

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

41 Glenview Drive, Traralgon 3844

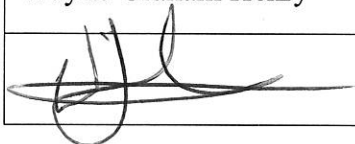
Vendor's name

Wayne Graham Henry

Date

25 / 1 / 24

Vendor's
signature



Vendor's name

Sophie Louise Henry

Date

25 / 1 / 24

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)

All outgoings will be adjusted between the parties at the time of settlement. Services may be disconnected at or prior to settlement. Purchaser will be responsible for any reconnection fees which may be incurred.

(a) Are contained in the attached certificate/s.

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

N/A

To

Other particulars (including dates and times of payments):

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 other similar restriction.

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.

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):

Are 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")

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 type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) 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 2000m²; (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)

1. GST Withholding – Supplier Notification
2. Register Search Statement Volume 9677 Folio 841
3. Copy Plan LP149673E
4. Covenant R795993N
5. Building Permit
6. Certificate of Final Inspection
7. Builder's Warranty Insurance
8. Property & Planning Reports
9. Copy Council Rate Notice – Latrobe City Council
10. Copy Water Rates Notice – Gippsland Water
11. Due Diligence Checklist

GST WITHHOLDING – SUPPLIER NOTIFICATION

This notice contains information to assist a purchaser comply with its GST Withholding obligations.

To : The Purchaser
Property : Lot 205 Plan 149673E being Volume 9677 Folio 841
41 Glenview Drive, Traralgon
From : Wayne Graham Henry and Sophie Louise Henry
Of : 41 Glenview Drive, Traralgon, VIC 3844

Select

☒ **PART ONE**

1. The purchaser is given notice it is not required to make a GST Withholding Payment at Settlement of the property as:
- (a) the Vendor is not registered or required to be registered for GST; and/or
 - (b) the property comprises existing residential premises.

☐ **PART TWO**

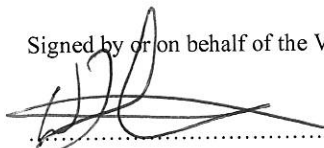
(complete only if the property comprises *new residential or potential new residential land*. *If this applies please seek confirmatory advice from your accountant*)

2. The purchaser is given notice that it is required to make a GST Withholding Payment at Settlement of the property as the Vendor is registered for GST and the property comprises new residential or potential new residential land.

GST WITHHOLDING PAYMENT DETAILS (where applicable)

Supplier's Name :	Wayne Graham Henry and Sophie Louise Henry
ABN :	
Amount to be withheld :	\$ (and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor


Wayne Graham Henry and Sophie Louise Henry

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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 09677 FOLIO 841

Security no : 124112140089B

Produced 25/01/2024 11:30 AM

LAND DESCRIPTION

Lot 205 on Plan of Subdivision 149673E.
PARENT TITLE Volume 09567 Folio 587
Created by instrument LP149673E 15/05/1986

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

WAYNE GRAHAM HENRY

SOPHIE LOUISE HENRY both of 41 GLENVIEW DR. TRARALGON 3844

X734787J 11/09/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF699523Y 05/03/2008

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument R795993N 26/02/1992

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 LP149673E 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: 41 GLENVIEW DRIVE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Effective from 23/10/2016

DOCUMENT END

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PLAN OF SUBDIVISION OF:
PART OF CROWN ALLOTMENTS
1 & 3
SECTION A
PARISH: LOY YANG
COUNTY: BULN BULN

40 20 0 40 80
 LENGTHS ARE IN METRES

VOL.9567 FOL.587

LP 149673E

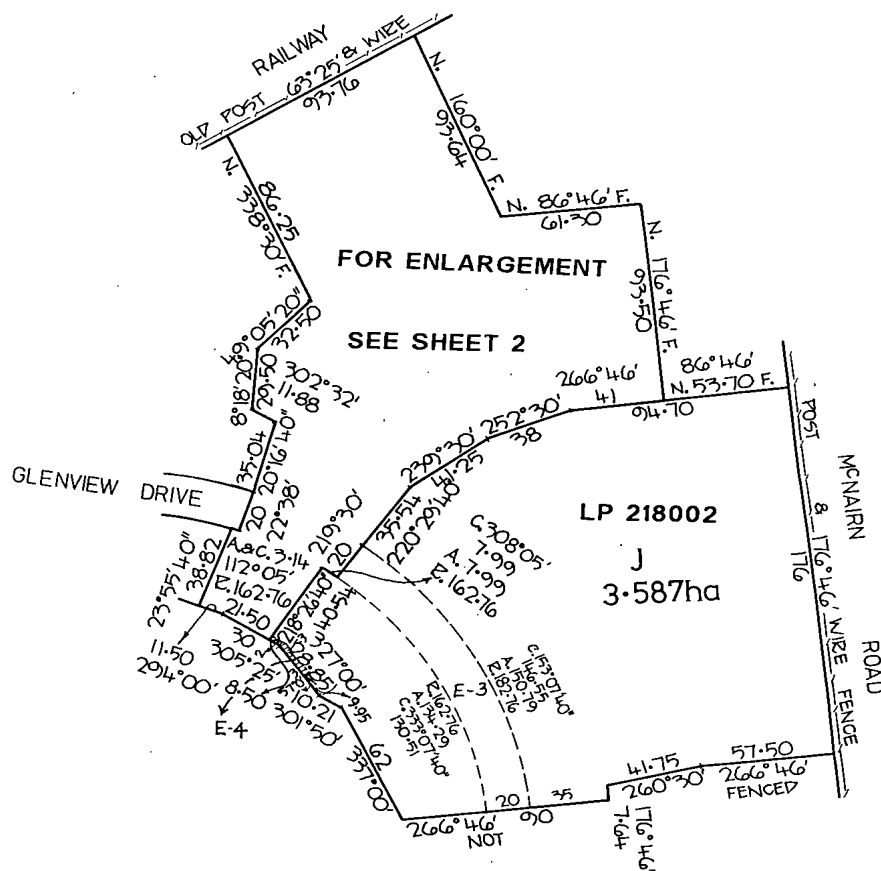
EDITION 1

APPROVED 15/5/1986

APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
BROWN & BROWN - WAY, DRAINAGE AND HATCHED	LOTS 1 TO 202 (BOTH INCL.), 210 TO 220 (BOTH INCL.) & A TO I (BOTH INCL.) ARE OMITTED FROM THIS PLAN.
PURPLE - DRAINAGE & SEWERAGE.	THE LAND COLOURED BLUE & BROWN HATCHED IS AN EXISTING DRAINAGE & SEWERAGE EASEMENT VIDE P.S. 145452
	THE LAND COLOURED BLUE HATCHED IS AN EXISTING SEWERAGE EASEMENT VIDE P.S. 137070
	THE LAND COLOURED GREEN IS A RESERVE FOR MUNICIPAL PURPOSES.
	FOR DATUM, SEE FIELDNOTES.

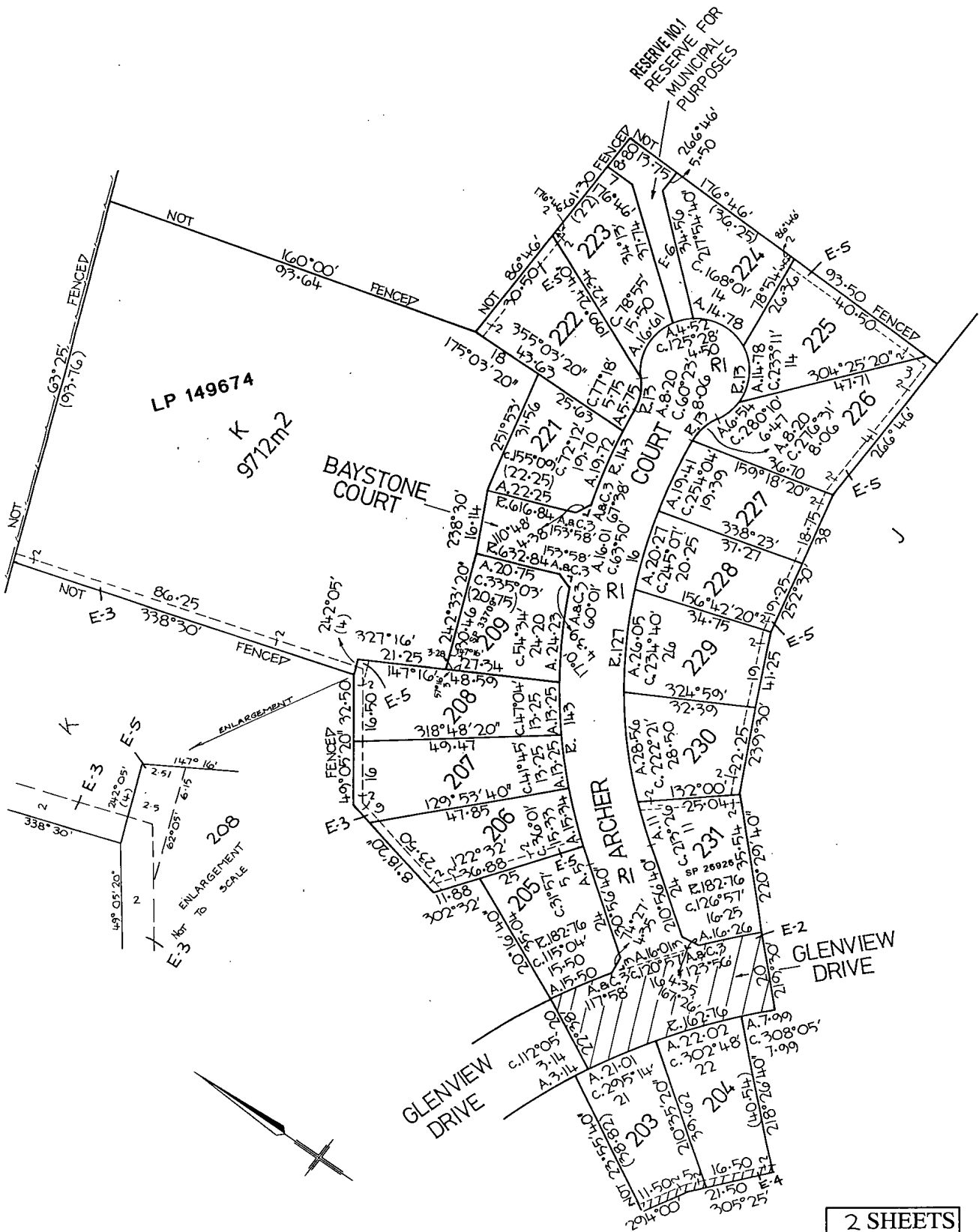
COLOUR CODE

R1 = BROWN
 E-2 = BROWN HATCHED
 E-3 = BLUE
 E-4 = BLUE HATCHED
 E-5 = PURPLE
 E-6 = GREEN



2 SHEETS
SHEET 1

LP 149673E



2 SHEETS
SHEET 2

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Titles Office Use Only

REGD

Lodged at the Titles Office by

Tyler

Code 1684H

R795993N

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land

(Note 5)

Lot 205 on Plan of Subdivision No.149673E being all that piece of land described in Certificate of Title Volume 9677 Folio 841.

Consideration

(Note 6)

SEVENTEEN THOUSAND FIVE HUNDRED DOLLARS (\$17,500.00) paid by the Directing Party to the Transferor AND IN FURTHER CONSIDERATION of the sum of EIGHTY-THREE THOUSAND FOUR HUNDRED AND SIXTY-EIGHT DOLLARS (\$83,468.00) paid by the Transferee to the Directing Party. RDC 52 25/02/92

Transferor

Rgn 13690 Amt \$ 490.00
Stamp Duty, Victoria (Note 7)
42795718681662

CARRIGMORE PTY. LTD. (A.C.N. 005 185 437)

Transferee

(Note 8)

SAKI ATHANASIADIS and JANETTE ANN SULLIVAN both of 2 Hewatt Court, Morwell as joint tenants

Estate and Interest

Trn 060068387 Oper PUB046 25/02/92
THIS INSTRUMENT DULY STAMPED
Comptroller of Stamps - VICTORIA (Note 9)

Estate in fee simple

Directing Party

(Note 10)

TAYLOR DEVELOPMENTS PTY. LTD. (A.C.N. 007 117 731)

Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

See Overleaf

T2

Office Use Only

A memorandum of the within instrument has been entered in the Register Book.



Approval No. T2/1

C O V E N A N T

WE, the Transferees for ourselves and successors and Transferees the registered proprietor or proprietors for the time being of the land hereby transferred and every part thereof DO HEREBY and as separate covenants COVENANT with the said CARRIGMORE PTY. LTD. and the other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that we shall not:-

- (a) use or permit or suffer to be used any main building for other than residential purposes;
- (b) erect or cause to be erected upon the Lot any building structure or fence consisting wholly or partly of secondhand materials;
- (c) construct the external walls of any dwelling house erected on the Lot of any material other than brick, brick veneer or stone.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenant and each of them 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 land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said Lot as an encumbrance affecting the same and every part thereof.

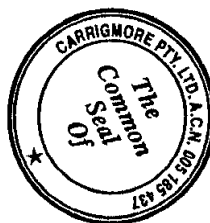
Date The Tenth day of February 1922

(Note 13)

Execution and Attestation

(Note 14)

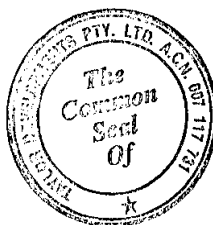
THE COMMON SEAL OF CARRIGMORE PTY.)
LTD. [A.C.N. 005 185 437] was)
hereunto affixed in accordance)
with its Articles of Association)
in the presence of:)



[Signature] Director

[Signature] Secretary

THE COMMON SEAL OF TAYLOR)
DEVELOPMENTS PTY. LTD. [A.C.N. 007)
117 731] was hereunto affixed in)
accordance with its Articles of)
Association in the presence of:)



[Signature] Director

[Signature] Secretary

SIGNED by the said SAKI)
ATHANASIADIS in the presence)
of: [Signature])

y
SIGNED by the said JANETTE)
ANN SULLIVAN in the presence)
of: [Signature])

y

[Signature]
[Signature]

NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
e.g. \$ paid by B to A
 \$ paid by C to B

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

FORM 2

Building Act 1993 Building Regulations 2006, Regulation 313

BUILDING PERMIT No. BS-U1590/20161027/0 ISSUED 16/08/2016

JOB NUMBER: 16/00959

Issued to

Owner/Agent of owner **Kitson Constructions**
Postal address **29 Mabel Street, TRARALGON**

Telephone
Postcode **3844**

Ownership details

Owner **Wayne & Sophie Henry**
Postal address **41 Glenview Drive, TRARALGON**

Telephone
Postcode **3844**

Property details

Number **41** Street/road **Glenview Drive**
Lot/s **205** LP/PS **LP149673**
Municipal District **Latrobe City Council**

City/suburb/town **TRARALGON**
Volume
Unique Property Identifier

Postcode **3844**
Folio

Builder¹

Name **Darryl Kitson of Kitson Constructions**
Address **29 Mabel Street, TRARALGON**

Telephone
Postcode **3844**

Details of building practitioners and architects

(a) to be engaged in the building work²

Name	Company	Category / Class	Registration No.
Darryl Kitson	Kitson Constructions		DB-U 3378

(b) who were engaged to prepare documents forming part of the application for this permit³

Name	Company	Category / Class	Registration No.
Ryan Cawcutt	Kustom Design & Drafting	Drafting	DP-AD 37933

Details of domestic building work insurance⁴

The issuer or provider of the required insurance policy is **QBE Insurance** and the policy number is **020056411BWI-12**.

Details of relevant planning permit

Planning permit no. **N/A** Date of grant of planning permit.

Nature of building work

Description of building work **dwelling alterations and additions**
Cost of building work **\$100,630**

Stage of building work permitted **All**
Total floor area of new building work **54 m²**

Building Classification

BCA	BCA Description	NOW	Part
1ai	Detached house	Extension	First floor extension over garage

Prescribed reporting authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Date Approved	Authority	Matter	Regulation
27 Jul 2016	Council	Section 29A - consent to demolish	section 29A of the Act

Commencement and completion:

This building work must commence by: **16/08/2017**
This building work must be completed by: **16/08/2018**

Inspection requirements

The mandatory notification stages are: **Completion of frame**
Final upon completion of all building work

Occupation or use of building

A certificate of final inspection is required prior to the occupation or use of this building.

Relevant building surveyor

Name: M D Curtain

Registration No. BS-U1590

Signature: _____



NOTES

Note 1: Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

Note 2: Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.

Note 3: Include building practitioners with continuing involvement in the building work.

Note 4: Include only building practitioners with no further involvement in the building work.

Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

Conditions of Approval

Building Permit No. BS-U1590/20161027/0

1. The building permit has been issued pursuant to the *Building Act 1993*, the *Building Regulations 2006* and the *National Construction Code Series Building Code of Australia 2016 - Volume 2 (BCA)*; and
2. Pursuant to Regulation 604, a temporary fence/barricade with a minimum height of 1.8 metres is to be erected around the building works area to protect the safety of the public during the building works. The temporary fencing and hoarding is to comply with AS4687-2007. Before and during the carrying out of building work, all excavations must be fenced or otherwise guarded against being a danger to life or property; and
3. Building is located in an area designated as prone to termite attack. As such termite protection is to be provided in accordance with AS3660 for new building work only; and
4. The following information and or certificates are to be provided with a request for a Certificate of Final Inspection:
 - (a) All plumbing compliance certificates from the plumber(s) engaged in the works; and
 - (b) An electrical safety certificate from an electrician engaged in the works; and
 - (c) a glazing & windows certificate from the window manufacturer/supplier; and
 - (d) a termite protection compliance certificate from an accredited termite protection contractor certifying that Part A and Part B protection has been provided in accordance with AS3600.1 (if required / if mentioned in a condition above); and
 - (e) A certificate or statement from the builder confirming the stair treads have a surface with a slip-resistance classification not less than P3 or R10 (dry surface condition) and P4 or R11 (wet surface condition).
 - (f) A statement of compliance from the builder which confirms compliance with the relevant Australian Standards and approved plans and reports for matters such as wet areas, polystyrene wall cladding systems, artificial lighting plan, energy report and fire ratings for external and separating walls; and
5. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
6. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
7. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
8. If a polystyrene wall cladding system has been used for external walls, the system must be installed in accordance with the manufacturer's specifications; and
9. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary; and
10. Manufacturer's floor and roof truss layouts and computations are to be submitted for approval prior to commencing work on the frame; and
11. Artificially lighting plans and calculations that comply with Part 3.12.5.5 of the BCA are to be submitted for approval prior to installation of the lights.

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection
For Building Permit Number: BS-U1590/20161027/0
Job No. 16/00959

Property details (include Title details as and if applicable)

Number 41	Street/road Glenview Drive	City/suburb/town TRARALGON	Postcode 3844
Lot/s 205	LP/PS LP149673	Volume	Folio
Crown allotment	Section	Parish	County
Municipal District Latrobe City Council		Unique Property Identifier	

Building permit details

Building permit number **20161027/0**
Version of BCA applicable to building permit **2016**

Description of building work: **dwelling alterations and additions**

BCA	BCA Description	NOW	Part
1ai	Detached house	Extension	First floor extension over garage

Directions to fix building work

If issued, all directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name: **M D Curtain** Registration No. **BS-U1590**

Signature:



Certificate Number: **20161027/0** Date Of Issue: **19 July 2018**

Conditions: Nil

Domestic Building Insurance Certificate of Insurance

Policy Number 020056411BWI-12

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



WAYNE & SOPHIE HENRY
41 GLENVIEW DR
TRARALGON 3844

Name of Intermediary
MASTER BUILDERS INSURANCE SER.
417 WICKHAM TERRACE
BRISBANE QLD 4000

Account Number
020005462
Date Issued
06/07/2016

Policy Schedule Details

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 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

ALTERATIONS AND ADDITIONS STRUCTURAL

At the property

41 GLENVIEW DRIVE
TRARALGON VIC 3844

Carried out by the builder

KITSON CONSTRUCTION GROUP PL
ACN: 085 173 208

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

WAYNE & SOPHIE HENRY

Pursuant to a domestic building contract dated

29/04/2016

For the contract price of

\$100,630.00

Type of cover

Cover is only provided if KITSON CONSTRUCTION GROUP PL has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*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, limitations and exclusions contained in the policy terms and conditions.

**Domestic Building Insurance
Certificate of Insurance**

Policy Number 020056411BWI-12

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the Building Owner named in the domestic building contract and to the successors in title to the Building Owner in relation to the domestic building work undertaken by the builder.

Issued by QBE Insurance (Australia) Limited for and on behalf of

Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium	\$650.00
GST	\$65.00
Stamp Duty	\$71.50

Total **\$786.50**

IMPORTANT:

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

Domestic Building Insurance Certificate of Insurance

Policy Number 020056411BWI-12

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE		YOUR DOMESTIC BUILDING CONTRACT
<p>Owner: [Redacted]</p> <p>Carried out by the builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>MATCH</p> <p><i>Both name of builder and ACN or ABN match</i></p> <p>✓</p>	<p>Owner: [Redacted]</p> <p>Builder: → ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>
<p>Owner: [Redacted]</p> <p>Carried out by the builder: → JOHN CITIZEN ABN: 12 345 678 910</p>	<p>NO MATCH</p> <p><i>Call QBE, name of builder does not match</i></p> <p>✗</p>	<p>Owner: [Redacted]</p> <p>Builder: → CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678</p>
<p>Owner: [Redacted]</p> <p>Carried out by the builder: ACME CONSTRUCTIONS PTY LTD → ACN: 12 345 678</p>	<p>NO MATCH</p> <p><i>Call QBE, ABN or ACN does not match</i></p> <p>✗</p>	<p>Owner: [Redacted]</p> <p>Builder: ACME CONSTRUCTIONS PTY LTD → ACN: 87 956 123</p>

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 25 January 2024 11:36 AM

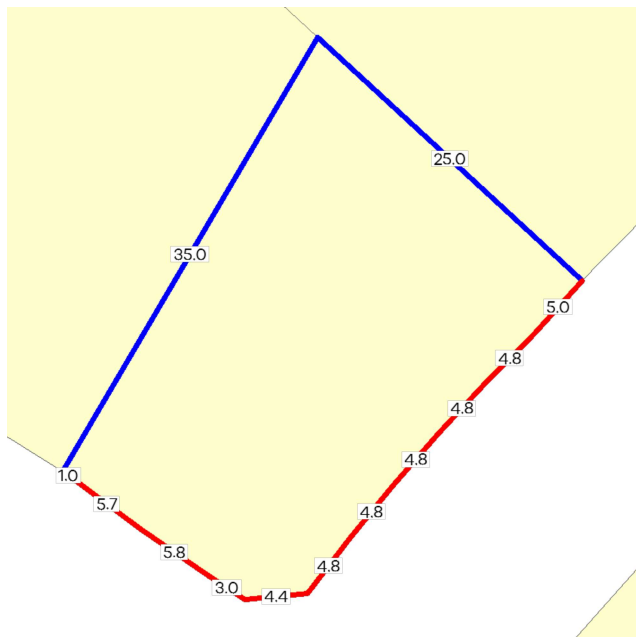
PROPERTY DETAILS

Address: **41 GLENVIEW DRIVE TRARALGON 3844**
Lot and Plan Number: **Lot 205 LP149673**
Standard Parcel Identifier (SPI): **205\LP149673**
Local Government Area (Council): **LATROBE**
Council Property Number: **26081**
Directory Reference: **Vicroads 697 M6**

www.latrobe.vic.gov.au

SITE DIMENSIONS

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



Area: 710 sq. m

Perimeter: 109 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**
Urban Water Corporation: **Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**

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>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



Selected Property

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 25 January 2024 11:36 AM

PROPERTY DETAILS

Address: **41 GLENVIEW DRIVE TRARALGON 3844**
Lot and Plan Number: **Lot 205 LP149673**
Standard Parcel Identifier (SPI): **205\LP149673**
Local Government Area (Council): **LATROBE**
Council Property Number: **26081**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 697 M6**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**

OTHER

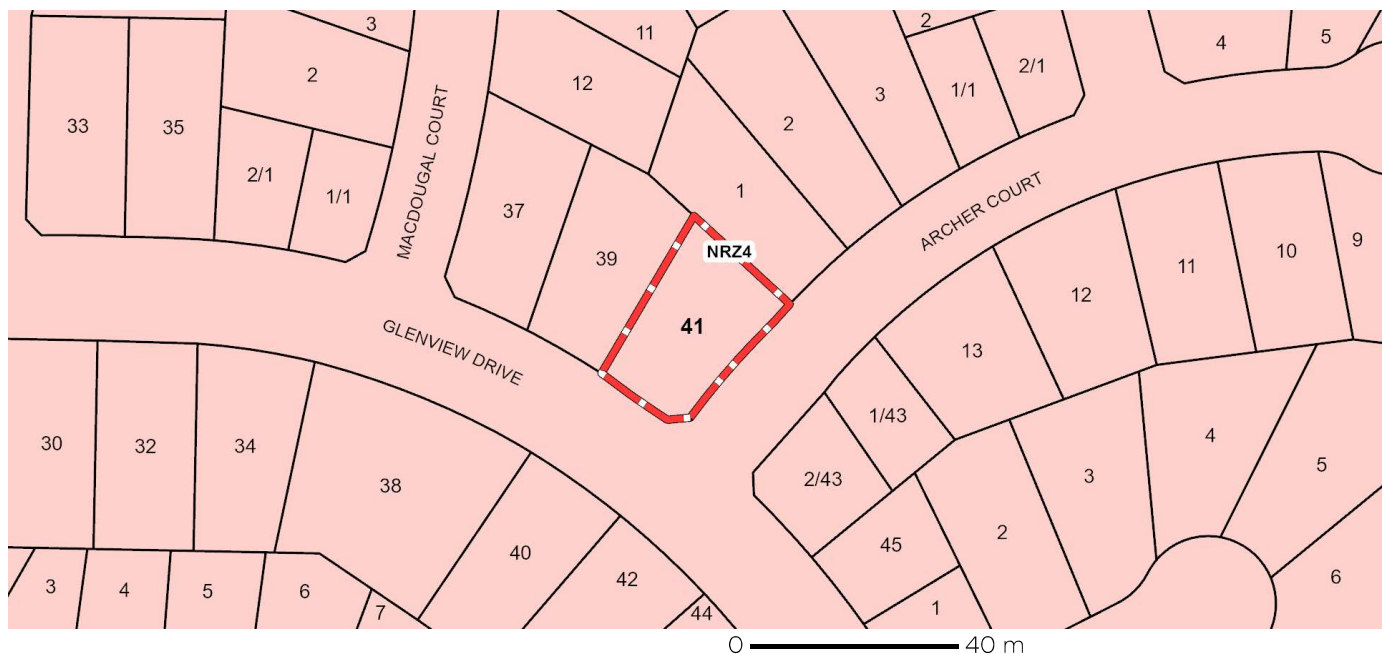
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)



NRZ - Neighbourhood Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

No planning overlay found

Further Planning Information

Planning scheme data last updated on 7 December 2023.

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 abut 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 <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

Valuation and Rates Notice

For the period 1 July 2023 to 30 June 2024



034 15391

Mr W G Henry and Mrs S L Henry
41 Glenview Dr
TRARALGON VIC 3844

Property: 41 Glenview Drive, TRARALGON VIC 3844

Description: L 205 LP 149673
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): \$650,000

Valuation date: 01/01/2023

Effective as at: 01/07/2023

Arrears, immediate charges and payments

Arrears	\$686.90
Interest	\$6.90

Council rates and charges

General Rates Residential (0.00293783 x CIV)	\$1,909.60
Municipal Charge	\$149.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$393.00

State government charges

Fire Service Property Levy - Residential (0.000046 x CIV)	\$29.90
Fire Services Property Levy Fixed Charge	\$125.00
EPA Victoria Landfill Levy	\$33.00

Total amount payable \$3,333.30

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2023

Assessment number: 260810

Issue date: 17/08/2023

Your payment options:

Overdue, incurring interest pay now: \$693.80

Contact us now

Phone 1300 367 700 to discuss your eligibility for a payment plan. Overdue amounts attract interest of 10% per annum.

PLUS

Pay by instalment

Instalment 1 \$659.95
Due: 30 Sept 2023

Instalment 2 \$659.85
Due: 30 Nov 2023

Instalment 3 \$659.85
Due: 28 Feb 2024

Instalment 4 \$659.85
Due: 31 May 2024

OR

Full payment

Due date: \$2,639.50
15 February 2024

Payments made on or after 11 August 2023 may not be included

- ☐ Full payment: \$3,333.30
☐ Instalment: \$659.95

Assessment number: 260810

Property: 41 Glenview Drive, TRARALGON VIC 3844



Billers Code: 6072
Ref: 260810

Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View.



Billers Code: 0359
Ref: 260810

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16



*359 260810

Council Use Only



Direct debit

To arrange regular deductions, including weekly, fortnightly or monthly, from your bank account. Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700 to obtain a direct debit form.

In person

At any Latrobe City Service Centre or Library, (locations on reverse) or Australia Post outlet.

Mail

Detach this slip and send with payment to: Latrobe City Council
PO BOX 264, Morwell VIC 3840.

Centrepay

To arrange regular deductions from your Centrelink payment, please use your Centrelink online account, Express Plus Centrelink mobile app or you can contact Centrelink in person or by phone and quote reference number (CRN): 555 070 553H.

You now have a choice

...receive your rates notice by email.

Visit: <https://erates.latrobe.vic.gov.au/erates>
See page three for more details.

Please retain this notice for your records as a fee of \$21.00 may be charged for replacement copies. Or, see page three for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

More information
overpage



L015391 044611 #87655



**Gippsland
Water**

W Henry & S Lavery
41 Glenview Drive
TRARALGON VIC 3844

034

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:
0010258002

Amount due:
\$377.03

Pay by:
20 February 2024

Date of issue: 23 January 2024

Tax invoice: 6753758

Service address:
41 Glenview Dve Traralgon Vic 3844

Previous balance	\$550.78
Payments received up to 23 January 2024	\$550.78 CR
Balance	\$0.00
Current charges (over page)	\$377.03
Total amount due	\$377.03
<i>Total includes GST of</i>	<i>\$0.00</i>

Payment assistance is available

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?

Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay



Direct Debit

To register for direct debit call us or visit www.gippswater.com.au/direct-debit



BPAY

Biller Code: 3475
Ref: 3680 0000 1025 8002 0



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



Phone

Call 1800 050 500 and select Option 1.






Post Office

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Your current charges - 1 November 2023 to 29 February 2024

	Water Usage Treated: 14.00 kL (kilolitres) @ \$2.3209 per kL	\$32.49
	Water Service Charge	\$61.58
	Wastewater Service Charge	\$282.96

Your charges explained

Water usage

This is a variable charge for the amount of water used at your property as recorded by the water meter.

Water service

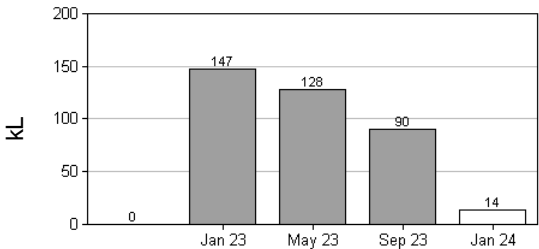
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service

This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.


Your water usage

Meter number: 10AF036926
Current meter read: 18 January 2024
Meter reading: 4925
Previous meter read: 19 September 2023
Meter reading: 4911



Average daily water usage 0.1157 kL/day
Same time last year 1.2049 kL/day

 If you are deaf or find it hard hearing or speaking with people on the phone visit nrschat.nrscall.gov.au or call 133 677.

 For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
PO Box 348 TRARALGON VIC 3844
ABN 75 830 750 413



* 368 00102580020

Account number: 0010258002
W Henry & S Lavery

Tax invoice number: 6753758

Amount Paid

Date Paid

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.

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.

(04/10/2016)

DATED

2024

WAYNE GRAHAM HENRY AND SOPHIE LOUISE HENRY

VENDORS STATEMENT

Property: 41 Glenview Drive, Traralgon 3844

Littleton Hackford
Lawyers
115-119 Hotham Street
Traralgon Vic 3844
Tel: 03 5176 1345
Fax:

Ref: CM:221488