

FAQ for buyers

Question	Answer
Why is the Government selling the property?	The property isn't needed by the NSW Government. Consistent with Government policy, properties that aren't needed can be sold.
Why does the Government own the property?	<p>The Government purchased the property from the previous owners as part of a voluntary program.</p> <p>The program allowed for property owners who had received incorrect information from the Government, prior to purchasing their property, have their home purchased back.</p> <p>The incorrect information related to a database called the Central Register of Restrictions (CRR). The CRR is a database that records potential and actual interests in land held by Government agencies and utilities.</p>
Does Roads and Maritime Services (RMS) still have an interest in the property?	<p>A letter from RMS showing any interest in the property will be attached to the draft sales contract. You can ask the Agent for a copy.</p> <p>RMS contact information is also included on the letter. Buyers are encouraged to contact RMS for more information.</p>

Central Register of Restrictions Error

Question	Answer
What is the Central Register of Restrictions (CRR)?	<p>The CRR is a database that records potential and actual interests in land held by Government agencies and utilities.</p> <p>CRR searches are optional. A person seeking to buy a property usually engages a solicitor or conveyancer to act on their behalf. The solicitor or conveyancer may conduct a search of the CRR through an information broker. The broker receives this information from Land and Property Information (LPI) via an online system and passes it back to the solicitor or conveyancer who in turn uses it to inform their client.</p>

Question	Answer
How is this property affected by the Central Register of Restrictions error?	<p>The previous owner purchased the property after receiving an incorrect CRR certificate. They should have received a certificate noting that RMS may have a potential interest in the land. The Government offered to purchase back the property on the basis of the information being incorrect at the time of the purchase.</p> <p>Any potential flag of RMS interests in this property have now been recorded on the CRR. A letter from RMS showing any interests in the property will be attached to the draft sales contract. You can ask the Agent for a copy.</p> <p>RMS contact information is included on the letter. Buyers are encouraged to contact RMS for more information.</p> <p>More information on the CRR error is available at the website of the Department of Finance, Services and Innovation (https://www.finance.nsw.gov.au/central-register-restrictions-crr)</p>
Is this house going to be acquired by RMS in the future?	Should the property be compulsorily acquired in the future, property owners would be subject to the conditions and compensation provided by the Land Acquisition (Just Terms Compensation) Act 1991.

Properties and selling process

Question	Answer
What other properties are becoming available? How many?	The property was purchased from property owners as part of an ongoing voluntary program. Properties will be placed on the market as they become available.
Can I make an offer prior to the Auction?	No. The property is to be sold under the NSW Government public sale process. You can speak to the Agent about how to participate in the Auction.
Can you send me a copy of the contract?	<p>Yes. You can ask the Agent for a copy.</p> <p>Please note that the contract is a standard government contract and as such the terms are not subject to negotiation.</p>
What will the Government do with the proceeds from these sales?	Proceeds from the sale of these properties involved in the CRR error will be returned to NSW Treasury.