



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

196 Kay Street, Traralgon 3844

Vendor's name

Mitchell David Aucote

Date

24/10/2024

Vendor's signature

Signed by:

Mitchell David Aucote

01AB41177289463...

Purchaser's name

Date

Purchaser's signature

Purchaser's name

Date

Purchaser's signature

80 Albert Street WARRAGUL
24 Hotham Street TRARALGON
03 5176 1000
conveyancing@bdlegal.com.au
Ref: 240125

1 FINANCIAL MATTERS

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

- (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

	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.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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 Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restrictions.

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 under 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:

None to the best of the Vendor's 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:

None to the best of the Vendor's 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:

None to the best of the Vendor's 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")

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 checked="" 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 1000m²; (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.)

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

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)

Copy Register Search Statement Volume 9004 Folio 814

Copy of Plan – LP023951

Latrobe City Council – Land Information Certificate

Gippsland Water – Water Information Statement

State Revenue Office – Land Tax Statement

Building Permit – addition and alterations

Certificate of Final Inspection – addition and alterations

Builders Warranty Insurance – addition and alterations

Building Permit - restumping

Certificate of Final Inspection - restumping

Property Report

Due Diligence

Vendor/supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

This notice contains information to help a purchaser / buyer comply with
GST withholding obligations.

To: The purchasers
Property: 196 Kay Street, Traralgon
Lot no.: 194
Plan of subdivision: LP023951
Title particulars: Volume 9004 Folio 814

Supplier details

Name of supplier: Mitchell David Aucote
ABN:
Business address: 196 Kay Street, Traralgon, VIC 3844

Withholding payment details

Purchaser / buyer must make a GST withholding payment: ☒ No ☐ Yes

DATED the 17 day of October 2024

bdlegal.



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

Page 1 of 1

VOLUME 09004 FOLIO 814

Security no : 124119097952H
Produced 17/10/2024 10:16 AM

LAND DESCRIPTION

Lot 194 on Plan of Subdivision 023951.
PARENT TITLE Volume 07015 Folio 831
Created by instrument F719934 28/02/1973

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MITCHELL DAVID AUCOTE of UNIT 6 83 MARSHALLS ROAD TRARALGON VIC 3844
AU036382L 11/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX459760T 17/11/2023
WESTPAC BANKING CORPORATION

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 LP023951 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: 196 KAY STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 17/11/2023

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP023951
Number of Pages (excluding this cover sheet)	3
Document Assembled	17/10/2024 10:16

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PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 47 PARISH OF TRARALGON

COUNTY OF BULN BULN
VOL 7015 FOL 831, V 7333 F 563-4-5

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

LP 23951

EDITION 2

PLAN MAY BE LODGED 18-9-1952

2 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE

R1, R2 & E-2 = BROWN

APPROPRIATIONS

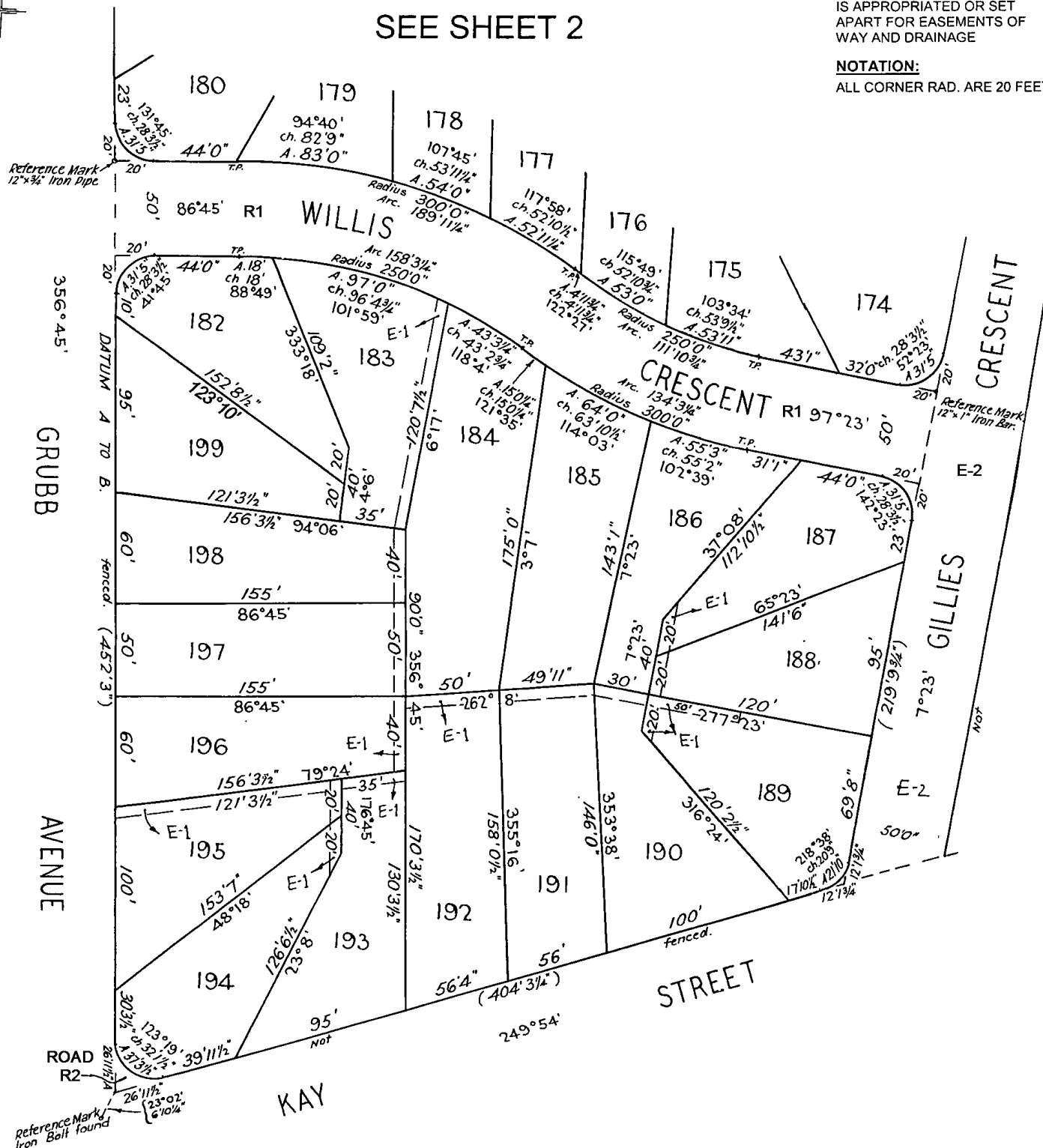
THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS
OF DRAINAGE AND SEWERAGE
AND IS 6 FEET WIDE

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

NOTATION:

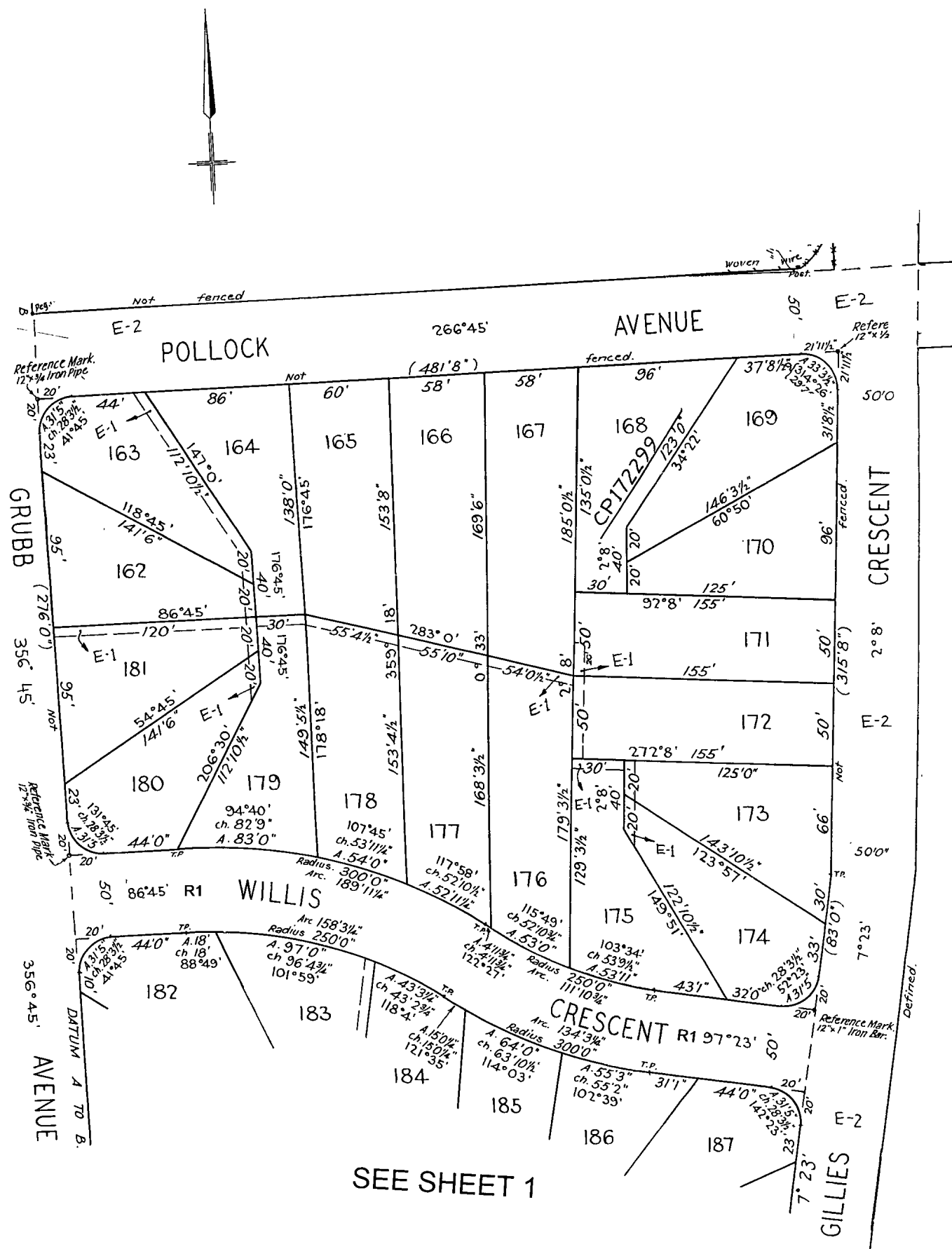
ALL CORNER RAD. ARE 20 FEET

SEE SHEET 2



LP23951

2 SHEETS
SHEET 2



RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

LP023951

[illegible]

LAND INFORMATION CERTIFICATE*In accordance with Section 229 of The Local Government Act 1989*

LANDATA

DX 250639

MELBOURNE VIC

Latrobe City ABN 92 472 314 133

TTY (NRS) 133 677

AUSDOC DX2 17733 Morwell

PO Box 264 MORWELL 3840

latrobe@latrobe.vic.gov.au

1300 367 700 LATROBE.VIC.GOV.AU

Assessment Number: 27753-3
Applicant's Reference: 74601848-013-6
Issue Date : 18-Oct-2024
Property Address: 196 Kay Street
 TRARALGON VIC 3844
Property Description: L 194 LP 23951
Property Title: CT-9004/814
AVPCC: 110 Detached Home
Area: 711M2
Ward: Jeeralang
Owner: Mr M D Aucote

Statement of Rates & Charges for the Year Ending 30-Jun-2025 are payable in full by 15-Feb-2025. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 16-Jan-2025.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	163.20
General Rates	\$	1,413.45
Garbage Charge	\$	394.00
Municipal Charge	\$	153.00
Fire Service Property Levy	\$	173.35
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	-696.80

Total Amount Due \$ 1,600.20

*The owner of this property is on the instalment program for the payment of their rates and charges and the **2nd instalment is due by 30 November 2024.***

We suggest that where the sale of the property proceeds, that you discuss with the vendor's solicitor/conveyancer to instruct their client not to make any further payments.

Please contact the Rates Department for an update prior to settlement via email proprates@latrobe.vic.gov.au

Our offices will be closed from 5:15 pm Tuesday 24 December 2024 and will re-open on Thursday 2 January 2025; we recommend that a further update is obtained prior to settlement.

Assessment Number: 27753-3
Applicants' Ref.: 74601848-013-6
Date: 18-Oct-2024
Property Address: 196 Kay Street
TRARALGON VIC 3844

Property Valuations:

Description		Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$	475,000	01-Jan-2024	01-Jul-2024
SITE VALUE	\$	225,000	01-Jan-2024	
NET ANNUAL VALUE	\$	23,750	01-Jan-2024	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.



Authorised Officer



Billor Code: 6072
Ref: 277533

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

17 October 2024

Your Reference :
Our Reference:

74601848-026-6
00114813-07

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 196 Kay St Traralgon Vic 3844
Information Statement No: 160755

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Section 158 Statement

(Water Act 1989)

Date of Issue:	17/10/2024	Your Reference :	74601848-026-6
Information Statement No:	160755	Our Reference:	00114813-07
Property Address:	196 Kay St Traralgon Vic 3844		
Property Details:	Vol 9004 Folio 814 Lot 194 Plan LP23951		
Settlement Date:	22/10/2024		

The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ A special meter reading has been scheduled for the day of settlement. If the settlement date is amended, Gippsland Water requires 48 hrs notice.

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Financial Statement

Date of Issue: 17/10/2024 **Your Reference :** 74601848-026-6
Information Statement No: 160755 **Our Reference:** 00114813-07

Property Address: 196 Kay St Traralgon Vic 3844
Property Details: Vol 9004 Folio 814 Lot 194 Plan LP23951
Settlement Date: 22/10/2024

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 29 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Jul to 31 Oct

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	63.66
Wastewater Service Charges	292.52
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	78.16
Miscellaneous / Adjustments / Credits	0.00

Total Outstanding	434.34
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(Please note: CR denotes a credit)



Billers Code: 3475
REF: 3680 0000 1148 1307 0
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 17 October 2024



Solicitors
Updates Online
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 29/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

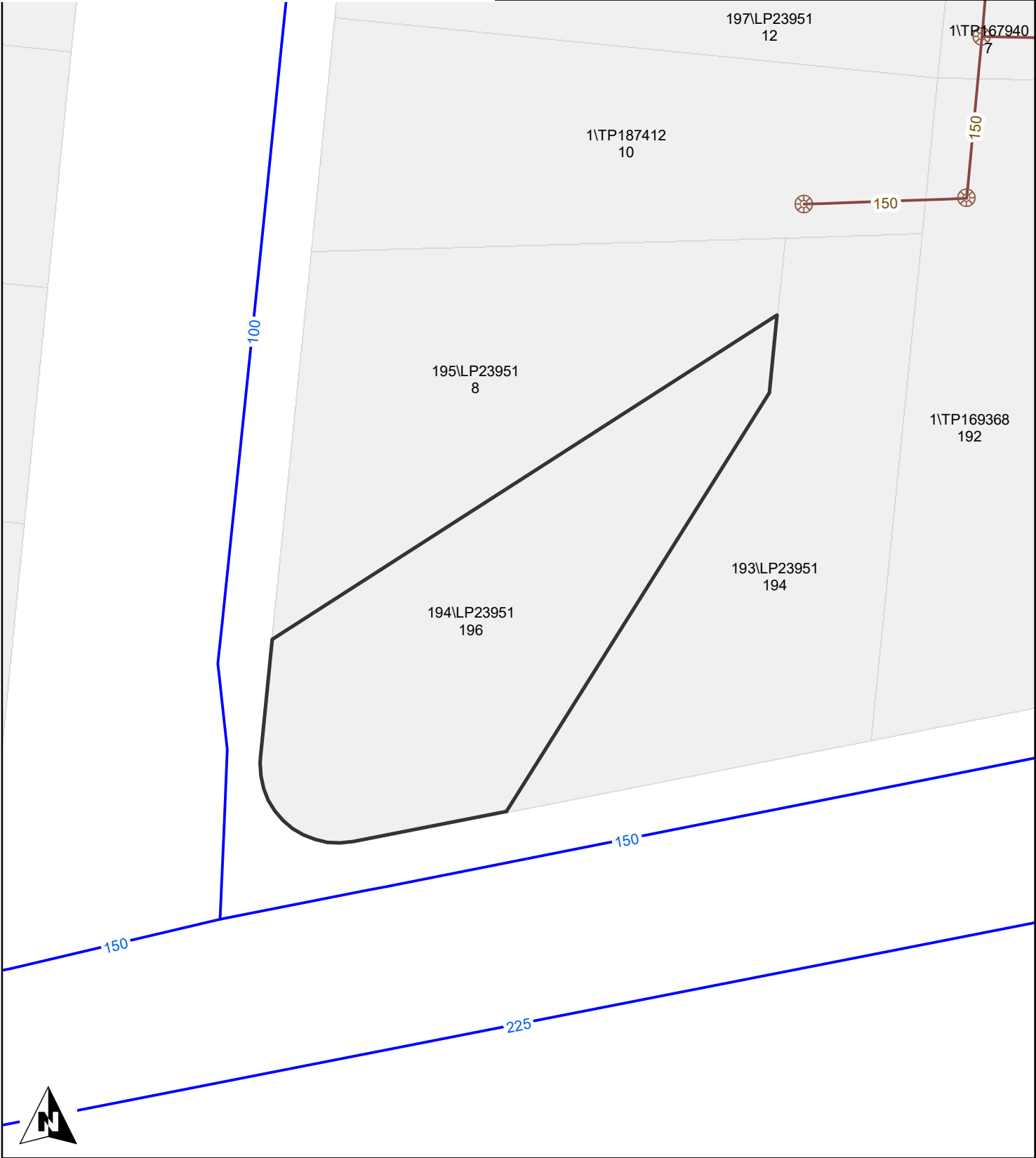
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

196 Kay St Traralgon
Information Statement No: 160755
Date Issued: 17/10/2024



Water Pipes	Sewer Pipes	House Discharge Line	Maintenance Point	Collection Tank
Reticulation	Gravity	House Discharge Line	Manhole	Collection Tank
Distribution	Pressure		Pipe End	
Transfer	Rising Main			

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

Property Clearance Certificate

Land Tax



INFOTRACK / BD LEGAL PTY LTD

Your Reference:	240125
Certificate No:	80363147
Issue Date:	17 OCT 2024
Enquiries:	ESYSPROD

Land Address:	196 KAY STREET TRARALGON VIC 3844
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Land Id	Lot	Plan	Volume	Folio	Tax Payable
16069454	194	23951	9004	814	\$0.00

Vendor: MITCHELL DAVID AUCOTE
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MITCHELL DAVID AUCOTE	2024	\$225,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$335,000
SITE VALUE:	\$225,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 80363147

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
- Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP
Land Tax = \$975.00

Taxable Value = \$225,000

Calculated as \$975 plus (\$225,000 - \$100,000) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Billers Code:5249

Ref: 80363147

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 80363147

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / BD LEGAL PTY LTD

Your Reference:	240125
Certificate No:	80363147
Issue Date:	17 OCT 2024
Enquires:	ESYSPROD

Land Address: 196 KAY STREET TRARALGON VIC 3844					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
16069454	194	23951	9004	814	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$335,000
SITE VALUE:	\$225,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80363147

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / BD LEGAL PTY LTD

Your Reference:	240125
Certificate No:	80363147
Issue Date:	17 OCT 2024

Land Address: 196 KAY STREET TRARALGON VIC 3844

Lot	Plan	Volume	Folio
194	23951	9004	814

Vendor: MITCHELL DAVID AUCOTE
Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00



Notes to Certificate - Windfall Gains Tax

Certificate No: 80363147

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
- Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.



Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
- The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<div><div>BPAY</div><div><div></div><div>Billers Code: 416073 Ref: 80363146</div></div></div> <div><div>Telephone & Internet Banking - BPAY®</div><div>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</div><div>www.bpay.com.au</div></div>	<div><div>CARD</div><div><div></div><div>Ref: 80363146</div></div></div> <div><div>Visa or Mastercard</div><div>Pay via our website or phone 13 21 61. A card payment fee applies.</div><div>sro.vic.gov.au/payment-options</div></div>	<div><div>Important payment information</div><div>Windfall gains tax payments must be made using only these specific payment references.</div><div>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</div></div>
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Domestic Building Insurance

Certificate of Insurance

Mitchell Aucote

**196 Kay St
 TRARALGON
 VIC 3844**

Policy Number:

C626726

Policy Inception Date:

21/07/2021

Builder Account Number:

385379

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 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.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**

At the property: **196 Kay St TRARALGON VIC 3844 Australia**

Carried out by the builder: **HEATHFIELD BUILDING GROUP PTY LTD**

Builder ACN: **648037558**

! 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 the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Mitchell Aucote**

Pursuant to a domestic building contract dated: **05/07/2021**

For the contract price of: **\$ 88,000.00**

Type of Cover: **Cover is only provided if HEATHFIELD BUILDING GROUP PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

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.

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



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*

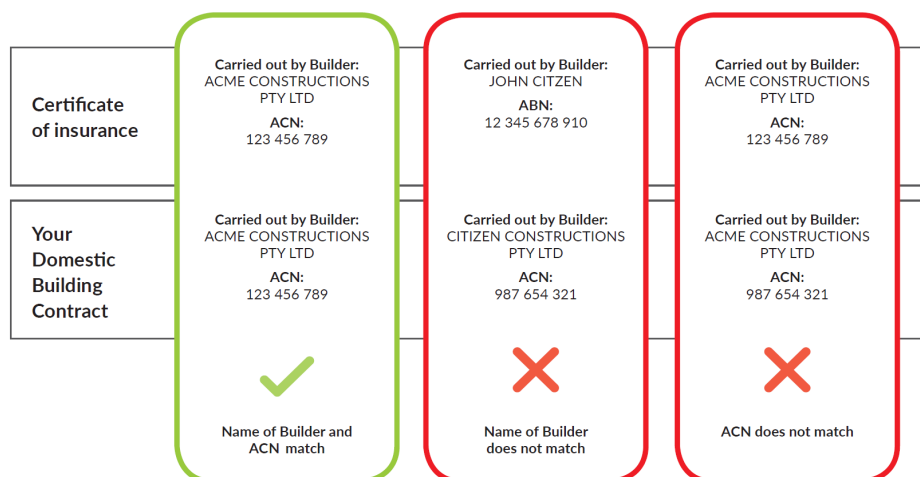
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the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

Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$735.00
GST:	\$73.50
Stamp Duty:	\$80.85
Total:	\$889.35

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for





Unit 4/5 Rocla Road, Traralgon 3844
PO Box 1781, Traralgon 3844
Email: admin@b4ubuild.net.au
Phone: 5176 5688

Application Number: 20210717

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No. BS-L 36361/2106138900796
Issued: 11 August 2021

Issued to

Agent of Owner	Mitchell David Aucote
ACN / ARBN	
Postal Address	10 Lynn Place Hazelwood North 3840
Email	mitchellaucote@gmail.com
Address for serving or giving of documents:	10 Lynn Place Hazelwood North 3840
Contact Person	Mitchell David Aucote
Telephone	0403 234 459

Ownership Details (if person issued with permit is not the owner)

Owner	Mitchell David Aucote
ACN / ARBN	
Postal Address	10 Lynn Place Hazelwood North 3840
Email	mitchellaucote@gmail.com
Contact Person	Mitchell David Aucote
Telephone	0403 234 459

Property Details [include title details as and if applicable]

Number 196	Street/Road Kay Street	Suburb Traralgon	Postcode 3844
Lot/s 194	LP/PS LP023951	Volume 09004	Folio 814
Crown allotment	Section No	Parish	County
Municipal District Latrobe City Council			

Builder

Name	Dylan Rash
Address	22 Bolgers Road Devon North 3971
*ACN/*ARBN:	14 648 037 558
Telephone	0401 533 421
Registration no:	DB-U 45068

Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is: **VMIA**
Insurance policy number : **C626726**
Insurance policy date : **21/07/2021**

Details of Relevant Planning Permit

Planning Permit No: N/A	Date of grant of Planning Permit: N/A
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Building classification

Part of Building: Refer to approved plans	BCA Classification: 1a(a)
Part of Building: Refer to approved plans	BCA Classification: 10a

BS-L 36361/2106138900796

This builder is specified under section 24B of the **Building Act 1993** for the building work to be carried out under this permit

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
HEATHFIELD BUILDING GROUP PTY LTD	Company Domestic Builder - Unlimited	CDB-U 69934

(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
Christopher O'Brien	Engineer - Civil	PE0000343

Nature of Building Work

Description	Additions and alterations to an existing dwelling & construction of a detached shed
Storeys contains	1
Rise in storeys	N/A
Effective height	N/A
Type of construction	N/A
Version of BCA applicable to permit	NCC 2019 Vol 2
Stage of Building Work Permitted	All
Cost of Building Work	\$80,000.00
Total floor area of new building work	32m ²

Building Details

Ownership:	Private
Allotment Area:	712m ²
Floor Material:	Concrete/Stone/Slate
External Wall Material:	Timber
Frame Material:	Timber
Roof Cladding Material:	Steel
No. of Existing Dwellings:	1
No. of Dwellings Demolished:	0
No. of New Dwellings:	0

Performance Solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
Energy Dispensation	Pursuant to 233 of the Building Regulation 2018

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:

Reporting Authority	Matter Reported On Or Consented To	Regulation no
Latrobe City Council	Side or rear setbacks	Regulation 79

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements

The mandatory inspection notification stages are:

1. Inspection of Pre-Slab/Steel for Slab (Shed)
2. Inspection of Stumpholes
3. Inspection of Sub-floor Framework
4. Inspection of Framework
5. Final upon completion of all building work

BS-L 36361/2106138900796

48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTION BOOKINGS

BS-L 36361/2106138900796

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

If an occupancy permit is required, the permit is required for the of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 11 August 2022

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 11 August 2023

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant Building Surveyor

Name: **Stephen Bond**

Address: **P.O Box 1781, Traralgon 3844**

Email: **admin@b4ubuild.net.au**

Building practitioner registration no.: **BS-L 36361**

Municipal district: **Latrobe City Council**

Permit no.: **BS-L 36361/2106138900796**

Date of issue of permit: **11 August 2021**

Signature: 

Notes:

1. Pursuant to Regulation 41 of the Building Regulations 2018, 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. The person 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.
2. Pursuant to Regulation 42 of the Building Regulations 2018, 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.
3. 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.
4. Pursuant to Regulation 40 of the Building Regulations 2018, the applicant for this Building Permit must supply a copy of the Building Permit and one set of all related approved plans, specifications and documents to the person who is in charge, or is to be in charge, of the carrying out of the building work.
5. This building permit does not constitute an assessment for compliance with the Disability Discrimination Act 1992 (DDA). Requirements for persons with disabilities have been limited to the provisions of the Building Code of Australia (BCA) applicable at the time of application. It has been established that compliance with the BCA may not be sufficient to satisfy the DDA. If compliance with the DDA is to be established, separate advice must be sought from specialist consultants in the field.
6. This Building Permit must not be construed as an approval or endorsement relative to any other Act, regulation control or matter pertaining to the nature to which this relates. In particular, this permit shall not be taken to authorise any departure from approved documents or other matters that have been or are able to be the subject of other approval procedures pursuant to the Planning and Environment Act, Occupational Health and Safety Act, Disability Services Act, Heritage Act, Health Act, Dangerous Goods Act, Liquor Control Reform Act and any other relevant Acts.
7. If a Planning Permit is applicable to the works, consultation with Council's Planning Department shall occur to confirm acceptance of any minor changes from the endorsed planning permit and drawings. No work shall commence until all planning permit conditions containing requirements to be completed prior to work commencement have been satisfied. All conditions of the planning permit shall be complied with. All works shall be undertaken in strict accordance with relevant planning permits and the Planning and Environment Act and Regulations.
8. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
9. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018 and the Domestic Building Contracts and Tribunal Act 1995.
10. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non-compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
11. Carry out all work in a sound workmanlike manner and according to the relevant codes and standards.
12. Request for inspections require 48 hours' notice and may be arranged by telephoning 5176-5688.
13. Prior to the commencement of any building works the owner / builder must ensure no part of the building is built over services. **Failure to contact "Dial before you dig" or any relevant service authorities, to ascertain if services are outside any registered easement** may leave you liable for cost incurred for damage to the underground infrastructure."
14. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.
15. The documentation submitted to B4 U Build Building Consultants by the applicant (and/or their agents) during the Building permit Application period has been assessed and approved pursuant to the prescriptive requirements of the National Construction Code (including any performance based alternative solutions) Building Act 1993 and Building Regulation 2018.
16. In the event that the applicant (and/or their agents) deliberately alters the relevant information or makes significant changes to the Building Type, Structure, and / or Building Envelope without prior approval from B4 U Build Building Consultants will result in the Building Permit being cancelled and / or voided. B4 U Build Building Consultants will accept no responsibility or liability for the consequences of such action.
17. B4 U Build Building Consultants bears no responsibility where the Building Permit documentation is altered in any way without approval, or where the relevant documentation is not reproduced in full.
18. B4 U Build Building Consultants bears no liability for inadequate or poor workmanship.

Site Specific Conditions:

1. Building Regulations

- 1.1. Install safety mesh under all plastic roofing sheets in shed to comply with A.S 1562.3 where the vertical distance between the finished floor level and the underside of the roof cladding is greater than 3.0 metres.
- 1.2. Under no circumstance shall the building be used for habitable purpose without prior written consent from the relevant council.

2. Energy Efficiency

- 2.1. Lighting must not exceed 3w/m² in the shed / Carport / Verandah
- 2.2. Prior to the Occupancy Permit or a Certificate of Final Inspection being issued a statement from the builder is to be provided, stating all building works have been completed in accordance with the Energy Efficiency Report and Drawings. (Form has been attached for convenience).

3. Fire Safety

- 3.1. Install self- contained smoke alarms within the dwelling in accordance with NCC 2019 and AS 3786. Smoke alarms must be located in the hallway, adjacent to bedrooms on each storey and must also be connected to the mains power and to a battery backup power source and must be interconnected.

4. Footings and Slabs

- 4.1. Allowable bearing pressure at foundation level shall be not less than 100kPa in accordance with AS 2870 Residential Slabs and Footings – Construction
- 4.2. Where footings are to be founded next to existing underground services / easement it is necessary for these footings at a depth below a line drawn from the invert of the service at 45deg for clay and 30deg for sand up towards the footing.

5. Framing

- 5.1. All timber framing to comply with NCC 2019 Volume Two parts 3.4.0 and 3.4.3 plus AS 1684 (Part 2 – Amendments 1 +2 and part 4 – Amendments 1) - 2010 Residential timber-framed construction and AS 1720.1 – 2010 (Amendments 1 and 2) Timber structures - design methods.

6. Glazing

- 6.1. All glazing within the building shall conform to NCC 2019 Volume Two part 3.6 and AS 1288 – 2006 (Amendments 1 and 2) Glass in buildings – Selection and Installation.

7. Health & Amenity

- 7.1. Construction of shower and flashings in wet areas to comply with NCC 2019 Volume Two Part 3.8.1 and AS 3740 – 2010 (Amendments 1) Waterproofing of domestic wet areas. Particular attention to be given to waterproofing timber floors and floor to wall junctions in rooms where a bath or unenclosed shower is installed and in WC's and laundry. Certification from a suitable person will be required to ensure that wet areas have been waterproofed in accordance with the NCC 2019 BCA.
- 7.2. Mechanical exhaust fans must discharge directly to the outside air, by means of ducts open vents or similar.
- 7.3. Sanitary compartment doors are to open outwards, slide, or to be capable of being removed where the distance between the door and pan is less than 1.2 metres in accordance with NCC 2019.

8. Roof and Wall Cladding

- 8.1. Gutters and downpipes must be connected to an approved drainage system discharging to legal point of discharge. Downpipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valley or (otherwise provision for overflow must be made in accordance with NCC.)

9. Safe Movement & Access

- 9.1. For protection of openable windows in bedrooms where the floor is 2m or more above the surface beneath and the opening of the window is less than 1.7m above the bedroom floor, then the opening must be restricted to an opening of 125mm to NCC 2019 Volume Two 3.9.2.5 for details.
- 9.2. Balustrades and handrails must be provided and constructed along the side of any stairway or ramp, balcony, verandah or the like where a change in level is greater than 1 metre occurs and so therefore a 125mm sphere cannot pass through the balustrades.
- 9.3. Treads and risers are to be constructed in accordance with NCC 2019 BCA Volume Two part 3.9.1. Minimum riser is 115mm and the maximum riser 190mm with minimum tread of 240mm and maximum tread is 355mm with the opening between treads a maximum of 125mm. Treads to have a slip-resistance finish or have a slip-resistance strip near the edge of the nosing (refer to table 3.9.1.1 for classification).

10. Termite Management

- 10.1. The building is in an area designated by the Council as likely to be subject to infestation by termites and the primary building elements shall be protected in accordance with NCC 2019 Volume Two part 3.1.3. It is the owner's responsibility to maintain further inspections for termite activity. - Durable notice to be fixed in meter box.

BS-L 36361/2106138900796

ANNEXURE A

APPROVED DOCUMENTS

Project Description	Additions and alterations to an existing dwelling & construction of a detached shed
Project Address	All
Reference Number	196 Kay Street Traralgon Vic 3844 20210717

Documents forming part of this Building Permit All approval are listed below.

A copy of the approved stamped plans are to be kept on site at all times and must be available for viewing by the Building Inspector at the time of mandatory inspection stages nominated by the Relevant Building Surveyor.

Architectural Plans Prepared by:		Owner - Mitchell Aucote	
Dated:	23 Jun 2021	Drawing no:	000, 001, 002, 003, 004, 005, 006, 007 & 008
Engineering Plans Prepared by:		Christopher O'Brien - Chris O'Brien & Company Pty Ltd	
Dated:	21 Jul 2021	Drawing no:	70721 - A1 & S1
Engineers Certificate Of Compliance (126) Prepared by:		Christopher O'Brien - Chris O'Brien & Company Pty Ltd	
Dated:	21 Jul 2021	Drawing no:	21371

BS-L 36361/2106138900796

ANNEXURE B

CERTIFICATES AT COMPLETION

Project Description	Additions and alterations to an existing dwelling & construction of a detached shed
Project Address	196 Kay Street Traralgon Vic 3844
Reference Number	20210717

The certificates or statements which are required prior to the Issue of the Certificate of Final Inspection are:

1. Provide a waterproofing certificate as per AS3740.
2. Provide a non-prescribed electrical certificate from a registered electrician showing compliance with all relevant codes and Australian Standards.
3. Provide Form 15 - Application for Occupancy Permit.
4. Provide written confirmation that the Energy Efficiency Report has been complied with.
5. Confirmation that the External Cladding has been installed as per the manufacturers specifications.
6. Provide plumbers compliance certificate for roofing.
7. Provide plumbers compliance certificate for gas fit off.
8. Provide plumbers compliance certificate for drainage.



Unit 4/5 Rocla Road, Traralgon
P.O Box 1781,
Email: admin@b4ubuild.net.au
Phone: 5176 5688

Application Number: 20210717

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: 196	Street/Road: Kay Street	Suburb: Traralgon	Postcode: 3844
Lot/s: 194	LP/PS: LP023951	Volume: 09004	Folio: 814
Crown allotment:	Section: No	Parish:	County:
Municipal District: Latrobe City Council			

Building permit details

Building permit number: **BS-L 36361/2106138900796**
Version of BCA applicable to building permit: **NCC 2019 Vol 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Refer to approved plans	Residential	1a(a)
Refer to approved plans	Residential	10a

Nature of Building Work: **Additions and alterations to an existing dwelling & construction of a detached shed**

Maintenance determination

A maintenance determination **is not required** to be prepared in accordance with regulation 215 of the Building Regulations 2018.


Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Approved Inspections

1. Inspection of Pre-Slab/Steel for Slab (Shed)
2. Inspection of Framework
3. Final upon completion of all building work (Dwelling)

Relevant building surveyor

Name:	Stephen Bond
Address:	P.O Box 1781, Traralgon 3844
Email:	admin@b4ubuild.net.au
Building practitioner registration no.:	BS-L 36361
Municipal district name:	Latrobe City Council
Certificate no.	BS-L 36361/2106138900796
Date of issue:	18 May 2023
Date of final inspection	3 December 2022
Signature:	



Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E melbourne@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT No. 2509958733654 ISSUED 22/06/2021
JOB NUMBER: 21/02213

Issued to

Owner/Agent of owner **Grant Duncan of Duncan Reblocking**
Postal address **PO Box 3497, GIPPSLAND MAIL CENTRE**
Email **grantduncan6@bigpond.com**

Telephone **0408 356 153**
Postcode **3841**
ACN (if applicable)

Ownership details

Owner **Mitchell Aucote**
Postal address **6/83 Marshalls Road, TRARALGON**
Email **mitchellaucote@gmail.com**

Telephone **0403 234 459**
Postcode **3844**
ACN (if applicable)

Property details

Number **196** Street/road **Kay Street**
Lot/s **194** LP/PS **PS023951**
Municipal district **Latrobe City Council**

City/suburb/town **TRARALGON**
Volume **09004**

Postcode **3844**
Folio **814**

Builder

Name **Grant Duncan**
Address **PO Box 3497, GIPPSLAND MAIL CENTRE**
Building practitioner registration no. **DB-L 24024**

Telephone **0408 356 153**
Postcode **3841**
ACN (if applicable)

This builder is specified under section 24B(2)(a) of the Building Act 1993 for the building work to be carried out under this permit.

Details of relevant planning permit

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

Nature of building work

Description of building work **reblocking**
Version of BCA applicable to permit **NCC 2019 Volume 2**
Stage of building work permitted **all**

Storey Contained **1**
Cost of building work for project: **\$9,275**
Total floor area of new building work **0 m²**

Protection work Protection work is not required in relation to the building work proposed in this permit.

Building Classification

BCA	BCA Description	NOW	Part
1a(a)	Detached house	Other	restump subfloor

Inspection requirements

The mandatory notification stages are: **Prior to placing a footing**
Final upon completion of all building work

Occupation or use of building

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

Commencement and completion

This building work must commence by **22/06/2022**.

If this building work to which this building permit applies is not commenced by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **22/06/2023**.

If this building work to which this building permit applies is not completed by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant building surveyor

Name: Watershed Building Consultants Pty Ltd
ACN: 118 532 755

Registration No. CBS-U 65767

Designated building surveyor

Name: M D Curtain

Registration No. BS-U 1590

Signature:



Conditions of Approval
Building Permit No. 2509958733654

1. The building permit has been issued pursuant to the *Building Act 1993 (the "Act")*, the *Building Regulations 2018 (the "Building Regulations")* and the *National Construction Code Series Building Code of Australia 2019 - Volume 2 (the "BCA")*; and
2. **The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and**
3. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. 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 or any other agreement entered into with an authority or other party. 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
4. 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
5. 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
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. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
8. 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.

ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS

All work to comply with NCC BCA 2019 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

Glazing to comply with AS1288 (Glass in buildings selection and installation)
Windows to comply with AS2047 (Windows in building selections and installations)
Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
Footings to comply with AS2870 (Residential slabs and footings)
Timber framing to comply with AS1684.2 (Residential timber-framed construction)
Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)
Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
Termite protection to comply with AS3660.1 (Termite management for new building work).

GENERAL

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder room, ensuite) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.

- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.
- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extent across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

DRAINAGE

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the perimeter of the dwelling must fall away a minimum of 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

FRAMING

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm² per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the timber must be preservative-treated to H3.

MASONRY

- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

CLADDING

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- External walls to be provided with AS 4200.1 compliant vapour permeable membranes installed in accordance with AS 4200.2
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.



watershedbc.com.au ACN 118 532 755

Waterman Business Centre, Suite 43, Level 2
66 Victor Crescent, Narre Warren VIC 3805
melbourne@watershedbc.com.au
ph. 03 9791 3355

74 Franklin Street Traralgon VIC 3844
gippsland@watershedbc.com.au
ph. 03 5176 5888

Geelong
geelong@watershedbc.com.au
ph. 03 5176 5888

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection
For Building Permit Number: 2509958733654
Job No. 21/02213

Property details

Number 196	Street/road Kay Street	City/suburb/town TRARALGON	Postcode 3844
Lot/s 194	LP/PS PS023951	Volume 09004	Folio 814
Crown allotment	Section	Parish	County
Municipal District Latrobe City Council			

Building permit details

Building permit number **2509958733654**
Version of BCA applicable to building permit **NCC 2019 Volume 2**

Description of building work: **restumping of dwelling**

BCA	BCA Description	NOW	Part
1a(a)	Detached house	Other	restump subfloor

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: **Watershed Building Consultants Pty Ltd** Registration No. **CBS-U 65767**

Signature:

A handwritten signature in black ink, appearing to be 'M. K.', written over a circular stamp or seal.

Certificate Number: **2509958733654**

Date Of Issue: **15 June 2023**

Conditions: Nil

PROPERTY REPORT

196 Kay Street, Traralgon Vic 3844

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 194 LP23951

LOCAL GOVERNMENT (COUNCIL)

Latrobe

LEGAL DESCRIPTION

194\LP23951

COUNCIL PROPERTY NUMBER

27753

LAND SIZE

703m² Approx

ORIENTATION

East

FRONTAGE

12.19m Approx

ZONES

NRZ - Neighbourhood Residential Zone - Schedule 4

OVERLAYS

DDO - Design And Development Overlay - Schedule 10

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Morwell District

Schools

CLOSEST PRIVATE SCHOOLS

Lavalla Catholic College - St Paul's Campus (472 m)
Lavalla Catholic College (617 m)
St Gabriel's School (900 m)

CLOSEST PRIMARY SCHOOLS

Traralgon (Kosciuszko Street) Primary School (436 m)

CLOSEST SECONDARY SCHOOLS

Traralgon College (521 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 59 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 54 Homes

Council Information - Latrobe

PHONE

1300367700 (Latrobe)

EMAIL

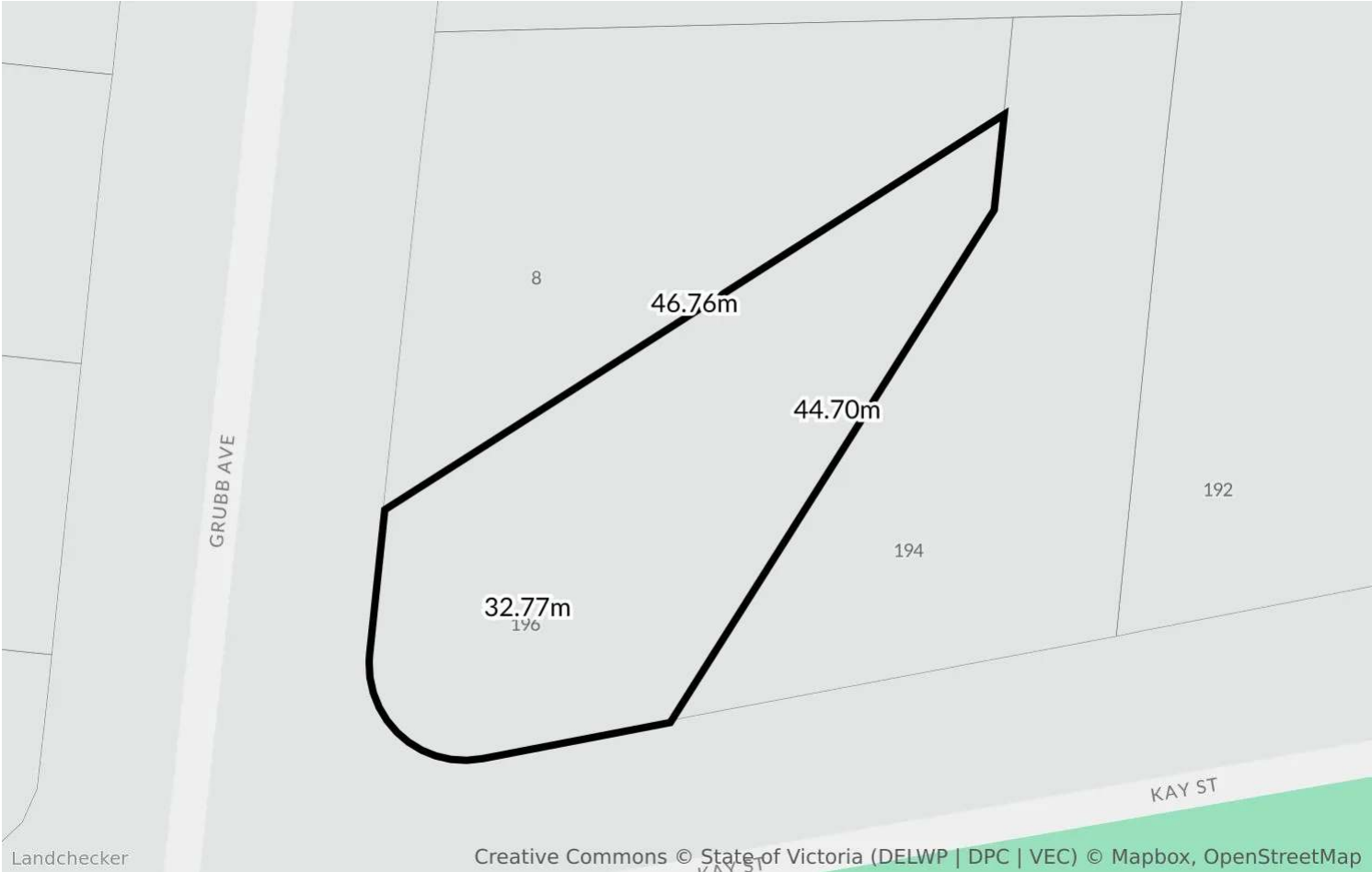
latrobe@latrobe.vic.gov.au

WEBSITE

<http://www.latrobe.vic.gov.au/>

SITE DIMENSIONS

196 Kay Street, Traralgon Vic 3844



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

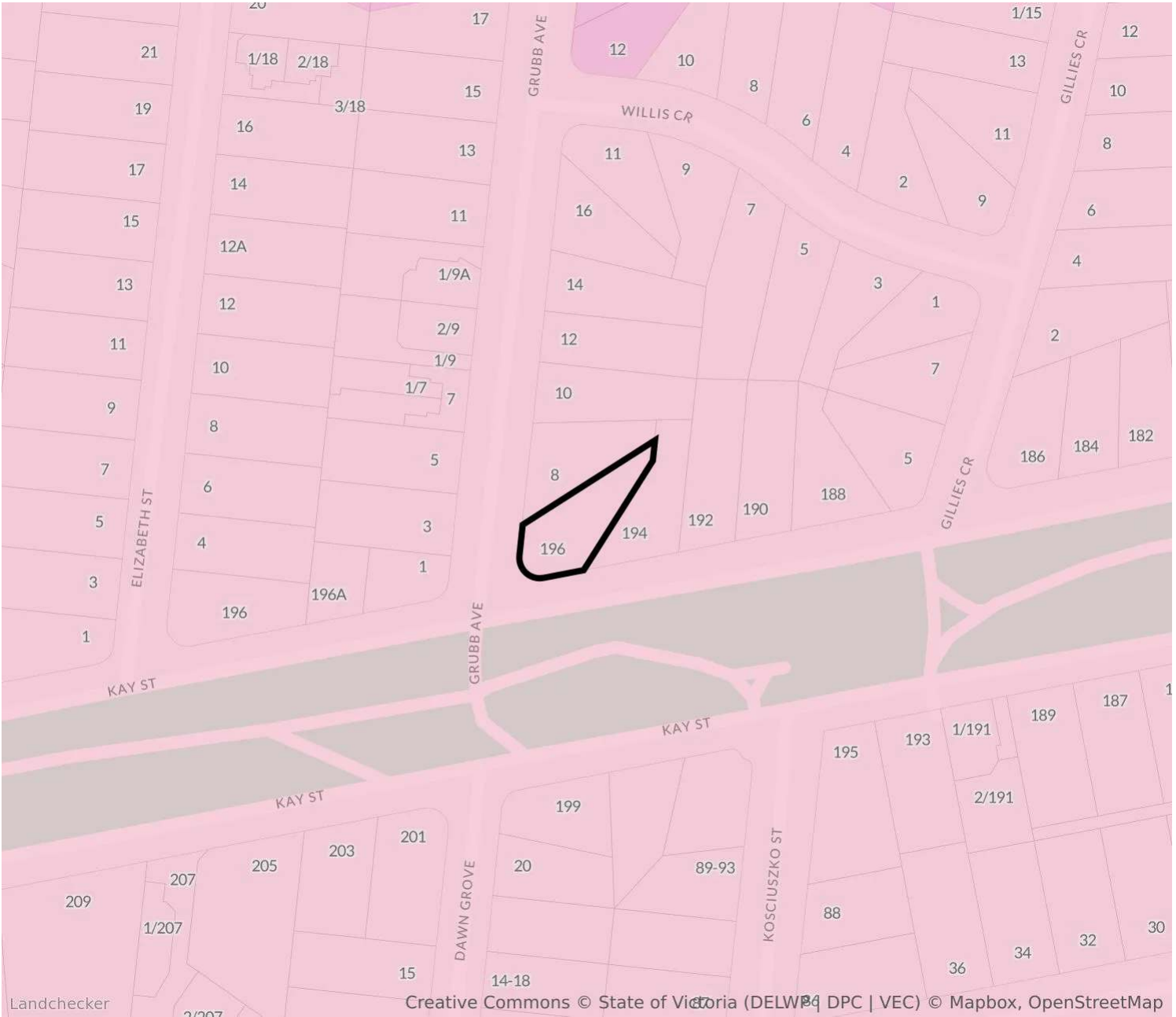
Status	Code	Date	Description
APPROVED	VC270	10/10/2024	Amendment VC270 extends the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months.
APPROVED	C136latr	11/09/2024	The amendment implements the recommendations of the Latrobe Social and Affordable Housing Strategy (SGS Economics and Planning, November 2021) and the Latrobe City Urban Design Guidelines (Hanson, March 2021). This includes changes to the Planning Policy Framework to encourage the supply of social, affordable and specialised housing developments and introduces updated urban design guidelines and associated strategies.
APPROVED	VC187	02/09/2024	Introduces a new particular provision, Housing by or on behalf of the Director of Housing at clause 53.20 of the Victoria Planning Provisions and all planning schemes to streamline the planning permit process to construct or extend a dwelling, or to construct or extend a front fence if the application is made by or on behalf of the Director of Housing. It amends clause 72.01 to specify the Minister for Energy, Environment, and Climate Change to be the responsible authority for the development of 10 or more dwellings and any apartment development.
APPROVED	GC239	28/08/2024	The amendment extends the expiry dates for clauses 11.01-1L (Settlement in Golden Plains South East), 11.03-6L-02 (Geringhap) and 11.03-6L-04 (Smythesdale) of the Golden Plains Planning Scheme for 12 months, clause 15.01-1L (Urban Design) of the Latrobe Planning Scheme for 12 months and clause 16.01-3L (Rural Residential Development) of the Mount Alexander Planning Scheme for three years.
APPROVED	C132latr	28/08/2024	The amendment makes various corrections and updates to the Latrobe Planning Scheme to remove unnecessary permit triggers, correct obvious errors and update mapping.
APPROVED	C142latr	21/08/2024	The amendment implements the relevant recommendations of the Traralgon Car Parking Review (Ratio Consultants, 2023) into the Latrobe Planning Scheme by amending the Planning Policy Framework, the Parking Overlay and by inserting the review into the scheme as a background document.
APPROVED	VC255	15/08/2024	Amendment VC255 changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.

Status	Code	Date	Description
APPROVED	VC262	15/08/2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.
APPROVED	VC259	01/08/2024	The amendment changes the VPP and all planning schemes in Victoria by extending the transitional arrangements for a dependent persons unit for a period of 12 months.
APPROVED	VC261	01/08/2024	The amendment expands the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed.
APPROVED	VC252	01/08/2024	Amendment VC252 changes the VPP and 64 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.
APPROVED	C14llatr	31/07/2024	The s96A amendment rezones land located at Philip Parade, Churchill (Lot C on PS 849090M) from Commercial 1 Zone to part Commercial 1 Zone and part Residential Growth Zone Schedule 4 (Churchill Activity Centre) and grants a planning permit for a multi-lot subdivision and removal of native vegetation.
APPROVED	VC253	26/07/2024	Amendment VC253 introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victorias Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.

PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	C131latr	10/09/2024	Implements the recommendations of flood studies prepared by the West Gippsland Catchment Management authority through application of the Floodway Overlay and Land Subject to Inundation Overlay, and by making other consequential changes to the Latrobe planning scheme.
PROPOSED	C144latr	07/08/2024	The amendment applies the Development Plan Overlay Schedule 12 (DPO12) to 205 properties within the Traralgon West Precinct.
PROPOSED	C127latr	07/03/2023	The amendment implements recommendations of the Latrobe City Rural Living Strategy (2024) into the Latrobe Planning Scheme which includes rural living rezonings and the applications of development plan overlays to manage the bushfire risk in new rural living estates as well as design and development overlays to manage the bushfire risk in existing estates, where required.

ZONES



NRZ4 – Neighbourhood Residential Zone – Schedule 4

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To recognise areas of predominantly single and double storey residential development.
To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.09 Neighbourhood Residential Zone

To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees. To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade. To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings.

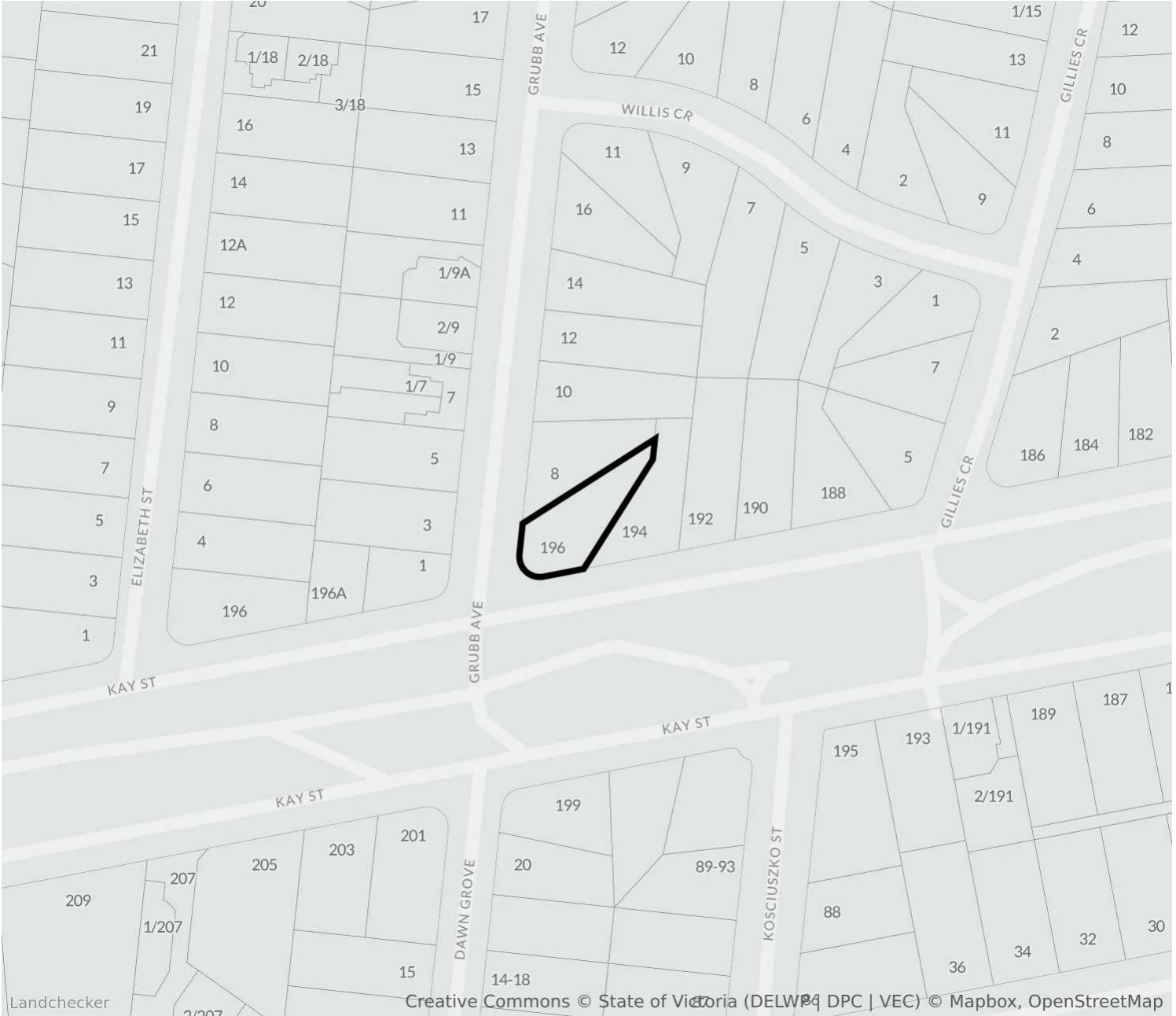
[LPP 32.09 Schedule 4 To Clause 32.09 Neighbourhood Residential Zone](#)
For confirmation and detailed advice about this planning zone, please contact LATROBE council on 1300367700.

Other nearby planning zones

PPRZ – Public Park And Recreation Zone

NEARBY OVERLAYS

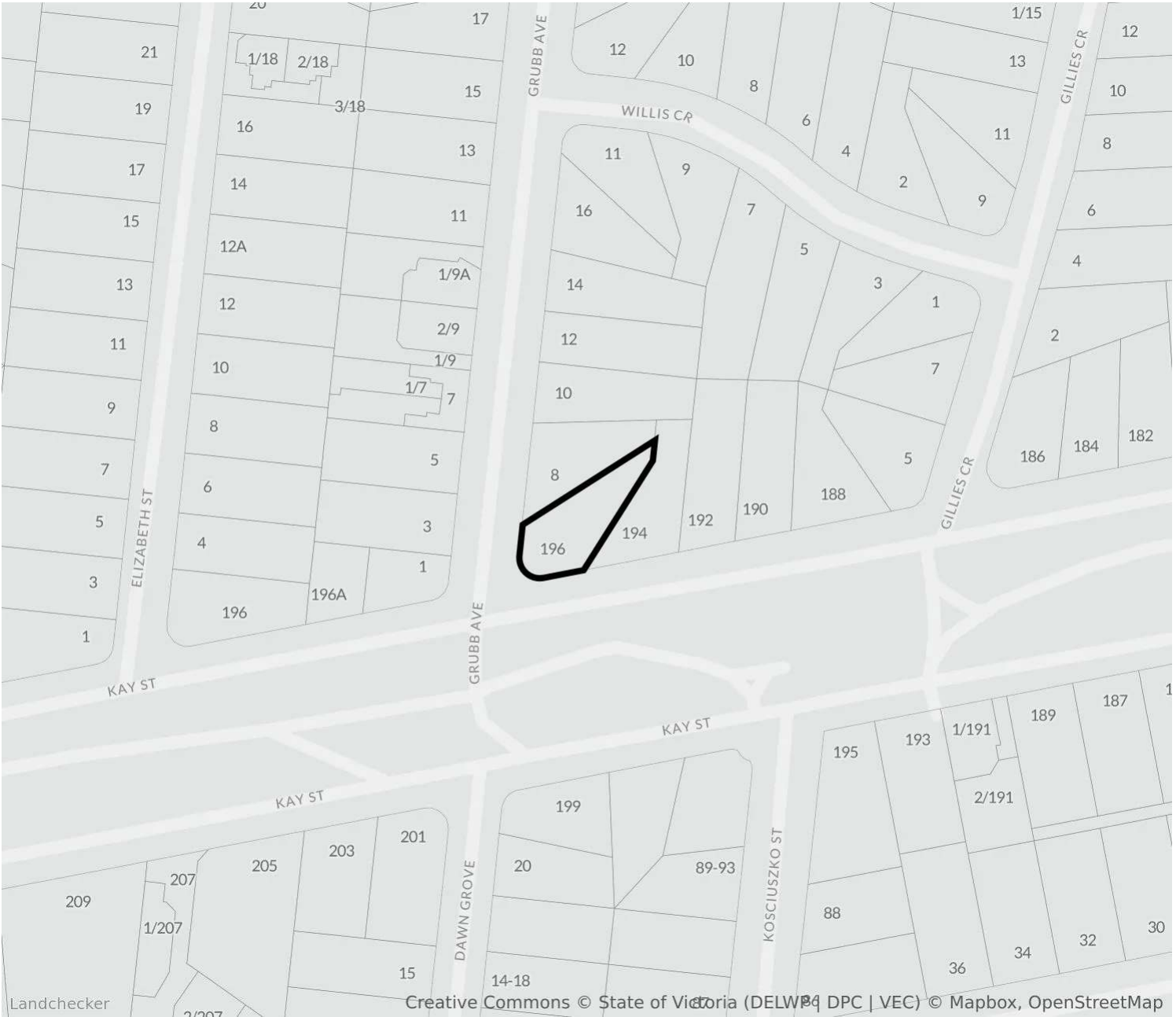
196 Kay Street, Traralgon Vic 3844



There are no overlays in the vicinity

CULTURAL HERITAGE SENSITIVITY

196 Kay Street, Traralgon Vic 3844

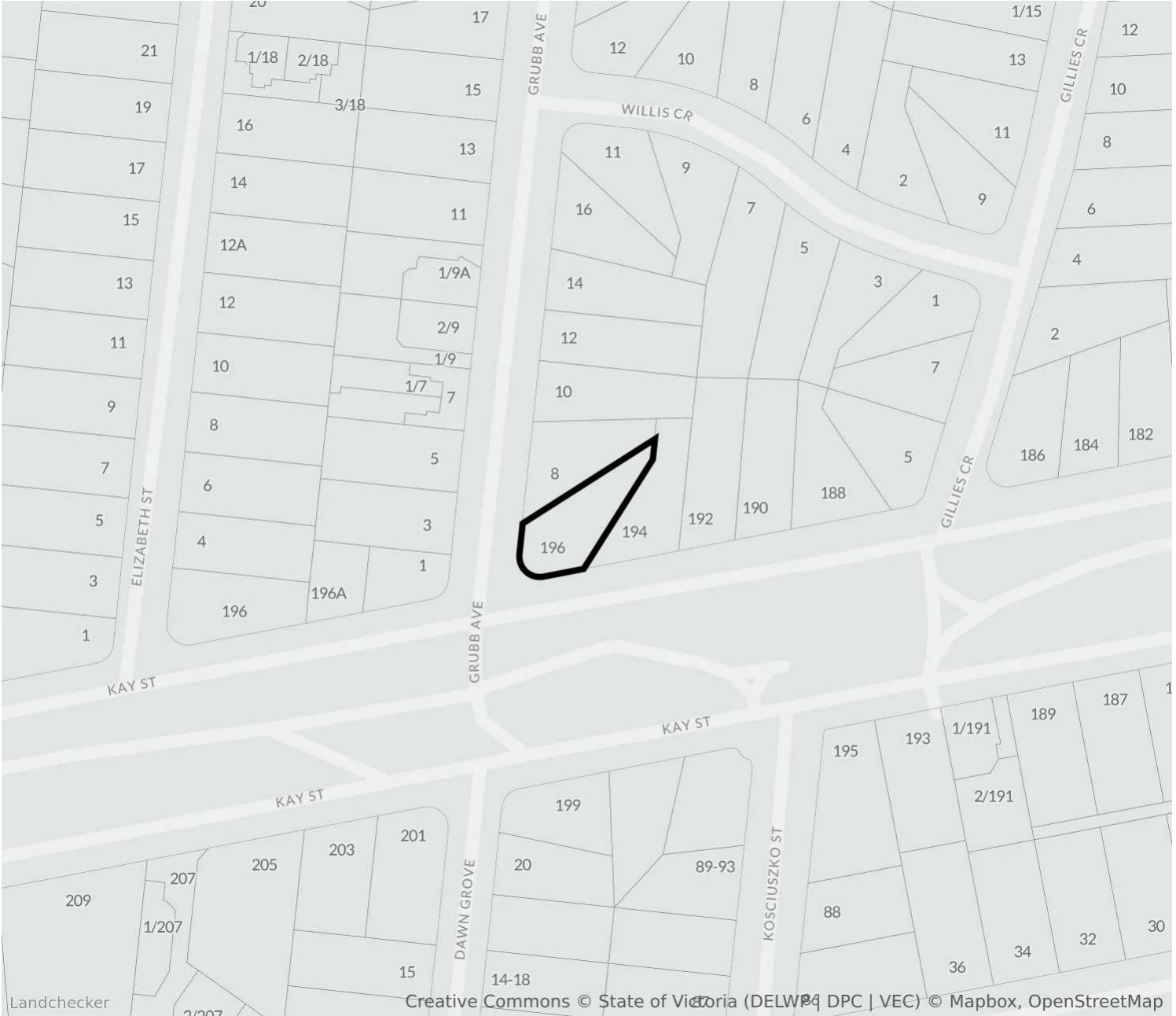


Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.
For confirmation and detailed advice about the cultural sensitivity of this property, please contact LATROBE council on 1300367700.

BUSHFIRE PRONE AREA

196 Kay Street, Traralgon Vic 3844



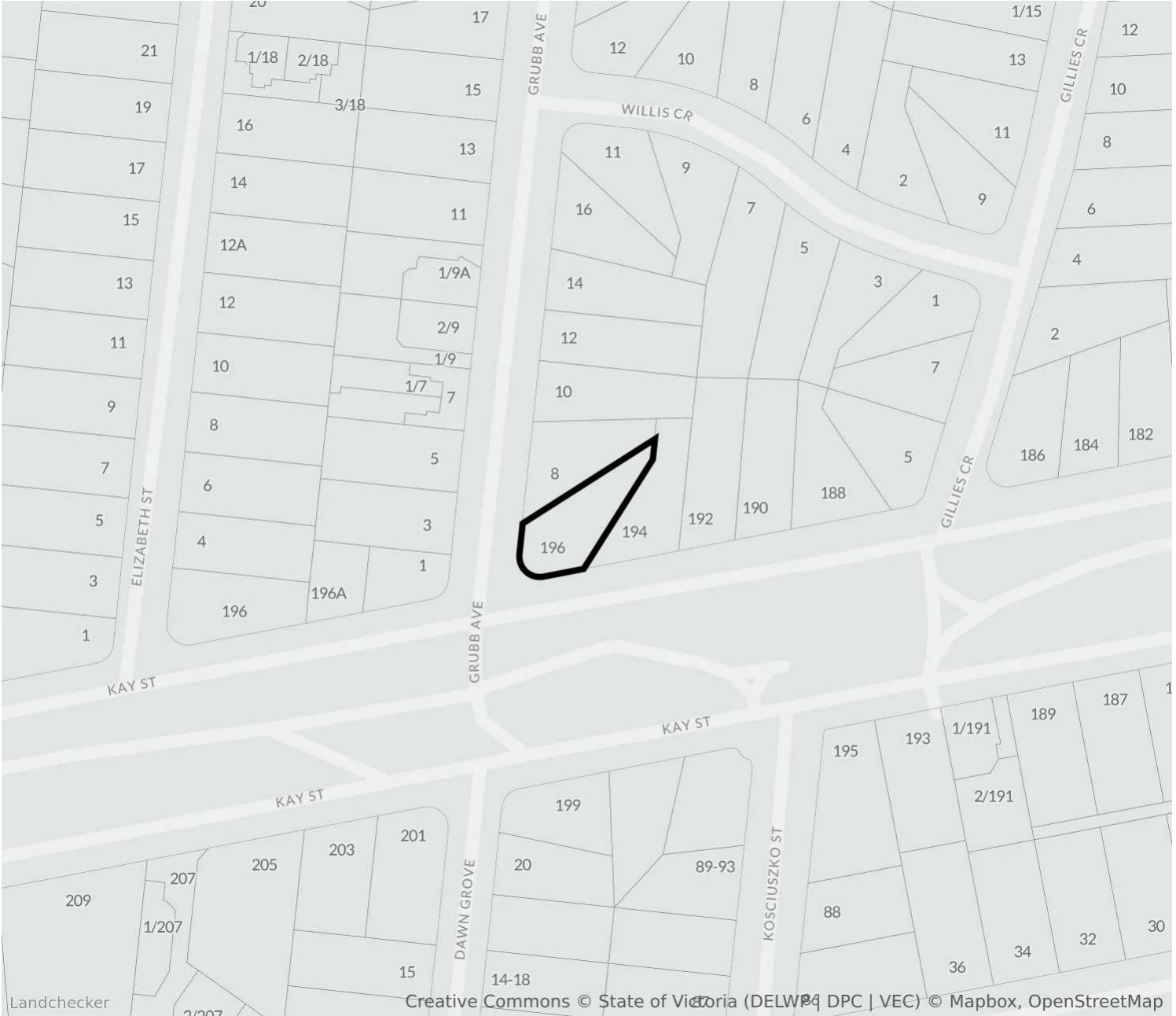
Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.
For confirmation and detailed advice about the bushfire prone area of this property, please contact LATROBE council on 1300367700.

For confirmation and detailed advice about the easement on or nearby this property, please contact LATROBE council on 1300367700.

PLANNING PERMIT HISTORY

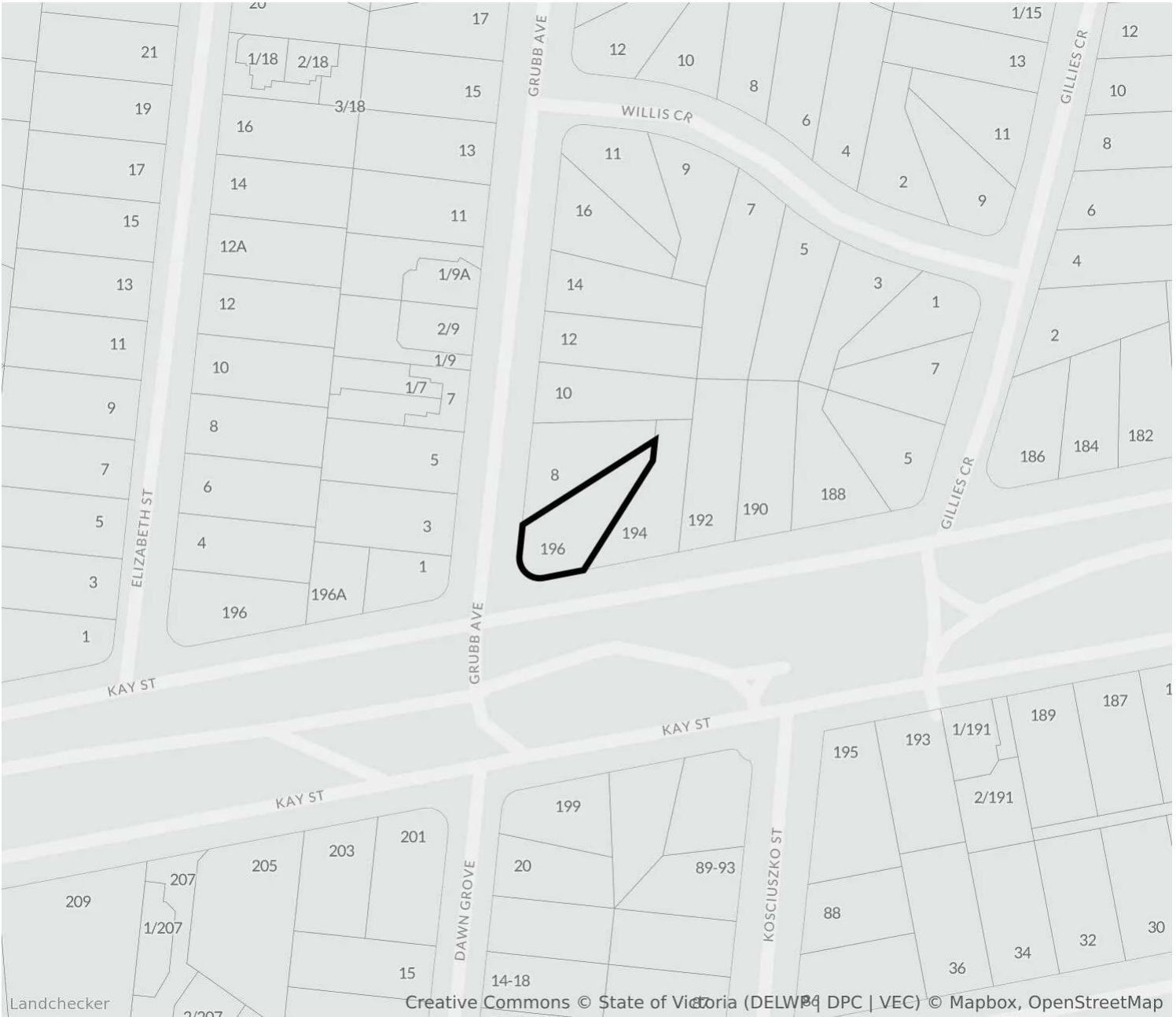
196 Kay Street, Traralgon Vic 3844



No planning permit data available for this property.

NEARBY PLANNING PERMITS

196 Kay Street, Traralgon Vic 3844



Status	Code	Date	Address	Description
OTHER	2016/90		<u>Grey Street, Traralgon</u> <u>Grey Street, Traralgon</u> <u>Grey Street, Traralgon</u> <u>Grey Street, Traralgon</u>	Removal of Native Vegetation 1 Tree from Road Zone Category 1 (RDZ1)
APPROVED	2013/155		<u>183 Kay Street, Traralgon</u>	Two (2) Dwellings on a Lot and Two (2) Lot Subdivision
APPROVED	2011/227		<u>1/9 Grubb Avenue, Traralgon</u>	Proposed construction of two (2) dwellings and two (2) lot subdivision
APPROVED	2010/240		<u>9 Simpson Court, Traralgon</u>	Development of Two Dwellings on a Lot
APPROVED	2007/428		<u>196C Kay Street, Traralgon</u>	Development of Two Single Storey Dwellings

For confirmation and detailed advice about this planning permits, please contact LATROBE council on 1300367700.

TERMS AND CONDITIONS

196 Kay Street, Traralgon Vic 3844

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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](https://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.

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