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 Farmer Crescent, Traralgon 3844	
Vendor's name	Darren Wesley Hill	**Date** / / 04/07/2023
Vendor's signature	Signed by: Darren Wesley Hill 7FA1291D472582F6	
Vendor's name	Melissa Joy Hill	**Date** / / 04/07/2023
Vendor's signature	Signed by: Melissa Joy Hill 8E4DE513B52C2634	
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: $3,500.00

1.2 **Particulars of any Charge** (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	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 documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant 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 under section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

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

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

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")

Not applicable.

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☐

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

☐ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

13. ATTACHMENTS

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

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

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

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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 08849 FOLIO 327

Security no : 124105549330V
Produced 21/04/2023 10:52 AM

LAND DESCRIPTION

Lot 206 on Plan of Subdivision 023924.
PARENT TITLES :
Volume 07426 Folio 088 to Volume 07426 Folio 089
Created by instrument D784634 04/05/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DARREN WESLEY HILL
MELISSA JOY HILL both of 13 CAMELOT COURT WARRAGUL VIC 3820
AU343796T 14/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU343797R 14/05/2021
COMMONWEALTH BANK OF AUSTRALIA

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 LP023924 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 FARMER CRESCENT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 14/05/2021

DOCUMENT END

PLAN OF SUBDIVISION OF

PART OF CROWN PORTIONS 20 & 21

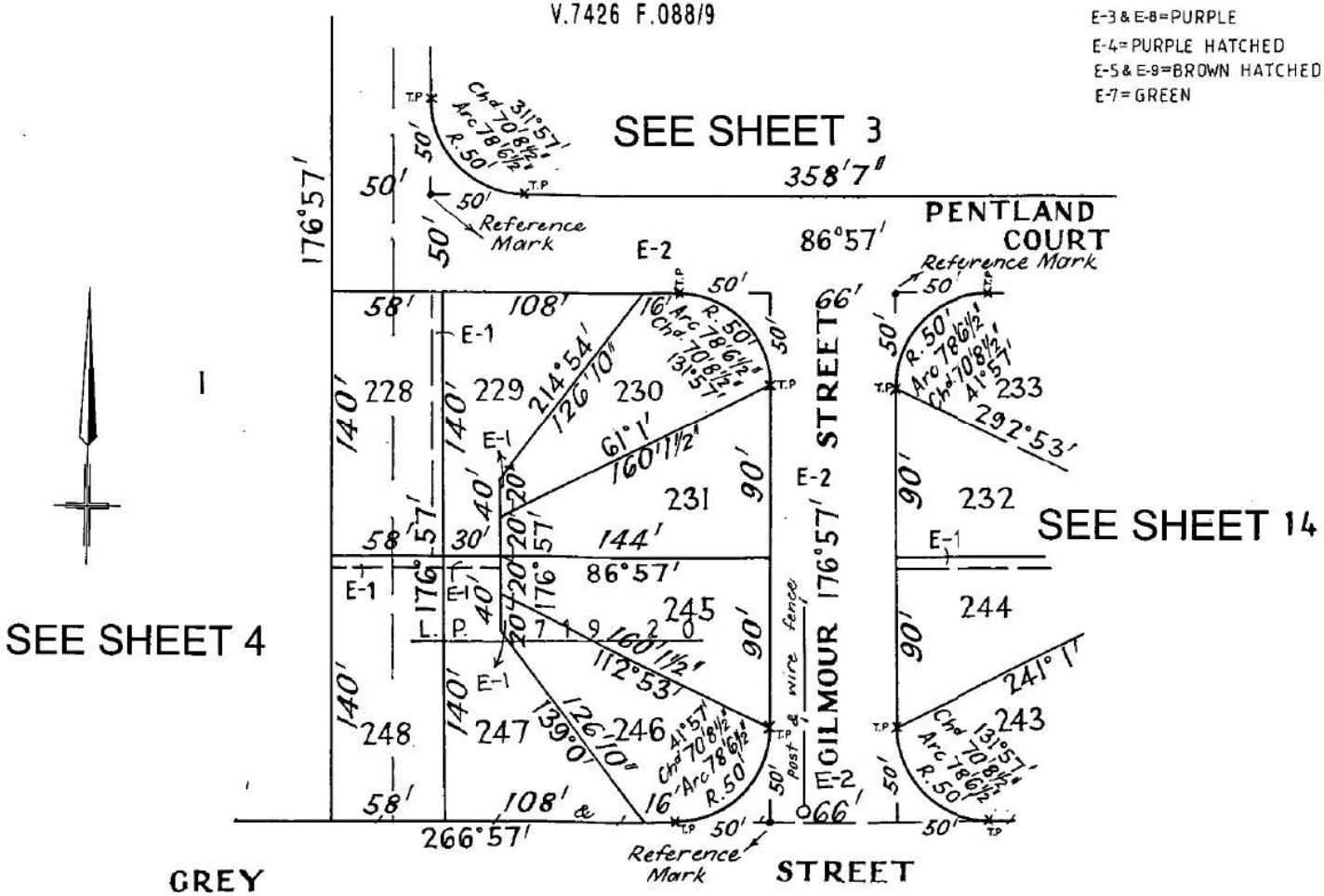
PARISH OF TRARALGON

COUNTY OF BULN BULN

V.7426 F.088/9

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

COLOUR CODE
E-1=BLUE
E-2=BROWN
E-3 & E-8=PURPLE
E-4=PURPLE HATCHED
E-5 & E-9=BROWN HATCHED
E-7=GREEN



LP 23924
EDITION 5
PLAN MAY BE LODGED
23-9-1952

1 SHEETS
SHEET 14

APPROPRIATIONS

THE LAND COLOURED BLUE AND PURPLE HATCHED IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE AND IS 6 FEET WIDE UNLESS OTHERWISE SHOWN

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

THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART FOR RECREATION RESERVE

ENCUMBRANCES

THE LAND MARKED E-3, E-4 & E-5 IS ENCUMBERED BY THE EASEMENT TO THE TRARALGON WATERWORKS TRUST CREATED BY INST. NO. 590890

THE LAND MARKED E-8 & E-9 IS ENCUMBERED BY THE EASEMENT TO THE TRARALGON WATERWORKS TRUST CREATED BY INST. NO. 592216

NOTATIONS

FOR DATUM OF BEARINGS & ADDITIONAL REFERENCE MARKS SEE COPY OF FIELD NOTES.

REFERENCE MARKS ARE 12"x½" BOLTS UNLESS OTHERWISE SHOWN.

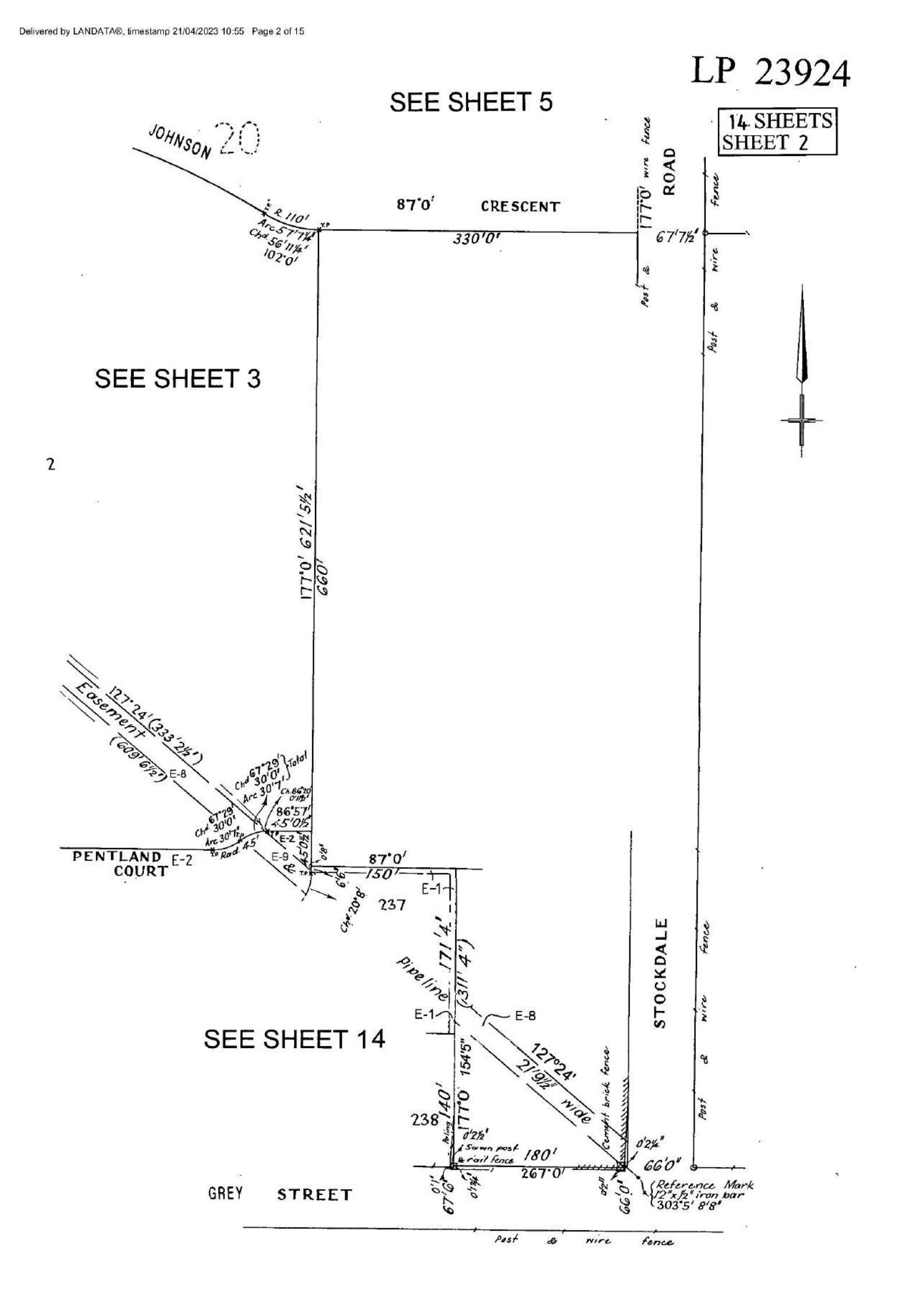
STREET CORNERS ARE ROUNDED WITH 20' RADIUS CURVES.

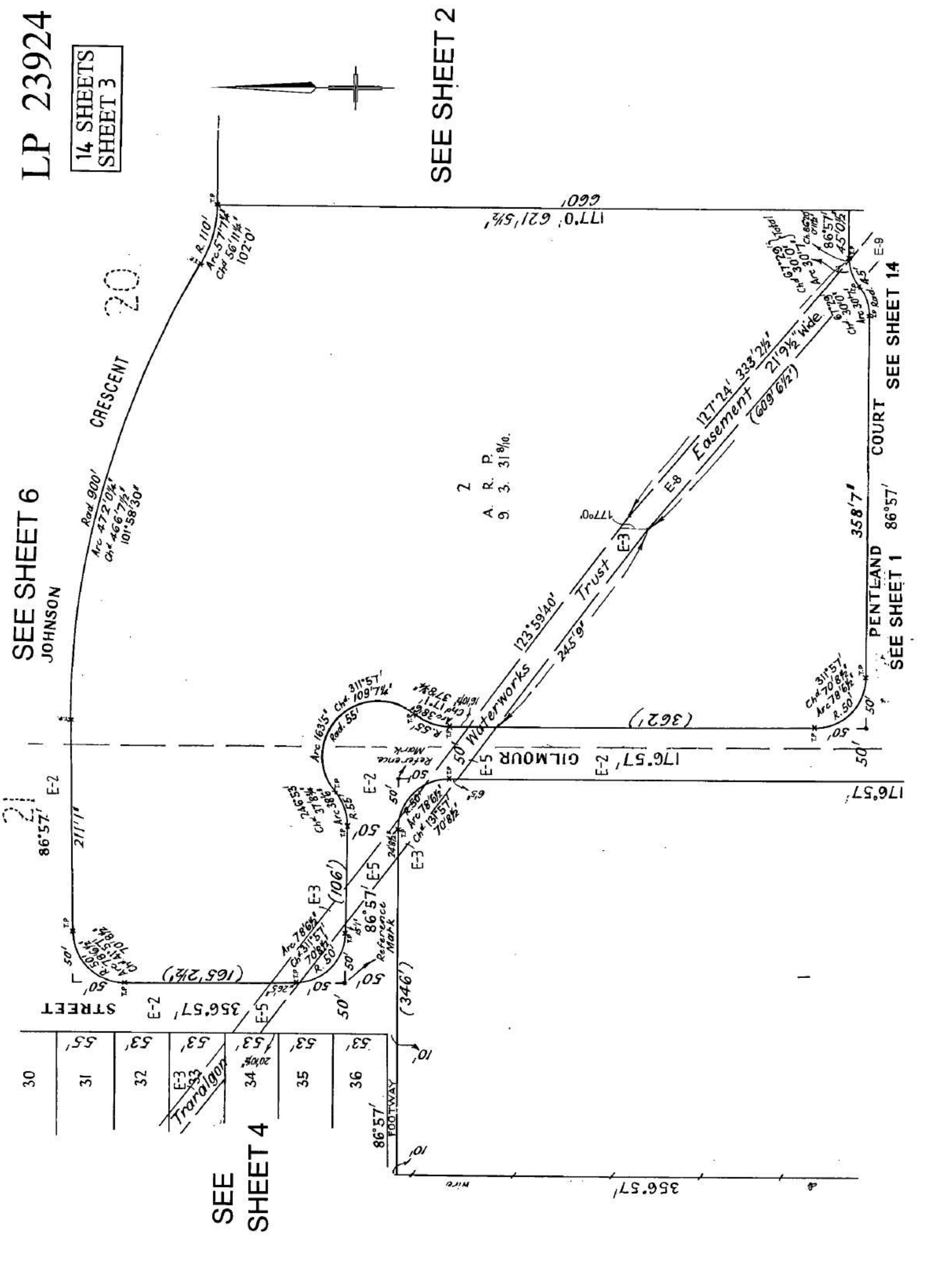
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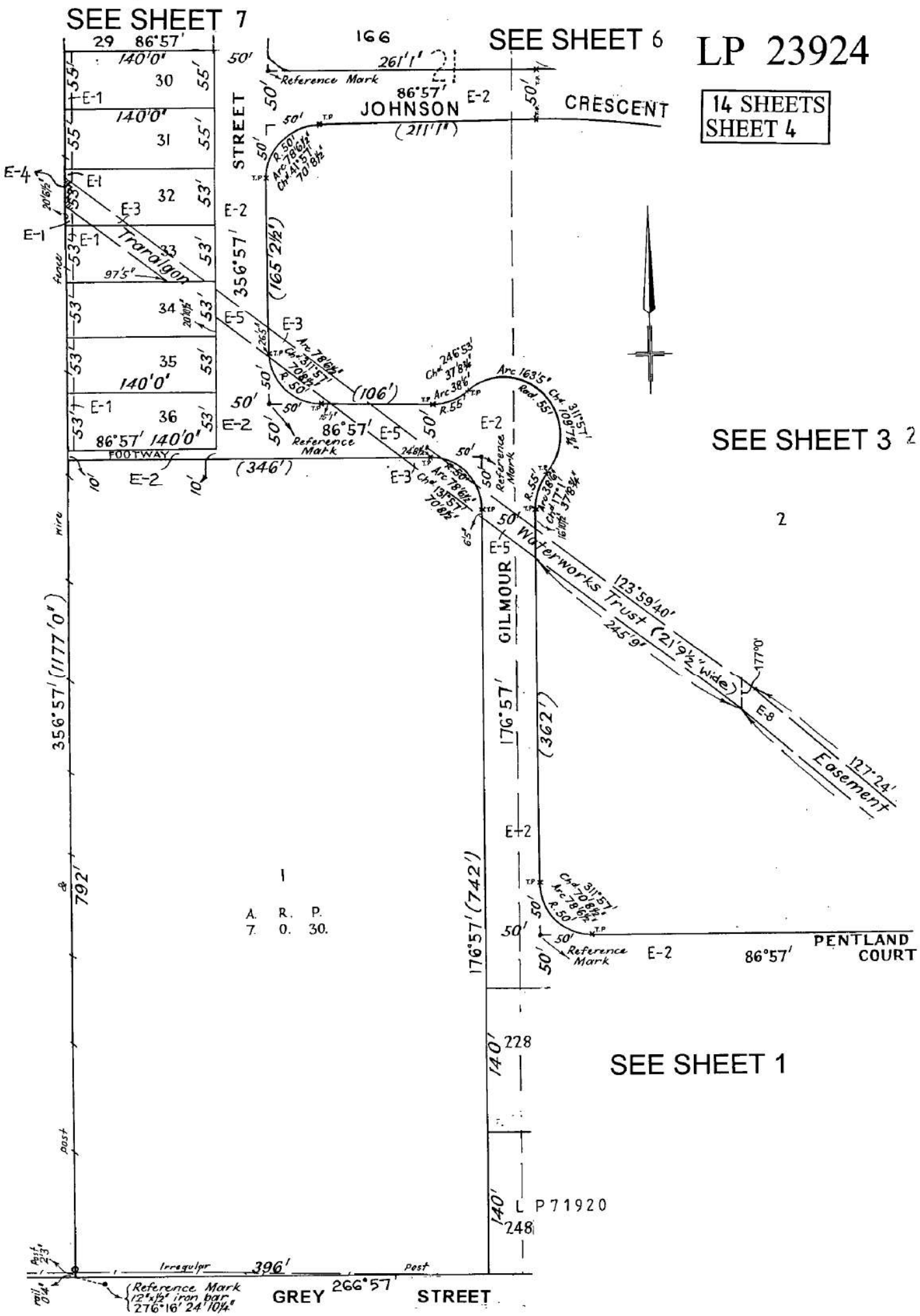
LP 23924

14 SHEETS
SHEET 2




LP 23924
14 SHEETS
SHEET 3
SEE SHEET 2
SEE SHEET 6
SEE SHEET 14
SEE SHEET 1
SEE SHEET 4
JOHNSON
CRESCENT
PENTLAND
COURT
GILMOUR
STREET
50' Waterworks Trust Easement 21'9½" wide
A. R. P.
2 3. 31 8/10.
FOOTWAY
Traralgon
Reference Mark

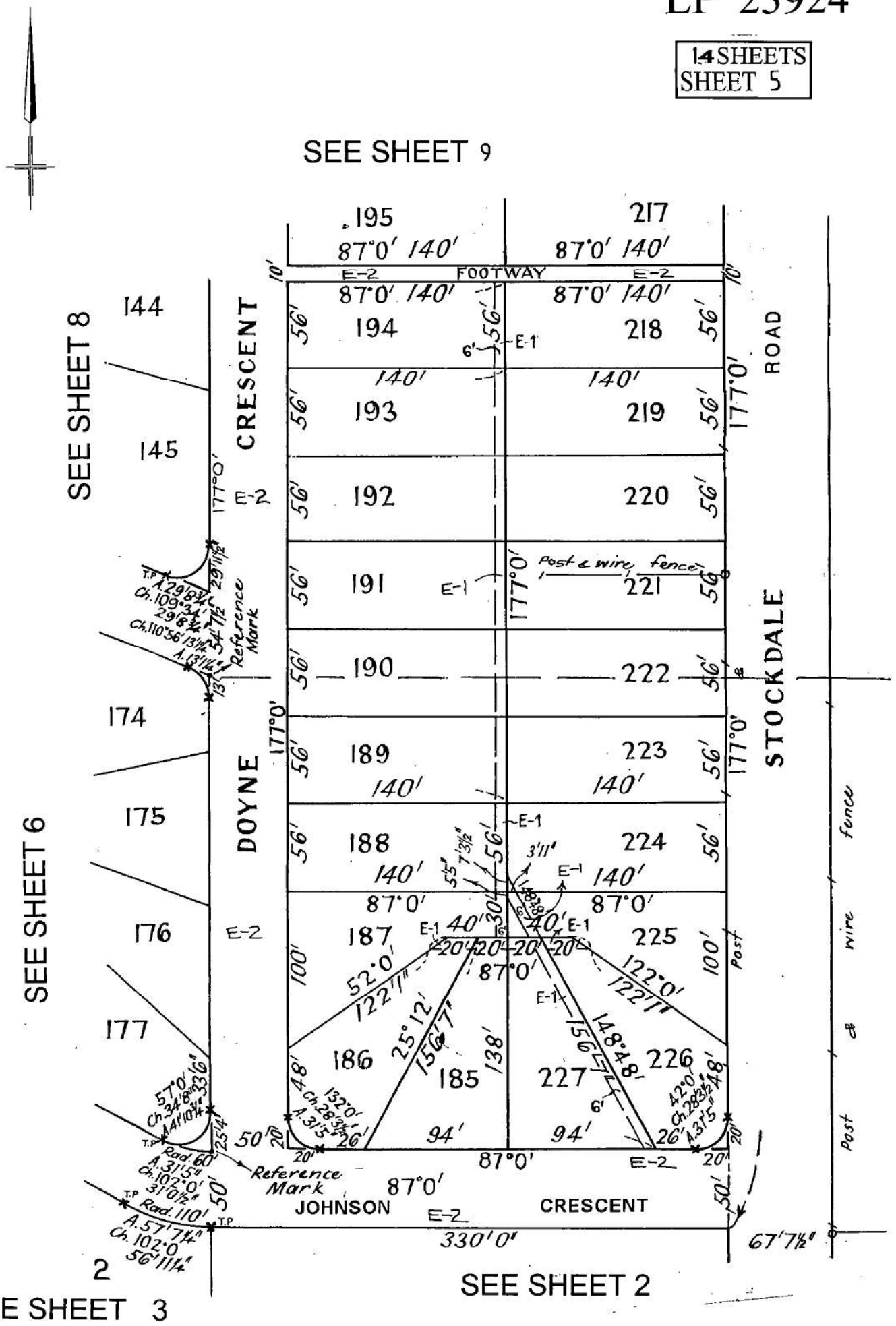
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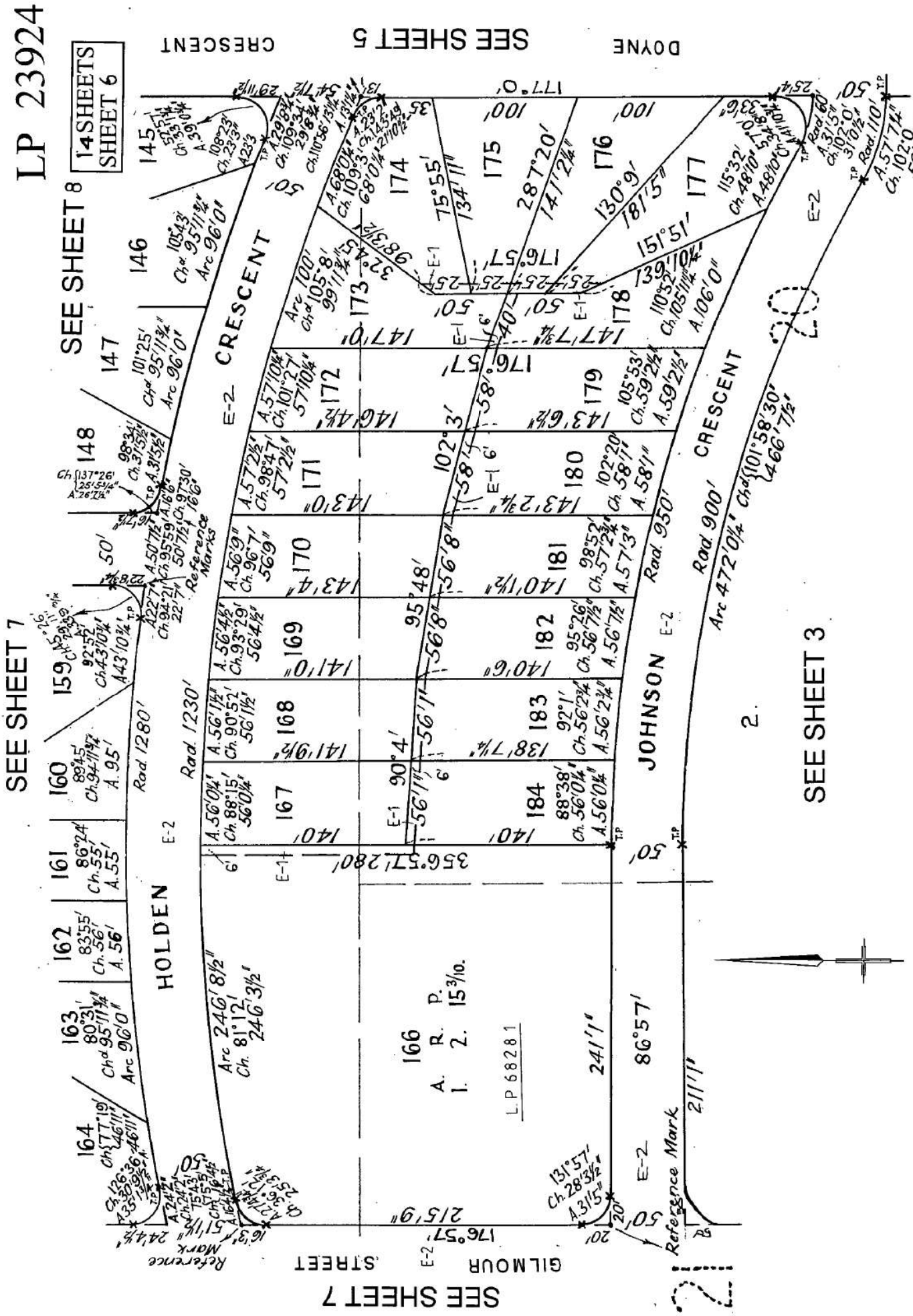
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LP 23924

14 SHEETS
SHEET 5



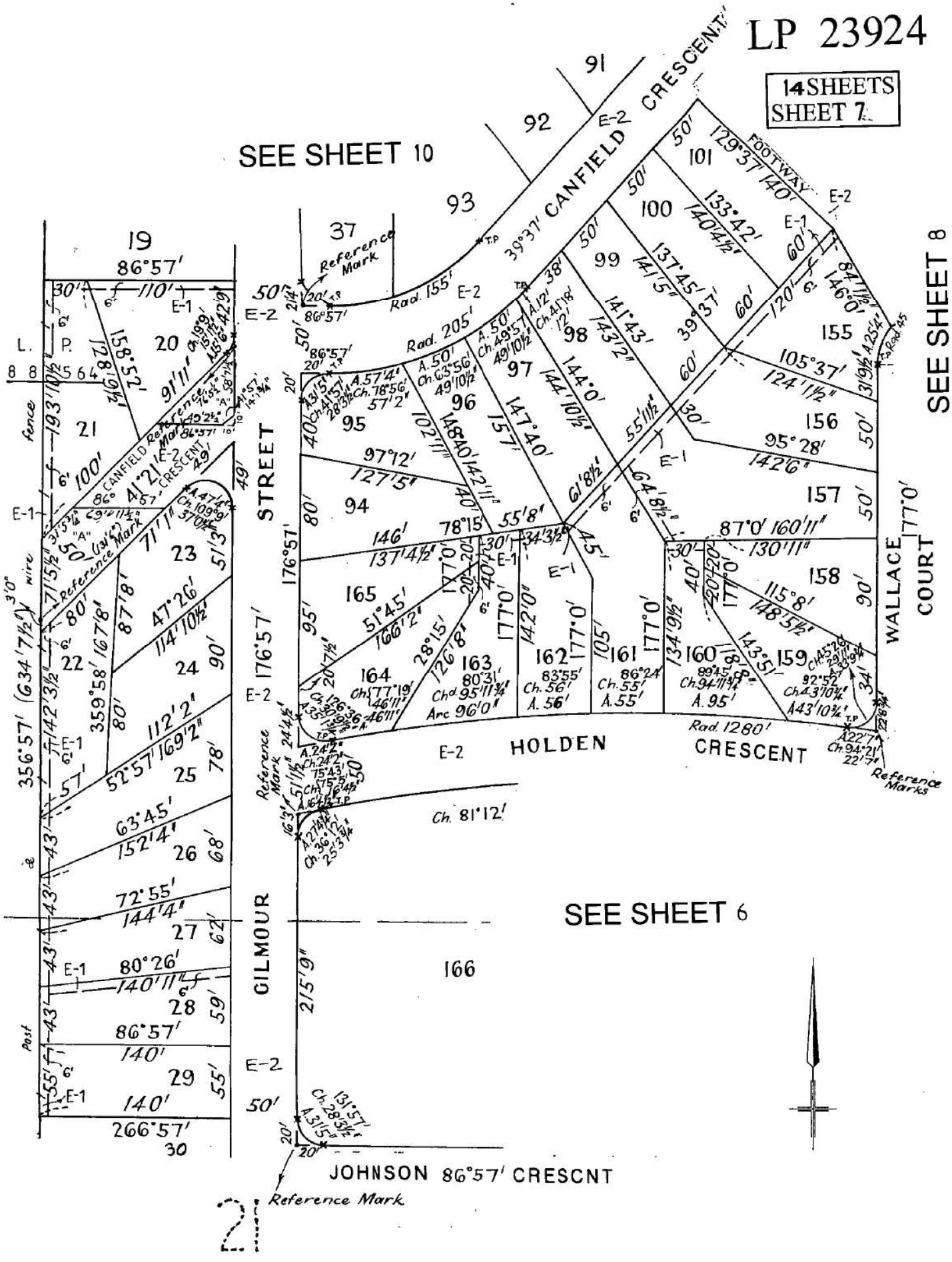
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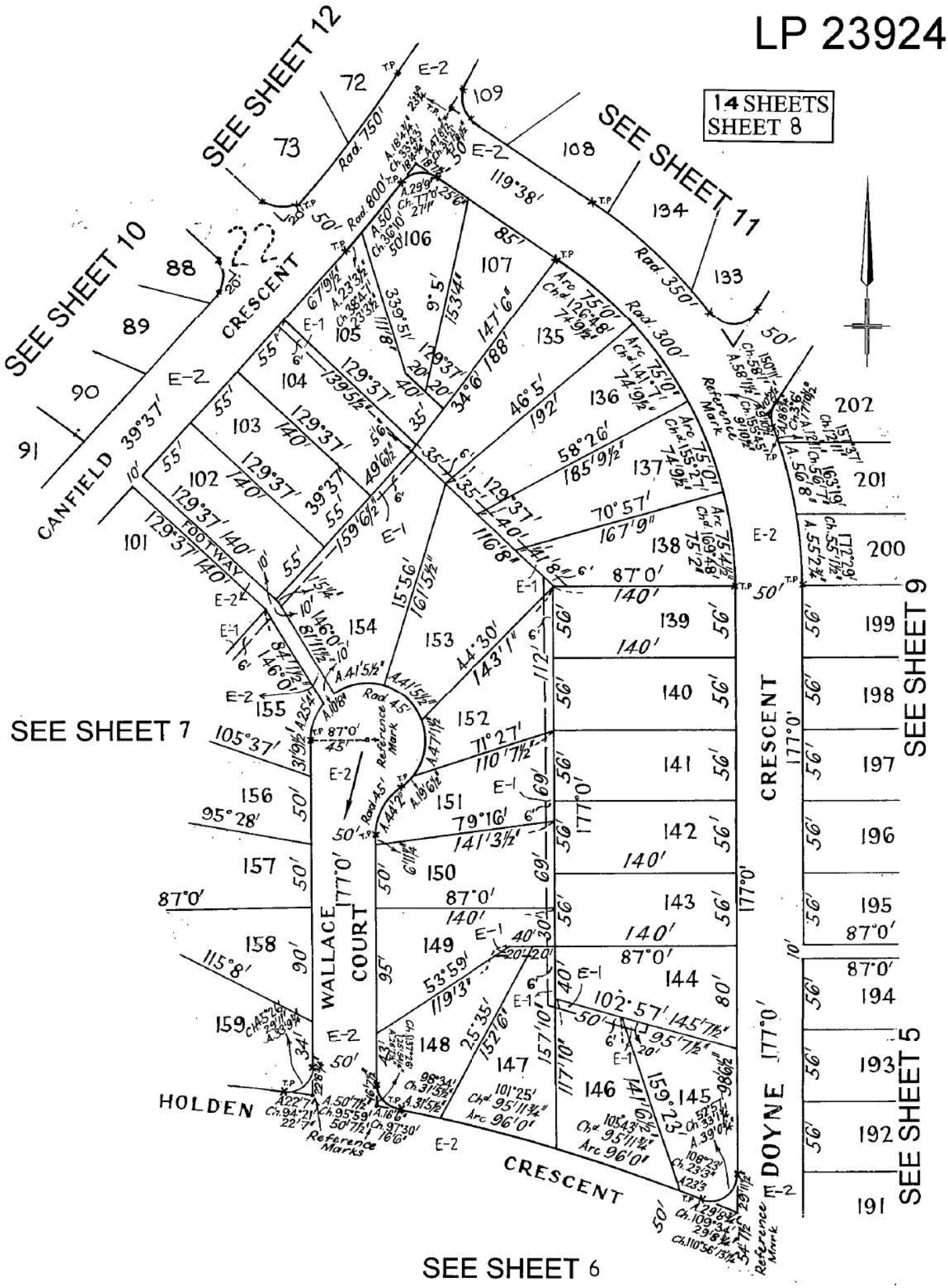
LP 23924

14 SHEETS
SHEET 7



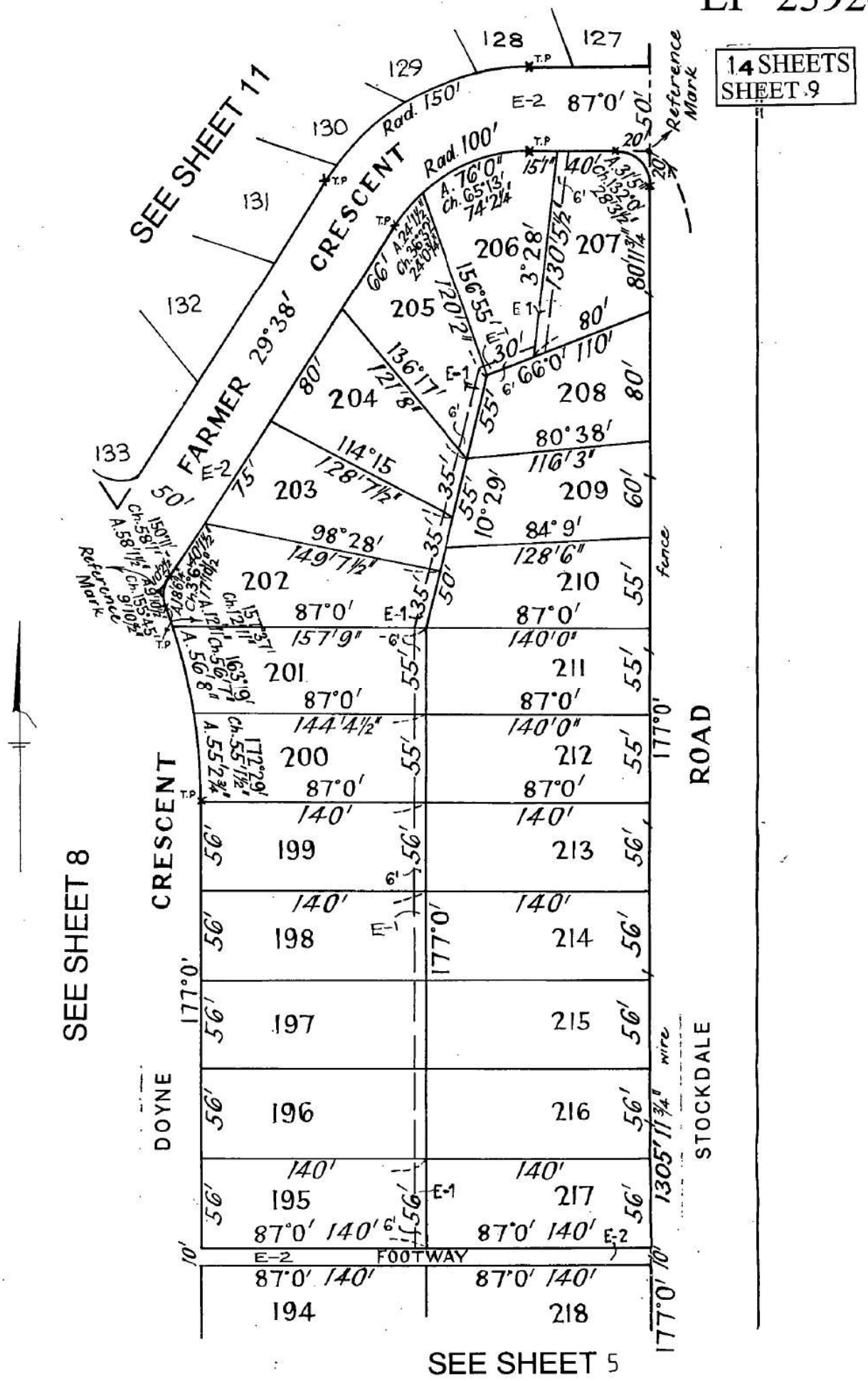
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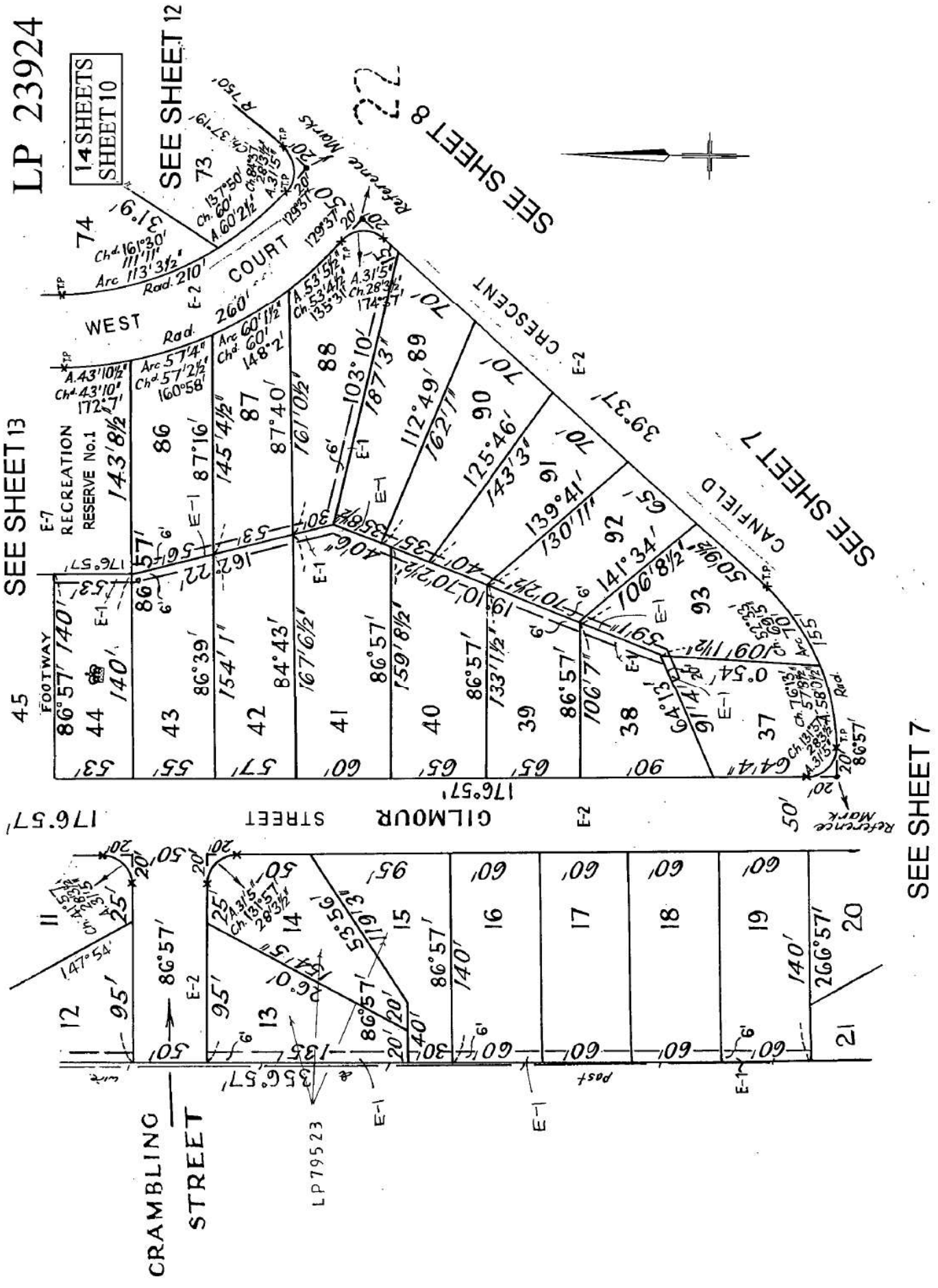


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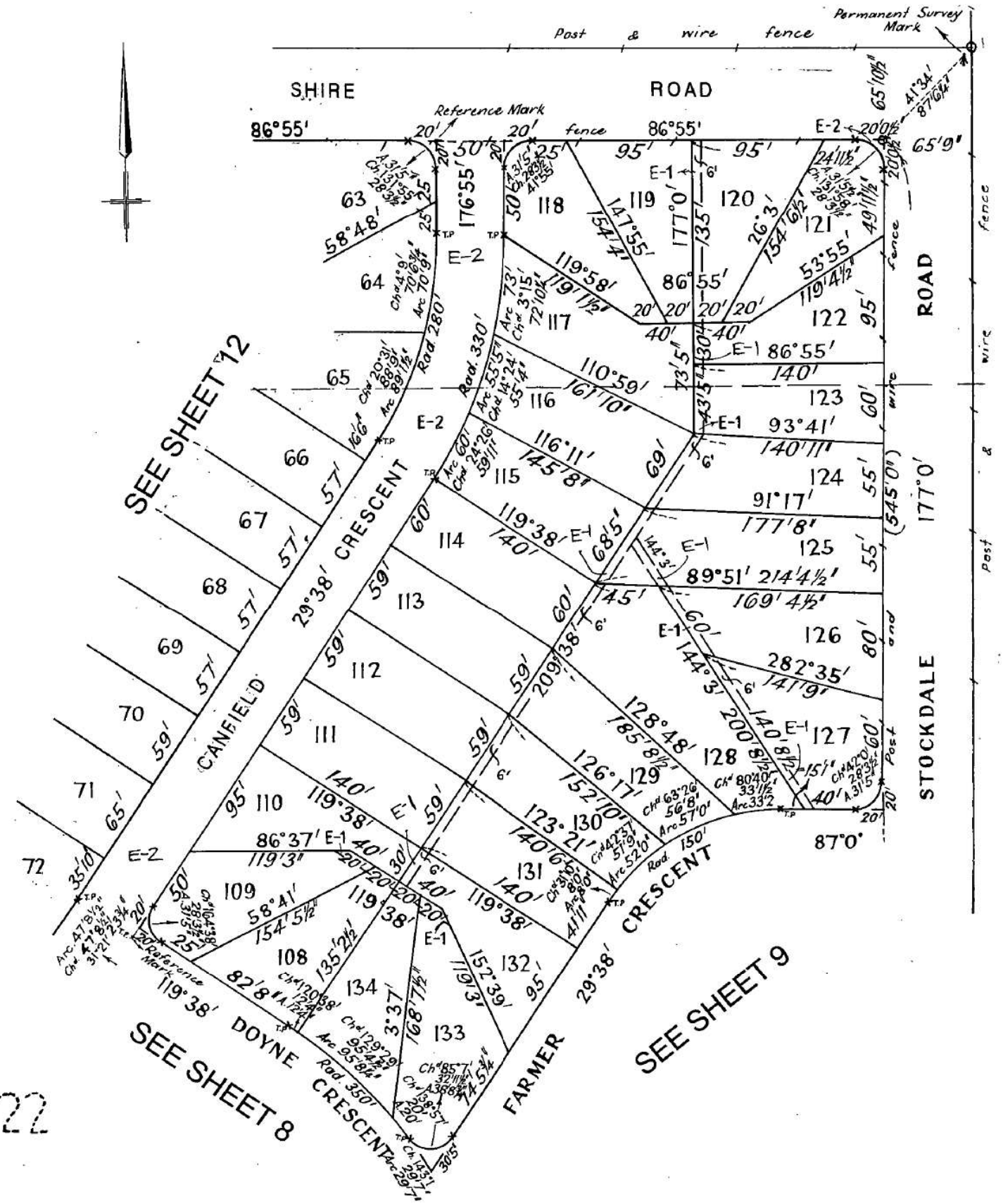
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LP 23924

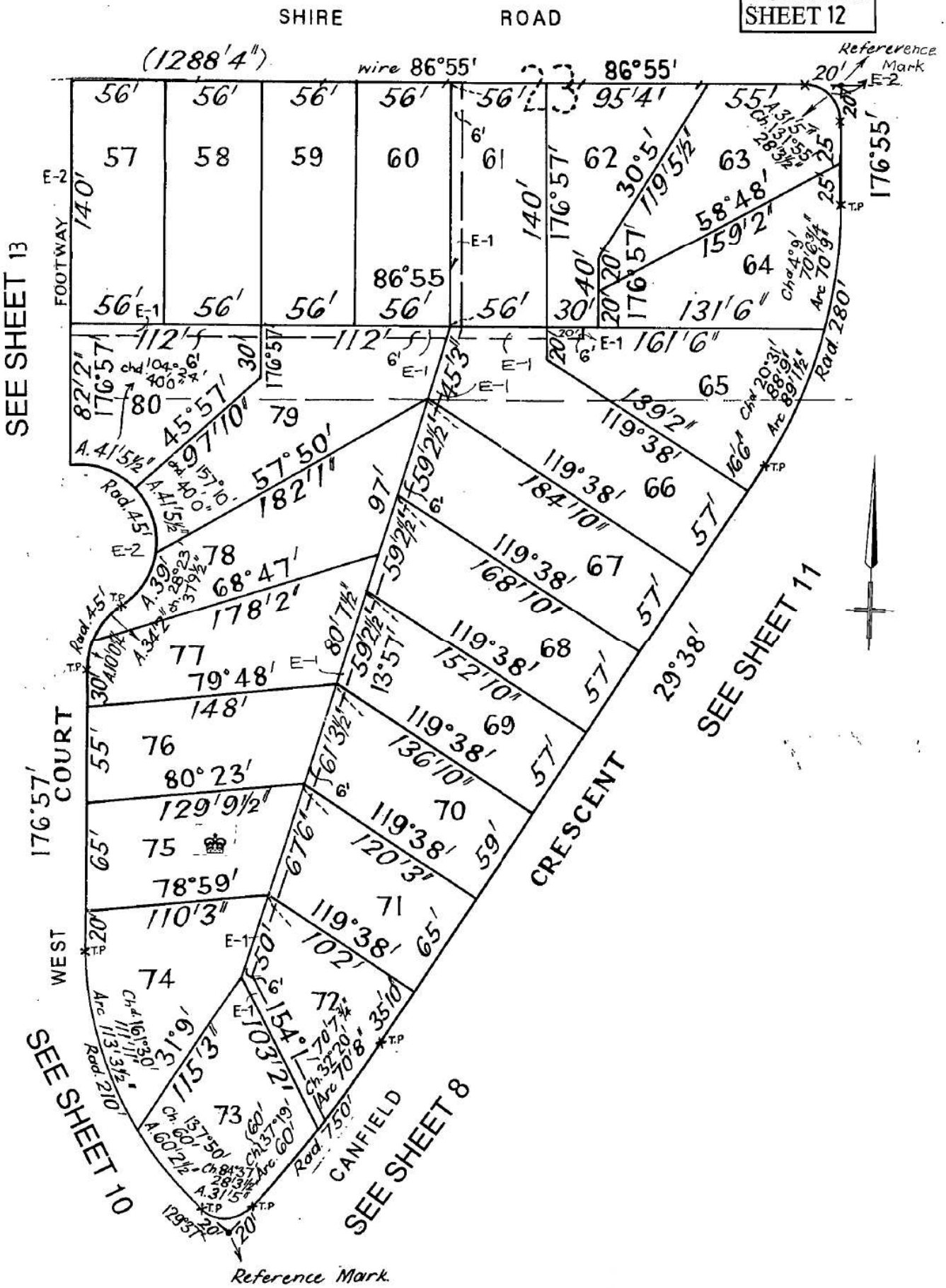
14 SHEETS
SHEET 11



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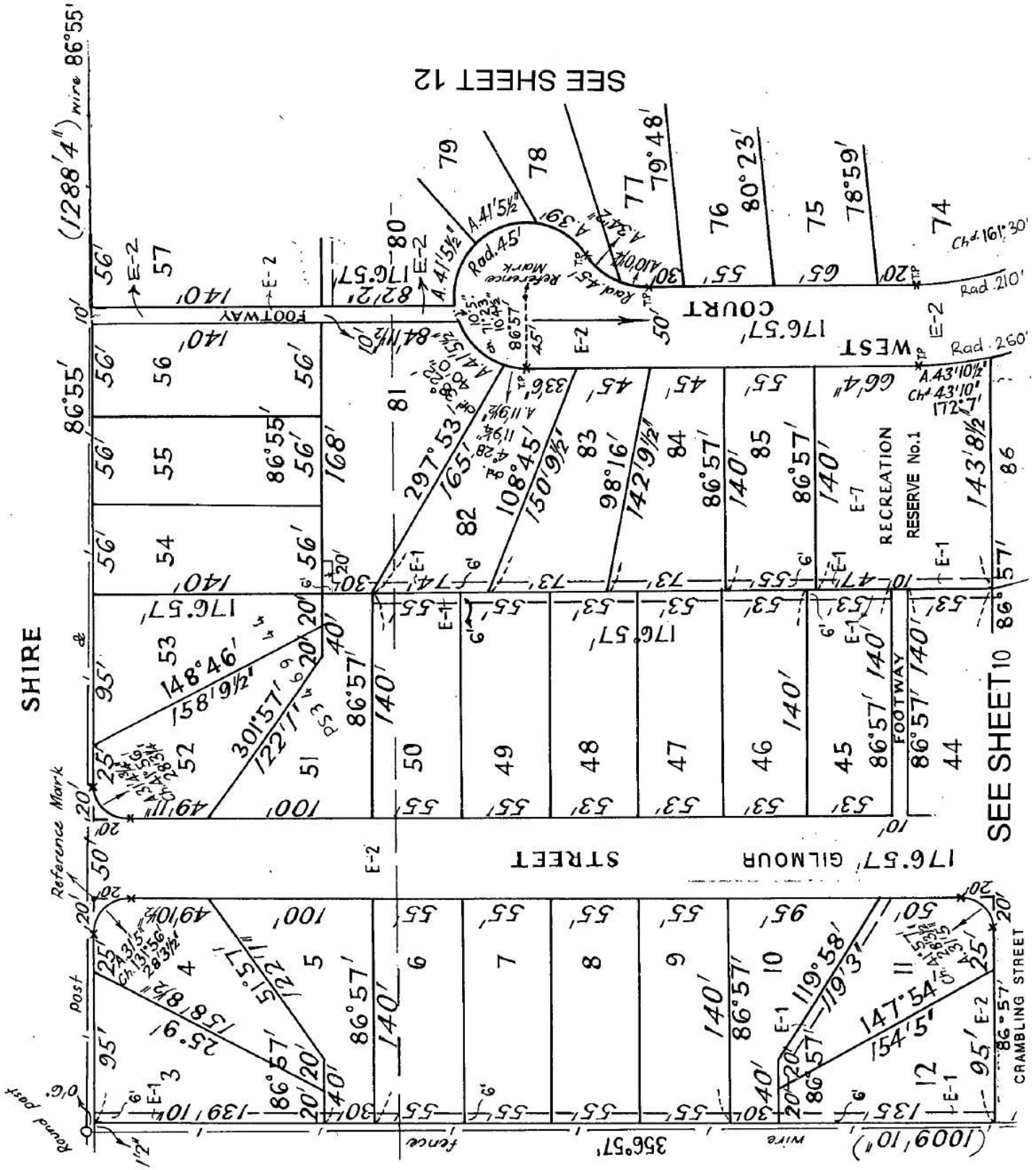
14 SHEETS
SHEET 12



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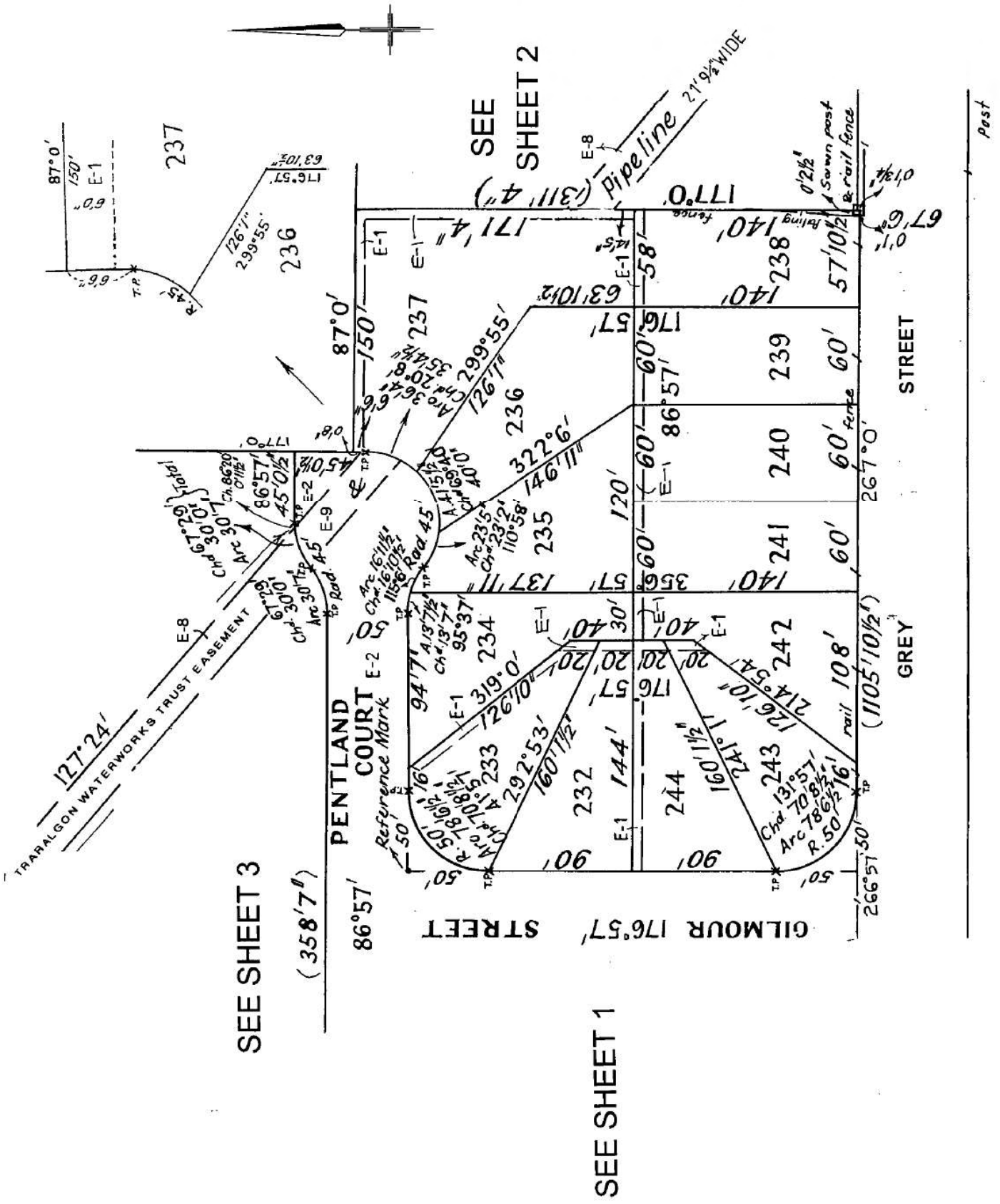
14 SHEETS
SHEET 13



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LP 23924

14 SHEETS
SHEET 14



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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.

PLAN NUMBER
LP 23924

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 44		TRANSFER TO THE CROWN	F385301			2	AD
LOT 75		TRANSFER TO THE CROWN	F826118			2	AD
	"A"	CLOSED ROAD	L.G.D. 590			2	AD
LOT 34		SURRENDER OF EASEMENT	D233940			2	AD
LOTS 51, 52 & 53		RESUBDIVISION & REMOVAL OF EASEMENT	P.S. 346944			3	AD
	WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.						
LOT 237		SURRENDER OF EASEMENT	D 655616			4	M.L.B.
LOT 1		SURRENDER OF EASEMENT	INST. No. 2671215			5	AD

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Rates Instalment Notice

For the period 1 July 2022 to 30 June 2023

LatrobeCity
a new energy

034 01763

Mr D W Hill and Mrs M J Hill
13 Camelot Ct
WARRAGUL VIC 3820

Assessment number: 253922
Issue date: 11/04/2023

Instalment 4
Due: 31 May 2023

$495.70

Property: 3 Farmer Crescent, TRARALGON VIC 3844

Any questions?

1300 367 700
Weekdays
8.30am to 5.15pm

In person at our service centres and libraries
Note that we are closed on public holidays.

latrobe.vic.gov.au/rates

rates@latrobe.vic.gov.au

Churchill
9-11 Philip Parade
Mon – Fri: 8.30am to 5:15pm
Closed at lunchtimes:
12pm to 1pm

Moe
1-29 George Street
Mon – Fri: 8.30am to 5:15pm
Sat: 9am to 12pm

Morwell
141 Commercial Road
Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)
Credit card only, no cash or cheques
Mon-Fri: 8.30am to 5.15pm
Sat: 9am to 12pm

Traralgon
34-38 Kay Street
Mon – Fri: 8.30am to 5:15pm
Sat: 9am to 12pm

S001763Q01 001763 #86990

Assessment number: 253922
☐ **Full Payment:** $495.70

Property: 3 Farmer Crescent, TRARALGON VIC 3844

BPAY Biller Code: 6072 Ref: 253922
Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View.

Post Billpay Biller Code: 0359 Ref: 253922
Pay 24 hours a day by credit card:
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

*359 253922

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.

Please retain this notice for your records as a fee of $20.00 may be charged for replacement copies. Or, see the Rates Brochure for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

More information overpage

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

D Hill & M Hill
13 Camelot Court
WARRAGUL VIC 3820

034

Account number:
0012318209

Amount due:
$332.19

Pay by:
9 February 2023

Date of issue: 12 January 2023

Tax invoice: 6426118

Service address:
3 Farmer Crs Traralgon Vic 3844

Previous balance	$332.19
Payments received up to 12 January 2023	$332.19 CR
Balance	$0.00
Current charges (over page)	$332.19
Total amount due	**$332.19**
Total includes GST of	*$0.00*

Payment assistance is available
If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?
Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay

Direct Debit
To register for direct debit call us or visit www.gippswater.com.au/direct-debit

BPAY
Biller Code: 3475
Ref: 3680 0000 1231 8209 5

Centrepay
Call 1800 050 500 to use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.

Online
Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.

Phone
Call 1800 050 500 and select Option 1.

Post Office
Pay in person at any Australia Post outlet.

To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Property Clearance Certificate

Taxation Administration Act 1997

STATE REVENUE OFFICE VICTORIA

JOHN DAVINE

Your Reference:	LD:68635056-013-7.44432 HIL
Certificate No:	63537084
Issue Date:	21 APR 2023
Enquiries:	ESYSPROD

Land Address: 3 FARMER CRESCENT TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16055691	206	23924	8849	327	$0.00

Vendor: MELISSA HILL & DARREN HILL

Purchaser: UNKNOWN UNKNOWN

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR DARREN WESLEY HILL	2023	$195,000	$0.00	$0.00	$0.00

Comments:

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMP VALUE:	$360,000
SITE VALUE:	$195,000
AMOUNT PAYABLE:	**$0.00**

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 63537084

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

7. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $0.00

Taxable Value = $195,000

Calculated as $0 plus ($195,000 - $0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY

Biller Code: 5249
Ref: 63537084

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 63537084

Visa or Mastercard

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

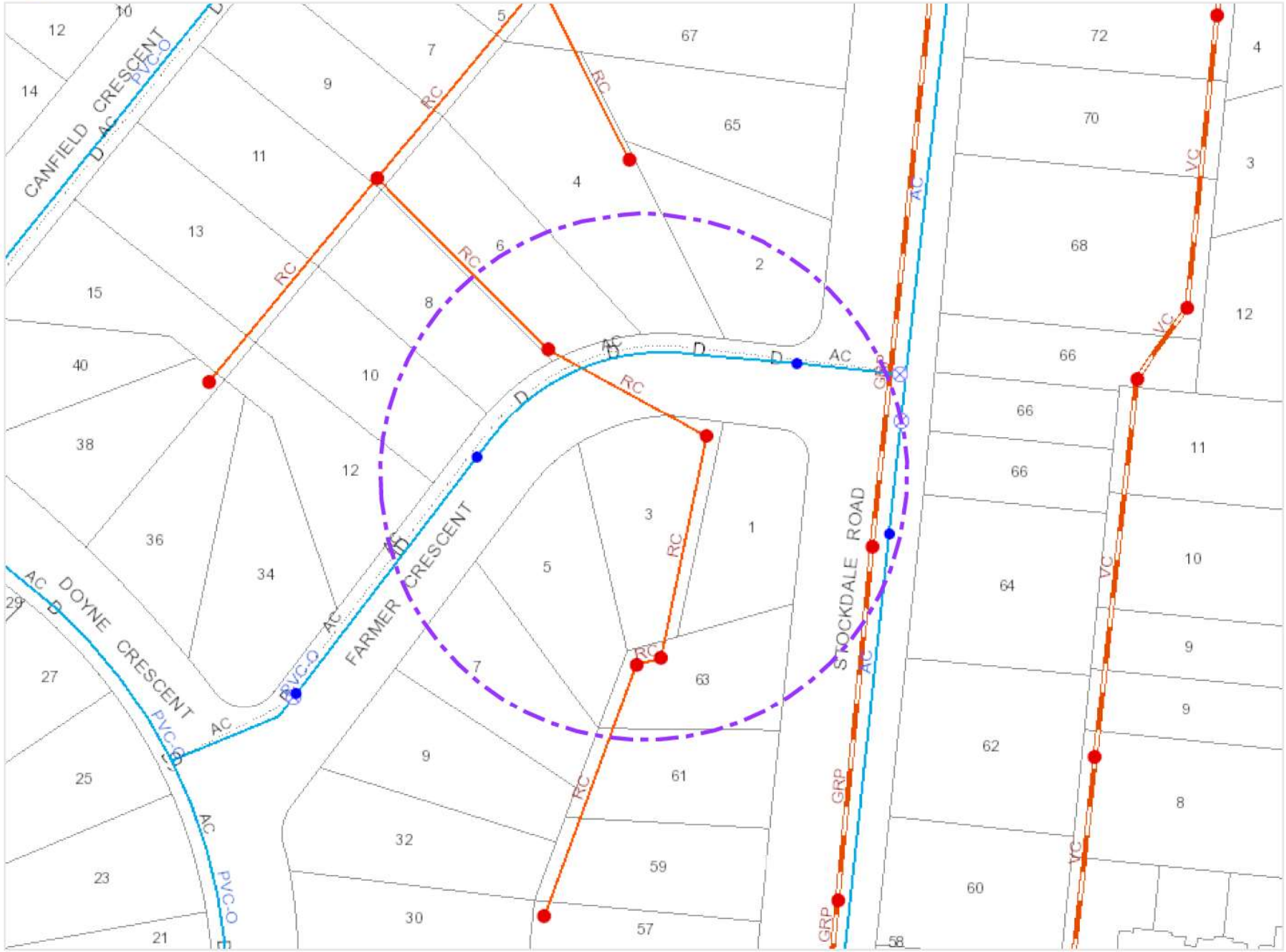
sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

GIPPSLAND WATER

Sequence No: 223724857
Job No: 34052032
Location: 3 Farmer Crescent, Traralgon VIC 3844

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The Essential First Step.



Legend

- Electrical Cables
- Hydrant
- Water Valve
- Sewer Manhole
- Water Main (Critical)
- Water Main
- Sewer Main (Critical)
- Sewer Main
- Decom Water Main
- Decom Sewer Main

Scale: 1:1000

N

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.

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BUILDING PERMITS & INSPECTIONS
29 HOTHAM STREET TRARALGON VIC
7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

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

BUILDING PERMIT No. BS-L 58816/5730556676212/0 ISSUED 23/09/2021

Issued to

Client: **Darren & Melissa Hill**
Postal address: **13 Camelot Court WARRAGUL**
Email Address: **dandmhill@bigpond.com**
Telephone: **0408149783**
Postcode **3820**

Ownership Details

Owner: **Darren & Melissa Hill**
Postal Address: **13 Camelot Court WARRAGUL**
Email Address: **dandmhill@bigpond.com**
Telephone: **0408149783**
Postcode: **3820**

Property details

Number **3** Street/road **Farmer Crescent** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **206** LP/PS **023924** Volume **08849** Folio **327**
Municipal District **Latrobe City Council**

Owner Builder

Name: **Darren & Melissa Hill**
Address: **13 Camelot Court WARRAGUL**
Owner Builder Certificate: **N/A**
Telephone: **0408149783**
Postcode: **3820**

Details of building practitioners and architects

Name	Category / Class	Personal Reg No.	Company Reg No.	Company
John Mewett	**Civil Engineer**	**PE0003132**		**On Beam Engineering**

Details of relevant planning permit

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

Nature of building work

Description of works: **Shed**
Stage of building work permitted: **All**
Cost of building work: **$15,800**
Version of BCA applicable to permit: **NCC 2019 Volume 2**
Total floor area of new building work: **78m2**

Protection work

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

Building classification

NOW	BCA Code	BCA Description	C.O.W.
New Building	**10a**	**Shed**	**$15,800**

Inspection requirements

The mandatory notification stages required under Section 34 and 35 of the **Building Act 1993** are:

Inspection of Pre-slab / Steel Reinforcement
Frame / Final Upon Completion of Building Work

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7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

Occupation or Use of Building:

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

Commencement and completion:

This building work must commence by:	**23/09/2022** If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018
This building work must be completed by:	**23/09/2023** If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Conditions of Approval
Building Permit No. BS-L 58816/5730556676212/0

ANNEXURE B
PERMIT CONDITIONS

Project Description: Shed
Project Address: Lot 206, 3 Farmer Crescent TRARALGON 3844

The following conditions form part of this Building Permit Approval, READ THEM CAREFULLY. It is the responsibility of the permit holder/applicant to ensure the building permit conditions listed below are satisfied prior to the completion of works and issue of Certificate of Final Inspection.

1. Request for inspections require **48 HOURS NOTICE** and may be arranged by telephoning office on 7019 5521
2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
3. Under Building Regulation 41, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.
4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.
5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above

restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.

6. The Owner Builder is advised that should a registered builder carry out more than $10,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed $16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.

7. Carry out all work in a sound workmanlike manner and according to the codes and standards.

8. Install safety mesh under all plastic roof sheets to comply with AS1562.3 where the vertical distance between the finished floor level and underside of the roof cladding is greater than 3.0m, measured vertically.

9. Downpipes must discharge to the properties legal point of discharge (stormwater drainage system) nominated by council.

10. This building permit does not authorise or override your obligations under the 'fences act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a diving boundary fence.

11. Under no circumstances shall the building be used for habitable purposes without prior written consent from the relevant council.

12. The use of the building must be consistent with the 'property information statement' provided with the Form 1 - Building Permit Application.

13. 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.

14. Excavations and fill utilising unprotected embankments must comply with Part 3.1.1 of NCC 2019, Volume 2 and table 3.1.1.1.

15. Lighting must not exceed 3w/m2 in the shed / carport / verandah.

16. The site shall be adequately fenced off during construction to prevent public access Building Regulations 2018, regulation 116 and/or comply with the relevant council local laws.

17. Prior to the commencement of any building works the owner/builder must ensure no part of the building is built over services or easements, failure to contact "Dial before you dig" may leave you liable for cost incurred for damage to the underground infrastructure.

18. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.

19. Footings are to be founded into natural ground level and to a depth specified in the engineered plans.

Note:

- This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.

- Prior to the commencement of any building work the owner / builder must ensure no part of the structure is built over authority services / easements. Failure to contact dial before you do may leave you liable for cost incurred for damage to the underground infrastructure.

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29 HOTHAM STREET TRARALGON VIC
7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

Relevant Building Surveyor

Name: Darren Hood of Smart Choice Building Permits & Inspections
Address: 29 Hotham Street Traralgon
Email: admin@scbuildingpermits.com.au
Building Practitioner Registration Number: BS-L 58816
Date of issue of Permit: 23/09/2021
Signature: 

Include building practitioner with continuing involvement in the building work.
Include only building practitioners with no further involvement in the building work.
Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered and insurance policy as required under section 135 of the Act.

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29 HOTHAM STREET TRARALGON VIC
7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

Form 17
Building Regulations 2018
Building Act 1993
Regulation 200

Certificate of Final Inspection
For Building Permit number: BS-L 58816/5730556676212/0

Property Details

Street Number: 3 **Street:** Farmer Crescent **Suburb** TRARALGON **Postcode** 3844
Lot: 206 **LP/PS:** 023924 **Volume:** 08849 **Folio:** 327
Municipality: Latrobe City Council

Description of Building Work:

Classification	Building Use	Building Type	Version of BCA
10a	Garage, carport, shed or storage facility	Shed	NCC 2019 Volume 2

Directions

Any directions under Part 4 of the Building Act 1993 have been complied with.

Certificate number & Certificate Date:

5730556676212 on 23 June 2022

Relevant building surveyor

Name: Darren Hood
Address: 29 Hotham Street, Traralgon
Email: admin@scbuildingpermits.com.au
Building practitioner registration no.: BS-L 58816
Municipal district/*council name: Latrobe City Council
Certificate Number: 5730556676212 **Date of Issue:** 23 June 2022
Signature:



Mandatory Inspections

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-L 58816/5730556676212/0**, issued on 23/09/2021 are as follows;

Approved date	Inspection
24/01/2022	**Inspection of Pre-slab / Steel Reinforcement**
22/03/2022	**Prior to placing a footing Pads - Carport**
22/06/2022	**Frame / Final Upon Completion of Building Work**

Report number - 36D96C69-80A2-4695-B706-78F488C1C6D2-1688348412

SMART CHOICE
BUILDING PERMITS & INSPECTIONS
29 HOTHAM STREET TRARALGON VIC
7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

137B Defect Report - Shed



Property Address: 3 Farmer Crescent Traralgon 3844

Inspection Date: 3 Jul 2023

Contents

Inspection Details	3
General description of property	4
Accessibility	5
Summary	6
Significant Items	7
Additional comments	7
Conclusion	9
Terms on which this report was prepared	10

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address:	3 Farmer Crescent Traralgon 3844
Date:	3 Jul 2023

Client

Name:	Darren Hill
Principal Name:	Darren Hill
Email Address:	dandmhill@bigpond.com
Phone Number:	0408 149 783

Consultant

Name:	Darren Hood
Email Address:	admin@scbuildingpermits.com.au
Licence / Registration Number:	BS-L 58816
Company Name:	Smart Choice Building Permits & Inspections
Company Address:	29 Hotham Street, Traralgon
Company Phone Number:	0400138778

General description of property

Building Type:

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Shed

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Obstructions and Limitations

The following obstructions may conceal defects:

- Cladding

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

Inaccessible Areas

The following areas were inaccessible:

- Concrete slab floor / foundations

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of defects	**Not Found**
Evidence of incomplete works	**Not Found**
Evidence of non compliant works	**Not Found**

Additional specialist inspections

The following inspections / reports are recommended

Not Applicable

Significant Items

Defect

No evidence was found

Incomplete Works

No evidence was found

Non compliant

No evidence was found

Additional comments

There are no additional comments

For Your Information

For Your Information 1.01

Location: All External Areas

Finding: Shed connections

The connections of the steel framing are adequate and have not been altered.





For Your Information 1.02

Location: All External Areas

Finding: Downpipes

Downpipes are connected to an approved stormwater drainage system.



Conclusion

Building consultant's summary

A building permit # was issued by BS-L 58816-5730556676212/0 on the 23/9/2021 and a certificate of final inspection has been issued on the 23/6/2022

The shed has been constructed to a satisfactory standard.

Signature of consultant -

DHood

Terms on which this report was prepared

Service

1. This agreement is between the building consultant (“Inspector”) and you (“Client”). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report (“Report”) to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector’s findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
(a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
(b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
(c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector’s visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector’s findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:
(a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
(b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the

(c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:
(a) any individual Minor Defect;
(b) solving or providing costs for any rectification or repair work;
(c) the structural design or adequacy of any element of construction;
(d) detection of wood destroying insects such as termites and wood borers;
(e) the operation of fireplaces and chimneys;
(f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
(g) lighting or energy efficiency;
(h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
(i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
(j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
(k) a review of environmental or health or biological risks such as toxic mould;
(l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
(m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
(n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 21 April 2023 10:08 AM

PROPERTY DETAILS

Address:	**3 FARMER CRESCENT TRARALGON 3844**
Lot and Plan Number:	**Lot 206 LP23924**
Standard Parcel Identifier (SPI):	**206\LP23924**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**25392**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 F4**

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**

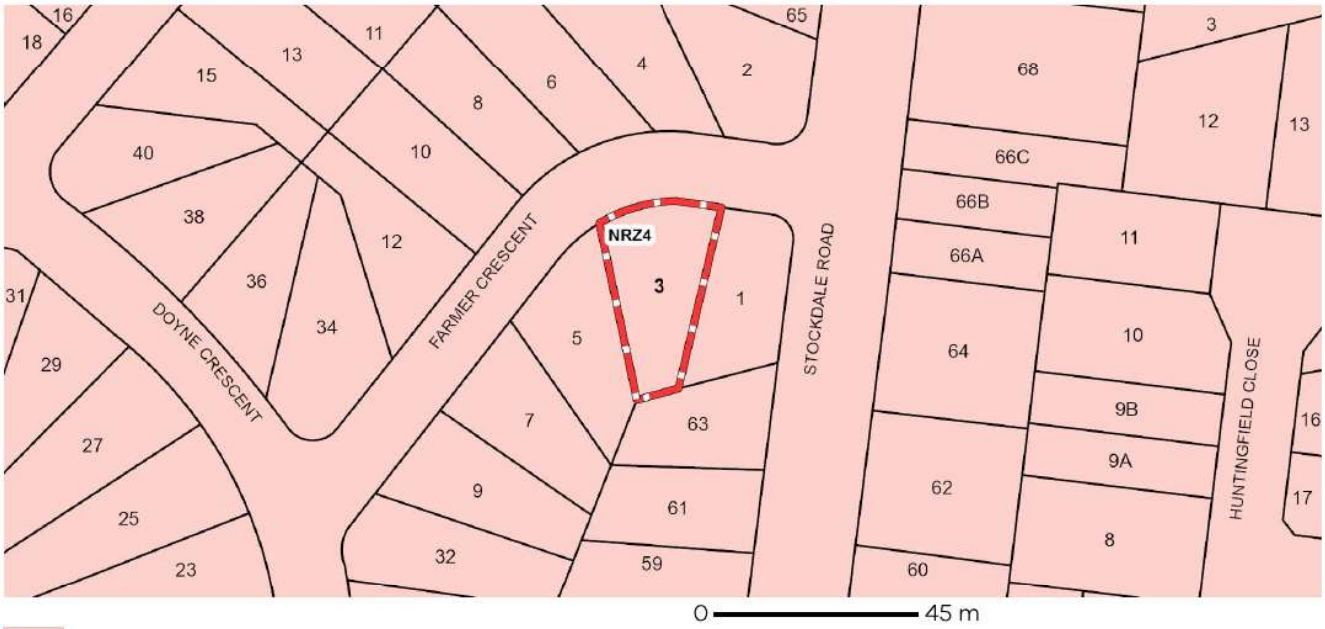
OTHER

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

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential

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

Planning Overlays

No planning overlay found

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

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Further Planning Information

Planning scheme data last updated on 19 April 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

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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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 (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.

(04/10/2016)

CONSUMER AFFAIRS VICTORIA

DATED 2023

DARREN WESLEY HILL AND MELISSA JOY HILL

VENDOR STATEMENT

Property: **3 Farmer Crescent, Traralgon 3844**

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