

SECTION 32

STATEMENT

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

Vendor:	Graham Leslie Hall
Property:	35 Armstrong Court TRARALGON VIC 3844

VENDORS REPRESENTATIVE

Tyler Tipping & Woods

190 Franklin Street

PO Box 1044

TRARALGON VIC 3844

Tel: 03 5173 1100

Email: leanne.donnet@ttwoods.com.au

Ref: Hall G 35 Armstrong

SECTION 32 STATEMENT
35 ARMSTRONG COURT 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 per the attached rates notices.

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:-

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 under section 192A of the Building Act 1993.

(c) **ROAD ACCESS**

There is access to the Property by Road.

(d) **PLANNING**

Planning Scheme: Latrobe Planning
Responsible Authority: Latrobe City Council
Zoning: NRZ Neighbourhood Residential Zone
Planning Overlay/s: DDO - Design and Development Overlay

32D NOTICES

SECTION 32 STATEMENT
35 ARMSTRONG COURT TRARALGON VIC 3844

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 as follows:-Eureka Garages & Sheds

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.

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.

SECTION 32 STATEMENT
35 ARMSTRONG COURT TRARALGON VIC 3844

ATTACHMENTS

Attached to this Section 32 Statement please find:-

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

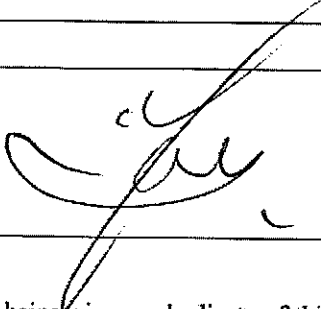
DATE OF THIS STATEMENT

/ /20

Name of the Vendor

Graham Leslie Hall

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

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

Page 1 of 1

VOLUME 08545 FOLIO 730

Security no : 124088254610E
Produced 22/02/2021 11:30 AM

LAND DESCRIPTION

Lot 134 on Plan of Subdivision 021095.
PARENT TITLE Volume 07182 Folio 386
Created by instrument C072421 02/11/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

GRAEME LESLIE HALL of 35 ARMSTRONG COURT TRARALGON VIC 3844
AR061116S 25/05/2018

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP021095 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: 35 ARMSTRONG COURT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 20540B D E PHILLIPS
Effective from 25/05/2018

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	LP021095
Number of Pages (excluding this cover sheet)	3
Document Assembled	22/02/2021 11:31

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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

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES
VOL 7182 FOL 386

LP 21095
EDITION 2
PLAN MAY BE LODGED 5-7-1951

2 SHEETS
SHEET 1

COLOUR CODE

E-1=BLUE

R1, R2 & R3 = BROWN

APPROPRIATIONS

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

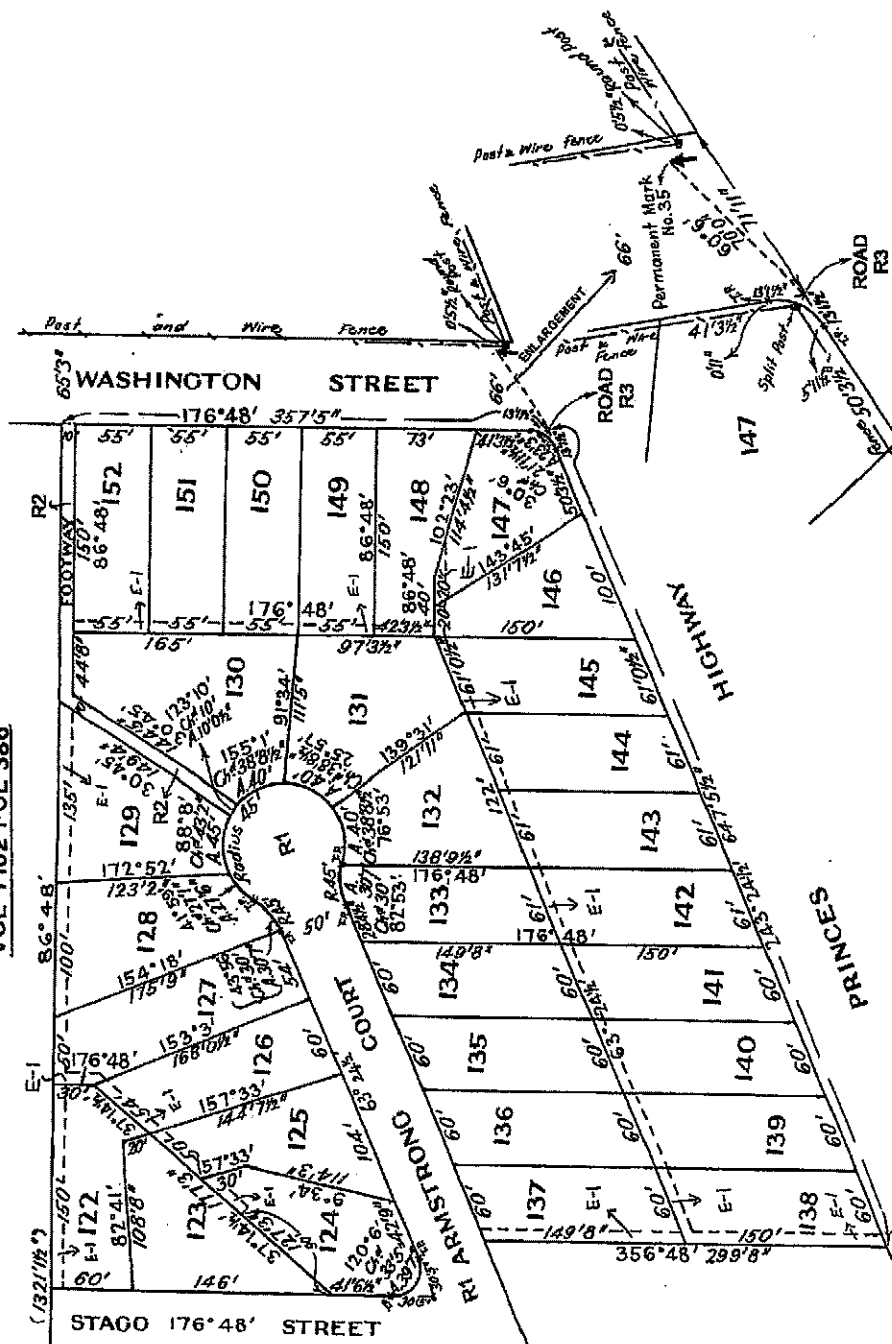
THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
WAY AND DRAINAGE

NOTATIONS

STREET CORNERS ARE
ROUNDED WITH 20'
RADIUS CURVES

ENCUMBRANCES

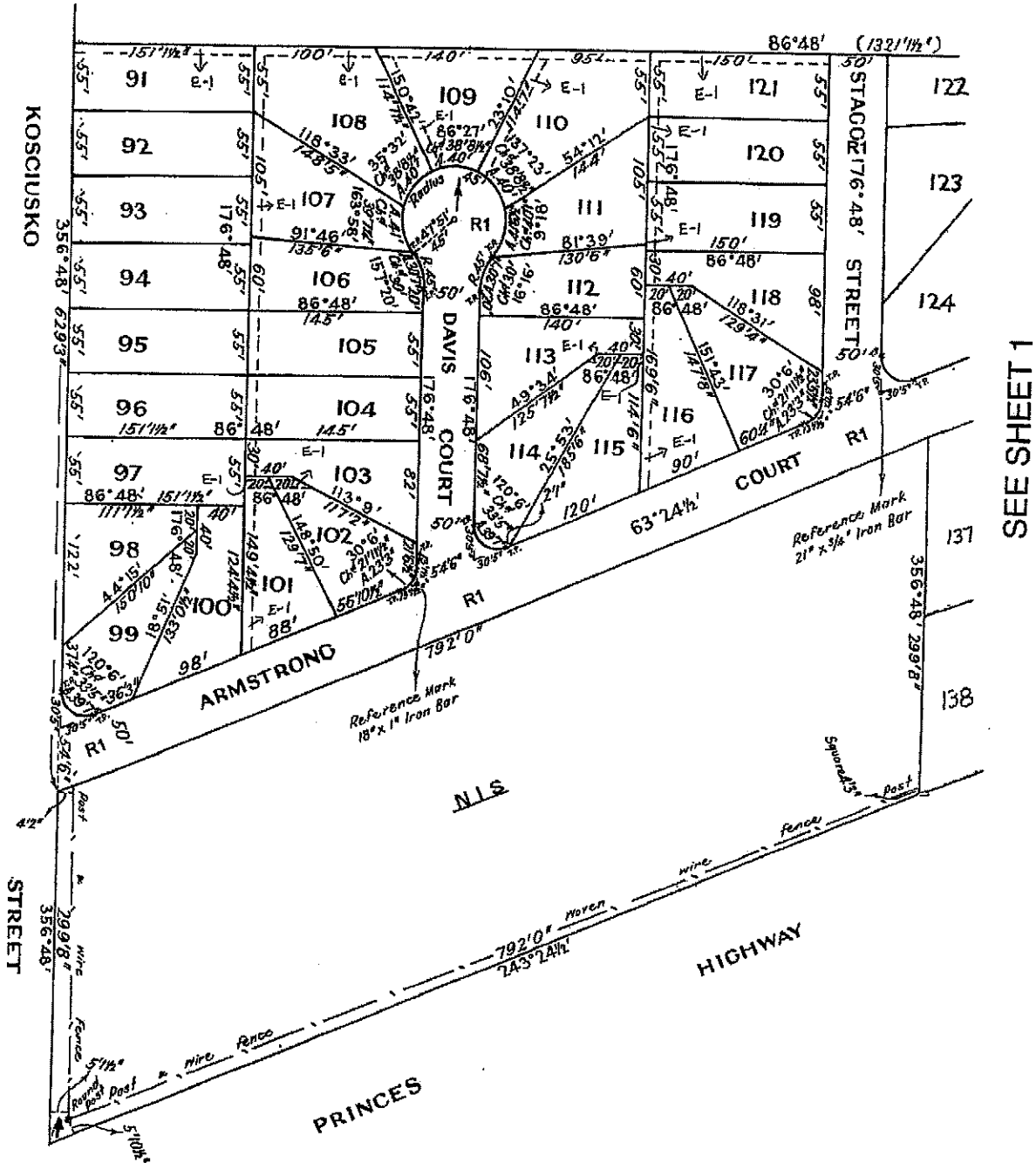
THAT PART OF THE ROAD R1 SHOWN AS
ARMSTRONG COURT IS ENCUMBERED BY
THE CARRIAGEWAY EASEMENT CREATED
IN INST. No. 2332903.



SEE SHEET 2

LP 21095

2 SHEETS
SHEET 2.



RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

LP 21095

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

PLANNING PROPERTY REPORT

From: www.planning.vic.gov.au on 22 February 2021 11:24 AM

PROPERTY DETAILS

Address: **35 ARMSTRONG COURT TRARALGON 3844**
Lot and Plan Number: **Lot 134 LP21095**
Standard Parcel Identifier (SPI): **134\LP21095**
Local Government Area (Council): **LATROBE**
Council Property Number: **23439**
Planning Scheme: **Latrobe**
Directory Reference: **VicRoads 696 E7**

www.latrobe.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/latrobe

UTILITIES

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

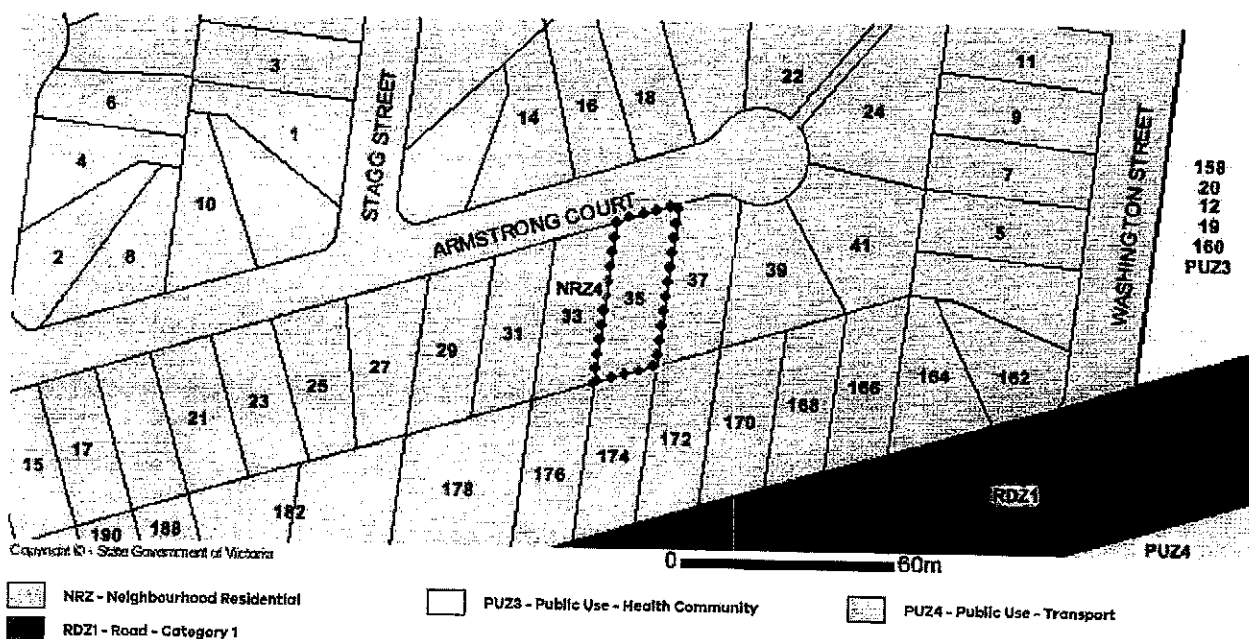
STATE ELECTORATES

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

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)

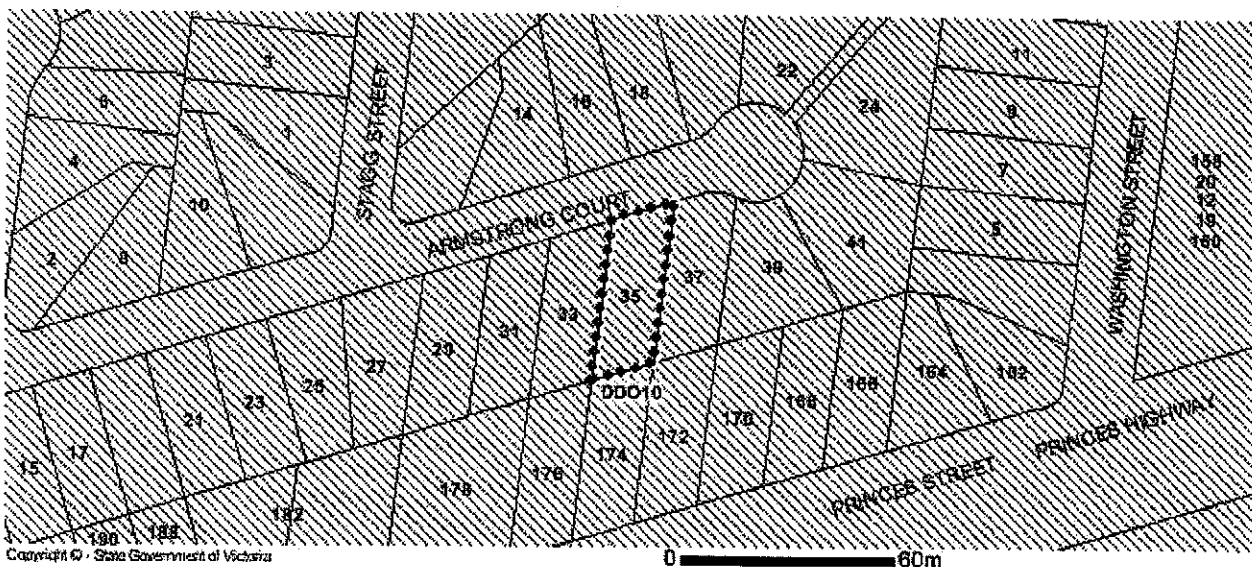


Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



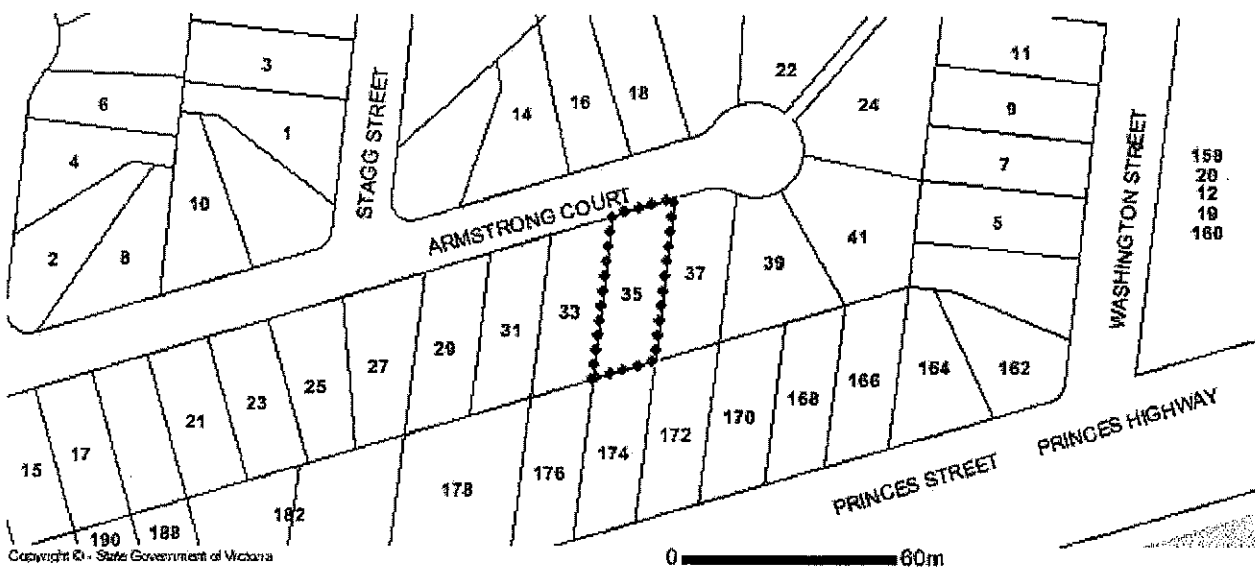
DDO - Design and Development

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

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIFIC CONTROLS OVERLAY (SCO)



SCO - Specific Controls

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

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 17 February 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>

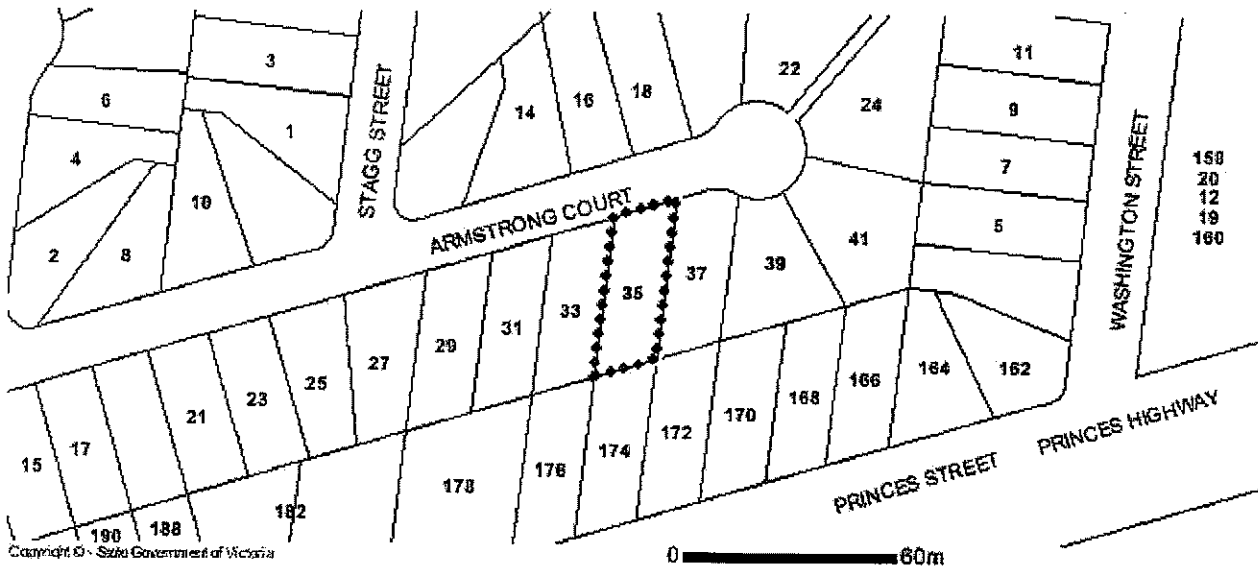
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



Copyright © - State Government of Victoria

Designated Bushfire Prone Area

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 <http://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 www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

Property Report from www.land.vic.gov.au on 22 February 2021 11:24 AM

Address: 35 ARMSTRONG COURT TRARALGON 3844

Lot and Plan Number: Lot 134 LP21095

Standard Parcel Identifier (SPI): 134\LP21095

Local Government (Council): LATROBE Council Property Number: 23439

Directory Reference: VicRoads 696 E7

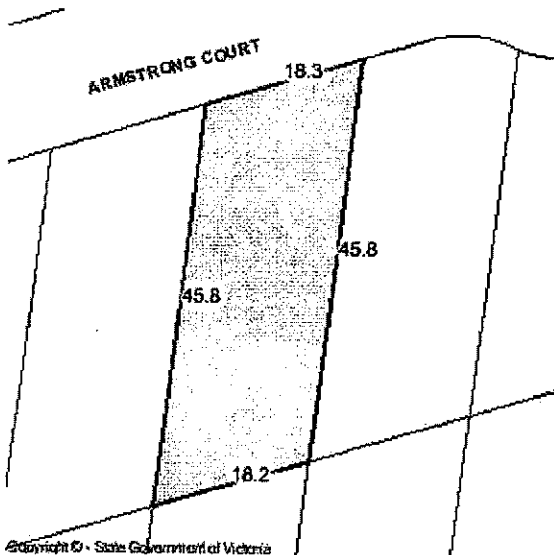
This property is not in a designated bushfire prone area.

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

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Site Dimensions

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



Area: 765 sq. m

Perimeter: 128 m

For this property:

— Site boundaries

— Road frontages

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

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

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

Planning Zone Summary

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

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

Planning scheme data last updated on 17 February 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 [Planning Schemes Online](#)

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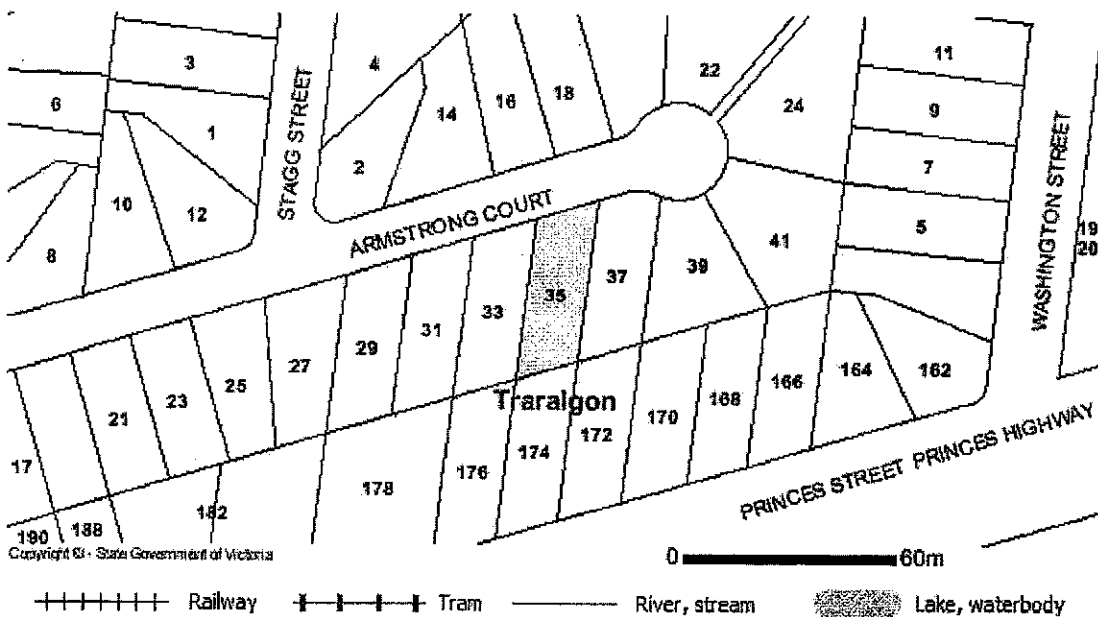
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

Area Map



Valuation and Rates Notice

For the period: 1 July 2019 to 30 June 2020

ABN: 92 472 314 133



Mr G L Hall
35 Armstrong Ct
TRARALGON VIC 3844



034
ID16807
R4_8503

Property: 35 Armstrong Court, TRARALGON VIC 3844

Description: L 134 LP 21095

AVPCC: 110 - Detached Home
(See reverse)

Capital Improved Value (CIV): \$232,000

Valuation date: 01/01/2019

Effective as at: 01/07/2019

Payments

Direct
debit:

Council rates and charges

General Rates Charge (0.00466836 x CIV)	\$1,083.05
Municipal Charge	\$140.00
Garbage Charge	\$352.00
State Government Concession	-\$235.15

State government charges

Fire Service Property Levy - Residential (0.00006600 x CIV)	\$15.30
Fire Services Property Levy Fixed Charge	\$111.00
EPA Victoria Landfill Levy	\$21.30
State Government Concession	-\$50.00

Total outstanding **\$1,437.50**

Any payments made on or after 19 July 2019 may not be included in the balance on this notice.

☐ Full payment: \$1,437.50

☐ Instalment: \$359.45

Assessment number: 234 393

Property: 35 Armstrong Court, TRARALGON VIC 3844



Billir Code: 6072
Ref: 234 393

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



Billir Code: 0359
Ref: 23 4393

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

POST Billpay



Payment by Instalment *359 234393

Council Use Only



Direct debit

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

In person

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

Mail

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

Centrepay

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

Register for email rates notices



latrobe.enotices.com.au
Ref: 5E315EF1DH

More
information
overpage



2019 - 2020

Hard & Green Waste Coupons



Mr G L Hall
35 Armstrong Ct
TRARALGON VIC 3844

034

R4 8605

Below are your coupons for
general hard waste or green waste



The benefits of hard and green waste coupons

- Reduced queuing
- Use as required all year round at Latrobe City Council's transfer stations and PineGro facilities only
- Conditions apply

What do the coupons allow?

Hard waste is not general household rubbish.
Each coupon allows the free disposal of up to
one cubic metre of general hard waste
OR up to **one cubic metre** of green waste.

It does not include asbestos, liquids, chemicals or other waste types not accepted at the landfill or the PineGro recycling facility.

Any hard waste in excess of one cubic metre per coupon will be charged at the applicable rate.

For more information visit

www.latrobe.vic.gov.au/waste

When can I use these coupons?

Coupons can be presented at any of our transfer stations during normal operating hours and are valid until 31 July 2020.

Coupons must be presented at time of disposal. You can present either a single coupon or both coupons together for a single load. The transfer station attendant will retain your coupon to be recorded on Council's record management system.

Can I use these coupons for one booked hard waste collection?

Yes, both coupons are redeemable for one booked hard waste collection. Collections commence first Monday in May and December. Bookings close two weeks prior, on 15 November 2019 and 17 April 2020.

To book, visit your local service centre or library, with your coupons.



2019/20

Hard and Green Waste

Disposal Coupon

Present this coupon at any Latrobe City Transfer Station or PineGro Facility for:

Free disposal of up to one cubic metre of
hard waste or
up to one cubic metre of **green waste**
OR

Both coupons can be used for
one booked hard waste collection.

CAR REG. No:

35 Armstrong Court,
TRARALGON VIC 3844



Valid to 31 July 2020
(see back for details)



234393 2020 01

2019/20

Hard and Green Waste

Disposal Coupon

Present this coupon at any Latrobe City Transfer Station or PineGro Facility for:

Free disposal of up to one cubic metre of
hard waste or
up to one cubic metre of **green waste**
OR

Both coupons can be used for
one booked hard waste collection.

CAR REG. No:

35 Armstrong Court,
TRARALGON VIC 3844



Valid to 31 July 2020
(see back for details)



234393 2020 02

TEAR
HERE



GIPPSLAND WATER

55 Hazelwood Road, PO Box 348, Traralgon Vic 3844 ABN 75 830 750 413

Customer Enquiries 1800 050 500
Customers outside Victoria (03) 5177 4600
Service Faults 24hrs 1800 057 057
Email: contactus@gippswater.com.au
Website: www.gippswater.com.au



G Hall
35 Armstrong Crt
TRARALGON VIC 3844



034
1000423
R1_859

Account Number: 0010478705

Amount Due: \$253.41

Current Charges Pay By: 10/06/2020

Invoices are issued 3 times per year.
Approximate next meter reading:
10/09/2020

Account Summary

35 Armstrong Crt Traralgon Vic 3844

Tax invoice number 5531917
Service charge period 01/03/2020 to 30/06/2020
Meter read period 10/01/2020 to 12/05/2020

	Water Usage Treated	\$33.19
	(Refer to back of account)	
	Water Service Charge	\$58.96
	(Water treatment and supply)	
	Wastewater Service Charge	\$270.90
	(Sewerage treatment and disposal charge)	

TOTAL CURRENT CHARGES **\$363.05**

Rebate concession granted **\$109.64 CR**

Total account **\$253.41**

Total price includes GST of **\$0.00**

*Indicates taxable supply

Rox No - Nicol
2363479 SEPT.

Payment Summary

Last account \$235.65
Thank you for your payment \$235.65 CR

Balance Due \$0.00
Current Charges \$253.41

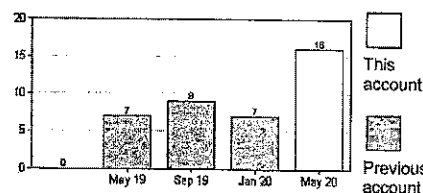
AMOUNT DUE **\$253.41**

Total includes GST \$0.00

Payments made on or after 13/05/2020
will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT

Average daily water usage 0.1301 kL/day

Average cost for water usage \$0.27/day

Your Charges Explained

WATER USAGE: The charge for the amount of water used at the property as recorded by the water meter.

WATER SERVICE AND WASTEWATER SERVICE: The charges for Gippsland Water to maintain water quality, to undertake maintenance and construction of water and wastewater mains, and responsibly dispose of the wastewater from your property with the exception of properties serviced by septic tank systems.

Payment Assistance

We understand there are times customers have difficulty in meeting bill payment. Our Customer Care Program is designed to assist you at such times. Please call 1800 050 500 and speak to our Customer Contact team. We look forward to assisting you. Please refer to back of account for payment arrangement information.

Payment Slip



* 368 00104787052

G Hall

Direct Debit arrangement in place.

Account Number: 0010478705

Tax Invoice Number: 5531917

Date of Issue: 13/05/2020

Current Charges Pay By: 10/06/2020

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

BUILDING PERMIT No. BS-U1590/20181351/0 ISSUED 28/06/2018
JOB NUMBER: 18/01194

Issued to

Owner **Graeme Hall** Telephone **0452 530 645**
Postal address **35 Armstrong Court, TRARALGON**
Email **graemehall1945@gmail.com**
ACN (if applicable)

Postcode **3844**

Property details

Number **35** Street/road **Armstrong Court**
Lot/s **134** LP/PS **LP 21095**
Municipal District **Latrobe City Council**

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

Postcode **3844**
Folio

Builder

Name **Graeme Hall**
Address **35 Armstrong Court, TRARALGON**
Owner-builder Certificate of Consent No:

Telephone **0452 530 645**
Postcode **3844**

Details of building practitioners and architects

(a) to be engaged in the building work

Name	Company	Category / Class	Registration No.

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

Name	Company	Category / Class	Registration No.
Alberto Escobar	Mortar Wombat Group Pty Ltd	Owner	EC 46542

Details of relevant planning permit

Planning permit no. N/a Date of grant of planning permit.

Nature of building work

Description of building work **shed**
Version of BCA applicable to permit **2016**
Stage of building work permitted **all**

Storey Contained **1**
Cost of building work for project: **\$9,800**
Total floor area of new building work **42 m²**

Protection work

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

Building Classification

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

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

Date Approved	Authority	Matter	Regulation
15 June 2018	Council	Consent for wall on boundary	80

Inspection requirements

The mandatory notification stages are:

Prior to placing a footing - concrete pads
Prior to placing a footing - slab reinforcement
Completion of frame

Final upon completion of all building work

Occupation or use of building

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

Commencement and completion

This building work must commence by 28/06/2019.

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

This building work must be completed by 28/06/2020.

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

Relevant building surveyor

Name: M D Curtain

Registration No. BS-U1590



Signature:

Conditions of Approval

Building Permit No. BS-U1590/20181351/0

1. The building permit has been issued pursuant to the Building Act 1993 (the "Act"), the Building Regulations 2018 (the "Building Regulations") and the National Construction Code Series Building Code of Australia 2016 - Volume 2 (the "BCA"); and
2. The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and
3. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
4. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
5. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
6. The following information and or certificates are to be provided with the application for the Certificate of Final Inspection:
 - (a) a plumbing compliance certificate from the plumber engaged in the works; and
 - (b) an electrical safety certificate from an electrician engaged in the works.
7. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
8. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling and septic lines into a grass swale drain; and
9. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
10. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
11. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.



Garages & Sheds

Eureka Garages & Sheds
 188 Argyle Street Traralgon Vic 3844
 Telephone: (03) 5174 5311 Facsimile: (03) 5174 5322
 A.B.N. 93 060 638 888
 Web Address: www.eurekagarages.com.au

Est Delivery:	
Hold Job:	YES
Quote No:	QTR38372
Sales Person:	Steven Halliday

25-May-2018
TAX INVOICE
T5409

Ver 10.01 : 210 : C 1 a

Client	GRAEME HALL
Address	35 ARMSTRONG COURT
	TRARALGON 3844 VIC
Phone:	
Mobile:	0452 530 645

Delivery	35 ARMSTRONG COURT
Address	TRARALGON 3844 VIC
Mailway Ref:	
Bus Phone:	
Fax:	
Email:	

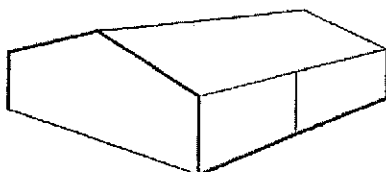
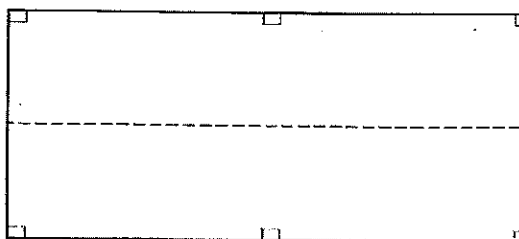
	LEFT	GABLE	RIGHT
WIDTH		7500	
LENGTH		6000	
EAVE HEIGHT		2700	
ROOF PITCH		Main 11°	
Terrain Category: 3 Region A 41ms			
2 Bays at 3000 Spacing			

Total Kit Price (Incl GST)	\$	6,800.00
Plus Credit Card Surcharge		
Less current payment	\$	-
Less prior payments processed	\$	-
Balance Due	\$	6,800.00
GST Amount Included	\$	618.18

FOR GST PURPOSES THIS DOCUMENT CONSTITUTES A 'TAX INVOICE'
 UPON FULL PAYMENT OF THE TOTAL BALANCE DUE, OTHERWISE THIS IS
 NOT A TAX INVOICE.

Building Type:	GARAGE	Includes: Safety mesh; Insulation Blanket;
Main Frame Type:	C150 X 1.5mm PURLIN	
Connection Details:	Main anchoring: SLAB FIXING	
Column adjust:		
Roof Profile:	CORRUGATED 0.47mm	Colour
Wall Profile:	SHEDCLAD 0.47mm	COLOUR TBA
Barge:		COLOUR TBA
Gutter:	QUAD GUTTERS	COLOUR TBA
Down pipes:	RECTANGULAR DOWN PIPE 100 mm x 50 mm	COLOUR TBA
Trim:		AS PER WALL SHEETS

Quantity	Description	Colour/Amount
-1	Gable Divider	
1	Eureka Light Industrial Flatsheet Door 2040 X 815	COLOUR TBA
2	Front Gable ROLLER DOOR 2300H X 3000W	COLOUR TBA
*	EXTEND WALL SHEETS AND POSTS BY 100mm	
*	MINUS 1 PORTAL FRAME	
*	EXTEND TOPHATS 100mm TO OVERLAP OLD SHED	
*	JOIN TO EXISTING EUREKA GARAGE	



Please note this drawing is not drawn to scale and may not include the specific details of this order.

CERTIFICATE OF ELECTRICAL SAFETY for Non-Prescribed Electrical Installation Work

ELECTRICITY SAFETY ACT 1998; ELECTRICITY SAFETY (INSTALLATIONS) REGULATIONS 2009

Certificate no.

234781836**CERTIFICATE OF COMPLIANCE****1 Responsible Person** (eg. electrical contractor, supervising electrician, electrician)

REC reg./licence no.

2 2 3 6 3

Telephone no.

0434 121 324

Name

TKD ELECTRICS PTY LTD

Address

80 BLACK DUCK DRIVE HAZELWOOD NORTH VIC 3840**2 Licensed Electrical Installation Worker** (eg. electrician)

Licence no.

A 4 4 2 0 0

Name

Mr TYSON KANE DEKLEVA**3 Details of Electrical Installation**

Name of customer

GRAHAM HALLAddress of installation
(include lot no. if relevant)**35 ARMSTRONG COURT**

Suburb or town

TRARALGON

Postcode

3 8 4 4

Telephone

0 4 5 2 5 3 0 6 4 5

NMI (if available)

4 Electrical Work Undertaken

No. light points

No. single

Socket outlets

No. doubles

Have you installed
Air Conditioning?**1****2****N/A**Yes ☐ No ☒

Maximum demand in amps per phase on completion

Consumer's mains capacity in amps

LIMITED**80 AMPS**

Description of work undertaken (if insufficient space, please attach list)

SUPPLY, WIRE AND FIT 1 X SINGLE GPO ON WEST WALL OF SHED FOR ROLLER DOOR.
 SUPPLY, WIRE AND FIT 1 X SINGLE GPO ON EAST WALL OF SHED FOR ROLLER DOOR.
 SUPPLY, WIRE AND FIT 1 X SINGLE GANG SWITCH ON EAST WALL OF SHED NEXT TO DOOR.
 SUPPLY, WIRE AND FIT 1 X LED BATTEN LIGHT LIGHT IN SHED.

5 Has this **electrical installation work** failed a previous audit?Yes ☐ No ☒

If yes, quote previous certificate number

1 1 1 1 1 1 1 1 1 1

6 Type of property where the electrical installation work is carried out: (refer back of certificate for types)



1 Domestic

☐ 2 Non-Domestic☐ 3 Construction

I, the licensed electrical installation worker named above, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (Installations) Regulations 2009.

Signature

(Licensed Electrical Installation Worker)

Mr TYSON KANE DEKLEVA

7 Date of completion of work

10/09/18

8 Date Certified

25/09/18

energysafe
VICTORIA



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.