



SECTION 32 **STATEMENT**

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Maxwell Bruce Watters and Suzanne Jane Watters
----------------	--

Property:	14 Lafayette Street, Traralgon VIC 3844
------------------	---

VENDORS REPRESENTATIVE

JP Conveyancing Works
2a Kirk Street
MOE VIC 3825

Tel: (03) 5127 2909
Fax: (03) 5127 4287
Email: jodie@jpcworks.com.au

Ref: 5783

SECTION 32 STATEMENT
14 LAFAYETTE STREET, TRARALGON VIC 3844

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is as follows-

Their total does not exceed \$3400.00

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title.
- Other restrictions affecting the land are as attached.
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is not in a designated bushfire- prone area within the meaning of the regulations made under the *Building Act 1993*.

(c) ROAD ACCESS

There is access to the Property by Road.

SECTION 32 STATEMENT
14 LAFAYETTE STREET, TRARALGON VIC 3844

(d) **PLANNING**

Planning Scheme: LaTrobe City Council
 Responsible Authority: LaTrobe City Council
 Zoning: Neighbourhood Residential Zone (NRZ)
 Planning Overlay/s: See attached certificate

32D NOTICES

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

Is contained in the attached Certificate/s.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

(1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –

- land that is to be transferred under the agreement.
- land on which works are to be carried out under the agreement (other than Crown land).
- land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Connected

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 any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

SECTION 32 STATEMENT
14 LAFAYETTE STREET, TRARALGON VIC 3844

32I TITLE

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- **Due Diligence Checklist**

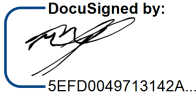
DATE OF THIS STATEMENT

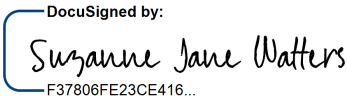
/ /20

Name of the Vendor

Maxwell Bruce Watters and Suzanne Jane Watters

Signature/s of the Vendor

x 



The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

VIC Lands

TITLE SEARCH ON 7529 / 071

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 07529 FOLIO 071

Security no : 124094115572T
Produced 01/12/2021 01:49 PM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 021042
PARENT TITLE Volume 04150 Folio 877
Created by instrument 2279578 15/02/1950

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MAXWELL BRUCE WATTERS
SUZANNE JANE WATTERS both of 14 LAFAYETTE STREET TRARALGON VIC 3844
AN320509Q 29/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN320510G 29/11/2016
BENDIGO AND ADELAIDE BANK LTD

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 LP021042 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: 14 LAFAYETTE STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	LP021042
Number of Pages (excluding this cover sheet)	2
Document Assembled	01/12/2021 13:51

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 48
PARISH OF TRARALGON

COUNTY OF BULN BULN

VOL. 4150 FOL. 877

Measurements are in Feet & Inches

Conversion Factor
FEET x 0.3048 = METRES

COLOUR CODE

E-1 = BLUE

R1 & R2 = BROWN

APPROPRIATIONS

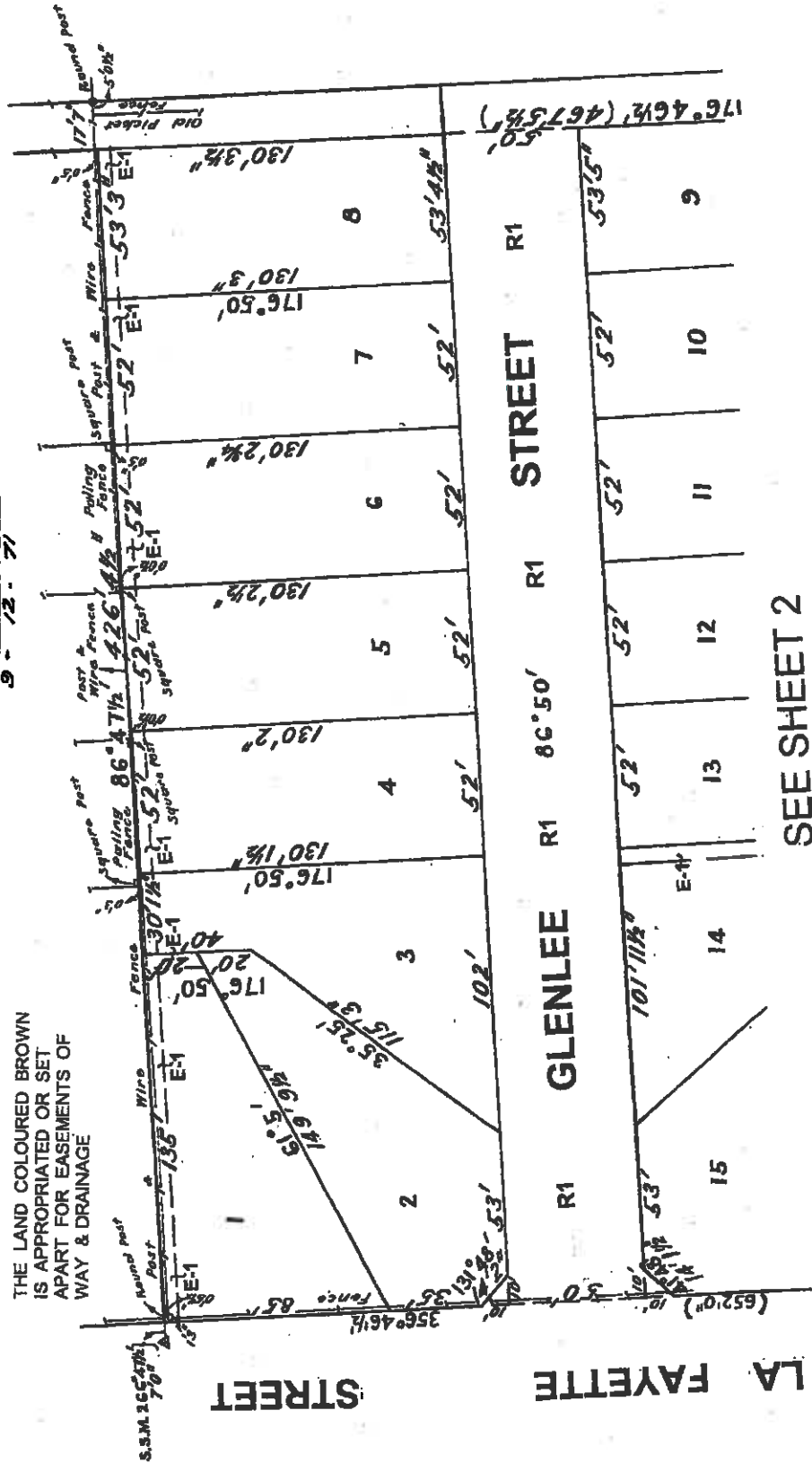
THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE
AND IS 6 FEET WIDE

THE LAND COLORED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY & DRAINAGE

NOTATIONS

FOR ADDITIONAL REFERENCE MARKS &
DATUM OF BEARINGS SEE COPY OF
FIELDNOTES

PLAN AMENDED Vols A.O. w L.G.O. 497
9 - 12 - 71



SEE SHEET 2

2 SHEETS
SHEET 2

STREET

LA FAYETTE

R1

.86°50'

R1

STREET

R1

ROAD

HIGHWAY

PRINCE'S

ROAD R2

Flower Wire Fence

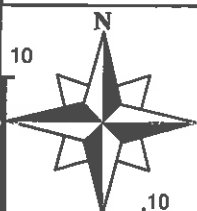
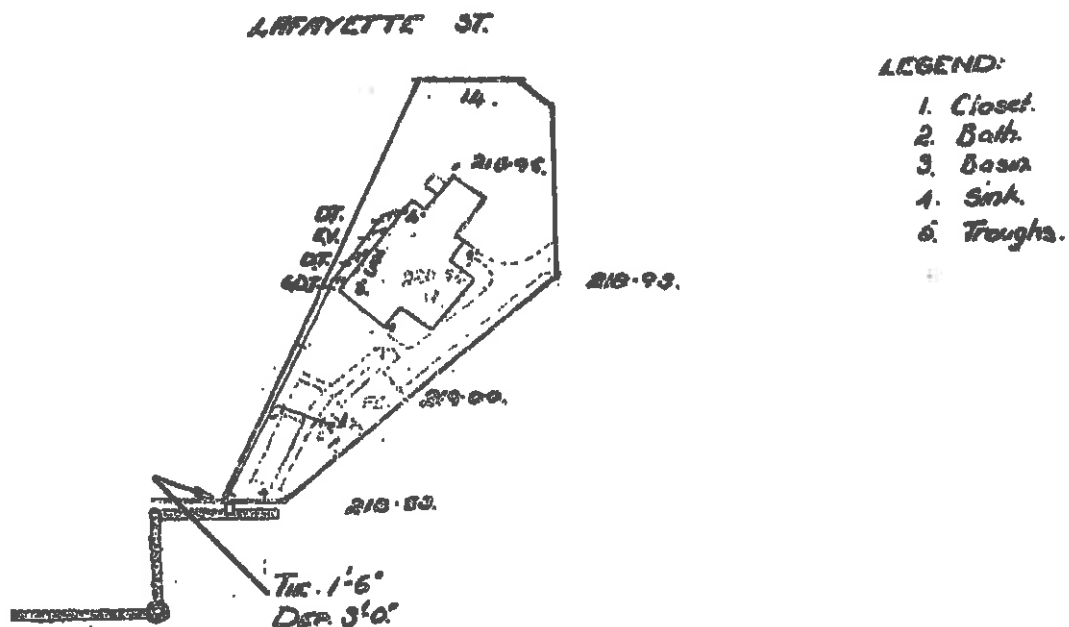


PROPERTY SERVICES

DRAINAGE PLAN NUMBER 226824

ADDRESS: 14 LAFAYETTE ST TRARALGON

Gippsland Water Limited does not guarantee and makes no representation or warranty as to the accuracy of this plan. The company accepts no liability for any loss, damage, or injury suffered by any person as a result of any inaccuracy in this plan.
(C) CENTRAL GIPPSLAND REGION WATER AUTHORITY A.C.N. 830 750 413



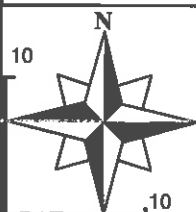
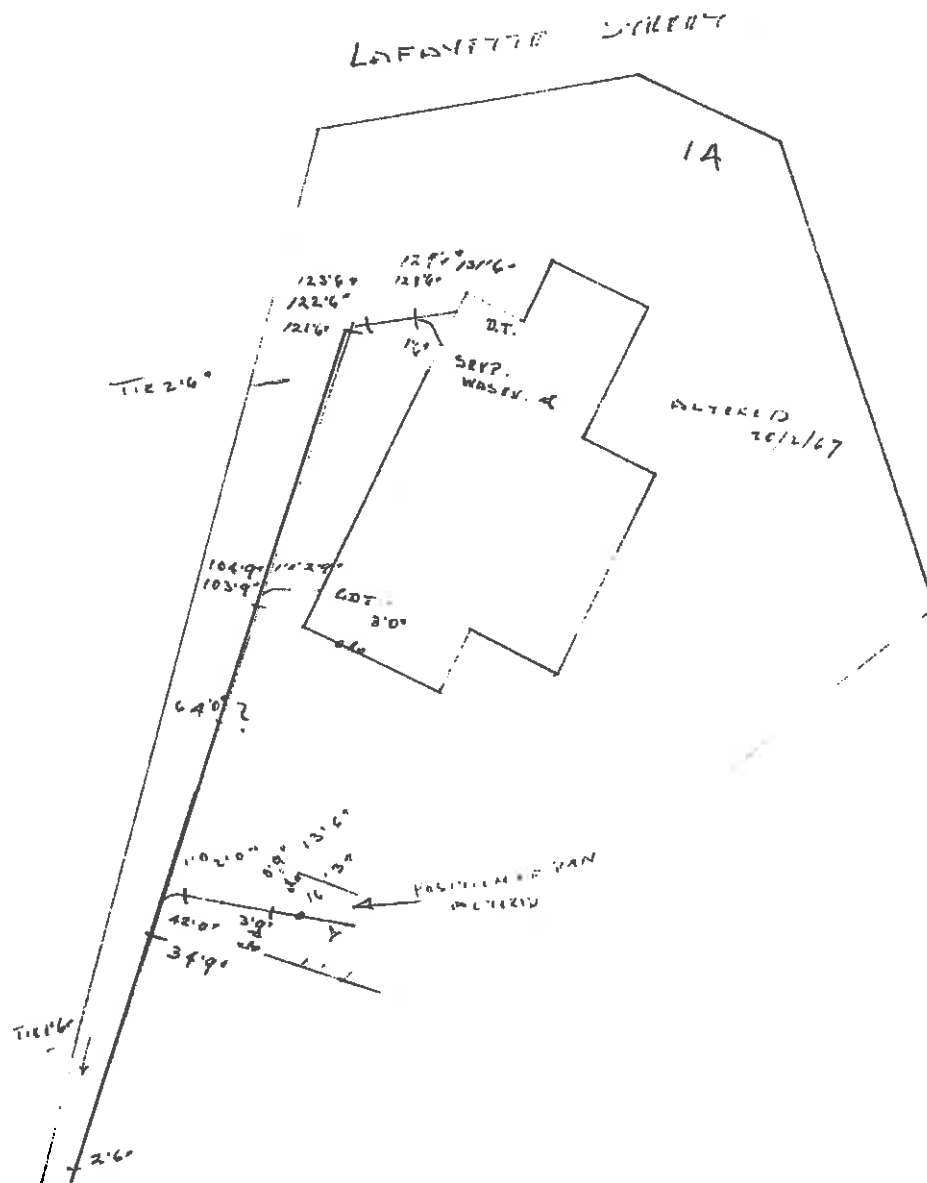
Date Issued:	01/12/21	POINT LOCATION DATA	
Last Finalised:	1/12/2021	TIE	
Scale:	1:500 approx.	E.P.	
Issued To:		N.S.L.	
		I.L.	
Store:		DIA.	

DRAINAGE PLAN NUMBER 226824

ADDRESS: 14 LAFAYETTE ST TRARALGON

Gippsland Water Limited does not guarantee and makes no representation or warranty as to the accuracy of this plan. The company accepts no liability for any loss, damage, or injury suffered by any person as a result of any inaccuracy in this plan.

(C) CENTRAL GIPPSLAND REGION WATER AUTHORITY A.C.N. 830 750 413



Date Issued:	01/12/21	POINT LOCATION DATA	
Last Finalised:	1/12/2021	TIE	
Scale:	1:500 approx.	E.P.	
Issued To:	Store:	N.S.L.	
		I.L.	
		DIA.	



Project Number: 201610061

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 Regulations 2006 Regulation 313

Building Permit No. BSU-1274/201610061/0 24 February 2017**As shown on approved plans****Issue to**Agent of Owner **Maxwell & Suzanne Watters**Postal Address **23 York Street Moe**Postcode **3825**

Telephone

Ownership DetailsOwner **Maxwell & Suzanne Watters**Postal Address **23 York Street Moe**Postcode **3825**

Telephone

Property DetailsNumber **14** Street/Road **Lafayette Street**Suburb **Traralgon**Postcode **3844**Lot/s **15** LP/PS **LP021042**Volume **04150**Folio **877**

Crown allotment Section No

Parish

County

Municipal District **Latrobe City Council****Bullder**Name **Maxwell & Suzanne Watters**

Telephone

Address **23 York Street Moe**Postcode **3825****Details of Building Practitioners and Architects**a) To be engaged in the building work³

Name	Registration Number	Category
------	---------------------	----------

(b) Who were engaged to prepare documents forming part of the application for this permit⁴

Name	Registration Number	Category
------	---------------------	----------

Details of Domestic Building Work Insurance⁵The issuer or provider of the required insurance policy is: **NA****Details of Relevant Planning Permit**Planning Permit No: **NA**Date of grant of Planning Permit: **N/A**Nature of Building Work: **Demolition of existing shed and Construction of shed**Cost of Building Work: **\$13,850.00**Total floor area of new building work in m²: **58.5**Allowable Live Load: **NA****BCA Class:**Part of Building: **As per approved building permit plans**Class: **10a****Occupation or Use of Building:** A Final Certificate is required prior to use or occupation**Commencement and Completion:**This building work must commence by **24 February 2018**This building work must be completed by **24 February 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
Demolition Consent	Regulation 29A	Latrobe City Council

Inspection Requirements³

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.

Relevant Building Surveyor



Brian Ross
BSU-1274

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-1274/201610061/0 Issued 24 February 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. The owner and/or builder is responsible to define the boundaries of the allotment.
3. 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.
4. 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.
5. 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.
6. All construction must meet the performance requirements of Section 2 of the National Construction Code of Australia.

7. 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.
8. 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.
9. 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.
10. 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.
11. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
12. As constructed underwater storm water drainage details are to be submitted to the satisfaction of the relevant building surveyor prior to the issue of the Final Certificate.
13. 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
14. 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;
 - (iii) Certificate of compliance from Plumbers engaged in carrying out any plumbing works;
 - (iv) Certificate of compliance from any Electricians engaged in carrying out any electrical works;
15. Corrosion protection for metal cladding is to comply with NCC Volume 2 Part 3.5.1.3 and Table 3.5.1.1a. This project has been assessed as requiring a low level of protection.
16. All scaffolding and ladders are to comply with the Code of Practice. All works to comply with AS 2601 Demolition of Structures. Details of precautions and hoarding must be provided and approved prior to commencement of work. If precautions are to be erected over the street alignment. Approval from the relevant authority must be obtained in writing.
17. All dust is to be dampened down. A suitable fire extinguisher or fire fighting appliance is to be on site whilst demolition is in progress. Power is to be disconnected. Water and sewage to be disconnected.
18. All demolition works to comply with Australian Standard AS 2601-2001.
19. All asbestos to be removed in accordance with the Occupational Health and Safety Act 2004 and the Occupational Health and Safety Regulations 2007.
20. The site is to be adequately secured at all times during the demolition work to prevent un authorised entry.
21. All demolition works shall take place under the strict supervision of the demolisher and no part of the building shall be left unattended or unsupervised in such a condition that may be dangerous.



EGBP
Ttrralgon
20 Breed Street, Ttrralgon, 3844
(03) 5178 5599
trralgon@egbp.com.au
www.egbp.com.au

Project Number: 201610061

FORM 7
Regulation 1006
Building Act 1993
Building Interim Regulations 2017
CERTIFICATE OF FINAL INSPECTION
BUILDING PERMIT NO: BSU-1274/201610061/0

Issue to
Applicant: Maxwell & Suzanne Watters
Postal Address: 23 York Street Moe 3825

Builder: Maxwell & Suzanne Watters
Postal Address: 23 York Street Moe 3825

Owner: Maxwell & Suzanne Watters
Postal Address: 23 York Street Moe 3825

Property Details

Number: 14	Street/Road: Lafayette Street	Suburb: Ttrralgon	Postcode: 3844
Lot/s: 15	LP/PS: LP021042	Volume: 04150	Folio: 877
Crown: allotment	Section: No	Parish:	County:
Municipal District: Latrobe City Council			

Nature of Building Works: Demolition of existing shed and 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-1274/201610061/0

Certificate Date: 25/01/2018

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 steel for slab	22/03/2017
Inspection of framework	05/04/2017
Inspection for Final Certificate	04/07/2017

COPY

Urie Building Inspections

David Urie
Building Inspector IN-U 1431
0428 997 520
durie51@gmail.com
PO BOX 758 Traralgon VIC 3844
ABN 40 608 257 754

OWNER BUILDER INSPECTION REPORT

On Domestic Building work under Section 137B of the Building Act 1993
(Owner Builder Construction)

This inspection report has been prepared by:

Inspector Details:

Name: David Urie
Registration No: IN-U1431
Address: PO Box 758, TRARALGON 3844

Owner Details:

Name: Maxwell and Suzanne Watters
Address: 14 Lafayette Street Traralgon
Telephone: 0408 021 124

Property Details:

Site address: 14 Lafayette Street Traralgon

Permit Details:

Building Permit Number: BSU-1274/201610061/0
Building Permit Issue Date: 24 February 2017
Certificate of Final Inspection Issue Date: 04/07/2017
Building Surveyor: Brian Ross BSU-1274

General Description of Building:

General description of building: demolition of existing shed and construction of shed

Estimated age: Five years and six months.

Weather conditions on day of inspection: Sunny and warm.

Foundation: N/A

Floor: Concrete

Wall: Metal

Windows: N/A

Roof: Metal

Inspection Summary:

Inspectors general summary: shed all built.



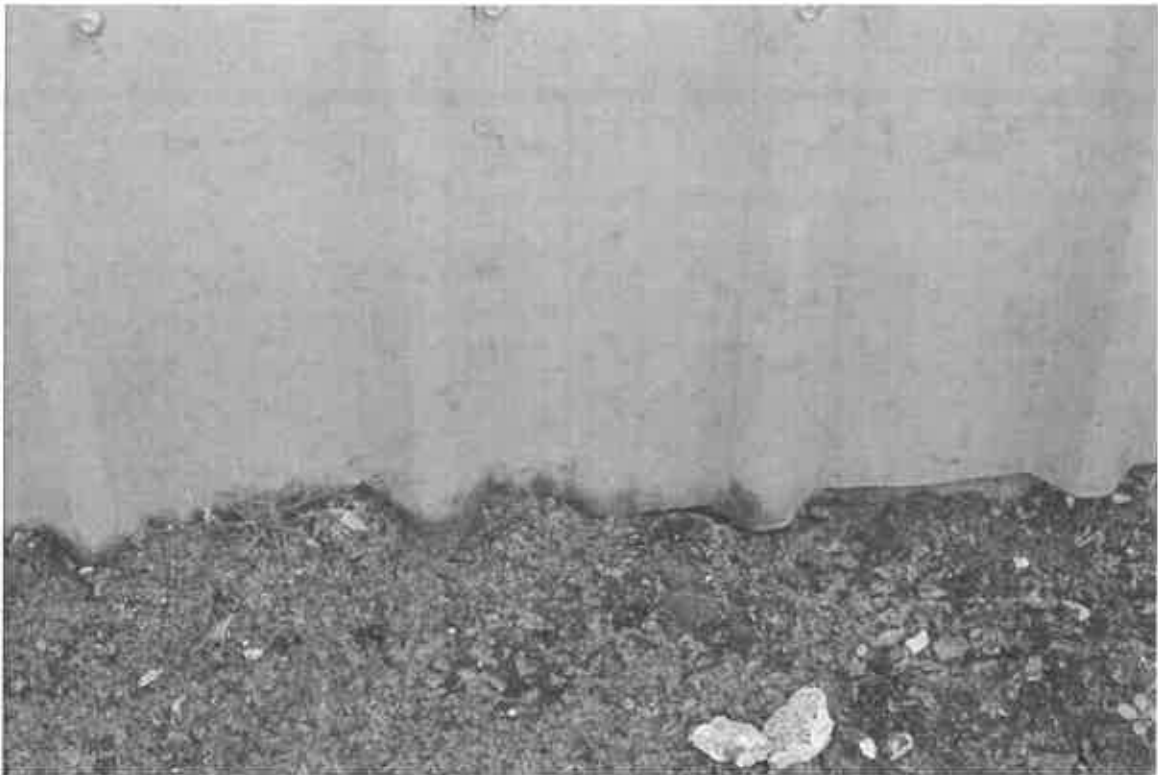
Conditions and status of incomplete works: None

List of second hand or used materials: None

Maintenance items:







This inspection report is undertaken to comply with the requirements of Section 137B of the Building Act 1993. (Owner Builder Construction)

Signed:

A handwritten signature in black ink, appearing to read 'D. Urie'.

David Urie

Building Inspector

Registration Number: IN-U 1431

Date of Inspection: 6th December 2021

Details of Report:

LEGEND: ☒ No visible defect ☒ Significant defect ☒ Maintenance item ☒ Not applicable
☐ Non-completion

Numbers on checklist refer to items on Summary of Defects list

THE SITE

Fences	N	Paths	N	Driveways	N	Steps	N
Surface drainage	M	Retaining Walls (non-structural)	N				
Garage/Shed							
Walls	M	Roof frame	✓	Floor	✓	Roof condition	✓
Skylights	N	Vents	N	Vaileys	N	Guttering	✓
Rolla Door	M						

EXTERIOR OF BUILDING

Masonry

Brickwork	N	Mortar	N	Cracking	N	Dampness	N
Settlement	N	Flashings	N	Weepholes	N		

Timber/Other

Hardi plank	N	Paint Surface	N	Flashings	N	Cement Sheet	N
-------------	---	---------------	---	-----------	---	--------------	---

Windows

Flashings	N	Moulding	N	Sills	N	Fly Screens	N
-----------	---	----------	---	-------	---	-------------	---

Chimney

Flashings	N	Structural	N	Chimney Pot	N
-----------	---	------------	---	-------------	---

Verandah & decks

Structural	N	Floor	N	Walls	N	Ceilings	N
Posts	N	Steps	N	Handrails/balustrade	N	Cement Sheet	N

Roof

Condition	N	Skylights	N	Flashings	N	Valleys	N
Guttering	N	Downpipes	N				

UNDERFLOOR SPACE

Timber Floor

Stumps	N	Framing	N	Dampness	N	Drainage	N
Ventilation	N	Ant caps	N	Services	N	Debris	N

Suspended concrete floor

Concrete condition	N	Dampness	N	Drainage	N	Ventilation	N
Services	N	Debris	N				

ROOF SPACE

Framing	N	Roof covering	N	Insulation	N	Sarking	N
Party walls	N	Leaks	N				

INTERIOR OF BUILDING

Entry

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

Living room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

Dining room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

Family room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

Rumpus room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

Hallway

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N	Cupboard	N

Bedroom 1

Floor	N	Walls	N	Ceiling	N	Dampness	N
Walk in Robes	N	Doors	N	Windows	N	Ventilation	N

Bedroom 2

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

Bedroom 3

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

Bedroom 4

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

Study/workroom

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

WET AREAS**Kitchen**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Pantry	N	Doors	N	Windows	N	Exhaust	N
Ventilation	N	Cupboards	N	Floor tiles	N	Sink	N
Taps/Pressure	N	Bench Tops	N	Tiles	N		

Bathroom 1

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N	Bidet	N
Floor tiles	N	Vanity	N	Basin	N	Bath	N
Spa	N	Cistern & pan	N	Shower Recess	N	Screen	N
Taps/Pressure	N	Wall tiles	N				

Ensuite

Floor	N	Walls	N	Ceiling	N	Dampness	N
Bidet	N	Doors	N	Windows	N	Ventilation	N
Cistern and pan	N	Floor tiles	N	Vanity	N	Basin	N
Bath	N	Spa	N	Shower Recess	N	Screen	N
Taps/Pressure	N	Wall tiles	N				

Laundry

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N	Cupboard	N
Trough	N	Taps/Pressure	N				

WC

Floor	N	Walls	N	Ceiling	N	Dampness	N
Natural Light	N	Doors	N	Ventilation	N		
Cistern and pan	N						

Services

Electrical wiring	N	Plumbing	N	Hot water service	N		
-------------------	---	----------	---	-------------------	---	--	--

Urie Building Inspections

David Urie
Building Inspector IN-U 1431
0428 997 520
durie51@gmail.com
PO BOX 758 Traralgon VIC 3844
ABN 40 608 257 754

Ref: 14 Lafayette Street Traralgon

Dear Maxwell and Suzanne

RE: Property Inspection Report

As per your request for this office to carry out a report on the works executed as an owner/builder as required by Section 137B of the Building Act 1993 and Part 1 inter-alia- Section (5) of the Domestic Building Contracts Act 1995. Therefore, I inspected the works constructed and advise the following:

This inspection report (as requested) is clarification of items visually apparent during inspection and as such, is not a complete structural analysis of building works. Following is a visual inspection report for the workmanship, which may include regulatory and maintenance items to be undertaken, on the building works constructed.

This inspection report is written without prejudice and is not a complete structural report of any building works undertaken without a building permit (Structures design and performance determined by building construction methodology). Contact with the Municipal Building Surveyor or structural engineer should be made if you have any doubt, regarding the building's structural integrity. This report is not to be altered, reproduced (unless in full) or provided in any other form to any other person or party without approval of the author.

Should you have any concerns over this report please contact me.

Yours sincerely



David Urie
Building Inspector
Reg No. IN-U 1431
6th December 2021

PROPERTY REPORT



From www.planning.vic.gov.au at 01 December 2021 01:56 PM

PROPERTY DETAILS

Address: **14 LAFAYETTE STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 15 LP21042**
 Standard Parcel Identifier (SPI): **15\LP21042**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **27922**
 Directory Reference: **Vicroads 696 F7**

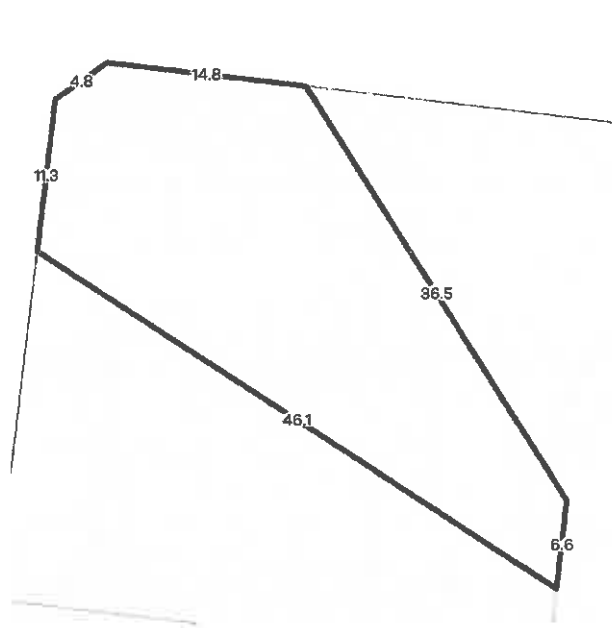
www.latrobe.vic.gov.au

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 692 sq. m

Perimeter: 120 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

Planning Zone: [NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)

Planning Overlay: None

PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning scheme data last updated on 24 November 2021.

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

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

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

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

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

Area Map



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

PROPERTY REPORT: 14 LAFAYETTE STREET TRARALGON 3844

Page 2 of 2

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 01 December 2021 01:55 PM

PROPERTY DETAILS

Address: **14 LAFAYETTE STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 15 LP21042**
 Standard Parcel Identifier (SPI): **15\LP21042**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **27922**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 F7**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

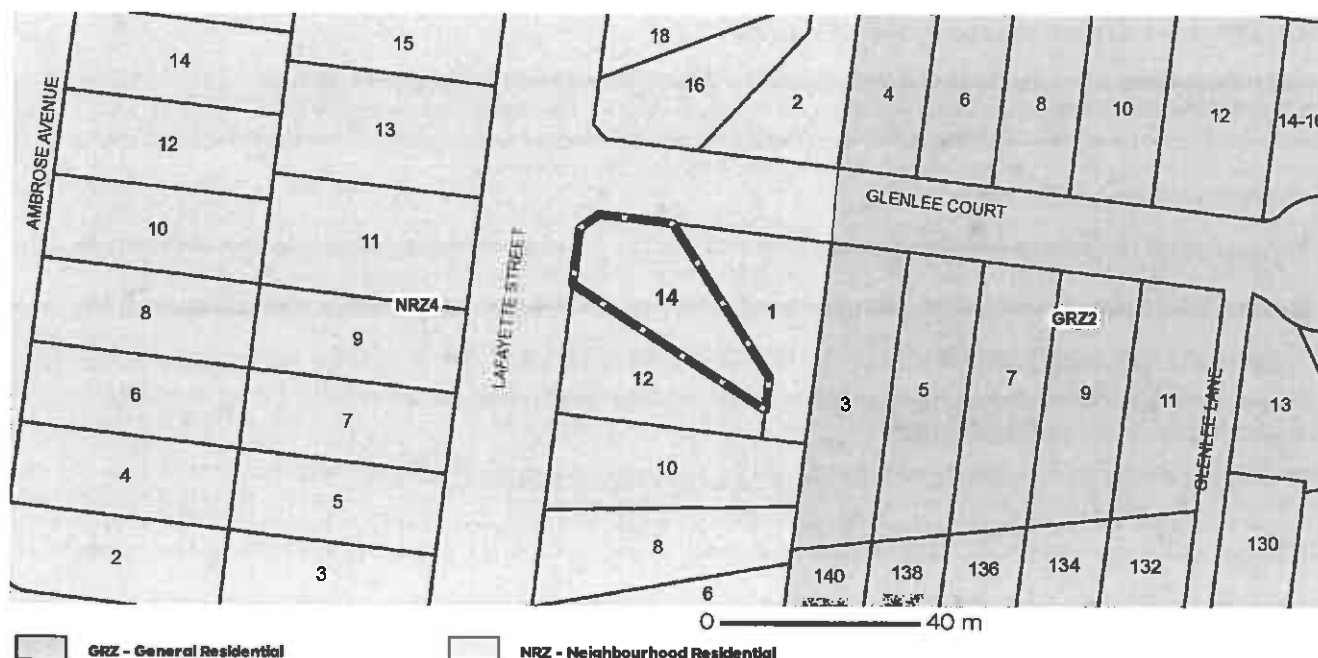
Registered Aboriginal Party: **Gunaikurnal Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

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



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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www2.delo.vic.gov.au/disclaimer>

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

PLANNING PROPERTY REPORT: 14 LAFAYETTE STREET TRARALGON 3844

Page 1 of 3

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning Overlays

No planning overlay found



Further Planning Information

Planning scheme data last updated on 24 November 2021.

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

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

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

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

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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.dewp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1982 (Vic).

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Environment
Land, Water
and Planning

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

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



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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

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 his 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 \(environment.vic.gov.au\)](#)

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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