

# BAY CITY CONVEYANCING & LEGAL PTY LTD

Our Reference: Toni Blackwell

## VENDOR'S STATEMENT TO THE PURCHASER OF REAL ESTATE PURSUANT TO SECTION 32 OF THE SALE OF LAND ACT 1962

Copyright Bay City Conveyancing & Legal Pty Ltd 13 Star Street Geelong 3220

**VENDOR:** ANDREW DONALD FLETCHER AND MAURA FLETCHER  
**PROPERTY:** 12 ROSSLARE COURT PORTARLINGTON

### TITLE

Attached is a copy of the **Register Search Statement** including any plan of subdivision and covenant where applicable.

### RESTRICTIONS

Information concerning any easement, covenant or other similar restriction affecting the property (registered or unregistered and subject to any in favour of Barwon Water full particulars of which may be obtained therefrom) are as set out in the attached copies of title documents and sewer plan including easement implied to the area within one metre of any sewer main shown on the plan.

There is no failure to comply with their terms to the vendors knowledge.

### PLANNING

Information concerning any Planning Scheme applying to the land is contained in the attached Property Report.

### BUSHFIRE

If the land is in a designated bushfire prone area details are in the attached Property Report.

### BUILDING APPROVALS

No building permit has been issued in the past seven years.

### INSURANCE PURSUANT TO SECTION 137B OF THE BUILDING ACT 1993

Not applicable.

**SERVICES** – The following services are connected to the land unless the word **NO** appears–

Service	
Electricity	
Gas	
Water	
Sewerage	
Telephone	

### OUTGOINGS & STATUTORY CHARGES

The amount of any rates, taxes, charges or other similar outgoings affecting the land including any unpaid interest payable on any part of those rates, taxes, charges or outgoings including any rates, taxes, charges or outgoings for which the purchaser may become liable in consequence of the sale do not exceed \$3,500.00

### NOTICES

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 of which the vendor might reasonably be expected to have knowledge or any 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 and including any notice under section 6 of the Land Acquisition & Compensation Act 1986) are as follows:

There are none to the vendor's knowledge save as detailed herein or attached, but the vendor has no means of knowing of all the decisions of public authorities or government departments affecting the property unless communicated to the vendor.

**DUE DILIGENCE CHECKLIST**

A copy of the Due Diligence Checklist as prescribed and current as at the date of preparation of this statement is included for convenience.

DATE OF THIS STATEMENT: the                      day of

Signature of the vendor:

.....  
**ANDREW DONALD FLETCHER**

.....  
**MAURA FLETCHER**

The purchasers acknowledge being given a duplicate of this statement by the vendor before the purchasers signed any contract.

DATE OF THIS ACKNOWLEDGEMENT: the                      day of

Signatures of the purchaser:

.....

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

Page 1 of 1

VOLUME 10097 FOLIO 443

Security no : 124063963436E  
Produced 04/01/2017 04:25 pm

**LAND DESCRIPTION**

Lot 33 on Plan of Subdivision 222424V.  
PARENT TITLES :  
Volume 09022 Folio 935 to Volume 09022 Folio 936  
Created by instrument LP222424V 12/01/1993

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
ANDREW DONALD FLETCHER  
MAURA MAREE FLETCHER both of ROSSLARE CT. PORTARLINGTON 3223  
W885976M 03/07/2000

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AF227929F 25/07/2007  
BENDIGO BANK LTD

COVENANT W885976M 03/07/2000

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

**DIAGRAM LOCATION**

SEE LP222424V FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

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

Street Address: 12 ROSSLARE COURT PORTARLINGTON VIC 3223

DOCUMENT END

OFFICE USE ONLY  
**LP222424V**  
EDITION 1

**TOWNSHIP**

**NOTATIONS**

**LAND SUBJECT TO EASEMENT**  
E-1 DRAINAGE & SEWERAGE WIDE LP 222423X

**LAND APPROPRIATED OR SET APART**  
ROADS WITHIN THE THICK CONTINUOUS LINES FOR WAY, DRAINAGE, SEWERAGE & SUPPLY OF WATER, ELECTRICITY, TELEPHONE & GAS.  
E-2 DRAINAGE & SEWERAGE

TO BE COMPLETED WHERE APPLICABLE  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS  
IN PROCLAIMED SURVEY AREA NO.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED  
BY THICK LINES  
TITLE REF:  
LAST PLAN REF:

**PLAN OF SUBDIVISION**

COUNTY GRANT  
PARISH BELLARINE

TOWNSHIP OF PORTARLINGTON  
CROWN ALLOTMENTS 2 & 3 (PART)

NUMBER OF SHEETS IN PLAN :  
NUMBER OF THIS SHEET :

ORIGINAL SCALE :  
SHEET SIZE :  
LENGTHS ARE IN METRES :  
1:800 A2

OFFICE USE ONLY  
**LP222424V**  
VICTORIA

AMENDMENTS:  
VERSION C - E-1 CHANGED IN LOTS 21 & 24 TO 30;  
E-2 DELETED IN LOTS 43 TO 43 & 42.

TOWER ROAD

GOLDEN GROVE

GOLDEN GROVE

CATHERINE CLOSE

ROSLARE

COURT

GROVE

OFFICE USE ONLY

OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK

CERTIFICATE BY SURVEYOR

MUNICIPALITY BELLARINE RURAL CITY

COUNCIL REF. 2334-D

**CERTIFICATE A**  
THIS PLAN ACCORDS WITH A PLAN  
RE SEALED BY THE COUNCIL UNDER SECTION 569BAA  
OF THE LOCAL GOVERNMENT ACT 1988 ON 1-7-92  
AND A REQUIREMENT FOR THE PLANNING APPEALS BOARD ON  
ACT 1988 HAS BEEN MADE  
THE RESEALED PLAN WAS FIRST SEALED ON 21-12-89  
DATE 1-7-92  
MUNICIPAL CLERK

**CERTIFICATE B**  
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (B) OF PART XIX OF  
THE LOCAL GOVERNMENT ACT 1988 BY  
THE COUNCIL ON  
THE PLANNING APPEALS BOARD ON  
DATE 1-7-92  
MUNICIPAL CLERK

STAGE 2

DATE 12/15/92

STAGE AREA 3-119hc

2163.02c

FISHER STEWART PTY LTD.  
Engineers & Surveyors  
12-14 Warrnambool Street, Warrnambool 3240  
G.P.O. Box 874A, Telephone 888 848

PLAN APPROVED  
AT 11-05  
ON 12/11/93  
G.S. Newman  
(ASSISTANT) REGISTRAR OF TITLES

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED.  
DELETED WORDS NOT APPLICABLE

ILS: 2755-13

R \$169

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

ANZ MB

Phone:

Address:

Ref:

Customer Code:



**W885976M**

030700 0922 45 32



**MADE AVAILABLE/CHANGE CONTROL**

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land:

**Certificate of Title Volume 10097 Folio 443**

Estate and Interest:

**All Our Estate In Fee Simple**

Consideration:

**\$32,000.00**



DW885976M-1-1

Transferor:

**STREAMSFORTH ESTATES PTY LTD ACN 004 638 895 AND CESUNA ESTATES PTY LTD ACN 004 970 209**

Transferee:

**ANDREW DONALD FLETCHER AND MAURA MAREE FLETCHER**  
of Lot 33 Rosslare Court PORTARLINGTON 3223 as Joint Proprietors

Directing Party:

**NIL**

Creation and/or Reservation and/or Covenant

**AND I/we the said Transferees for ourselves our prospective heirs executors administrators and Transferees and registered proprietor or proprietors for the time being of the land hereby transferred and of each and every part thereof DO HEREBY COVENANT with the said STREAMSFORTH ESTATES PTY LIMITED ACN 004 638 895 and CESUNA ESTATES PTY LIMITED ACN 004 970 209 and other the registered proprietor or proprietors for the time being of the land comprised in the Plan of Sub Division and each and every part thereof (other than the land hereby transferred and Lot/s 52, 70, 73, and 80) as follows:**

Approval No. 1304998A

**ORDER TO REGISTER**

Please register and issue title to

**T2**

Page 1 of 2



Customised Databases

Signed

Cust. Code:

**THE BACK OF THIS FORM MUST NOT BE USED**

**STAMP DUTY USE ONLY**

PRIME / COUNTERPART / COLLATERAL	
STAMPING / TRANSFER / CONVEYANCE	
Victorian Stamp Duty	AP Number 188
Stamped to \$	32,000.00
Duty Paid \$	5,680.00
Transaction Number	300285252
Date	19/11/18
Signature	

L78E

(a) THAT I/we will not at any time hereafter erect or build or cause or suffer to be erected or built on any lot hereby transferred or on any part or parts thereof more than one dwelling house (together with usual out buildings) and such dwelling house and such out buildings shall not be erected of any material other than brick, stone, concrete, or brick veneer with a roof tile, slate or colour bond type material;

(b) That such dwelling house shall not have a living floor area (excluding verandahs, carports and garages) of less than one hundred square metres;

AND IT IS HEREBY AGREED AS FOLLOWS:

THAT the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said lot and every part thereof as an encumbrance affecting the same

Dated: 3/4/2000

Execution and attestation

The COMMON SEAL of STREAMSFORTH ESTATES PTY LTD ACN 004 638 895 was hereunto affixed in accordance with its Articles of Association in the presence of:

Director.....

Full Name..... CARLO PORTO

Usual address..... 1 BUCHANAN RD

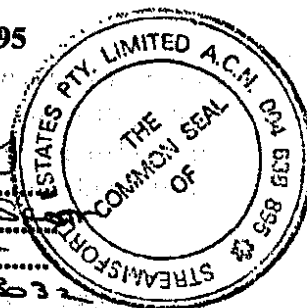
ALTONA NORTH

Director.....

Full name..... TAN DAVID

Usual address..... 1 MONASH

Ascot Vale 332



The COMMON SEAL of CESUNA ESTATES PTY LTD ACN 004 970 209 was hereunto affixed in accordance with its Articles of Association in the presence of:

Director.....

Full Name..... CARLO PORTO

Usual address..... 1 BUCHANAN RD

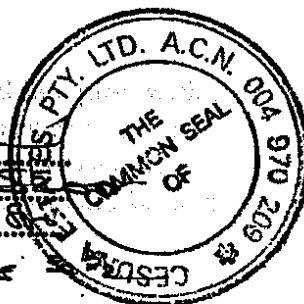
ALTONA NORTH

Director.....

Full name..... TAN DAVID

Usual address..... 1 MONASH

Ascot Vale



Signed by the Transferee  
in the presence of:

  
WITNESS





Approval No. 1304998A

T2

Page 2 of 2



Customised Databases

THE BACK OF THIS FORM MUST NOT BE USED

W885976M  
030700 0922 45 32



**Land**

vic.gov.au

**Property Report** from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 12 December 2016 11:06 AM**Address:** 12 ROSSLARE COURT PORTARLINGTON 3223**Lot / Plan:** Lot 33 LP222424**SPI (Standard Parcel Identifier):** 33\LP222424**Local Government (Council):** GREATER GEELONG **Council Property Number:** 271315**Directory Reference:** Melway 444 C9**This property is not in a designated bushfire prone area.****No 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](http://www.vba.vic.gov.au)

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**Parcel Details**

Lot/Plan or Crown Description	SPI
Lot 33 LP222424	33\LP222424

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**State Electorates****Legislative Council:** WESTERN VICTORIA**Legislative Assembly:** BELLARINE**Utilities****Regional Urban Water Business:** Barwon Water**Rural Water Business:** Southern Rural Water**Melbourne Water:** outside drainage boundary**Power Distributor:** POWERCOR (Information about [choosing an electricity retailer](#))

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**Planning Zone Summary****Planning Zone:** GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)SCHEDULE TO THE GENERAL RESIDENTIAL ZONE - SCHEDULE 2**Planning Overlay:** None

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**Further Planning Information**

Planning scheme data last updated on 8 December 2016.

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, local, particular and general provisions of the local planning scheme that may affect

the use of the 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 & Environment Act 1987.

It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land.

To obtain a **Planning Certificate** go to [Titles and Property Certificates](#)

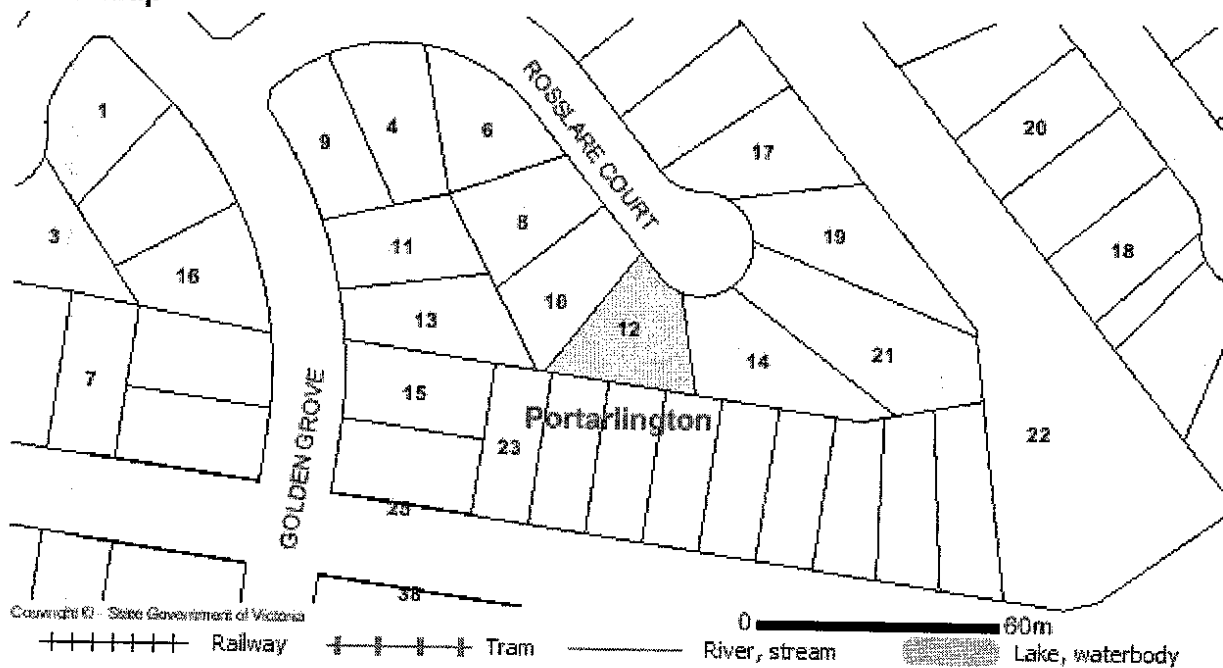
The Planning Property Report includes separate maps of zones and overlays

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.delwp.vic.gov.au/planning](http://www.delwp.vic.gov.au/planning)

### Area Map



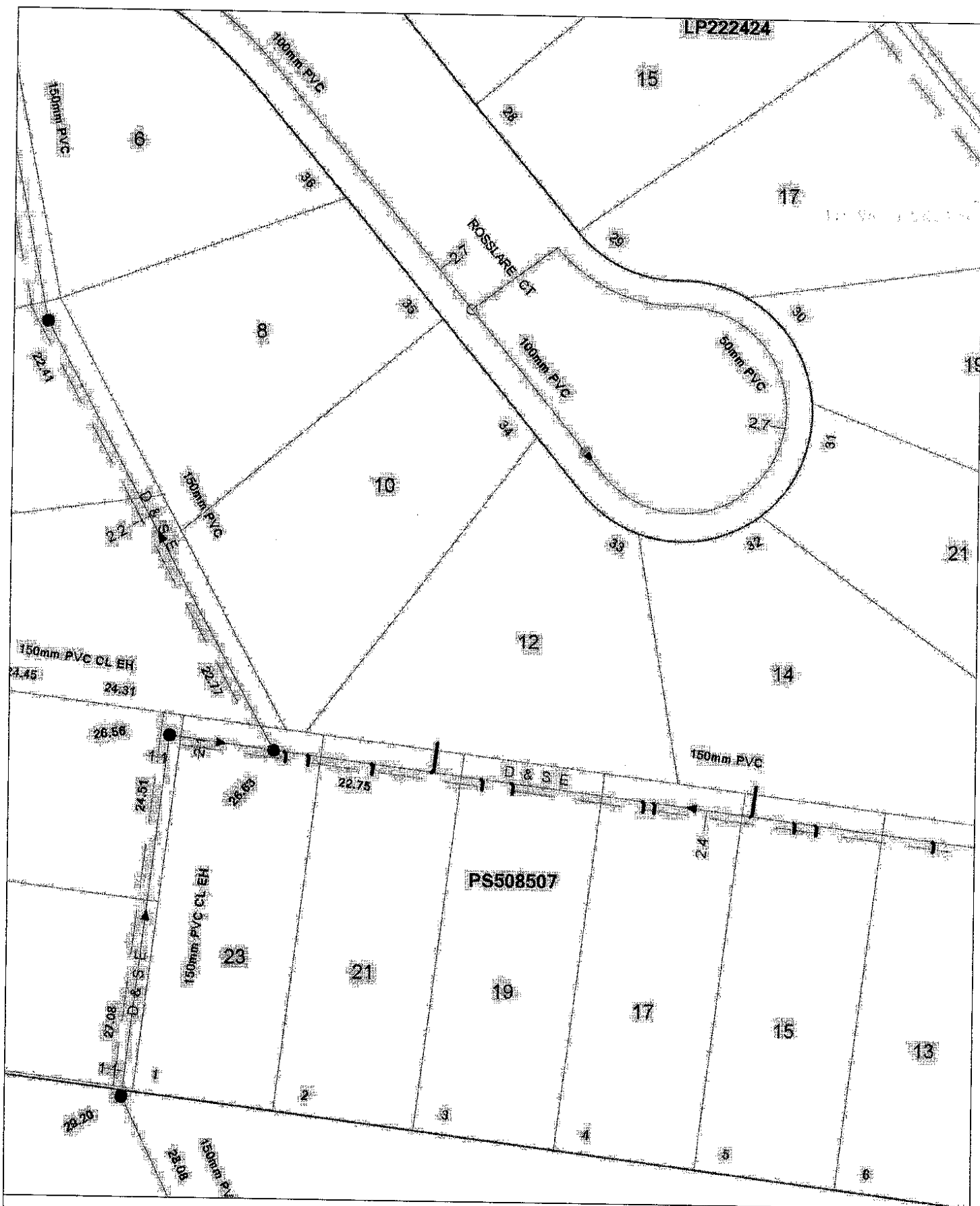
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Environment,  
Land, Water  
and Planning





**Lot 33 12 ROSSLARE CT PORTARLINGTON**

**Scale : 500**

**Created : 12-Dec-16**

**LEGEND**  
 GRAVITY SEWER ————  
 PRESSURE SEWER ————  
 POTABLE WATER ————  
 RECYCLED WATER ————



**DISCLAIMER:** Barwon Water does not provide any warranty, express or implied, as to the accuracy, completeness, currency or reliability of plans provided. Furthermore, Barwon Water does not provide a warranty that the scale of the plans is accurate, or that they are suitable for a specific purpose. These plans are intended for general information only. Barwon Water is not responsible and does not accept liability for any loss, expense or damage (direct or indirect) which has arisen from reliance on any plans provided by Barwon Water. It is the responsibility of users of the plans to ensure the accuracy of the plans by independent means and to take care when undertaking works that have the potential to damage Barwon Water assets.

# 2016-2017 RATES, VALUATION & CHARGES NOTICE

CITY OF GREATER  
**GEEELONG**

ABN 15 574 910 672



A D Fletcher and M M Fletcher

12 Rosslare Court  
PORTARLINGTON VIC 3223



020  
1062838  
R2\_510

Rate No.  
Property

**112143**  
12 Rosslare Court, PORTARLINGTON VIC 3223  
711m2 Lot:33 L/P 222424

Valuations

Site: land only \$205,000  
Capital improved: land + buildings + improvements \$410,000  
Net annual \$20,500

Rates and charges

Residential Rates 0.002739 x \$410,000 \$1,122.95  
Waste Collection \$270.50 x 1 \$270.50  
Municipal Charge \$96.55

Sub Total \$1,490.00

Fire  
Services  
Property  
Levy

Category: Residential  
Residential Variable 0.000128 x \$410,000 \$52.45  
Residential Fixed \$105.00  
Sub Total \$157.45

**TOTAL DUE \$1,647.55**

Payment  
one  
full payment

**\$1,647.55**  
in full by 15 February 2017

or four  
instalments

**\$412.00**  
Due by 30 September 2016

Enquiries

Remainder of instalments due:  
\$411.85 due by 30 November 2016  
\$411.85 due by 28 February 2017  
\$411.85 due by 31 May 2017  
Phone 03 5272 5272  
Mail PO Box 104, Geelong VIC 3220  
Email contactus@geelongcity.vic.gov.au  
Web www.geelongaustralia.com.au  
Rate period 01 July 2016 to 30 June 2017  
Declared 01 July 2016  
Valuations 01 January 2016  
Operative 01 July 2016  
Issue Date 17 August 2016

2016-2017 Penalty Interest Rate 9.50%  
chargeable on all arrears and overdue amounts.  
Please be aware transactions after 8 August  
2016 may not be included in this notice.  
\* The Waste Collection Charge includes an  
Environmental Protection Agency (EPA) levy  
estimated at \$30.75  
All items are GST free

Save time, go online. To receive your rate notice via email, sign up at [www.geelongaustralia.com.au/rates](http://www.geelongaustralia.com.au/rates)  
if you are experiencing difficulties paying, please call 03 5272 5272 or visit a Customer Service Centre as  
soon as possible to arrange an alternative payment option.

## PAYMENT OPTIONS

Internet

Go to [www.geelongaustralia.com.au](http://www.geelongaustralia.com.au) Mastercard or Visa only.  
A payment processing fee of 0.4% applies to debit and credit  
card payments.

full payment

**\$1,647.55**

Direct Debit

Call 03 5272 5272 for application or go to  
[www.geelongaustralia.com.au](http://www.geelongaustralia.com.au)

Phone

Mastercard or Visa only. A payment processing fee of 0.4%  
applies to debit and credit card payments.

or 1st instalment

**\$412.00**

BPAY

Bill Code: 17475  
Reference: 1000 0112 1433  
BPAY® - Make this payment via internet or phone  
banking from your cheque or savings account  
BPAY View® - Receive, view and pay this  
bill using internet banking.  
BPAY View Reference No - 1000 0112 1433

Details

Rate No. 112143  
A D Fletcher and M M Fletcher  
12 Rosslare Court, PORTARLINGTON VIC 3223



Council Use

Barwon Region Water Corporation  
ABN 66 348 316 514

Date of issue  
24 October 2018

**Tax Invoice/Statement**



00045-001 000933(1936) D023  
AD & MM FLETCHER  
PO BOX 118  
PORTARLINGTON, VIC 3223

1300 656 007

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

Account number  
51513352 17394446

Payment due  
23 November 2016

Total amount due  
\$ 227.57

**Your account summary**

Service Address: 12 ROSSLARE CT PORTARLINGTON 3223

Previous balance	\$144.39 DR
Payments/adjustments	\$180.30 CR
Your balance	\$35.91 CR
New charges	\$263.48 DR
<b>Total</b>	<b>\$227.57 DR</b>

**Your average daily use in litres per day**

Oct 16	384
Jul 16	273
Apr 16	554
Jan 16	1044
Oct 15	151

**Sign up for direct debit**

Did you know you can pay your bill by direct debit from your nominated bank account? Making regular, automatic payments gives you greater control of your money and saves you time.

To learn more, visit  
[www.barwonwater.vic.gov.au](http://www.barwonwater.vic.gov.au)

If you have a Centrelink Pension or Health Care Card, or Department of Veterans Affairs Gold Card, you may be eligible for a discount. Contact us for details.

**Permanent water saving rules now apply**



# 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](http://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.