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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	4/46-48 Stratchole Drive, Traralgon 3844
Vendor's Name	Christopher John Phillips as Administrator of the Estate of the late Murray John Phillips
Vendor's Signature	DocuSigned by: 0093C19E97CB425... 10/23/2023
Purchaser's name	Date / /
Purchaser's signature	
Purchaser's name	Date / /
Purchaser's signature	

DocuSign Envelope ID: 30349A43-0D0B-4167-A0F0-A27524F204C1

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: $4,500.00

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

N/A To

Other particulars (including dates and times of payments):

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): -

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 under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

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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:

Not Applicable.

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:

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):

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.

As per attached

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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:

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.

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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.

Not Applicable.

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 1000m²; (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.)

☐ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

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)

1. Copy of Certificate of Title
2. Copy of Plan of Strata Subdivision No: RP15660
3. Copy of Latrobe City Council Land Information Certificate
4. Copy of Gippsland Water Information Statement and Asset Plan
5. Copy of Certificate of Currency for Strata Insurance Policy
6. Copy of receipt of payment for Annual Strata Fees
7. Copy of correspondence from Latrobe City Council in relation to building works in the past 10 years
8. Copy of Planning Certificate Number 971729
9. Copy of Planning Property Report
10. Copy of Catchment and Land Protection Report
11. Copy of State Revenue Office Clearance Certificate in respect of land and windfall taxes
12. Copy of the VicRoads Roads Property Certificate
13. Copy of Department of Environment, Land, Water and Planning Owners Corporation Report
14. Copy of Due Diligence Checklist

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

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

VOLUME 09401 FOLIO 825 Security no : 124109744224D
Produced 12/10/2023 09:07 PM

LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 015660.
PARENT TITLES :
Volume 09368 Folio 297 to Volume 09368 Folio 298
Created by instrument J254453 18/12/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CHRISTOPHER JOHN PHILLIPS of UNIT 4 46-48 STRATHCOLE DRIVE TRARALGON VIC 3844 Administrator(s) of MURRAY JOHN PHILLIPS deceased
AX179293J 23/08/2023

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP015660 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AX179285H (E)	CONV PCT & NOM ECT TO LC	Completed	23/08/2023
AX179293J (E)	TRANSMISSION APPLICATION	Registered	23/08/2023

END OF REGISTER SEARCH STATEMENT

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 4 46-48 STRATHCOLE DRIVE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 21493C DAVINE SHANAHAN FITZPATRICK & ASSOCIATES
Effective from 23/08/2023

InfoTrack

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OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015660

DOCUMENT END

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J754453

15660

PLAN OF STRATA SUBDIVISION

THE PARCEL — The whole of the land described in Certificate of Title Volume 9368 Folio 297 & 298 being part of Crown Allotment A[8] Parish of TRARALGON County of BULN BULN

POSTAL ADDRESS OF BUILDINGS — 46 & 48 STRATHCOLE DR. TRARALGON

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT

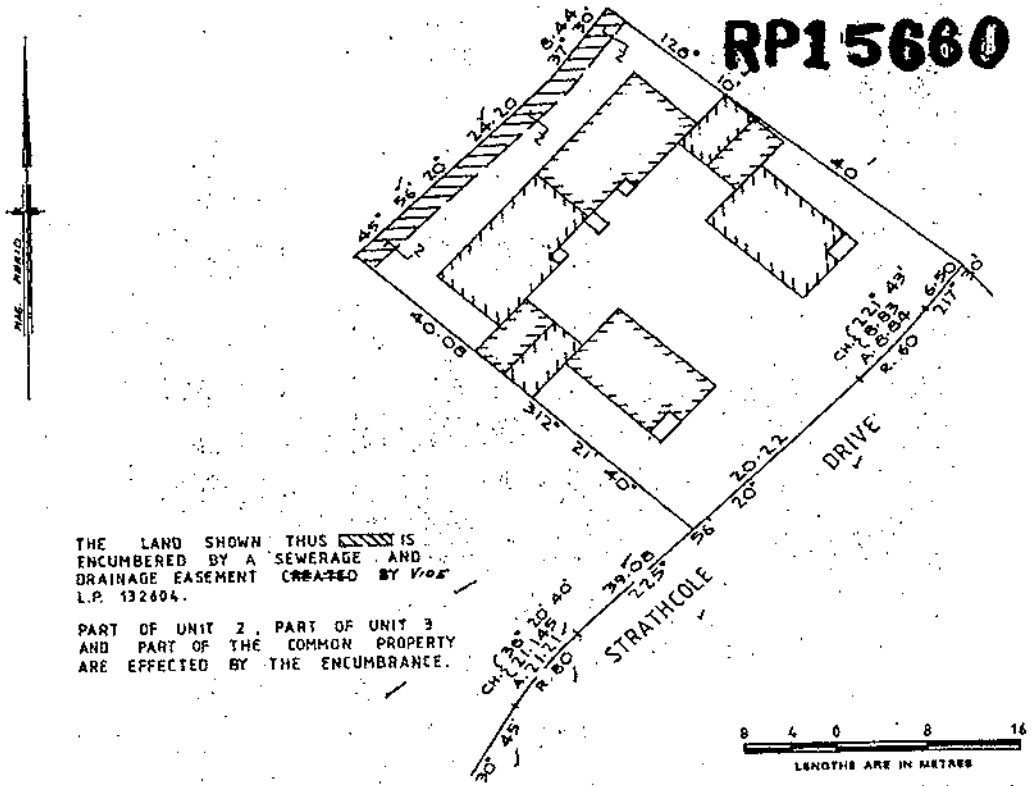
REGISTERED

TIME 8·55 DATE 18·12·80.

T.R.D.

U

RP15660



THE LAND SHOWN THUS ▨ IS ENCUMBERED BY A SEWERAGE AND DRAINAGE EASEMENT CREATED BY Vios L.P. 132604.

PART OF UNIT 2, PART OF UNIT 3 AND PART OF THE COMMON PROPERTY ARE EFFECTED BY THE ENCUMBRANCE.

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

SURVEYOR'S CERTIFICATE

I, RICHARD H. BERRY of 41 Breed Street Traralgon a surveyor licensed under the Land Surveyors Act 1958 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the 12th day of SEPT. 1980 in the manner required by or under the Strata Titles Act 1967 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature Richard H. Berry Date 16-9-80

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 6 (1). Strata Title Act 1967 the Common Seal of the Town, Councillors and Citizens of the City of Traralgon was hereunto affixed this 4th day of November 1980 in pursuance of a resolution of the Council and in the presence of

COUNCILLOR B. Livingstone

COUNCILLOR

TOWN CLERK

Richard H. Berry 16-9-80
Licensed Surveyor

SHEET 1 OF 2 SHEETS

REF. T80419 C

GANNON KEUGE JACKSON CONSULTANTS PTY. LTD.
41 BREED STREET TRARALGON 3844

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J754453

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

FOR CURRENT OWNERS CORPORATION DETAILS SEE OWNERS CORPORATION SEARCH REPORT

RP15660

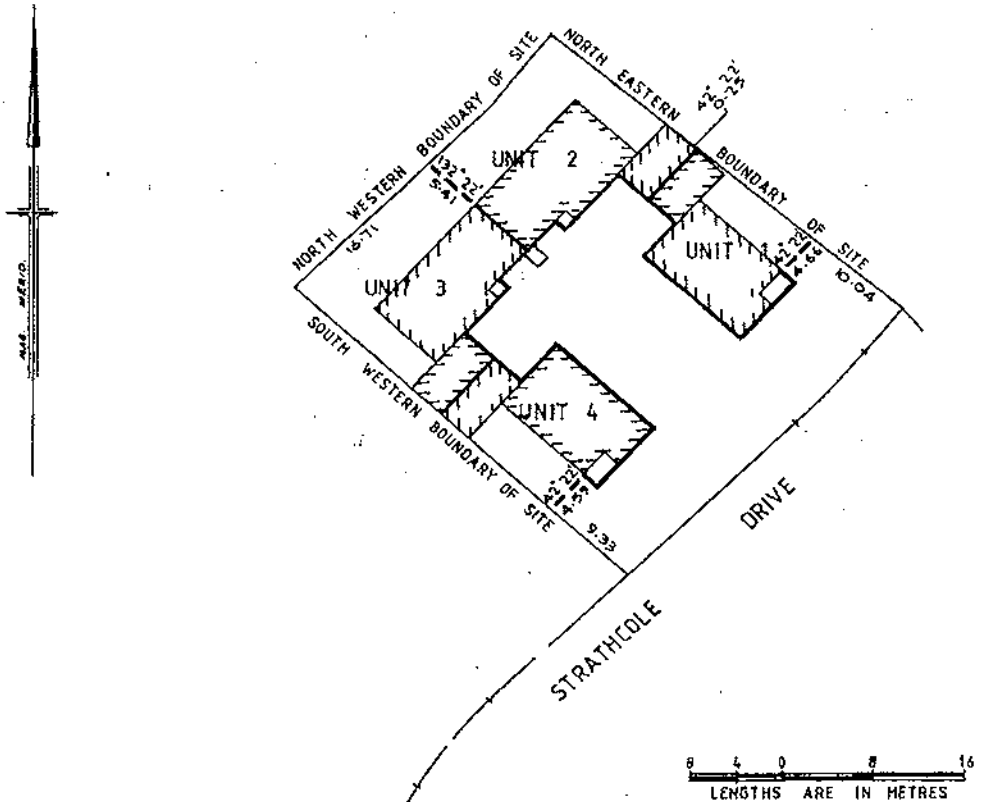
LEGEND

1. THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN EACH OF UNITS 1, 2, 3 AND 4, IS A SINGLE STOREY BUILDING. THE UPPER BOUNDARY OF EACH OF UNITS 1, 2, 3 AND 4 IS SIX METRES ABOVE THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON THIS SHEET. THE LOWER BOUNDARY OF EACH OF THESE UNITS IS ONE METRE BELOW THAT PART OF THE SITE.

2. THERE ARE NO ACCESSORY UNITS

3. THE COMMON PROPERTY IS ALL OF THE LAND IN THE PARCEL EXCEPT THE LAND IN UNITS 1, 2, 3 AND 4.

4. WHERE THE BOUNDARY BETWEEN THE UNITS AND COMMON PROPERTY IS SHOWN BY A CONTINUOUS THICK LINE THE BOUNDARY IS THE FACE OF THE BUILDING NEAREST THE COMMON PROPERTY.



SIGNED Richard H Berry L.S. 16/9/80

REF. T 80419 C

SHEET 2 OF 2 SHEETS

GANNON KLUGE JACKSON CONSULTANTS P/L.

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LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

LANDATA
DX 250639
MELBOURNE VIC

LatrobeCity
a new energy

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
Post to PO Box 264, Morwell 3840
Email Address latrobe@latrobe.vic.gov.au
Internet www.latrobe.vic.gov.au
AUSDOC DX217733 Morwell

Assessment Number:	30664-7
Applicant's Reference:	70549187-017-9
Issue Date :	16-Oct-2023
Property Address:	4/46-48 Strathcole Drive TRARALGON VIC 3844
Property Description:	U 4 RP 15660
Property Title:	CT-9401/825
Area:	
Ward:	East
Owner:	Mr C J Phillips

Statement of Rates & Charges for the Year Ending 30-Jun-2024 are payable in full by 15-Feb-2024. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 14-Jan-2024.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	$	0.00
Other Arrears B/forward	$	0.00
General Rates	$	807.90
Garbage Charge	$	426.00
Municipal Charge	$	149.00
Fire Service Property Levy	$	137.65
Current Interest	$	0.00
Rebates	$	0.00
Arrears Interest	$	0.00
Special Rates & Charges	$	0.00
Legal Fees	$	0.00
Less Cash Paid	$	0.00
Total Amount Due	**$**	1,520.55

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LatrobeCity
a new energy

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
Post to PO Box 264, Morwell 3840
Email Address latrobe@latrobe.vic.gov.au
Internet www.latrobe.vic.gov.au
AUSDOC DX217733 Morwell

Assessment Number: 30664-7

Applicants' Ref.: 70549187-017-9
Date: 16-Oct-2023
Property Address: 4/46-48 Strathcole Drive
TRARALGON VIC 3844

Property Valuations:

Description		Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	$	275,000	01-Jan-2023	01-Jul-2023
SITE VALUE	$	110,000	01-Jan-2023	
NET ANNUAL VALUE	$	13,750	01-Jan-2023	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.

Authorised Officer

Biller Code: 6072
Ref: 306647

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

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

13 October 2023

Your Reference : 70549187-030-8
Our Reference: 00113817-02

Landata

Secure Electronic Registries Vic (SERV) Locked Bag

MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 4 46 Strathcole Dve Traralgon Vic 3844
Information Statement No: 154204

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN: 75 830 750 413

Section 158 Statement

(Water Act 1989)

Date of Issue:	13/10/2023	**Your Reference :**	70549187-030-8
Information Statement No:	154204	**Our Reference:**	00113817-02

Property Address: 4 46 Strathcole Dve Traralgon Vic 3844
Property Details: Lot 4 Plan RP15660
Settlement Date: 31/10/2023

The following items relate to Section 158 of the *Water Act 1989*:

- This property is serviced by a combined sewer drain. Gippsland Water has no powers within an Owners Corporation and no control over, or responsibility for internal common sewer drains. Therefore, maintenance of a common sewer drain is the responsibility of the Owners Corporation or the joint responsibility of the property owners where no Owners Corporation exists.
- This property is serviced by a shared water supply. Gippsland Water has no powers within the Owners Corporation and no control over, or responsibility for internal common water supply pipes. Therefore, maintenance of a common water service is the responsibility of the Owners Corporation or the joint responsibility of the property owners where no Owners Corporation exists.
- This property has a tenant registered, if the tenant is vacating at settlement please advise Gippsland Water no less than two (2) working days prior to settlement to enable a final water meter reading to be scheduled.

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act* 1989 PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Financial Statement

Date of Issue:	13/10/2023	**Your Reference :**	70549187-030-8
Information Statement No:	154204	**Our Reference:**	00113817-02

Property Address: 4 46 Strathcole Dve Traralgon Vic 3844
Property Details: Lot 4 Plan RP15660
Settlement Date: 31/10/2023

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Jul to 31 Oct

Financial Information:	
Brought Forward Balance	384.67
Sewer Scheme Charges	0.00
Adjustable Charges:	
Water Service Charges	61.58
Wastewater Service Charges	282.96
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00
Non Adjustable Charges:	
Wastewater Volumetric Charges	0.00
Notional / Usage Charges	22.66
Miscellaneous / Adjustments / Credits	0.00
Total Outstanding	**751.87**

(Please note: CR denotes a credit)

Biller Code: 3475
REF: 3680 0000 1138 1702 3
Pay by savings or credit card

Gippsland Water Authorised Officer: _____ Date: 13 October 2023

GIPPSLAND WATER
Solicitors Updates Online Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online

DocuSign Envelope ID: 30349A43-0D0B-4167-A0F0-A27524F204C1

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Important Information

Gippsland Water bill period:
Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water tariffs:
Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:
Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted.
Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:
Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:
It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online
https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online.

Notice of property transfer:
Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers
Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information: www.gippswater.com.au/legal/privacy-policy
You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.

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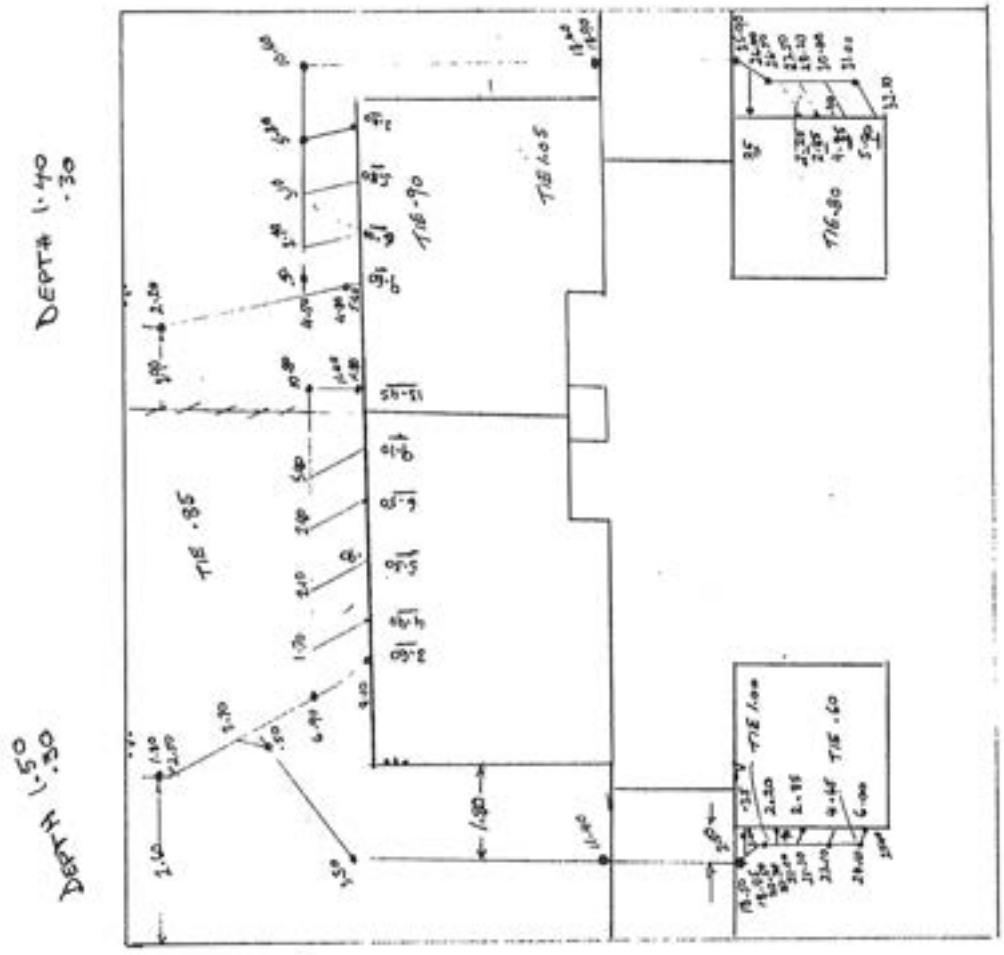
GIPPSLAND WATER

PROPERTY SERVICES

DRAINAGE PLAN NUMBER 242856

ADDRESS: 46-48 STRATHCOLE DVE TRARALGON

Gippsland Water Limited does not guarantee and makes no representation or warranty as to the accuracy of this plan. The company accepts no liability for any loss, damage, or injury suffered by any person as a result of any inaccuracy in this plan.
(C) CENTRAL GIPPSLAND REGION WATER AUTHORITY A.C.N. 830 750 413



N

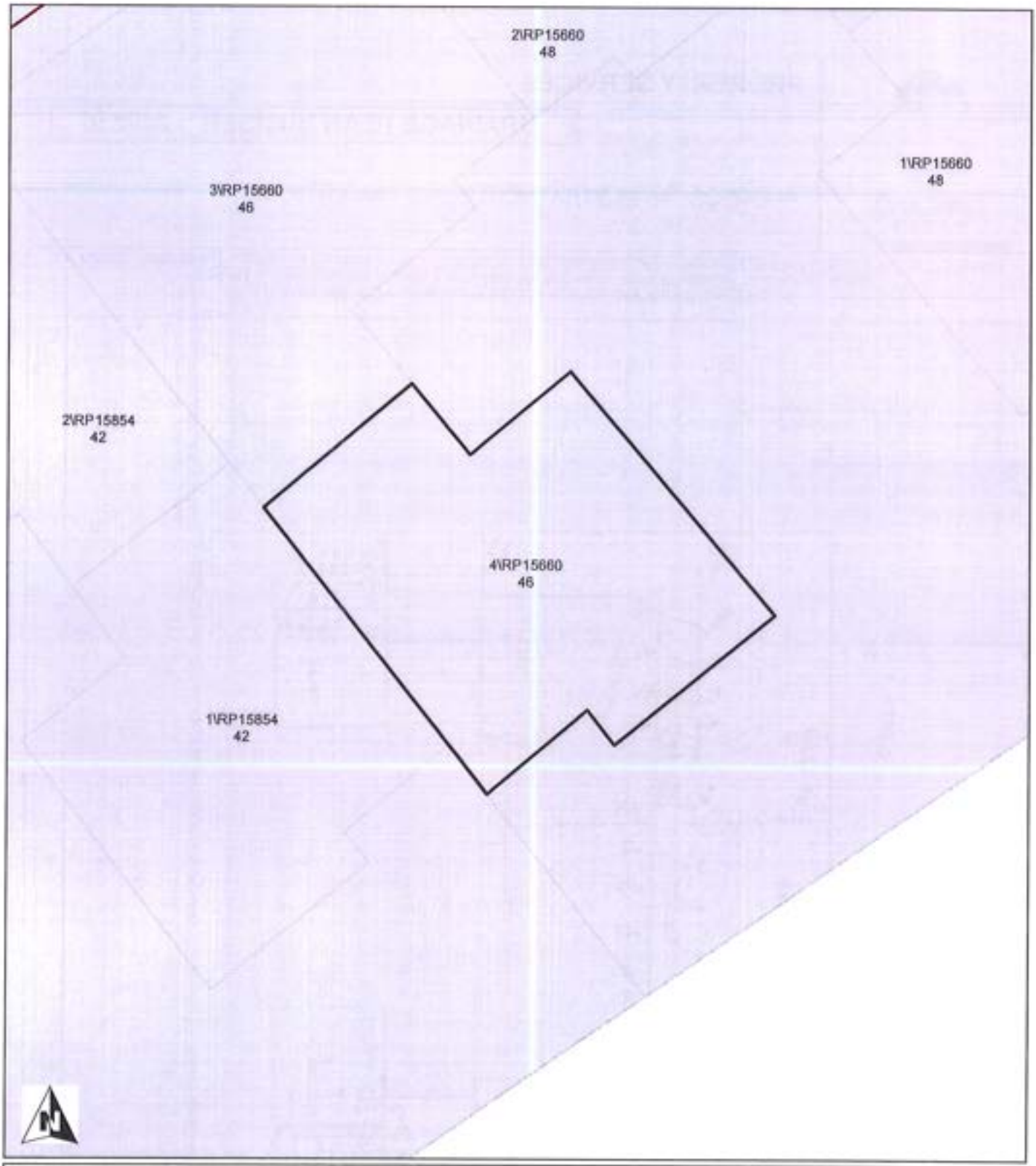
10

10

Date Issued:	13-10-23
Last Finalised:	13-Oct-23
Scale:	1:500 approx.
Issued To:	
Store:	

POINT LOCATION DATA	
TIE	
E.P.	
N.S.L.	
I.L.	
DIA.	

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Gippsland Water Asset Plan

4 46 Strathcole Dve Traralgon
Information Statement No: 154204
Date Issued: 13/10/2023

GIPPSLAND WATER

Water Pipes	Sewer Pipes	House Discharge Line		
Reticulation	Gravity	House Discharge Line	Maintenance Point	Collection Tank
Distribution	Pressure		Manhole	
Transfer	Rising Main		Pipe End	

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the infromation. Any persons using this information should make their own site investigation and accommodate their works accordingly.

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STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
P PO Box 13132 Law Courts VIC 8010
A Level 19 570 Bourke Street, Melbourne VIC 3000

CERTIFICATE OF CURRENCY

THE INSURED

POLICY NUMBER	VRSC21004010
PDS AND POLICY WORDING	Residential Strata PDS & Policy Wording SCI034-Policy-RS-PPW-02/2021
THE INSURED	Owners Corporation Plan No. RP 15660
SITUATION	46-48 Strathcole Drive Traralgon VIC 3844
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 28/06/23 Expiry Date: 4.00pm on 28/06/24
INTERMEDIARY	Whitbread Insurance Brokers
ADDRESS	Level 5, 90 Collins Street Melbourne VIC 3000
DATE OF ISSUE	20 June 2023

POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	$1,344,000
		Common Area Contents	$5,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	$201,600
	OPTIONAL COVERS	1. Flood	Included
		2. Floating Floors	Included
SECTION 2	Liability		$20,000,000
SECTION 3	Voluntary Workers		$200,000/$2,000
SECTION 5	Fidelity Guarantee		$100,000
SECTION 9	PART A - Government Audit Costs - Professional Fees		$25,000
	PART B - Appeal Expenses		$100,000
	PART C - Legal Defence Expenses		$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		$300,000

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

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Ace Body Corporate Management (Gippsland Region)
Phone: 03 5115 8300
Email: info.gippsland@acebodycorp.com.au
Postal: PO Box 2006, Traralgon, Vic, 3844
ABN: 23 431 923 108
Professional Personal Service www.acebodycorp.com.au

RECEIPT

Owners Corporation for Plan No. RP 15660

Received For:

Christopher Phillips
Administrator for Murry Phillips
1 Midyim Street
Mount Cotton 4165

Receipt No: 166	Issue Date: 11/05/23
Amount Received:	**1,650.00**
Date:	**10/05/23**
Received as:	**Transfer # TRANSFER**

Lot: 4 **Unit:** 4
Property: 46 - 48 Strathcole Drive Traralgon
Address: 46 - 48 Strathcole Drive TRARALGON VIC Victoria 3844
Reference: Lot 4 levy payment, DEFT.

Description	Fund	Amount	Totals
Contributions	Admin	1,650.00	1,650.00
Total Amount Received			**1,650.00**

Tear along perforation

RECEIPT

Receipt No: 166
Date: 10/05/23

Received on 10/05/23 from
DEFT
On behalf of 46 - 48 Strathcole Drive Traralgon Plan No. RP 15660
Being Levy payment for Lot No. 4

Total Amount Received $ 1,650.00

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LatrobeCity
a new energy

Latrobe City ABN 92 472 314 133
Phone 1300 367 700
TTY (NRS) 133 677

PO Box 264 Morwell 3840
Email latrobe@latrobe.vic.gov.au
www.latrobe.vic.gov.au
AUSDOC DX2 17733 Morwell

Your Ref: 70549187-020-9
Our Ref: P30664

16 October 2023

Christine J Shanahan – Davine Shanahan Fitzpatrick C/-
LANDATA
DX 250639
MELBOURNE

Dear Sir/Madam

Building Act 1993
Building Regulations 2018
Regulation 51(3)

4/46-48 STRATHCOLE DRIVE TRARALGON VIC 3844
U 4 RP 15660 CT-9401/825

With reference to your request received on 13 October 2023 for the inspection approved dates for the mandatory notification stages of building projects on the above mentioned property, you are advised of the following:

As no permits have been issued there are no mandatory inspection dates applicable within the preceding ten (10) years.

Should you require any further information, please do not hesitate to contact Trish Palmer-Till at the Morwell office on 5128 5719.

Yours sincerely,

Mason Tennant
Coordinator Building Services

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PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

971729

APPLICANT'S NAME & ADDRESS

CHRISTINE J SHANAHAN – DAVINE SHANAHAN FITZPATRICK C/- INFOTRACK (LEAP) C/- LANDATA

DOCKLANDS

VENDOR

PHILLIPS, CHRISTOPHER

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

370278

This certificate is issued for:

LOT 4 PLAN RP15660 ALSO KNOWN AS 4/46 - 48 STRATHCOLE DRIVE TRARALGON
LATROBE CITY

The land is covered by the:

LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/latrobe)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully. The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

12 October 2023

Sonya Kilkenny
Minister for Planning

VICTORIA
State Government

DocuSign Envelope ID: 30349A43-0D0B-4167-A0F0-A27524F204C1

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 12 October 2023 09:22 PM

PROPERTY DETAILS

Address:	**4/46-48 STRATHCOLE DRIVE TRARALGON 3844**
Lot and Plan Number:	**Lot 4 RP15660**
Standard Parcel Identifier (SPI):	**4\RP15660**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**30664**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 697 M4**

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**

OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential PPRZ - Public Park and Recreation

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).

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 4 October 2023.

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 abut 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.maps.vic.gov.au/vicplan

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

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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

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 the region 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 Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (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)

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The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

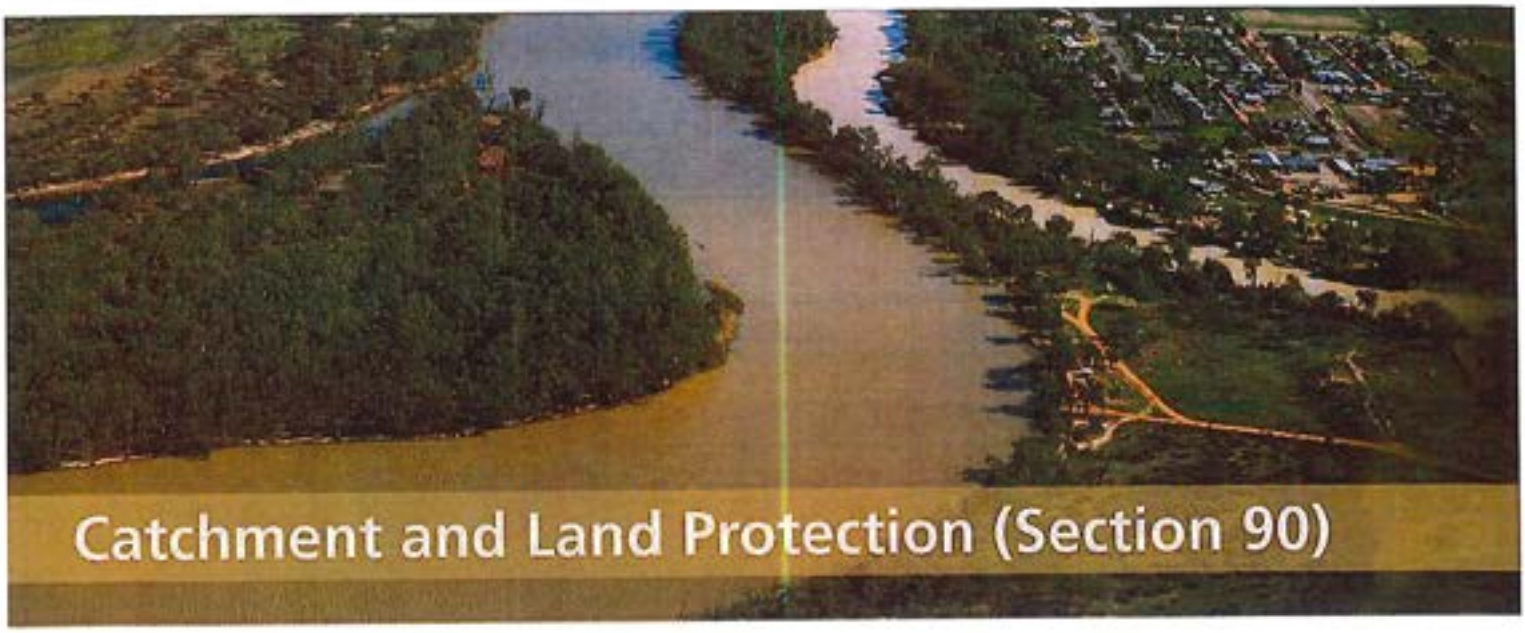
As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA
State Government

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Catchment and Land Protection (Section 90)

Christine J Shanahan – Davine Shanahan Fitzpatrick C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000

CERTIFICATE

Pursuant to Section 90 of the *Catchment and Land Protection Act 1994*

YOUR REF: 370278

CERTIFICATE NO: **70549187**

This Certificate is issued for the following property:

PROPERTY ADDRESS:		**Unit 4, 46-48 Strathcole Drive, Traralgon**
PROPERTY DESCRIPTION:	Lot/Plan:	**Lot 4 RP15660**
	Crown Description:	
	Volume/Folio:	**9401/825**
	Directory Reference:	**V 98 A5**

1. A regional catchment strategy applies to the land.	**YES**
2. The land is in a special area.	No
3. A special area plan applies to the land.	No
4. A land use condition applies to the land.	No
5. A land management notice is in force in relation to the land.	No
6. A copy of the land management notice is attached.	No

By Authority
Secretary to the Department of Environment, Land, Water & Planning

DATED: 12/10/2023

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Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / CHRISTINE J SHANAHAN DAVINE SHANAHAN FITZPATRICK

Your Reference:	055106
Certificate No:	67276313
Issue Date:	17 OCT 2023
Enquiries:	TVD0

Land Address: UNIT 4, 46 -48 STRATHCOLE DRIVE TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16266446	4	15660	9401	825	$0.00

Vendor: CHRISTOPHER PHILLIPS

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
ESTATE OF MR MURRAY JOHN PHILLIF	2023	$95,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$255,000
SITE VALUE:	$95,000
CURRENT LAND TAX CHARGE:	**$0.00**

DocuSign Envelope ID: 30349A43-0D0B-4167-A0F0-A27524F204C1

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / CHRISTINE J SHANAHAN DAVINE SHANAHAN FITZPATRICK

Your Reference:	055106
Certificate No:	67276313
Issue Date:	17 OCT 2023

Land Address: UNIT 4, 46 -48 STRATHCOLE DRIVE TRARALGON VIC 3844

Lot	Plan	Volume	Folio
4	15660	9401	825

Vendor: CHRISTOPHER PHILLIPS

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE: $0.00

Paul Broderick
Commissioner of State Revenue

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vicroads

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Christine J Shanahan - Davine Shanahan Fitzpatrick C/- InfoTrack (LEAP)
135 King St
SYDNEY 2000
AUSTRALIA

Client Reference: 370278

NO PROPOSALS. As at the 12th October 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

UNIT 4, 46-48 STRATHCOLE DRIVE, TRARALGON 3844
CITY OF LATROBE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 12th October 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 70549187 - 70549187211014 '370278'

DocuSign Envelope ID: 30349A43-0D0B-4167-A0F0-A27524F204C1

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 12/10/2023 09:07:56 PM

OWNERS CORPORATION
PLAN NO. RP015660

The land in RP015660 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
24 HOTHAM STREET TRARALGON VIC 3844

AW614206T 08/03/2023

Owners Corporation Manager:
NIL

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

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	100.00	100.00

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 12/10/2023 09:07:56 PM

OWNERS CORPORATION
PLAN NO. RP015660

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

Statement End.

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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 (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.

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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.

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