DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

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	**48 Washington Street, Traralgon 3844** Lot 83 Plan PS019179 being Volume 8399/104 Folio	
Vendor's name	Scott Michael Cole	**Date** 23/3/2021
Vendor's signature	DocuSigned by: A34FEBEB90C34CA...	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

Oakleys White Lawyers
65 Main Street
FOSTER VIC 3960
Telephone: (03) 5682 2211
Email: law@oakleyswhite.com.au
Reference: FGB:21204

1. FINANCIAL MATTERS

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

Their total does not exceed:	$3,000.00

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

None to the vendor's knowledge

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

None to the vendor's knowledge

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**

The required specified information is as follows:

Name of planning scheme	Latrobe Planning Scheme
Name of responsible authority	Latrobe City Council
Zoning of the land	Neihgbourhood Residential Zone (Nrz) Schedule 4
Name of planning overlay	Design & Development Overlay - Schedule 10 (Ddo10)

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 are as follows:

None to the vendor's knowledge

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:

None to the vendor's knowledge

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:

None to the vendor's knowledge

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:

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

Attached are copies of the following:

1. Search notes to Certificate of Title Volume 8399 Folio 014;
2. Lodged Plan 019179;
3. Planning Property Report;
4. Building Permit No. BS-L42775/20180872/0 issued 19 December 2018;
5. Certificate of Final Inspection dated 26 November 2019;
6. Domestic Building Certificate of Insurance;
7. Latrobe City Council rate notice;
8. Gippsland Water rates notice; and
9. Due Diligence Checklist.

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

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

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

VOLUME 08399 FOLIO 014 Security no : 124088830486B
Produced 22/03/2021 06:01 PM

LAND DESCRIPTION

Lot 83 on Plan of Subdivision 019179.
PARENT TITLE Volume 07331 Folio 151
Created by instrument B427533 25/05/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SCOTT MICHAEL COLE of 48 WASHINGTON STREET TRARALGON VIC 3844
AT268115Y 22/05/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT268116W 22/05/2020
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP019179 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: 48 WASHINGTON STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 22/05/2020

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

Delivered by LANDATA®, timestamp 22/03/2021 18:01 Page 1 of 3
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION

OF PART OF CROWN ALLOTMENT 48

PARISH OF TRARALGON

COUNTY OF BULN BULN

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

VOL. 2672 FOL. 236
4992 297

LP19179

EDITION 1

PLAN MAY BE LODGED 19-10-49

3 SHEETS
SHEET 1.

COLOUR CODE

E-1=BLUE
R1 =BROWN
E-3= GREEN

APPROPRIATIONS

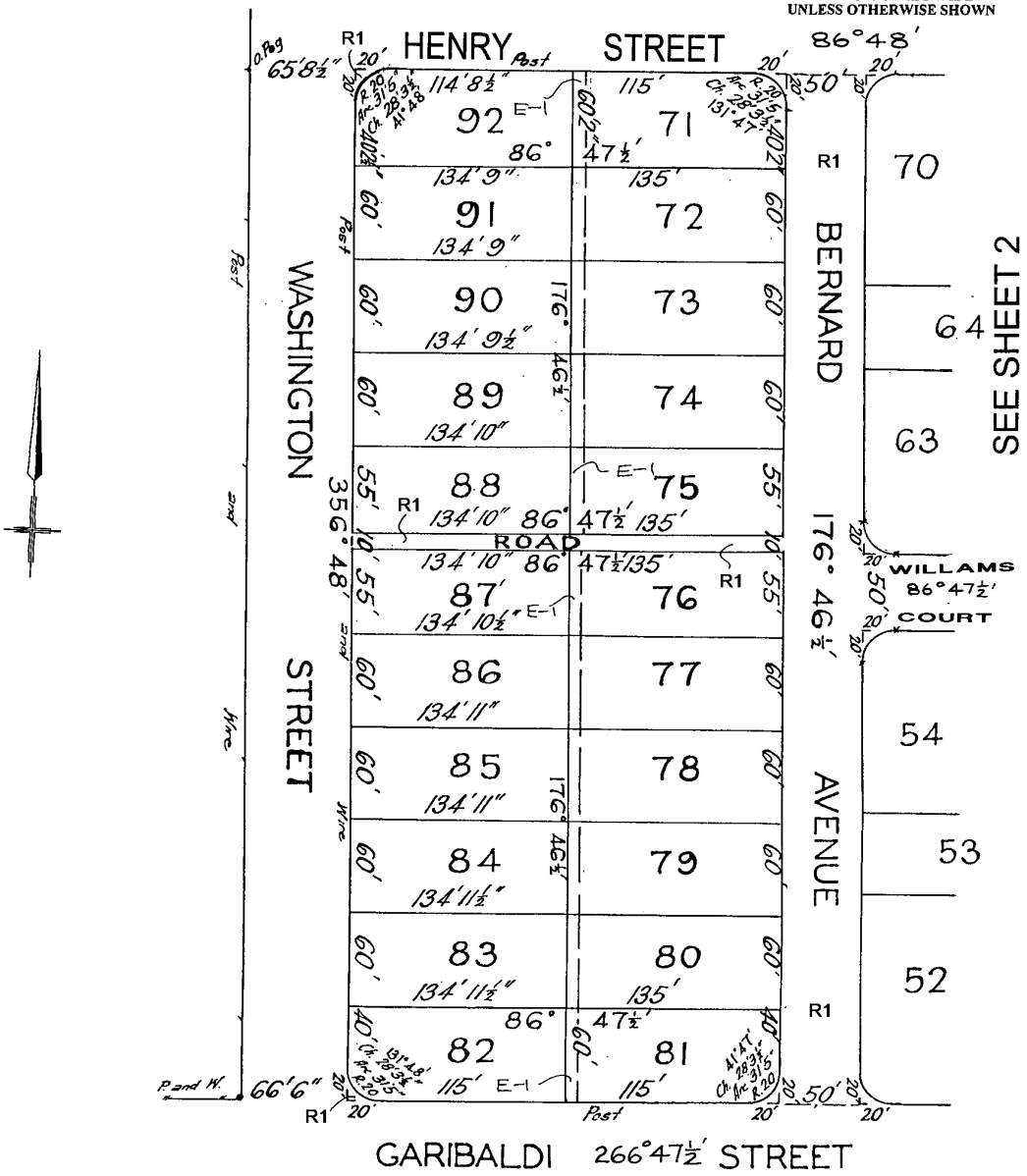
THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART AS A RESERVE FOR THE USE OF PURCHASERS

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

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

THE BLUE IS 6 FEET WIDE UNLESS OTHERWISE SHOWN

STREET NAME AMENDED
FROM CROMWELL STREET
TO HENRY STREET
GOVT. GAZ. 601 P.3715



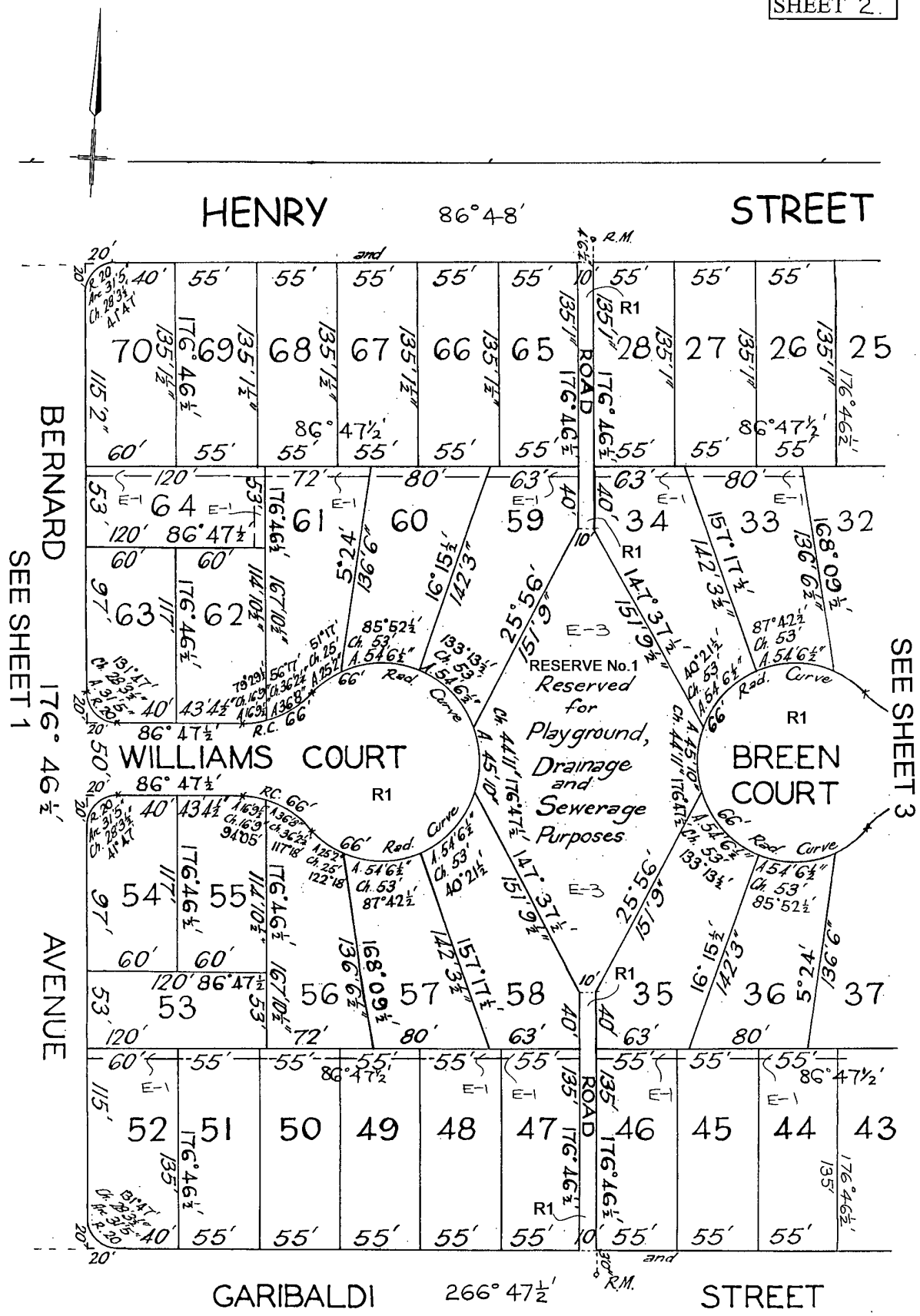
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

Delivered by LANDATA®, timestamp 22/03/2021 18:01 Page 2 of 3

LP19179

3 SHEETS
SHEET 2.

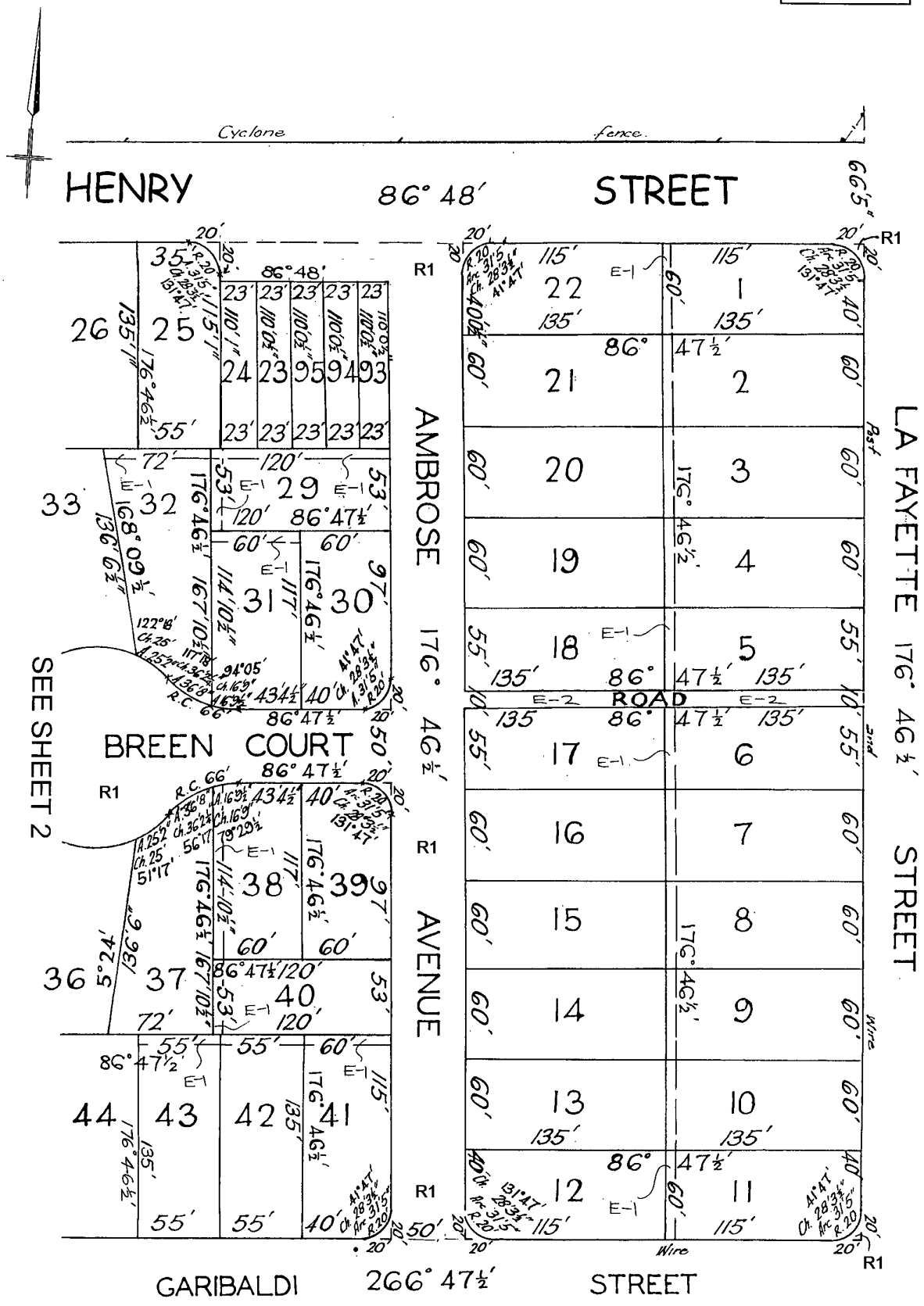


DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

Delivered by LANDATA®, timestamp 22/03/2021 18:01 Page 3 of 3

LP19179

3 SHEETS
SHEET 3.



DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 22 March 2021 05:59 PM

PROPERTY DETAILS

Address:	**48 WASHINGTON STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 83 LP19179**
Standard Parcel Identifier (SPI):	**83\LP19179**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**31167**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 E6**

UTILITIES

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

View location in VicPlan

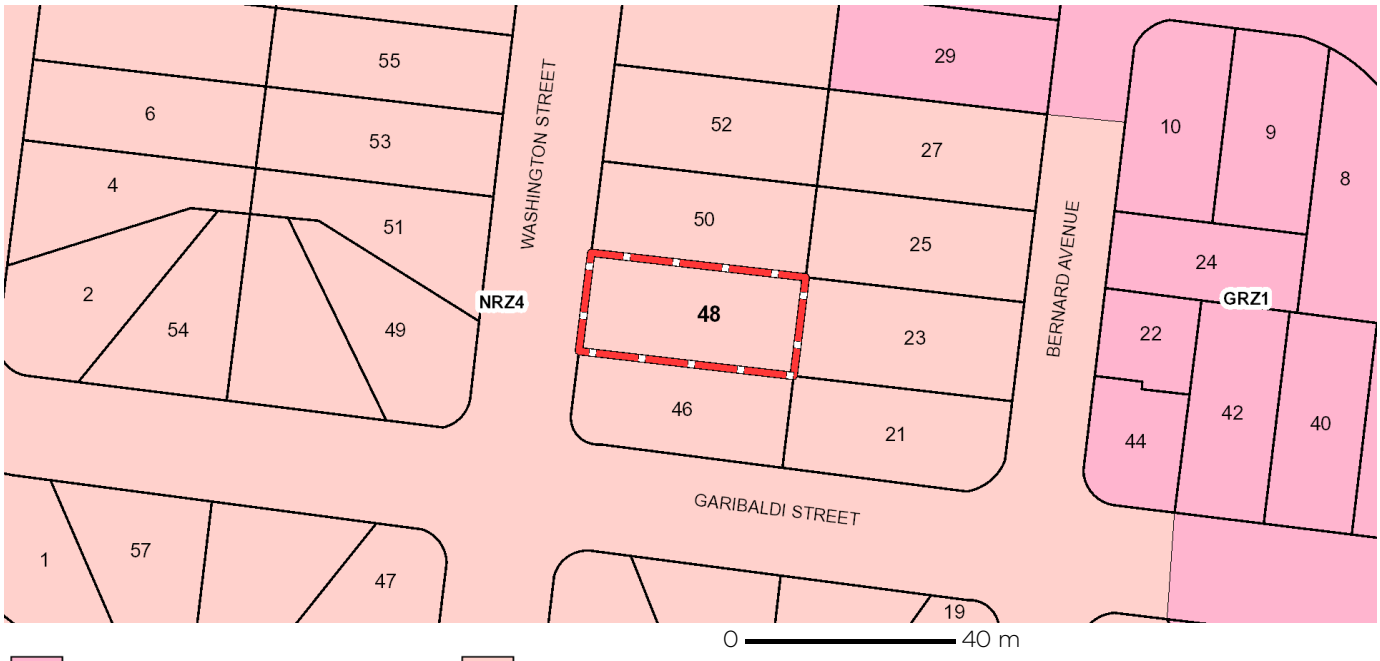
STATE ELECTORATES

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

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



GRZ - General Residential **NRZ - Neighbourhood Residential**

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

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

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

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

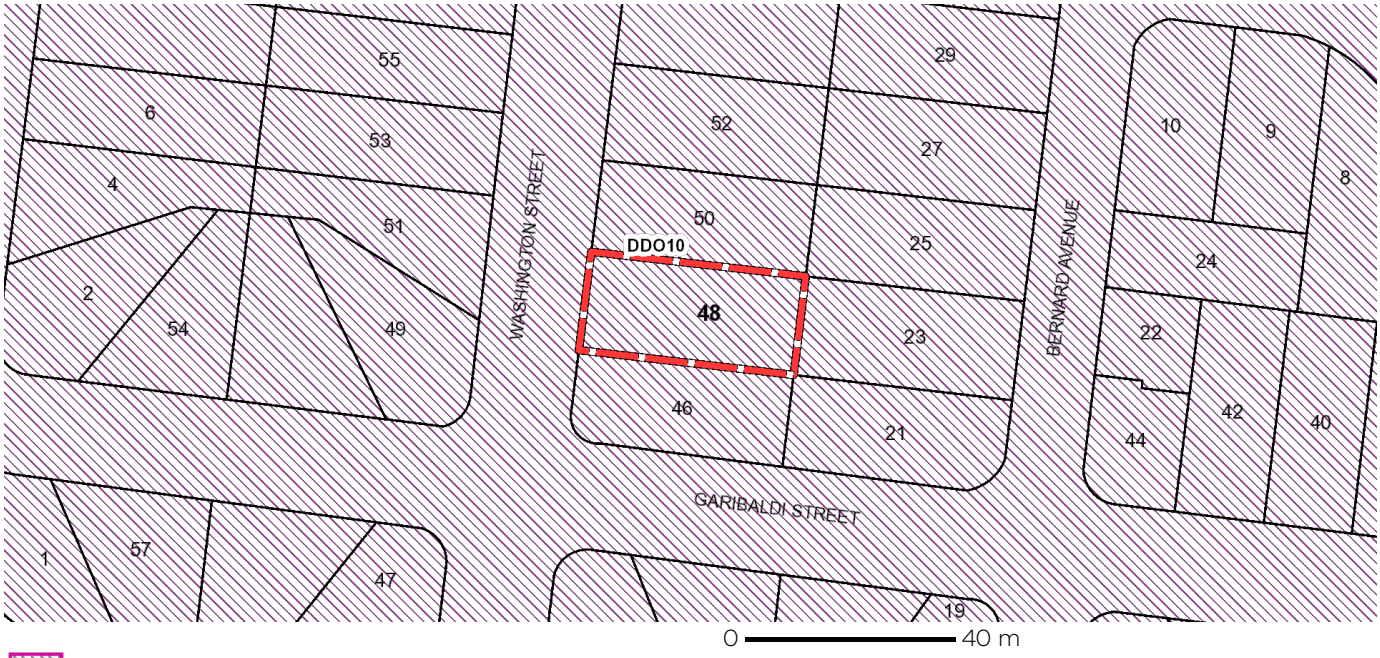
PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



DDO - Design and Development

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

Further Planning Information

Planning scheme data last updated on 17 March 2021.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may 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

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

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

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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



Designated Bushfire Prone Areas

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

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

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

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

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

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

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

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

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

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

DocuSign Envelope ID: 55238B15-580C-42F9-8AA9-8F01A30C0BCC

LMK Building Surveyors

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

BUILDING PERMIT No. BS-L42775/20180872/0
Issued 19/12/2018

Issued to
Owner/Agent of owner **Michael Hanley Mitech Building & Drafting Services**
Postal address **9 Dallas Court WARRAGUL** Postcode **3820**
Telephone **0416 201 980**
Email **admin@mitechdesigns.com.au**

Ownership Details (only if agent of owner listed above)
Owner **Realio Pty Ltd**
Postal address **32 Brandy Creek Road WARRAGUL** Postcode **3820**
Telephone
Email **echoag@dcsi.net.au**

Property details (include Title details as and if applicable)
Number **48** Street/road **Washington Street** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **83** LP/PS **019179** Volume **08399** Folio **014**
Crown allotment Section Parish County
Municipal District **Latrobe City Council**

Builder
Name **Kim McDonald** Telephone
Address **PO Box 606, WARRAGUL** Postcode **3820**

Details of building practitioners and architects
a) to be engaged in the building work

Type	Registration Number	Name	Company
Builder	**DB-U3824**	**Kim McDonald**	**KLM Building Pty Ltd**

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

Type	Registration Number	Name	Company
Drafting	**DP-AD14619**	**Michael Hanley**	**Mitech Building & Drafting Services**
Civil Engineer	**EC41817**	**Camilo Pineda-Moreno**	**Emerald Design & Construction**

Details of domestic building work insurance
The issuer or provider of the required insurance policy is **C409589**

Details of relevant planning permit
Planning permit no. N/A

Nature of building work
Extension to existing dwelling and construction of shed
Stage of building work permitted **All**
Cost of building work **$78,870** Total floor area of new building work **102m2**

Building classification
Extension 1ai Detached house

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

Occupation or Use of building: An Occupancy Permit / Certificate of Final Inspection is required prior to the occupation or use of this building

Inspection requirements
The mandatory notification stages are:
Inspection of Footings
Inspection of Stumpholes
Inspection of Framework
Final upon completion of all building work

Commencement and completion
This building work must commence by 19/12/2019.

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

DocuSign Envelope ID: 55238B15-580C-42F9-8AA9-8F01A30C0BCC

If the building work to which this building permit applies is not commenced by this date, this building permit 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 19/12/2020.

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.

Relevant building surveyor
Name: Lukas Kelly Registration No. BS-L42775

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 by an insurance policy as required under section 135 of the Act.

Conditions of Approval
Building Permit No. BS-L42775/20180872/0

This permit is subject to the following conditions

1. Pursuant to Clause 40 of the Building Regulations 2018, the applicant for this Building Permit must supply a copy of the Building Permit and one set of all related approved plans, specifications and documents to the person who is in charge, or is to be in charge, of the carrying out of the Building work.
2. Under Regulation 41 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The progress must also 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 in a conspicuous position accessible to the public before and during the building work which this permit applies.
3. Under Regulation 42 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
4. Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than $16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.
5. The building permit has been issued pursuant to the *Building Act 1993*, the *Building Regulations 2006* and *the National Construction Code Series Building Code of Australia 2015 - Volume 2 (BCA)*.
6. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work;
7. 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;
8. Termite Protection - Protection from subterranean termites is to be provided in accordance with BCA2014 and AS3660.1.2009 - Durable notice to be fixed in meter box.
9. Downpipes - Downpipes are to be provided to the building at a maximum spacing of 12 metres and within 1.2 metres of valleys, (otherwise provision for overflow must be made in accordance with BCA 2014 Volume 2 Clause 3.5.2.
10. Ground around building graded -The ground surface around the building is to be graded away to give a slope of not less than 50mm over the first 1 metre from the building in accordance with Clause 3.1.2.3 BCA 2014 Volume 2.
11. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA , Volume 2 and Table 3.1.1.1;
12. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council
13. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner).
14. It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments.
15. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.
16. **ENGINEERING PLANS, COMPUTATIONS AND CERTIFICATE OF COMPLIANCE FOR THE PROPOSED SHED MUST BE SUPPLIED PRIOR TO CONSTRUCTION OF SHED**

0439012929
admin@linkbuilding.com.au
linkbuilding.com.au

63 Queen Street
Warragul
Victoria 3820

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

DocuSign Envelope ID: 55238B15-580C-42F9-8AA9-8F01A30C0BCC

LMK
Building
Surveyors

Application Number: 201801806

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: **48**	Street/Road: **Washington Street**	Suburb: **TRARALGON**	Postcode: **3844**
Lot/s: **83**	LP/PS: **019179**	Volume: **08399**	Folio: **014**
Crown allotment:	Section: No	Parish:	County:

Municipal District: **Latrobe City Council**

Building permit details
Building permit number: **BS-L42775/20180872/0**
Version of BCA applicable to building permit: **2016**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
As per plans	Residential	1ai

Maintenance determination
A maintenance determination **is not required** to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Directions to fix building work
All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Approved Inspections

1. Inspection of Pre-Slab
2. Inspection of Steel for Slab
3. Inspection of Stumpholes
4. Inspection of Framework

03 5911 2929
admin@lmkbuilding.com.au
lmkbuilding.com.au

53 Queen Street
Warragul
Victoria 3820

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

DocuSign Envelope ID: 55238B15-580C-42F9-8AA9-8F01A30C0BCC

Relevant building surveyor

Name:	**Lukas Kelly**
Address:	**63 Queen Street, WARRAGUL 3820**
Email:	**admin@lmkbuilding.com.au**
Building practitioner registration no.:	**BS-L42775**
Municipal district name:	**Latrobe City Council**
Certificate no.	**BS-L42775/20180872/0**
Date of issue:	**26 November 2019**
Date of final inspection	**25 September 2019**
Signature:	

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

DocuSign Envelope ID: 55238B15-580C-42F9-8AA9-8F01A30C0BCC

vmia
Risk Management and Insurance

HIA INSURANCE SERVICES PTY LTD
4 / 70 Jolimont Street
Jolimont VIC 3002
www.hiainsurance.com.au
1800 633 467

Domestic Building Insurance

Certificate of Insurance

Realio Pty Ltd ATF The Realio Unit Trust
32 Brandy Creek Rd
WARRAGUL
VIC 3820

Policy Number:
C409589

Policy Inception Date:
19/12/2018

Builder Account Number:
013871

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work:	**C04: Alterations/Additions/Renovations - Structural**
At the property:	**Lot 83 Plan No 19179 48 Washington Street TRARALGON VIC 3844 Australia**
Carried out by the builder:	**KLM BUILDING PTY LTD**
Builder ACN:	**156175861**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s):	**Realio Pty Ltd ATF The Realio Unit Trust**
Pursuant to a domestic building contract dated:	**30/12/2018**
For the contract price of:	**$ 78,870.00**
Type of Cover:	**Cover is only provided if KLM BUILDING PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***
The maximum policy limit for claims made under this policy is:	**$300,000 all inclusive of costs and expenses ***
The maximum policy limit for non-completion claims made under this policy is:	**20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK
If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT
This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Issued by Victorian Managed Insurance Authority

Date Generated:19/12/2018
OFFICE USE ONLY COI-0717-1

Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

VICTORIA State Government

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

DocuSign Envelope ID: 55238B15-580C-42F9-8AA9-8F01A30C0BCC

vmia
Risk Management and Insurance

HIA INSURANCE SERVICES PTY LTD
4 / 70 Jolimont Street
Jolimont VIC 3002
www.hiainsurance.com.au
1800 633 467

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

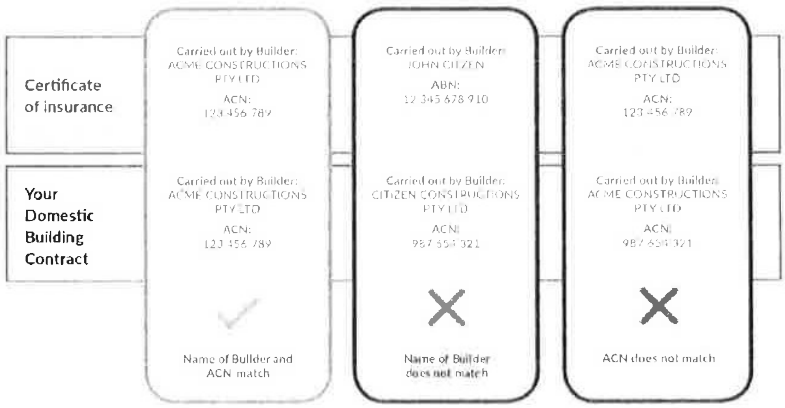
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	**$700.00**
GST:	**$70.00**
Stamp Duty:	**$77.00**
Total:	**$847.00**

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424
Below are some example of what to look for



Victorian Managed Insurance Authority
ABN 39 682 497 841
PO Box 18409, Collins Street East Victoria 8003
P: 1300 363 424

VICTORIA State Government

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

GIPPSLAND WATER

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

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

S Cole
48 Washington St
TRARALGON VIC 3844

034

Account Number: 0011697403

Amount Due: $406.37

Current Charges Pay By: 12/02/2021

Invoices are issued 3 times per year.
Approximate next meter reading:
12/05/2021

Account Summary

48 Washington St Traralgon Vic 3844

Tax invoice number	5802773
Service charge period	01/11/2020 to 28/02/2021
Meter read period	09/09/2020 to 13/01/2021

Water Usage Treated *(Refer to back of account)*	**$78.43**
Water Service Charge *(Water treatment and supply)*	**$58.62**
Wastewater Service Charge *(Sewerage treatment and disposal charge)*	**$269.32**
TOTAL CURRENT CHARGES	**$406.37**
Total account	**$406.37**
Total price includes GST of	**$0.00**

**Indicates taxable supply*

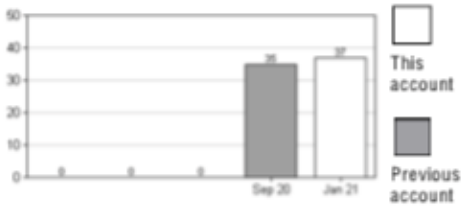
Payment Summary

Last account	$401.57
Thank you for your payment	$401.57 CR
Balance Due	$0.00
Current Charges	$406.37
AMOUNT DUE	**$406.37**
Total includes GST	$0.00

Payments made on or after 15/01/2021 will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT

Average daily water usage	**0.2937 kL/day**
Average cost for water usage	**$0.62/day**

Your Charges Explained

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

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

Payment Assistance

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

Payment Slip

* 368 00116974037

S Cole

GST Inclusive Amount Due: **$406.37**

Account Number:	0011697403
Tax Invoice Number:	5802773
Date of Issue:	15/01/2021
Current Charges Pay By:	12/02/2021

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

Valuation and Rates Notice

For the period 1 July 2020 to 30 June 2021

ABN: 92 472 314 133

034 27830

Mr S M Cole
48 Washington St
TRARALGON VIC 3844

Assessment number: 311670
Issue date: 31/08/2020

Property: 48 Washington Street, TRARALGON VIC 3844

Description: L 83 LP 19179
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): $157,500
Valuation date: 01/01/2020
Effective as at: 01/07/2020

Payments

Council rates and charges

General Rates Residential (0.00450056 x CIV)	$708.85
Municipal Charge	$140.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	$352.00

State government charges

Fire Service Property Levy - Residential (0.000054 x CIV)	$8.50
Fire Services Property Levy Fixed Charge	$113.00
EPA Victoria Landfill Levy (x CIV)	$23.00

Total outstanding $1,345.35

L027830 050416 #77053

Your payment options:

Pay by instalment

Instalment 1 $336.45
Due: 30 Sept 2020

Instalment 2 $336.30
Due: 30 Nov 2020

Instalment 3 $336.30
Due: 28 Feb 2021

Instalment 4 $336.30
Due: 31 May 2021

OR

Full payment for 2020-21 rate period

Due date: $1,345.35
15 February 2021

Payments made on or after 13 August 2020 may not be included

☐ **Full payment:** $1,345.35
☐ **Instalment:** $336.45

Assessment number: 311670
Property: 48 Washington Street, TRARALGON VIC 3844

BPAY Biller Code: 6072 Ref: 311670
Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View.

Post Billpay Biller Code: 0359 Ref: 311670
Pay 24 hours a day by credit card:
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

*359 311670

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**
See the rates brochure for more details.

More information overpage

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

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)

DocuSign Envelope ID: A5FBD9D4-6C4C-46B8-941B-0D0C76079C50

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)