

OAKLEYS LAW

Lawyers & Conveyancers

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	1 Cassinia Street, Inverloch 3996
-------------	-----------------------------------

Vendor's name	Peter Michael Vanzuyden	Date / /
Vendor's signature		

Vendor's name	Roslyn Dawn Vanzuyden	Date / /
Vendor's signature		

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: \$4,000.00

Relevant Authorities:

Bass Coast Shire Council
South Gippsland Water Corporation

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

None to the vendors knowledge

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 documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction. The Purchaser should make their own enquiries as to the location of any unregistered waste or sewerage mains, power line or telephone cables which may be laid outside registered easements. The Purchaser should also make their own enquiries as to whether any structures or building are constructed over any easement prior to signing the Contract, otherwise the Purchaser accepts the location of all buildings and shall not make any claims in relation hereto.

NOTE: The Vendor has no means of knowing details of all easements, covenants or other restrictions (registered or unregistered) if not shown on Title documents.

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

The required specified information is as follows:

(a) Name of planning scheme	Bass Coast Shire Council Planning Scheme
(b) Name of responsible authority	Bass Coast Shire Council
(c) Zoning of the land	General Residential
(d) Name of planning overlay	Development Plan Overlay (DPO) Development Plan Overlay – Schedule 8 (DPO8) Vegetation Protection Overlay (VPO) Vegetation Protection Overlay – Schedule 3 (VPO3)

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:

Are as follows:

NONE TO THE VENDORS KNOWLEDGE

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:

NONE TO THE VENDORS KNOWLEDGE

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:

NONE TO THE VENDORS KNOWLEDGE

BUT NOTE: The Vendor has no means of knowing of all decisions of Public Authorities and Government Departments affecting the property unless communicated to the Vendor.

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”)

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 type="checkbox"/> |

Any costs associated with the provision or connection of any service to the property shall be borne by the Purchaser and the Purchaser should satisfy itself of any such costs and availability of services before entering into a Contract for the Purchase of this property.

9. TITLE

Attached are copies of the following documents:

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*.

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

Not Applicable.

12. DUE DILIGENCE CHECKLIST

Is attached.

13. ATTACHMENTS

Register Search Statement Volume 11068 Folio 838 Plan of Subdivision PS542244W Covenant AG974779U Planning Property Reports Due Diligence Checklist

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

VOLUME 11068 FOLIO 838

Security no : 124091953469F
Produced 20/08/2021 09:08 AM

LAND DESCRIPTION

Lot 271 on Plan of Subdivision 542244W.
PARENT TITLE Volume 10908 Folio 823
Created by instrument PS542244W 19/05/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
PETER MICHAEL VANZUYDEN
ROSLYN DAWN VANZUYDEN both of 1 CASSINIA STREET INVERLOCH VIC 3996
AL138206S 10/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AG974779U 15/01/2010

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 PS542244W 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: 1 CASSINIA STREET INVERLOCH VIC 3996

DOCUMENT END



Imaged Document Cover Sheet

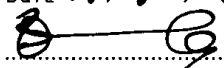

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS542244W
Number of Pages (excluding this cover sheet)	3
Document Assembled	20/08/2021 09:12

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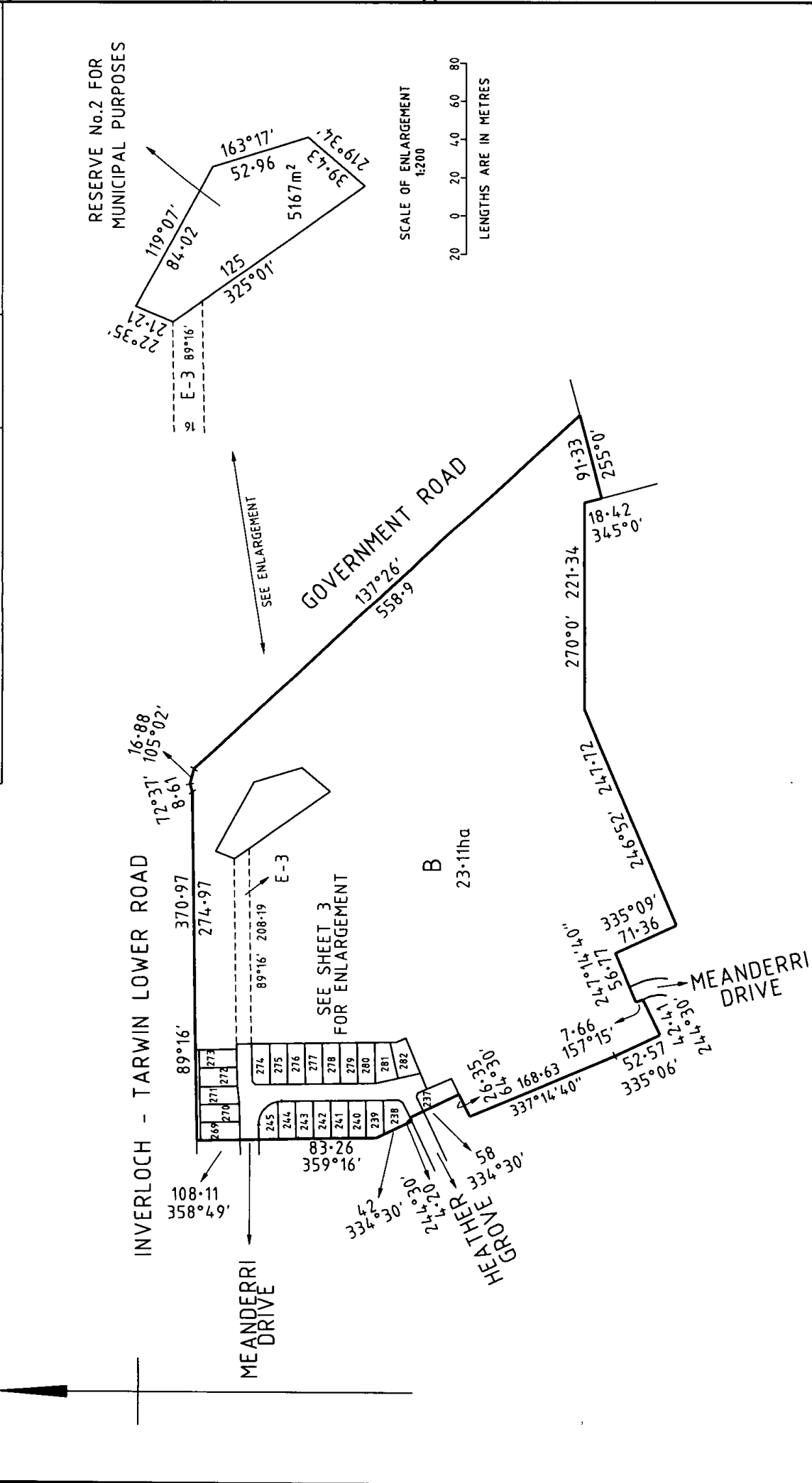
The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		STAGE NO. <hr/>	LR use only EDITION 1	Plan Number PS 542244W
Location of Land Parish: KIRRAK Township: INVERLOCH Section: 5 Crown Allotment: 1(PART) Crown Portion: - Title Reference: VOL FOL Last Plan Reference: PSS40485J LOT A Postal Address: MEANDERRI DRIVE (at time of subdivision) INVERLOCH 3996 AMG Co-ordinates E 390 600 ZONE: 55 (of approx. centre of land in plan) N 5723 400		Council Certification and Endorsement Council Name: BASS COAST SHIRE COUNCIL Ref: 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 13 / 09 / 2006 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/ has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date <u> </u> / <u> </u> / <u> </u> Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 23 / 4 / 2008		
Vesting of Roads and / or Reserves				
Identifier	Council/Body/Person			
ROAD R1	BASS COAST SHIRE COUNCIL			
RESERVE NO.1	BASS COAST SHIRE COUNCIL			
RESERVE NO.2	BASS COAST SHIRE COUNCIL			
Notations				
Staging		This is not a staged subdivision Planning Permit No.		
Depth Limitation		15.24 METRES BELOW THE SURFACE.		
LOT NUMBERS 1 TO 231, 233 TO 236, 246 TO 252, 254 TO 268 AND LOT A HAVE BEEN OMITTED FROM THIS PLAN.				
Survey This plan is based on survey.				
This survey has been connected to permanent marks no(s). - in Proclaimed Survey Area No. -				
Easement Information				
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)				LR use only Statement of Compliance/ Exemption Statement Received <input type="checkbox"/> Date 15 / 5 / 08
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	3m	THIS PLAN	SOUTH GIPPSLAND REGION WATER CORPORATION
E-2	DRAINAGE	3m	THIS PLAN	BASS COAST SHIRE COUNCIL
E-2	SEWERAGE	3m	THIS PLAN	SOUTH GIPPSLAND REGION WATER CORPORATION
E-3	CARRIAGEWAY AND DRAINAGE	16m	THIS PLAN	BASS COAST SHIRE COUNCIL
				LR use only PLAN REGISTERED Time 1:01 PM Date 19 / 5 / 08  Assistant Registrar of Titles
				Sheet 1 of 3 Sheets
 BEVERIDGE WILLIAMS & CO. PTY.LTD. ACN 006 197 235 SURVEYORS . ENGINEERS . PLANNERS 1075 HIGH STREET ARMADALE (03)98229799 48 LYDIARD ST SOUTH, BALLARAT (03)53313877 23 BAIR STREET LEONGATHA (03)56622630 33 MURRAY STREET WONTHAGGI (03)56721505		LICENSED SURVEYOR PETER ALAN TOOLE (PRINT)		
		SIGNATURE DATE 16/04/2008 REF. 2790/14 VERSION 4		
				DATE 23 / 4 / 08 COUNCIL DELEGATE SIGNATURE
Original sheet size A3				

PLAN OF SUBDIVISION

Stage No. /

Plan Number
PS 542244W



<p>ORIGINAL SCALE 1:4000</p> <p>SHEET SIZE A3</p>	<p>SCALE 40 0 40 80 120 160</p> <p>LENGTHS ARE IN METRES</p>	<p>LICENSED SURVEYOR PETER ALAN TOOLE</p> <p>SIGNATURE DATE 16/04/2008</p> <p>REF. 2790/14 VERSION 4</p>	<p>Sheet 2 of 3 Sheets</p> <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>
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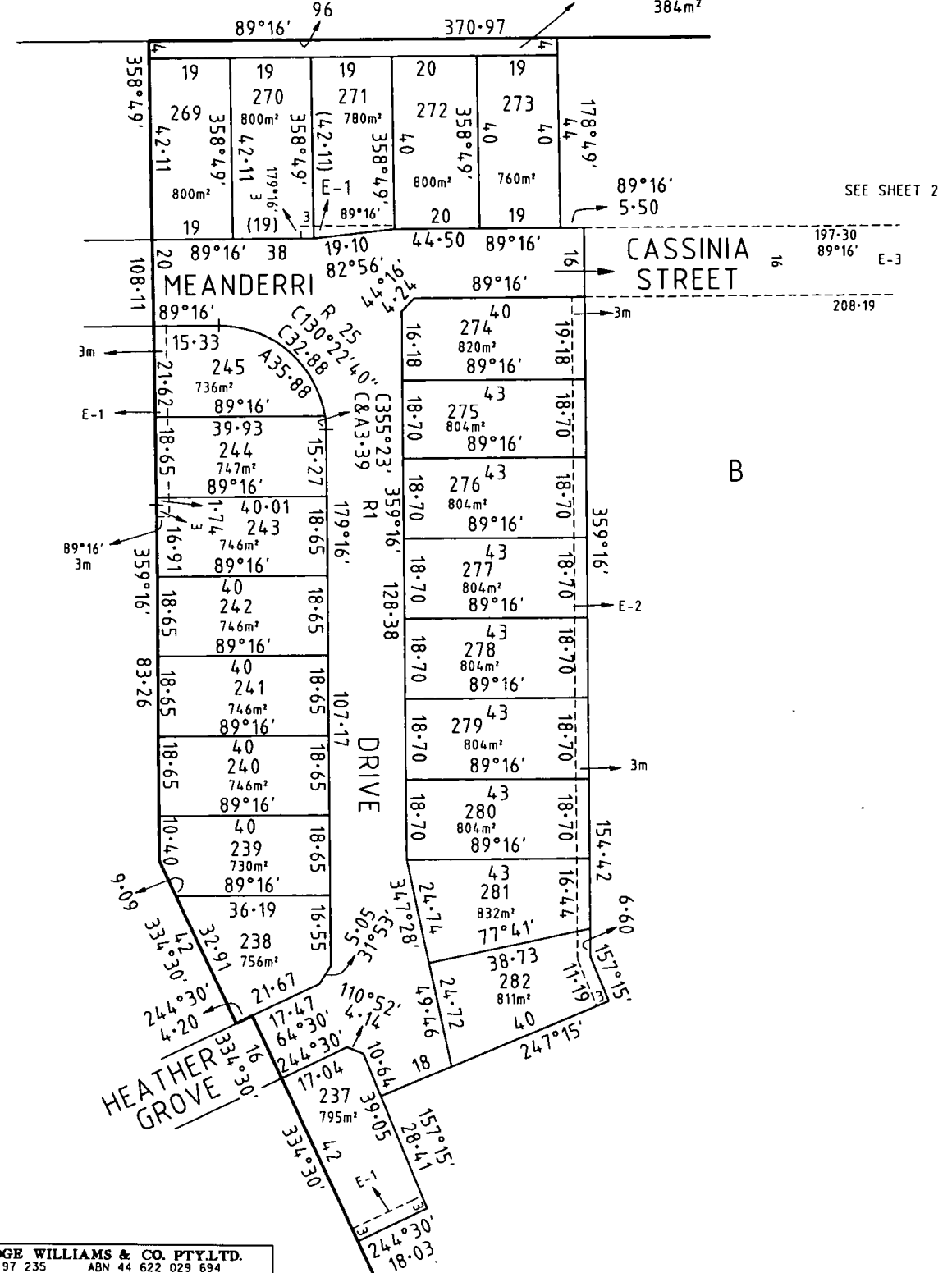
BEVERIDGE WILLIAMS & CO PTY.LTD.
 ACN 006 197 235 ARN 44 622 023 694
 SURVEYORS, ENGINEERS, PLANNERS
 ENVIRONMENTAL CONSULTANTS
 PO BOX 2205 CAULFIELD JUNCTION 3161 95284444
 PO BOX 1465 BALLARAT MAIL CENTRE 3354 53313877
 PO BOX 161 LEONGATHA 3953 56622630
 PO BOX 129 WONTHAGGI 3995 56721505
 PO BOX 1916 TRARALGON 3844 51760374

PLAN OF SUBDIVISION

Stage No. Plan Number
PS 542244W

INVERLOCH - TARWIN LOWER ROAD

RESERVE NO.1
FOR MUNICIPAL PURPOSES
384m²



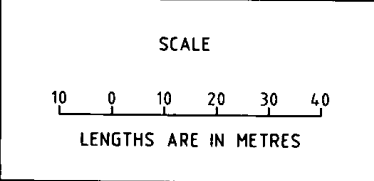
SEE SHEET 2

197.30
89°16' E-3
208.19

B

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PO BOX 129 WONTHAGGI 3995 56721505
PO BOX 1916 TRARALGON 3844 51760374

ORIGINAL
SCALE 1:1000
SHEET SIZE A3



LICENSED SURVEYOR PETER ALAN TOOLE

SIGNATURE DATE 16/04/2008

REF. 2790/14 VERSION 4

Sheet 3 of 3 Sheets

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

From www.planning.vic.gov.au on 19 August 2021 04:59 PM

PROPERTY DETAILS

Address: **1 CASSINIA STREET INVERLOCH 3996**
 Lot and Plan Number: **Lot 271 PS542244**
 Standard Parcel Identifier (SPI): **271\PS542244**
 Local Government Area (Council): **BASS COAST**
 Council Property Number: **31190**
 Planning Scheme: **Bass Coast**
 Directory Reference: **VicRoads 712 J1**

www.basscoast.vic.gov.au

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

UTILITIES

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

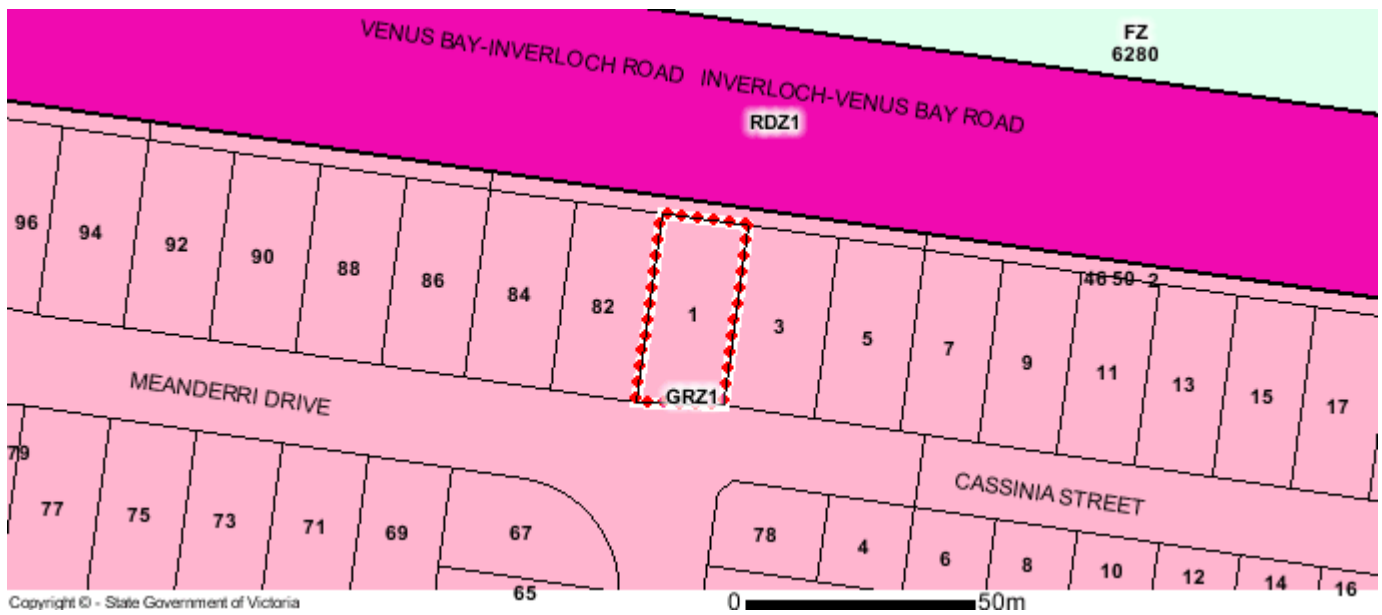
STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **BASS**

Planning Zones

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

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



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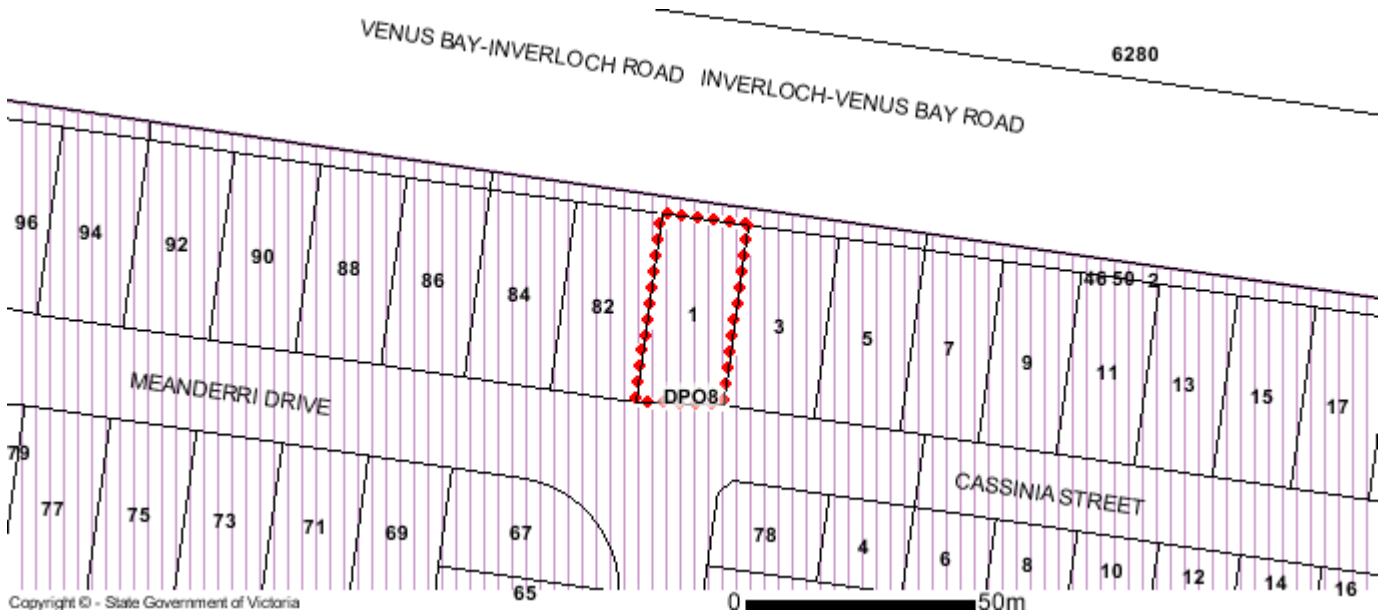
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 8 \(DPO8\)](#)

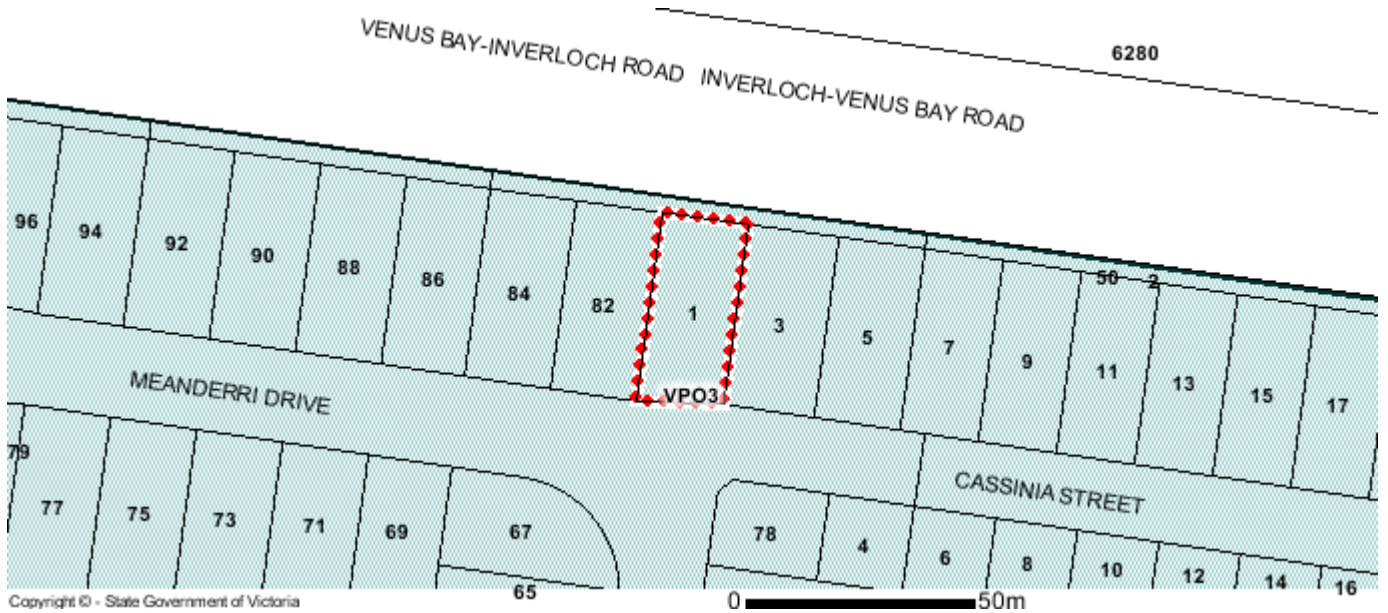


DPO - Development Plan

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

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY - SCHEDULE 3 \(VPO3\)](#)



VPO - Vegetation Protection

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

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Further Planning Information

Planning scheme data last updated on 18 August 2021.

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>

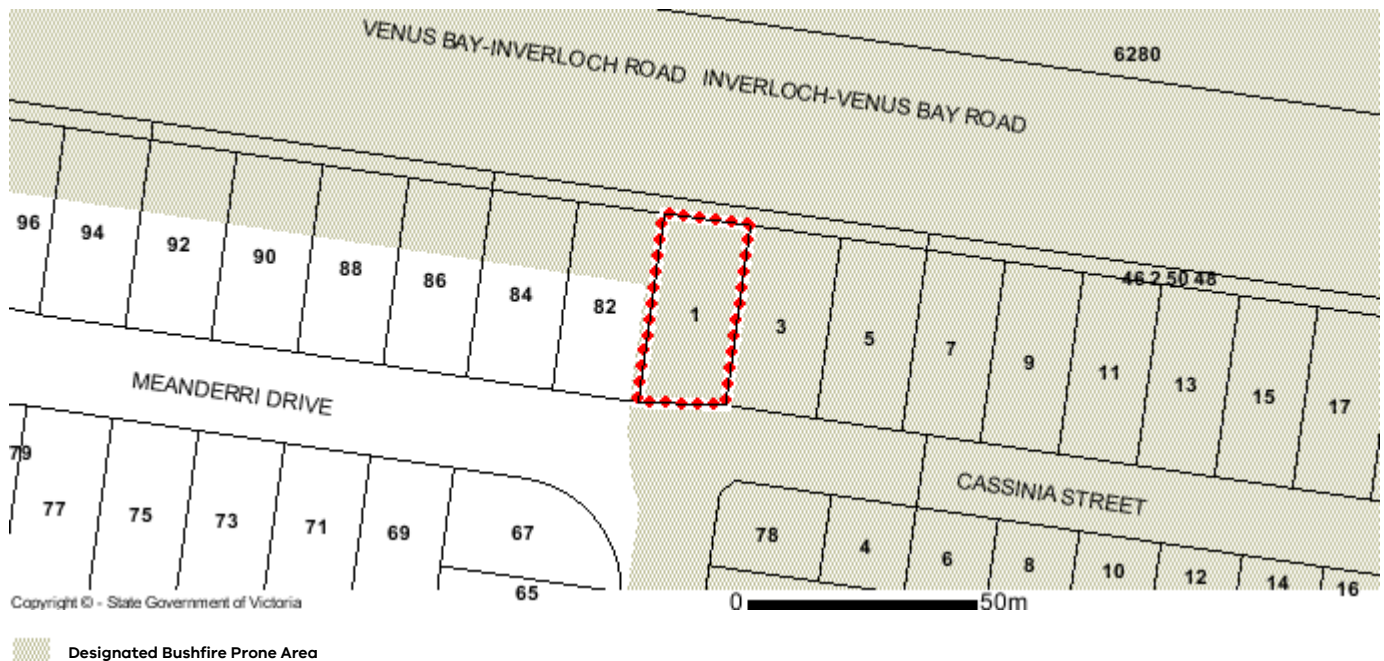
For details of surrounding properties, use this service to get the Reports for properties of interest.

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>

Designated Bushfire Prone Area

This property is in a designated bushfire prone area. 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>

Property Report

from www.land.vic.gov.au on 19 August 2021 04:36 PM

Address: 1 CASSINIA STREET INVERLOCH 3996

Lot and Plan Number: Lot 271 PS542244

Standard Parcel Identifier (SPI): 271\PS542244

Local Government (Council): BASS COAST **Council Property Number:** 31190

Directory Reference: VicRoads 712 J1

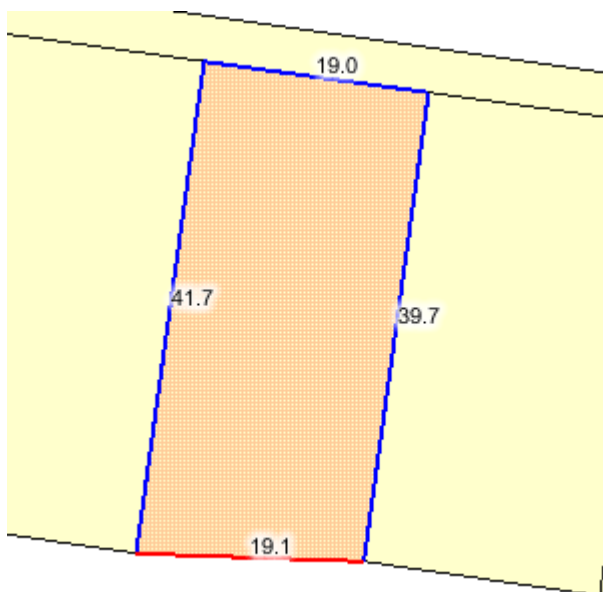
This property is in a designated bushfire prone area.

Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 773 sq. m

Perimeter: 119 m

For this property:

— Site boundaries

— Road frontages

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: BASS

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: South Gippsland Water

Melbourne Water: outside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

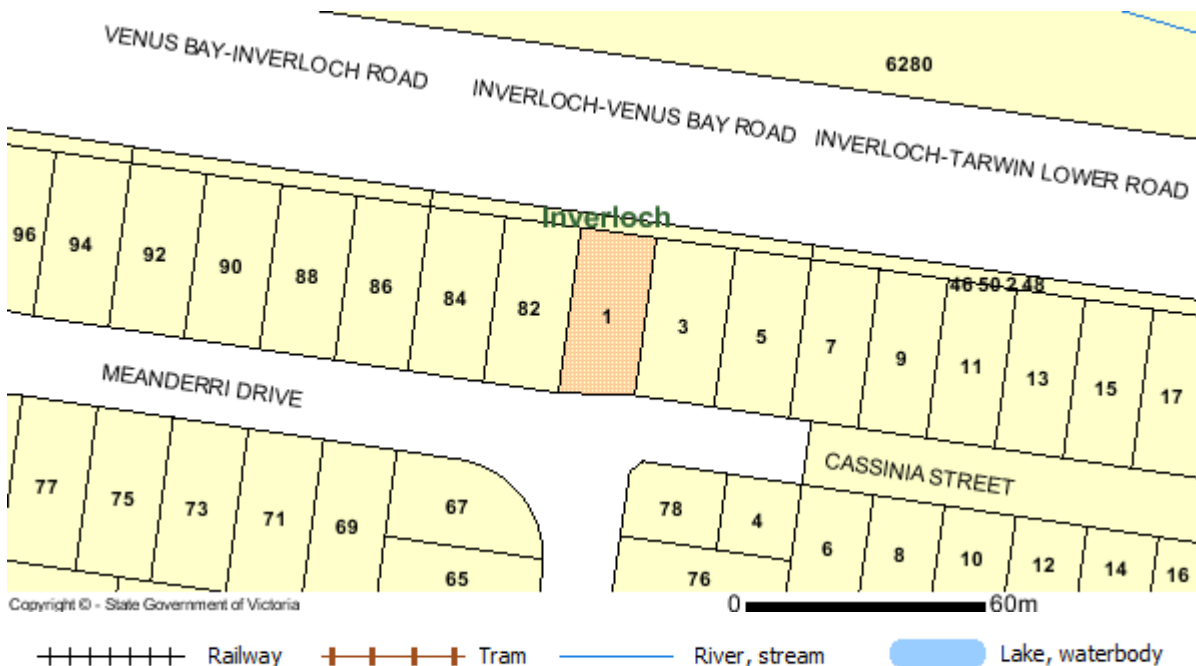
- Planning Zone:** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
- Planning Overlays:** [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 8 \(DPO8\)](#)
[VEGETATION PROTECTION OVERLAY \(VPO\)](#)
[VEGETATION PROTECTION OVERLAY - SCHEDULE 3 \(VPO3\)](#)

Planning scheme data last updated on 18 August 2021.

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 [Planning Schemes Online](#). 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](#)

The Planning Property Report includes separate maps of zones and overlays
 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 [Planning Maps Online](#)
 For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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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 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.

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

DATED

2021

PETER MICHAEL VANZUYDEN AND ROSLYN DAWN VANZUYDEN

VENDOR STATEMENT

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