Rennicks Conveyancing Pty Ltd

Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	3 MARY CLAIRE STREET, TRARALGON VIC 3844	
Vendor's name	Rhys William Patterson	**Date** 7 / 7 /2023
Vendor's signature		
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $3,850.00

PLEASE NOTE: Land Tax may be applicable if land value exceeds $250,000.00 or a change of use occurs. A purchaser will remain liable for any adjusted increase in a new assessment after the 31 December 2023

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

2. INSURANCE

2.1 **Damage and Destruction**

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 **Owner Builder**

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

(a) A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered):

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

(a)	Name of planning scheme	Latrobe Planning Scheme
(b)	Name of responsible authority	Latrobe City Council
(c)	Zoning of the land	General Residential Zone (GRZ) - Schedule 3 (GRZ3)
(d)	Name of planning overlay	Design and Development Overlay (DDO) - Schedule 10 (DDO10)
		Development Plan Overlay (DPO) - Schedule 5 (DPO5)

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable

4.2 **Agricultural Chemicals**

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 **Compulsory Acquisition**

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

NIL

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply ☐ (Red Energy)	Gas supply ☐ (Red Energy)	Water supply ☐ (Gippsland Water)	Sewerage ☐ (Gippsland Water)	Telephone services ☒

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor

may terminate their account with the service provider before settlement and the purchaser will have to pay to have the service reconnected.

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable

10.3 **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

Is Attached

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Covenant AM464877M

Section 173 Agreement AJ043839V

Gippsland Water Asset Plan

Building Permit & Final Inspection No BSU-1274/201710630/0

Section 137B Owner Builder Defects Report

GST Withholding Notice

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11573 FOLIO 257

Security no : 124107265366P
Produced 30/06/2023 10:07 AM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 722081W.
PARENT TITLE Volume 11289 Folio 975
Created by instrument PS722081W 28/05/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RHYS WILLIAM PATTERSON of 31 CHENHALL CRESCENT TRARALGON VIC 3844
AM464877M 09/01/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS598970W 08/10/2019
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT AM464877M 09/01/2016

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AJ043839V 30/06/2011

DIAGRAM LOCATION

SEE PS722081W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 3 MARY CLAIRE STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 08/10/2019

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**PS722081W**
Number of Pages (excluding this cover sheet)	**4**
Document Assembled	**30/06/2023 10:09**

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Signed by Council: Latrobe City Council, Council Ref: 2012/270/A, 2013/79/Cert, Original Certification: 18/02/2015, S.O.C.: 06/05/2015

PLAN OF SUBDIVISION

LRS use only

EDITION 1

PS722081W

LOCATION OF LAND

Parish: TRARALGON

Township: —

Section: —

Crown Allotment: 34B(PART), 35A(PART) & FORMER GOVERNMENT ROAD (PART)

Crown Portion: —

Title Reference: VOL11289 FOL 975

Last Plan Reference: PS634475P LOT 1

Postal Address: (at time of subdivision) 150 TYERS ROAD TRARALGON 3844

MGA Co-ordinates (of approx. centre of land in plan) E 456 360 N 5 774 230 ZONE: 55

Council Name: LATROBE CITY COUNCIL

Vesting of Roads and / or Reserves

Identifier	Council/Body/Person
ROAD R1	LATROBE CITY COUNCIL
RESERVE No 1	LATROBE CITY COUNCIL
RESERVE No 2	SPI ELECTRICITY PTY LTD

Notations

Staging This ~~is~~/is not a staged subdivision
Planning Permit No. 2012/270/A

Depth Limitation 15·00m BELOW THE SURFACE APPLIES TO THE LAND SHOWN HATCHED.

THIS IS A SPEAR PLAN.

LOT 17 HAS BEEN OMITTED FROM THIS PLAN.

SURVEY THIS PLAN IS BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 331 & 332 IN PROCLAIMED SURVEY AREA No. ——

EASEMENT INFORMATION

Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement
A - Appurtenant Easement R - Encumbering Easement (Road)

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-4 & E-5	TRANSMISSION OF ELECTRICITY	12·87	C/E D544986	STATE ELECTRICITY COMMISSION OF VICTORIA
E-2 & E-5	WATER SUPPLY	6·70	C/E B401754	TRARALGON WATERWORKS TRUST
E-3 & E-4	WATER SUPPLY	SEE DIAG.	INSTR. No. 697525	TRARALGON WATERWORKS TRUST
E-6	GAS PIPELINE & OTHER PURPOSES	20	C/E H323329	GAS & FUEL CORPORATION OF VICTORIA
E-7 & E-9	DRAINAGE	SEE DIAG.	THIS PLAN	LATROBE CITY COUNCIL
E-8 & E-9	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION

LRS use only

Statement of Compliance/ Exemption Statement

Received ☑

Date 12/5/15

LRS use only

Plan Registered

Time 9:50 AM

Date 28/5/15

Lewis White

Assistant Registrar of Titles

Sheet 1 of 3 Sheets

ORIGINAL SHEET SIZE A3

Beveridge Williams
development & environment consultants
Traralgon ph : 03 5176 0374
www.beveridgewilliams.com.au

LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEDDON

SIGNATURE DIGITALLY SIGNED

REF. 1301042 VERSION 5

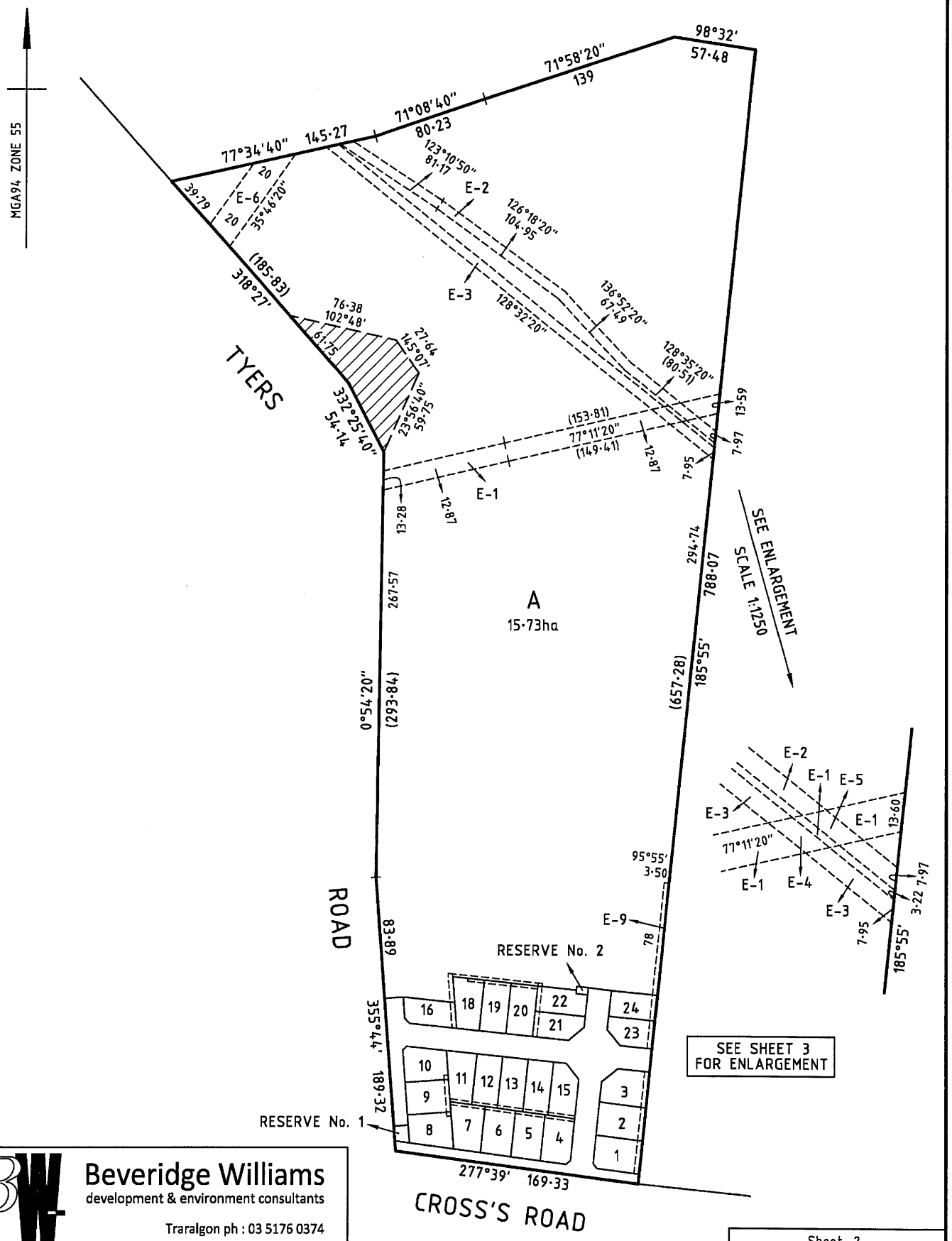
Signed by: Dean Norman Sneddon (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (5) SPEAR Ref: S044534P 11/08/2014

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PLAN OF SUBDIVISION

PS722081W



Beveridge Williams
development & environment consultants
Traralgon ph : 03 5176 0374
www.beveridgewilliams.com.au

Sheet 2
ORIGINAL SHEET SIZE A3

SCALE
25 0 25 50 75 100 125
LENGTHS ARE IN METRES

ORIGINAL	
SCALE	SHEET SIZE
1:2500	A3

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SIGNATURE DIGITALLY SIGNED
REF. 1301042 VERSION 5

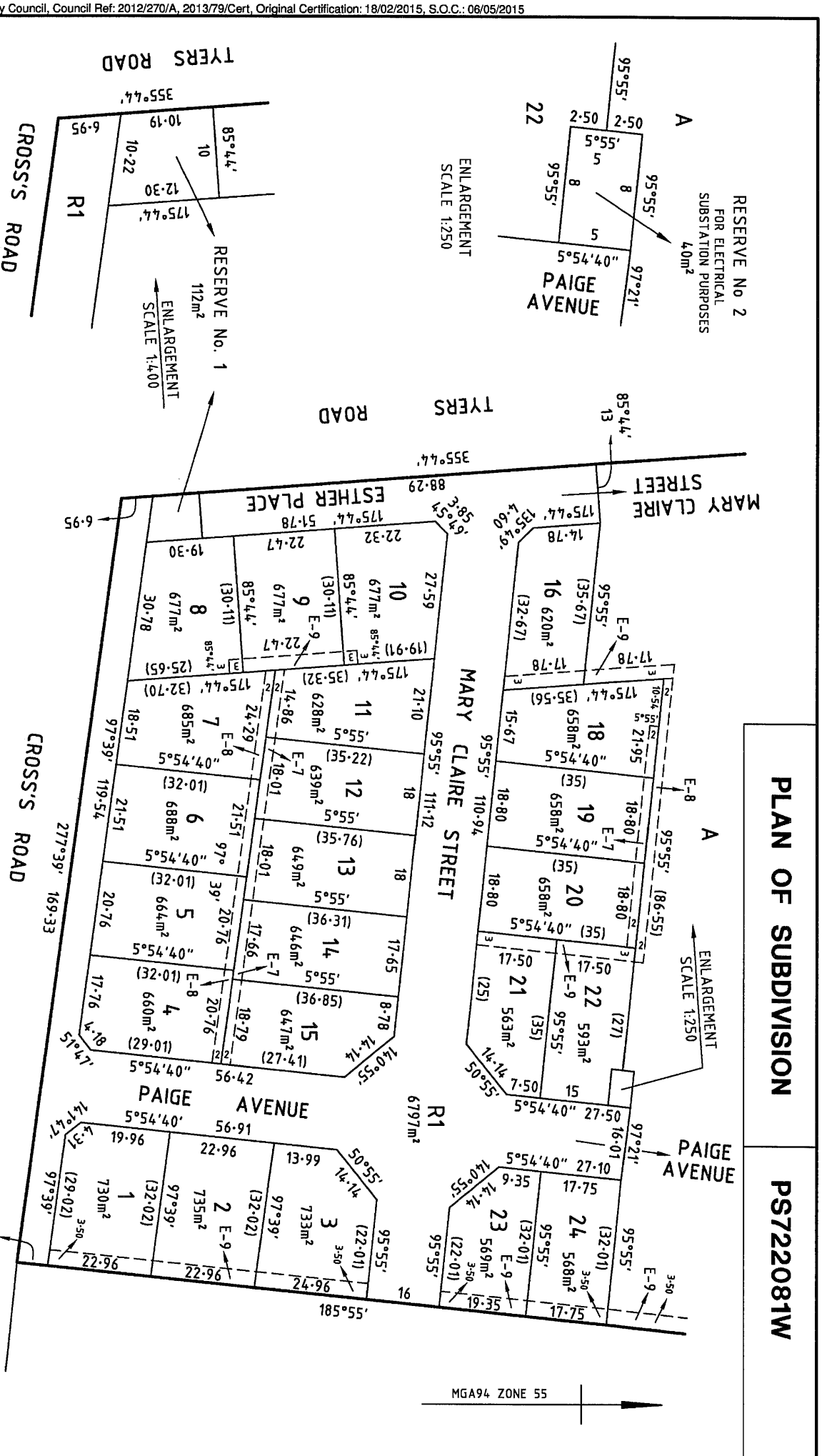
Signed by: Dean Norman Sneddon (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (5) SPEAR Ref: S044534P 11/08/2014

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PLAN OF SUBDIVISION

PS722081W



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Traralgon ph : 03 5176 0374
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SCALE 0 8 16 24 32 40
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE A3
SCALE 1:800

LICENSED SURVEYOR (PRINT) ..... DEAN NORMAN SNEDDON
SIGNATURE ..... DIGITALLY SIGNED
REF. 1301042
VERSION 5

Sheet 3

Signed by: Dean Norman Sneddon (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (5) SPEAR Ref: S044534P 11/08/2014

Plan of Subdivision PS722081W
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S044534P
Plan Number: PS722081W
Responsible Authority Name: Latrobe City Council
Responsible Authority Reference Number 1: 2012/270/A
Responsible Authority Reference Number 2: 2013/79/Cert
Surveyor's Plan Version: 5

Certification

☑ This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

◉ Has been made and the requirement has not been satisfied at Certification

◉ Has been made and the requirement has been satisfied at Statement of Compliance (Document updated 06/05/2015)

Digitally signed by Council Delegate: Karen Egan
Organisation: Latrobe City Council
Date: 18/02/2015

Signed by: Karen Egan (Latrobe City Council) 18/02/2015

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Transfer of Land

Creating an Easement and/or Restrictive Covenant

Section 45 Transfer of Land Act 1958

Lodged by

Name: .....

Phone: ..... Scott Ashwood P/L .....

Address: ..... Code 15570 .....

.....

Reference: .....

Customer Code: .....

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio)*

Volume 11573 Folio 257

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

All its estate in fee simple

Consideration:

$147,000.00

Transferor: *(full name)*

150B PROPERTY PTY LTD ACN 146307075

Transferee: *(full name and address including postcode)*

RHYS WILLIAM PATTERSON of 31 Chenhall Crescent, Traralgon, Vic 3844as Sole Proprietor

Directing Party: *(full name)*

15581409A | Order to Register | Duty Use Only

T2

Please register and issue Certificate of Title to

46417432570

Signed | Customer Code:

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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Annexure Page

Transfer of Land Act 1958

This is page 2 of *Approved Form T2* dated 15/12/15
between 150B Property Pty Ltd ACN 146307075 Rhys William Patterson

Signatures of the Parties

150B Property Pty Ltd ..... Rhys William Patterson .....

Panel Heading

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

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

(a) Any main building to be used for other than residential purposes;
(b) Any building, structure or fence consisting wholly or partly of second hand materials;
(c) Any dwelling house with less than fifty per centum (50%) of the external walls constructed of brick, brick veneer, masonry or stone;
(d) Any relocated building.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision and that the burden thereof shall be annexed to and run at law and in equity with said Lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said Lot as an encumbrance affecting the same and every part thereof.

Dated: 15/12/15

Execution and attestation:

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED

AM464877M

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Annexure Page

Transfer of Land Act 1958

This is page 3 of *Approved Form T2* dated 15/12/15
between 150B Property Pty Ltd ACN 146307075 Rhys William Patterson

Signatures of the Parties

150B Property Pty Ltd ..... Rhys William Patterson .....

Panel Heading

Executed by 150B PROPERTY PTY LTD ACN 146307075 in accordance with Section 127 of the Corporations Act 2001 by being signed by the persons who are authorised to sign for the company:)

.....
Director (Sole)

Eamonn Martin McNulty
Full name

Lot 46 Bank Street, Traralgon VIC 3844.
Address

.....
Director

.....
Full name

.....
Address

Signed by RHYS WILLIAM PATTERSON in the presence of:)

Witness: .....

.....
RHYS WILLIAM PATTERSON

15581409A

A1

Page 3 of 3

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

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Form 13

Section 181

APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A RECORDING OF AN AGREEMENT

Planning and Environment Act 1987

AJ043839V
30/06/2011 $105.20 173

Lodged at the Land Titles Office by:

Name: Verhoeven & Curtain
Phone: (03) 5127 7266
Address: Suite 4, 46 Haigh Street, Moe 3825
Ref: MTC: 159275
Customer Code: 0818T

The Authority having made an agreement referred to in Section 181 (1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Volume 10406 Folio 512 and Volume 10391 Folio 768

Authority or council: Latrobe City Council of 144 Commercial Road, Morwell Victoria 3840.

Section and Act under which agreement made: Section 173 Agreement **Planning and Environment Act 1987**

A copy of the Agreement is attached to this Application

Signature for the Authority:

Position Held: Senior Planning Administration Officer

Name of Officer: Kellie Robinson

Date: 29/6/2011

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AJ043839V
30/06/2011 $105.20 173

THIS AGREEMENT is made the 28 day of June 2011.

BETWEEN: YURRUGAR PTY LTD (ACN 060 631 763) of 150 Tyers Road. Traralgon Victoria 3840 (hereinafter referred to as "the Owner") of the one part

and

THE MAYOR AND COUNCILLORS AND CITIZENS OF LATROBE CITY COUNCIL of 144 Commercial Road Morwell Victoria 3840 of the other part

RECITALS:

A. The Responsible Authority is responsible under the Act for the administration and enforcement of the Latrobe City Planning Scheme.

B. The Owner is the registered proprietor of all that piece of land known as 150 Tyers Road, Traralgon and being Lots 2 and 3 on PS 343525X and being the whole of the lands more particularly described in Certificates of Title Volume 10406 Folio 512 and Volume 10391 Folio 768 (the subject land).

C. The Owner has obtained a planning permit No 2010/376 from Latrobe City Council to carry out a two lot re-subdivision (Boundary Realignment) ('the re-subdivision') subject to it entering into a s173 agreement which provides that the new Lot 2 will not be further subdivided so as to increase the number of lots.

D. Council acknowledges that the new Lot 1 on Proposed Plan of Subdivision PS634475P has now been rezoned to "Residential 1" and agrees this s173 agreement is not intended to apply to Lot 1 on Proposed Plan of Subdivision PS634475P.

IT IS AGREED:

1. DEFINITIONS:

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

1.1 "the Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the subject land;

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1.2 "permit" shall mean and include Planning Permit No. 2010/376 issued on 06/04/2011

2. INTERPRETATION:

2.1 The singular includes the plural and the plural includes the singular.
2.2 A reference to a gender includes a reference to each other gender.
2.3 A reference to a person includes a reference to a firm, corporation or other corporate body.
2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
2.5 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes.
2.6 All headings are for ease of reference only and shall not taken into account in the construction or interpretation of this Agreement.

3. SUCCESSORS IN TITLE:

Without limiting the operation or effect which this Agreement has, the Owner shall until such time as a memorandum of this Agreement is registered on the Title to the subject land ensure that its successors in title:

3.1 Give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and

3.2 Execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

The provisions of this clause will end upon the registration of the Agreement on the Titles to the subject land pursuant to Clause 4.2 hereof.

4. COVENANTS OF OWNER:

4.1 The Owner shall forthwith pay on demand to the Council the Council's costs and expenses on a party party basis (including legal expenses) of and incidental to:

4.1.1 this Agreement and any amendment of this Agreement and anything done in connection with this Agreement including anything done in anticipation of this Agreement and the enforcement of any obligations imposed on the Owner;

4.2 Once this Agreement has been executed by all parties the Owner will make application for the registration of this at the Land Titles Office

AJ043839V
30/06/2011 $105.20 173

Delivered by LANDATA®, timestamp 30/06/2023 10:09 Page 4 of 6

Agreement pursuant to Section 181 of the Act and consequently enter a memorandum of this Agreement on the Certificates of Title to the subject land and shall take all necessary steps to sign all documents reasonably required to enable such entry to take place and pay any duty or fees in connection with this.

4.3 The Owner covenants and agrees that:

(a) That Lot 2 on proposed Plan of Subdivision No PS634475P and being part of the subject land shall not be subdivided so as to increase the number of lots.

(b) Council consents to the removal of this 173 Agreement from Lot 1 on proposed Plan of Subdivision No PS634475P once new titles have issued.

4.4 The Owner covenants and agrees that it will:

4.4.1 Bring this Agreement to the attention of all prospective purchasers, mortgagees, transferees and assigns of the subject land.

4.4.2 Do all things necessary including the signing of any further documents necessary for the purpose of ensuring that it carries out its covenants. agreement and obligations under this Agreement and to enable the council to enforce the performance by the Owner of such covenants and undertakings.

5 GENERAL:

5.1 Notices

5.1.1 A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

a. By delivering it personally to that party; or

b. By sending it by post, postage pre-paid addressed to that party at his address set out in this Agreement or subsequently notified to each party from time to time.

5.1.2 A notice or other communication is deemed served, if delivered, upon delivery and, if posted, on the expiration of two business days after the date of posting.

5.2 Further Assurance

Each of the parties to this Agreement shall respectively sign and execute all further documents and deeds and do all acts and things as

AJ043839V
30/06/2011 $105.20 173

Delivered by LANDATA®, timestamp 30/06/2023 10:09 Page 5 of 6

the other parties shall reasonably require for completely effecting this agreement.

5.3 No Waiver.

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owner will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

5.4 Severability:

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be severed and other provisions of this Agreement shall remain operative.

5.5 Notification of Agreement:

Prior to the sale or lease of any part of the land subject to this Agreement, a copy of this Agreement shall be given by the Vendor, Transferor or Lessor to the Purchaser, Transferee or Lessee of that part of the land affected by this Agreement.

AJ043839V
30/06/2011 $105.20 173

Delivered by LANDATA®, timestamp 30/06/2023 10:09 Page 6 of 6

AJ043839V
30/06/2011 $105.20 173

EXECUTION PAGE:

Signed by YURRUGAR PTY LTD (ACN 060 631 763)by being
Signed in accordance with s127 Corporations Act and its Constitution
In the presence of :

.....

Mark Bennett Saunders
10 Tyers Road, Traralgon
Director

.....

Jennifer Saunders
10 Tyers Road, Traralgon
Secretary

THE COMMON SEAL of LATROBE CITY COUNCIL was affixed in accordance with Local Law No 1 this 28 day of June 2011
In the presence of:

.....
Chief Executive Officer

LATROBE CITY COUNCIL Common Seal



Gippsland Water Asset Plan

L14 MARY CLAIRE ST TRARALGON VIC 3844
Date Issued: 30/11/2015

GIPPSLAND WATER

Legend

- Maintenance Point
- Manhole
- Pipe End

Sewer Pipes

- Gravity
- Pressure
- Rising Main

Water Pipes

- Reticulation
- Distribution
- Transfer

Disclaimer:
Gippsland Water does not guarantee the accuracy, scale or completeness of this information. Any person relying on this 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 person using this information should make their own site investigation and accommodate their works accordingly.

EGBP
BUILDING SURVEYORS

Project Number: 201710630

EGBP Building Surveyors
Traralgon
20 Breed Street, Traralgon, 3844
(03) 5176 5599
traralgon@egbp.com.au
www.egbp.com.au

FORM 2

Building Act 1993

Building Interim Regulations 2017 Regulation 313

BUILDING PERMIT BSU-1274/201710630/0

Issue Date:16 August 2017

Stage: As shown on approved plans

Issue to

Agent of Owner	**Rhys Patterson**
Postal Address	**3 Mary Claire Street Traralgon 3844**
Phone	

Ownership Details

Owner	**Rhys Patterson**
Postal Address	**3 Mary Claire Street Traralgon 3844**
Phone	**0414 605 152**

Property Details

Number: **3**	Street/Road: **Mary Claire Street**	Suburb: Traralgon	Postcode: **3844**
Lot/s: **14**	LP/PS: **PS722081W**	Volume: **11573**	Folio: **257**
Crown allotment:	Section No:	Parish:	County:

Municipal District: **Latrobe City Council**

Builder

Name	**Rhys Patterson**
Address	**3 Mary Claire Street Traralgon 3844**
Phone	**0414 605 152**

Details of Building Practitioners and Architects

a) To be engaged in the building work[3]

Name	Registration Number	Category

b) Who were engaged to prepare documents forming part of the application for this permit[4]

Name	Registration Number	Category

Details of Domestic Building Work Insurance[5]

The issuer or provider of the required insurance policy is: **N/A**

Details of Relevant Planning Permit

Planning Permit No: **NA** Date of grant of Planning Permit: **N/A**

Nature of Building Work: **Construction of shed**

Cost of Building Work: **$15,500.00**
Total new floor area of new building work in m^2: **50.4**
Allowable Live Load:**NA**

BCA Class:

Class: **10a**
Part of Building: **As per approved building permit plans**

Occupation or Use of Building: A Final Certificate is required prior to use or occupation

Commencement and Completion:

This building work must **commence** by **16 August 2018**

This building work must be **completed** by **16 August 2019**

Prescribed Reporting Authorities
The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Matter Reported On	Regulation	Reporting Authority
Walls or carports on boundaries.	**Regulation 415.**	**Latrobe City** Council.
Daylight to habitable room windows.	**Regulation 420.**	**Latrobe City** Council.

Inspection Requirements[3]
The mandatory inspection notification stages are:

1. **Inspection of steel for slab**
2. **Inspection of framework**
3. **Inspection for Final Certificate**

Conditions and required Certificates
This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.



Brian Ross
BSU-1274
Relevant Building Surveyor
Notes

Note 1 Under Regulation 318 an owner of a building of land, for which a building permit has been issued. must notify the relevant building surveyor within 14 days after any change In the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;

Note 2 Under Regulation 317 the person in charge of the carrying out the 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 and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.

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

Note 4 Include building practitioners with no further Involvement in the building work.

Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work Is more than $16,000) must be covered by an Insurance policy as required under section 13S of **The Building Act 1993.**

Annexures 'A'

CONDITIONS OF APPROVAL

BUILDING PERMIT NO. BSU-1274/201710630/0 16 August 2017

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2006, National Construction Code of Australia, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work. The approval hereby given is based on the information provided. If at any stage any discrepancies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities prior to continuation of the works.

2. Your attention is drawn to the fact that the property is subject to a Section 173 Agreement under the Planning and Environment Act 1987 No: AJ043839V. This agreement may have conditions which control this building. The approval hereby given does not in any way exempt the necessity to comply with any covenant that may affect the land or any condition on the planning approval.
3. The owner and/or builder is responsible to define the boundaries of the allotment.
4. Any changes from approved plans including but not limited to structural changes, involving member sizes, stress grades will require the submission and approval of these amended plans by the relevant building surveyor. Please note these such documents will incur a fee associated with this amendment.
5. This building permit shall be read in conjunction with the approved plans and supporting documentation.
6. The person in charge of the building site and building works must display a sign on the allotment during construction showing the names and contact details of the builder, relevant building surveyor and the building permit number and date of issue. These signs can be collected from each office if required.
7. A. Corrosion protection for masonry wall ties are to comply with NCC Volume 2 table 3.3.3.1 I. Less than 1kM from breaking surf or heavy industrial area; less than 100M from salt water not subjected to breaking surf; =grade 316 stainless steel or engineered polymer brick ties. ii. 1km or more but less than 10m from breaking surf; or 100m or more, but less than 1km from salt water not subject to breaking surf. = galvanised wire ties 470g/m2 coating mass or galvanised sheet metal ties with 470g/m2 on each side. iii. All other areas = Z600 galvanised sheet steel ties or sheet steel ties galvanised after manufacture with 300g/m2 on each side. B. Corrosion protection for built in structural steel members are to comply with NCC Volume 2 table 3.3.3.5. This project has been assessed as requiring a low level of protection. C. Corrosion protection fore metal cladding is to comply with NCC Volume 2 table 3.5.1.1a. This project has been assessed as requiring a low level of protection.
8. All works authorised by this building Permit must comply with the provisions of the Building Act 1993, Building Regulations 2006, National Construction code 2016, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the written consent of the Relevant Building Surveyor. The owner and/or builder are responsible to obtain any other relevant permits or consents prior to commencing work.
9. Your attention is drawn to the fact that the property is subject to a Covenant No:AM464877M. This document may have conditions which control this building.
   The approval hereby given does not in any way exempt the necessity to comply with any covenant that may affect the land or any condition on the planning approval.
10. Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.2, and overflow provisions made for the spouting if the down pipes are located further than 1.2m from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor. Down pipes are to be provided to the building to serve a 12m maximum length of gutter in accordance with NCC Volume 2 Part 3.5.2.
11. Footings are to be founded to depth where a minimum of 100kPa bearing capacity is achieved. Where service pipes exist the adjacent footings must be founded at a minimum depth of 100mm below the angle of repose taken from 100mm below the edge of the trench.
12. Legal Point of discharge is: A. Underground easement drainage location or adjacent to the property. B. The kerb and channel and/or associated underground drainage fronting the property. C. If no easement drainage, to a point within the property as directed by the Shire, Development/Design Engineer.
13. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
14. The building is deemed to be located in a N1 wind area. Therefore all framing is to be fixed, tied down and braced to comply with Residential framed construction AS 1684.2
15. Upon completion of the building works you are required to submit the following documentation:-
    (i) Application for Final Certificate in accordance with Form 5 Regulation 1002;
    (ii) Certificate of compliance from Plumbers engaged in carrying out any plumbing works;
    (iii) Certificate of compliance from any Electricians engaged in carrying out any electrical works;
16. The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than 750mm unless the door sill is not more than 570mm above the finish surface of the ground, balcony, or the like to which the door opens. Refer: NCC Volume 2 Part 3.9.1.5.
17. Ground around building is to be graded away at 50mm per 1m for the first meter in accordance with NCC Volume 2 Part 3.1.2.



Brian Ross
BSU-1274
Relevant Building Surveyor

EGBP Building Surveyors
Traralgon
20 Breed Street, Traralgon, 3844
(03) 5176 5599
traralgon@egbp.com.au
www.egbp.com.au

Project Number: 201710630

FORM 7

Regulation 1006
Building Act 1993
Building Interim Regulations 2017

CERTIFICATE OF FINAL INSPECTION
BUILDING PERMIT NO: BSU-1274/201710630/0

Issue to
Applicant: Rhys Patterson
Postal Address: 3 Mary Claire Street Traralgon 3844

Builder: Rhys Patterson
Postal Address: 3 Mary Claire Street Traralgon 3844

Owner: Rhys Patterson
Postal Address: 3 Mary Claire Street Traralgon 3844

Property Details

Number: 3	Street/Road: Mary Claire Street	Suburb: Traralgon	Postcode: 3844
Lot/s: 14	LP/PS: PS722081W	Volume: 11573	Folio: 257
Crown: allotment	Section: No	Parish:	County:

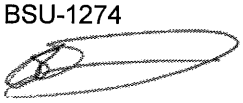
Municipal District: Latrobe City Council

Nature of Building Works: Construction of shed

Building Details
Class: 10a Part of Building: As per approved building permit plans

Directions: Any directions under Part 4 of the **Building Act 1993** have been compiled with.

Certificate Number: BSU-1274/201710630/0
Certificate Date: 15/01/2018
Issue By: Brian Ross
BSU-1274



Inspection approval dates for mandatory inspections that have been carried out are as follows:

Inspection Type	Approved Date
Inspection of pad holes	15/09/2017
Inspection of framework	11/01/2018
Inspection for Final Certificate	14/01/2018

Watershed
Building Consultants

Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
PO Box 7004 DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E traralgon@watershedbc.com.au

Defects Builder Report

Under Section 137B

Site Address/Property Details

3 Mary Claire Street Traralgon

Client

Rhys Patterson

Subject Building

Detached Shed

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

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

Date of inspection of the building

05/07/2023

Weather conditions at the time of inspection of building work

Sunny

Site Details – Including orientation &/or site fall

NA

Information &/or documents used in the consideration of report

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

Building permit and Final certificate

Date of Report
05/07/2023

Signature

Peter Appleton. Insp-L 27442



EGBP
BUILDING SURVEYORS
Project Number: 201710630

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www.egbp.com.au

FORM 2
Building Act 1993
Building Interim Regulations 2017 Regulation 313
BUILDING PERMIT BSU-1274/201710630/0
Issue Date:16 August 2017
Stage: As shown on approved plans

Issue to
Agent of Owner: **Rhys Patterson**
Postal Address: **3 Mary Claire Street Traralgon 3844**
Phone:

Ownership Details
Owner: **Rhys Patterson**
Postal Address: **3 Mary Claire Street Traralgon 3844**
Phone: **0414 605 152**

Property Details
Number: **3** Street/Road: **Mary Claire Street** Suburb: Traralgon Postcode: **3844**
Lot/s: **14** LP/PS: **PS722081W** Volume: **11573** Folio: **257**
Crown allotment: Section No: Parish: County:
Municipal District: **Latrobe City Council**

Builder
Name: **Rhys Patterson**
Address: **3 Mary Claire Street Traralgon 3844**
Phone: **0414 605 152**

Details of Building Practitioners and Architects
a) To be engaged in the building work[3]

Name	Registration Number	Category

b) Who were engaged to prepare documents forming part of the application for this permit[4]

Name	Registration Number	Category

Details of Domestic Building Work Insurance[5]
The issuer or provider of the required insurance policy is: N/A

Details of Relevant Planning Permit
Planning Permit No: **NA** Date of grant of Planning Permit: **N/A**

Nature of Building Work: **Construction of shed**

Cost of Building Work: **$15,500.00**
Total new floor area of new building work in m²: **50.4**
Allowable Live Load:**NA**

BCA Class:
Class: **10a**
Part of Building: **As per approved building permit plans**

Occupation or Use of Building: **A Final Certificate is required prior to use or occupation**

Commencement and Completion:
This building work must **commence** by **16 August 2018**

This building work must be **completed** by **16 August 2019**

Prescribed Reporting Authorities
The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Matter Reported On	Regulation	Reporting Authority
Walls or carports on boundaries.	Regulation 415.	Latrobe City Council.
Daylight to habitable room windows.	Regulation 420.	Latrobe City Council.

Inspection Requirements[3]
The mandatory inspection notification stages are:

1. **Inspection of steel for slab**
2. **Inspection of framework**
3. **Inspection for Final Certificate**

Conditions and required Certificates
This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

Brian Ross
BSU-1274
Relevant Building Surveyor
Notes

EGBP
BUILDING SURVEYORS

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FORM 7

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CERTIFICATE OF FINAL INSPECTION

BUILDING PERMIT NO: BSU-1274/201710630/0

Issue to
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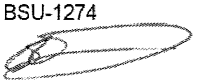
Municipal District: Latrobe City Council

Nature of Building Works: Construction of shed

Building Details
Class: 10a Part of Building: As per approved building permit plans

Directions: Any directions under Part 4 of the **Building Act 1993** have been compiled with.

Certificate Number: BSU-1274/201710630/0
Certificate Date: 15/01/2018
Issue By: Brian Ross
BSU-1274



Inspection approval dates for mandatory inspections that have been carried out are as follows:

Inspection Type	Approved Date
Inspection of pad holes	15/09/2017
Inspection of framework	11/01/2018
Inspection for Final Certificate	14/01/2018

APPENDIX A

Descriptive Summary of Building

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

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

Construction style: Detached shed

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

APPENDIX B

General Building and Site Condition

Legend

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

General Site Drainage Paved Areas

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

Shed

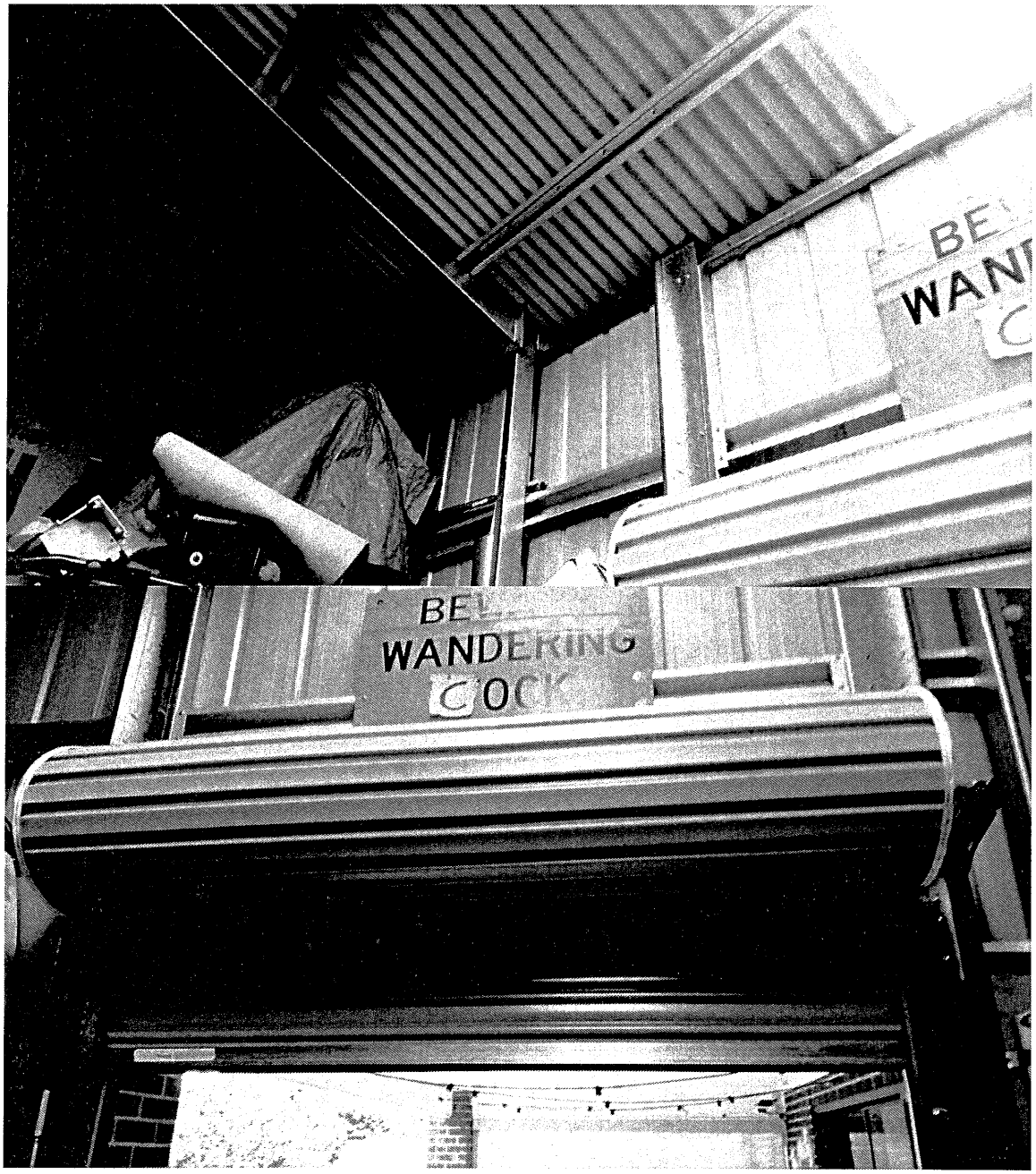
General construction	✓	Footings (size and depth)	A
Metal connections	✓	Bracing	✓
Roofing and cladding	✓	Doors	✓

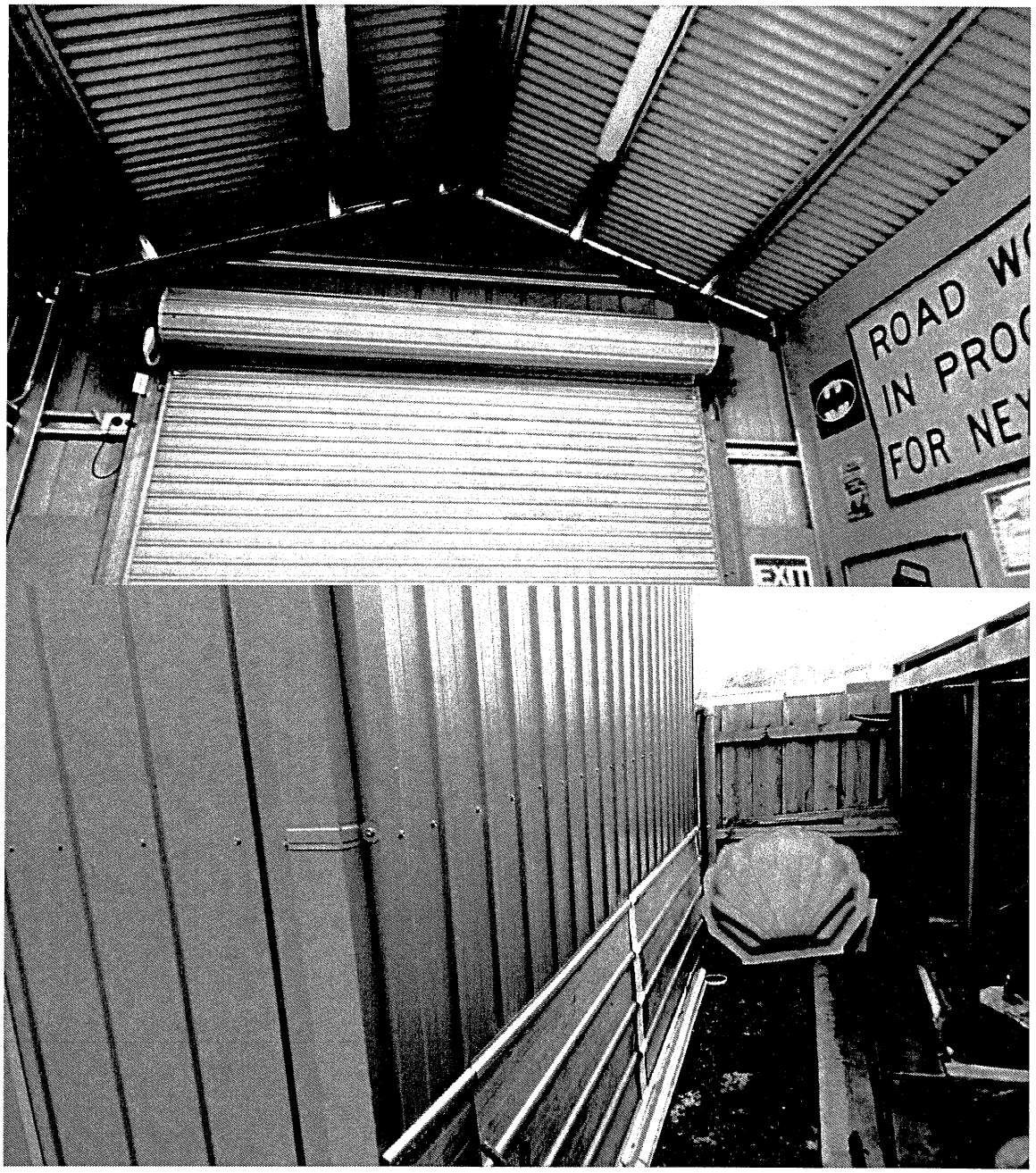
APPENDIX C

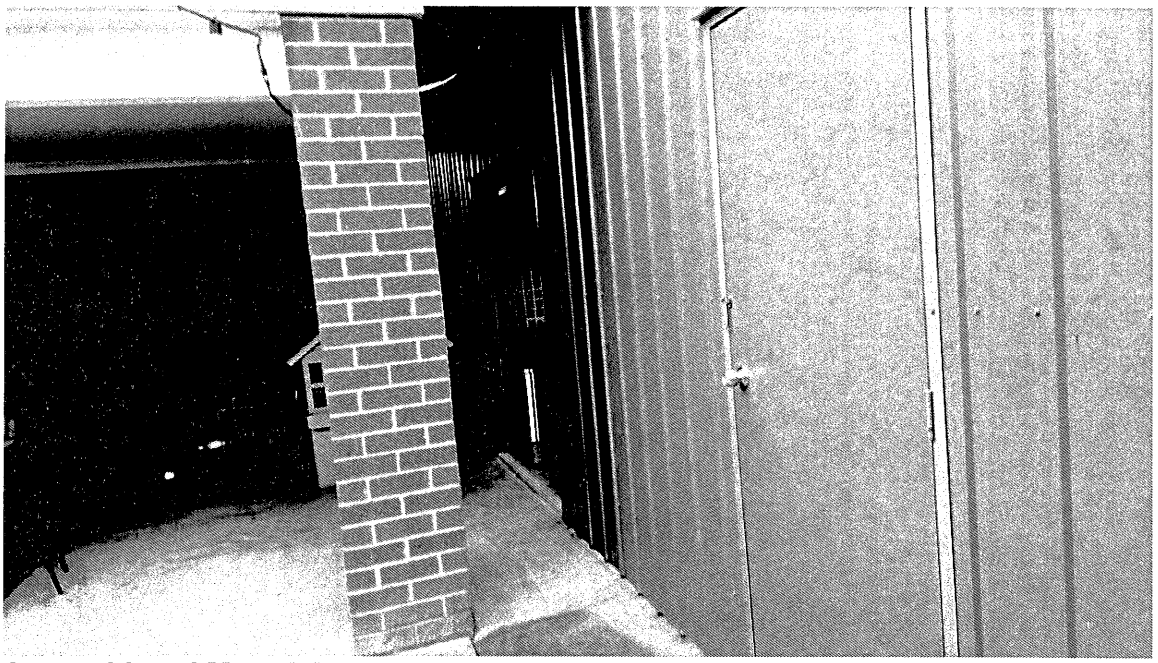
Defects, Incomplete Building Work, Second-hand Materials, Inaccessible Building Work & Comments: No defects at time of inspection






WANDERING
COCK


ROAD W
IN PROG
FOR NEX
EXIT



Second-hand Materials:
Nil second-hand material

Second-hand Materials:
Nil second-hand material

APPENDIX D

Important General Advice, Limitations, Assessment Considerations & Assessment Interpretations

1. A 'reasonable visual inspection' of the external Building Work has been carried out. Guiding principles, as generally described in AS 4349.1 1995 'Inspection of Buildings', have been used in the preparation of this Report. This Report will not necessarily identify 'minor'/'non-critical' 'variations' from any referenced documents.
2. A 'Defect' in Building Work is as described in the 'warranty' provisions of Section 137C(1) Building Act 1993 inter alia Section 8 Domestic Building Contracts Act 1995 i.e. (a) (not) carried out in a 'proper and workmanlike manner' (b) all materials (not) 'good and suitable' and 'new' and (c) (not) carried out in accordance with 'all laws and legal requirements'. In contemplation of Section 137C(1)(c), 'Defects' are considered in the context of the Building Act 1993, Building Regulations 2018, NCC 2016, Australian Standards or previous equivalent provisions. 'Defects' are generally considered in terms of requirements &/or expected practices at the time the Building Work was carried out &/or any Building Approval/Building Permit was issued.

3. The 'deemed to satisfy' provisions of the NCC 2018 have generally been considered in lieu of any 'Alternative Solutions' or 'Performance Requirement' determinations. No 'modification' from the Building Appeals Board or 'consent' under Regulation 309 Building Regulations 2018 has been provided to WATERSHED BUILDING CONSULTANTS. Any Building Approval/Building Permit, plans &/or other documents are relied upon as having been correctly 'approved' and are assumed to 'comply generally' and be 'valid' unless otherwise identified. If a Certificate of Final Inspection &/or Occupancy Permit has been issued it is assumed that all required inspections have been 'approved' and the assessment of the Building Work 'normally considered' by the relevant inspections i.e. Foundation, Footing, Frame &/or Final/Occupancy Permit are assumed have been properly considered and approved by the Relevant Building Surveyor.

4. This report may exclude consideration of landscaping, paving, retaining structures, driveway or fencing unless such works are a) 'integral to' the Building Work, b) requires the issue of a Building Permit, c) could result in water penetration of or within a building, d) could adversely affect health or safety, e) could adversely affect the structural adequacy of a building or f) are 'not completed' pursuant to Clause 5.1.3 of the Ministerial Order. Note that the Ministerial Order Clause 6.3.1 provides for a 'Domestic Building Insurance Policy' to exclude or limit claims in respect of any 'Defect' or 'Incomplete Domestic Building Work' referred to in this Report. Any Building Work contemplated under a contract to sell a home should be a Major Domestic Building Contract (Section 137E Building Act 1993).

5. Normal &/or expected construction practices & building techniques & materials that are considered typical of the age &/or design of the Building Work have been 'assumed' in the inspection, assessment and in the preparation of this Report. Normal or expected 'fair wear & tear' or failure to 'reasonably maintain' the Building Work does not form part of this Report (refer Clause 7.4 Ministerial Order).

6. Areas considered accessible pursuant to the provisions of Section 1.4.6 of AS 43349.1 1995 are not necessarily considered 'reasonable' for the purposes of this Report and sub-floor areas, roof spaces and roof exteriors have only been inspected and assessed where in the opinion of the 'prescribed

practitioner' that it is appropriate and deemed necessary. This does not mean that no such spaces have been inspected but only to the 'degree considered necessary i.e. in this particular instance based on a visual inspection from ground level'. Access has not been made by WATERSHED BUILDING CONSULTANTS to any abutting/adjacent site/allotment/building to assess the Building Work, unless otherwise expressly stated. Any floor area/s stated in this Report are for the purposes of assisting in generally 'identifying' the nature & scope of Building Work only and may not necessarily be an 'accurate determination' of actual floor areas.

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

8. This Report may not necessarily report on 'minor defects' or maintenance matters including small cracks in plaster, tiling etc, operation of latches/locks, windows or other equivalent 'minor' faults or 'defects'.

9. No assessment has been made of the site or soil or foundation upon which the Building Works footings and associated Building Work has been founded/constructed. This Report has not considered any existing or future impact on the footing or foundation of the building or the fabric or serviceability of the Building Work caused by site or ground drainage, trees on this site or any other site, ground movement caused by swelling or shrinking or other causes that may include settlement or movement of any non-natural or 'filled' ground. Notwithstanding this, attention is drawn to the important performance/foundation provisions discussed in CSIRO Pamphlet 10-91 'Guide to Home Owners on foundation maintenance and footing performance'.

10. Stormwater discharge including surface water control, the point/s of discharge or 'legality' of discharge/s has not been assessed in the context of the Building Work or the site other than reporting on site/surface drainage assessable in consideration of normal or expected practices &/or by 'reasonable visual inspection'.

11. The 'siting' of the Building Work in relation to boundaries of the allotment or in the context of compliance with any 'siting requirements' has been considered only to the extent of siting described in any relevant 'plans and/or specifications' forming part of any issued Building Approval and/or Building Permit.

12. No assessment of the matters described in Part 6 Building Regulations 2006 'Building Work in Special Areas' including the potential for the land to flood, to be subject to bushfire attack, the state of or the potential for the Building Work to be subject to termite attack or if the Relevant Building Surveyor in determining a Building Approval/Building Permit required protection against termite infestation or the potential for the building to be subject to uncontrolled overland drainage flow, has been carried out by WATERSHED BUILDING CONSULTANTS.

13. WATERSHED BUILDING CONSULTANTS. Any representations made &/or advice provided to WATERSHED BUILDING CONSULTANTS has been received in the 'utmost good faith' and has been

relied upon. Any breach of a 'duty of disclosure' &/or any acts or omissions of any description 'made' to WATERSHED BUILDING CONSULTANTS that may prejudice the Report are specifically excluded.

14. If any party seeks clarification of any matter contained in this Report, they are encouraged to contact WATERSHED BUILDING CONSULTANTS.

15. All parts of the Building Work 'available' for 'reasonable visual inspection' have been accessed and assessed. Notwithstanding this, it is inherent in the assessment of some 'Building Work' that footings, slab, wall/roof structures, internal parts of the building obscured by furniture, household effects, floor coverings etc and sub-floor areas in, part or total, are in many cases not able to be accessed &/or assessed, fully or partially, and may be noted generally, 'Partially accessible &/or determinable' (PA) in Appendix

rennicks conveyancing pty. ltd.
217 Commercial Road, Morwell, 3840 Tel: (03) 5135 3177
PO Box 215, Morwell 3840 Fax: (03) 5135 3077 ACN 094 190 226

Vendor GST Withholding Notice

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

To: The Purchaser(s)
From: Rhys William Patterson, 3 Mary Claire Street, Traralgon VIC 3844

Property Address: 3 Mary Claire Street, Traralgon VIC 3844
Lot: 14 Plan of subdivision: 722081W

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated:

Signed by:

.....
Rhys William Patterson

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

941114

APPLICANT'S NAME & ADDRESS

RENNICKS CONVEYANCING PTY LTD C/- TRICONVEY (RESELLER) C/- LANDATA

MELBOURNE

VENDOR

PATTERSON, RHYS WILLIAM

PURCHASER

N/A, N/A

REFERENCE

215433

This certificate is issued for:

LOT 14 PLAN PS722081 ALSO KNOWN AS 3 MARY CLAIRE STREET TRARALGON
LATROBE CITY

The land is covered by the:
LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 3
- is within a DEVELOPMENT PLAN OVERLAY - SCHEDULE 5
and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/latrobe)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

30 June 2023

Sonya Kilkenny
Minister for Planning

VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

VICTORIA State Government

PROPERTY REPORT

Environment, Land, Water and Planning

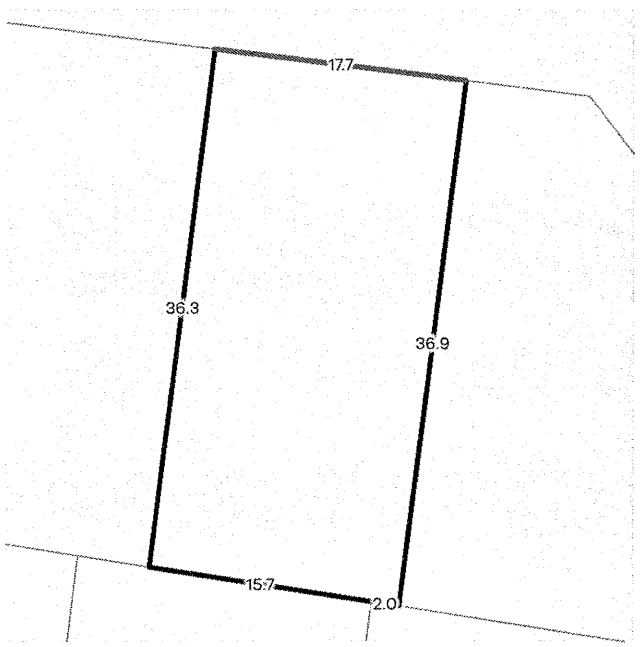
From www.planning.vic.gov.au at 30 June 2023 10:00 AM

PROPERTY DETAILS

Address:	**3 MARY CLAIRE STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 14 PS722081**
Standard Parcel Identifier (SPI):	**14\PS722081**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**53521**
Directory Reference:	**Vicroads 696 B3**

SITE DIMENSIONS

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



Area: 646 sq. m
Perimeter: 109 m
For this property:
—— Site boundaries
------ Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at Title and Property Certificates

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - Planning Property Report

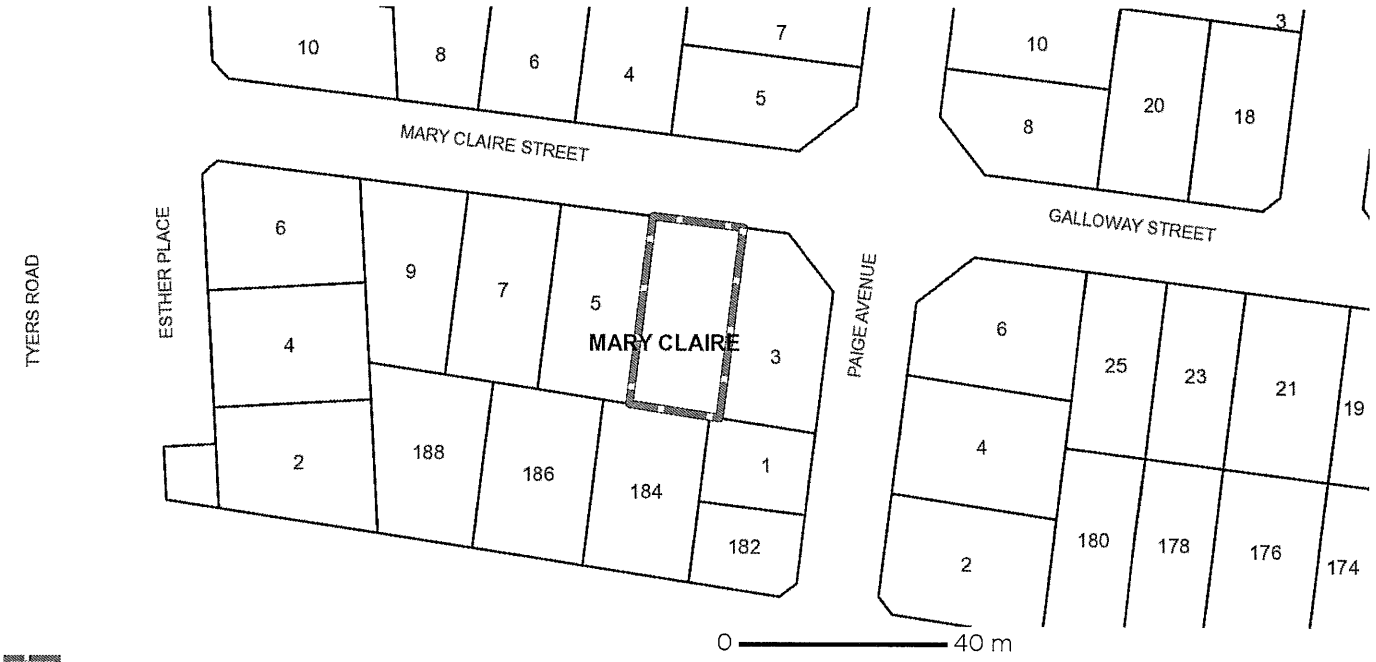
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

Environment, Land, Water and Planning

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 30 June 2023 10:01 AM

PROPERTY DETAILS

Address:	**3 MARY CLAIRE STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 14 PS722081**
Standard Parcel Identifier (SPI):	**14\PS722081**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**53521**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 B3**

UTILITIES

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

STATE ELECTORATES

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

OTHER

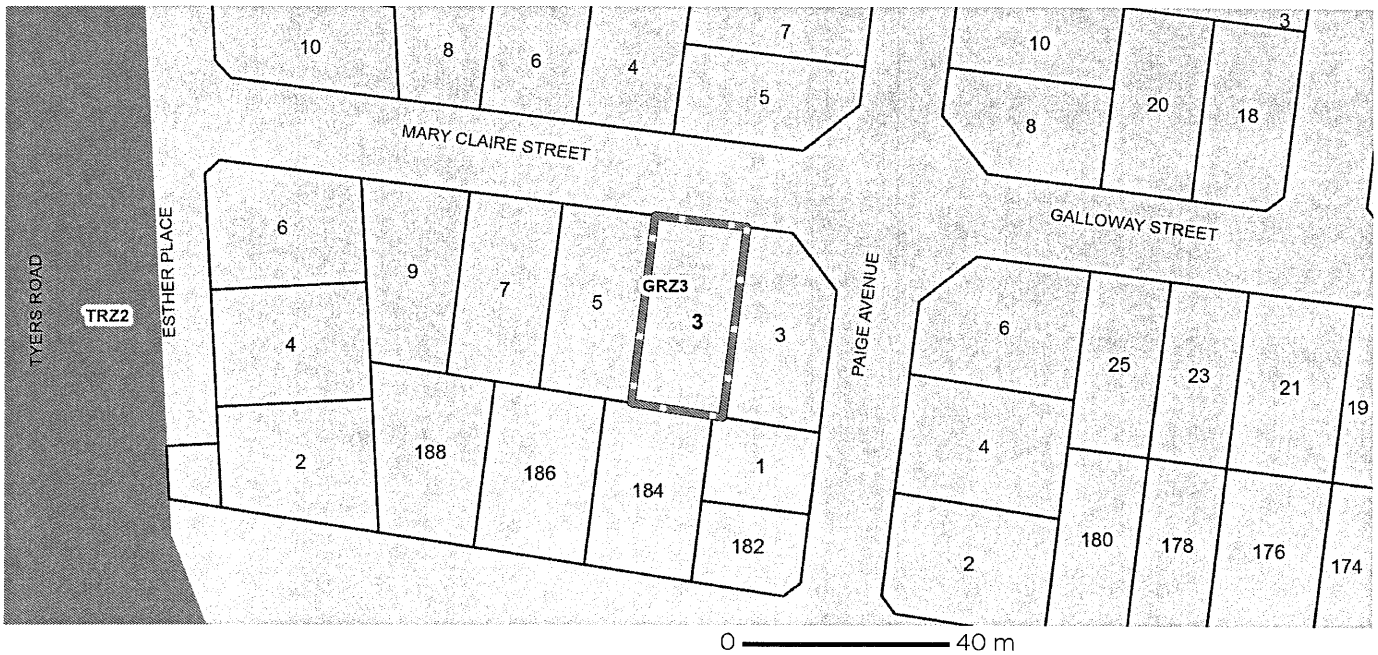
Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 3 (GRZ3)



GRZ - General Residential

NRZ - Neighbourhood Residential

TRZ2 - Principal Road Network

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

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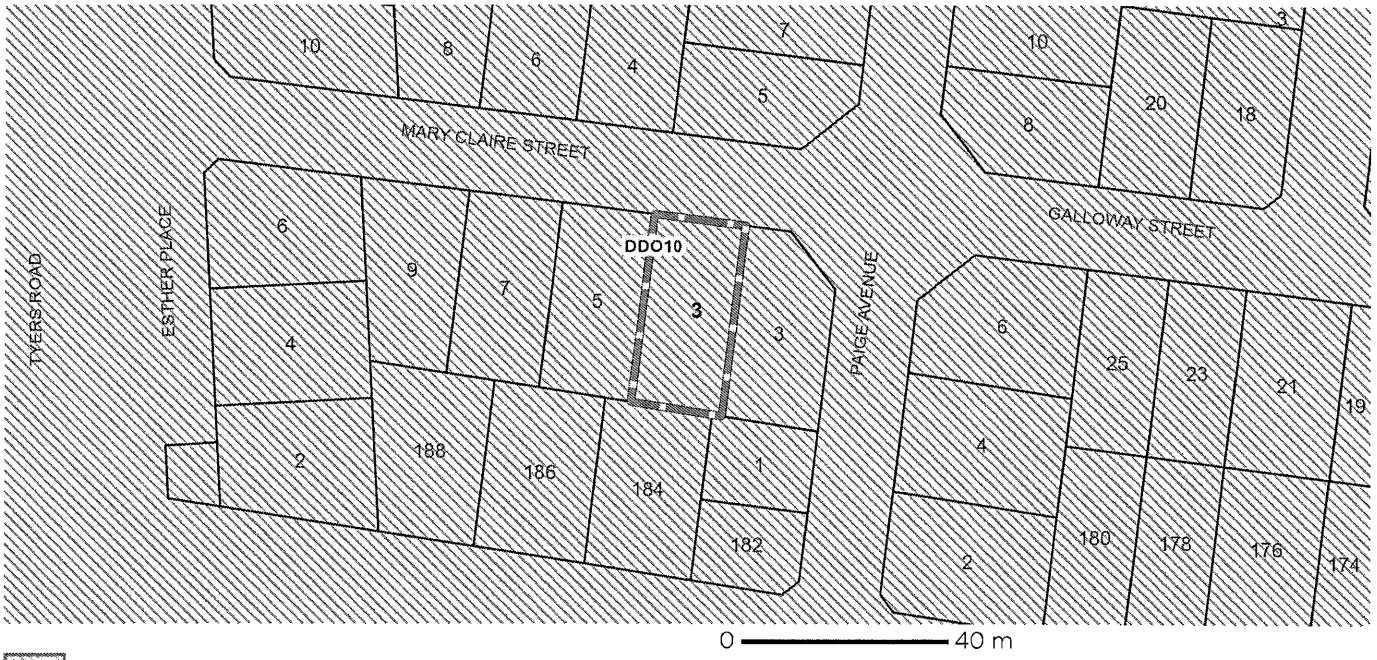
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



DDO - Design and Development Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 5 (DPO5)



DPO - Development Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



ESO - Environmental Significance Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 28 June 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.*** It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

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

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

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

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

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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 (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

DATED 2023

RHYS WILLIAM PATTERSON

VENDOR STATEMENT

Property: **3 Mary Claire Street, Traralgon VIC 3844**

Rennicks Conveyancing Pty Ltd
Licensed Conveyancer
217 Commercial Road
MORWELL VIC 3840
Tel: (03) 5135 3177
Fax:
PO Box 215, Morwell VIC 3840
Ref: SH:BH:00109177