


# 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.

**53 Main Street, Gembrook VIC 3783**

Vendor's name	Benjamin Thomas Volk	Date	/ /
Vendor's signature	22/04/24		
 <small>Ben Volk (Apr 22, 2024 21:36 GMT+10)</small>			

Purchaser's name	Date
	/ /
Purchaser's signature	
<hr/>	
Purchaser's name	Date
	/ /
Purchaser's signature	
<hr/>	

## 1. FINANCIAL MATTERS

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

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

Cardinia Shire Council  
Yarra Valley Water

(a) Their total does not exceed:

\$4,000.00 p.a.
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### 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.

As attached.

## 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):

As attached.

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

Not Applicable

The Purchaser/s should note sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables, underground NBN cables and underground gas pipes if any, may be laid outside registered easements.

### 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.

The Vendor has no means of knowing decisions of all public authorities and government departments affecting the property unless communicated to the Vendor.

The property is in an area in which is classified as an area in which buildings are likely to be subject to infestation of termites.

### 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):

As contained in the attached certificate.

## 6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act 2006*.

Not Applicable.

## 7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

## 8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
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- Some services currently noted as connected above may become disconnected prior to settlement. The Purchaser should make their own enquiries in relation to connection and re-connection of services to the land.

## 9. TITLE

Attached are copies of the following documents:

### 9.1 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

*(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 2000m<sup>2</sup>; (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)*

Water Information Statement

Report pursuant to Section 137B of the Building Act 1993

Owner Builder Warranty Insurance

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 04 April 2024 09:58 AM

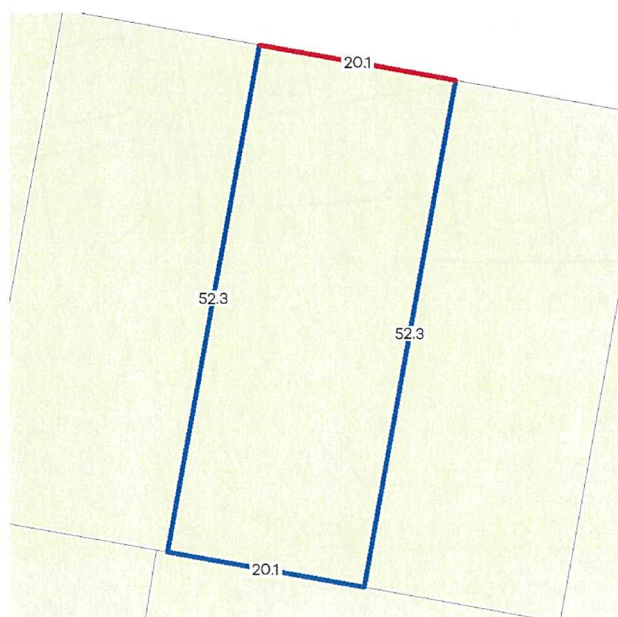
## PROPERTY DETAILS

Address: **53 MAIN STREET GEMBROOK 3783**  
Lot and Plan Number: **Lot 1 TP186533**  
Standard Parcel Identifier (SPI): **1\TP186533**  
Local Government Area (Council): **CARDINIA**  
Council Property Number: **2513052070**  
Directory Reference: **Melway 312 J10**

[www.cardinia.vic.gov.au](http://www.cardinia.vic.gov.au)

## SITE DIMENSIONS

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



**Area:** 1054 sq. m

**Perimeter:** 145 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.

Calculating the area from the dimensions shown may give a different value to the area shown above

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

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MONBULK**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

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Read the full disclaimer at <https://www.deeca.vic.gov.au/disclaimer>

PROPERTY REPORT: 53 MAIN STREET GEMBROOK 3783

Page 1 of 2

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## Area Map



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PROPERTY REPORT: 53 MAIN STREET GEMBROOK 3783



# PLANNING CERTIFICATE

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

## CERTIFICATE REFERENCE NUMBER

1019050

## APPLICANT'S NAME & ADDRESS

BUY & SELL CONVEYANCING SERVICES C/- TRICONVEY  
(RESELLER) C/- LANDATA  
DOCKLANDS

## VENDOR

VOLK, BENJAMIN THOMAS

## PURCHASER

NOT KNOWN, NOT KNOWN

## REFERENCE

359244

This certificate is issued for:

LOT 1 PLAN TP186533 ALSO KNOWN AS 53 MAIN STREET GEMBROOK  
CARDINIA SHIRE

The land is covered by the:

CARDINIA PLANNING SCHEME

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

The land:

- is included in a MIXED USE ZONE
- is within a SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1
- and a VEGETATION PROTECTION OVERLAY - SCHEDULE 2
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

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

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](mailto:landata.enquiries@servictoria.com.au)

04 April 2024

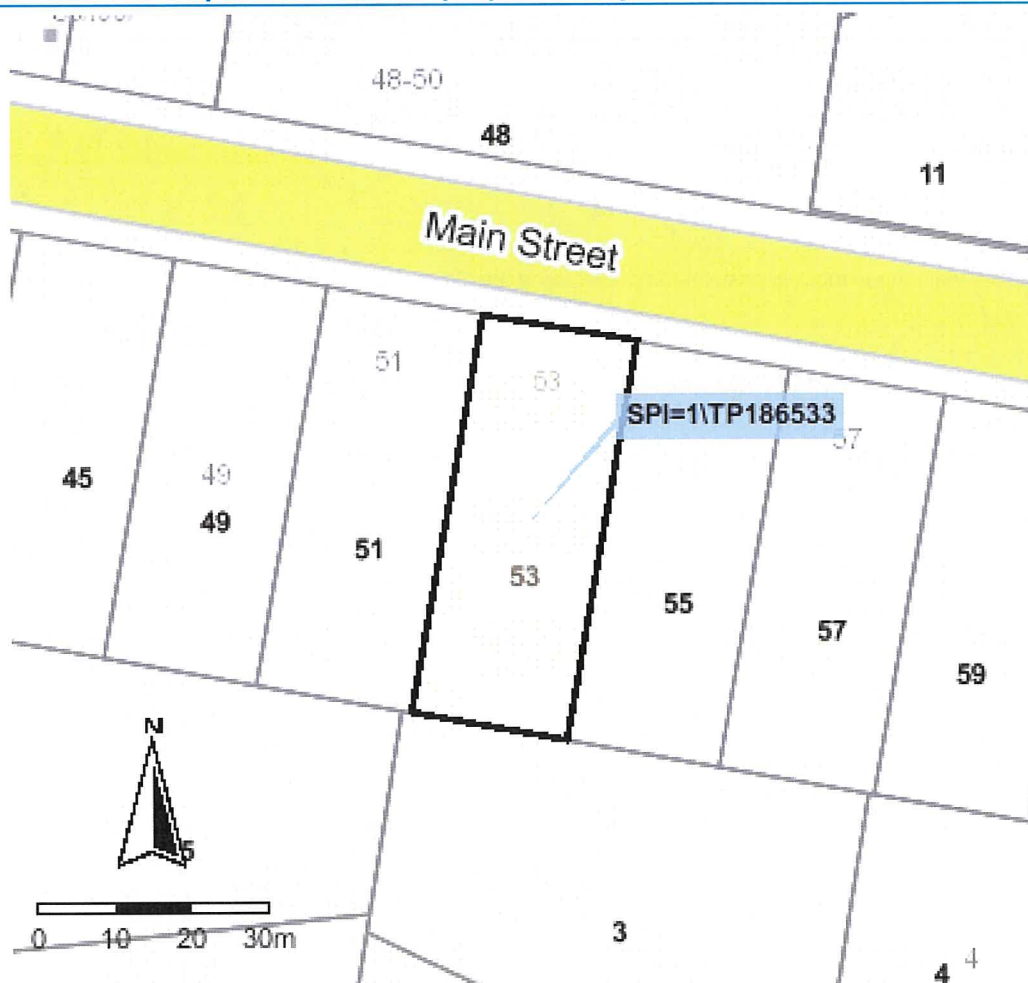
**Sonya Kilkenny**  
Minister for Planning

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](mailto: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.



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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 09101 FOLIO 805

Security no : 124113901395P

Produced 04/04/2024 09:27 AM

LAND DESCRIPTION

Lot 1 on Title Plan 186533J.  
PARENT TITLE Volume 06397 Folio 225  
Created by instrument F782722 22/07/1975

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BENJAMIN THOMAS VOLK of 53 MAIN STREET GEMBROOK VIC 3783  
AJ671174U 17/05/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ302295J 02/10/2017  
BENDIGO AND ADELAIDE BANK 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 TP186533J 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: 53 MAIN STREET GEMBROOK VIC 3783

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK  
Effective from 02/10/2017

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>TP186533J</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>04/04/2024 10:09</b>

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

TITLE PLAN		EDITION 1	TP 186533J						
<div>Location of Land</div> <div>Parish: GEMBROOK</div> <div>Township:</div> <div>Section:</div> <div>Crown Allotment: A11 (PT)</div> <div>Crown Portion:</div> <div>Last Plan Reference LP 7762</div> <div>Derived From: VOL 9101 FOL 805</div> <div>Depth Limitation: NIL</div>		<div>Notations</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>							
<div>Description of Land / Easement Information</div> <div>ALL THAT- - -</div> <div>piece of land delineated and coloured red and blue on the map hereon being- -</div> <div>Lot 24 on Plan of Subdivision No.7762 and being part of - - - - -</div> <div>Crown Allotment A<sup>Eleven</sup> Parish of Gembrook County of Evelyn Together with a -</div> <div>right to use the land coloured yellow yellow-hatched and purple on the map on</div> <div>Certificate of Title Vol.6397 Fol.225 for drainage purposes- - - - -</div> <div>ENCUMBRANCES REFERRED TO</div> <div>As to the land coloured blue - - - -</div> <div>ANY EASEMENTS affecting the same - -</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 13/10/1999</div> <div>VERIFIED: GB</div>							
<div></div> <div>COLOUR CODE BL = BLUE R = RED</div> <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 = LOT 24 ON LP 7762</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 = LOT 24 ON LP 7762	
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 = LOT 24 ON LP 7762									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

4th April 2024

Buy & Sell Conveyancing Services C/- Triconvey (Re  
LANDATA

Dear Buy &amp; Sell Conveyancing Services C/- Triconvey (Re,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	53 MAIN STREET GEMBROOK 3783
<b>Applicant</b>	Buy & Sell Conveyancing Services C/- Triconvey (Re LANDATA
<b>Information Statement</b>	30840114
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	359244

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Chris Brace  
GENERAL MANAGER  
RETAIL SERVICES

**Yarra Valley Water Property Information Statement**

Property Address	53 MAIN STREET GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

**THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Sewerage services have been provided to this property as part of Yarra Valley Water's Community Sewerage Program. To confirm whether the property is connected to sewerage services, please contact Yarra Valley Water on 1300 853 811. For properties not currently connected to sewerage services, please contact Yarra Valley Water on 1300 651 511 to apply to connect.

Existing sewer mains will be shown on the Asset Plan.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



**Melbourne Water Property Information Statement**

Property Address	53 MAIN STREET GEMBROOK 3783
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STATEMENT UNDER SECTION 158 WATER ACT 1989

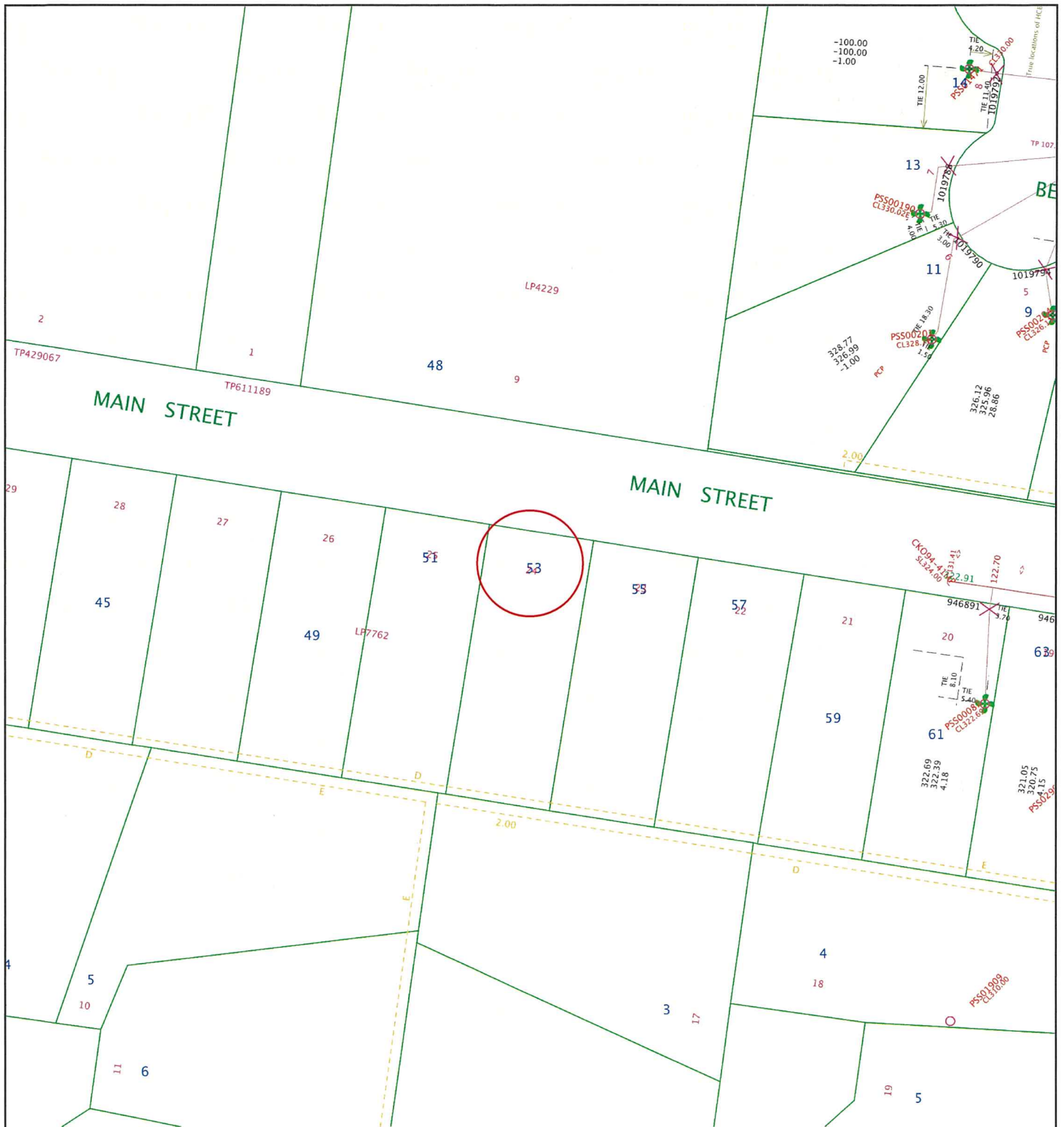
**THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**
















Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.



<b>Yarra Valley Water</b> <b>Information Statement</b> <b>Number: 30840114</b>	<b>Address</b>		53 MAIN STREET GEMBROOK 3783		 Yarra Valley Water ABN 93 066 902 501	
	<b>Date</b>		04/04/2024			
	<b>Scale</b>		1:1000			
						
Existing Title		Access Point Number	GLV2-42	MW Drainage Channel Centreline		<b>Disclaimer:</b> This information is supplied on the basis Yarra Valley Water Ltd: - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets; - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information; - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;
Proposed Title		Sewer Manhole		MW Drainage Underground Centreline		
Easement		Sewer Pipe Flow		MW Drainage Manhole		
Existing Sewer		Sewer Offset		MW Drainage Natural Waterway		
Abandoned Sewer		Sewer Branch				

Buy & Sell Conveyancing Services C/- Triconvey (Re  
LANDATA  
[certificates@landata.vic.gov.au](mailto:certificates@landata.vic.gov.au)

## RATES CERTIFICATE

**Account No:** 7071441481  
**Rate Certificate No:** 30840114

**Date of Issue:** 04/04/2024  
**Your Ref:** 359244

With reference to your request for details regarding:

Property Address	Lot & Plan	Property Number	Property Type
53 MAIN ST, GEMBROOK VIC 3783	1\TP186533	1434152	Residential

Agreement Type	Period	Charges	Outstanding
Residential Water Service Charge	01-04-2024 to 30-06-2024	\$20.03	\$20.03
Residential Water Usage Charge <i>Step 1 – 25.000000kL x \$2.49560000 = \$62.39</i> Estimated Average Daily Usage \$0.64	15-12-2023 to 21-03-2024	\$62.39	\$0.00
Drainage Fee	01-04-2024 to 30-06-2024	\$29.38	\$29.38
<b>Other Charges:</b>			
Interest	No interest applicable at this time		
	No further charges applicable to this property		
<b>Balance Brought Forward</b>			\$0.00
<b>Total for This Property</b>			<b>\$49.41</b>



GENERAL MANAGER  
RETAIL SERVICES

### Note:

1. From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the

purchaser's account at settlement.

6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.

7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.

8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.

9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.

10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.

11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.

12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

**Property No:** 1434152

**Address:** 53 MAIN ST, GEMBROOK VIC 3783

**Water Information Statement Number:** 30840114

#### HOW TO PAY



**Biller Code:** 314567  
**Ref:** 70714414815

**Amount  
Paid**

**Date  
Paid**

**Receipt  
Number**



# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

FORM 2 AABP (OWNER-BUILDER, DOMESTIC)  
Building Act 1993 Building Regulations 2006, Regulation 313

**BUILDING PERMIT No. BS-U 29705/20150217/0**  
**ISSUED 27/11/2015 PROJECT NO: 201500081**

Issued to;

Owner/Agent of owner:	Jarrett Drake @ Drake Design	Telephone:
Postal address:	P.O. Box 774 BEACONSFIELD VIC 3807	Mobile No: 0414 415117

Ownership Details; (only if agent of owner listed above)

Owner:	Ben Volk	Contact:
Postal address:	53 Main Street, GEMBROOK VIC 3783	Telephone: 0400 551 023

Property details (include Title details as and if applicable)

Address:	53 Main Street GEMBROOK VIC 3783		
Lot/s	LP/PS	Volume	Folio
Crown allotment	Section	Parish	County
Municipal District	Cardinia Shire Council	Unique Property Identifier 2513052070	

Builder

Builders name:	Ben Volk	Telephone: 0400 551 023
Builders Address:	53 Main Street, GEMBROOK VIC	Postcode: 3783

Details of building practitioners and architects;

a) to be engaged in the building work:<sup>2</sup>

The building owner(s) have applied to be entered as owner-builders on the building permit as they intend to carry out or organise the building work using tradespersons. The Victorian Building Authority has assessed the owners application and determined that they have the capability to carry out the building works as Owner-builders and have issued a Owner-builder certificate.

Type	Reg.num	Name	Owner-builder Number
Owner-builder	N/A	Ben Volk	OB0104519

b) and who were engaged to prepare documents forming part of the application for this permit: <sup>3</sup>

Type	Reg.num	Name	Owner-builder Number
Drafting	DP-AD 23692	Jarrett Drake	Drake Design

Details of relevant planning permit;

Planning permit no.	N/A	Date of grant of planning permit.	N/A
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Nature of building work;

Description of work:	Extension, alterations and addition of decking to an existing dwelling and the construction of a garage/home workshop.		
Stage of building work permitted:	ALL (unless a Stage Building Permit)		
Stage cost of building work:	\$130,000		
Total cost of project:	\$130,000	Total floor area of new building work N/A	

ALL AUSTRALIAN BUILDING PERMITS  
Level 8, 350 Collins Street Melbourne VIC 3000  
E-mail: office@aabp.com.au  
Phone: 03 8676 0683 Fax: 03 9769 3079  
ABN 63131330106

# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

1. Under regulation 317 the person in charge of the carrying out of the building work must ensure that a copy of this permit and one set of approved documents are available for inspection while the building works are in progress.
2. Include building practitioners with continuing involvement in the building work.
3. Include only building practitioners with no further involvement in the building work.
4. Display in a conspicuous position accessible to the public the registration numbers and contact details of the builder and building surveyor before and during the building work. Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered by an Insurance policy as required under section 135 of the Building Act 1993 (where the contract price for that work is more than \$16,000)
5. Any proposed variations during the project will be required to be documented and the consent of the RBS obtained prior to the works being undertaken.
6. If there are any errors / omissions on this building permit please notify the RBS without delay.
7. It is the owner-builders responsibility to ensure that any tradesmen that they engage are registered with the Building Commission in the correct category of registration, if the work is over \$5000, that they obtain a copy of the site specific Residential Warranty Insurance. If the value of the contract is over \$16,000.00 then the owner should ensure that they are issued with a major domestic building contract. Refer to your Building Commission / Victorian Building Authority application pack, and any queries please refer to the Building Commission / VBA.
8. If the works are no longer to be carried out as an owner-builder and a registered builder is to be appointed to carry out the project, then the owner and the registered builder are to advise the Relevant Building surveyor in writing, and no further works are to be carried out until a further building permit has been issued.
9. As an owner-builder you will be required to obtain an independent property report and insurance should you sell the property within 7 years of the issue of the Certificate of Final Inspection / Occupancy.
10. Where Protection Work Notices have been issued, it is the owner-builders responsibility to ensure that they have complied with all the other requirements in relation to Protection Works, Contact the Building Commission for further details and a copy of their Practice Note and / or seek legal advice.
11. As an owner-builder you should be aware of the risks, roles and responsibilities of being an owner-builder. If you have any queries call the Owner-builder help line at the Building Commission. As an owner-builder it is deemed that you have the same information, resources, facilities and knowledge to carry out or manage the works as per a registered builder. If this is not the case, please advise the AABP in writing and appoint a registered builder.
12. You are advised to familiarise yourself with the requirements of the Building Act 1993, Building Regulations 2006, current Building Code of Australia and any referenced Australian Standards.
13. Failure to provide the tradesperson details and confirmation that the relevant Insurance policies have been collected by the building owner, may result in the non-issue of the applicable Certificate of Final Inspection or Occupancy Permit (as applicable). AABP P/L accept no responsibility or liability if the building owner(s) fail to comply with the relevant building legislation..
14. AABP P/L its Director and employees accept no responsibility or liability for any loss or damage, whether direct or consequential, suffered by any person as the result of or arising from the reliance on the building permit, endorsed documentation, statements or information accompanying the building permit.
15. AABP P/L, its Director and employees have exercised reasonable skill, care and diligence in the performance of our function as the Relevant Building Surveyor, in accordance with industry 'best practice' regarding our functions.

## AABP BUILDING PERMIT

BS29705

PERMIT NO: 20150217/0

DATE: 27/11/2015

AABP PTY LTD(ALL AUSTRALIAN BUILDING PERMITS)  
Tel:03 86760683 ABN No:63131330106

# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

## Conditions of Approval Building Permit No. BS-U 29705/20150217/0

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OB9	If the works are no longer to be carried out as an owner-builder and a registered builder is to be appointed to carry out the project, then the owner and the registered builder are to advise the Relevant Building surveyor in writing, and no further works are to be carried out until a further building permit has been issued.
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OB13	You are advised to familiarise yourself with the requirements of the Building Act 1993, Building Regulations 2006, current Building Code of Australia and any referenced Australian Standards.
OB14	It is not our role as Building Surveyors to act as the Project Manager, Building Consultant, Clerk of Works etc.. for your project. Should you require general building advice or assistance with the project then you may wish to engage suitably experienced, qualified, insured consultants

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# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

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Certified / referenced documents forming part of this building permit:

Application for a building permit dated 22/07/2015

Copy of title

Land Channel Information.

Property Information

Stormwater Discharge

BAL Assessments

Owners Consent dated 06/11/15

Structural certificate of compliance dated 16/04/2015

Structural computations:

Structural drawings:

Energy Report

Architectural drawings: A000, A101, A102, A201, A202, A203, A301, A501, A502, A701, A901

**AABP BUILDING PERMIT  
BS29705**

**PERMIT NO: 20150217/0**

**DATE: 27/11/2015**

AABP PTY LTD(ALL AUSTRALIAN BUILDING PERMITS)  
Tel:03 86760683 ABN No:63131330106

# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

Regulation 200  
Building Act 1993  
Building Regulations 2018

## CERTIFICATE OF FINAL INSPECTION - Form 17

**BS-U 29705/20150217/0**

AABP Project No: 201500081

Issue date: 22/05/2019

### Property Details

Number:	53 Main Street GEMBROOK 3783		
Lot/s:	LP/PS:	Volume:	Folio:
Crown: allotment	Section: No	Parish:	County:
Municipal District:	Cardinia Shire Council		

### Building permit details:

Building permit number:	BS-U 29705/20150217/0
Version of BCA applicable to building permit:	2016
Description of Building Work:	extension, alterations and addition of decking to an existing dwelling and the construction of a garage/home workshop.

BCA Class	Part of Building	Permitted Use
1	Dwelling extension	Dwelling
10a	Deck	Deck

### Directions:

Any directions under Part 4 of the Building Act 1993 have been compiled with.

Certificate Number: 20150217/0

Issue Date: 22/05/2019

### Relevant building surveyor

Name: Steve Maloney  
Address: Level 8, 350 Collins Street Melbourne VIC 3000  
Email: steve@aabp.com.au  
Building practitioner registration no.: BS-U 29705  
Municipal district name: Cardinia Shire Council  
Signature:



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# ALL AUSTRALIAN BUILDING PERMITS

AABP PTY LTD

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-U 29705/20150217/0**, issued on **27/11/2015** are as follows;

Inspection Type	Inspection date	Approved
Foundation /pad footing	02/02/2016	Yes
Reo to slab	19/02/2016	Yes
Completion of timber frame	05/06/2018	Yes
Final upon completion of all works	11/04/2019	Yes

**NOTES / CONDITIONS:** Occupation of the building / part of building / tenancy is subject to the following conditions:

1. A Certificate of Final Inspection does not indicate that all the building works have been completed. A CFI indicates that in the opinion of the Relevant Building Surveyor that the part of the building it relates to is suitable for occupancy. It is the owners responsibility to ensure that any contractual obligations with the builder are satisfied.
2. A good foundation maintenance program should be aimed at keeping foundation zone soils at a low and constant moisture content. It is recommend that you refer to the notes contained in AS2870-2011 Appendix B and the CSIRO Information Sheet BTF 18 and implement the recommendations. For further advice in regards to the foundation performance and the effect of other factors, please refer to your geotechnical site investigation report or seek advice from a specialist.
3. Any prospective purchaser should not rely on this certificate and should undertake inspections by relevant professionals to confirm that they are satisfied with the property as the building surveyor does not act as a clerk of works, site foreman, project manager, nor were quality assurances undertaken during the course of the project.
4. Clay soils can be highly reactive, and may experience volumetric changes with changes in moisture content (i.e. shrink upon drying and swell upon wetting). Conventional foundations are designed to accommodate normal reactivity induced seasonal surface movements, but require that a good foundation maintenance program be implemented.
5. It is the owners responsibility to ensure that all smoke alarms are maintained and operational, in accordance with the manufacturers guidelines.
6. Pursuant to Section 38(2) of the Building Act 1993, this Certificate of Final Inspection is not evidence that the building or building work concerned complies with the Building Act and Regulations.
7. This Certificate of Final Inspection is not evidence of compliance with any requirements or conditions of any relevant Planning Scheme or Planning Permit.
8. This Certificate of Final Inspection is not evidence of compliance, acceptance or otherwise with any implied warranty under the Domestic Building Contracts Act (DBCA) and/or any other warranty scheme, contractual arrangement or otherwise relative to quality, workmanship, product adequacy, reliability or functionality of the building work. It is recommended that the owner / applicant engage or appoint appropriate building practitioners to confirm acceptance or otherwise of compliance with the DBCA and other associated and relevant legislation.
9. Where landscaping works are to be undertaken, it is the owners responsibility to ensure that water does not pond around the building, nor discharge onto adjoining allotments.

# ALL AUSTRALIAN BUILDING PERMITS

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**AABP BUILDING PERMIT**  
**BS29705**

**PERMIT NO: 20150217/0**

**DATE: 27/11/2015**

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**AABP BUILDING PERMIT**

**BS29705**

**PERMIT NO: 20150217/0**

**DATE: 27/11/2015**

AABP PTY LTD(ALL AUSTRALIAN BUILDING PERMITS)  
Tel:03 86760683 ABN No:63131330106



Australian Institute of Building  
Surveyors

Mobile – 0409323804  
Email – heath@excelbuildinginspections.com.au



# Excel Building Inspections

## OWNER BUILDER INSPECTION REPORT

Section 137B (2) (a) of the Building Act 1993.

### INSPECTION DETAILS

Registered Practitioners Name: Heath Watkinson — APPROVED by Excel Building Inspections

Registration Number: IN – L 65779

Phone: 0409 323 804

Email: heath@excelbuildinginspections.com.au

Date of Inspection: 05/04/2024

Time of Inspection: 2:00pm

Weather Conditions: Fine

Date of Report: 05/04/2024

Practitioners Signature:

### DETAILS OF OWNER BUILDER(S)

Name(s): Ben Volk

Contact Address: 53 Main Street, Gembrook VIC 3783



Mobile: 0409323804



## OWNER BUILDER PROPERTY LOCATION

Street/Road: 53 Main Street

Suburb/Town: Gembrook

Postcode: 3783

Municipal District: Cardinia Shire Council

## BUILDING APPROVAL DETAILS

Building Permit Number: 20150217/0

Issuing Building Surveyor: Steve Maloney BS-U 29705

Building Permit Issue Date: 27/11/2015

Certificate of Final Inspection Date: 22/05/2019

ENTRY HALL:		ENSUITE:		FLOORING THROUGHOUT DWELLING:	
PASSAGE:		LAUNDRY:	✓	DECK:	✓
LOUNGE/LIVING:		GARAGE:	✓	BALCONY:	
SEPARATE DINING:		BATHROOM:		KITCHEN:	
PATIO:		WC:		RETAINING WALLS:	
PERGOLA:		STAIRS:	✓	VERANDAH:	✓

ROOMS/STRUCTURES COVERED BY THIS REPORT





## DEFECTS IN THE RESIDENTIAL BUILDING WORKS

A permit has not been obtained for the construction of the verandah. The verandah appears to be structurally sound.

## INACCESSIBLE AREAS AT THE TIME OF INSPECTION

No access was obtained into any other rooms/buildings on site.

No access was obtained on to the roof or into the roof void, wall, or subfloor cavities

## SECONDHAND MATERIALS USED (AS CONFIRMED BY OWNER BUILDER AND VISUALLY)

None disclosed

## CONDITIONS & STATUS OF INCOMPLETE WORK

None sighted

## OTHER RELEVANT COMMENTS

Deck:

Renovation to the property includes the installation of a deck measuring approximately 9m x 4.5m has been installed to the rear of the property using materials such as 150 x 150 posts, 190 x 45 joists, 190 x 45 solid blocking, 200 x 45 front beam, 135 composite decking boards, and wire balustrade.

- ▶ Inspected subfloor framework for Additions & Alterations to Existing Dwelling.
- ▶ Inspected bearers and joists, members and spacings and sizes of spans.
- ▶ Inspected steps and stairs.
- ▶ Inspected completeness of works.

Verandah:

A verandah measuring approximately 9m x 4.5m, has been constructed to the rear of the dwelling, using materials such as , 150 x 150 timber posts, x2 200 x 30 rafters, 200 x 45 verandah beam, 70 x 35 battens, 190 x 45 side beams, 190 x 45 waling plate, 190 x 45 ridge beam, 190 x 45 collar ties, polycarbonate & steel roof cladding, steel guttering, Steel/PVC downpipe.

- ▶ Inspected beam connections and rafter installation.
- ▶ Inspected installation of posts.
- ▶ Inspected installation of hardware and bracing.
- ▶ Inspected installation of roof cladding and flashings.
- ▶ Inspected installation of guttering and connection to legal point of discharge.





Laundry:

Renovation to the laundry includes the installation of new floor tiling, Perspex splashback, bench top, cabinetry, trough, and tapware.

Garage/stairs:

Renovation to the dwelling includes the installation of a garage and stairs. The garage measures approximately 13m x 7m, materials used include timber weatherboard external wall cladding, steel sheet roof cladding, front and rear roller door, timber framework, plaster internal cladding, timber stairs (x15), handrail, installed to facilitate access to the dwelling from the garage.

- ▶ Inspected installation of roof cladding and flashings.
- ▶ Inspected installation of guttering and connection to legal point of discharge.
- ▶ Inspected brickwork, bonded brick piers, and mortar joints.
- ▶ Inspected internal claddings including plastering and paintworks.
- ▶ Inspected completeness of works.

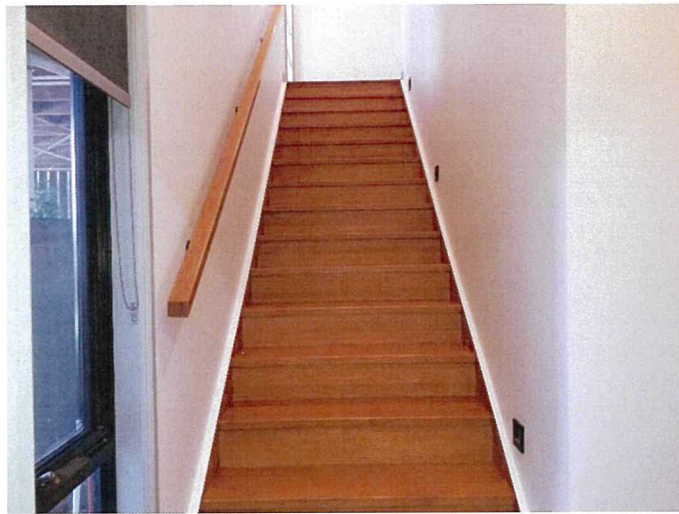
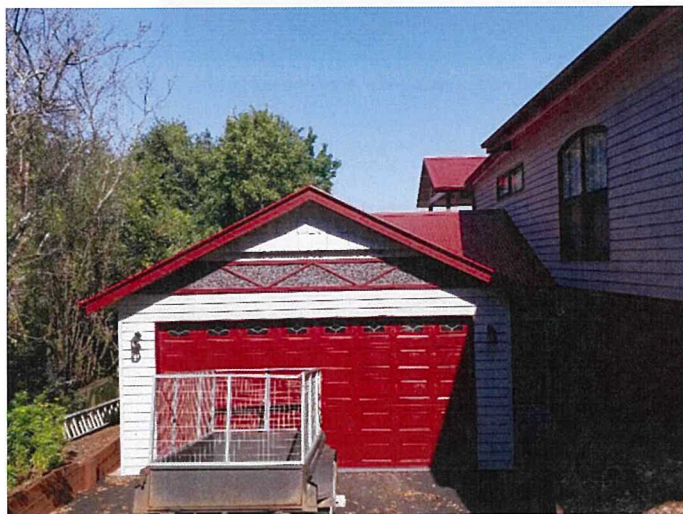






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Surveyors

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Mobile: 0409323804







## SCOPE, PURPOSE, AND LIMITATIONS OF THIS REPORT

A copy of any building permits issued, any occupancy permits, certificates of compliance, or certificates of final inspection issued (as applicable), must be attached to this report or the section 32.

This report has been prepared for the client named herein for the purposes of reporting on the Owner Builder works and for obtaining warranty insurance for Owner Builder works, if the value of works undertaken exceeds \$16,000.

The purpose of the report is to provide a condition report in accordance with section 137b of the Building Act where Owner Builder works have been undertaken. It is not a guarantee that works are free from latent or other defects.

The scope of the report is a visual inspection of the works to identify significant defects in the works and to form an opinion regarding the condition of the works at the time of inspection. The property report was obtained by visual means where reasonable access was granted.

Reasonable access is defined in AS 4349.1 and includes in part, Subfloor access through 400 X 500mm openings and subfloor crawl spaces 400mm high. Roof interior crawl spaces 600 X 600 accessible with a 3.6m ladder. Roof exteriors accessible with a 3.6m ladder placed on the ground.

The plumbing and electrical systems were not tested.

This report does not include assessment of any matter beyond the consultant's expertise.

This report is not a certificate of compliance of the property within the requirements of any Act, regulation, ordinance, or by law. This report does not warrant that works detailed herein have been constructed in accordance with The Building Act and Building Regulations. No warranty is given that building permits and other approvals were correctly obtained and potential purchasers should make their own enquiries with Council.

This report is not a warranty or insurance policy against and problems developing with the building/s in the present or near future.

No excavations were made, and no items of furniture have been moved to obtain the information for this report.

No investigation or detection of wood destroying insects such as termites and wood borers has been undertaken.

No investigation of any appliances such as dishwashers, ovens etc has been done. There is no guarantee that all faults and or defects have been identified by this report.

End of Report





AOBW 202404-0055

## Certificate Of Insurance

Building Act 1993 Section 135

Domestic Building Insurance Order Certificate in respect of Insurance

Domestic Building Contract

A Contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under section 135 of the Building Act 1993 has been issued by Assetinsure Pty Ltd (ABN 65 066 463 803)

<b>In respect of:</b>	Structural Alterations/Additions
<b>At:</b>	53 Main Street, Gembrook, VIC, 3783, AUSTRALIA
<b>Carried out by:</b>	Benjamin Volk
<b>For:</b>	The Purchaser
<b>Building Permit:</b>	BS-U29705/20150217/0
<b>Construction Complete Date:</b>	22/05/2019
<b>Defects Inspection Report:</b>	Heath Watkinson IN-L65779
<b>Defects Inspection Date:</b>	05/04/2024

Subject to the Building Act 1993, the Ministerial Order and the conditions of the insurance contract, cover will be provided to the purchaser named in the Contract of Sale and to the successors in title to the purchaser.

**Authorisation:** In witness whereof, the insurer issuing this policy has caused this policy to be signed by the Authorised Signatory of the insurer's agent.

Signed at Seaford on Friday, 12 April 2024

A handwritten signature in black ink, appearing to read "Philip J. Crawford", written in a cursive style.

**Cover is only provided if the owner builder noted in this certificate has died, disappeared or become insolvent.** The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the Policy wording.

**Important notice:** This certificate must be read in conjunction with the policy wording and kept in a safe place. These documents are very important and must be retained by you and any successive owner s of the property for the duration of the statutory period of cover.

---

Australian Owner Builders Insurance Services Pty Ltd – ABN 95122431654 – AFS 308705  
For and on behalf of Assetinsure Pty Ltd (ABN 65 066 463 803) as their authorised agent

# 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.

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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.