

DATED

2026

**MADLINE ANN VENEMAN**

---

**SECTION 32 STATEMENT**

---

**Property: 71 King Street, Toongabbie VIC**

**Good Move Conveyancing**

PO Box 12  
TRARALGON VIC 3844  
Tel: 03 5174 6862  
Fax: 03 5174 4670  
Ref: AC:GH:26-12346

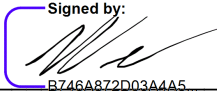
# Vendor Statement

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.

<b>Land</b>	71 KING STREET, TOONGABBIE VIC 3856
-------------	-------------------------------------

Vendor's name	Madeline Ann Veneman	Date
Vendor's signature	 Signed by: B746A872D03A4A5	9/3/2026

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

\$0.00	To	
--------	----	--

Other particulars (including dates and times of payments):

### 1.3 Terms Contract

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

Not Applicable

### 1.4 Sale Subject to Mortgage

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

Not Applicable

### 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. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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:

Not Applicable

**3.1 Road Access**

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

**3.2 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'

**3.3 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 <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---	--	---------------------------------------	-----------------------------------	--

**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 1000m<sup>2</sup>; (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)*

Street Allocation
-------------------

# Due diligence checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the [Due diligence checklist page on the Consumer Affairs Victoria website](http://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

## Urban living

### Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

### Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

## Growth areas

### Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

## Flood and fire risk

### Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

## Rural properties

### Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

### Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

### Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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

## Vendor GST Withholding Notice

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

To:

From: Madeline Ann Veneman, 71 King Street, Toongabbie VIC 3856

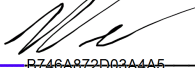
Property Address: 71 King Street, Toongabbie VIC 3856

Lot: Plan of subdivision:

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated: 9/3/2026

Signed for an on behalf of the Vendor:

Signed by:  
  
B746A872D03A4A5...



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement 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, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 06652 FOLIO 377

Security no : 124132599885T  
Produced 02/03/2026 04:36 PM

**LAND DESCRIPTION**

Crown Allotment 6 Section 27 Township of Toongabbie Parish of Toongabbie North.  
PARENT TITLE Volume 02251 Folio 038  
Created by instrument 1899809 15/11/1943

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
MADELINE ANN VENEMAN of KING STREET TOONGABBIE VIC 3856  
AX328245T 06/10/2023

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AX328246R 06/10/2023  
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP273356U 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: 71 KING STREET TOONGABBIE VIC 3856

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 06/10/2023

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>TP273356U</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>02/03/2026 16:36</b>

**Copyright and disclaimer notice:**

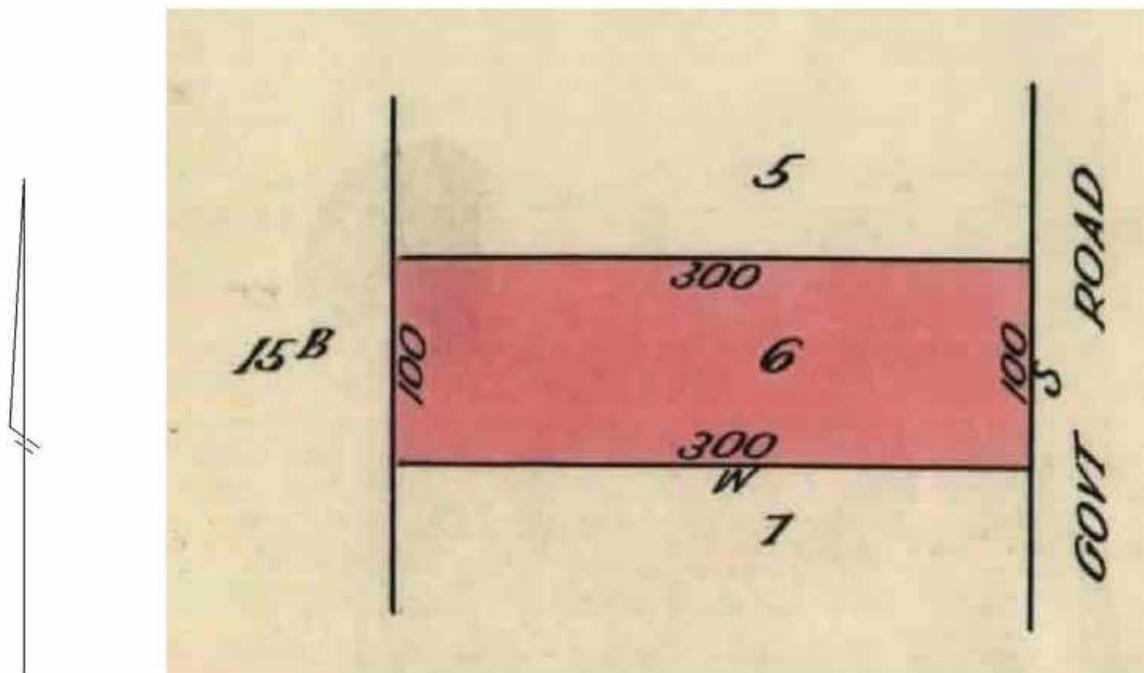
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the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

The document is invalid if this cover sheet is removed or altered.

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 273356U</b>
-------------------	------------------	-------------------

<p><b>Location of Land</b></p> <p>Parish: TOONGABBIE NORTH          Township: TOONGABBIE          Section: 27          Crown Allotment: 6          Crown Portion:</p> <p>Last Plan Reference:          Derived From: VOL 6652 FOL 377          Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
--	--

<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 17/01/2000          VERIFIED: PC</p>
--	---



# PROPERTY REPORT

Created at 04 March 2026 08:11 AM

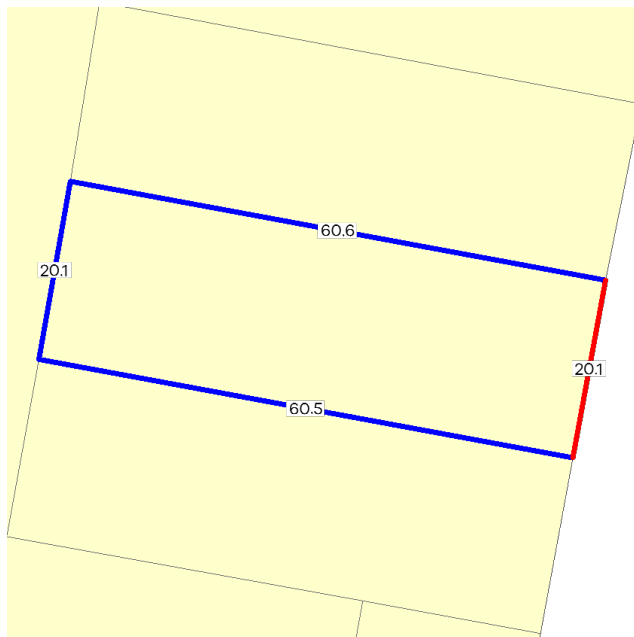
## PROPERTY DETAILS

Address: **71 KING STREET TOONGABBIE 3856**  
 Crown Description: **Allot. 6 Sec. 27 TOWNSHIP OF TOONGABBIE**  
 Standard Parcel Identifier (SPI): **6~27\PP5795**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **58029**  
 Directory Reference: **Vicroads 703 M1**

[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

## SITE DIMENSIONS

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



**Area:** 1218 sq. m

**Perimeter:** 161 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: **GIPPSLAND SOUTH**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the 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>

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 04 March 2026 08:11 AM

## PROPERTY DETAILS

Address: **71 KING STREET TOONGABBIE 3856**  
 Crown Description: **Allot. 6 Sec. 27 TOWNSHIP OF TOONGABBIE**  
 Standard Parcel Identifier (SPI): **6~27\PP5795**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **58029**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 703 M1**

[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

[Planning Scheme - Latrobe](#)

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GIPPSLAND SOUTH**  
 Registered Aboriginal Party: **Gunaikurnai Land and Waters  
 Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

- [FARMING ZONE \(FZ\)](#)
- [FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)
- [NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
- [NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 5 \(NRZ5\)](#)



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://www.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).

# PLANNING PROPERTY REPORT

## Planning Overlay

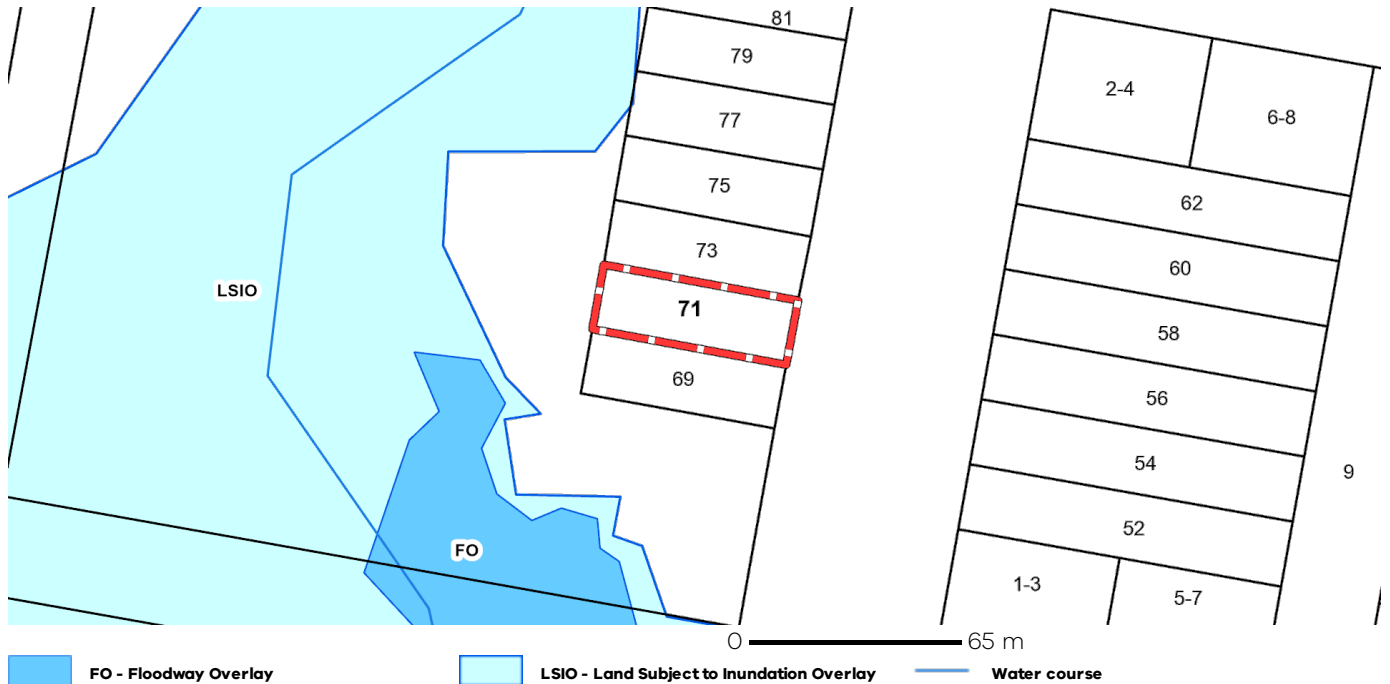
None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[FLOODWAY OVERLAY \(FO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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 27 February 2026.

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 apply to 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.vic.gov.au/vicplan/>

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

# 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 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 Victoria 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 Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://nativevegetation.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 \(environment.vic.gov.au\)](http://naturekit.environment.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://www.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).



Latrobe City ABN 92 472 314 133  
Phone 1300 367 700  
TTY (NRS) 133 677

PO Box 264 Morwell 3840  
Email [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)  
[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
AUSDOC DX2 17733 Morwell

Our Ref: 746867  
RA

22-Oct-2019

Mr J Sword & Mrs N Sword  
PO Box 105  
TOONGABBIE VIC 3856

Dear Mr & Mrs Sword

### **STREET NUMBER ALLOCATION**

Further to your request for a road/street number, please note that your property described as CT 6652/377, CA 6 Sec 27 has been issued a number and will now be known as:

**71 King Street, TOONGABBIE VIC 3856**

The following authorities have been notified of this address allocation by email today:

- Australian Electoral Commission
- Auspost
- Gippsland Water
- SP Ausnet
- State Revenue Office
- Telstra
- Titles Office
- Victorian Electoral Commission

This change has been made in accordance with the Australian/New Zealand Standard for Rural and Urban Addressing (AS/NZS 4819:2011).

Please ensure that you display your number in a prominent position at the front of your property

If you require any further information regarding this matter please contact the Property and Rates Team on 1300 367 700.

Yours sincerely

**ROSA AGOSTINO**  
**Coordinator Property & Rates**





- provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
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; and
  8. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
  9. The following information and or certificates are to be provided with the application for Occupancy Permit or a request for a Certificate of Final Inspection:
    - (a) All plumbing compliance certificates from the plumber(s) engaged in the works; and
    - (b) An electrical safety certificate from an electrician engaged in the works; and
    - (c) A glazing & windows certificate from the window manufacturer/supplier; and
    - (d) A termite protection compliance certificate from an accredited termite protection contractor certifying that termite protection has been provided in accordance with AS3600.1 (if required); and
    - (e) A statement of compliance from the builder which confirms compliance with the relevant Australian Standards and approved plans and reports for matters such as wet areas, polystyrene wall cladding systems, artificial lighting plan, energy report and fire ratings for external and separating walls; and
  10. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
  11. This building permit does not override your obligations under the 'Fences Act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
  12. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary; and
  13. **Manufacturer's bracing, wall frame and roof truss layouts and computations are to be submitted for approval prior to commencing work on the frame; and**
  14. Building work authorised under this permit requires an Occupancy Permit prior to lawful occupation of the building. An application for an Occupancy Permit (Form 15) must be submitted to our office together with the required compliance certificates.

#### **ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS**

All work to comply with NCC BCA 2019 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part 1.4 of the NCC including the standards listed below:

Glazing to comply with AS1288 (Glass in buildings selection and installation)  
 Windows to comply with AS2047 (Windows in building selections and installations)  
 Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)  
 Footings to comply with AS2870 (Residential slabs and footings)  
 Timber framing to comply with AS1684.2 (Residential timber-framed construction)  
 Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)  
 Wet area to comply with AS3740 (Waterproofing of domestic wet areas)  
 Termite protection to comply with AS3660.1 (Termite management for new building work).

#### **GENERAL**

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside or a roof vent (eg whirly bird) must be provided if the exhaust fans discharge into a roof space which has sarking.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.
- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

#### **STAIRS AND BARRIER**

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.

- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extend across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

#### **DRAINAGE**

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the permitter of the dwelling must fall away a minimum of 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

#### **FRAMING**

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm<sup>2</sup> per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the timber must be preservative-treated to H3.

#### **MASONRY**

- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

#### **CLADDING**

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.



Watershed Building Consultants ACN 118 632 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175  
P 03 9791 3355 F 03 9791 4495 E dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844  
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 16  
Regulation 192  
Building Act 1993  
Building Regulations 2018

**Occupancy Permit**  
For Building Permit Number: **4582098735366**  
Job No. **19/01601**

**Property details**

Number <b>67</b>	Street/road <b>King Street</b>	City/suburb/town <b>TOONGABBIE</b>	Postcode <b>3856</b>
Lot/s	LP/PS	Volume <b>6652</b>	Folio <b>377</b>
Crown allotment <b>6</b>	Section <b>27</b>	Parish <b>Toongabbie North</b>	County
Municipal District <b>Latrobe City Council</b>			

**Building permit details**

Building permit number **4582098735366**  
Version of BCA applicable to building permit **2019 - Volume 2**

Description of building work: **dwelling and garage**

<b>BCA</b>	<b>BCA Description</b>	<b>NOW</b>	<b>Part</b>
<b>1a(a)</b>	<b>Detached house</b>	<b>New Building</b>	<b>Dwelling</b>
<b>10a</b>	<b>Garage, carport, shed or storage facility</b>	<b>New Building</b>	<b>Garage</b>

**Reporting authorities**

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

Date Approved	Authority	Matter	Regulation
12 Jun 2019	Council	LPOD info from Council	133

**Suitability for occupancy**

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupancy.

**Relevant Building Surveyor**

Name: **M D Curtain** Registration No. **BS-U 1590**

Signature:

*MS*  
*Bo-horn*  
*30/1/20*

Certificate Number: **4582098735366** Date Of Issue: **29 January 2020**  
Date of final inspection: **29 January 2020**

**Conditions:**

- This occupancy permit is invalid if the cooking appliances, hot water service and rain water tank (if applicable) are not installed prior to 'hand over' between the builder and the owner. The owner must contact Watershed Building Consultants on 9791 3355 (Dandenong) or 5176 5888 (Traralgon) if this condition is not met so that the Occupancy Permit can be cancelled immediately.



**MBA INSURANCE SERVICES PTY LTD**  
 Level 3, 332 Albert Street  
 East Melbourne VIC 3002  
[www.domesticbuildinginsurance.com.au](http://www.domesticbuildinginsurance.com.au)  
 1800 150 888

# Domestic Building Insurance

## Certificate of Insurance

<b>Nicole Sword, Jeremy Sword</b> <b>PO Box 105</b> <b>TOONGABBIE</b> <b>VIC 3856</b>	Policy Number: <b>C450098</b>
	Policy Inception Date: <b>22/07/2019</b>
	Builder Account Number: <b>003885</b>

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:	<b>C01: New Single Dwelling Construction</b>
At the property:	<b>71 King St TOONGABBIE VIC 3856 Australia</b>
Carried out by the builder:	<b>JG KING PTY LTD</b>
Builder ACN:	<b>006627210</b>

**!** 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):	<b>Nicole Sword, Jeremy Sword</b>
Pursuant to a domestic building contract dated:	<b>19/07/2019</b>
For the contract price of:	<b>\$ 213,502.00</b>
Type of Cover:	<b>Cover is only provided if JG KING PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order *</b>
The maximum policy limit for claims made under this policy is:	<b>\$300,000 all inclusive of costs and expenses *</b>
The maximum policy limit for non-completion claims made under this policy is:	<b>20% of the contract price limited to the maximum policy limit for all claims under the policy*</b>

**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](mailto: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





**MBA INSURANCE SERVICES PTY LTD**  
 Level 3, 332 Albert Street  
 East Melbourne VIC 3002  
[www.domesticbuildinginsurance.com.au](http://www.domesticbuildinginsurance.com.au)  
 1800 150 888

**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\*

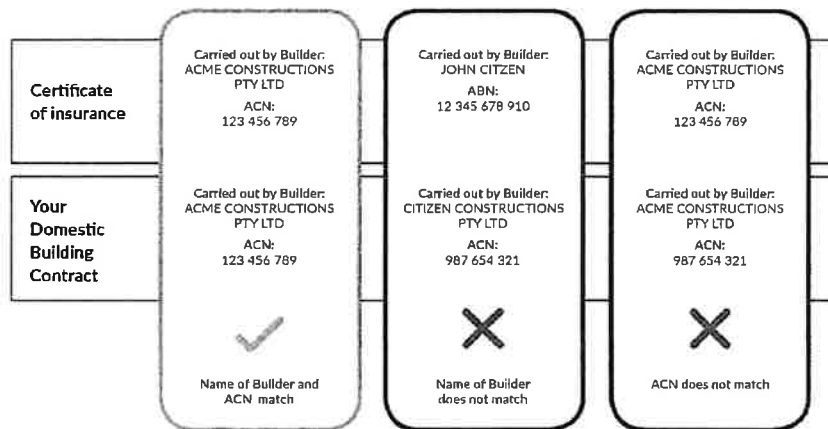
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the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

Issued by Victorian Management Insurance Authority (VMIA)

**Domestic Building Insurance Premium and Statutory Costs**

Base DBI Premium:	<b>\$640.00</b>
GST:	<b>\$64.00</b>
Stamp Duty:	<b>\$70.40</b>
<b>Total:</b>	<b>\$774.40</b>

**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*



Issued by Victorian Managed Insurance Authority





# Smart Choice

## Building Permits & Inspections

14C Hotham Street  
 Traralgon 3844  
 Phone 03 7019 5521  
 info@scbuildingpermits.com.au

FORM 2  
 Building Act 1993 Building Regulations 218, Regulation 37(1)

### BUILDING PERMIT No. BS-L 58816/7701754115730/0 ISSUED 02/10/2019 (67 King street,TOONGABBIE)

**Issued to**

Owner/Agent of owner **Jeremy Sword**  
 Postal address **67 King Street TOONGABBIE** Postcode **3856**  
 Telephone **0408 770 460**

**Ownership Details** (only if agent of owner listed above)

Owner **Jeremy Sword**  
 Postal address **67 King Street, TOONGABBIE** Postcode **3856**  
 Telephone **0408 770 460**

**Property details** (include Title details as and if applicable)

Number <b>67</b>	Street/road <b>King street</b>	City/suburb/town <b>TOONGABBIE</b>	Postcode <b>3856</b>
Lot/s <b>6</b>	LP/PS <b>TP273356U</b>	Volume <b>06652</b>	Folio <b>377</b>
Crown allotment <b>6</b>	Section <b>27</b>	Parish <b>Toongabbie North</b>	County
Municipal District <b>Latrobe City Council</b>		Unique Property Identifier <b>CPN: 33140 (Part)</b>	

**Builder**

Name **Craig MacCubbin** Telephone **0411028829**  
 Address **3 Fairview Street TRARALGON** Postcode **3844**

**Details of building practitioners and architects**

a) who are engaged in the building work

Type	Registration Number	Name	Company
<b>Builder</b>	<b>DB-U 39458</b>	<b>Craig MacCubbin</b>	<b>Vista Builders</b>

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

Type	Registration Number	Name	Company
<b>Structural Engineer</b>	<b>EC 46542</b>	<b>Alberto Escobar</b>	<b>MW Engineering</b>

**Details of domestic building work insurance**

The issuer or provider of the required insurance policy is **N/A**

**Details of relevant planning permit**

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

**Nature of building work** **Shed**

Stage of building work permitted **All**

Cost of building work (total) **\$23,953**

Cost of building work (kit) **\$12,953**

Cost of building work (builder) **\$11,000**

Total floor area of new building work **111m2**

**Building classification**

**New Building** **10a**

**Garage, carport, shed or storage facility**

**Occupation or Use of building:**

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

**Commencement and completion:**

This building work must commence by:

**02/10/2020** - If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018

This building work must be completed by:

**02/10/2021** - 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.



# Smart Choice

## Building Permits & Inspections

14C Hotham Street  
Traralgon 3844  
Phone 03 7019 5521  
info@scbuildingpermits.com.au

The mandatory notification stages are:

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

### Relevant building surveyor

Name: Darren Hood

Registration No. BS-L 58816

Signature:

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

### Conditions of Approval

#### Building Permit No. BS-L 58816/7701754115730/0

1. Request for inspections require **48 HOURS NOTICE** and may be arranged by telephoning Darren on 0400138778
2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
3. Under Building Regulation 40, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.
4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2016, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.
5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
6. The Owner Builder is advised that should a registered builder carry out more than \$5,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed \$16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.

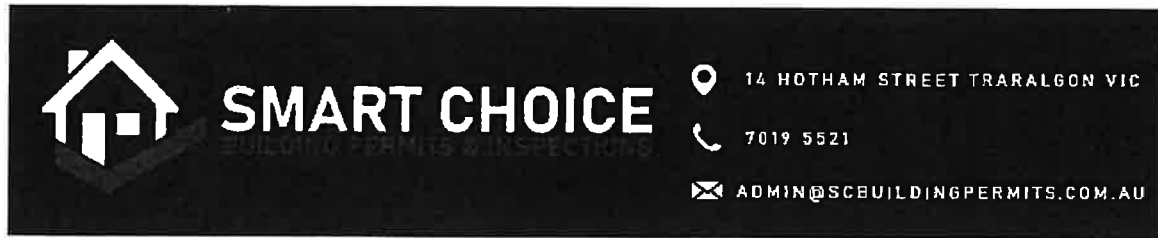


# Smart Choice

## Building Permits & Inspections

14C Hotham Street  
Traralgon 3844  
Phone 03 7019 5521  
info@scbuildingpermits.com.au

8. Install safety mesh under all plastic roof sheets to comply with AS1562.3 where the vertical distance between the finished floor level and underside of the roof cladding is greater than 3.0m, measured vertically.
9. This building permit does not authorise or override your obligations under the 'fences act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a diving boundary fence.
10. Under no circumstances shall the building be used for habitable purposes without prior written consent from the relevant council.
11. 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.
12. Excavations and fill utilising unprotected embankments must comply with Part 3.1.1 of BCA, Volume 2 and table 3.1.1.1.
13. Lighting must not exceed 3w/m<sup>2</sup> in the shed / carport / verandah.
14. The site shall be adequately fenced off during construction to prevent public access Building Regulations 2018, regulation 116 and/or comply with the relevant council local laws.
15. Prior to the commencement of any building works the owner/builder must ensure no part of the building is built over services or easements, failure to contact "Dial before you dig" may leave you liable for cost incurred for damage to the underground infrastructure.
16. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.
17. Prior to the commencement of any building work the owner / builder must ensure no part of the structure is built over authority services / easements. Failure to contact dial before you dig may leave you liable for cost incurred for damage to the underground infrastructure.



Building Act 1993  
Building Regulations 2018  
Regulation 200  
Form 17

**Certificate of Final Inspection**  
**For Building Permit number: BS-L 58816/7701754115730/0,**

**Issued to (owner)**  
Jeremy Sword  
67 King Street  
TOONGABBIE 3856

**Site**  
**Lot Number: 6 Street Number: 67 Street: King street**  
**Suburb TOONGABBIE Postcode 3856**

**Municipality** Latrobe City Council

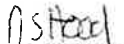
**Description of Building Work:**  
10a Garage, carport, shed or storage facility New Building

**Reporting Authorities**  
[PRA Authority - column]

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

Certificate number: **7701754115730** Certificate date: **09 October 2020**

**Issued By:** Darren Hood Registration No.: BS-L 58816  
Postal Address: 14C Hotham Street Traralgon

Signature: 

**Relevant building surveyor**

Name: Darren Hood  
Address: 14C Hotham Street, Traralgon  
Email: darren@scbuildingpermits.com.au  
Building practitioner registration no.: BS-L 58816  
Municipal district/\*council name: Latrobe City Council  
Related building permit no. 7701754115730

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-L 58816/7701754115730/0**, issued on 02/10/2019 are as follows;



**SMART CHOICE**

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

Approved date  
**25/11/2019**  
**09/10/2020**

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



## CERTIFICATE OF COMPLIANCE- INSPECTION

Building Act 1993

Section 238(1)(b)

**BUILDING REGULATION 2018**

Building Regulation 126

**This certificate is issued to:** Jeremy Sword

**Owners Name:** Jeremy Sword

**Builders Details:** Craig MacCubbin of Vista Builders

**This certificate is issued in relation to the building work at:** 67 King street TOONGABBIE 3856

**Job Number:** 201900523

**BPN:** 7701754115730

**Nature of Building Work:** Shed

**Storey's Contained:** 0 **Rise in storeys:** 0

**Effective Height:** N/A **Type of Constructions:** N/A

Version of BCA applicable to certificate NCC 2019 BCA – Volume Two

### Building classification

Part Of Building: Shed

BCA Classification

10a

### Prescribed classes of building work for which this certificate is issued:

domestic building work relating to a \*Structural matter

### Inspection Stage Inspected:

Date and time	Inspection Type	Approved / Not Approved
09/10/2020@2:30PM	Frame / Final	Approved



# SMART CHOICE



14 HOTHAM STREET TRARALGON VIC



7019 5521



ADMIN@SCBUILDINGPERMITS.COM.AU

### Description of Building Works Inspected:

Layout	✓	Frame Const'n & fixing		Wall & roof Cladding		Sitting
Foundation Material		Load Points	✓	SWD & Site Drainage		Protection works
Size/Depth of Footings		Sub Floor Const'n		Fire Safety		Certificates
Preparation		Wall Bracing		Safe Movement & Access	✓	Permit Conditions
Reinforcement		Roof Frame		Health & Amenity		Other matters
Service Pipes		Roof Tie Down		Services	✓	Final
Site Excavations		Roof Bracing		Glazing		BAL Const'n

### Inspection details:

Drawings  
  Foundation Report  
  Structural Design  
  Roof/Floor Truss Design  
  Specifications

The building work certified by the certificate complies with the following provisions of the **Building Act 1993, Building Regulations 2018 or National Construction Code**

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
NCC 2019, Volume two	All
Building Regulations 2018	All
Building Act 1993	All

I inspected the building work referred to above.

I **DO** certify that the building work inspected by me complies with the provisions set out above.

I believe that I hold the required skills, experience and knowledge to issue this certificate and can demonstrate this if requested to do so.

Name: Darren Hood

Address: 14C Hotham Street Traralgon Vic 3844

Email: darren@scbuildingpermits.com.au

Building practitioner registration category and class: Building Surveyor / Inspector

Building practitioner registration no.: IN-L 38589 & BS-L 58816

Date of issue of certificate: 09/10/2020

Signature:

**LAND INFORMATION CERTIFICATE***In accordance with Section 229 of The Local Government Act 1989*

LANDATA  
DX 250639  
MELBOURNE VIC

Latrobe City ABN 92 472 314 133  
TTY (NRS) 133 677  
AUSDOC DX2 17733 Morwell  
PO Box 264 MORWELL 3840  
latrobe@latrobe.vic.gov.au

**Assessment Number:** 74686-7  
**Applicant's Reference:** 79807979-014-3  
**Issue Date :** 03-Mar-2026  
**Property Address:** 71 King Street  
TOONGABBIE VIC 3856  
**Property Description:** CA 6 Sect 27  
**Property Title:** CT-6652/377  
**AVPCC:** 110 Detached Home  
**Area:** 1203M2  
**Ward:** East  
**Owner:** Ms M A Veneman

**1300 367 700 LATROBE.VIC.GOV.AU**

**Statement of Rates & Charges for the Year Ending 30-Jun-2026 are payable in full by 15-Feb-2026. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.**

**PLEASE NOTE:**

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 01-Jun-2026.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email [proprates@latrobe.vic.gov.au](mailto:proprates@latrobe.vic.gov.au) no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

**Rates & Charges:**

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	1,718.55
Municipal Charge	\$	155.00
Emergency Services and Volunteers Fund Levy	\$	234.60
Garbage Charge	\$	446.00
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	-1,269.65
<b>Total Amount Due</b>	<b>\$</b>	<b>1,284.50</b>

*The owner of this property is on the instalment program however the payment of their rates and charges for 3<sup>rd</sup> instalment has not been paid by the due date 28 February 2026. Interest may apply. Please contact the Rates Department for an update prior to settlement via email [proprates@latrobe.vic.gov.au](mailto:proprates@latrobe.vic.gov.au)*

**Assessment Number:** 74686-7  
**Applicants' Ref.:** 79807979-014-3  
**Date:** 03-Mar-2026  
**Property Address:** 71 King Street  
 TOONGABBIE VIC 3856

---

**Property Valuations:**

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 570,000	01-Jan-2025	01-Jul-2025
SITE VALUE	\$ 250,000	01-Jan-2025	
NET ANNUAL VALUE	\$ 28,500	01-Jan-2025	

**OTHER INFORMATION:**

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

**PLEASE NOTE:**

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.



**Authorised Officer**



**Billor Code: 6072**  
**Ref: 746867**

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



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

03 March 2026

**Applicant Reference:**  
**Reference:**

79807979-022-8  
00218243-03

Landata

Secure Electronic Registries Vic (SERV) Locked Bag  
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

<b>Applicant:</b>	Landata
<b>Property Address:</b>	71 King St Toongabbie Vic 3856
<b>Certificate No:</b>	173380

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at [infostats@gippswater.com.au](mailto:infostats@gippswater.com.au).

Online updates are available, please visit our website [www.gippswater.com.au](http://www.gippswater.com.au) to register for our Solicitor Updates Online service.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nigel Gerreyn".

Nigel Gerreyn

**MANAGER PROPERTY SERVICES**



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

## Section 158 Statement

(Water Act 1989)

<b>Date of Issue:</b>	03/03/2026	<b>Applicant Reference:</b>	79807979-022-8
<b>Certificate No:</b>	173380	<b>Reference:</b>	00218243-03
<b>Property Address:</b>	71 King St Toongabbie Vic 3856		
<b>Property Details:</b>	Parish Toongabbie Nth Section 27 Crown Allot 6 Vol 6652 Folio 377		
<b>Settlement Date:</b>	30/06/2026		

### The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

### Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

### Financial Statement

**Date of Issue:** 03/03/2026      **Applicant Reference:** 79807979-022-8  
**Certificate No:** 173380      **Reference:** 00218243-03

**Property Address:** 71 King St Toongabbie Vic 3856  
**Property Details:** Parish Toongabbie Nth Section 27 Crown Allot 6 Vol 6652 Folio 377  
**Settlement Date:** 30/06/2026

**Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June**

Charges levied for billing period: 01 Mar to 30 Jun

#### Financial Information:

Brought Forward Balance	482.66
Sewer Scheme Charges	0.00

#### Adjustable Charges:

Water Service Charges	64.69
Wastewater Service Charges	297.24
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

#### Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

**Total Outstanding** **844.59**

(Please note: CR denotes a credit)



**Biller Code: 3475**  
**REF: 3680 0000 2182 4303 4**  
Pay by savings or credit card

*Nigel January*

Gippsland Water Authorised Officer:

Date: 3 March 2026



Solicitors  
**Updates Online**  
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

**REGISTER TODAY**

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

## Important Information

### **Gippsland Water bill period:**

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

### **Gippsland Water tariffs:**

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

### **Adjustable and non adjustable charges:**

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

### **Payment of Gippsland Water accounts:**

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

### **Financial updates:**

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

### **Notice of property transfer:**

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to [propertytransfers@gippswater.com.au](mailto:propertytransfers@gippswater.com.au)

### **Validity of the Information Statement:**

This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

### **Automatic eBilling Registration for new customers**

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: [www.gippswater.com.au/digital-billing-terms-conditions](http://www.gippswater.com.au/digital-billing-terms-conditions). We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

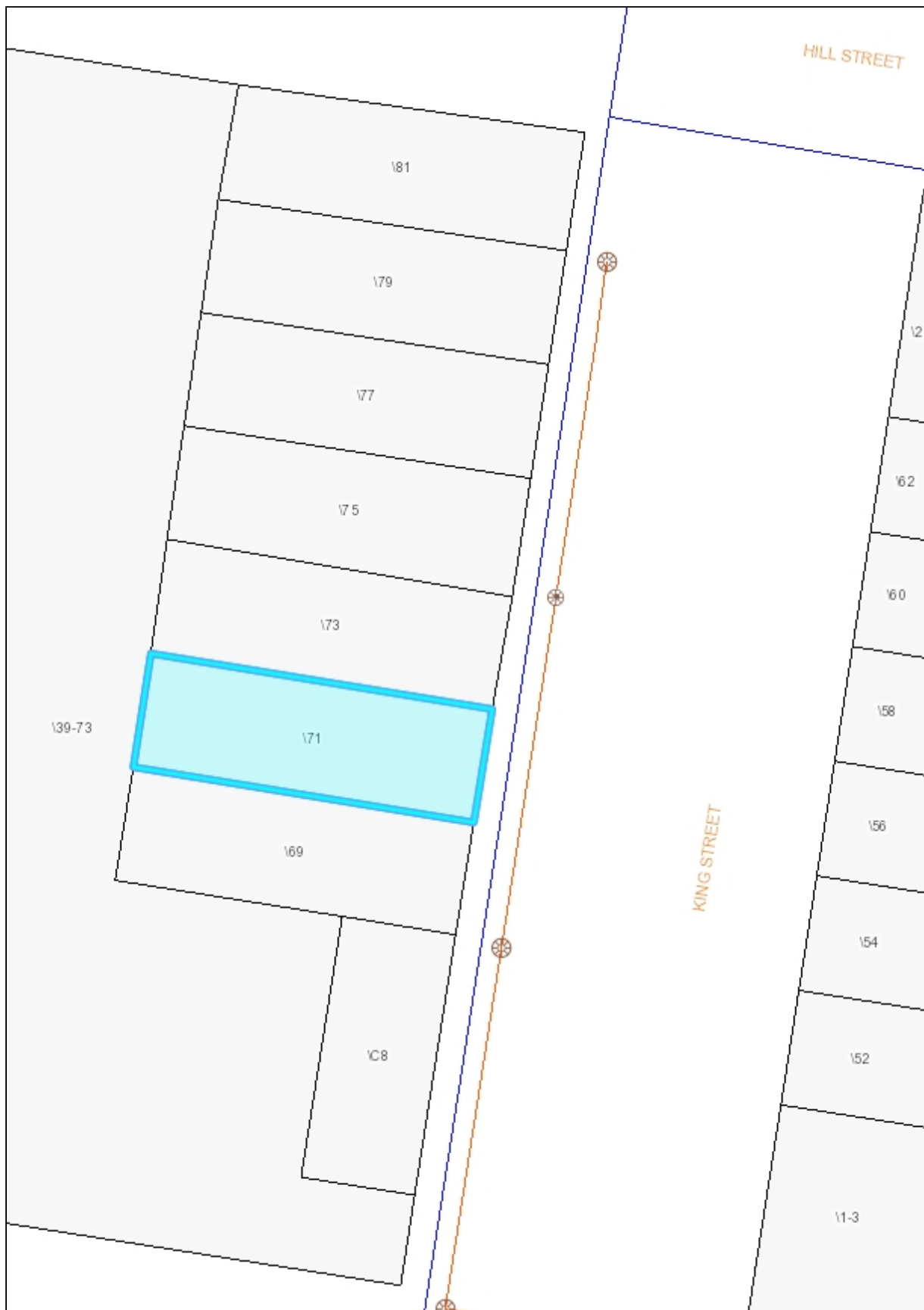
[www.gippswater.com.au/legal/privacy-policy](http://www.gippswater.com.au/legal/privacy-policy)

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au) or call us on 1800 050 500.



**Legend**

- SEWER NODES**
- MAINTENANCE SH
- MANHOLE
- TMS
- COLLECTION TAN
- HOUSE DISCHARGE
- SEWER PIPES**
- GRAVITY SEWER
- PRESSURE SEWER
- BRANCH SEWER
- RISING MAIN
- TRUNK SEWER
- TREATED OUTFALL
- WATER PIPES**
- RETICULATION
- DISTRIBUTION
- TRANSFER
- NOT GW
- HIGH WATER PRE
- LOW WATER PRE
- LANDVIC PARCEL**
- Actual
- Preliminary
- Roads**
- Rail
- Life Support
- Property
- Service Area



**Disclaimer**

Gippsland Water does not guarantee the accuracy, scale or completeness of this information. Any person relying on this information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any person using this information should make their own site investigation and accommodate their works accordingly.

3/3/2026

**Scale** 1: 1,000