



## PRACTICAL GUIDE

# Section 32 Vendor Statement Decoder

What every clause in a Victorian Section 32 actually means, covenants, easements, owners corp, GAIC, and the red flags buyers miss.

## Read it in this order

- Page 1: vendor details, title reference, property address. Confirm they match the contract.
- Encumbrances and easements: drainage, sewer, party-wall, right-of-carriage.
- Planning certificate: zoning, overlays (heritage, vegetation, flood, bushfire).
- Building permits in the past 7 years; missing permits = unconsented work risk.

## Owners corporation (apartments/townhouses)

- Last 3 years AGM minutes; look for special levies, ongoing defects, legal action.
- Sinking fund balance; under \$50k per lot on a 30+ unit building is thin.
- Insurance certificate of currency; verify it covers the building, not just common area.
- By-laws relevant to pets, short-term letting, renovations.

## Notices and orders

- Council orders or notices to comply.
- Outstanding rates, land tax, water charges.
- Building order or pool compliance notice.
- GAIC (Growth Areas Infrastructure Contribution) liability for outer suburbs.

## Title and survey

- Title plan: confirm boundaries match the fence line.
- Caveats or covenants restricting building.
- Restrictive covenants (e.g. single dwelling only, no second storey).
- Recent dealings (transfers, mortgages, leases).

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