Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

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	69 HOLMES ROAD, MORWELL VIC 3840

Vendor's name	DCLM PTY LTD ACN 628 567 644	Date 15/7/2024
Vendor's signature	Signed by: 0070D7663EE142F... Signed by: E208433B2C38447...	

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) ☒ Are contained in the attached certificate/s.

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

Not Applicable

1.3 **Terms Contract**

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 **Sale Subject to Mortgage**

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

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

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of 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):

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐	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.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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.)

Is attached

13. ATTACHMENTS

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

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

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

Owner Builder Defects Report
Electrical Safety Certificate
Latrobe City Rates Notice
Gippsland Water Notice

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

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)

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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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 07944 FOLIO 009 Security no : 124116623827Y
Produced 15/07/2024 10:13 AM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 023828.
PARENT TITLE Volume 07842 Folio 124
Created by instrument 2523990 21/11/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DCLM PTY LTD of 8 HYPERNO WAY SANDHURST VIC 3977
AR796359P 21/12/2018

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 LP023828 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: 69 HOLMES ROAD MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 22016J JP CONVEYANCING WORKS
Effective from 02/08/2023

DOCUMENT END

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PLAN OF SUBDIVISION

OF PART OF CROWN ALLOTMENT 70

PARISH OF MARYVALE

COUNTY OF BULN BULN

Scale : 100 feet to an Inch

VOL. 5684 FOL. 748

LP23828

EDITION 1

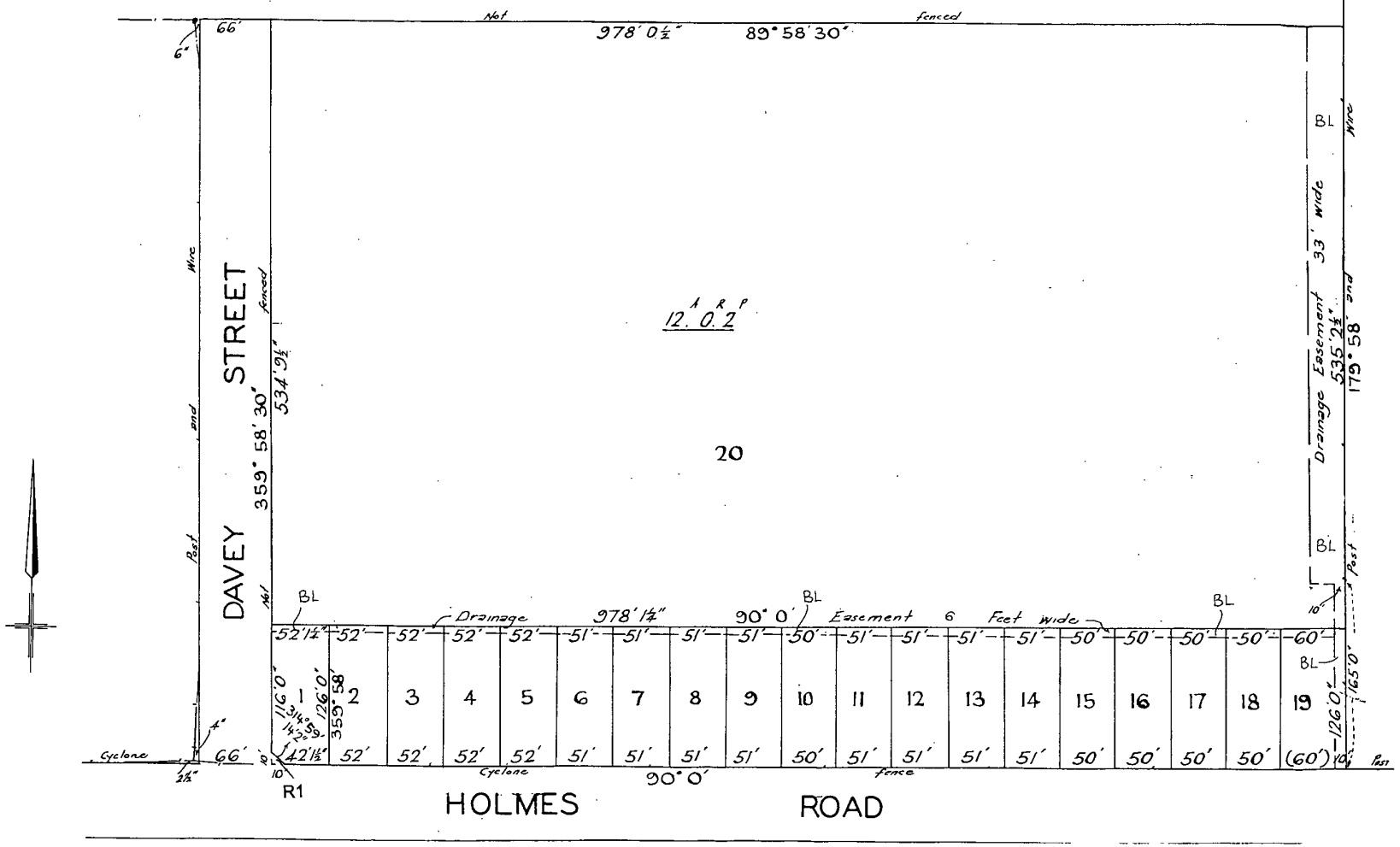
PLAN MAY BE LODGED 18/7/52

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

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

COLOUR CODE

BL=BLUE	G=GREEN
R1=BROWN	P=PURPLE
Y=YELLOW	R=RED
H=HATCH	CH=CROSS HATCH



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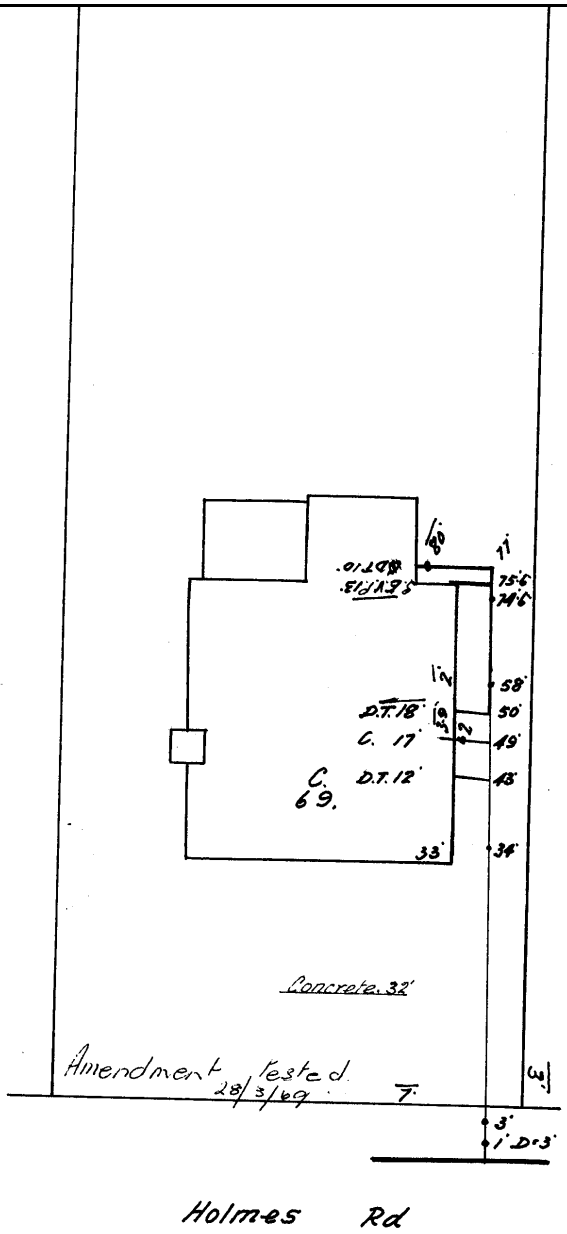
GIPPSLAND WATER

PROPERTY SERVICES

DRAINAGE PLAN NUMBER 263899

ADDRESS: 69 HOLMES RD MORWELL

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



N	Date Issued:	12-09-23	POINT LOCATION DATA	
10	Last Finalised:	12-Sep-23	TIE	
	Scale:	1:500 approx.	E.P.	
	Issued To:		N.S.L.	
		Store:	I.L.	
10			DIA.	

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PROPERTY REPORT

Environment, Land, Water and Planning

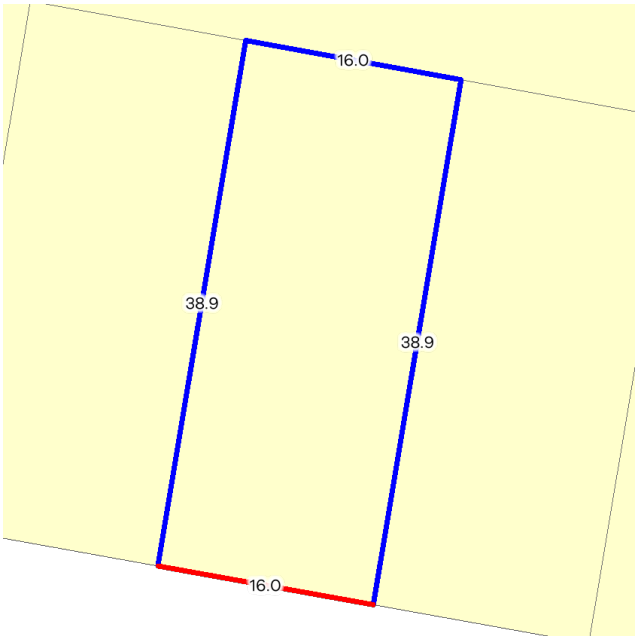
From www.planning.vic.gov.au at 28 August 2023 10:45 AM

PROPERTY DETAILS

Address:	**69 HOLMES ROAD MORWELL 3840**
Lot and Plan Number:	**Lot 4 LP23828**
Standard Parcel Identifier (SPI):	**4\LP23828**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**11132**
Directory Reference:	**Vicroads 699 M5**

SITE DIMENSIONS

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



Area: 623 sq. m
Perimeter: 110 m
For this property:
— Site boundaries
— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

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

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PROPERTY REPORT

Environment, Land, Water and Planning

Area Map

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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 28 August 2023 10:46 AM

PROPERTY DETAILS

Address:	**69 HOLMES ROAD MORWELL 3840**	
Lot and Plan Number:	**Lot 4 LP23828**	
Standard Parcel Identifier (SPI):	**4\LP23828**	
Local Government Area (Council):	**LATROBE**	www.latrobe.vic.gov.au
Council Property Number:	**11132**	
Planning Scheme:	**Latrobe**	Planning Scheme - Latrobe
Directory Reference:	**Vicroads 699 M5**	

UTILITIES

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

STATE ELECTORATES

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

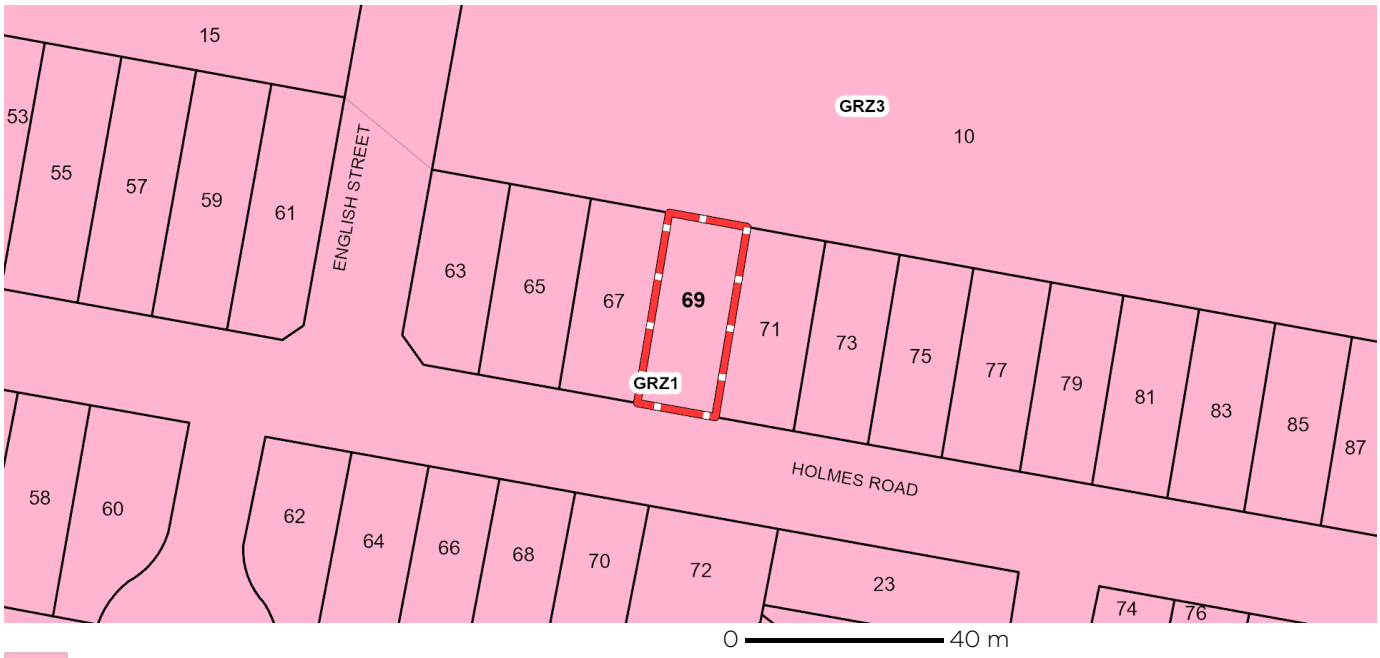
OTHER

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

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

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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).

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PLANNING PROPERTY REPORT

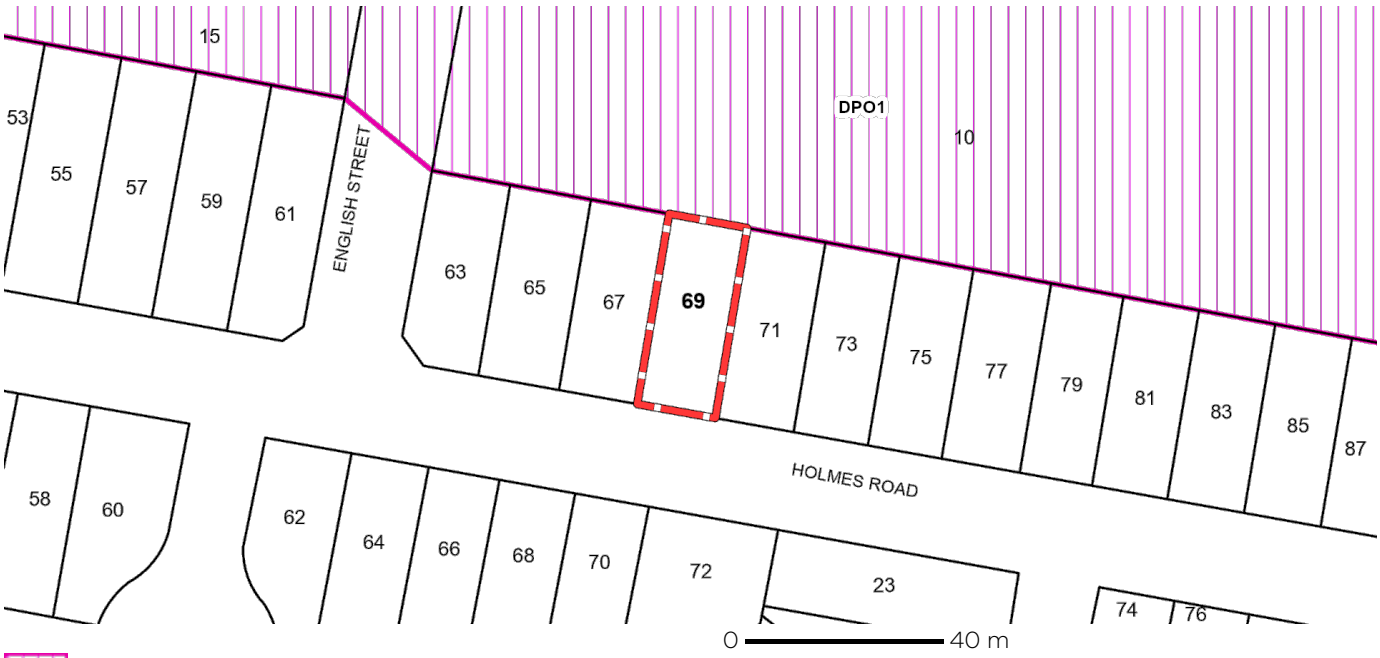
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan Overlay

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

Further Planning Information

Planning scheme data last updated on 23 August 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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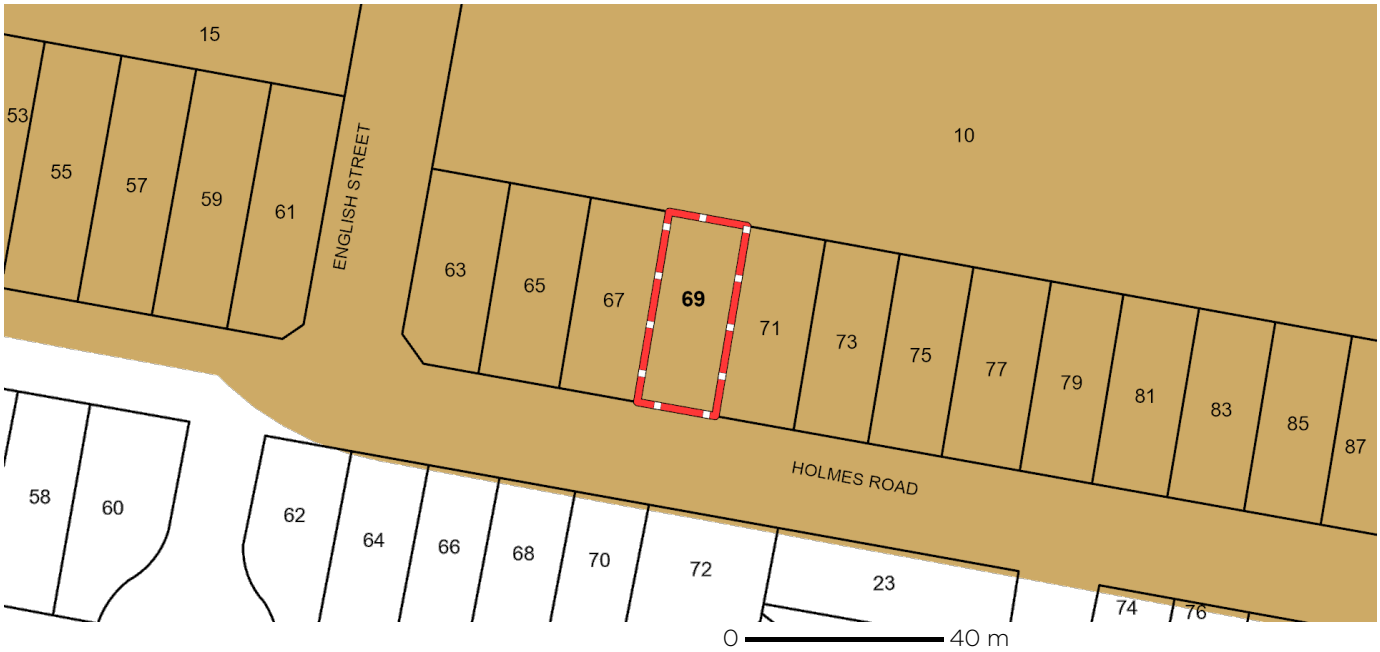
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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).

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

BAM INSPECT & BUILD

BAM INSPECT & BUILD

Owner Builder Inspection Report

Section 137B of the Building Act 1993 (Owner Builder Construction)

69 Holmes Road Morwell 3840 Victoria Australia

BAM Inspect & Build
ABN 83 626 881 089
bam@inspectandbuild.com.au
0429918899

Owner Builder Inspection Report- 69 Holmes Road Morwell

14 Jul 2024

Date	13 Jul 2024
	Christine Stomps
Address:	69 Holmes Road Morwell 3840 Victoria Australia
Email	Stompsy_78@hotmail.com

As per your request for this office to carry out a report on the works executed as an owner/builder as required by Section 137B of the Building Act 1993.Therefore, I inspected the works constructed and advise the following:

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

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

Inspector	Brendon Miles
Licence	IN-U 39406

Inspection Report:

Date of Inspection:	13 Jul 2024
Date of Report:	13 Jul 2024
Time of Inspection:	01:15 pm
Weather conditions at the time of inspection:	Drizzle
Property Details:	69 Holmes Road Morwell

Owner/Agent of Owner:	Christine Stomps
	Christine Stomps
	69 Holmes Road, Morwell Victoria, 3840 Australia
Email:	Stompsy_78@hotmail.com

Descriptive Summary:	Dwelling Alteration

Building Permit Details

A building permit has been issued for the works:	No
A final inspection has been completed for the works.	No
Stamped plans for the works were prodiuced at the time of the inspection.	No

Construction:

Estimated Age of Work:	1 year
Frame:	Timber
Floors:	Timber Subfloor
External Cladding:	Existing
Internal Lining:	Lined/ Plaster and Tiles
Windows:	Existing
Roof:	Existing
Number of Storey's:	One

Inspection Summary:

The following defects were found to be worthy of notation:

Defects

KITCHEN- The kickers to the cabinets have not been caulked to floor with general gaps. The existing timber floors had a cut out/ hole to floor at fridge space that looks to be from previous services/ plumbing. The fixing screws to cupboards sit proud and bit fully installed and not fitted with covers/ stickers. Finished linings / plaster surface have visible patching.
BATHROOM- The bathroom to the front of dwelling has internal renovations. Finished linings / plaster surface have visible patching. The Toilet pan has not been caulked to floor and was loose. Entry door rubs on the frame when operating and requires adjustment.
LAUNDRY- Finished linings / plaster surface have visible patching. The bench top has chips to end of bench top to end being cut.

BEDROOM- The area has an additional wall constructed to passage to create an additional bedroom. Linings / plaster surface have visible patching. The Toilet pan has not been caulked to floor and was loose. Entry door rubs on the floor when operating and requires adjustment.
BATHROOM- The bathroom to the rear of dwelling has internal renovations. Finished linings / plaster surface have visible patching. Entry door rubs on the floor when operating and requires adjustment. The bath has has damages with visible crack or chip.

Inaccessible Areas:

House furnished limiting access and viewing
No visual or inspection to framing or structural
Waterproofing or linings under tiles unknown and no visual.
Compliance not considered as part of inspection
Did not attempt to access the ceiling space or roof as the works did not extend to this area.
Did not inspect under the building due to the works being internal.
Septic or sewerage system can not be checked, refer to relevant authorities.

Second Hand Material:

Existing dwelling used as part of dwelling addition and alterations.

Incomplete Works:

Other than items noted in the body of the report, no works were noted as being incomplete.

Conclusion

The dwelling was neat and tidy at time of inspection.

No plans and documents have been sited as part of inspection and works advised by owner.

The property has had alterations to existing dwelling with internal renovation under roof line with renovation to bathrooms, laundry, kitchen and additional wall to create a bedroom.

There was only one dwelling on the allotment inspected and mostly standard residential properties and developments were provided along the street.

Several items were found to be noteworthy, and these were generally considered to be of a minor nature. They do not interfere with the function of the structure.

The bathrooms, kitchen and laundry has been renovated to existing area with tiling and new fixtures and no structural or wall alterations.

Floors have been tiled to areas and preparation or lining unknown and has general floor undulation to heights.

A wall has been constructed to a existing living/ passage to create a additional area and the wall
Would be considered a infill wall and non structural.

Majority of the internal to the dwelling has been renovated or painted and has visible patches to linings throughout.
Practical and functional dwelling has been created from existing structure.

UNLESS OTHERWISE STATED:

- No soil or other material has been excavated or removed;
- No plants or trees have been removed;
- No samples have been taken or tested;

- No fixtures, fittings, claddings or lining materials have been removed;
- Building services have not been tested and registered/authorised persons should be
- contacted for approval of these services;
- No items or chattels have been moved;
- No enquires of drainage, sewarage or water authorities have been made;
- No plans or specifications or other contract documents have been sighted for the purpose of inspecting the works and providing this written verbal report;
- No special investigations of insect attack (eg. borer, termite, etc) has been made and any reference to this has been made on a casual inspection.

Sign off

Signature	
Building Inspector:	Brendon Miles
	IN-U 39406

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

CERTIFICATE OF ELECTRICAL SAFETY for Non-Prescribed Electrical Installation Work

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

Certificate no. **6378 5070 2**

CERTIFICATE OF COMPLIANCE

1 Responsible Person (eg. electrical contractor, supervising electrician, electrician)

REC reg./licence no.: 5743 Telephone no.: 0412 345 802

Name: DULJAS R.A.

Business Address: P.O. Box 214 YINNAR 3869

2 Licensed Electrical Installation Worker (eg. electrician)

Licence no.: 12464

Name: DULJAS. R.A.

3 Details of Electrical Installation

Name of customer: TYRELL D+C

Address of installation (include lot no. if required): 65 HOLMES ROAD

Suburb or town: MORWELL Postcode: 3840

Telephone:

NMI (if available):

4 Electrical Work Undertaken

Socket outlets

No. light points	No. single	No. doubles

Have you installed contestable metering equipment or metering equipment associated with an embedded network? Yes ☐ No ☑

Maximum demand in amps per phase on completion: 40

Consumers mains capacity in amps: 40

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

- REWIRE OF LIGHT - POWER - OVEN CIRCUITS IN HOUSE RENOVATION.
INCLUDING:- NEW LIGHTING POINTS AS REQUESTED.
- FAN/LIGHTS IN BEDROOMS 1+2.
- HEAT/LIGHT/FAN - BATHROOM.
- EXH. FAN - REAR BATHROOM.
- DISCONNECTED 2x OLD LIGHTS - REAR PATIO/GARAGE.
- INSTALLED NEW LIGHT - REAR PATIO.
- NEW LIGHT FITTING WHERE REQUIRED.

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

If yes, quote previous certificate number:

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

Electricity supplier code (refer back of certificate for codes): Z

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):

7 Date of completion of work: 09/05/22 **8** Date Certified: 09/05/22

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Certificate of Electrical Safety

NON-PRESCRIBED Customer copy

Please note: The electrical installation work described above may be subject to a random audit by representatives of Energy Safe Victoria.

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

CERTIFICATE OF ELECTRICAL SAFETY for Prescribed Electrical Installation Work

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

Certificate no. 4063 2336 9

CERTIFICATE OF COMPLIANCE

1 Responsible Person (eg. electrical contractor, supervising electrician, electrician)

REC reg./licence no. 5743 Telephone no. 0412 345 802

Name DULJAS R.A.

Business Address P.O. Box 214 YINNAR 3869

2 Licensed Electrical Installation Worker (eg. electrician)

Licence no. 12464

Name DULJAS R.A.

3 Details of Electrical Installation

Name of customer TYREL D+C

Address of installation (include lot no. if required) 69 HOLMES ROAD

Suburb or town MORWELL Postcode 3840

Telephone

NMI (if available)

4 Electrical Work Undertaken

No. light points | Socket outlets: No. single | No. doubles

Have you installed battery back up or battery energy storage equipment equal to or greater than 500 volt amperes? Yes ☐ No ☑

Maximum demand in amps per phase on completion: LIMITED 40

Consumers mains capacity in amps: 40

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

- REPLACED SWITCHBOARD
- NEW EARTH ELECTRODE.

5 Has this *prescribed electrical installation work failed* a previous inspection? Yes ☐ No ☑

If yes, quote previous certificate number

6 Type of prescribed electrical installation work (refer back of certificate for types) 1 ☑ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐

7 Does this installation work include *non-prescribed electrical installation work?* Yes ☑ No ☐

8 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)

9 Date of completion of work 08/04/21 10 Date Certified 08/04/21

CERTIFICATE OF INSPECTION

Details of Licensed Electrical Inspector (LEI)

Name BEN AIREY

Licence no. 980523

Inspector's Employer

Name (if applicable) BAZAA

Details of Defects

Please supply defect code(s)

I, the Licensed Electrical Inspector named above, have inspected the prescribed electrical installation work as described in the certificate of compliance and certify that the work

complies ☑ *does not comply* ☐

with the Electricity Safety Act 1998 and the Electricity Safety (Installations) Regulations 2009

Signature

Date inspected 08/04/21

Date certified 08/04/21

Electricity supplier code (refer back of certificate for codes) 2

Safety Statement

In accordance with Regulation 242 (d) this electrical installation appears to be electrically unsafe

☐ *unsafe*

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PRESCRIBED Customer copy

Please note: The electrical installation work described above may be subject to a random audit by representatives of Energy Safe Victoria.

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

Valuation and Rates Notice

For the period 1 July 2023 to 30 June 2024

LatrobeCity a new energy

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2023

034 02889

DCLM Pty Ltd
8 Tambo Dr
WARRAGUL VIC 3820

PD 30/8/23

Assessment number: **111328**
Issue date: 17/08/2023

Property: 69 Holmes Road, MORWELL VIC 3840

Description: L 4 LP 23828
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): $320,000 — Valuation date: 01/01/2023
Effective as at: 01/07/2023

Arrears, immediate charges and payments

Arrears	$1,702.40
Interest	$16.50

Council rates and charges

General Rates Residential (0.00293783 x CIV)	$940.10
Municipal Charge	$149.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	$393.00

State government charges

Fire Service Property Levy - Residential (0.000046 x CIV)	$14.70
Fire Services Property Levy Fixed Charge	$125.00
EPA Victoria Landfill Levy	$33.00

Total amount payable $3,373.70

Your payment options:

Overdue, incurring interest
pay now: $1,718.90

Contact us now

Phone 1300 367 700 to discuss your eligibility for a payment plan. Overdue amounts attract interest of 10% per annum.

PLUS

Pay by instalment

Instalment 1 **Due: 30 Sept 2023**	$413.85
Instalment 2 Due: 30 Nov 2023	$413.65
Instalment 3 Due: 28 Feb 2024	$413.65
Instalment 4 Due: 31 May 2024	$413.65

OR

Full payment

Due date: 15 February 2024 $1,654.80

Payments made on or after 11 August 2023 may not be included

☐ **Full payment:** $3,373.70
☐ **Instalment:** $413.85

Assessment number: 111328
Property: 69 Holmes Road, MORWELL VIC 3840

BPAY — Biller Code: 6072 Ref: 111328

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

Post Billpay — Biller Code: 0359 Ref: 111328

Pay 24 hours a day by credit card:
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

*359 111328

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.

You now have a choice

...receive your rates notice by email.
Visit: https://erates.latrobe.vic.gov.au/erates
See page three for more details.

Please retain this notice for your records as a fee of $21.00 may be charged for replacement copies. Or, see page three for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

More information overpage

L002889 008878 #87655

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

DCLM Pty Ltd
8 Tambo Drv
WARRAGUL VIC 3820

Account number:
0012580002

Amount due:
$698.21

Pay by:
1 February 2024

Date of issue: 4 January 2024

Tax invoice: 6735245

Service address:
69 Holmes Rd Morwell Vic 3840

Previous balance	$353.67
Payments received up to 4 January 2024	$0.00
Balance	$353.67
Current charges (over page)	$344.54
Total amount due	**$698.21**
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 1258 0002 5

Centrepay
Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.
Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.

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.

Docusign Envelope ID: 9B71F526-6C65-4AB6-8AB0-9E5B32497C78

Your current charges - 1 November 2023 to 29 February 2024

Water Usage Treated: 0.00 kL (kilolitres) @ $2.3209 per kL	$0.00
Water Service Charge	$61.58
Wastewater Service Charge	$282.96

Your charges explained

Water usage
This is a variable charge for the amount of water used at your property as recorded by the water meter.

Water service
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service
This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

water usage

number:	11AF005220
nt meter read:	2 January 2024
er reading:	250
revious meter read:	1 September 2023
Meter reading:	250

If you are deaf or find it hard hearing or speaking with people on the phone visit nrschat.nrscall.gov.au or call 133 677.

For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
PO Box 348 TRARALGON VIC 3844
ABN 75 830 750 415

* 368 0012580002 5

Account number: 0012580002

Tax invoice number: 6735245

Amount Paid

Date Paid