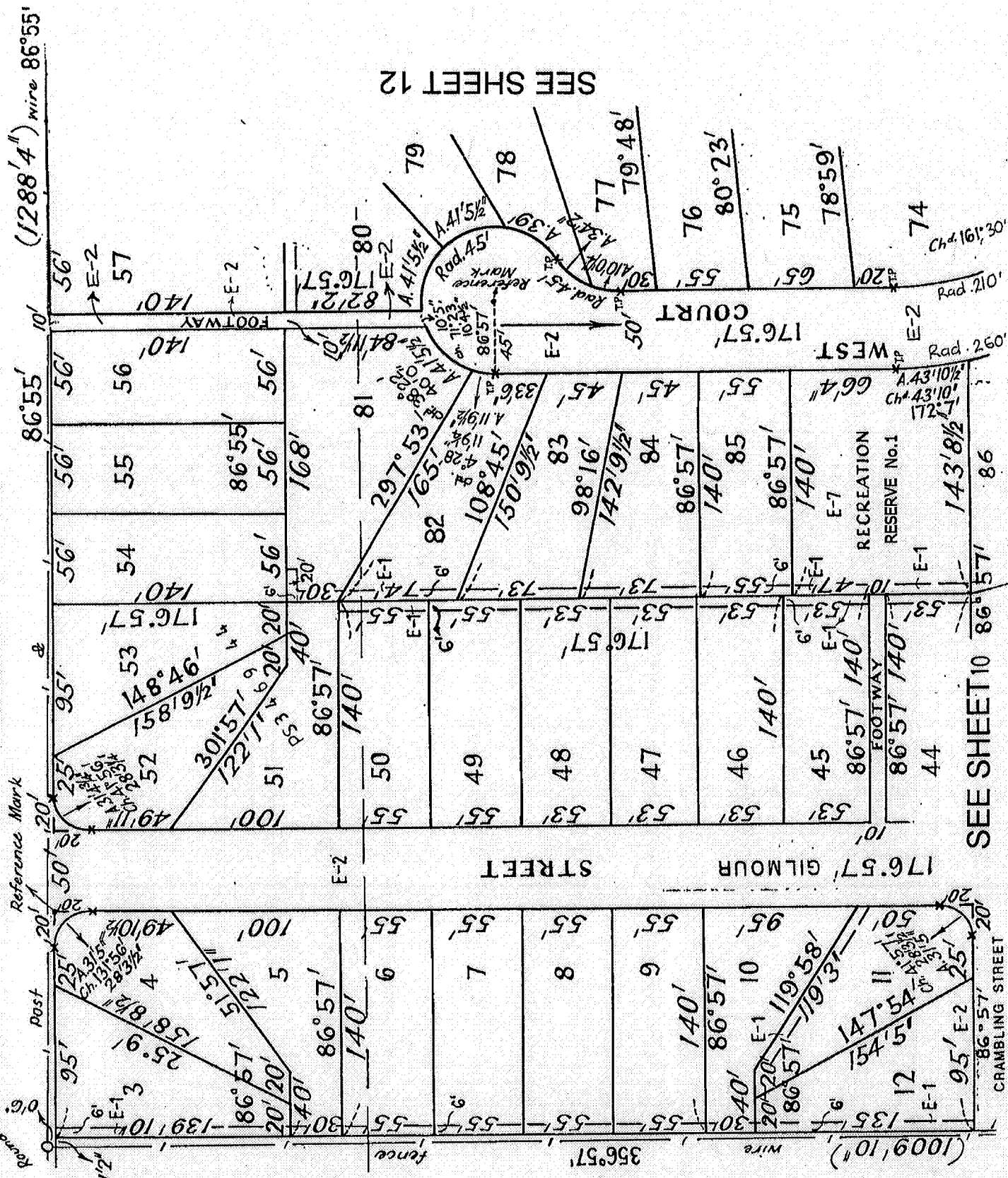
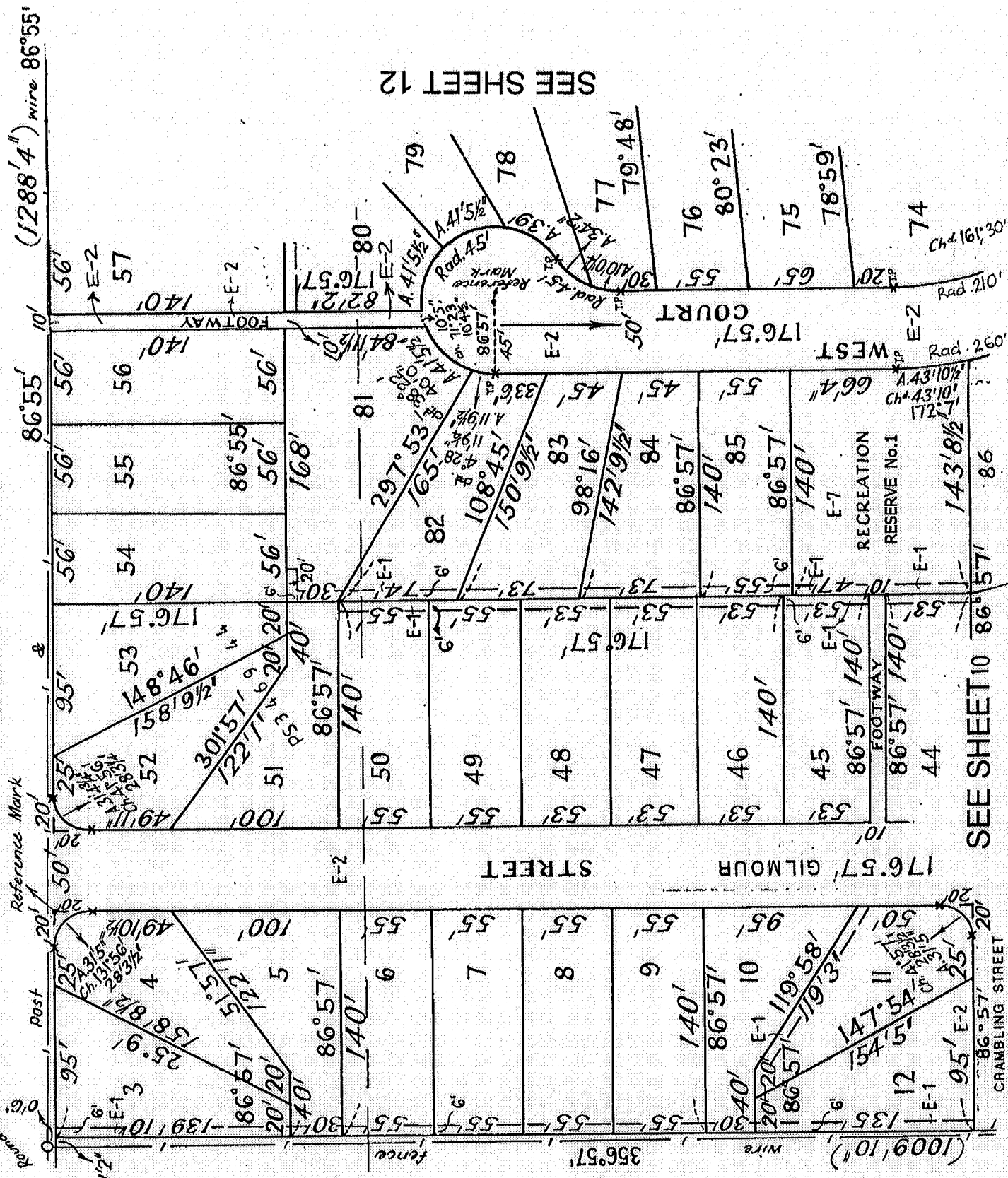
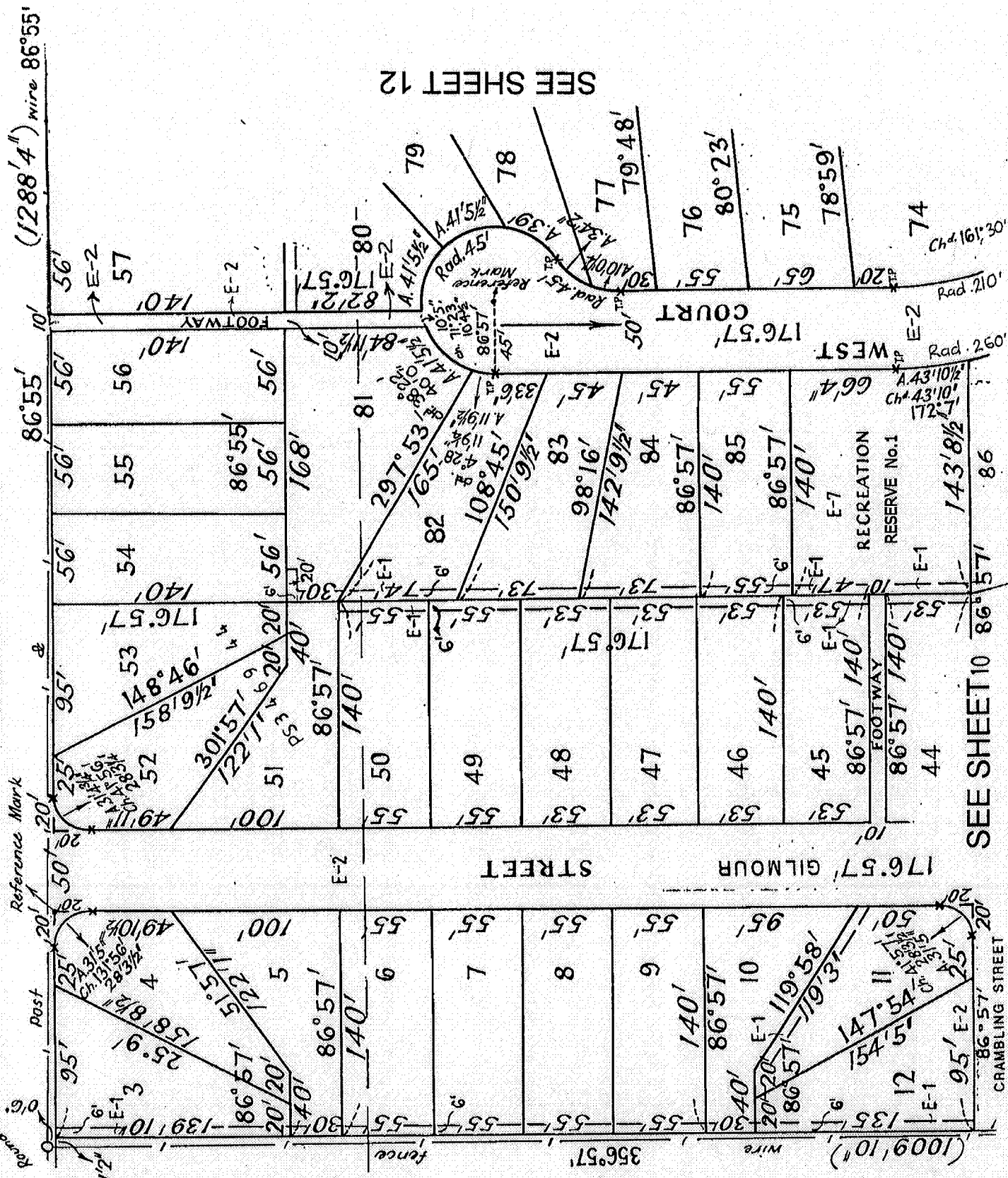
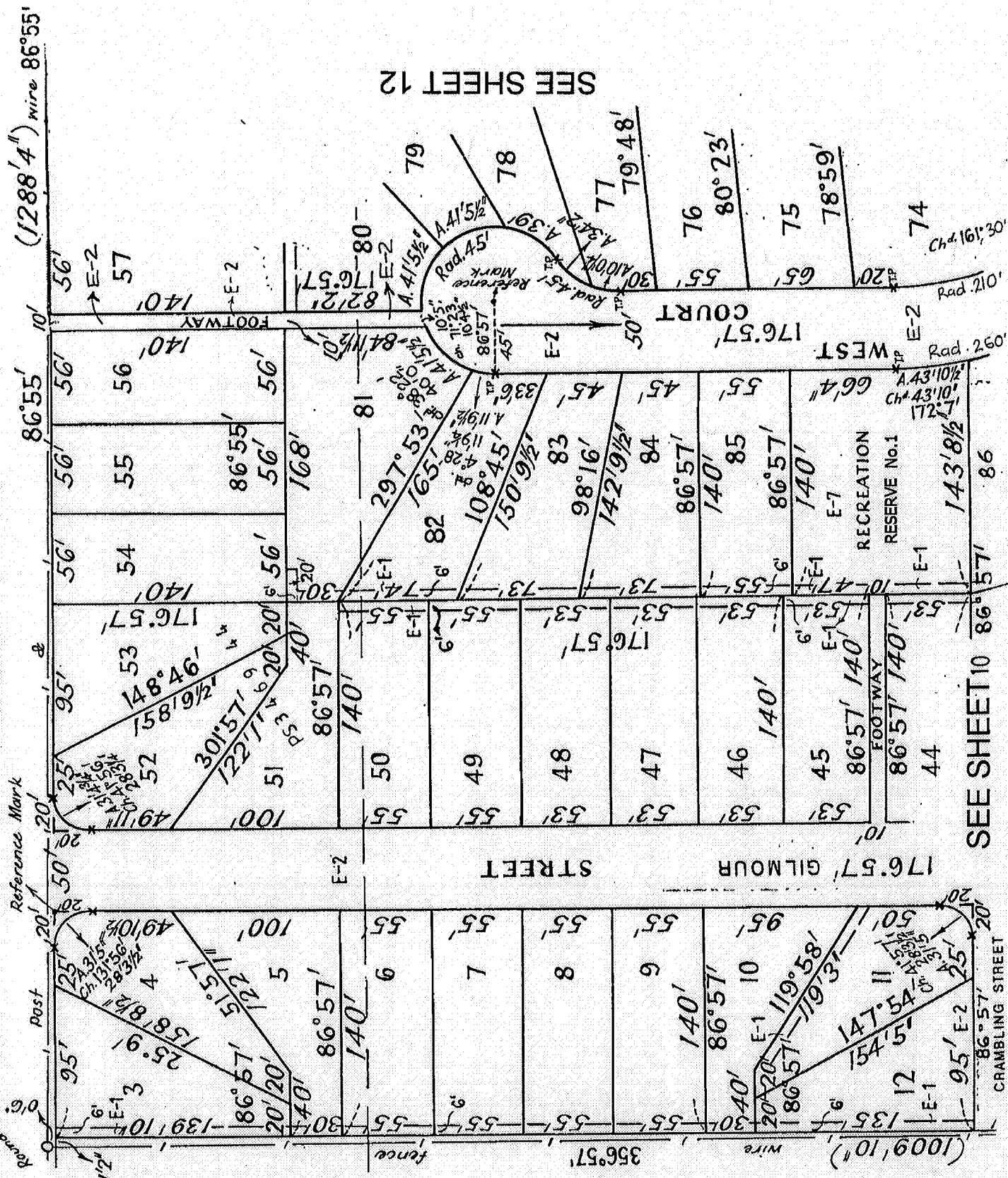
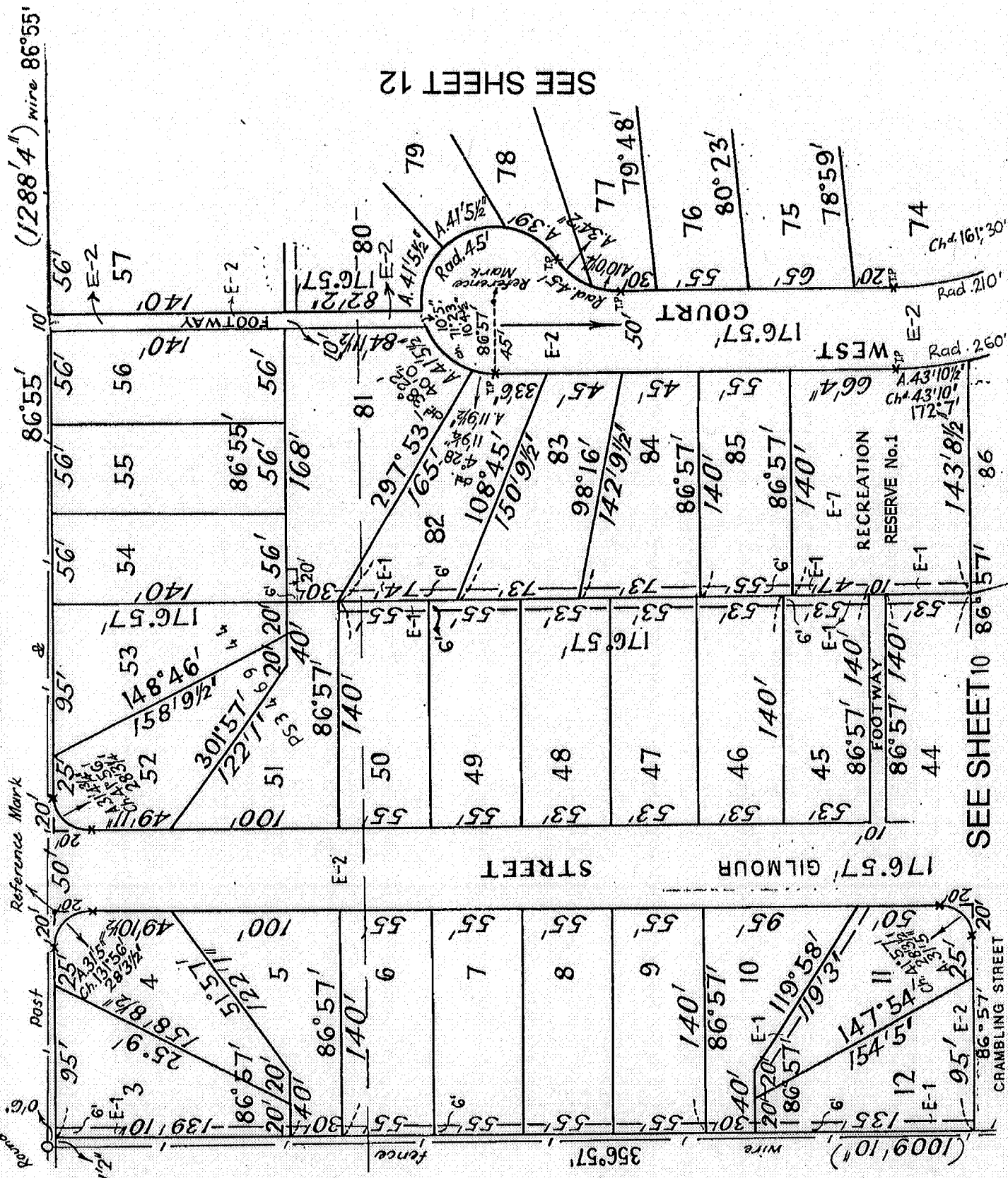
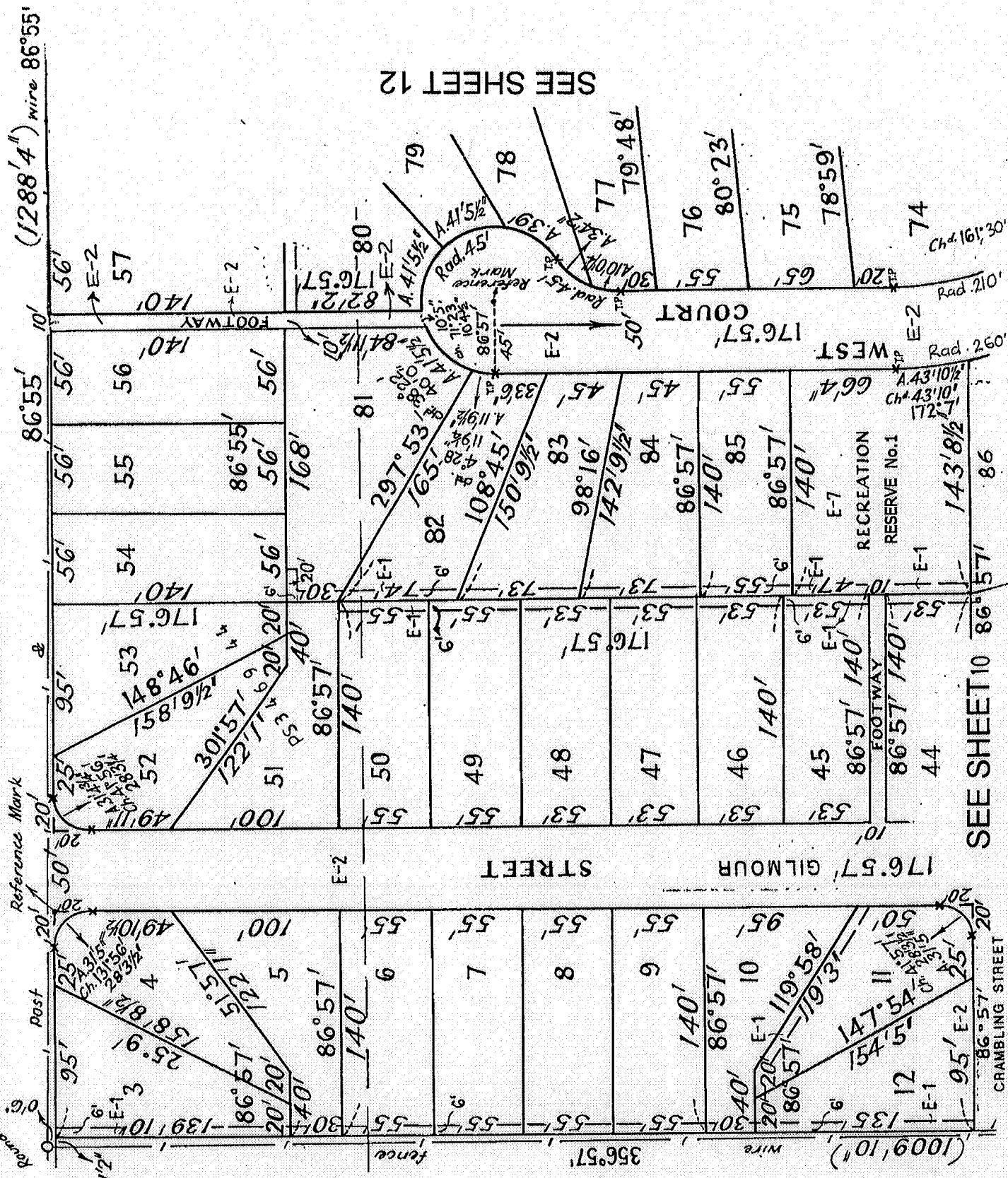
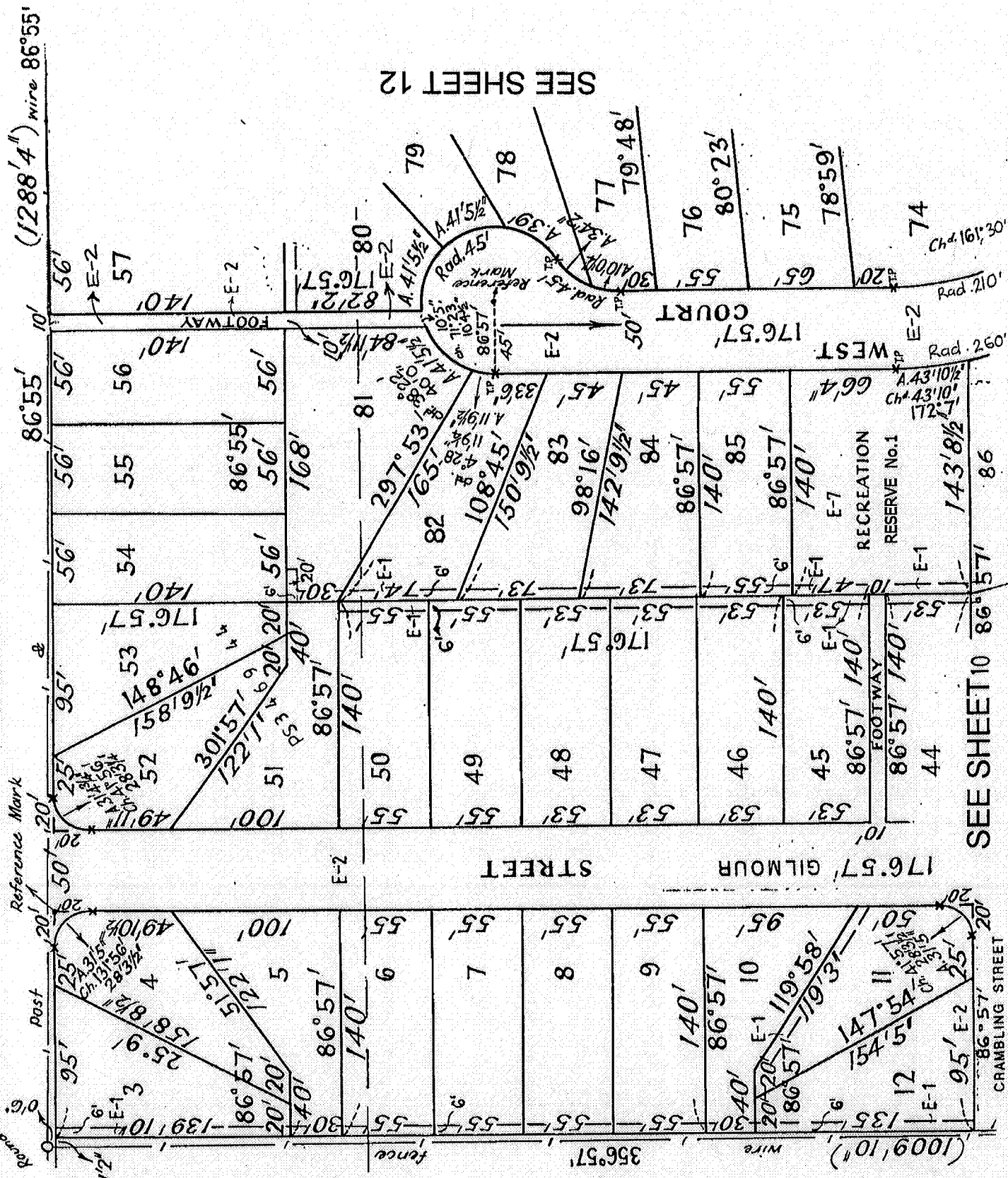
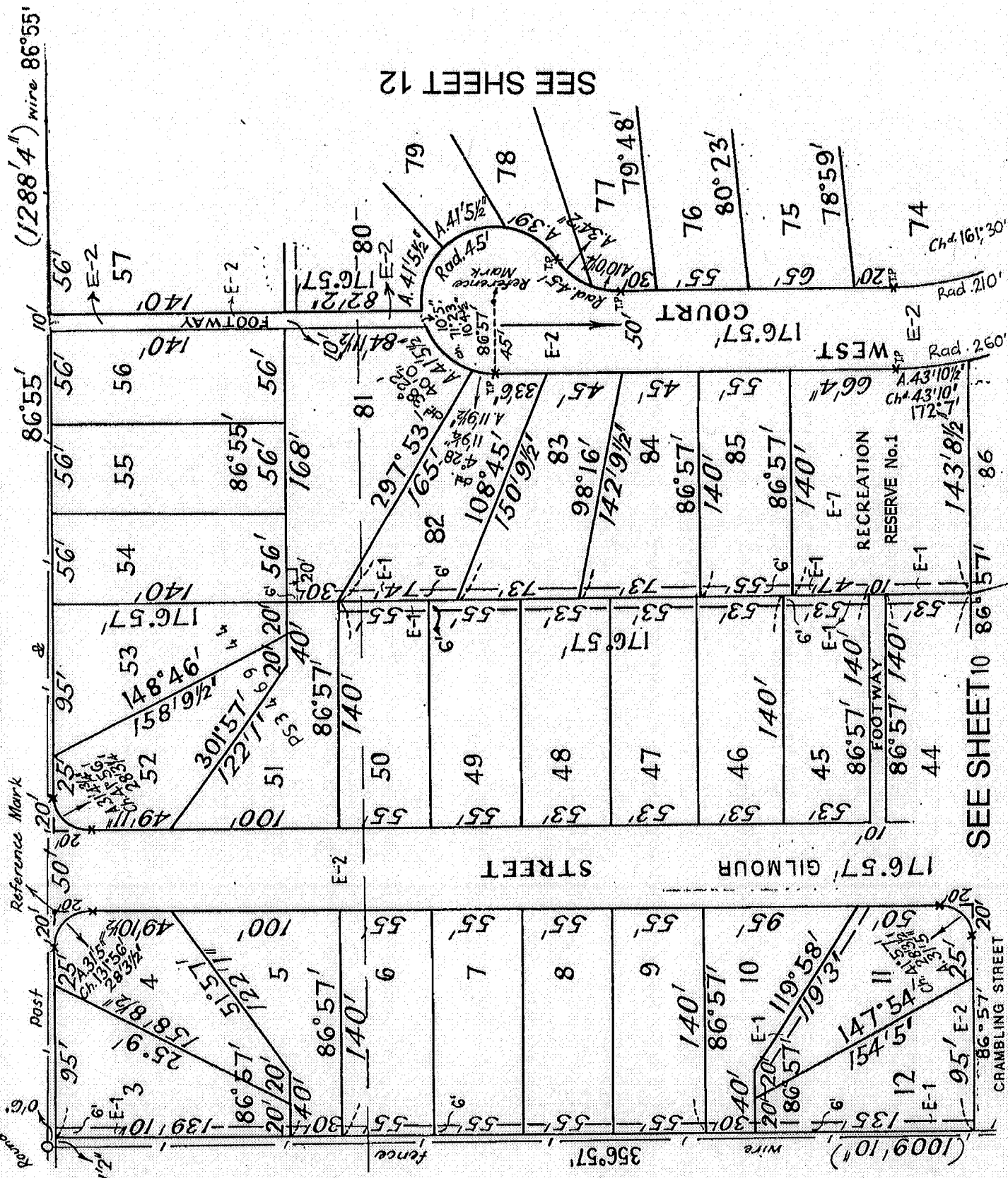
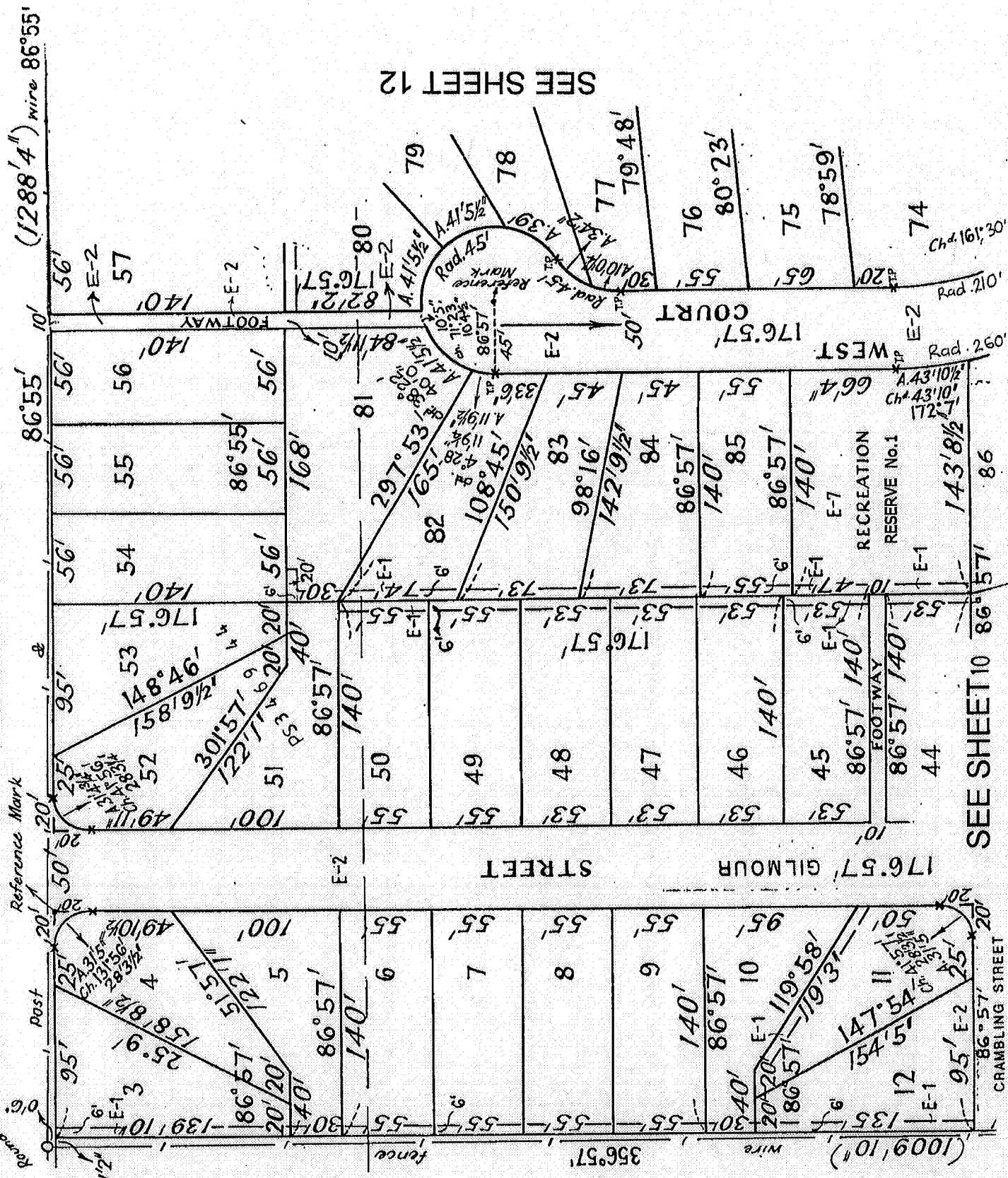
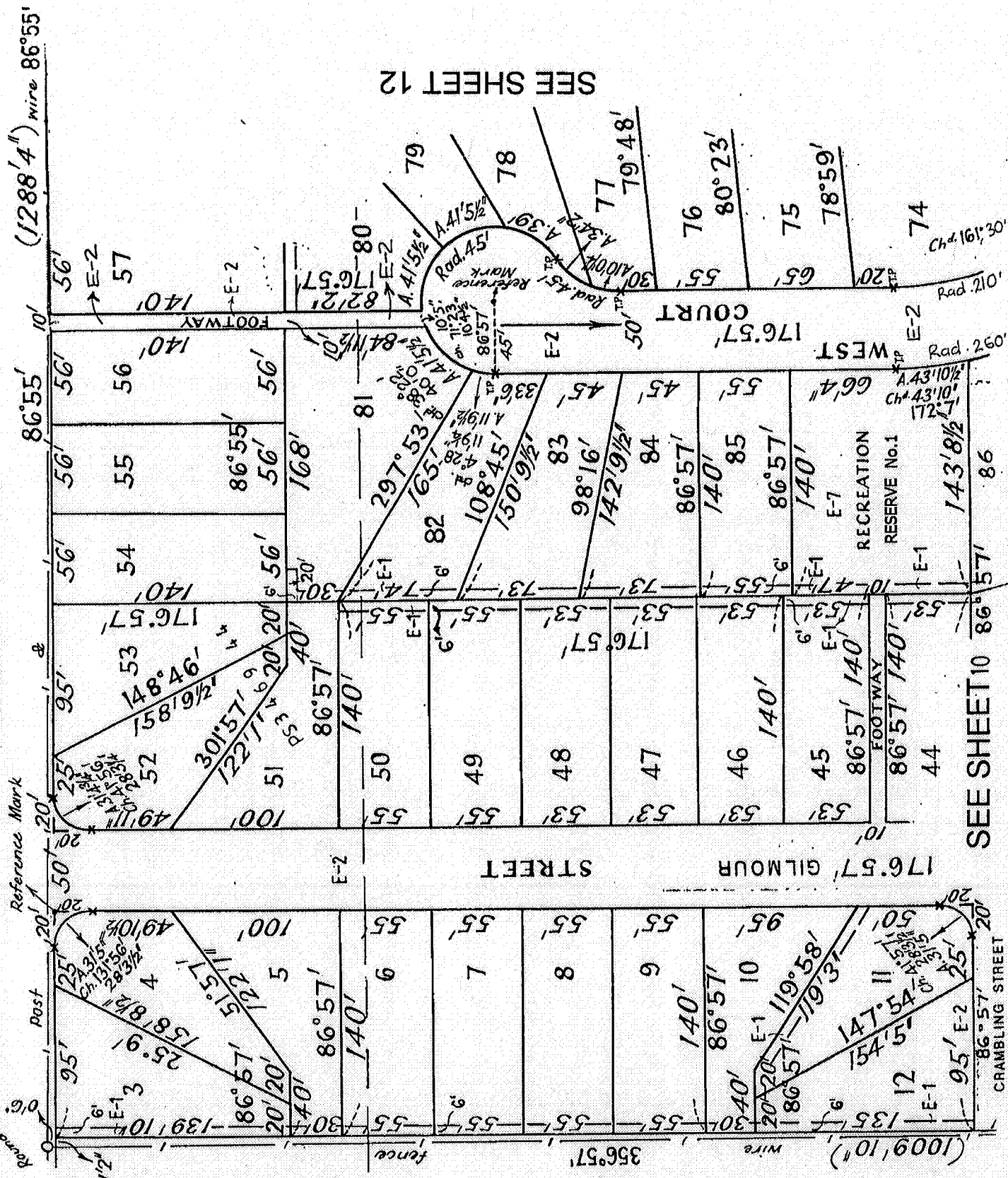
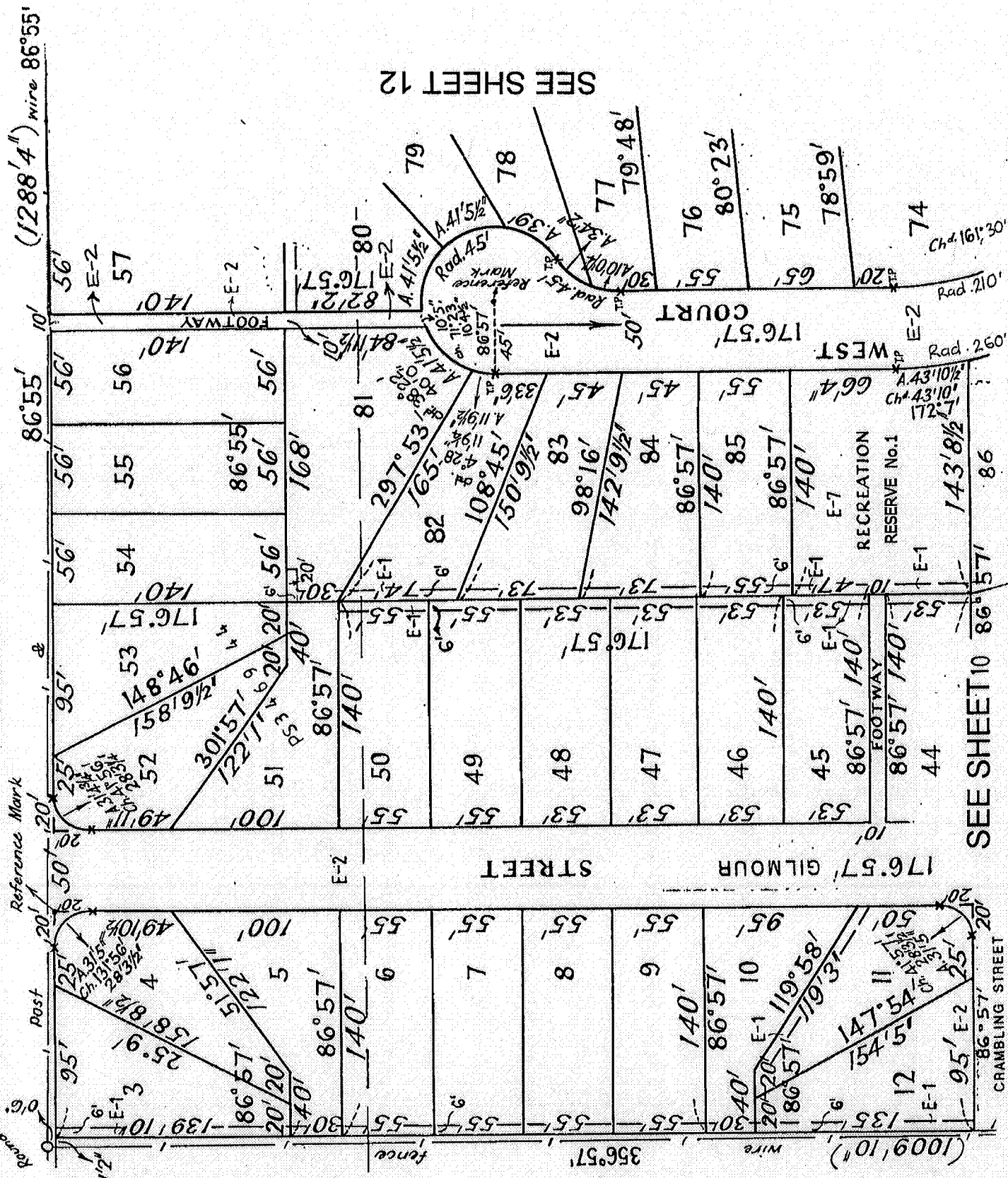
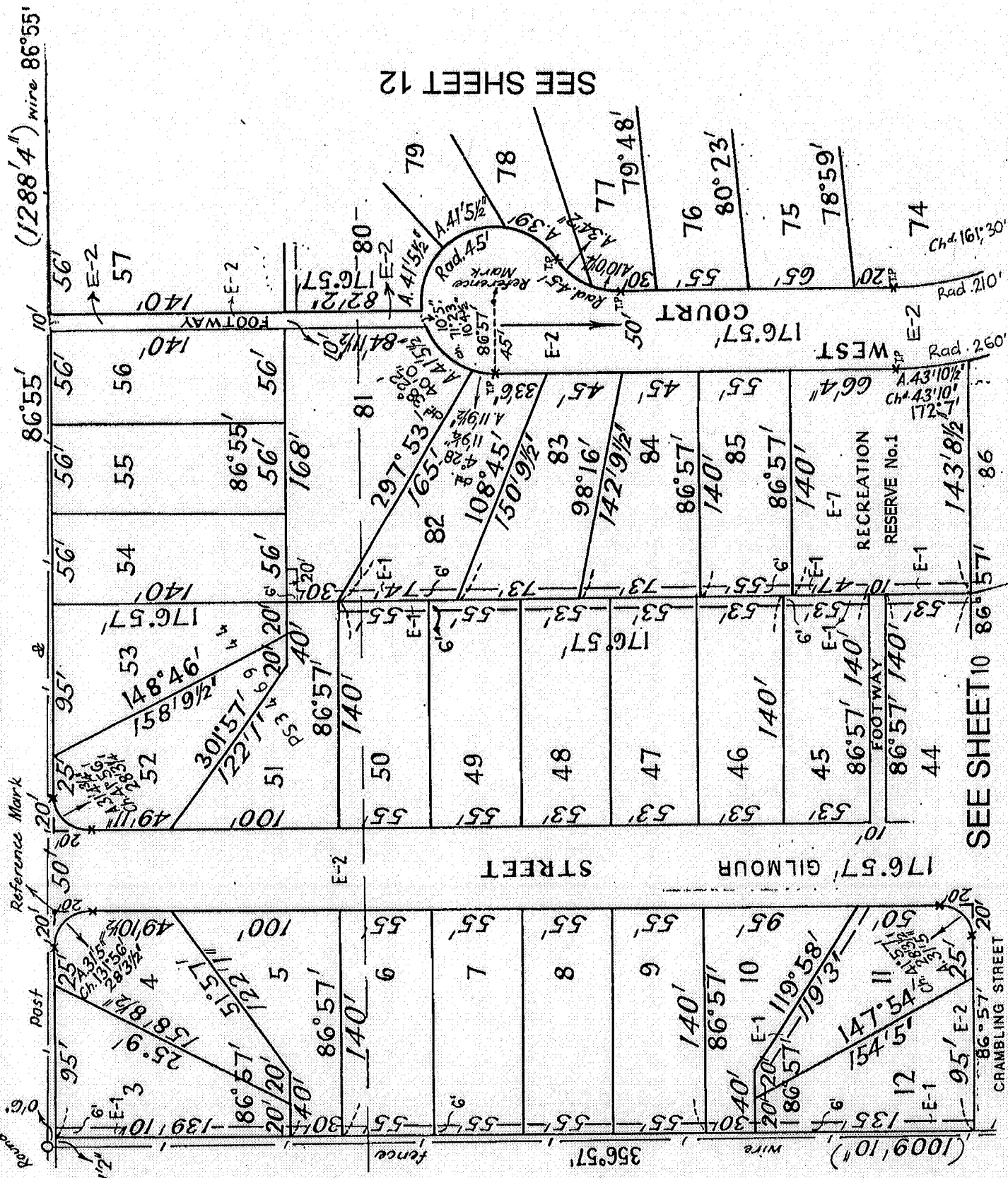
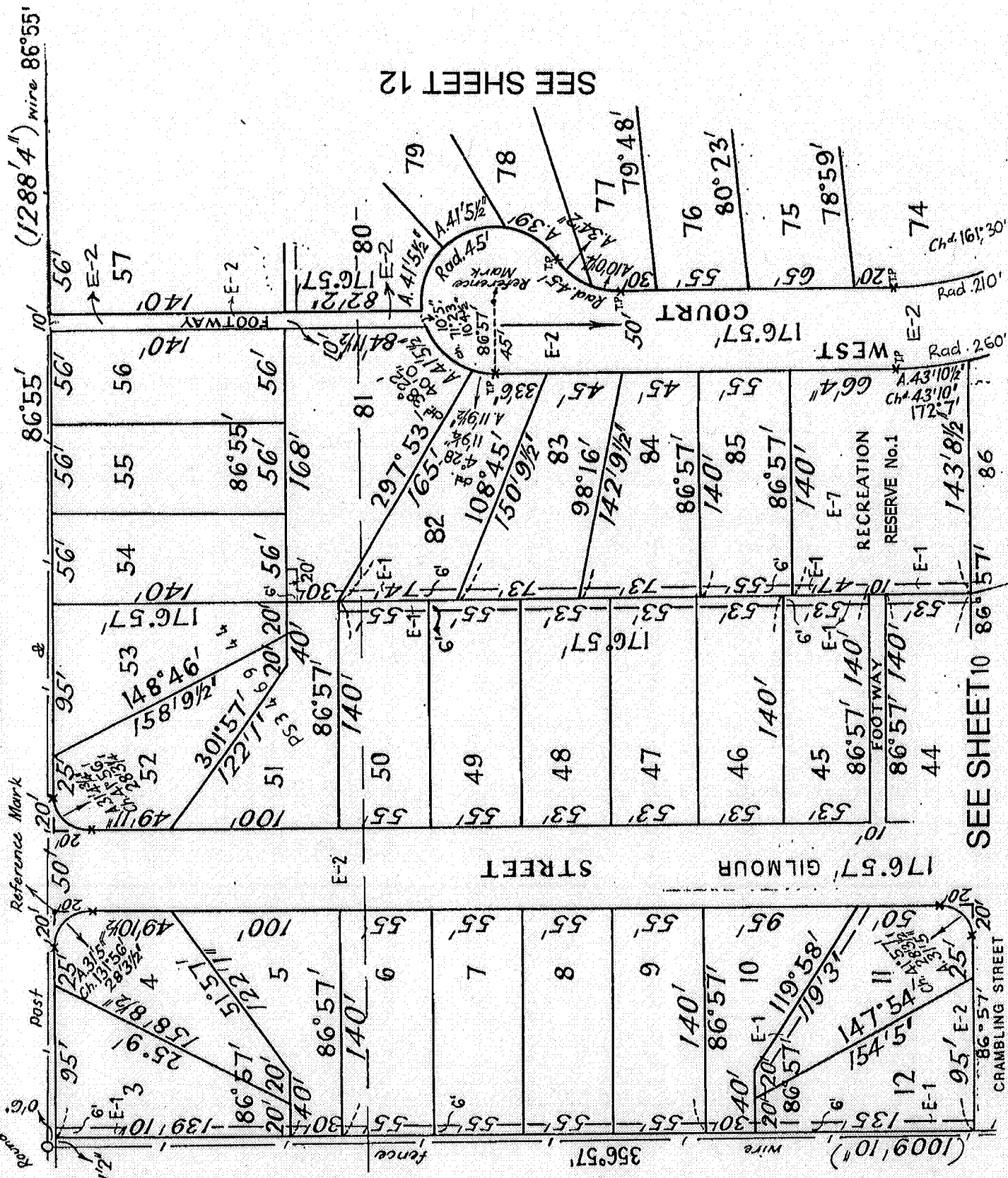
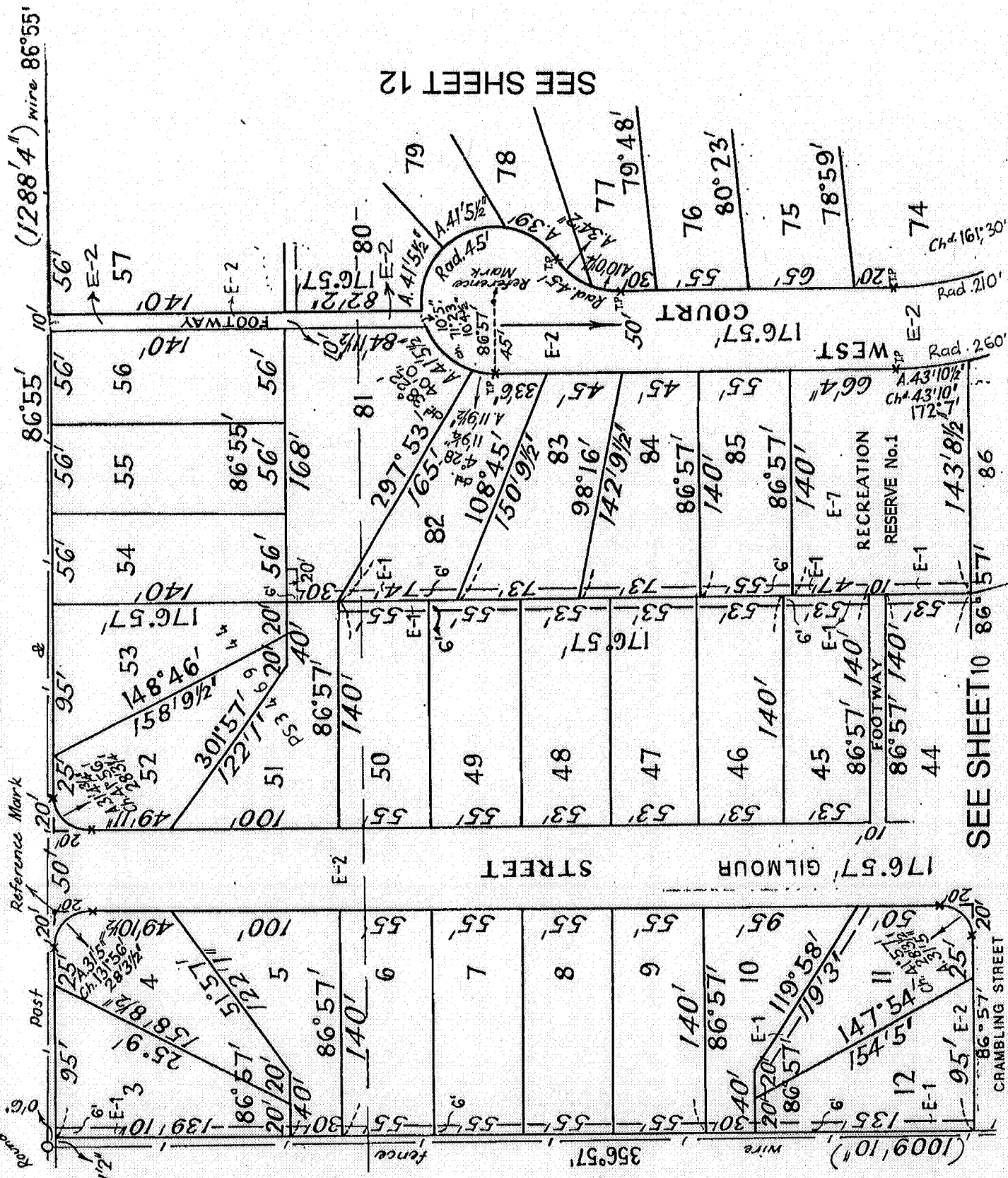
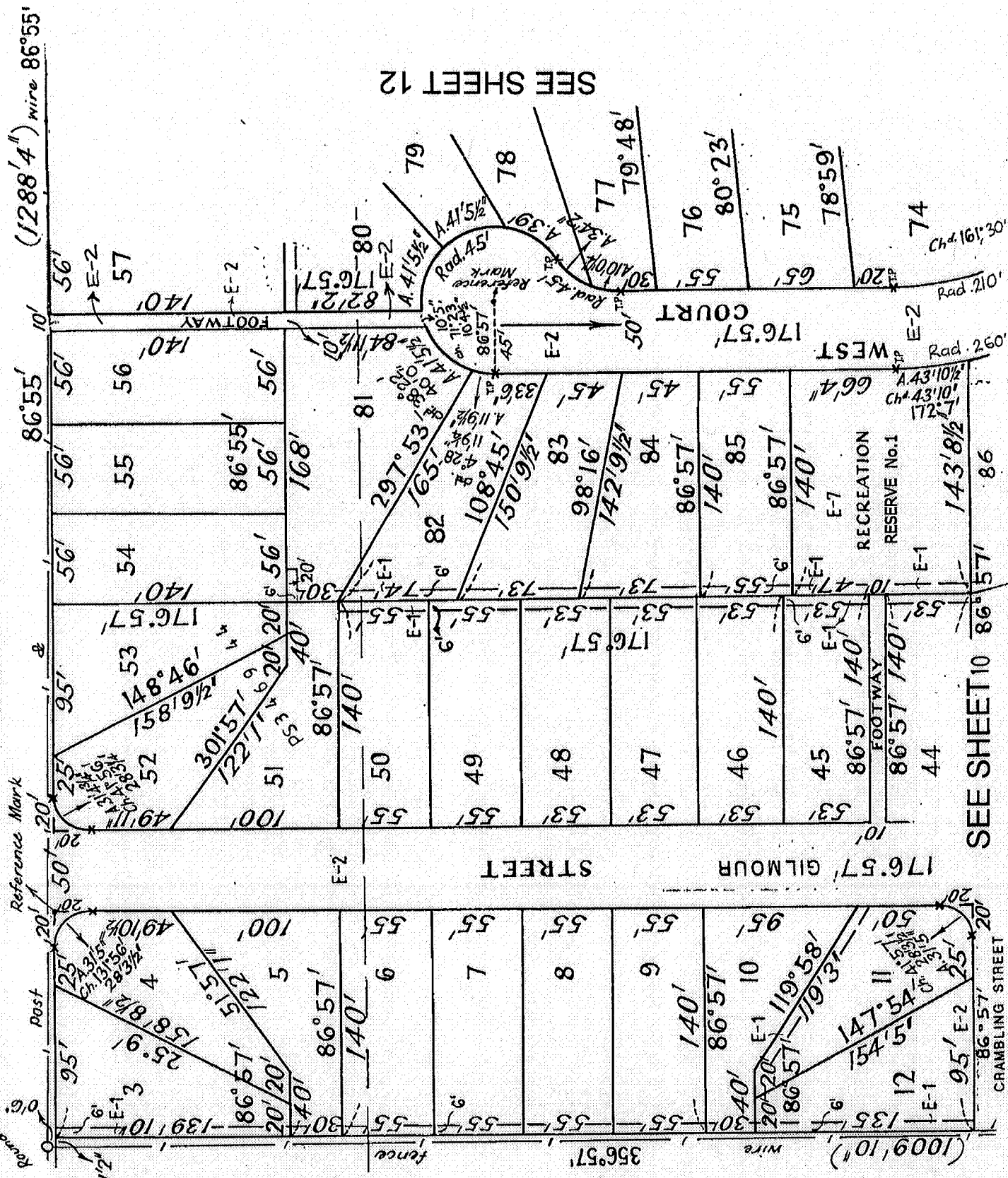
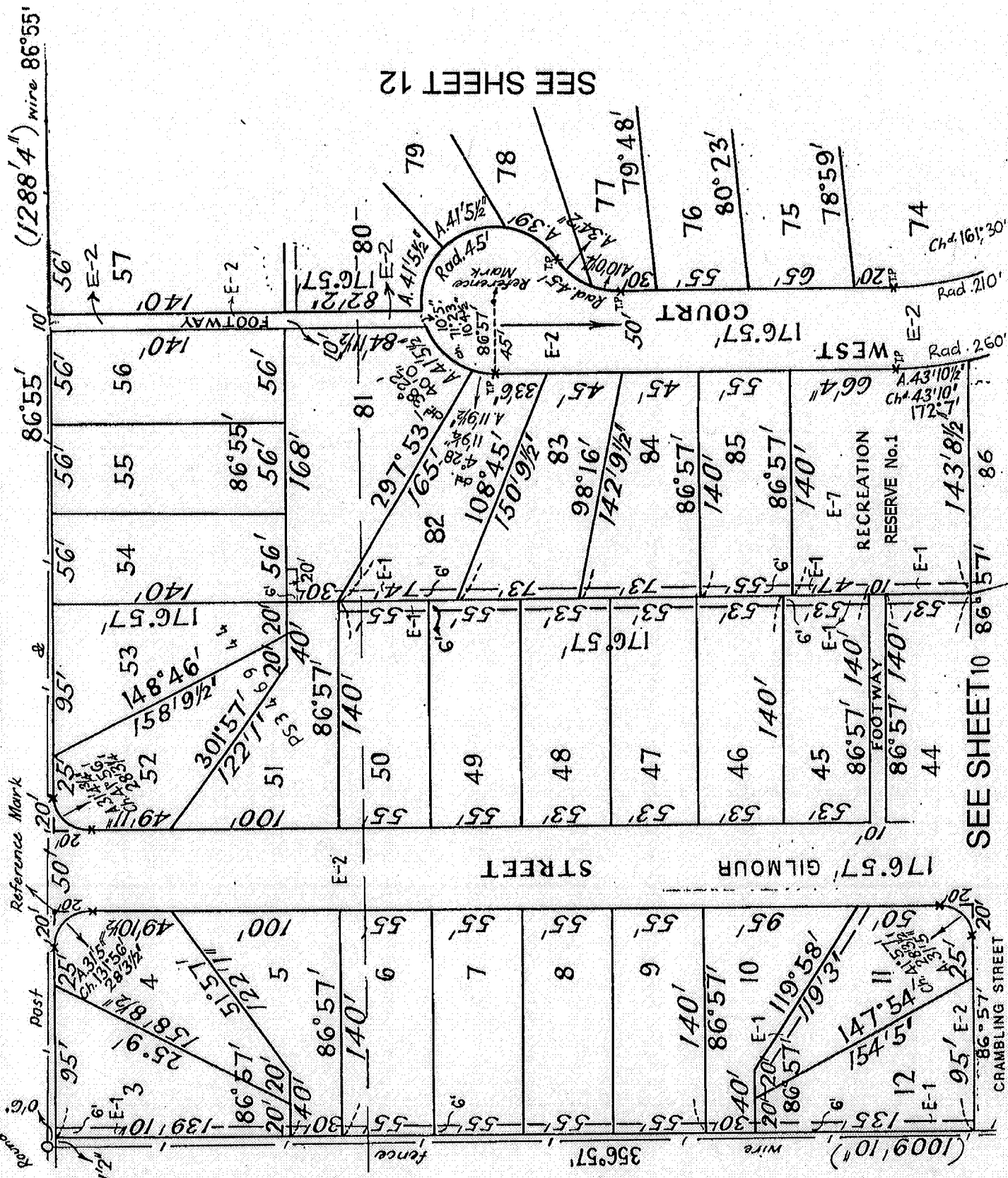
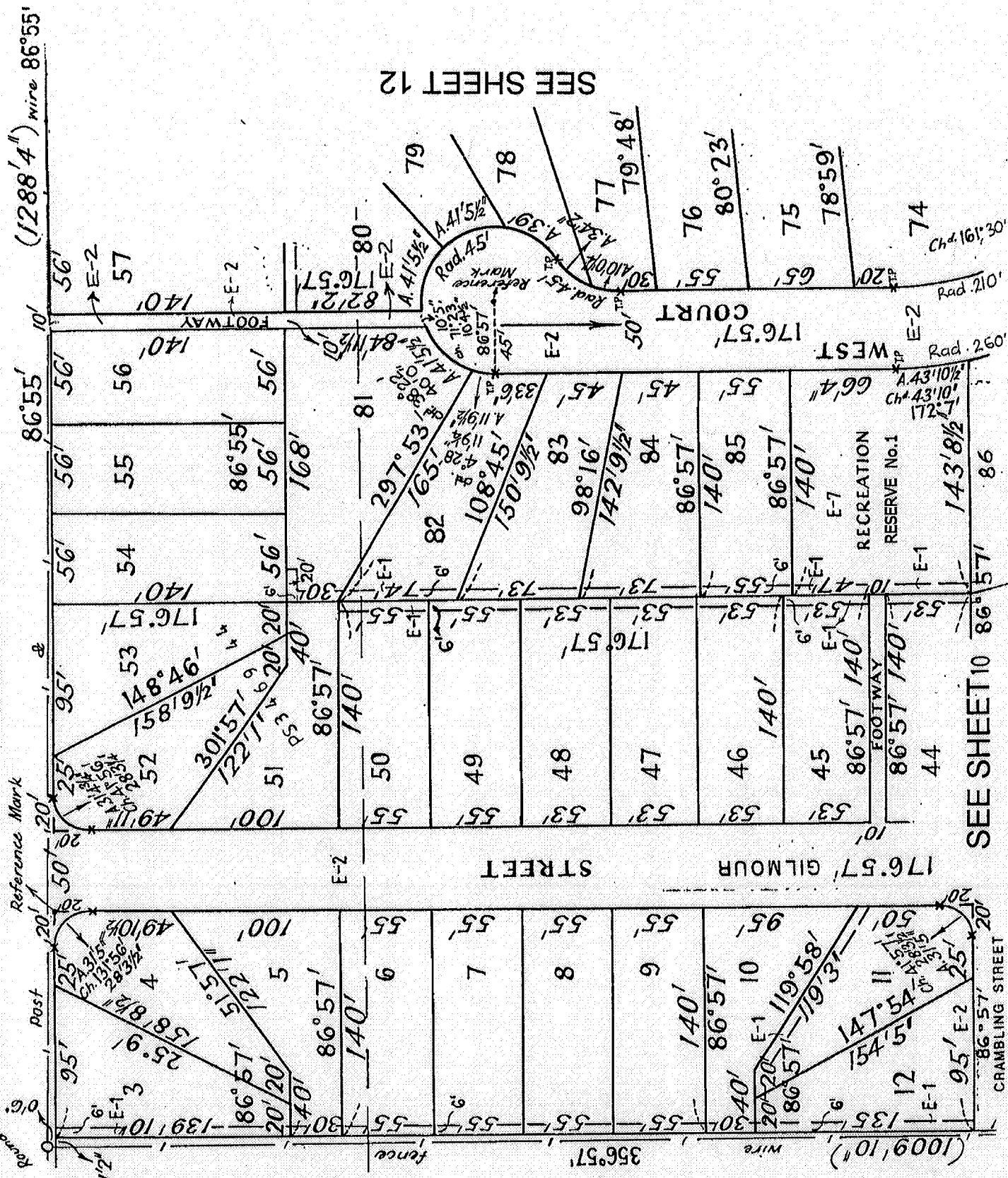
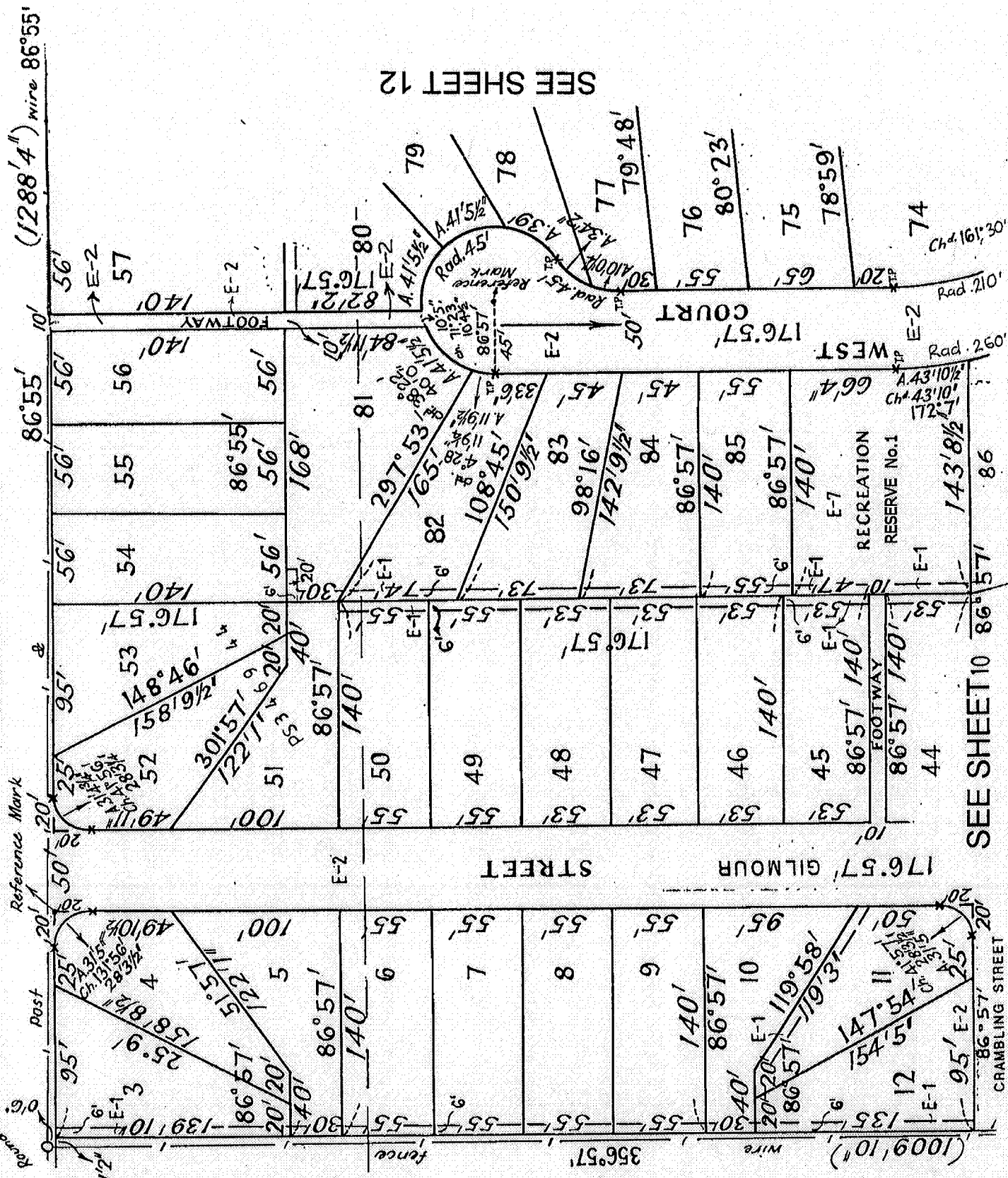
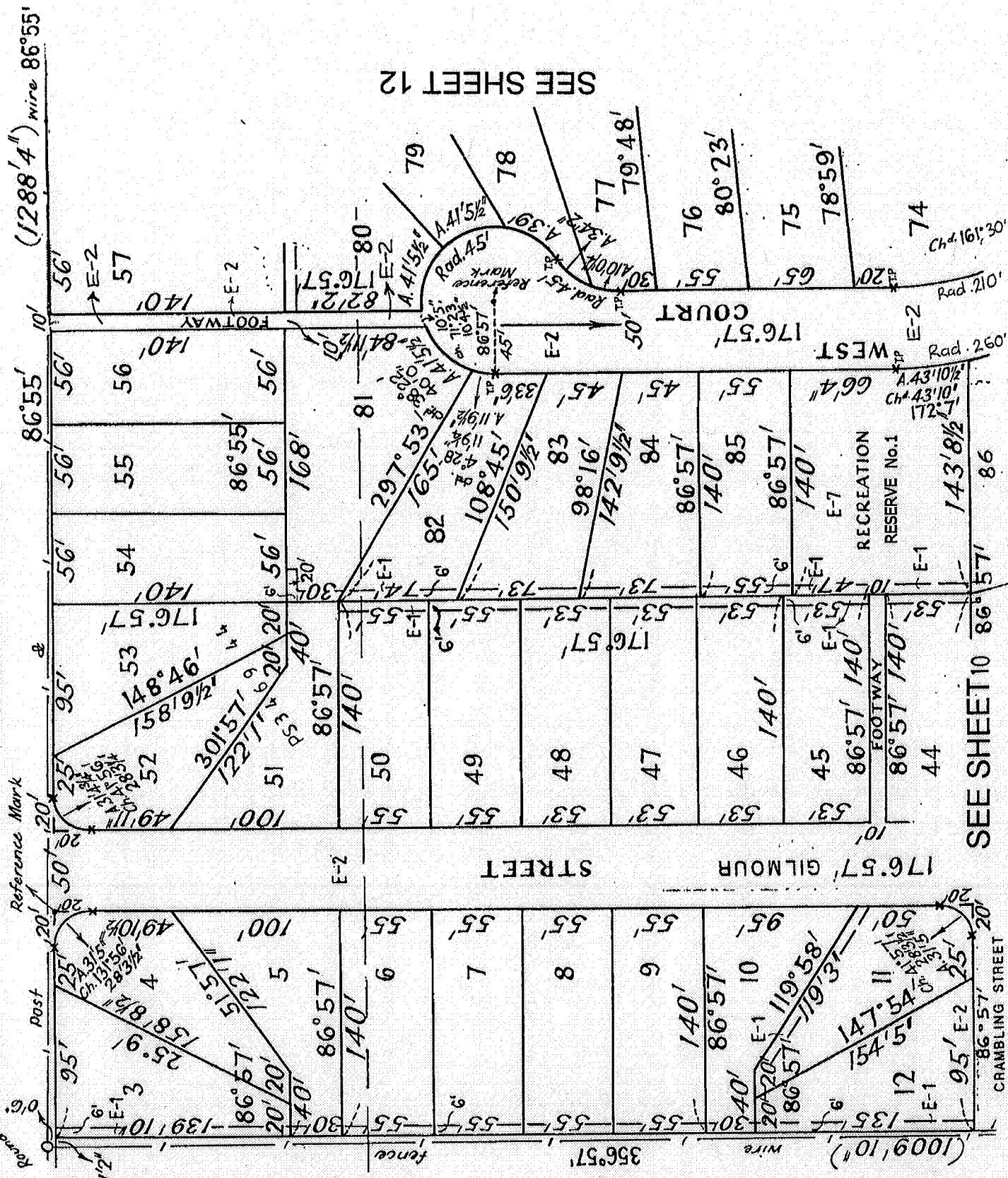
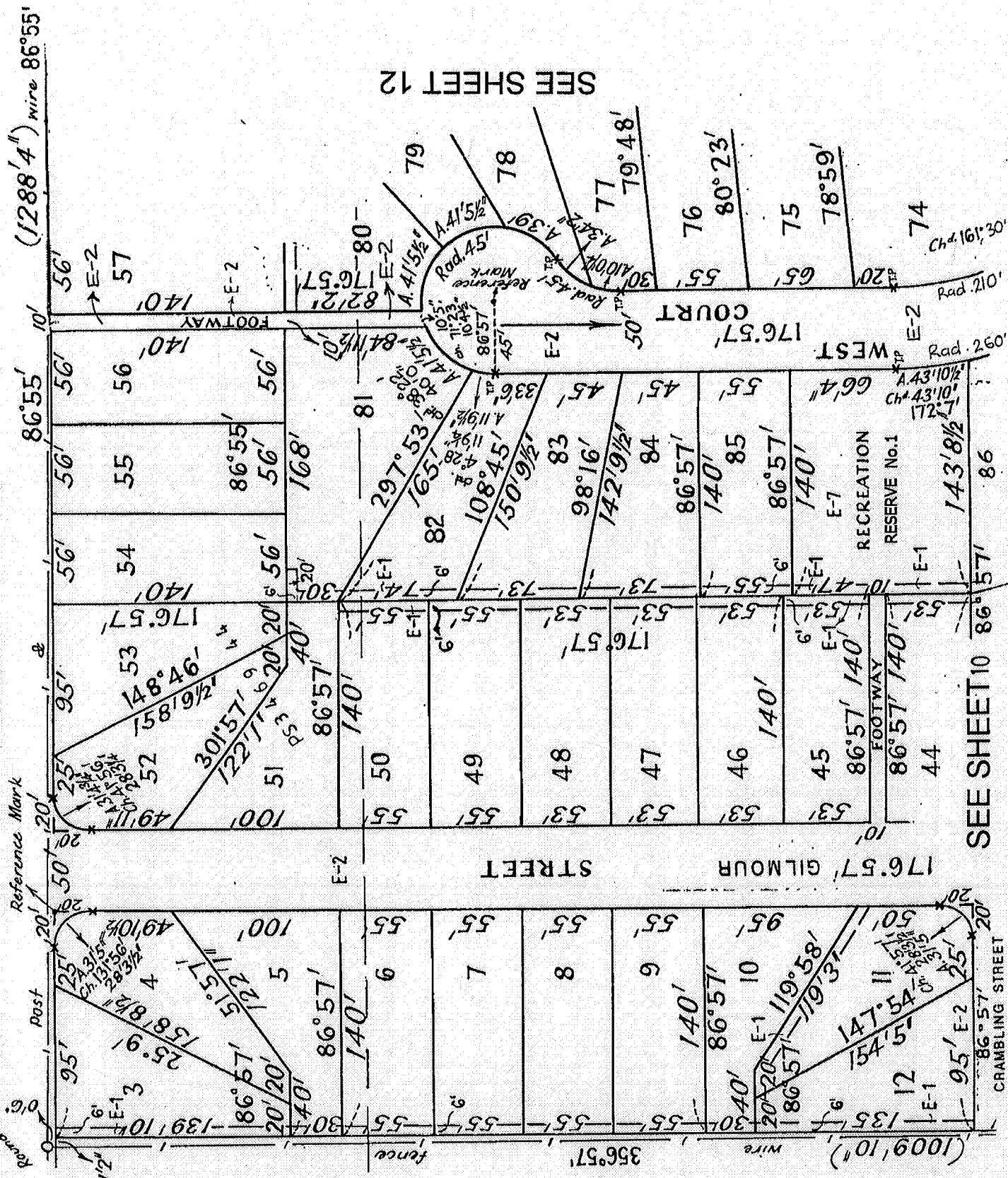
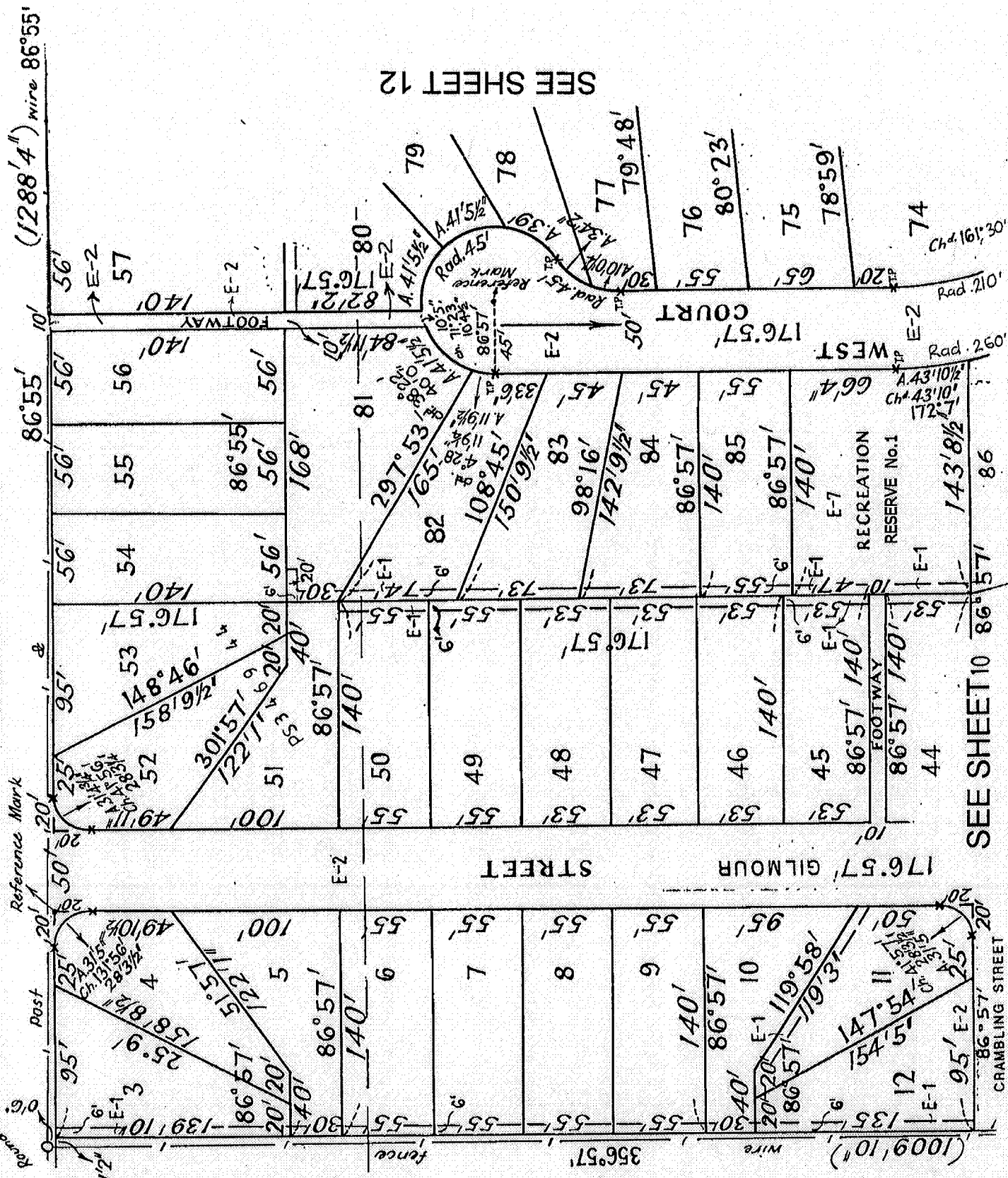
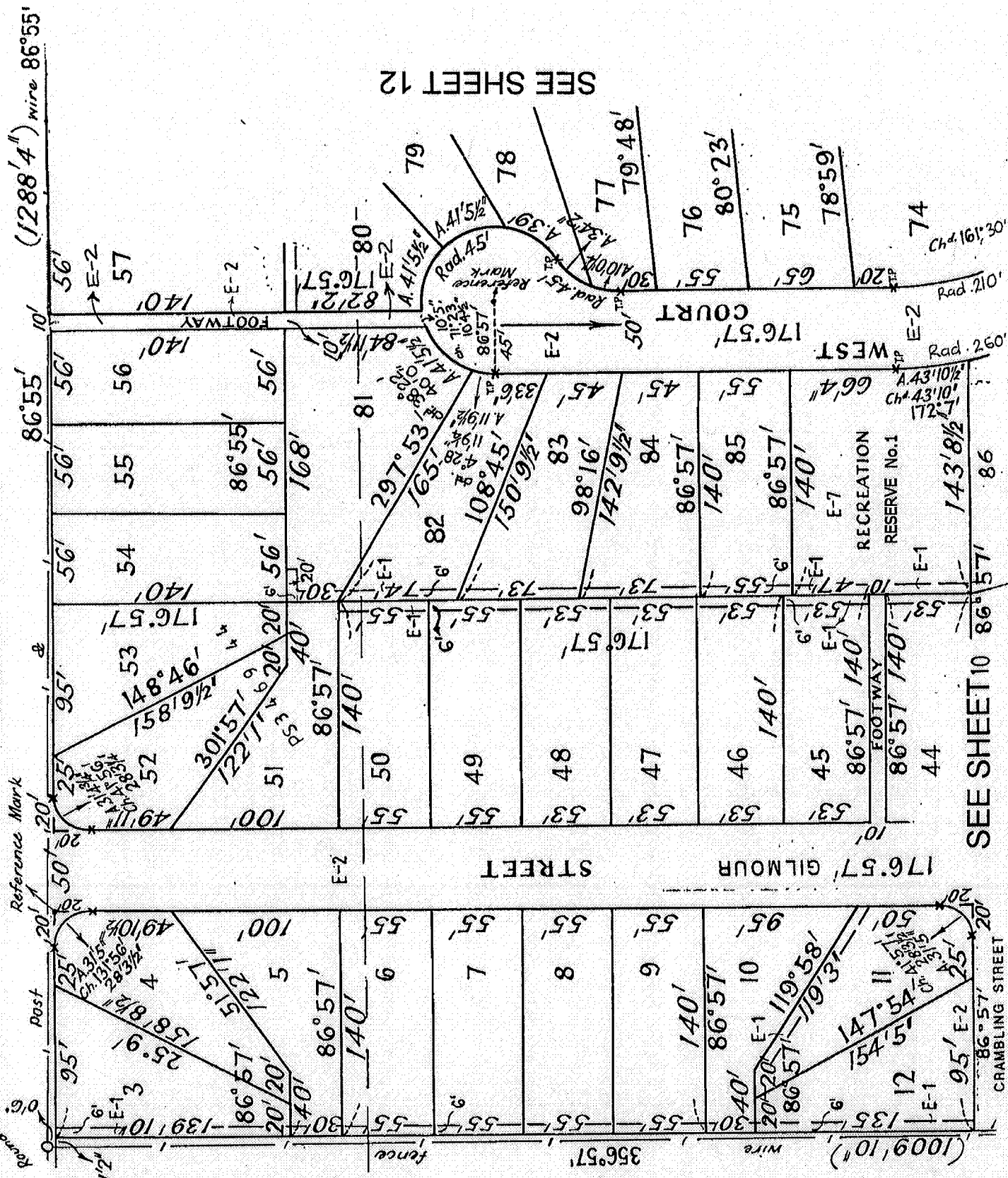
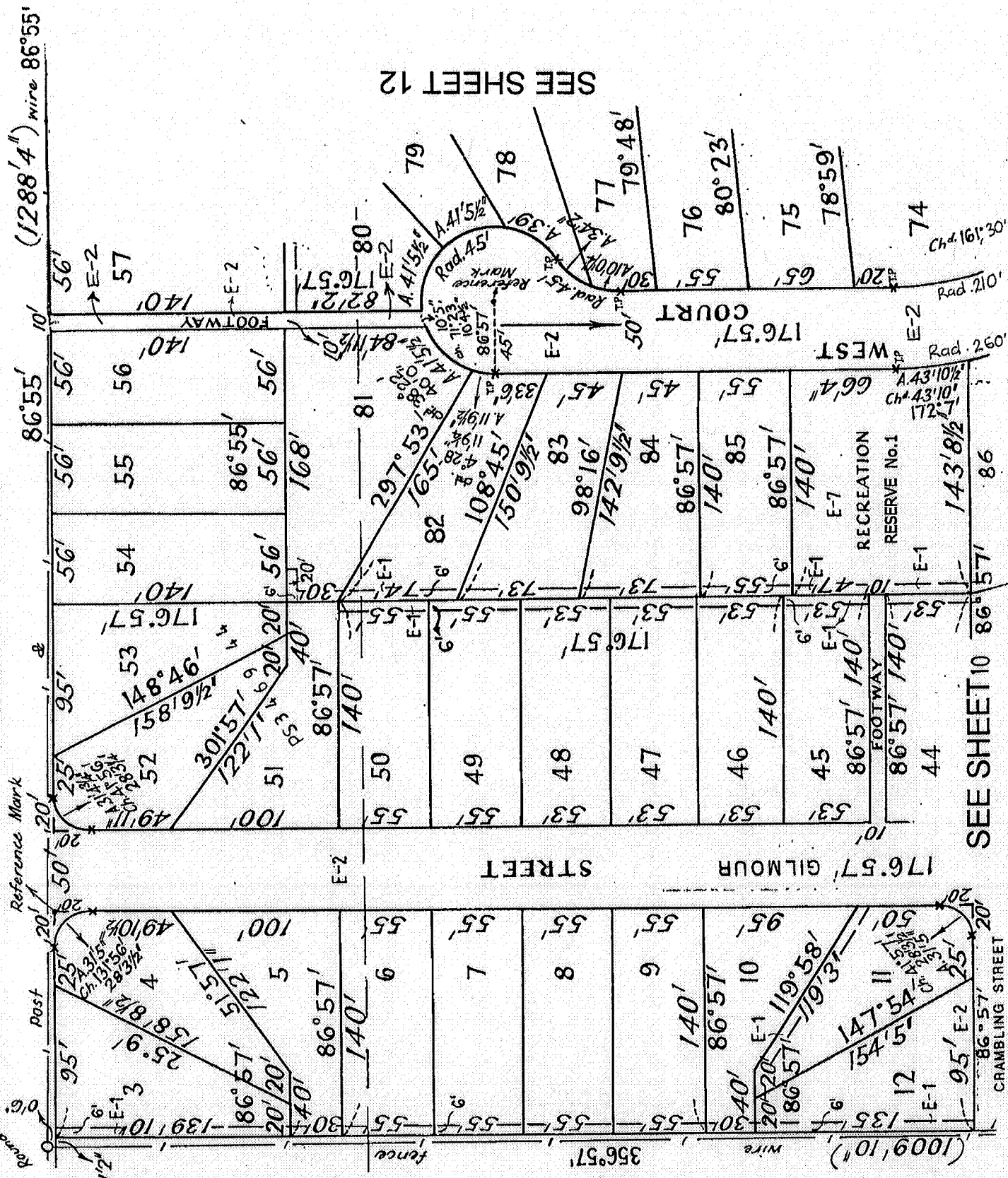
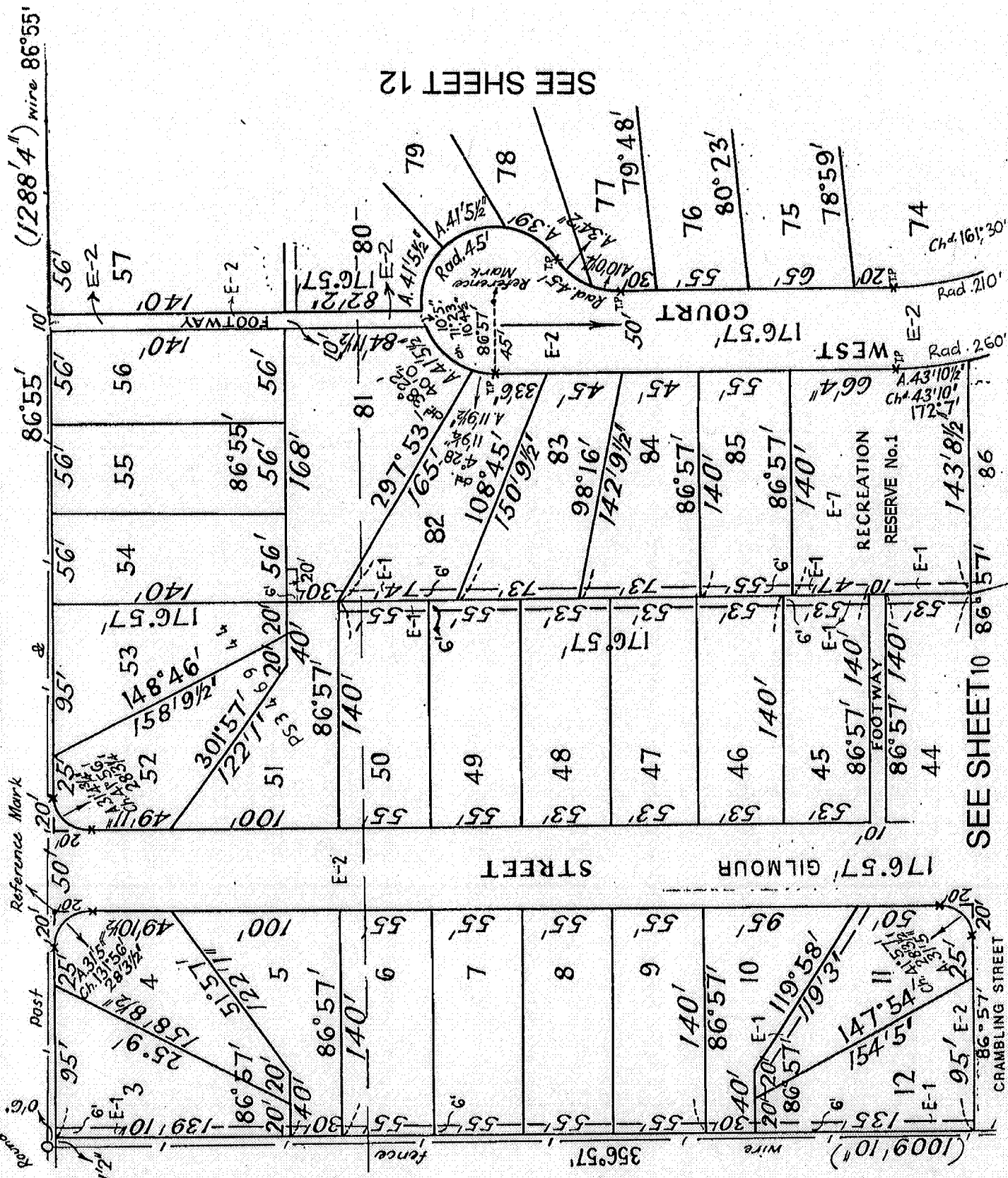
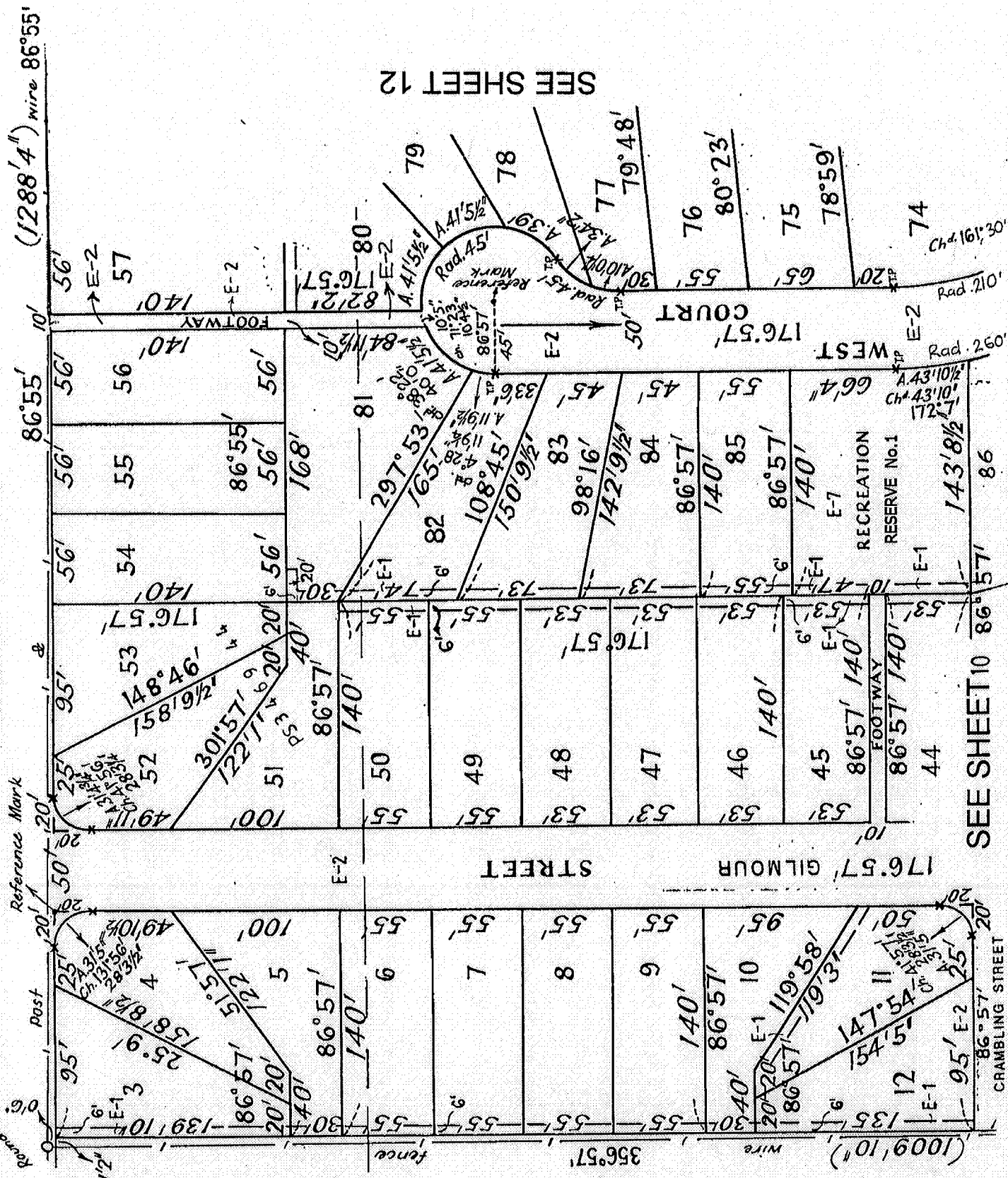
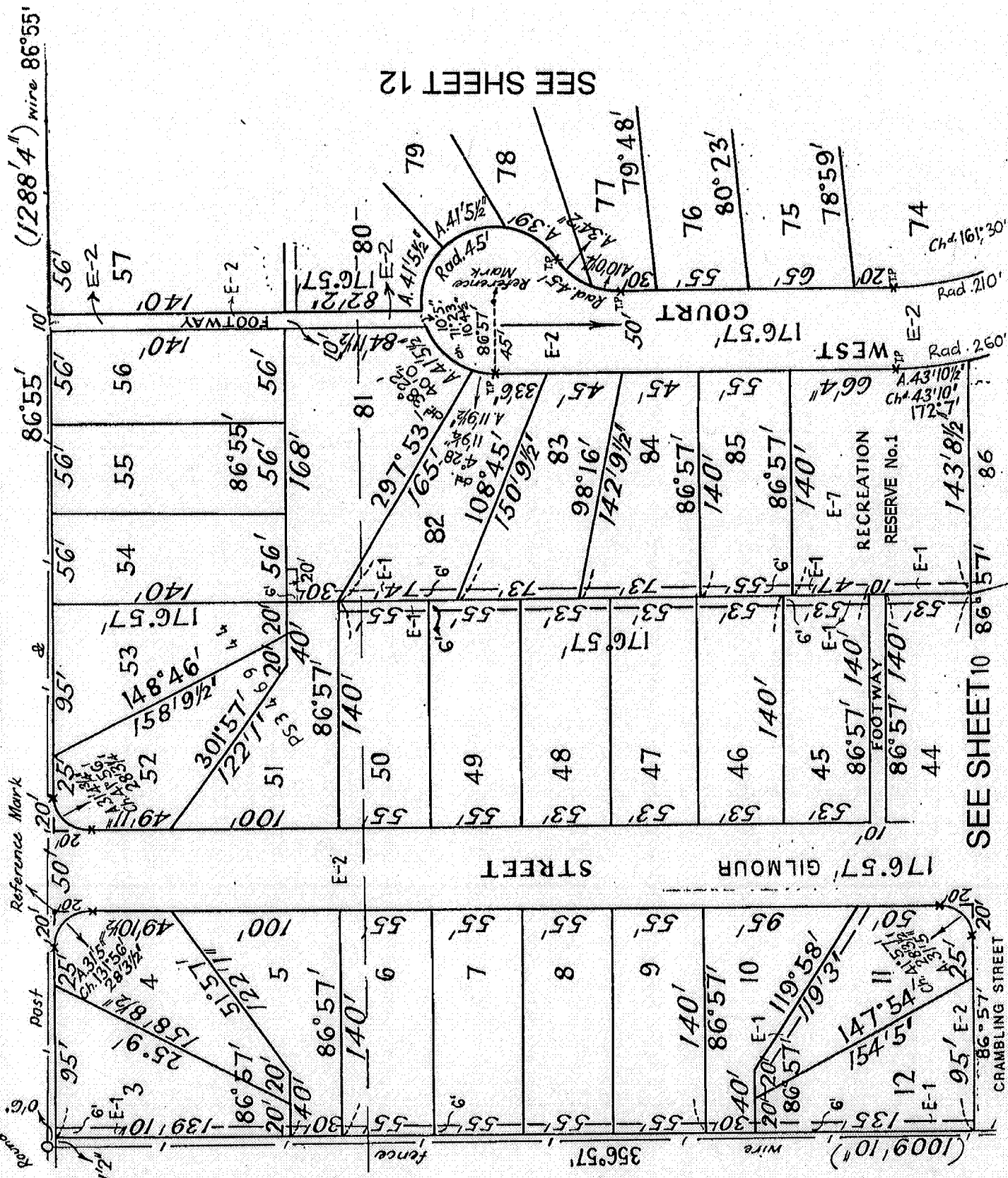
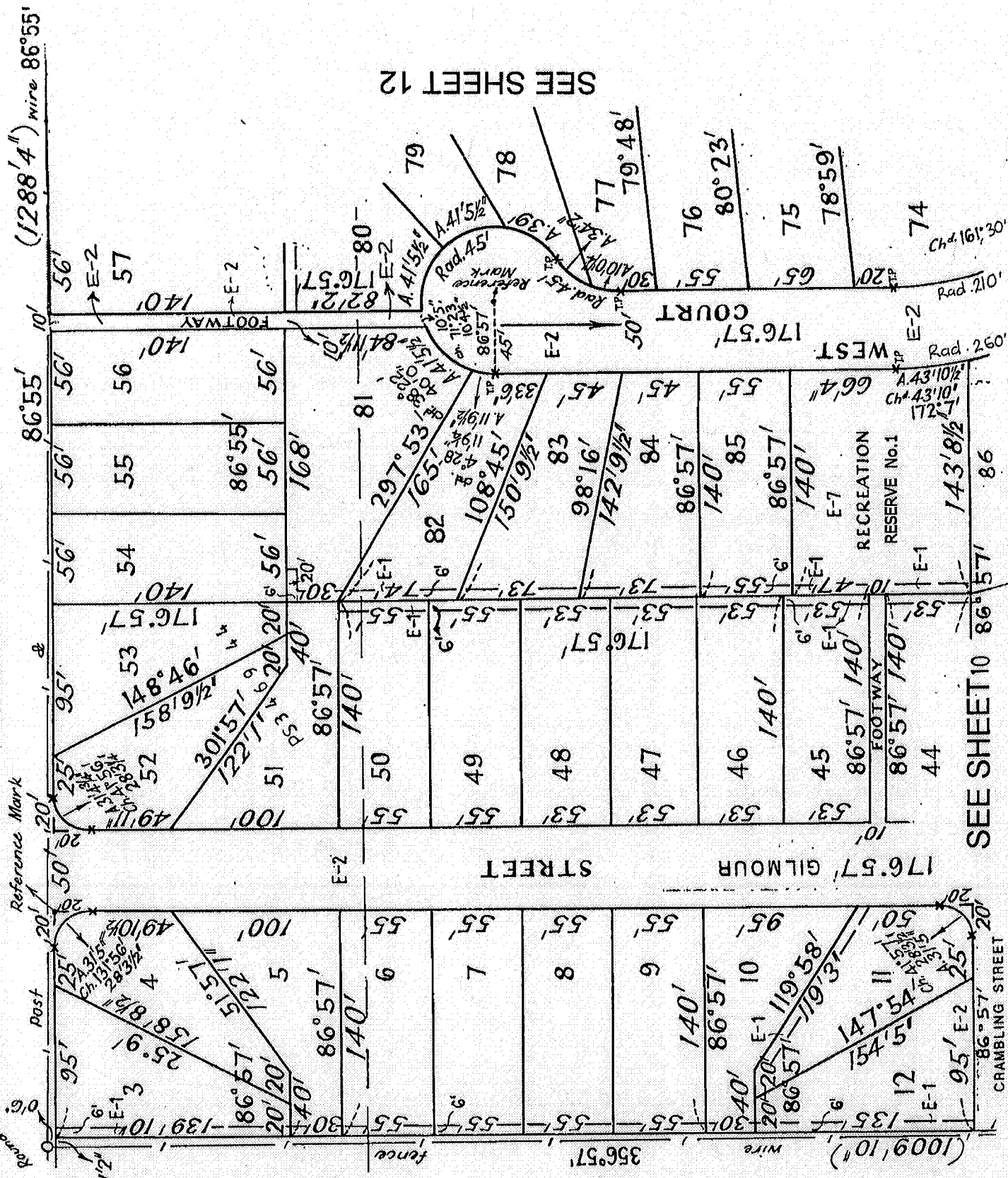
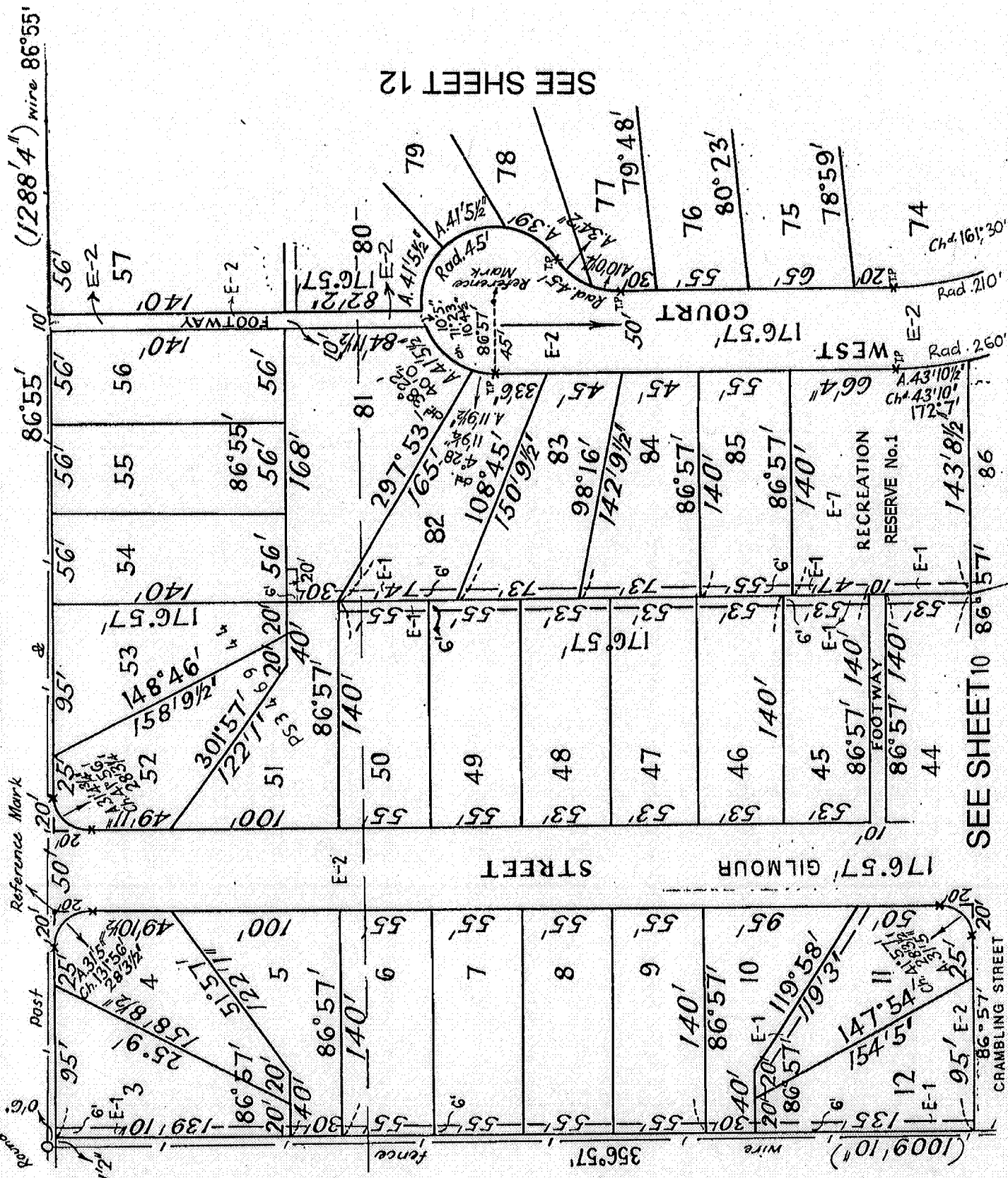
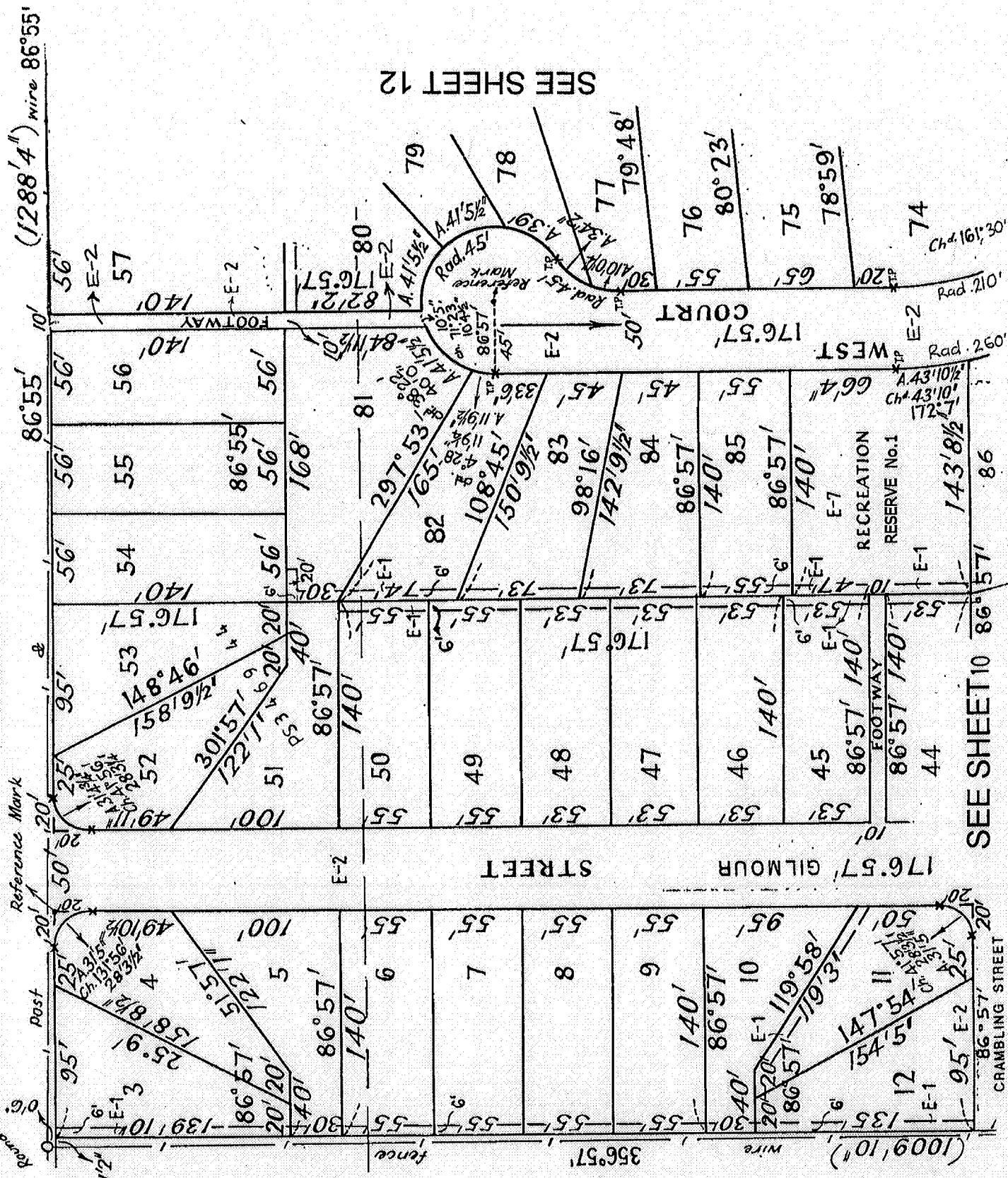
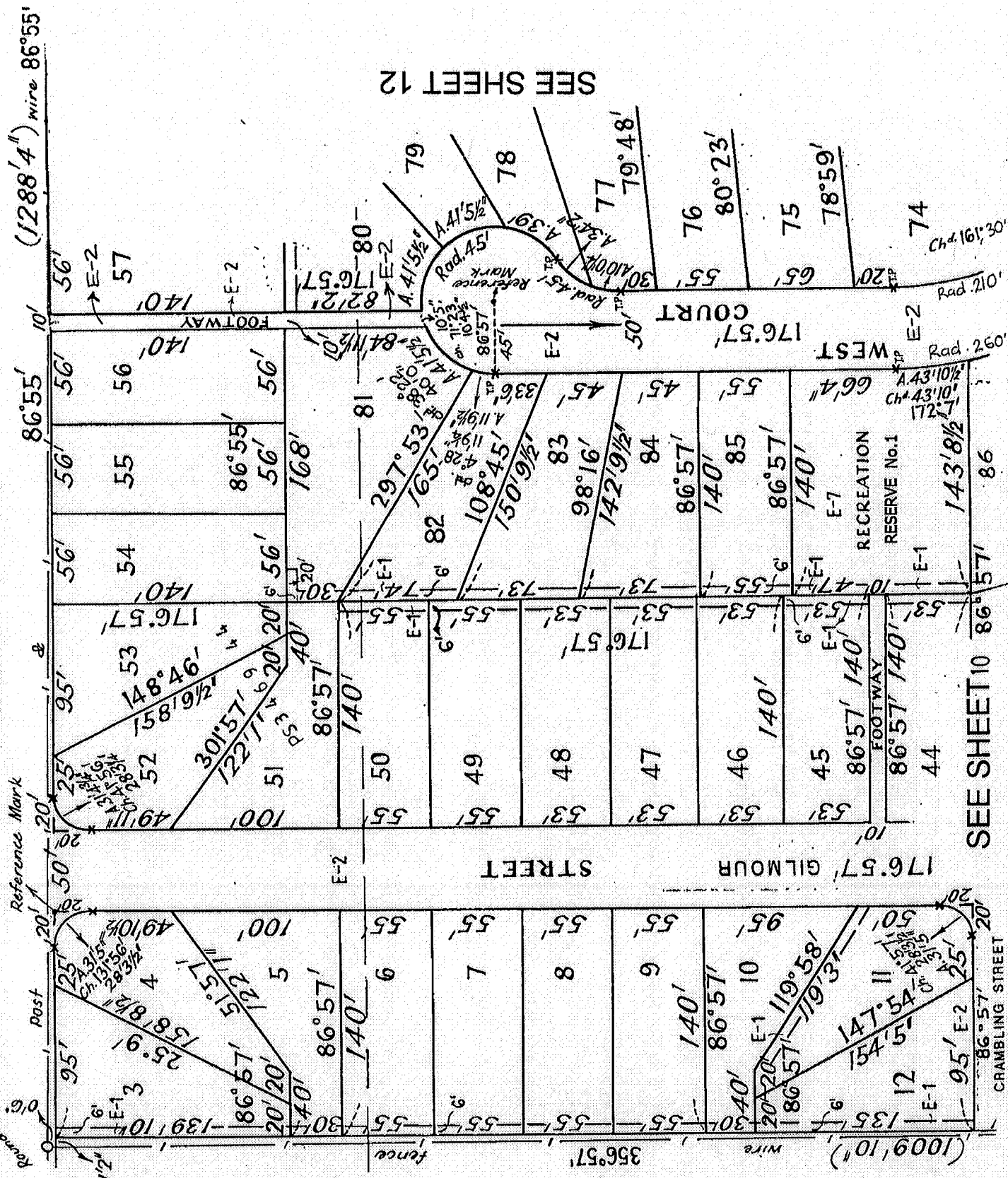
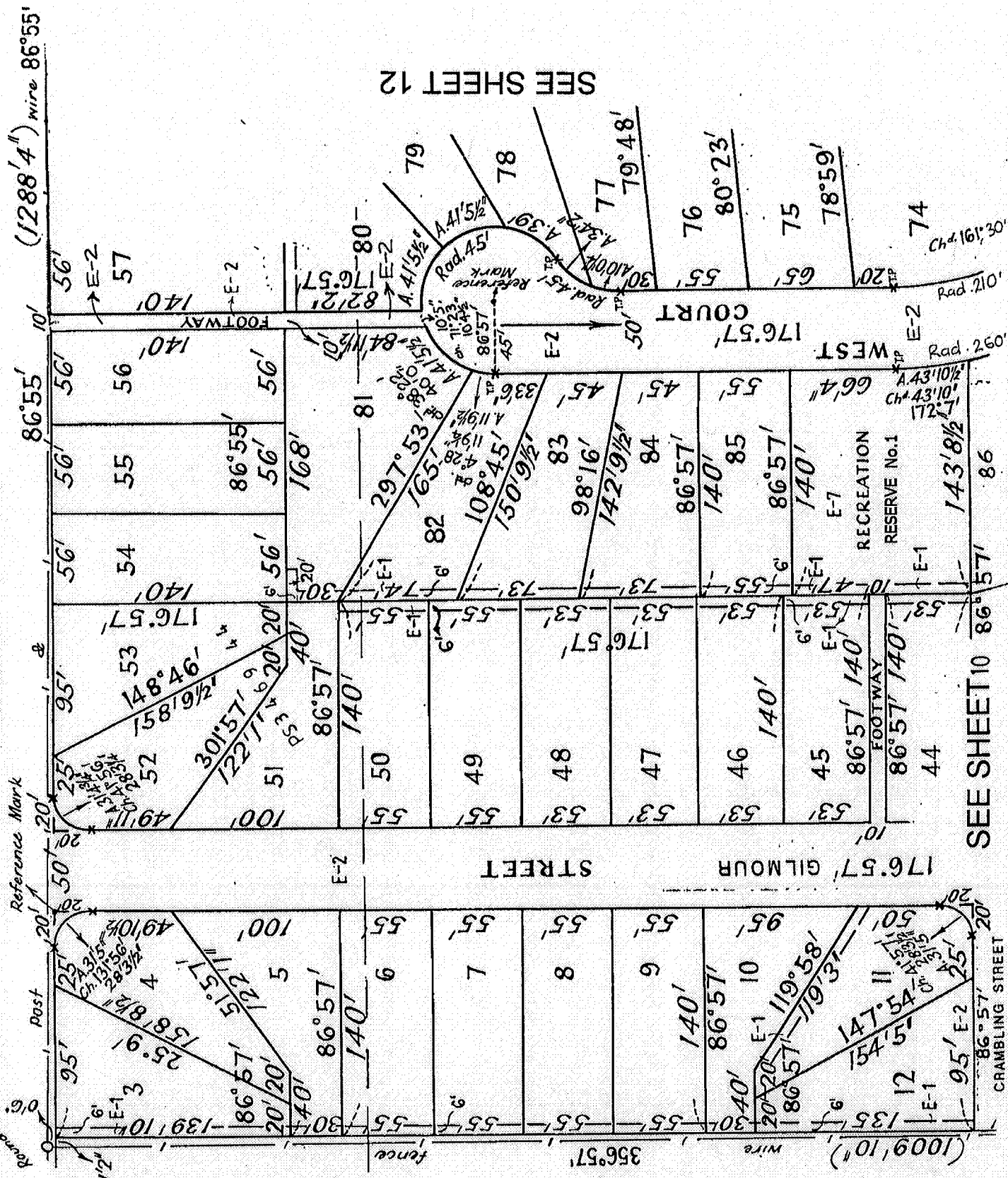
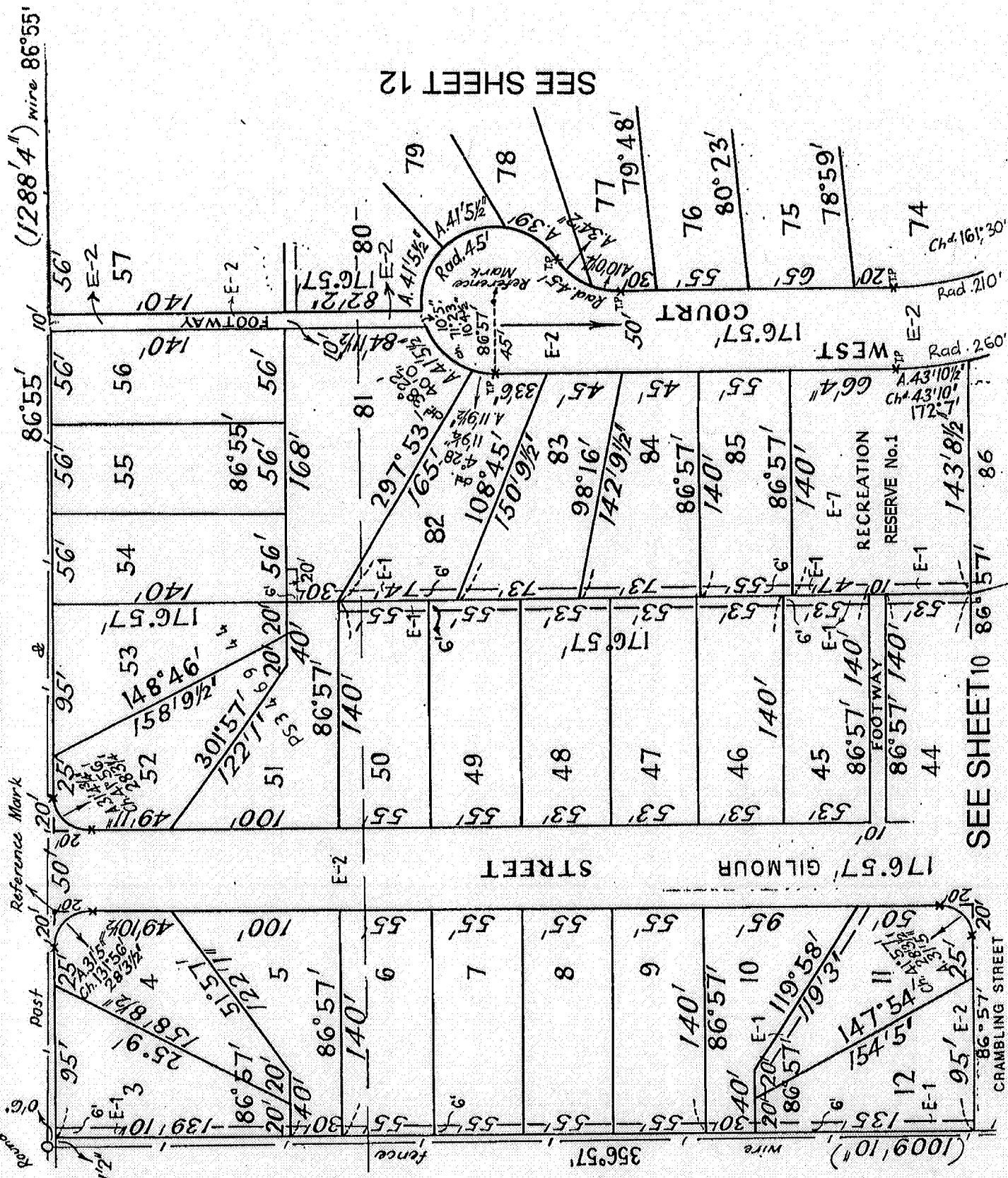
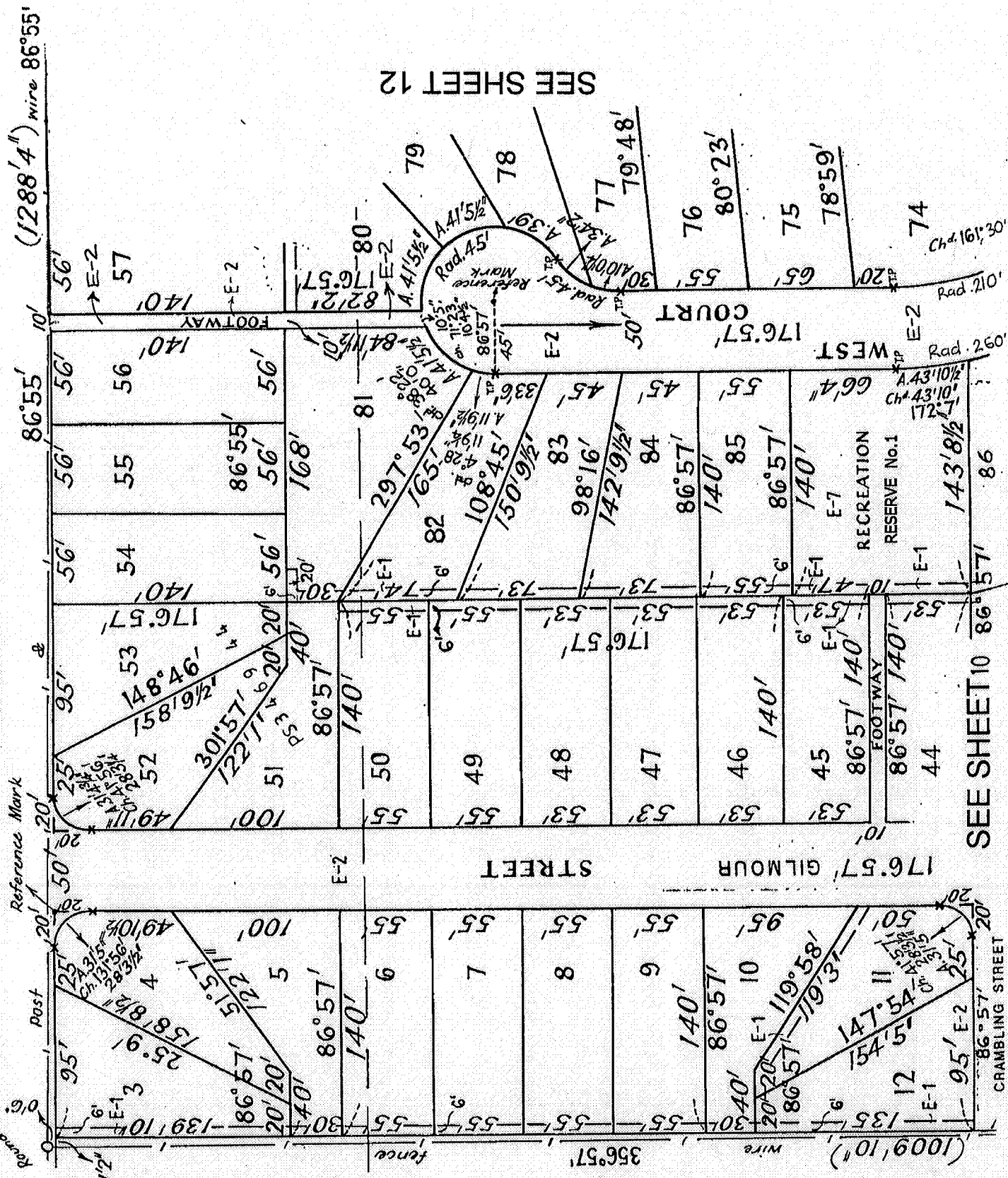
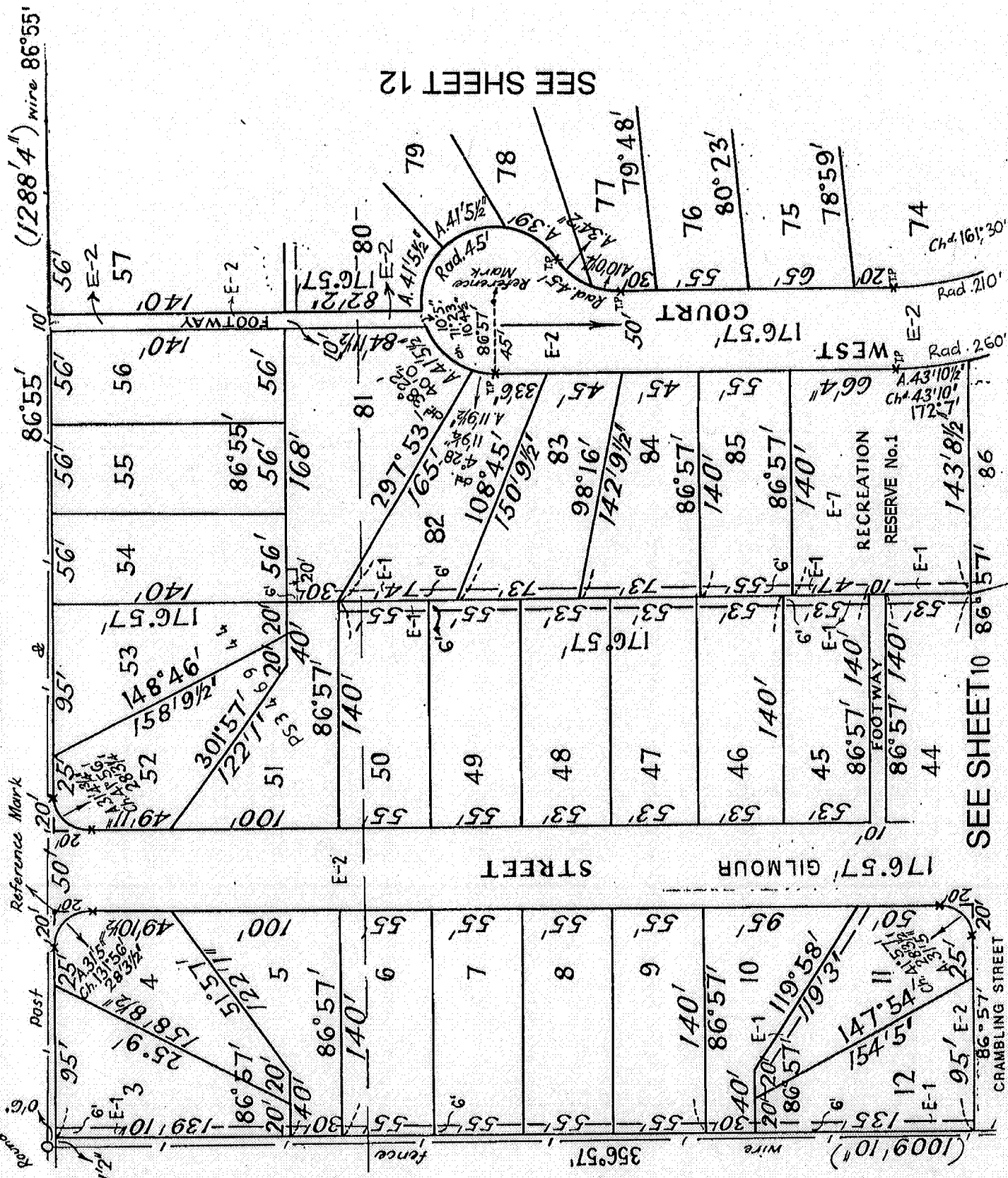
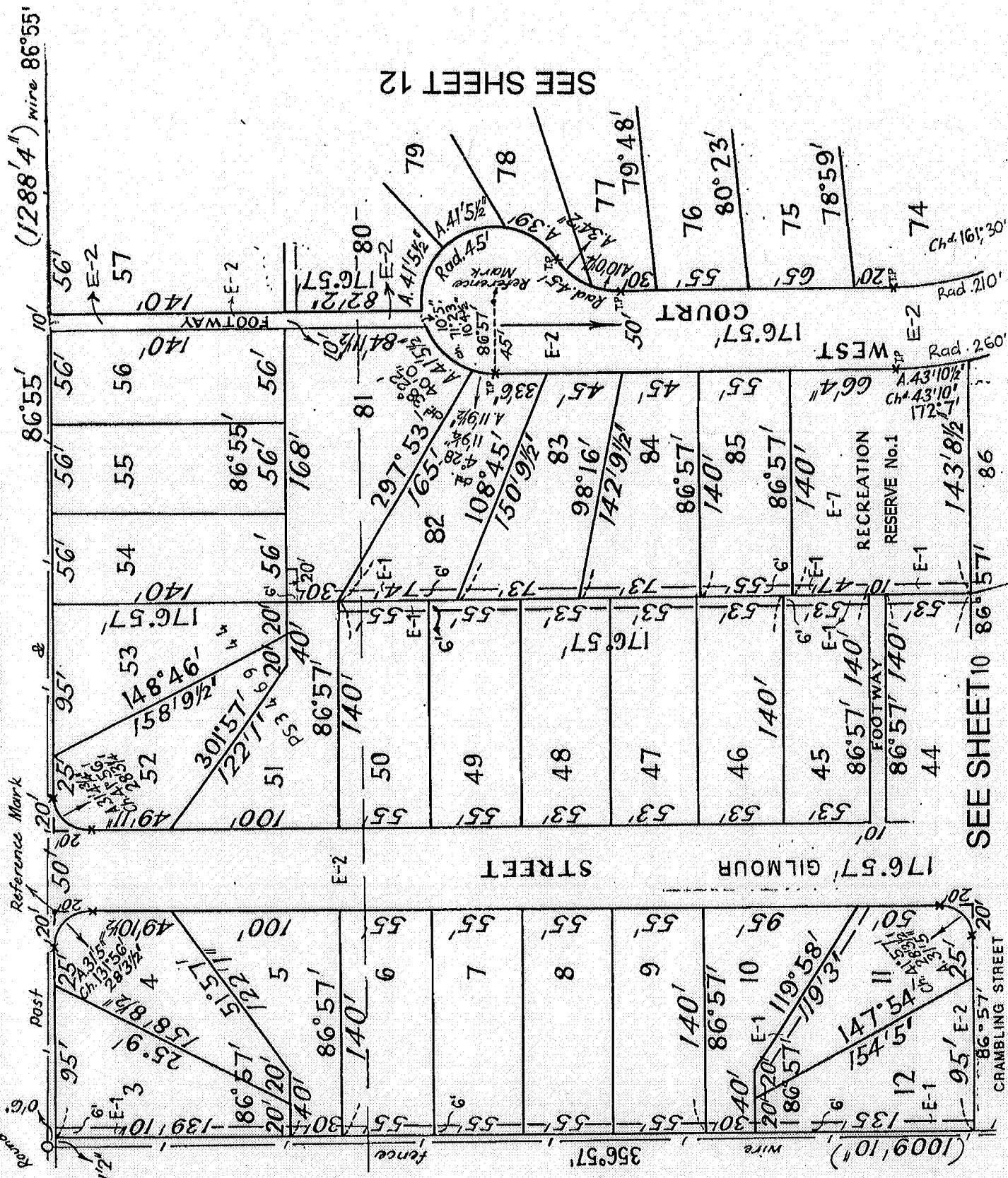
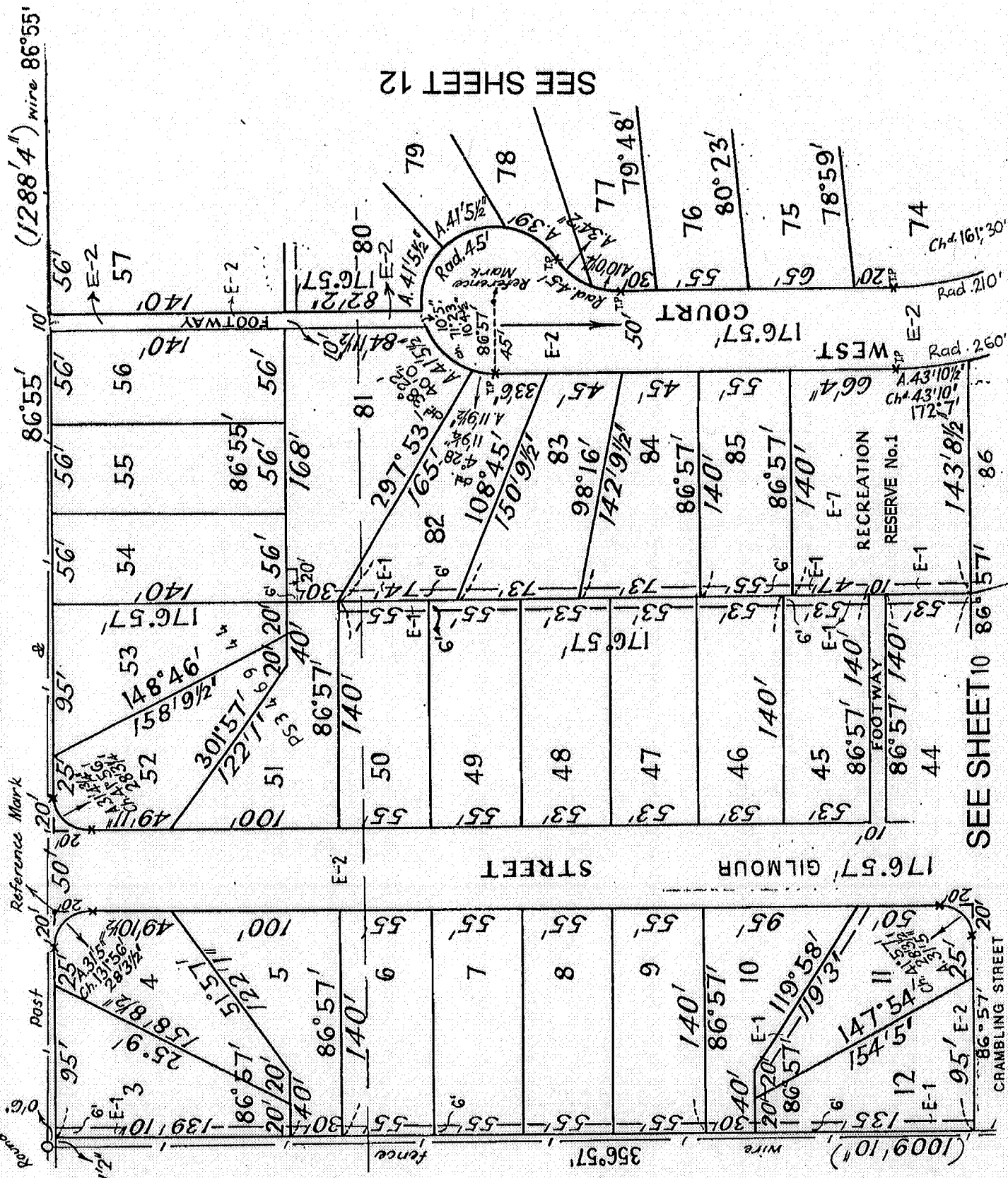
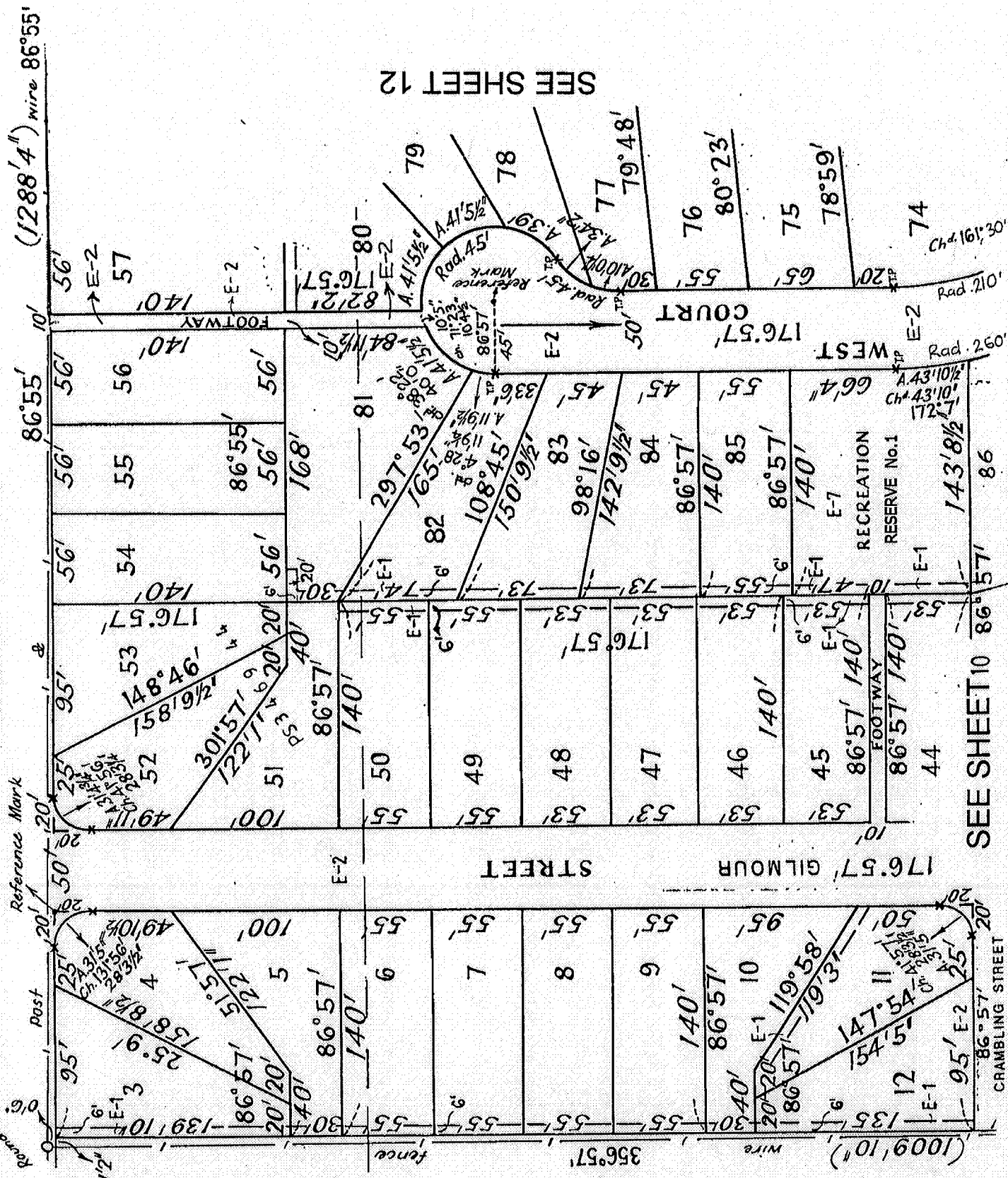
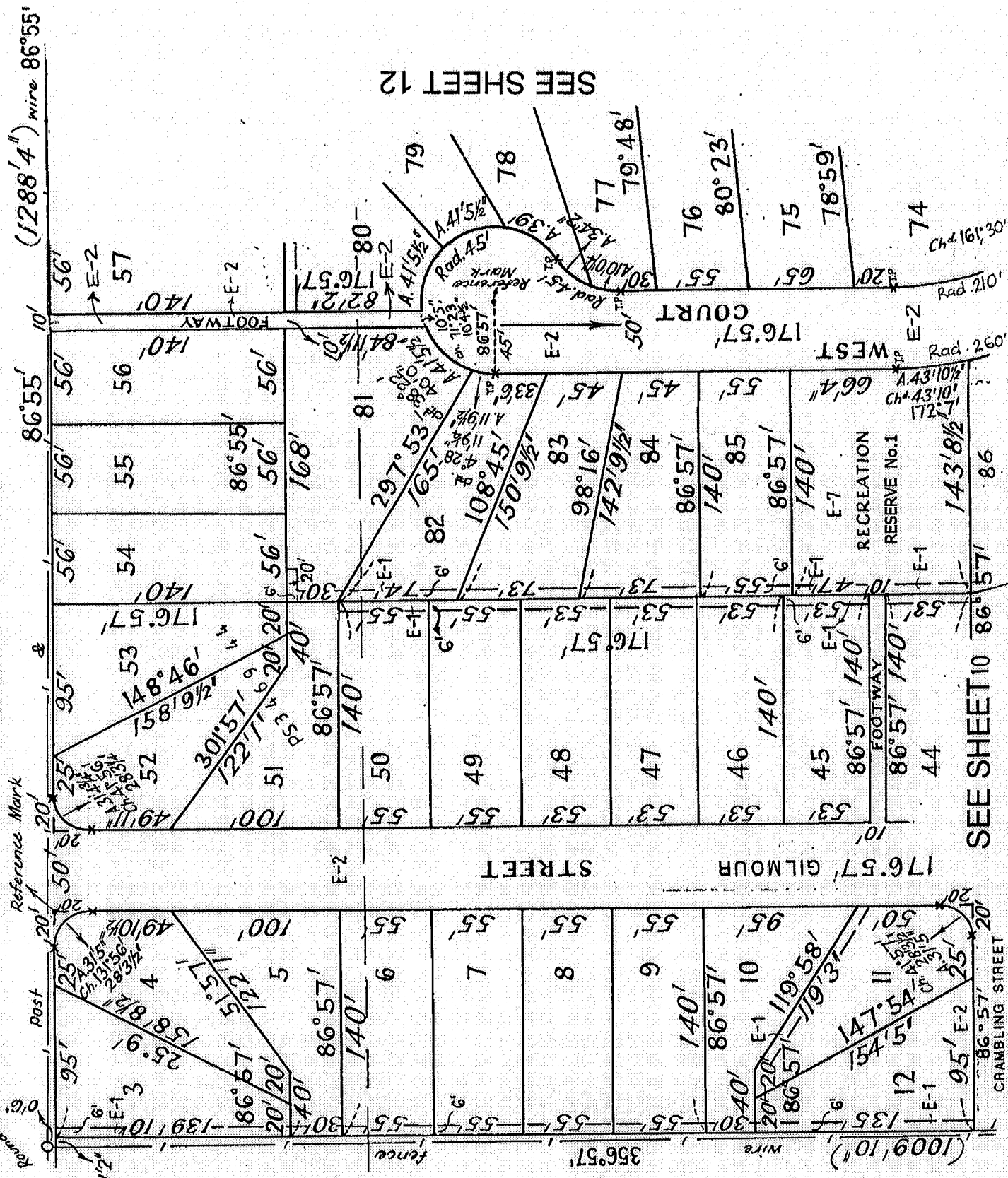
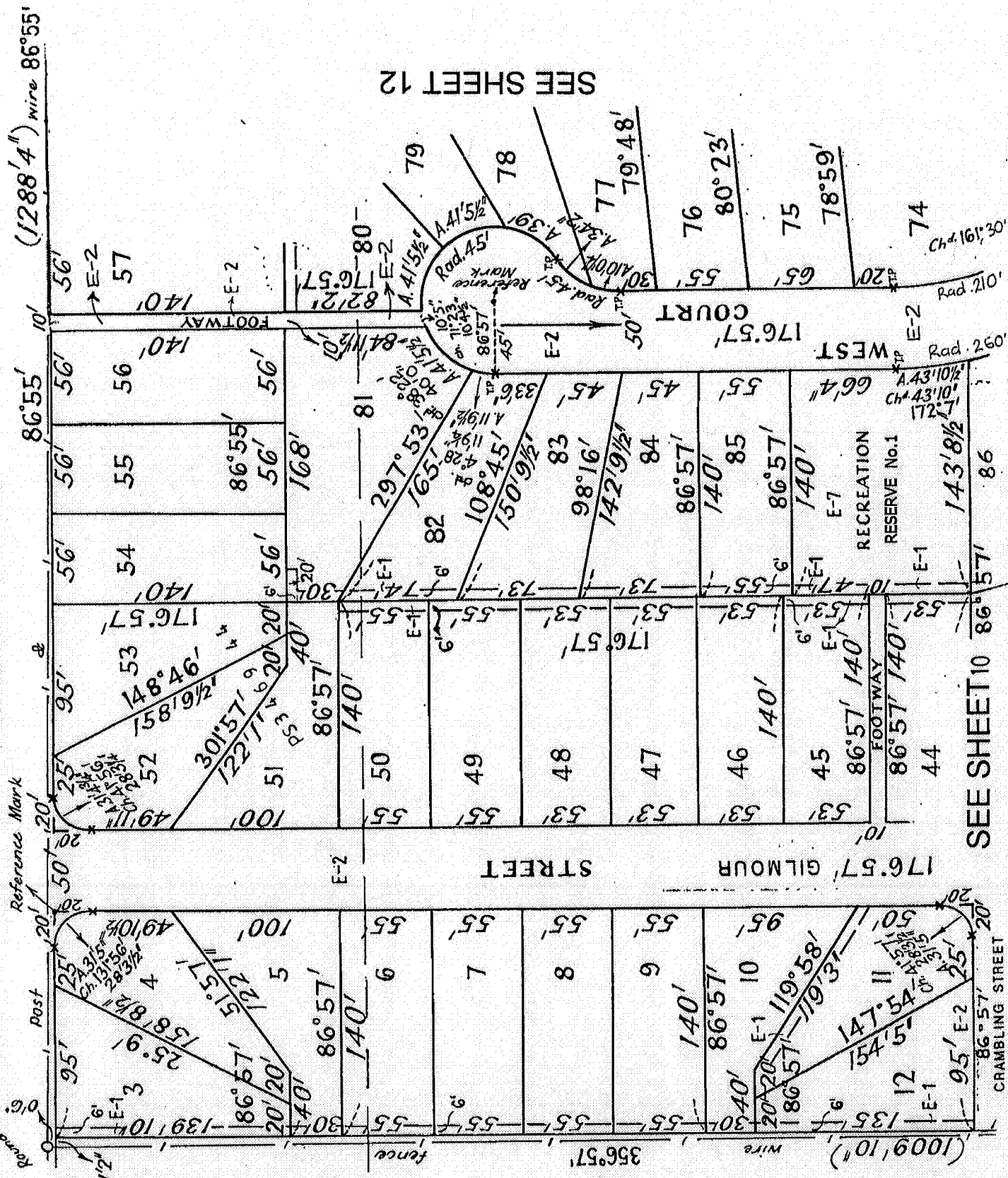
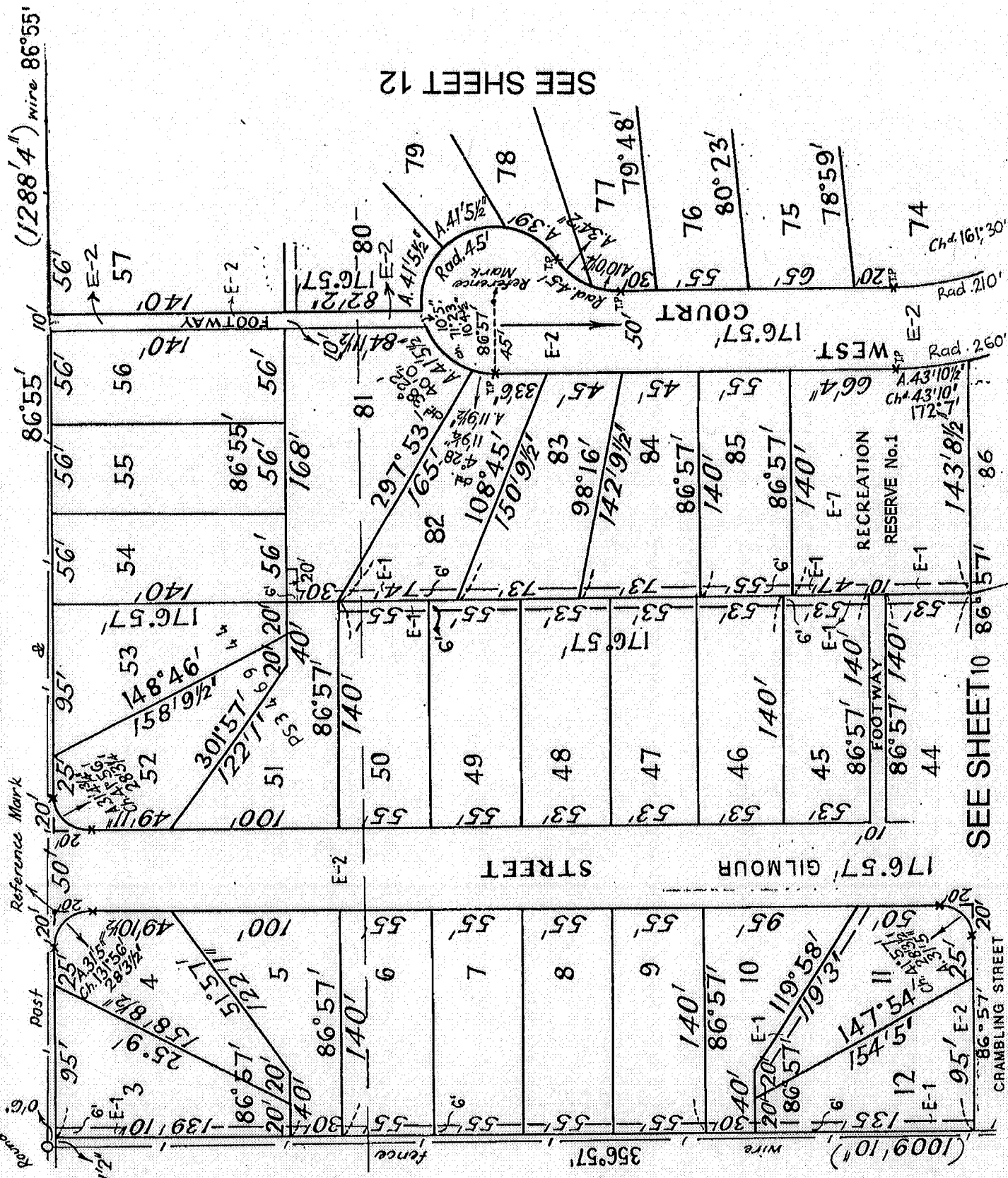


SHIRE



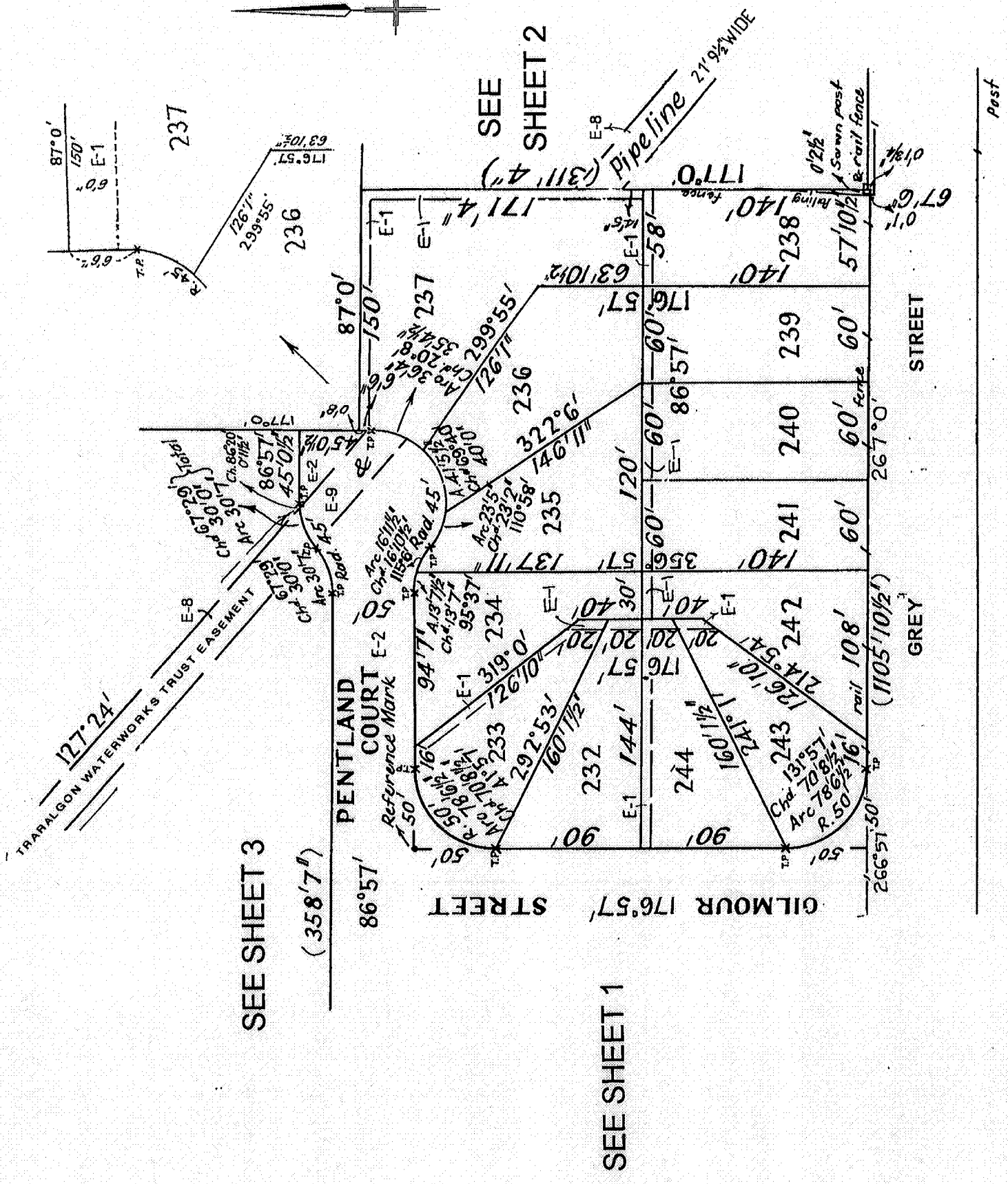
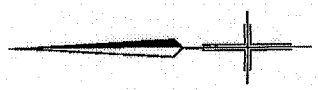
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SEE SHEET 10



LP 23924

14 SHEETS
SHEET 14



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

PLAN NUMBER
LP 23924

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 44		TRANSFER TO THE CROWN	F385301			2	AD
LOT 75		TRANSFER TO THE CROWN	F826118			2	AD
	"A"	CLOSED ROAD	L.G.D. 590			2	AD
LOT 34		SURRENDER OF EASEMENT	D233940			2	AD
LOTS 51, 52 & 53		RESUBDIVISION & REMOVAL OF EASEMENT	P.S. 346944			3	AD
		WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.					
LOT 237		SURRENDER OF EASEMENT	D 655616			4	M.L.B.
LOT 1		SURRENDER OF EASEMENT	INST. No. 2671215			5	AD

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 23 January 2020 11:33 AM

PROPERTY DETAILS

Address: **12 WEST COURT TRARALGON 3844**
Lot and Plan Number: **Lot 78 LP23924**
Standard Parcel Identifier (SPI): **78\LP23924**
Local Government Area (Council): **LATROBE**
Council Property Number: **31263**
Planning Scheme: **Latrobe**
Directory Reference: **VicRoads 696 F3**

www.latrobe.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/latrobe

UTILITIES

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

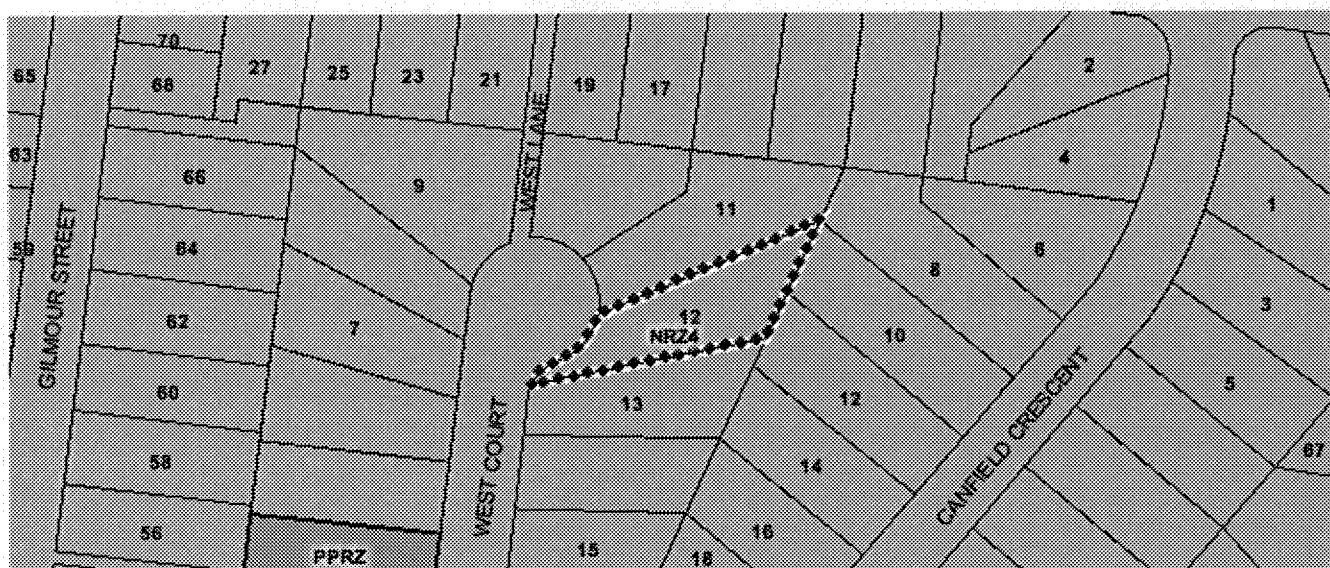
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential

PPRZ - Public Park & Recreation

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

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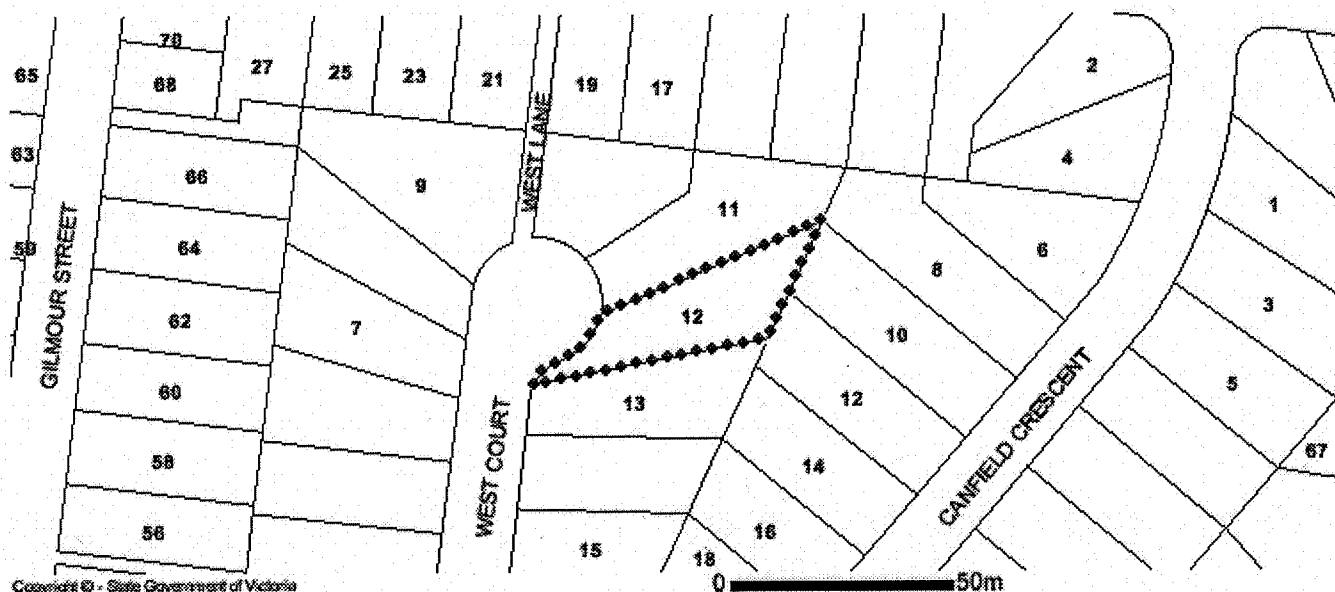
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer

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: 12 WEST COURT TRARALGON 3844

Planning Overlay

None affecting this land



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

Further Planning Information

Planning scheme data last updated on 21 January 2020.

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.

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>

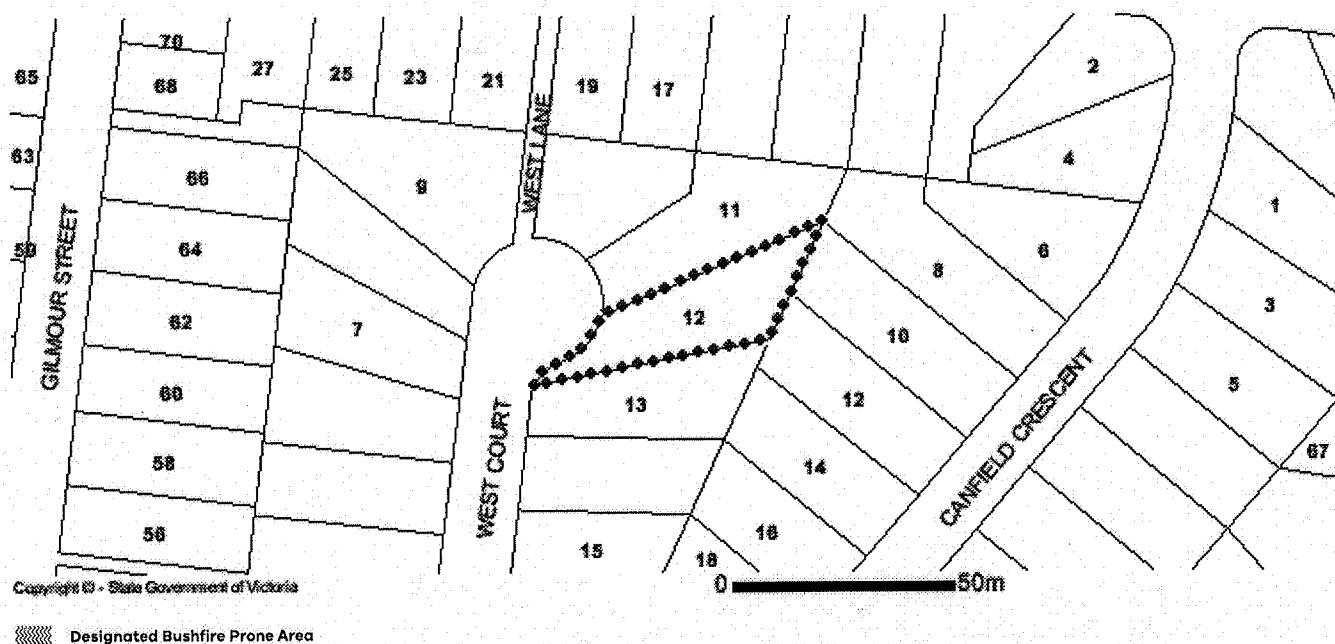
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> 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 on 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 <https://www.planning.vic.gov.au>



GIPPSLAND WATER

55 Hazelwood Road, PO Box 948, Traralgon Vic 3844 ABN 75 830 750 413

Customer Enquiries 1800 050 500

Customers outside Victoria (03) 5177 4600

Service Faults 24hrs 1800 057 057

Email: contactus@gippswater.com.au

Website: www.gippswater.com.au



L Doorty
12 West Court
TRARALGON VIC 3844



034
1001279
R1_2613

Account Number: 0013028901

Amount Due: \$237.73

Current Charges Pay By: 07/02/2020

Invoices are issued 3 times per year.
Approximate next meter reading:
08/05/2020

Account Summary

12 West Crt Traralgon Vic 3844

Tax invoice number 5424794
Service charge period 01/11/2019 to 29/02/2020
Meter read period 11/09/2019 to 09/01/2020



Water Usage Treated \$16.60
(Refer to back of account)



Water Service Charge \$58.96
(Water treatment and supply)



Wastewater Service Charge \$270.90
(Sewerage treatment and disposal charge)

TOTAL CURRENT CHARGES \$346.46

Rebate concession granted \$108.73CR

Total account \$237.73

Total price includes GST of \$0.00

*Indicates taxable supply

Payment Summary

Last account \$237.89
Thank you for your payment \$237.89CR

Balance Due \$0.00
Current Charges \$237.73

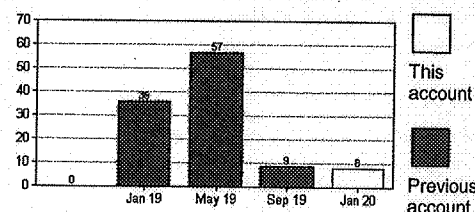
AMOUNT DUE \$237.73

Total includes GST \$0.00

Payments made on or after 10/01/2020
will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT

Average daily water usage 0.0667 kL/day

Average cost for water usage \$0.14/day

Your Charges Explained

WATER USAGE: The charge for the amount of water used at the property as recorded by the water meter.

WATER SERVICE AND WASTEWATER SERVICE: The charges for Gippsland Water to maintain water quality, to undertake maintenance and construction of water and wastewater mains, and responsibly dispose of the wastewater from your property with the exception of properties serviced by septic tank systems.

Payment Assistance

We understand there are times customers have difficulty in meeting bill payment. Our Customer Care Program is designed to assist you at such times. Please call 1800 050 500 and speak to our Customer Contact team. We look forward to assisting you. Please refer to back of account for payment arrangement information.

Payment Slip



* 368 00130289016

L Doorty

Direct Debit arrangement in place.

Account Number: 0013028901

Tax Invoice Number: 5424794

Date of Issue: 10/01/2020

Current Charges Pay By: 07/02/2020

Valuation and Rates Notice

For the period 1 July 2019 to 30 June 2020

ABN: 92 472 314 133



Mrs L E Doorty
12 West Ct
TRARALGON VIC 3844



034
1020857
R5_5119

Property: 12 West Court, TRARALGON VIC 3844

Description: L 78 LP 23924

AVPCC: 110 - Detached Home
(See reverse)

Capital Improved Value (CIV): \$266,000

Valuation date: 01/01/2019

Effective as at: 01/07/2019

Payments

Council rates and charges

General Rates Charge (0.00466836 x CIV)	\$1,241.80
Municipal Charge	\$140.00
Garbage Charge	\$352.00
State Government Concession	-\$235.15

State government charges

Fire Service Property Levy - Residential (0.00006600 x CIV)	\$17.55
Fire Services Property Levy Fixed Charge	\$111.00
EPA Victoria Landfill Levy	\$21.30
State Government Concession	-\$50.00

Total outstanding **\$1,598.50**

Any payments made on or after 19 July 2019 may not be included in the balance on this notice.

☐ Full payment: \$1,598.50

☐ Instalment: \$399.70

Assessment number: 312 637

Property: 12 West Court, TRARALGON VIC 3844



Billers Code: 6072
Ref: 312 637

Pay 24 hours a day by phone or internet,
direct from your bank account or via BPAY View.



Post
Billpay

Billers Code: 0359
Ref: 31 2637

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

POST billpay



Payment by Instalment *359 312637

Council Use Only



Direct debit

To arrange regular deductions,
including weekly, fortnightly or
monthly, from your bank account.
Visit www.latrobe.vic.gov.au/directdebit
or call 1300 367 700
to obtain a direct debit form.

In person

At any Latrobe City Service Centre
or Library, (locations on reverse) or
Australia Post outlet.

Mail

Detach this slip and send with
payment to: Latrobe City Council
PO BOX 264, Morwell VIC 3840.

Assessment number: 312 637

Issue date: 08/08/2019

Your payment options:

Pay by instalment

Instalment 1

Due: 30 Sept 2019

\$399.70

Instalment 2

Due: 30 Nov 2019

\$399.60

Instalment 3

Due: 28 Feb 2020

\$399.60

Instalment 4

Due: 31 May 2020

\$399.60

OR

**Full payment for 2019-20
rate period**

Due date:

\$1,598.50

15 February 2020

Centrepay

To arrange regular deductions from
your Centrelink payment, please use your
Centrelink online account, Express
Plus Centrelink mobile app or you can contact
Centrelink in person or by phone and quote
reference number (CRN): 555 070 553H.

**Register for
email rates notices**



latrobe.enotices.com.au
Ref: 71E247AC9U

More
information
overpage

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.