

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	3 WEXFORD CLOSE, TRARALGON VIC 3844	
------	-------------------------------------	--

Vendor's name	Nathan Bradley Stark	Date 20/11/2020
Vendor's signature	DocuSigned by:  0C0F5CD0AFA54ED...	

Vendor's name	Isabella Maree Stark	Date 20/11/2020
Vendor's signature	DocuSigned by:  0C0F5CD0AFA54ED...	

Purchaser's name	Date / /	
Purchaser's signature		

Purchaser's name	Date / /	
Purchaser's signature		

VENDOR/SUPPLIER GST WITHHOLDING NOTICE

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cth)

The property includes Residential premises or potential Residential Land and Section 14-255 of the Taxation Administration Act 1953 (Cth) applies.

PROPERTY: 3 Wexford Close, Traralgon VIC 3844

Vendor: Nathan Bradley Stark and Isabella Maree Stark

Withholding required by Purchaser:

- ☒ No – the premises are classified as Existing Residential and/or the Vendor is NOT registered or required to be registered for GST
- ☐ No – the premises are Commercial Residential
- ☐ No – the land includes a building used for Commercial purposes
- ☐ No – Contract is PLUS GST as Vendor is registered.
- ☐ No – the purchaser is registered for GST and acquires the property for a creditable purpose
- ☐ No – there is no taxable supply

Therefore the Purchaser is not required to withhold GST.

- ☐ Yes – the premises were created by substantial renovation
- ☐ Yes – amount to be withheld \$_____

Signed by the Vendor/s:

DATED: / / 2020

Nathan Bradley Stark

Isabella Maree Stark

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: \$4,000.00

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.

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 document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants 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 section 192A of 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:

☒ Are as follows

Not to the vendors knowledge.

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:

Not to the vendors knowledge.

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:

Not to the vendors knowledge.

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")

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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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*.

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows: NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows: NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are: NIL

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):

☒ Are as follows: 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)

- GST Withholding Notice
- Register Search Statement
- Copy of registered plan
- Covenant AD303979J
- Planning Report
- Property Planning Report
- Building permit
- Final Inspection
- Defects Report
- Due Diligence Checklist

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

VOLUME 10811 FOLIO 031

Security no : 124086593138B

Produced 16/11/2020 10:53 AM

LAND DESCRIPTION

Lot 115 on Plan of Subdivision 506517R.
PARENT TITLE Volume 10781 Folio 164
Created by instrument PS506517R 28/06/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
NATHAN BRADLEY STARK
ISABELLA MAREE STARK both of 3 WEXFORD CLOSE TRARALGON VIC 3844
AE145875R 31/01/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE145876P 31/01/2006
MECU LTD

COVENANT AD303979J 13/12/2004
Expiry Date 31/12/2020

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 PS506517R 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: 3 WEXFORD CLOSE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 13091U BANK AUSTRALIA LTD
Effective from 22/12/2011

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION		STAGE No. —	LTO USE ONLY EDITION 1	PLAN NUMBER PS 506517R
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 49 (PART) TITLE REFERENCES: C/T VOL 10781 FOL 164 LAST PLAN REFERENCE/S: PS 515576X LOT K POSTAL ADDRESS: LEINSTER AVENUE (At time of subdivision) TRARALGON VIC 3844 AMG Co-ordinates (of approx centre of land in plan) E 457 240 ZONE: 55 N 5770 660		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF LATROBE REF: 01355 1. This plan is certified under Section 6 of the Subdivision Act 1988. ~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.~~ ~~Date of original certification under Section 6: / /~~ 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has ~~not~~ been made. (ii) ~~The requirement has been satisfied.~~ (iii) The requirement is to be satisfied in Stage <u>a later stage</u> . Council Delegate Council Seal Date 17 / 6 / 2004 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1	CITY OF LATROBE			
NOTATIONS				
STAGING This ~~is~~ /is not a staged subdivision. Planning permit No. 01355				
DEPTH LIMITATION DOES NOT APPLY				
LOTS 1-112 (BOTH INCLUSIVE), LOTS 132-168 (BOTH INCLUSIVE) & LOTS A-K (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN THE AREA OF LOTS L HAS BEEN CALCULATED BY DEDUCTION FROM TITLE LOTS 113-131 (BOTH INCLUSIVE) & LOTS 169-170 (BOTH INCLUSIVE) ONLY ARE THE RESULT OF THIS SURVEY SURVEY. THIS PLAN IS ~~AS-IS~~ BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) — IN PROCLAIMED SURVEY AREA No. —				
EASEMENT INFORMATION				
LEGEND	A-Appurtenant Easement	E-Encumbering Easement	R-Encumbering Easement (Road)	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE AND ANCILLARY PURPOSES	2	PS 502803M - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-2	PIPELINE AND ANCILLARY PURPOSES	3	PS 506516T - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-3	PIPELINE AND ANCILLARY PURPOSES	3	PS 515576X - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-4	DRAINAGE	3	PS 515576X	CITY OF LATROBE
E-4	PIPELINE AND ANCILLARY PURPOSES	3	PS 515576X - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-5	PIPELINE AND ANCILLARY PURPOSES	3	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
	DRAINAGE	3	THIS PLAN	CITY OF LATROBE
 DELL & KEITH CONSULTANTS PTY LTD ACN 005 289 387 3/6-8 GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548 LICENSED SURVEYOR (PRINT) PETER GORDON DELL SIGNATURE DATE 25 / 6 / 02 REF 8298-8 VERSION 6 DATE 17 / 6 / 2004 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				

LR USE ONLY
STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENTRECEIVED ☒

DATE: 22 / 6 / 04

LR USE ONLY

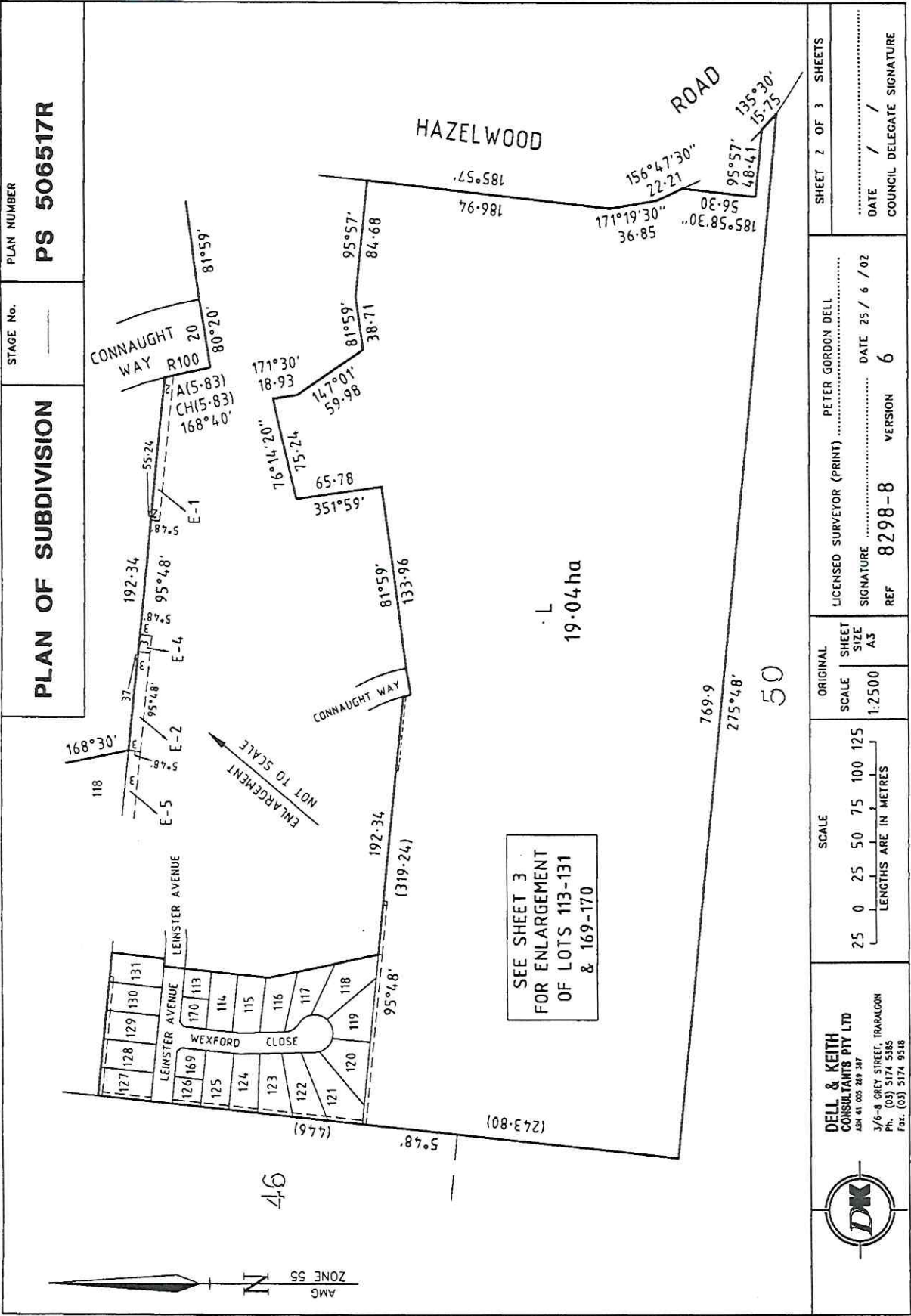
PLAN REGISTERED

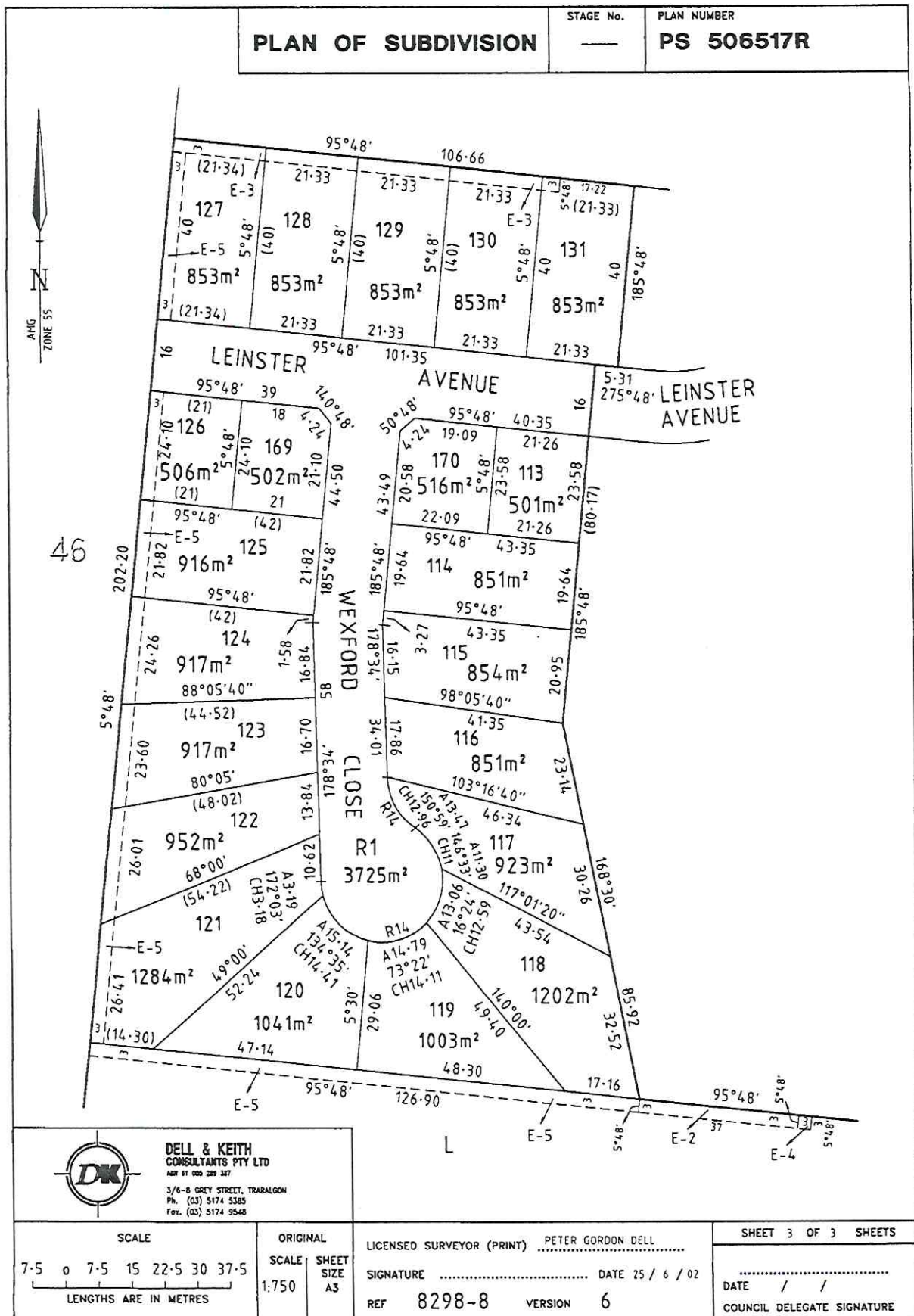
TIME 2:15 PM

DATE 28 / 6 / 04

Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS





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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



Lodged by:

Name: BJT LEGAL, Solicitors

Phone: (03) 5333 8888

Address: DX 35043 Ausdoc
Ballarat

Ref: Wendy Cartledge:SG 20439212

Customer Code: 0570E

Privacy Collection Statement	
The information maintained in this index is:	under the authority of:
AD303979J	
13/12/2004 \$238 45	
MADE AVAILABLE BY CHANGE CONTROL	
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: (volume and folio reference)

Volume 10811-Folio 031

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate in fee simple.

Consideration:

\$60,000.00

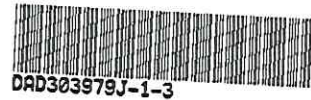
Transferor: (full name)

LURGANARE PTY LTD

Transferee: (full name and address including postcode)

J G KING PTY LTD (ACN 006627210) of 1816 Sturt Street, Ballarat 3350

Directing Party: (full name)



Creation and/or Reservation of Easement and/or Covenant:

The Transferees for themselves and their successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and or each part thereof DO HEREBY COVENANT with the transferors their successors and transferees the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) and each and every part thereof that we shall not allow:-

- Any main building to be used for other than residential purposes;
- Any building, structure or fence consisting wholly or partly of second hand materials;
- Any dwelling house with less than fifty per centum (50%) of the external wall area constructed of brick,

CONTINUED ON T2 page 2

Approval No: 586047A

ORDER TO REGISTER

Please register and issue title to

T2

Lawdocs

Signed

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000. Phone: (03) 8636 2010

STAMP DUTY USE ONLY
 Stamped with: \$1,240.00
 Trn: 1896497 08-NOV-2004
 SRO Victoria Duty, UMOO

- brick veneer, masonry or stone;
(d) Any relocated building

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants 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 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 as an encumbrance affecting the same and every part thereof provided that these covenants shall cease to be operative as and from the 31st of December, 2020.

Dated: 30/9/2004

Execution and attestation:



DAD303979J-2-1

THE COMMON SEAL of LUGANARE PTY LTD ACN 068 262 448)
was affixed in the presence of the authorised persons:

*
Director
Full name Edmond Maria McNulty
Usual address 416 Bank Street Traralgon Vic 3844

*
Director/Secretary
Full name Barbara Mary McNulty
Usual address 416 Bank Street Traralgon Vic 3844



THE COMMON SEAL of J G KING PTY LTD ACN 006 627 210 was)
affixed in the presence of the authorised person:

Sole Director and Sole Company Secretary
Full name John George King
Usual address 1816 Sturt Street, Ballarat



Approval No: «LTOAPPROVAL» J86 047A

T2 Page 2



Lawdocs

THE BACK OF THIS FORM MUST NOT BE

Land Registry, 570 Bourke Street, Melbourne, 3000. Phone: (03) 8636 2010

AD303979J

13/12/2004 \$238 45



ANNEXURE PAGE

Transfer of Land Act 1958

Privacy Collection Statement

The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry

MADE AVAILABLE/EXCHANGE CONTROL

Office Use Only

This is page 3 of T2 dated 30/9/2004 between Lurganare Pty. Ltd. (ACN068262448) and
J.G. King Pty. Ltd. (ACN006627210)

Panel Heading

Signatures of the Parties

Signed by LURGANARE PTY. LTD.
(ACN068262448) by being signed by its
Attorney EAMONN MARTIN McNULTY
as per Power of Attorney dated the
10th day of September, 2004
In the presence of:

*Witness:

[Signature]



DAD303979J-3-0

Approval No 1241035A

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) on the Annexure Page under the appropriate panel heading.
PAGE IS NOT TO BE USED.
2. If multiple copies of a mortgage are lodged, original Annexure Page must be properly identified and signed.
3. The Annexure Pages must be properly identified and signed in which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

AD303979J

13/12/2004 \$238 45



Land Registry, 570 Bourke Street, Melbourne 3000. Phone 038636 2010

Property Report from www.land.vic.gov.au on 16 November 2020 10:58 AM

Address: 3 WEXFORD CLOSE TRARALGON 3844

Lot and Plan Number: Lot 115 PS506517

Standard Parcel Identifier (SPI): 115\PS506517

Local Government (Council): LATROBE **Council Property Number:** 46480

Directory Reference: VicRoads 696 D9

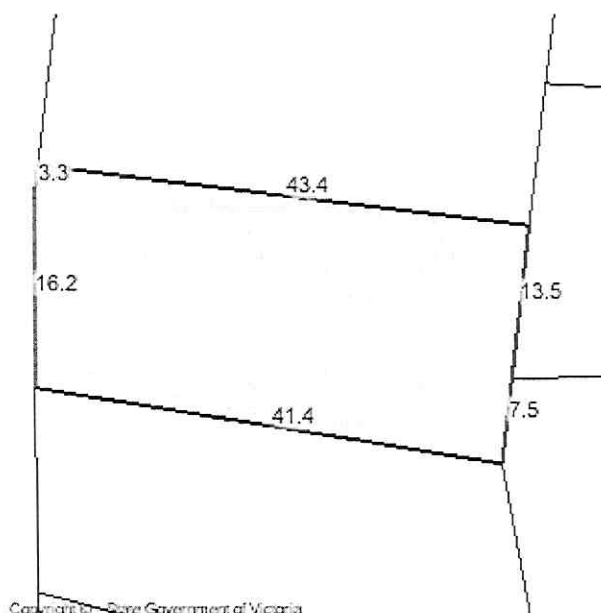
This property is not in a designated bushfire prone area.

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

Site Dimensions

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



Area: 854 sq. m

Perimeter: 125 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.

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

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State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: outside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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Planning Zone Summary

Planning Zone: NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)

Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

Planning scheme data last updated on 11 November 2020.

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 [Planning Schemes Online](#)

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 affect the land.

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

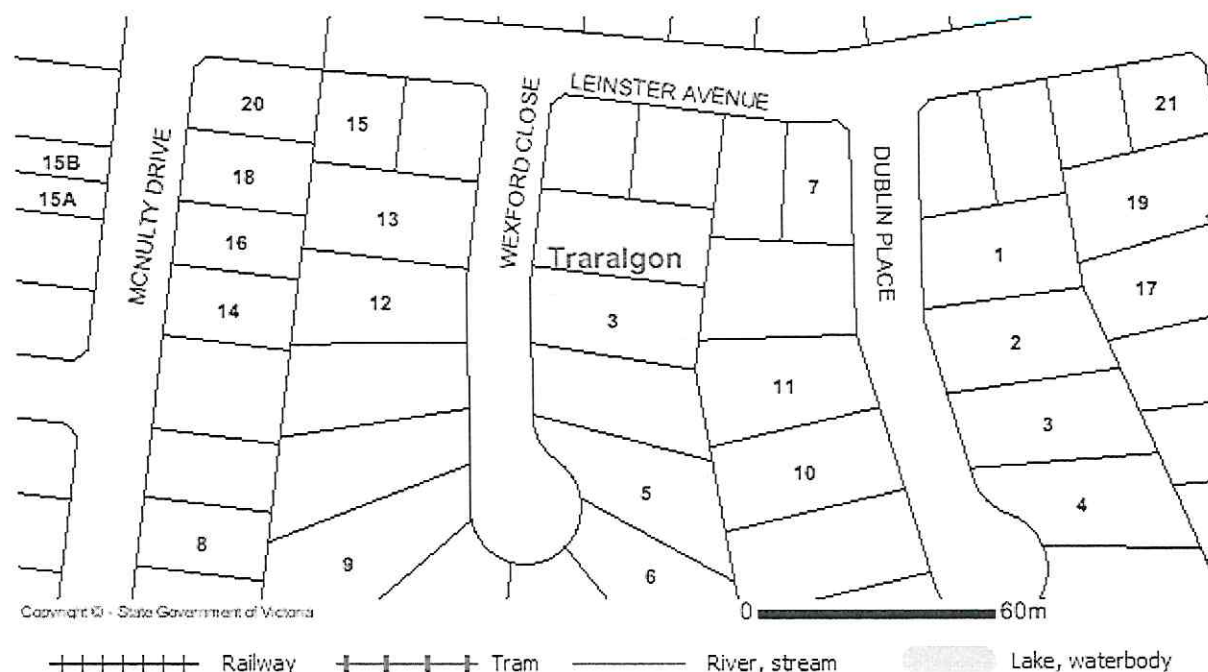
The Planning Property Report includes separate maps of zones and overlays

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.planning.vic.gov.au

Area Map



PLANNING PROPERTY REPORT



VICTORIA
State
Government

Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 16 November 2020 10:58 AM

PROPERTY DETAILS

Address: **3 WEXFORD CLOSE TRARALGON 3844**
 Lot and Plan Number: **Lot 115 PS506517**
 Standard Parcel Identifier (SPI): **115\PS506517**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **46480**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 D9**

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**

[View location in VicPlan](#)

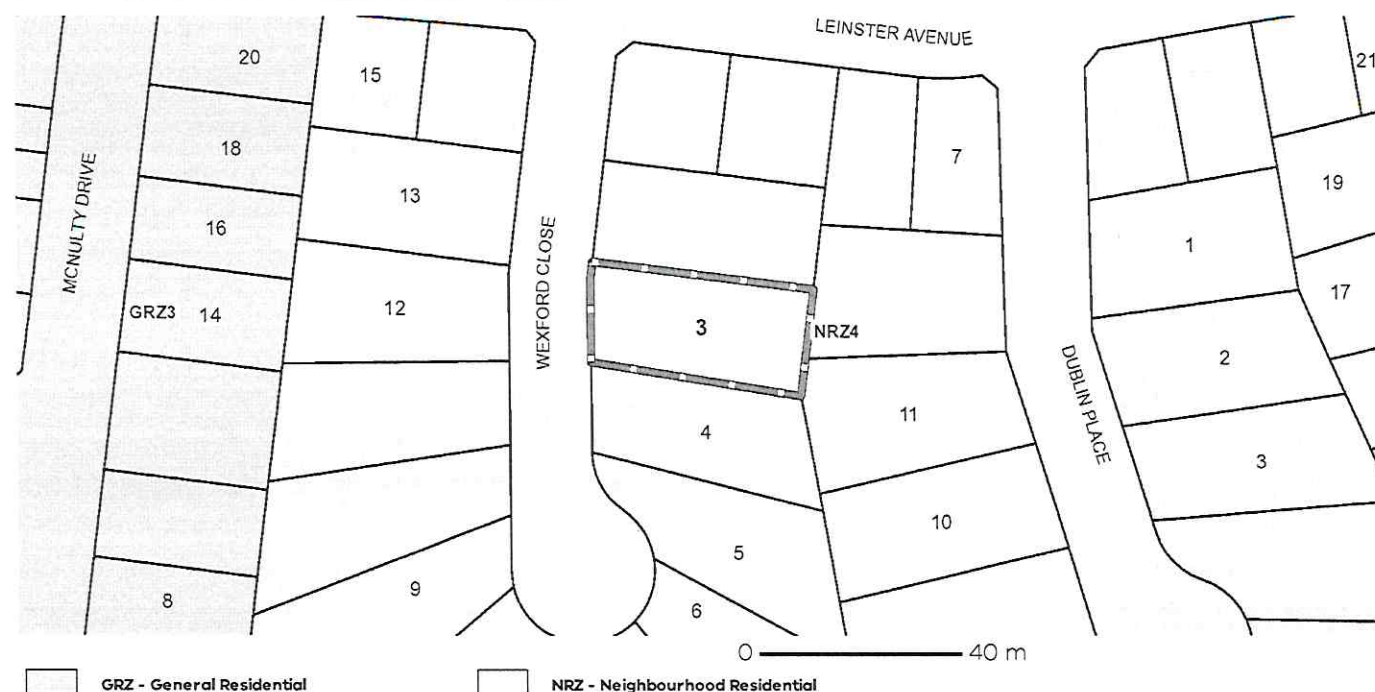
STATE ELECTORATES

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

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



GRZ - General Residential

NRZ - Neighbourhood Residential

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

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Environment,
Land, Water
and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 11 November 2020.

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 affect 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>

PLANNING PROPERTY REPORT



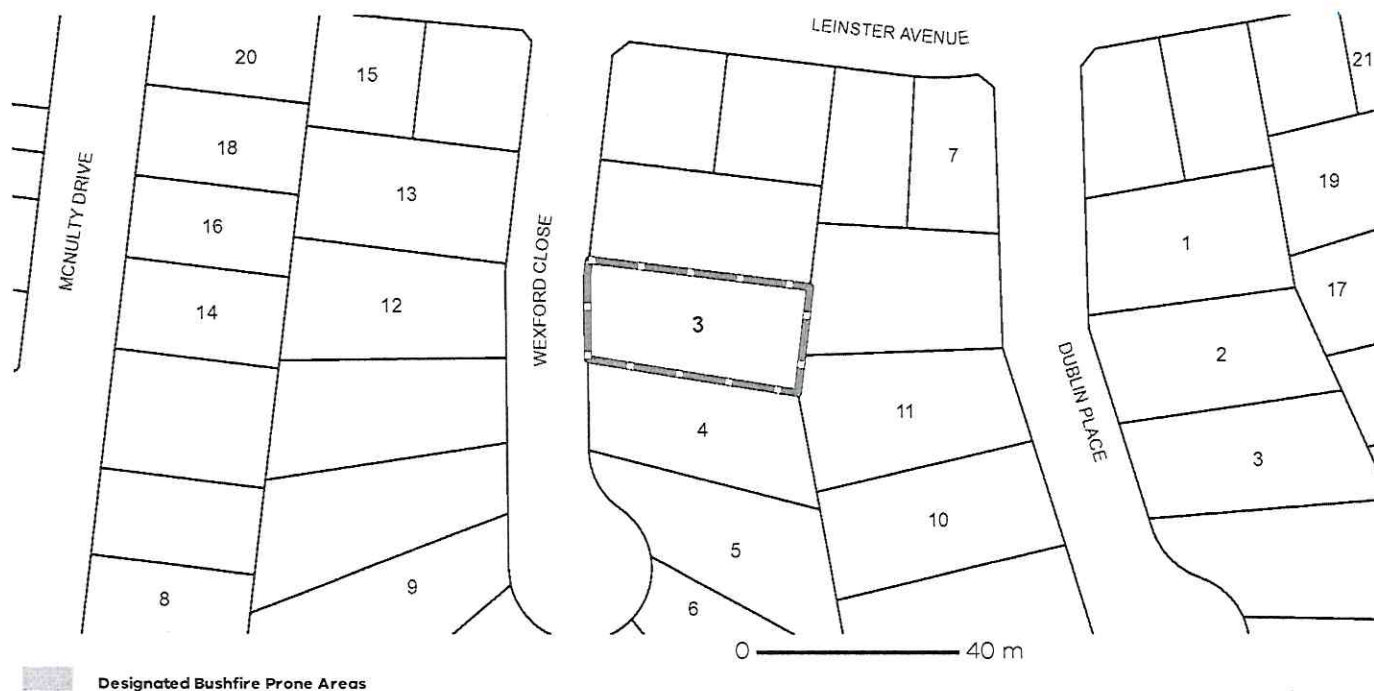
VICTORIA
State
Government

Environment,
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://maashare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>



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PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E traralgon@watershedbc.com.au

FORM 2
Building Act 1993 Building Regulations 2006 Regulation 313
BUILDING PERMIT No. BS-U1590/20160147/0 ISSUED 09/02/2016
JOB NUMBER: 16/00079

Issued to

Owner/Agent of owner **Isabella & Nathan Stark** Telephone **0488 038 061**
Postal address **3 Wexford Close TRARALGON VIC 3844**

Property details

Number **3** Street/road **Wexford Close** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **115** LP/PS **506517** Volume **Folio**
Municipal District **Latrobe City Council** Unique Property Identifier

Builder¹

Name **Isabella & Nathan Stark** Telephone **0488 038 061**
Address **3 Wexford Close TRARALGON VIC 3844** OB Cert. No.

Details of building practitioners and architects

(a) to be engaged in the building work²

Name	Company	Category / Class	Registration No.

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

Name	Company	Category / Class	Registration No.
Woon Niap	Safety Steel Structures	Civil Engineer	EC 19866

Details of relevant planning permit

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

Nature of building work

Building work description **shed** Stage of building work permitted **All**
Cost of building work **\$11,000** Total floor area of new building work **54 m²**

Building classification

BCA **10a** BCA Description **Garage, carport, shed or storage facility** NOW **New Building** Part **All of detached shed**

Occupation or Use of building: A Certificate of Final Inspection is required prior to the occupation or use of this building.

Commencement and completion:

This building work must commence by: **09/02/2017**
This building work must be completed by: **09/02/2018**

Inspection requirements

The mandatory notification stages are: **Prior to placing a footing - slab reinforcement**
Completion of frame
Final upon completion of all building work

Relevant building surveyor

Name: **Matthew 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-U1590/20160147/0

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 2015*; and
2. 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
3. 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
4. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
5. The following information and or certificates are to be provided with the application for the Certificate of Final Inspection:
 - (a) a plumbing compliance certificate from the plumber engaged in the works; and
 - (b) an electrical safety certificate from an electrician engaged in the works.
6. 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
7. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling; and
8. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; 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.



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W watershedbc.com.au

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection
For Building Permit Number: BS-U 1590/20160147/0
Job No. 16/00079

Property details

Number 3	Street/road Wexford Close	City/suburb/town TRARALGON	Postcode 3844
Lot/s 115	LP/PS 506517	Volume	Folio
Crown allotment	Section	Parish	County
Municipal District Latrobe City Council			

Building permit details

Building permit number **BS-U 1590/20160147/0**
Version of BCA applicable to building permit **2015**

Description of building work: **shed**

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All of detached shed

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-U 1590**

Signature:

Certificate Number: **20160147** Date Of Issue: **01 July 2020**

Conditions: Nil

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.

(04/10/2016)

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.

DATED

2020

NATHAN BRADLEY STARK AND ISABELLA MAREE STARK

VENDOR STATEMENT

Property: 3 Wexford Close, Traralgon VIC 3844

James Trembath & Associates
Barristers, Solicitors & Licensed Conveyancers

58 Elgin Street
MORWELL VIC 3840
Tel: 03 5133 9977
Fax: 03 5133 9437

Ref: TB:SC:201743



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P 03 5176 5888 F 03 5176 5999 E traralgon@watershedbc.com.au

Defects Builder Report

Under Section 137B , Building Act 1993
Project # 20/2930

Site Address/Property Details

3 Wexford Court Traralgon

Client

Isabella Stark

Subject Building

Detached Shed

Exclusions to the nature &/or scope of the building report

All underground or concealed services, fixings or the like.
Detached dwelling, services do not form part of this report.

Date of inspection of the building

19/11/2020

Weather conditions at the time of inspection of building work

Sunny

Site Details – Including orientation &/or site fall

NA

Information &/or documents used in the consideration of report

Appendix A	Summary of Building
Appendix B	General Condition
Appendix C	Defects

Date of Report

19/11/2020

Signature

Peter Appleton. Insp-L 27442

A handwritten signature in black ink, appearing to be 'Peter Appleton', with a large, sweeping horizontal stroke extending to the right.



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BUILDING PERMIT No. BS-U1590/20160147/0 ISSUED 09/02/2016
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Lot/s **115** LP/PS **506517** Volume Folio
Municipal District **Latrobe City Council** Unique Property Identifier

Builder¹

Name **Isabella & Nathan Stark** Telephone **0488 038 061**
Address **3 Wexford Close TRARALGON VIC 3844** OB Cert. No.

Details of building practitioners and architects

(a) to be engaged in the building work²

Name	Company	Category / Class	Registration No.

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

Name	Company	Category / Class	Registration No.
Woon Niap	Safety Steel Structures	Civil Engineer	EC 19866

Details of relevant planning permit

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

Nature of building work

Building work description **shed** Stage of building work permitted **All**
Cost of building work **\$11,000** Total floor area of new building work **54 m²**

Building classification

BCA **10a** BCA Description **Garage, carport, shed or storage facility** NOW **New Building** Part **All of detached shed**

Occupation or Use of building:

A Certificate of Final Inspection is required prior to the occupation or use of this building.

Commencement and completion:

This building work must commence by: **09/02/2017**
This building work must be completed by: **09/02/2018**

Inspection requirements

The mandatory notification stages are: **Prior to placing a footing - slab reinforcement**
Completion of frame
Final upon completion of all building work

Relevant building surveyor

Name: **Matthew Curtain** Registration No. **BS-U1590**

Signature: _____

APPENDIX A

Descriptive Summary of Building

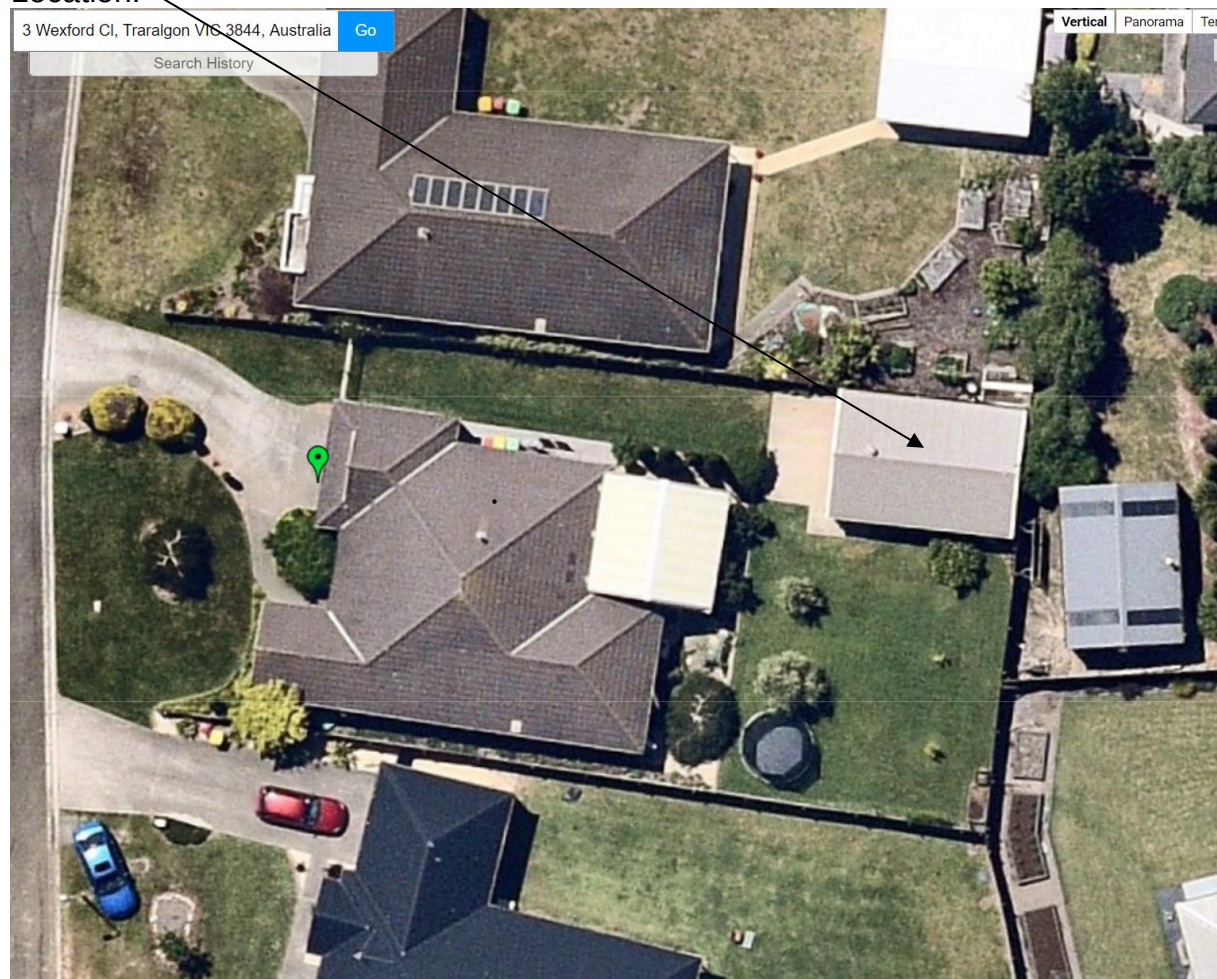
The detailed description of the structure below and its defects, have been compiled on inspection and assumptions of standard trade practices applicable at the date of construction.

The inspection did not include any internal areas or external parts that were covered, unexposed, inaccessible or below ground unless otherwise stated in this report.

Construction style: Detached shed

No. of storeys	One
Footing	Concrete Slab
Frame	Steel and corrugated iron

Location:



APPENDIX B

General Building and Site Condition

Legend

✓	No visible defect from reasonable visual inspection.	
NA	Not applicable &/or building work not considered as part of the report	
D#	Defect	Defect Appendix B Photos
IC#	Incomplete	Incomplete Building work
IA#	Inaccessible &/or indeterminate	Inaccessible
PA#	Partially – accessible/determinable	
C#	Condition (good, fair or poor)	Photo Appendix B
A	Assumed satisfactory	

General Site Drainage Paved Areas

Site cuts – serviceability	NA	Adjoining property	✓
Retaining walls serviceability	NA	Garden &/or minor landscaping levels	✓
Trees	✓	Unprotected embankments	NA
Surface/paving in respect of floor levels	NA	Discharge/control of site drainage	NA
Surface water collection /control	A	Driveway paving	NA

Shed

General construction	✓	Footings (size and depth)	A
Metal connections	✓	Bracing	✓
Roofing and cladding	✓	Doors	✓

APPENDIX C

Defects, Incomplete Building Work, Second-hand Materials, Inaccessible Building Work & Comments: No defects at time of inspection









Second-hand Materials:
Nil second-hand material

APPENDIX D

Important General Advice, Limitations, Assessment Considerations & Assessment Interpretations

1. A 'reasonable visual inspection' of the external Building Work has been carried out. Guiding principles, as generally described in AS 4349.1 1995 'Inspection of Buildings', have been used in the preparation of this Report. This Report will not necessarily identify 'minor'/'non-critical' 'variations' from any referenced documents.
2. A 'Defect' in Building Work is as described in the 'warranty' provisions of Section 137C(1) Building Act 1993 inter alia Section 8 Domestic Building Contracts Act 1995 i.e. (a) (not) carried out in a 'proper and workmanlike manner' (b) all materials (not) 'good and suitable' and 'new' and (c) (not) carried out in accordance with 'all laws and legal requirements'. In contemplation of Section 137C(1)(c), 'Defects' are considered in the context of the Building Act 1993, Building Regulations 2018, NCC 2016, Australian Standards or previous equivalent provisions. 'Defects' are generally considered in terms of requirements &/or expected practices at the time the Building Work was carried out &/or any Building Approval/Building Permit was issued.
3. The 'deemed to satisfy' provisions of the NCC 2018 have generally been considered in lieu of any 'Alternative Solutions' or 'Performance Requirement' determinations. No 'modification' from the Building Appeals Board or 'consent' under Regulation 309 Building Regulations 2018 has been provided to WATERSHED BUILDING CONSULTANTS. Any Building Approval/Building Permit, plans &/or other documents are relied upon as having been correctly 'approved' and are assumed to 'comply generally' and be 'valid' unless otherwise identified. If a Certificate of Final Inspection &/or Occupancy Permit has been issued it is assumed that all required inspections have been 'approved' and the assessment of the Building Work 'normally considered' by the relevant inspections i.e. Foundation, Footing, Frame &/or Final/Occupancy Permit are assumed have been properly considered and approved by the Relevant Building Surveyor.
4. This report may exclude consideration of landscaping, paving, retaining structures, driveway or fencing unless such works are a) 'integral to' the Building Work, b) requires the issue of a Building Permit, c) could result in water penetration of or within a building, d) could adversely affect health or safety, e) could adversely affect the structural adequacy of a building or f) are 'not completed' pursuant to Clause 5.1.3 of the Ministerial Order. Note that the Ministerial Order Clause 6.3.1 provides for a 'Domestic Building Insurance Policy' to exclude or limit claims in respect of any 'Defect' or 'Incomplete Domestic Building Work' referred to in this Report. Any Building Work contemplated under a contract to sell a home should be a Major Domestic Building Contract (Section 137E Building Act 1993).
5. Normal &/or expected construction practices & building techniques & materials that are considered typical of the age &/or design of the Building Work have been 'assumed' in the inspection, assessment and in the preparation of this Report. Normal or expected 'fair wear & tear' or failure to 'reasonably maintain' the Building Work does not form part of this Report (refer Clause 7.4 Ministerial Order).
6. Areas considered accessible pursuant to the provisions of Section 1.4.6 of AS 43349.1 1995 are not necessarily considered 'reasonable' for the purposes of this Report and sub-floor areas, roof spaces and roof exteriors have only been inspected and assessed where in the opinion of the 'prescribed practitioner' that it is appropriate and deemed necessary. This does not mean that no such spaces have been inspected but only to the 'degree considered necessary i.e. in this particular instance based on a visual inspection from ground level'. Access has not been made by WATERSHED BUILDING CONSULTANTS to any abutting/adjacent site/allotment/building to assess the Building Work, unless otherwise expressly stated. Any floor area/s stated in this Report are for the purposes of assisting in generally 'identifying' the nature & scope of Building Work only and may not necessarily be an 'accurate determination' of actual floor areas.
7. No 'testing', moving or consideration of any materials, equipment, fittings/furniture, fixtures, reticulated services or 'mechanical or electrical equipment or appliance' or the like has been carried out other than the consideration of the 'workmanship of installation' of any 'mechanical or electrical equipment or appliance'. Glazing, in terms of 'human impact considerations', such as the need for 'safety glass' in doors,

side lights, low level windows and other areas are as a matter of course difficult to assess accurately, as 'laminated glass' will normally be provided only with part temporary marking whereas 'toughened glass' will be permanently marked. No assessment has been made of any dampness in the Building Work such as rising damp or stormwater infiltration or the likelihood of it other than by 'reasonable visual inspection'. No inspection or assessment has been made of asbestos or other mineral fibre or other 'toxic' or otherwise potentially 'harmful' material. WATERSHED BUILDING CONSULTANTS has not inspected woodwork or any other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to Report that any such part of the structure is free from defect. No assessment of termite or other insect attack or the potential of any attack has been carried out. No inquiries have been made of any 'statutory authority' or 'service supply agency'. No Notices, Orders or Directions issued under the provisions of the Building Act 1993, the Building Regulations 2006 or any other legislation have been contemplated in the preparation of this Report nor have any 'inspection approval dates' &/or results of any 'mandatory notification stage' inspections of any Building Approval/Building Permit/s unless stated. The uses &/or floor & other loadings are considered to be of a domestic nature unless otherwise commented.

8. This Report may not necessarily report on 'minor defects' or maintenance matters including small cracks in plaster, tiling etc, operation of latches/locks, windows or other equivalent 'minor' faults or 'defects'.
9. No assessment has been made of the site or soil or foundation upon which the Building Works footings and associated Building Work has been founded/constructed. This Report has not considered any existing or future impact on the footing or foundation of the building or the fabric or serviceability of the Building Work caused by site or ground drainage, trees on this site or any other site, ground movement caused by swelling or shrinking or other causes that may include settlement or movement of any non-natural or 'filled' ground. Notwithstanding this, attention is drawn to the important performance/foundation provisions discussed in CSIRO Pamphlet 10-91 'Guide to Home Owners on foundation maintenance and footing performance'.
10. Stormwater discharge including surface water control, the point/s of discharge or 'legality' of discharge/s has not been assessed in the context of the Building Work or the site other than reporting on site/surface drainage assessable in consideration of normal or expected practices &/or by 'reasonable visual inspection'.
11. The 'siting' of the Building Work in relation to boundaries of the allotment or in the context of compliance with any 'siting requirements' has been considered only to the extent of siting described in any relevant 'plans and/or specifications' forming part of any issued Building Approval and/or Building Permit.
12. No assessment of the matters described in Part 6 Building Regulations 2006 'Building Work in Special Areas' including the potential for the land to flood, to be subject to bushfire attack, the state of or the potential for the Building Work to be subject to termite attack or if the Relevant Building Surveyor in determining a Building Approval/Building Permit required protection against termite infestation or the potential for the building to be subject to uncontrolled overland drainage flow, has been carried out by WATERSHED BUILDING CONSULTANTS.
13. WATERSHED BUILDING CONSULTANTS. Any representations made &/or advice provided to WATERSHED BUILDING CONSULTANTS has been received in the 'utmost good faith' and has been relied upon. Any breach of a 'duty of disclosure' &/or any acts or omissions of any description 'made' to WATERSHED BUILDING CONSULTANTS that may prejudice the Report are specifically excluded.
14. If any party seeks clarification of any matter contained in this Report, they are encouraged to contact WATERSHED BUILDING CONSULTANTS.
15. All parts of the Building Work 'available' for 'reasonable visual inspection' have been accessed and assessed. Notwithstanding this, it is inherent in the assessment of some 'Building Work' that footings, slab, wall/roof structures, internal parts of the building obscured by furniture, household effects, floor coverings etc and sub-floor areas in, part or total, are in many cases not able to be accessed &/or assessed, fully or partially, and may be noted generally, 'Partially accessible &/or determinable' (PA) in Appendix