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	52 COLLINS STREET, MORWELL VIC 3840

Vendor's name	John David Pavlic	Date 17/03/2023 / /
Vendor's signature	Signed by: John David Pavlic A526C432B37B4EDE	
Vendor's name	Kelsey Maree Abernethy	Date 17/03/2023 / /
Vendor's signature	Signed by: Kelsey Maree Abernethy 2E7EF63E8480312D	

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: $3,200.00

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

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

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):

Not Applicable

(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):

☒ 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")

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

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 2000m²; (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)

Due Diligence Checklist;

GST Withholding Notice to Purchaser;

Registered Search Statement;

Copy Plan;

Building Inspection Report;

Certificate of Final Inspection;

Defects Report;

Planning Property Report;

Property Report;

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.

VENDOR/SUPPLIER GST WITHHOLDING NOTICE

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cth)

The property includes Residential premises or potential Residential Land and Section 14-255 of the Taxation Administration Act 1953 (Cth) applies.

PROPERTY: 52 Collins Street, Morwell VIC 3840

Vendor: John David Pavlic and Kelsey Maree Abernethy

Withholding required by Purchaser:

☒ No – the premises are classified as Existing Residential and/or the Vendor is NOT registered or required to be registered for GST

☐ No – the premises are Commercial Residential

☐ No – the land includes a building used for Commercial purposes

☐ No – Contract is PLUS GST as Vendor is registered.

☐ No – the purchaser is registered for GST and acquires the property for a creditable purpose

☐ No – there is no taxable supply

Therefore the Purchasers are not required to withhold GST.

☐ Yes – the premises were created by substantial renovation

☐ Yes – amount to be withheld $_____

Signed by the Vendor/s:

DATED: / / 2023 17/03/2023

Signed by:
John David Pavlic
A526C432B37B4EDE

John David Pavlic

Signed by:
Kelsey Maree Abernethy
2E7EF63E8480312D

Kelsey Maree Abernethy

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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 07300 FOLIO 854 Security no : 124104703038D
Produced 16/03/2023 03:28 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 017014.
PARENT TITLE Volume 07257 Folio 369
Created by instrument 2237658 12/08/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN DAVID PAVLIC
KELSEY MAREE ABERNETHY both of 52 COLLINS STREET MORWELL VIC 3840
AT011853V 21/02/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT011854T 21/02/2020
BENDIGO AND ADELAIDE BANK LTD

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

DIAGRAM LOCATION

SEE LP017014 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: 52 COLLINS STREET MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 21/02/2020

DOCUMENT END

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LP 17014

EDITION 2
PLAN MAY BE LODGED 26/2/47

PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENT 69
PARISH OF MARYVALE
COUNTY OF BULN BULN
SCALE 80 FEET TO AN INCH

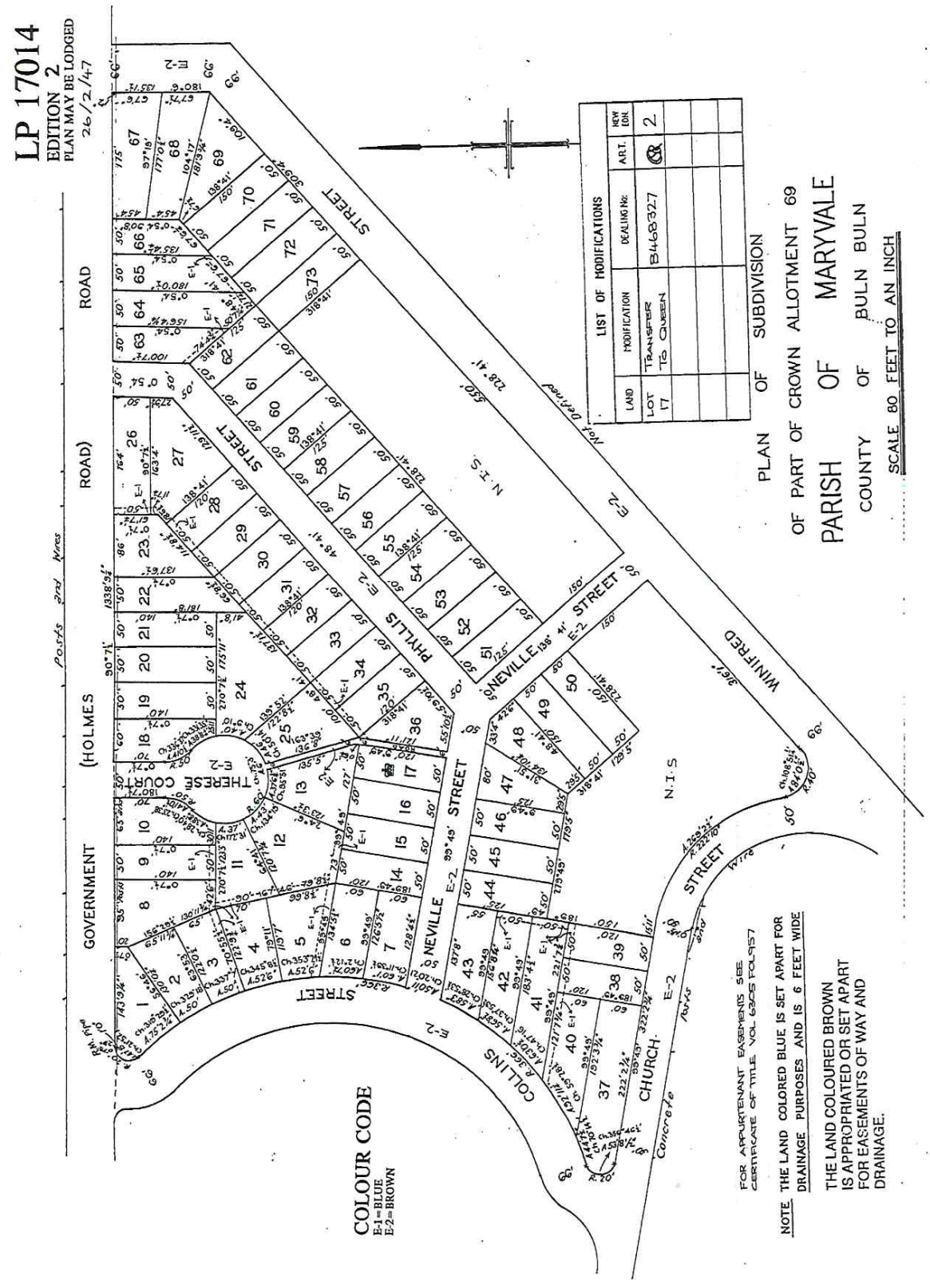
LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	A.R.T.	NEW EDN.
LOT 17	TRANSFER TO QUEEN	B468327	&	2

COLOUR CODE
E-1 = BLUE
E-2 = BROWN

NOTE THE LAND COLORED BLUE IS SET APART FOR DRAINAGE PURPOSES AND IS 6 FEET WIDE

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

FOR APPURTENANT EASEMENTS SEE CERTIFICATE OF TITLE VOL. 6305 FOL. 957



EGBP
BUILDING SURVEYORS

BAIRNSDALE | TRARALGON | CASTLEMAINE

Building Inspection Result
Building Act 1993

Project File Job: 202115357
Permit Number: 5780088883900

To:

Owner: John Pavlic
52 Collins Street
Morwell
John.pavlic@hotmail.com

Builder: John Pavlic
52 Collins Street
Morwell
john.pavlic@hotmail.com

This is the result of your recent inspection

Project Address: **Lot 2, 52 Collins Street Morwell VIC 3840 Australia**
Project Description: **Completion of Verandah & Deck**
Stage of Building Work: As shown on approved plans

Inspection Result: Approved
Type of Inspection: Inspection of framework
Inspection Date: 08 March 2022
Inspection Time: 11:34am
Inspected By: Dave Urie
IN-U 1431
Registration Number: IN-U 1431

East Gippsland Building Permits Vic Pty Ltd
Traralgon
20 Breed Street, Traralgon, 3844
(03) 5176 5599
Traralgon@egbp.com.au
www.egbp.com.au
Project Number: 202115357

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details
Number: 52 **Street/Road:** Collins Street **Suburb:** Morwell **Postcode:** 3840
Lot/s: 2 **LP/PS:** LP017014 **Volume:** 07300 **Folio:** 854
Crown allotment: - **Section:** **Parish:** - **County:** -
Municipal District: Latrobe City Council

Building Permit Number: BSU-1274/5780088883900
Version of BCA applicable to building permit: NCC 2019 Volume 2

Nature of Building Works: Completion of Verandah & Deck
Building Details
Class: 1a(a) **Part of Building:** As per approved building permit plans

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

Certificate Number: BSU-1274/5780088883900
Certificate Date: 09/03/2022
Issue By: Brian Ross
30 Macleod Street Bairnsdale
bairnsdale@egbp.com.au
BSU-1274

Inspection approval dates for mandatory inspections that have been carried out are as follows:

pection Type	Approved Date
pection of framework	08/03/2022
pection for Final Certificate	08/03/2022

A certificate of final inspection under this division is not evidence that the building or part of a building to which it applies complies with Building Act 1993 or the building regulations.

GIPPSLAND BUILDING INSPECTION SERVICES PTY. LTD.
Building Consultants

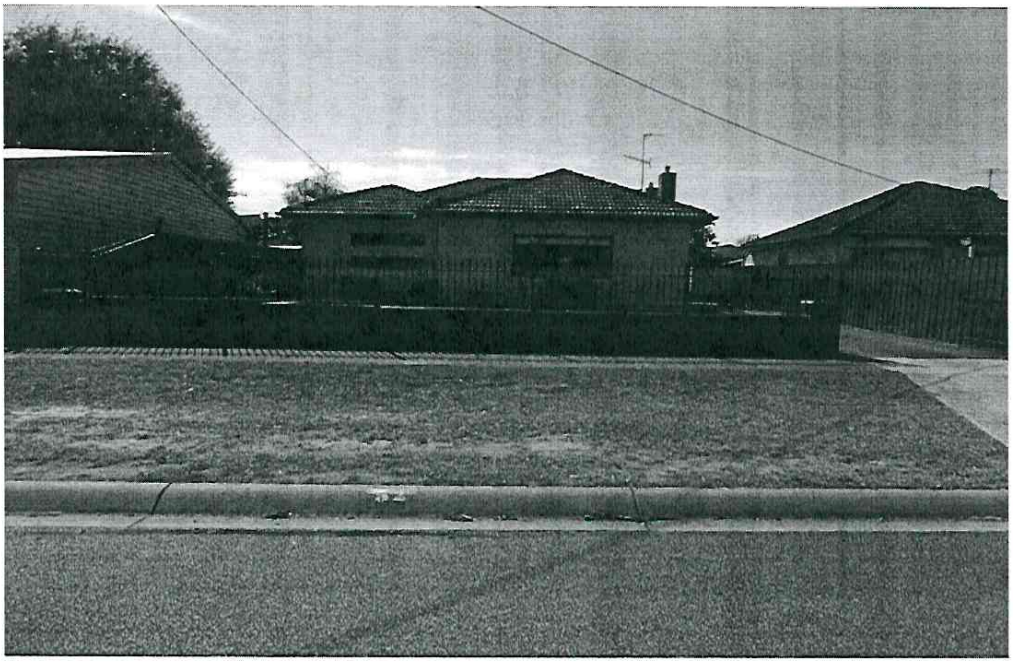
34 Campbell Street
Traralgon, 3844.
Tel: 5174 1999
Fax: 5174 1109
Mob: 0427 505 742

ABN 29 103 163 088

137b DEFECTS and CONDITION REPORT

Report on Building Works Under Section 137B of the Building Act 1993 (Owner-Builder Construction)

Site Address:	52 Collins Street, Morwell	
Date of Report:	15/03/203	**Date of Inspection:** 14/03/2023
Weather Conditions:	Fine & clear	



Street frontage view 52 Collins Street, Morwell

Owners Name/s:	John Pavlic	
Address:	As above	
Post Code:	3840	**Telephone:** 0422 166 473

Description of building works & materials used in the construction

This report describes the construction of a fully detached timber framed verandah & deck abutting the rear of an existing dwelling with a floor area approximately 67m2

The roof is clad with continuous length screw fixed profiled zincalume metal.

List of defects in the building works:

No defects were noted in the building works described in this report.

Condition and status of incomplete works:

No incomplete works were noted at the time of inspection.

Areas of the building works inaccessible at the time of inspection:

The sub-floor area was not accessible at the time of inspection.

Compliance documentation:

A building permit No BS-U-1274/5780088883900 was issued by EGBP building surveyors on 07/02/2022.

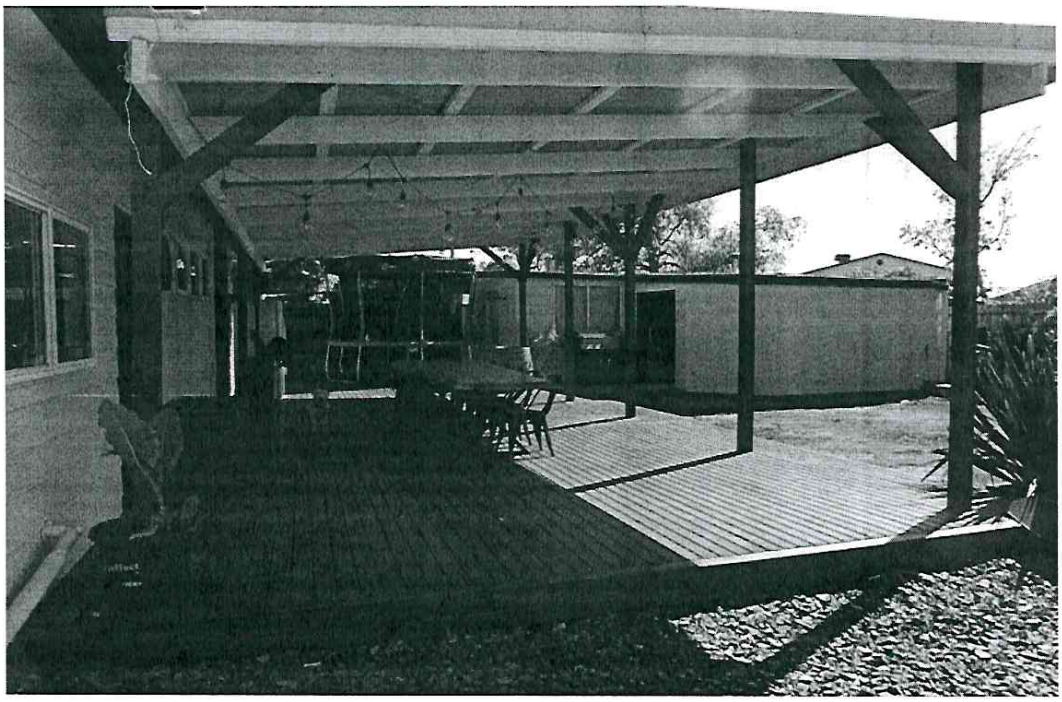
A certificate of Final Inspection No BS-U 1274/5780088883900 was issued by EGBP Building surveyors on 09/03/2023.

A certificate of Plumbing compliance was not sighted.

Photographs:

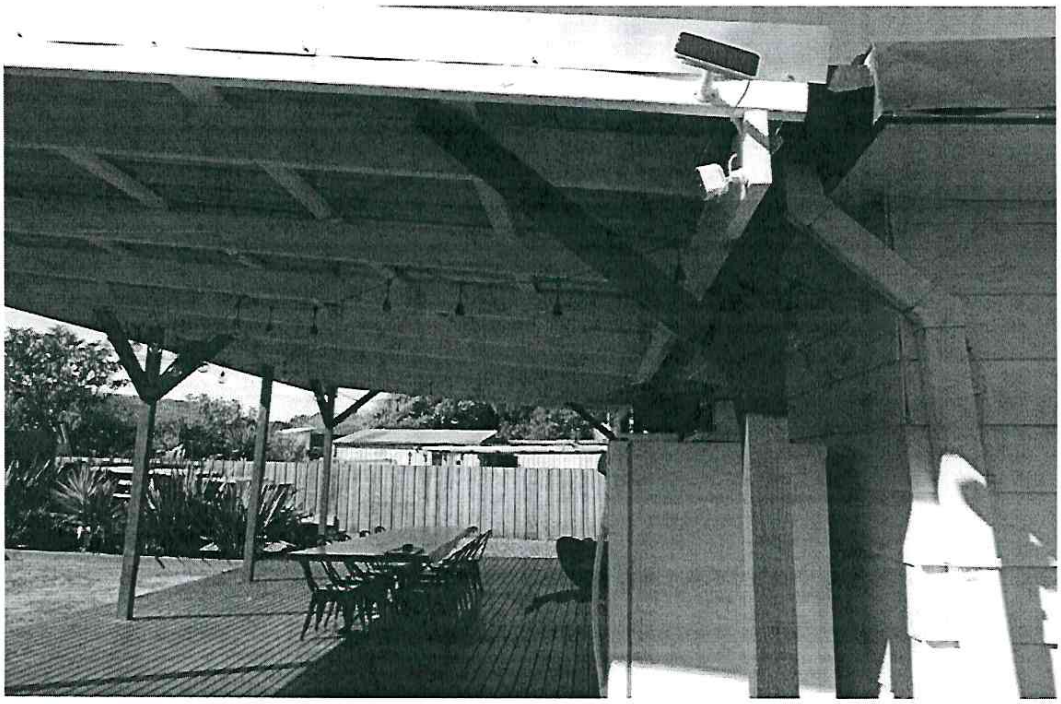
The attached photographs show the described building works, they are briefly notated and form part of this report.

Photo 1.



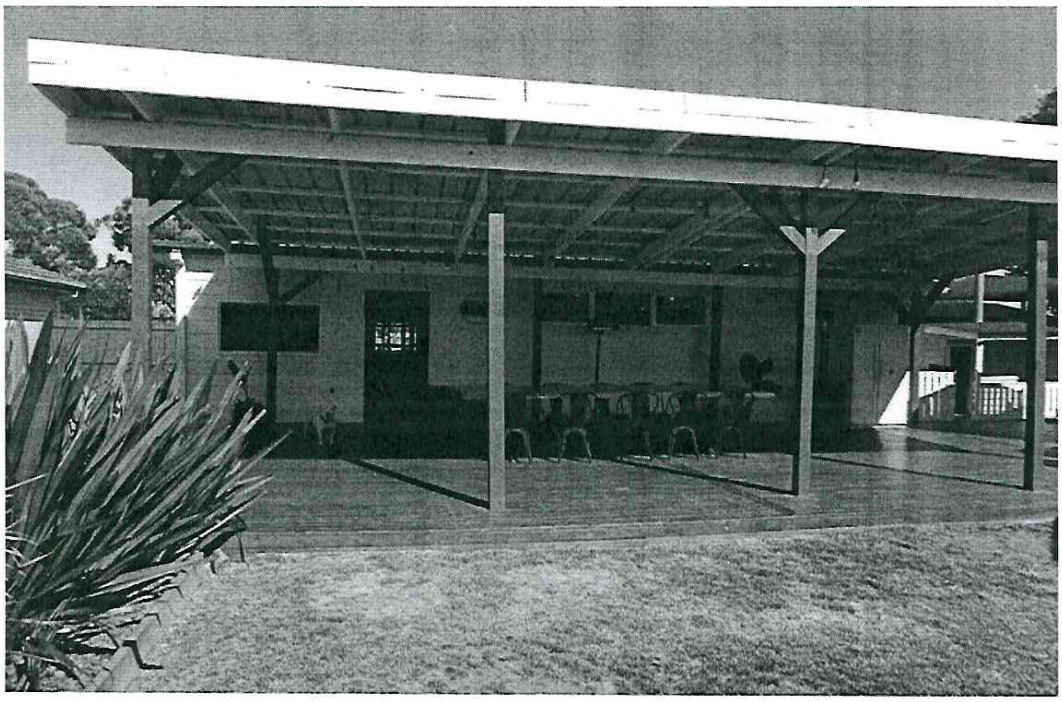
Building works described shown from the South end.

Photo 2.



The building works described shown from the North end.

Photo 3.



Shows rear elevation of the described building works.

Declaration:

I consider the information provided in this report to be within my area of expertise and experience.
I believe that I have made all the inquiries that are appropriate and no matters that I regard as relevant have been withheld.

Darren Hood

DS Hood

Building Inspector Registration No IN-L 3858

Conditions:

PURSUANT TO THE BUILDING ACT 1993

The Contract of Sale should contain special conditions to the following effect:

1. The Purchaser acknowledges that prior to signing this contract, the Purchaser has received from the Vendor a copy of a report prepared by Gippsland Building Inspection Services Pty Ltd.
2. The Vendor warrants that all domestic building work carried out in relation to the construction by or on behalf of the Vendor was carried out in a proper and workmanlike manner; and
3. The Vendor warrants that all materials used in that domestic building work were good and suitable for the purpose for which they were used and that, unless otherwise stated in the contract, those materials were new.
4.

If a contract of sale has been entered into in contravention of the Act, the contract is voidable at the option of the purchaser at any time before completion of the contract.

The report does not necessarily refer to routine maintenance items e.g. hairline plaster cracks or binding doors and windows and contains no comments on the glazing code minimum requirements.

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, cladding or lining materials have been removed,
- building services have not been tested,
- Comment on compliance of any glass panels to the glazing code is not provided,
- no items of furniture or chattels have been moved,
- the roof has not been water tested,
- no enquiries of Drainage, Sewerage or Water Authorities have been made,
- no special investigations of insect attack (e.g. borer, termite, etc.) has been made. Any reference to insect attack has been based on observation only and does not imply any expertise in these matters. Such a reference should be referred to appropriate experts and we recommend that a pest infestation inspection and report be undertaken.
- We have not inspected parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the structure is free from defect.

The information contained on this page should be taken as advisory only and although it is accurate to the best of our knowledge, it would be advisable to seek appropriate legal advice before acting upon it.

The inspection recorded is not a termite or insect inspection and is not a pre-purchase inspection.

GIPPSLAND BUILDING INSPECTION SERVICES PTY. LTD.
Building Consultants

34 Campbell Street
Traralgon, 3844.
Tel: 5174 1999
Fax: 5174 1109
Mob: 0427 505 742

ABN 29 103 163 088

gippsinspect@gmail.com

TAX INVOICE

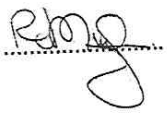
15th October, 2022

John Pavlic
52 Collins Street
Morwell VIC 3840

Here-with our account for the 137b Defects & Condition report for building works carried out by you as an Owner-builder at your property located at the above address.

Inspection fee	350-00
GST payable	35-00
Total	$375-00

Rob Musgrove MASBC



Payment Advice

By Post:
Cheque or Money order payable to Gippsland Building Inspection Services P/L
34 Campbell St, Traralgon VIC 3844

Direct Deposit / EFT:
Gippsland Building Inspection Services P/L
BSB-313 140 Bank Australia Account – 23132 679

Please supply a surname or the inspection address with your deposit.

This account is payable within 7 days

***Note: In the event where this account is not within the trading terms provided, a late payment fee of 5 percent will be applied.**

PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au at 16 March 2023 03:23 PM

PROPERTY DETAILS

Address:	**52 COLLINS STREET MORWELL 3840**
Lot and Plan Number:	**Lot 2 LP17014**
Standard Parcel Identifier (SPI):	**2\LP17014**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**10443**
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**

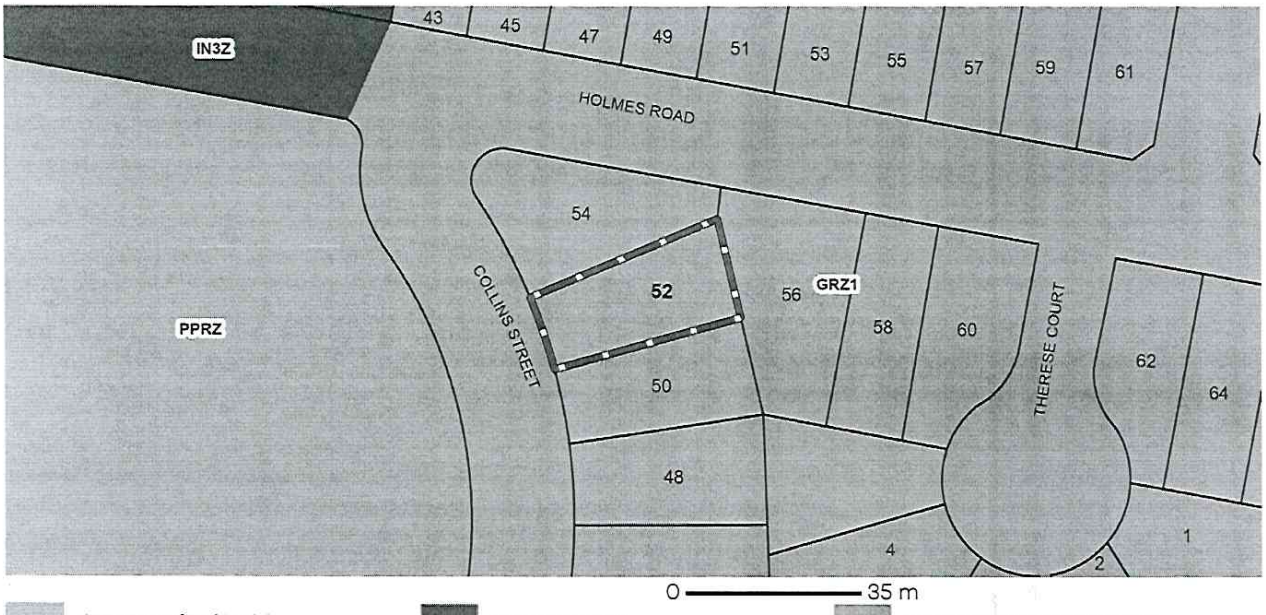
OTHER

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 | IN3Z - Industrial 3 | PPRZ - Public Park and Recreation

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 8 March 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

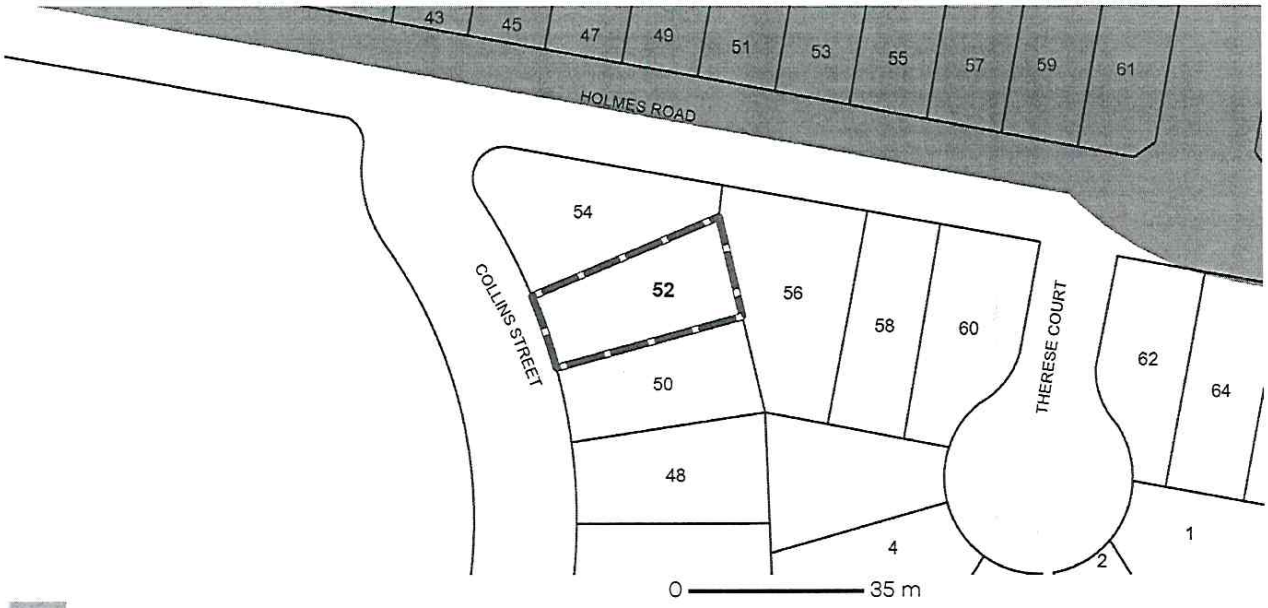
VICTORIA State Government | Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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

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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PROPERTY REPORT

Environment, Land, Water and Planning

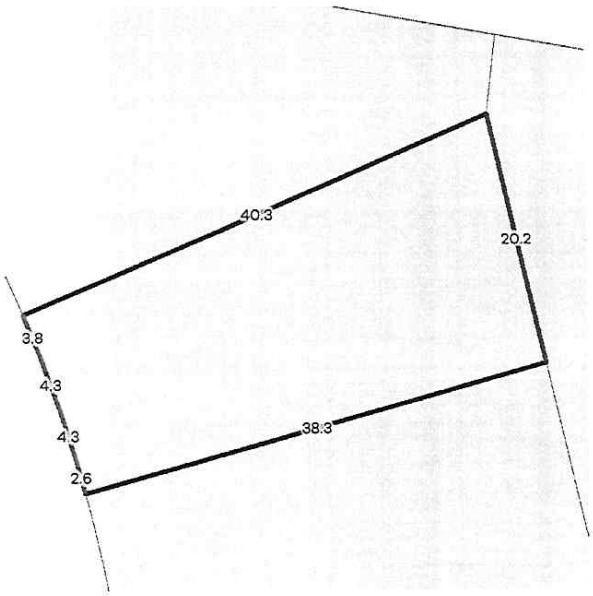
From www.planning.vic.gov.au at 16 March 2023 03:24 PM

PROPERTY DETAILS

Address:	**52 COLLINS STREET MORWELL 3840**
Lot and Plan Number:	**Lot 2 LP17014**
Standard Parcel Identifier (SPI):	**2\LP17014**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**10443**
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: 686 sq. m
Perimeter: 114 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



Selected Property

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DATED 2023

JOHN DAVID PAVLIC AND KELSEY MAREE ABERNETHY

VENDOR STATEMENT

Property: **52 Collins Street, Morwell VIC 3840**

James Trembath & Associates
Licensed Conveyancer
5 Hopetoun Avenue
MORWELL VIC 3840
Tel: 03 5133 9977

Ref: TB:232747