

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	7B WILSON STREET, HORSHAM VIC 3400
------	------------------------------------

Vendor's name	Colette Marie Garnaut	Date	/ /
Vendor's signature	<div><div>DocuSigned by:</div><div><i>Colette Garnaut</i></div><div>0A513E89DC6D474...</div></div>	July 28, 2020 09:25:48 AEST	
Vendor's name	Jeffrey Ian White	Date	/ /
Vendor's signature			

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

Williams & Lay Lawyers
13 Castella Street, Lilydale VIC 3140
PO Box 125 Lilydale, VIC 3140
info@williamslay.com.au
03 9737 6100

FINANCIAL MATTERS

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

(a) ☒ Their amounts are:

Authority	Amount	Interest (if any)
(1) GWM Water	\$239.21	
(2) Horsham Rural City Council	\$1,405.84	
(3) State Revenue Office	\$98.94	

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 checked="" 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)

Register Search Statement
Plan of Subdivision 536200Q
Planning Property Report
GWM Water Certificate
Residential Tenancy Agreement
Wimmera CMA Flood Report
Due Diligence



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

Page 1 of 1

VOLUME 07441 FOLIO 141

Security no : 124084389627X

Produced 17/07/2020 03:45 PM

LAND DESCRIPTION

Lot 1 on Title Plan 536200Q.
PARENT TITLE Volume 04612 Folio 241
Created by instrument 2311562 05/10/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JEFFREY IAN WHITE
COLETTE MARIE GARNAUT both of 8 BROMLEY CLOSE FEMTREE GULLY VIC 3156
AK418231S 24/06/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK418232Q 24/06/2013
VICTORIA TEACHERS LTD

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

DIAGRAM LOCATION

SEE TP536200Q 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: 7B WILSON STREET HORSHAM VIC 3400

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	plan
Document Identification	TP536200Q
Number of Pages (excluding this cover sheet)	1
Document Assembled	17/07/2020 15:46

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The document is invalid if this cover sheet is removed or altered.

TITLE PLAN		EDITION 1	TP 536200Q						
<p>Location of Land</p> <p>Parish: HORSHAM Township: HORSHAM Section: 11 Crown Allotment: 6(PT) Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 7441 FOL 141 Depth Limitation: NIL</p>		<p>Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
<p>Description of Land / Easement Information</p> <p><i>All that piece of Land, delineated and coloured</i> <i>red on the map in the margin being part of Crown Allotment Six Section Eleven --</i> <i>Town and Parish of Horsham County of Borung - Together with a right of carriage</i> <i>way over the road coloured brown on the said map - - - - -</i></p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 16/06/2000 VERIFIED: CP</p> <p>COLOUR CODE R=RED BR=BROWN</p>							
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 6 (PT)</td></tr></table>		TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 6 (PT)			
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 6 (PT)									
<p>LENGTHS ARE IN FEET & INCHES</p>		<p>Metres = 0.3048 x Feet Metres = 0.201168 x Links</p>	Sheet 1 of 1 sheets						

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 08 April 2020 02:46 PM

PROPERTY DETAILS

Address: **7B WILSON STREET HORSHAM 3400**
 Lot and Plan Number: **Lot 1 TP536200**
 Standard Parcel Identifier (SPI): **1\TP536200**
 Local Government Area (Council): **HORSHAM**
 Council Property Number: **5377**
 Planning Scheme: **Horsham**
 Directory Reference: **VicRoads 544 G6**

www.hrcc.vic.gov.au

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

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water**
 Urban Water Corporation: **Grampian Wimmera Malle Water**
 Melbourne Water: **outside drainage boundary**
 Power Distributor: **POWERCOR**

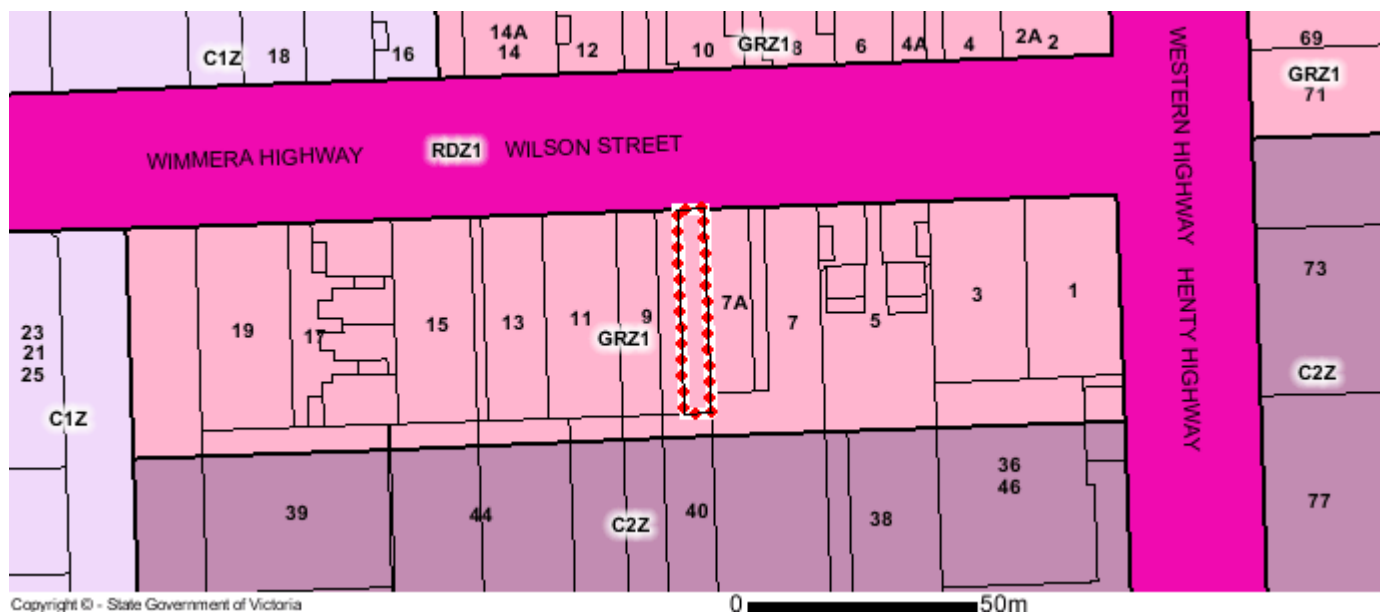
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
 Legislative Assembly: **LOWAN**

Planning Zones

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

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



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C1Z - Commercial 1
 C2Z - Commercial 2
 GRZ - General Residential

RDZ1 - Road - Category 1

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

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PLANNING PROPERTY REPORT: 7B WILSON STREET HORSHAM 3400

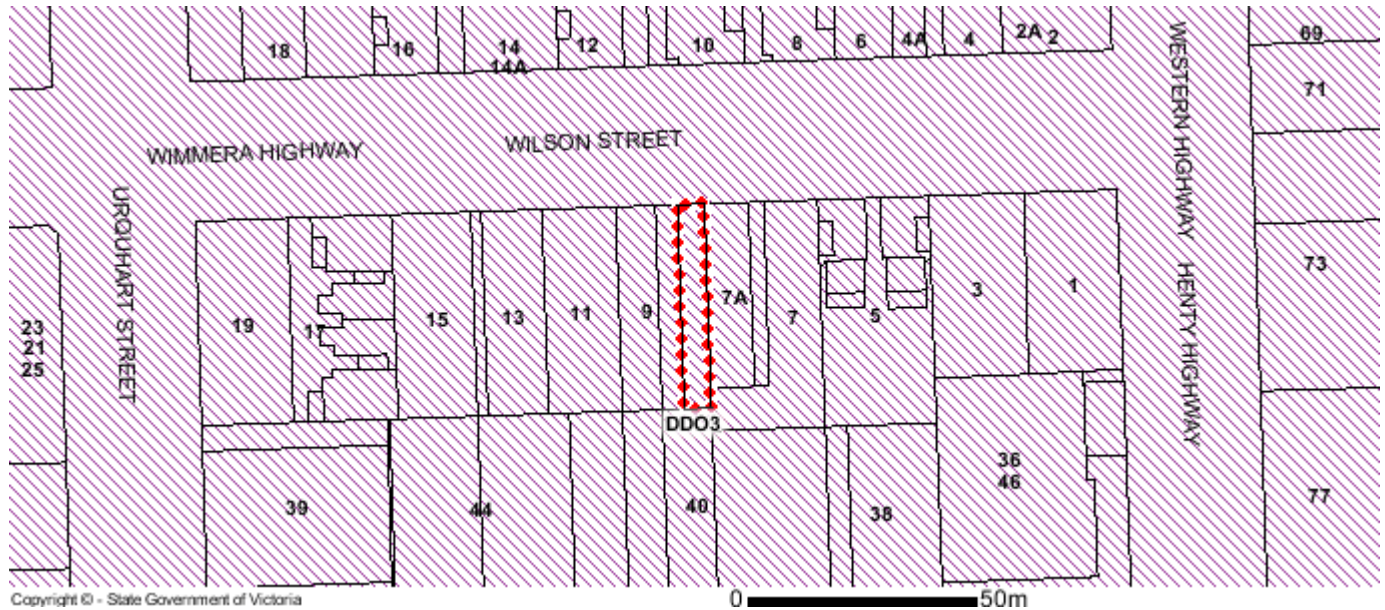
Page 1 of 4

PLANNING PROPERTY REPORT

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)



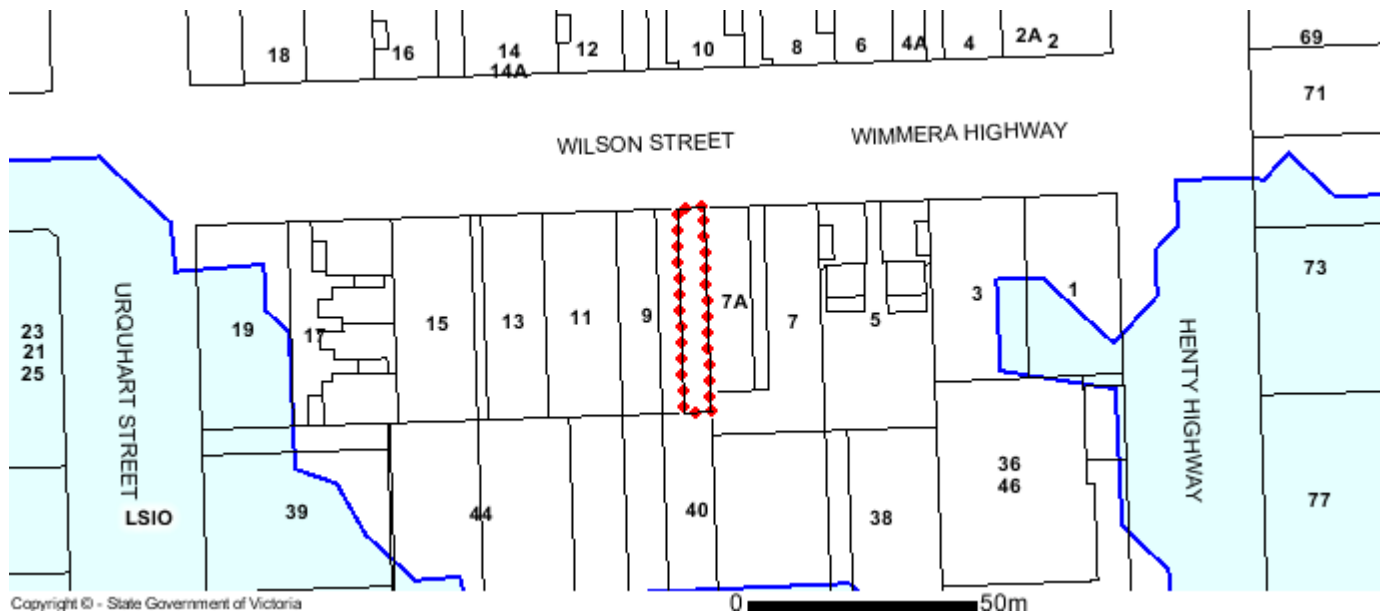
 DDO - Design and Development


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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



 LSIO - Land Subject to Inundation

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

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PLANNING PROPERTY REPORT

Further Planning Information

Planning scheme data last updated on 1 April 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. 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>

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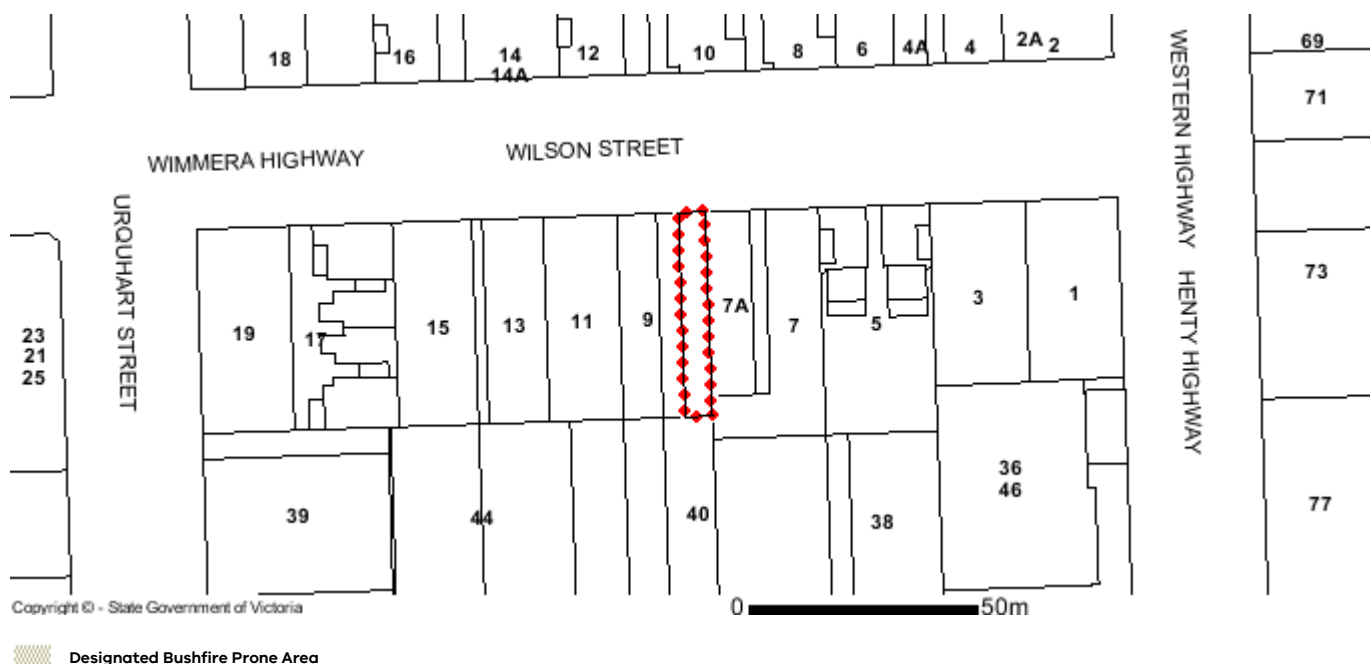
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PLANNING PROPERTY REPORT

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>


GWMWater

 11 McLachlan Street
 (PO Box 481)
 Horsham Victoria 3402

Tel: 1300 659 961

Fax: 03 5381 9881

Email: info@gwmwater.org.au
Website: www.gwmwater.org.au

 Williams & Lay Lawyers
 C/- InfoTrack (Smokeball)
 C/- Landata
 GPO Box 527
 MELBOURNE VIC 3001

 Your Ref: 39101966-027-0
 Statement No: CER2020/00147
 Property No: 139648
 Valid Date: 23/07/2020
 Settlement Date: 24/08/2020

Information Statement

Water Act 1989, Section 158

Statement of encumbrances, works required, outstanding matters, tariffs and other charges including outstanding amounts and other information which the Corporation considers relevant for the property known as:

7B Wilson Street HORSHAM VIC 3400

Title(s):

L1 TP536200Q V7441 F141

Owner(s):

C M Garnaut & J I White

Account Calculations:

Fees and Charges (including interest)	\$239.21
Scheme Arrears	
Total amount in arrears:	\$239.21
(Amounts below do not include any pensions rebates or concessions)	
Charges to: 24/08/2020 (from page 2)	\$99.62CR
Total amount:	\$139.59

Info Stmt No: CER2020/00147

Property Address: 7B Wilson Street HORSHAM VIC 3400

Details for Services provided and their tariffs:

METERED SERVICE: 21920 (20mm) Meter Number: 19V29124T

Water SAC Residential 20mm:(CREDIT) From 24/08/20 To 01/10/20 = 38 days @ 123.04¢ per day = \$46.76CR

Wastewater Service Availability:(CREDIT) From 24/08/20 To 01/10/20 = 38 days @ 139.11¢ per day = \$52.86CR

----- PLEASE NOTE -----

1. In accordance with Section 275(1) of the *Water Act 1989*, the person/s who becomes the owners of a property must pay any amount that is under Section 274 (4a) a charge on that property. All unpaid charges must be paid in full upon settlement.
2. The statement may include estimate volumetric consumption from the last meter read. Should you require a special reading this may be applied for upon payment of a \$34.40 fee.
3. All measurements used for encumbrances are to be assumed to be estimations of locations. Further details should be obtained from the Corporation before works are commenced.

AMOUNTS SHOULD BE CONFIRMED PRIOR TO SETTLEMENT

Encumbrances and other information:

This property is subject to encumbrances resulting from works of the Corporation. There are no works, matters or other details to be disclosed.

An update is recommended closer to settlement date to reflect any new charges raised, meter readings or payments received. Please note that statements will only be updated for three months after the valid date.

The Water Service Availability Charge will vary dependent on the property owner's concession entitlements.

Tenant is responsible for water consumption. When tenant vacates property a \$34.40 special meter reading fee will be applied to this account.

This property has been billed to 30 September 2020. As settlement is prior to this date, purchasers may receive a Reminder notice for the balance of the current account.

B-Pay Biller Code: 79855 Account Reference Number: 2196883

Comments:

Signed

**Authorised Officer
Steven Briggs, Manager Customer Services**

**Wimmera CMA**

8 Bromley Close
FERNTREE GULLY VIC 3156

Our Ref: 1271
Date: 24th July 2019

Dear Landholder,

HORSHAM & WARTOOK VALLEY FLOOD INVESTIGATION RESULTS

You may be aware that since 2016 Wimmera CMA has been conducting the Horsham and Wartook Valley flood investigation. The process has involved two meetings where the community have been able to provide feedback and input into the investigation findings and recommendations. It has also involved a large amount of technical work to understand riverine flood impacts and mitigation options.

As this investigation concludes it is apparent that in some locations there is a change in understanding from previous flood investigations either in depth or extent of flooding or both.

Your properties have been identified as being within the investigation area affected. This may have implications for how you develop your properties and manage risks during flooding.

I encourage you to view the flood information for your properties by:

- Viewing flood investigation mapping on our website at <https://wcma.vic.gov.au/HorshamWartookFloodInvestigation>
- Accessing flood mapping information for your properties using the following links, where 1% (1 in 100yr) depths are shown (simple maps are provided overleaf):

Property Address	POZI Mapping Website Link
7B Wilson Street Horsham 3400	https://wcma.vic.gov.au/flood/5377.php
7A Wilson Street Horsham 3400	https://wcma.vic.gov.au/flood/5376.php
7 Wilson Street Horsham 3400	https://wcma.vic.gov.au/flood/5375.php

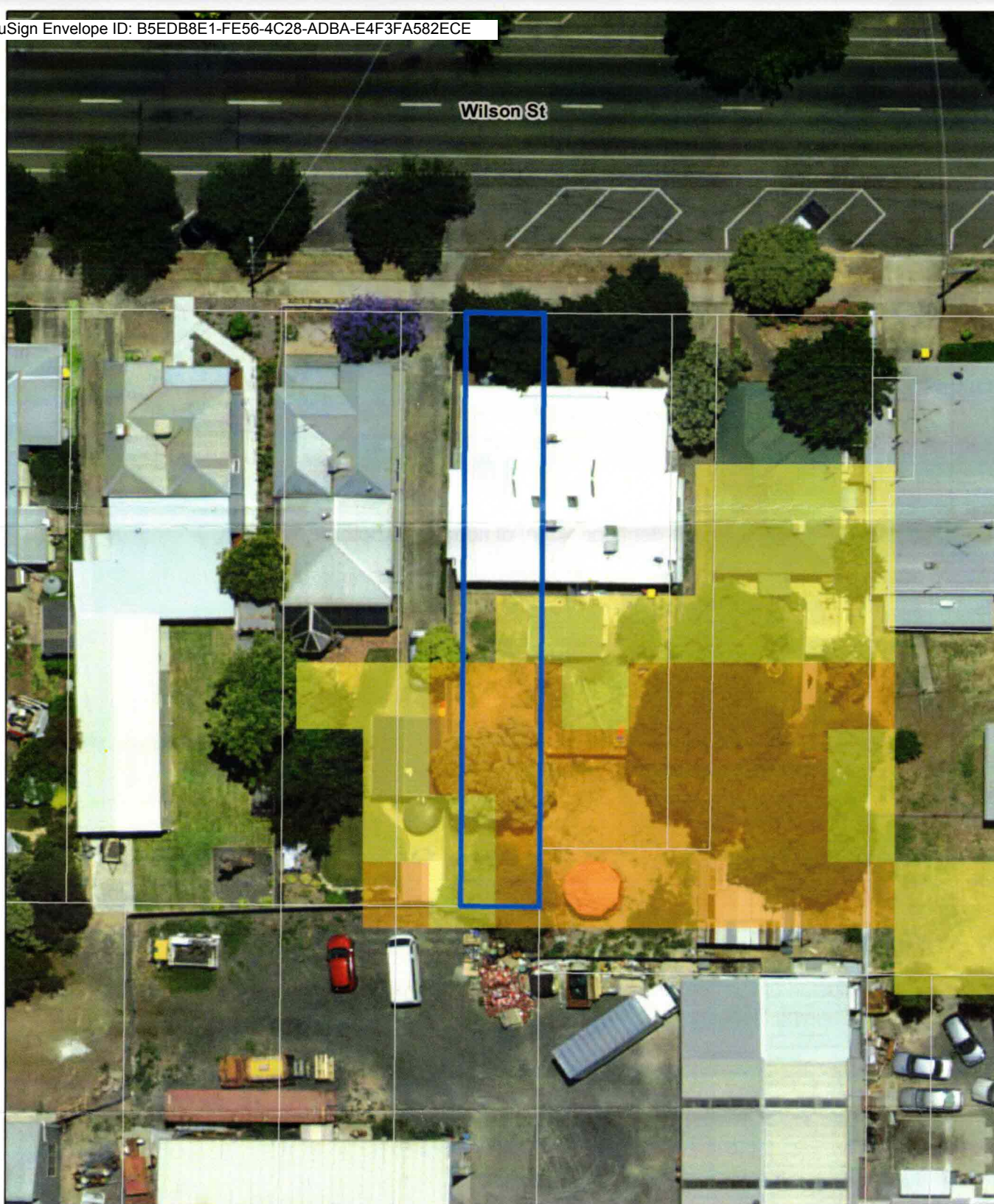
- Discussing the study and new mapping directly by calling 03 5382 1544 to arrange a meeting.

Following the conclusion of the flood investigation, Horsham Rural City Council will consider applying this information to its Planning Scheme.

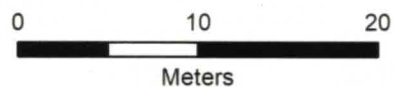
Yours sincerely

A handwritten signature in black ink, appearing to read 'David Brennan'.

DAVID BRENNAN
CEO



7B Wilson Street Horsham 3400

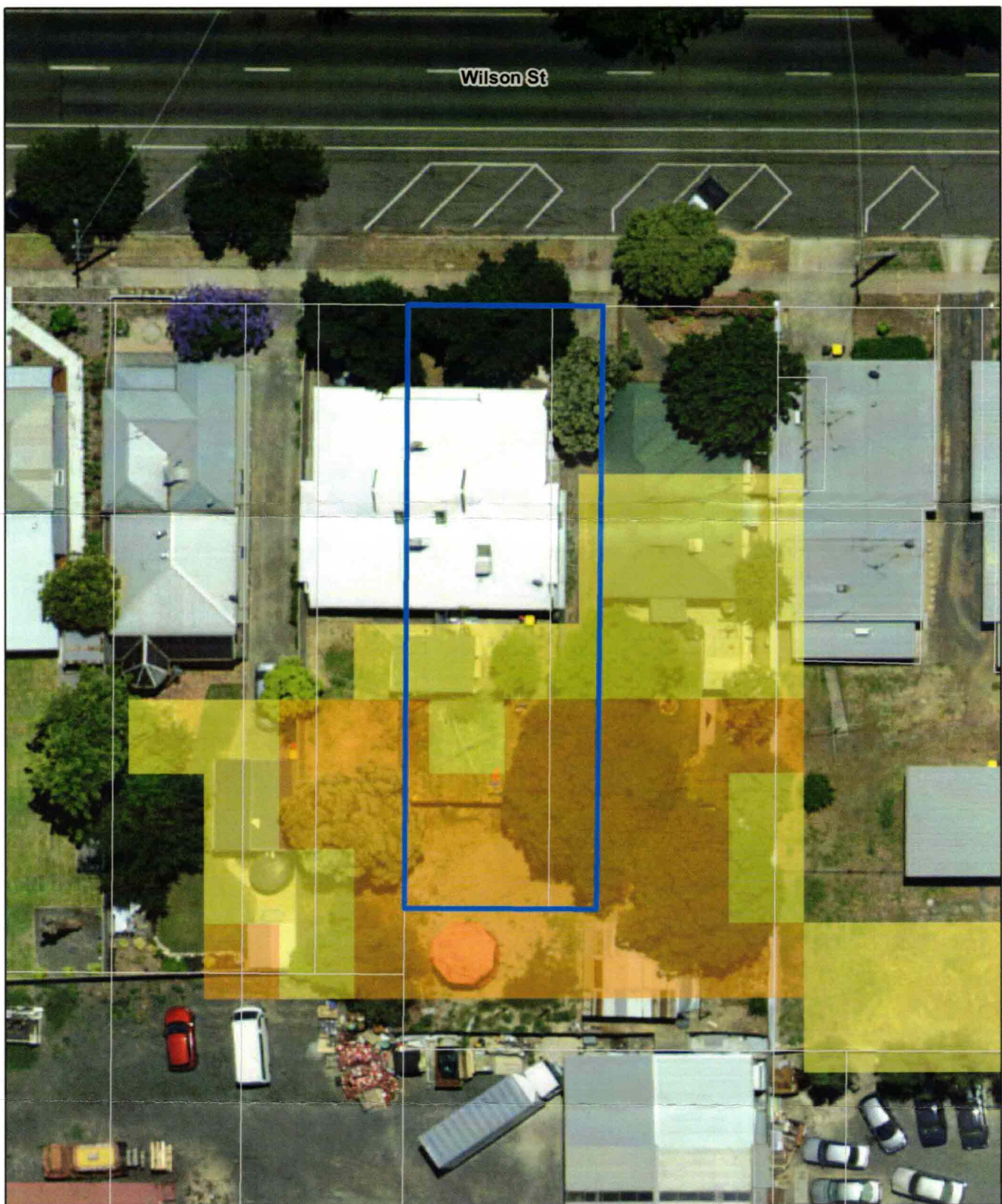


1% / 1 in 100y flood event - Depth (m)



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Map created: 10/07/2019



7A Wilson Street Horsham 3400

0 10 20
Meters

1% / 1 in 100y flood event - Depth (m)

>0 - 0.25
0.25 - 0.5
0.5 - 1
>1

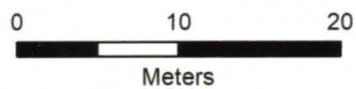


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Map created: 10/07/2019



7 Wilson Street Horsham 3400



1% / 1 in 100y flood event - Depth (m)



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Map created: 10/07/2019



Wes Davidson Real Estate Pty Ltd

TENANCY RENEWAL SCHEDULE

Tenant Name: [REDACTED]

Address: 7B Wilson Street, Horsham

Date of Agreement: 01/08/2017

Fixed Term: 12 Months

Commencement Date: 01/08/2017 Termination Date: 30/07/2018

Rental: \$180 per week, increasing to \$190 per week on 27th September 2017.

I / We hereby renew this Residential Tenancy Agreement on the same terms and conditions as per the initiated original Lease Agreement; however, I / We understand that the rent amount is subject to change upon Lease Renewal.

Landlord / Managing Agent signature: [Signature]

Signed in the presence of: [Signature]

[REDACTED]
Signed in the presence of: [Signature]

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.