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	9 BENNETT COURT, TRARALGON VIC 3844

Vendor's name	Benjamin Reilly AYRES	Date
Vendor's signature	Signed by: 193FA5A990C645A...	24/6/2026 | 5:31 PM AEST

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?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

As attached

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:

Not Applicable

3.2 **Road Access**

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

3.1 **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' ☐

3.2 **Planning Scheme**

☒ The required specified information is as follows:

(a)	Name of planning scheme	Latrobe City Planning Scheme
(b)	Name of responsible authority	Latrobe City Council
(c)	Zoning of the land	RGZ - Residential Growth Zone
(d)	Name of planning overlay	Nil

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 *Subdivision Act* 1988.

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

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

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Due Diligence Checklist

Title

Plan of Subdivision

Property Planning Report

Land Rates Notice

Water Rates Notice

Property Clearance Certificates

Building Permits

Final Inspections

Sect 137B Defect Report

GST Withholding Notice

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.

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.

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 07273 FOLIO 561 Security no : 124135825162H
Produced 23/06/2026 07:20 PM

LAND DESCRIPTION

Lot 19 on Plan of Subdivision 019077.
PARENT TITLE Volume 07273 Folio 534
Created by instrument 2171064 01/07/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BENJAMIN REILLY AYRES of 975 FLYNNS CREEK ROAD FLYNN` VIC 3844
AT996911L 29/01/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT996912J 29/01/2021
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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

DIAGRAM LOCATION

SEE LP019077 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: 9 BENNETT COURT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 29/01/2021

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	**Plan**
Document Identification	**LP019077**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**23/06/2026 19:20**

PLAN OF SUBDIVISION
PART OF CROWN ALLOT.10A
PARISH OF TRARALGON
COUNTY OF BULN BULN
VOL 7273 FOL 534

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

LP 19077
EDITION 3
PLAN MAY BE LODGED
25-3-49

COLOUR CODE

BL=BLUE G=GREEN
R1 & R2 = BROWN P=PURPLE
Y=YELLOW R=RED
H=HATCH CH=CROSS HATCH

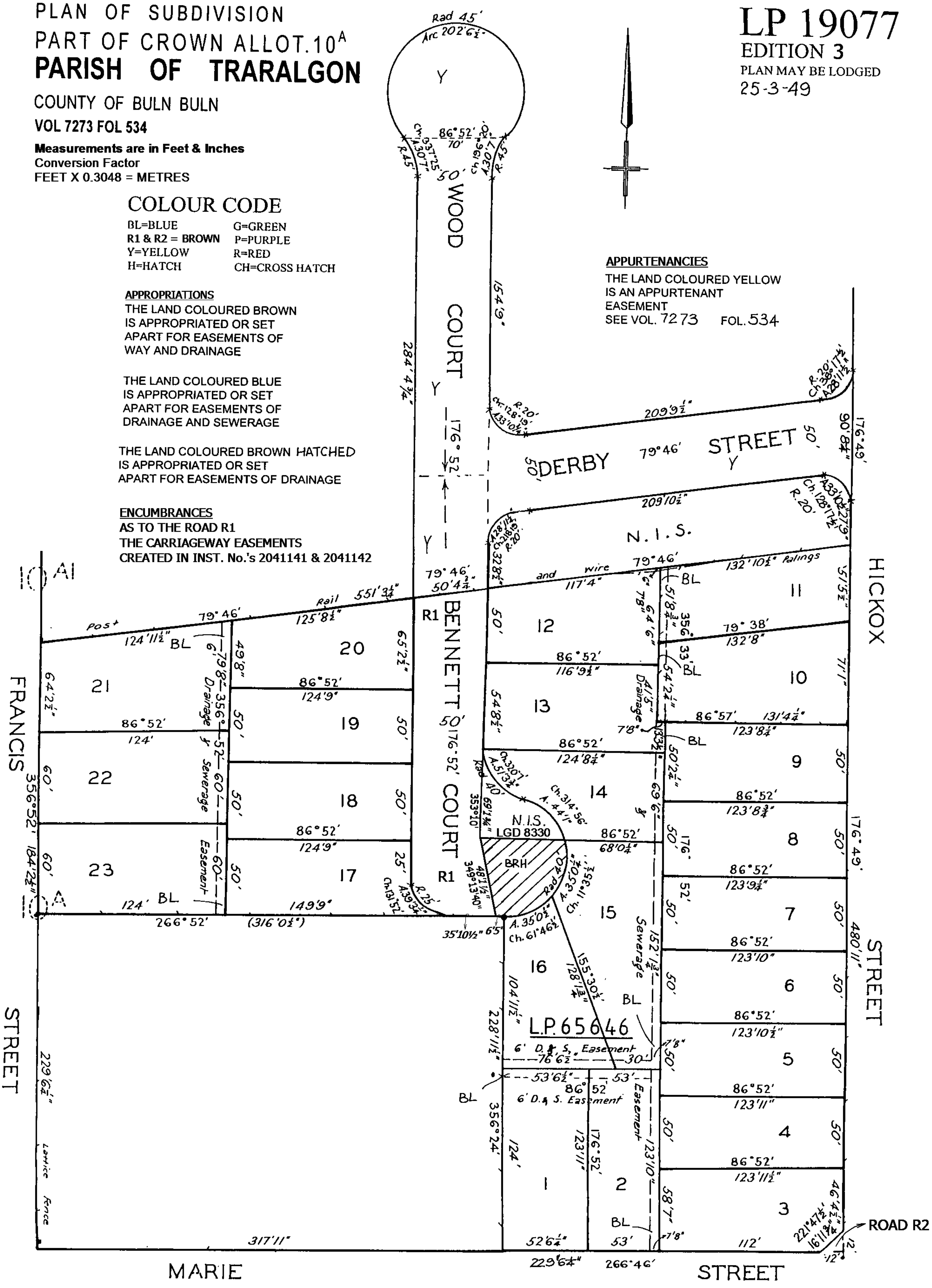
APPROPRIATIONS
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

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

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

ENCUMBRANCES
AS TO THE ROAD R1
THE CARRIAGEWAY EASEMENTS CREATED IN INST. No.'s 2041141 & 2041142

APPURTENANCIES
THE LAND COLOURED YELLOW IS AN APPURTENANT EASEMENT
SEE VOL. 7273 FOL. 534



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 19077

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

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
		ROAD CLOSED	A.O. IN L.G.D. 6529		2	[illegible]
		ROAD CLOSED	GAZ. 90 No.50 P3818		2	[illegible]
		ROAD CLOSED	A.O. IN 44609 GAZ. No. 84		2	[illegible]
ROAD	R1	CREATION OF EASEMENT	INST. No.'s 2041141 & 2041142		3	AD

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 23 June 2026 07:06 PM

PROPERTY DETAILS

Address:	**9 BENNETT COURT TRARALGON 3844**	
Lot and Plan Number:	**Lot 19 LP19077**	
Standard Parcel Identifier (SPI):	**19\LP19077**	
Local Government Area (Council):	**LATROBE**	www.latrobe.vic.gov.au
Council Property Number:	**23620**	
Planning Scheme:	**Latrobe**	Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 G8**	

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**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)

GRZ - General Residential

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

Planning Overlays

No planning overlay found

PLANNING PROPERTY REPORT

Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 11 June 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 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.vic.gov.au/vicplan/

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

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

VICTORIA State Government | Department of Transport 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 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) 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)

LATROBE CITY COUNCIL

VALUATION AND RATES NOTICE

1 July 2025 to 30 June 2026

Date of issue
15/08/2025

Mr B R Ayres
975 Flynns Creek Rd
FLYNNS CREEK VIC 3844

Rates and Charges at your property - 1 July 2025 to 30 June 2026

Assessment Number	236208
Property	9 Bennett Court, TRARALGON VIC 3844
Description	L 19 LP 19077
Property Owner/s	Mr B R Ayres
Property Valuation Date	01 January 2025, effective as 01 July 2025
Capital Improved Value (CIV)	$340,000
Site Value (Land value included in your CIV)	$215,000
Net Annual Value	$17,000
AVPCC	110 - Detached Home

ARREARS AND IMMEDIATE CHARGES	
Arrears bought forward - payable immediately	$599.50
PAYMENTS	
Payments since 01 July 2025 (including any credits carried forward)	-$700.00
Council Rates & Charges - 2025/2026	
General Rates Residential (0.00301496 x CIV)	$1,025.10
Municipal Charge	$155.00
Waste Services Charges (Rubbish x1, Recycling x1, Green Waste x1)	$409.00
State Government Charges These charges are collected by Latrobe City Council on behalf of the State Government. All funds are remitted in full to the State Government.	
Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)	$58.80
Emergency Services & Volunteers Fund Fixed Charge	$136.00
EPA Victoria Landfill Levy	$37.00
Rebates (if applicable)	
TOTAL AMOUNT DUE	$1,720.40

Payments made on or after 12 August 2025 may not be included

See reverse for payment options, methods and important information.

Would you like to receive your rates notice by email? Visit **erates.latrobe.vic.gov.au** or see page four for details.

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:
0015614913

Amount due:
$697.71

Pay by:
12 June 2026

B Ayres
975 Flynns Creek Rd
FLYNN VIC 3844

Date of issue: 15 May 2026

Tax invoice: 7497835

Service address:
9 Bennett Crt Traralgon Vic 3844

Previous balance	$330.85
Payments received up to 15 May 2026	$0.00
Balance	$330.85
Current charges (over page)	$366.86
Total amount due	**$697.71**
Total includes GST of	*$0.00*

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

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

We issue invoices three times per year.

How to pay

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

BPAY
Biller Code: 3475
Ref: 3680 0000 1561 4913 6

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

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

Phone
Call 1800 050 500 and select Option 1.

Post Office
Pay in person at any Australia Post outlet.

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

Your current charges - 01 March 2026 to 30 June 2026

Water Usage Treated: 2.00 kL (kilolitres) @ $2.4638 per kL	$4.93
Water Service Charge	$64.69
Wastewater Service Charge	$297.24

Your charges explained

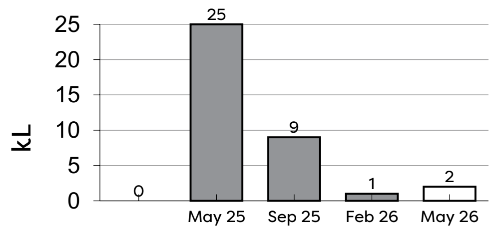
Water usage
This is a variable charge for the amount of water used at your property as recorded by the water meter.

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

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

Your water usage

Meter number:	96CV0351
Current meter read:	14 May 2026
Meter reading:	2981
Previous meter read:	15 January 2026
Meter reading:	2979



Average daily water usage	0.0168 kL/day
Same time last year	0.2101 kL/day

If you are deaf or find it hard hearing or speaking with people on the phone visit relayservice.gov.au or call 1800 555 677 for the Telephone Typewriter Service (TTY).

Interpreter

For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
PO Box 348 TRARALGON VIC 3844
ABN 75 830 750 413

* 368 00156149136

Account number: 0015614913

B Ayres

Tax invoice number: 7497835

Amount Paid

Date Paid

Property Clearance Certificate

Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / SARGEANTS - LATROBE VALLEY

Your Reference:	26-1659
Certificate No:	10197941
Issue Date:	24 JUN 2026
Enquiries:	ESYSPROD

Land Address: 9 BENNETT COURT TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
3459632	19	19077	7273	561	$0.00

Vendor: BENJAMIN AYRES

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR BENJAMIN REILLY AYRES	2026	$215,000	$0.00	$0.00	$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$340,000
SITE VALUE (SV):	$215,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 10197941

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

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

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

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $215,000

Calculated as $975 plus ($215,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $3,400.00

Taxable Value = $340,000

Calculated as $340,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 10197941

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 10197941

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / SARGEANTS - LATROBE VALLEY

Your Reference:	26-1659
Certificate No:	10197941
Issue Date:	24 JUN 2026
Enquires:	ESYSPROD

Land Address: 9 BENNETT COURT TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
3459632	19	19077	7273	561	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$340,000
SITE VALUE:	$215,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10197941

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
    - the request is within 90 days of the original Certificate's issue date, and
    - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / SARGEANTS - LATROBE VALLEY

Your Reference:	26-1659
Certificate No:	10197941
Issue Date:	24 JUN 2026

Land Address: 9 BENNETT COURT TRARALGON VIC 3844

Lot	Plan	Volume	Folio
19	19077	7273	561

Vendor: BENJAMIN AYRES

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 10197941

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 10197945

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 10197945

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

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

Smart Choice Permits Pty Ltd
29 Hotham Street Traralgon VIC 3844
03 7019 5521
admin@scbuildingpermits.com.au
www.scbuildingpermits.com.au
ABN 52 642 030 288

Job Number: 202401351

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

Building Permit No. 5918484886662
09 December 2024

Issued to

Agent of Owner **Ben Ayres**
Postal Address **9 Bennett Court Traralgon VIC** Postcode **3844**
Email **benayresy780@gmail.com**
Address for serving or giving of documents: **9 Bennett Court Traralgon** Postcode **3844**
Contact Person **Ben Ayres** Telephone **0403 305 226**

Ownership Details

Owner **Ben Ayres**
Postal Address **9 Bennett Court Traralgon VIC** Postcode **3844**
Email **benayresy780@gmail.com**
Contact Person **Ben Ayres** Telephone **0403 305 226**

Property Details

Number **9**	Street/Road **Bennett Court**	Suburb **Traralgon**	Postcode **3844**
Lot/s **19**	LP/PS **PS 019077**	Volume **07273**	Folio **561**
Crown allotment	Section No	Parish	County

Municipal District **Latrobe City Council**

Builder

Name **Gippsland Reblocking** Telephone **0418 514 382**
Registration No. **CDB-L 62604**
Address **69 Bristows Lane PEARSONDALE VIC** Postcode **3851**
This builder is specified under section 24B 24B(4) of the **Building Act 1993** for the building work to be carried out under this permit.

Natural person for service of directions, notices and orders

Name **John Vanlier** Telephone **0418 514 382**
Postal address **69 Bristows Lane PEARSONDALE VIC** Postcode **3851**

Building practitioner or architect engaged to prepare documents for this permit

Name	Category/class	Registration Number

Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is: **N/A**
Insurance policy number : **N/A**
Insurance policy date :

Nature of Building Work

Description: **Re Blocking of Residence**
Does the building work relate to a small second dwelling: **No**
Storeys contained: **1**
Version of BCA applicable to permit: **NCC 2022 Volume 2**
Cost of Building Work: **$11,000.00**
Total floor area of new building work in m^2: **0**

Building classification

BCA Classification	Permitted Use	Part of Building
1a(a)	Dwelling	AS per plans

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

Inspection Requirements
The mandatory inspection notification stages are:
1. Inspection of stump holes - Prior to pouring concrete
2. Inspection of framework / final upon Completion of building Work

Occupation or User of Building
A certificate of final inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion
This building work must commence by: **09/12/2025**

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: **09/12/2026**

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

Relevant Building Surveyor
Name: **Darren Hood**
ABN: **52 642 030 288**
Address: **29 Hotham Street Traralgon VIC 3844**
Email**: admin@scbuildingpermits.com.au**
Building practitioner registration no.: **BS-L 58816**
Permit no.: **5918484886662** Date of issue of permit: **09/12/2024**

DSHood

Annexures 'A'
Conditions of Approval

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. Request for inspections require 48 HOURS NOTICE and may be arranged by telephoning office on 7019 5521.
2. 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 commencing construction. The relevant building surveyor accepts no responsibility for noncompliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
3. The applicant must comply with the annotations on the plan.
4. Back fill all stumps holes in well compacted layers not exceeding 150mm in depth.
5. In accordance with the NCC 2019 Volume Two part 3.7.4 and AS 3959 - 2018 (Amendments 1, 2 and 3) Construction of buildings in a bushfire-prone area, properties are required to have the appropriate bushfire attack level (BAL) assessed.

Please refer to stamped plans for BAL ratings. Construction will be required to conform with the above mentioned NCC 2019.

6. It is the Owner Builders / Builders responsibility to ensure that a copy of the building permit and approved plans are present on site during construction works.
7. Under Building Regulation 41, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit to which this permit applies are displayed. during the building work .
8. Where building works exceed $10,000 a domestic building works contract must be in place - this is the responsibility of the builder.
9. 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. Failure to contact dial before did you do may leave you liable for cost incurred for damage to the underground infrastructure.
10. Where releveling has occurred in the building and downpipes joints have separated, reconnect the downpipes to the underground stormwater system in a sound and competent manner.
11. The site shall be adequately fenced off during construction to prevent public access (Building Regulations 2018, regulation 116) and/or comply with the relevant Councils Local Law.
12. Footings are to be founded to depth as per soil report or where a minimum of 100kPa bearing capacity is achieved.
13. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.

Smart Choice Permits Pty Ltd
29 Hotham Street Traralgon VIC 3844
03 7019 5521
admin@scbuildingpermits.com.au
www.scbuildingpermits.com.au
ABN 52 642 030 288

Job Number: 202500751

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

Building Permit No. 4383160565205
03 March 2026

Issued to
Agent of Owner **Ben Ayres**
Postal Address **9 Bennett Court Traralgon VIC** Postcode **3844**
Email **benayresy780@gmail.com**
Address for serving or giving of documents: **9 Bennett Court Traralgon** Postcode **3844**
Contact Person **Ben Ayres** Telephone **0403 305 226**

Ownership Details
Owner **Ben Ayres**
Postal Address **9 Bennett Court Traralgon VIC** Postcode **3844**
Email **benayresy780@gmail.com**
Contact Person **Ben Ayres** Telephone **0403 305 226**

Property Details

Number **9**	Street/Road **Bennett Court**	Suburb **Traralgon**	Postcode **3844**
Lot/s **19**	LP/PS **PS019077**	Volume **07273**	Folio **561**
Crown allotment	Section No	Parish	County

Municipal District **Latrobe City Council**

Builder
Name **Ben Ayres** Telephone **0403 305 226**
Owner Builder
Address **9 Bennett Court Traralgon VIC** Postcode **3844**
This builder is specified under section 24B 24B(5) of the **Building Act 1993** for the building work to be carried out under this permit.

Building practitioner or architect engaged to prepare documents for this permit

Name	Category/class	Registration Number

Details of Domestic Building Work Insurance
The issuer or provider of the required insurance policy is: **n/a**
Insurance policy number : **n/a**
Insurance policy date :

Nature of Building Work
Description: **Completion of a timber frame verandah, deck and re-roofing of a dwelling**
Does the building work relate to a small second dwelling: **No**
Storeys contained: **1**
Version of BCA applicable to permit: **NCC 2022 Volume 2**
Cost of Building Work: **$15,000.00**
Total floor area of new building work in m^2: **14.6**

Building classification

BCA Classification	Permitted Use	Part of Building
1a(a)	Verandah and Re-Roof	Extension

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

Inspection Requirements
The mandatory inspection notification stages are:
1. Inspection of timber framework - Prior to covering
2. Inspection of framework / final upon Completion of building Work

Occupation or User of Building
A certificate of final inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the whole of the building in relation to which the building work is carried out.

Commencement and Completion
This building work must commence by: **03/03/2027**

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: **03/03/2028**

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

Relevant Building Surveyor
Name: **Darren Hood**
ABN: **52 642 030 288**
Address: **29 Hotham Street Traralgon VIC 3844**
Email**: admin@scbuildingpermits.com.au**
Building practitioner registration no.: **BS-L 58816**
Permit no.: **4383160565205** Date of issue of permit: **03/03/2026**

Annexures 'A'
Conditions of Approval

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. Request for inspections require 48 HOURS NOTICE and may be arranged by telephoning office on 7019 5521.
2. 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 commencing construction. The relevant building surveyor accepts no responsibility for noncompliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
3. 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.
4. In accordance with the NCC 2019 Volume Two part 3.7.4 and AS 3959 - 2018 (Amendments 1, 2 and 3) Construction of buildings in a bushfire-prone area, properties are required to have the appropriate bushfire attack level (BAL) assessed. Please refer to stamped plans for BAL ratings. Construction will be required to conform with the above mentioned NCC 2019.

5. 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.
6. The use of the building must be consistent with the 'property information statement' provided with the Form 1 - Building Permit Application.
7. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the form 2 building permit.
8. Under Building Regulation 41, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit to which this permit applies are displayed. during the building work .
9. Carry out all work in a sound workmanlike manner and according to the codes and standards.
10. 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. Failure to contact dial before did you do may leave you liable for cost incurred for damage to the underground infrastructure.
11. Where an easement is on the property ensure that no part of the structure is over, under, or within the airspace of the easement. If the proposed building or structure is adjacent to the easement, then the footings need to be past the angle of repose of the invert level of any pipe within the easement.
12. Excavations and fill utilising unprotected embankments must comply with Part 3.1.1 of NCC 2019, Volume 2 and table 3.1.1.1.
13. 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 dividing boundary fence.
14. Where the wall of the proposed shed or carport on or within 200mm of the boundary must be constructed to achieve a Fire-Resistance Level (FRL) of 60/60/60.
15. Footings are to be founded into natural ground level and to a depth specified in the engineered plans.
16. If a Report and Consent has been granted the buildings works must be consistent with the approved council report and consent. Any changes to the approved plans may require an amendment from the council municipal Building Surveyor.
17. If a planning permit has been issued all building works must be consistent with the approved planning permit, height, floor area, dimensions, location of set-backs to buildings / boundaries, windows, doors etc.
    Any changes may need secondary consent from the council planning department.
18. Under no circumstances shall the building be used for habitable purposes without prior written consent from the relevant council.
19. Lighting must not exceed 3w/m2 in the shed / carport / verandah.
20. Downpipes must discharge to the properties legal point of discharge (stormwater drainage system) nominated by council.
21. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.
22. An Owner Builder is advised that if a registered builder carries out more than $10,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed $16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.
23. The site shall be adequately fenced off during construction to prevent public access in accordance with Building Regulations 2018, regulation 116 and/or comply with the relevant council local laws.
24. 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.
25. It is the owner/builders responsibility to ensure that any new/altered crossovers are approved by the council.
26. The Council may require a deposit (asset protection) for damage to the footpath kerbs and crossing.
27. All timber framing to comply with NCC 2019 Volume Two parts 3.4.0 and 3.4.3 plus AS 1684 (Part 2 – Amendments 1 +2 and part 4 – Amendments 1) - 2010 Residential timber–framed construction and/or NCC 2019 Volume Two part 3.11.6 (c) and AS 1720.1 – 2010 (Amendments 1 and 2) Timber structures - design methods.
28. A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.

SMART CHOICE
BUILDING PERMITS & INSPECTIONS

Smart Choice Permits Pty Ltd
29 Hotham Street Traralgon VIC 3844
03 7019 5521
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www.scbuildingpermits.com.au
ABN 52 642 030 288

202401351

Form 17
Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number **9**	Street/Road **Bennett Court**	Suburb **Traralgon**	Postcode **3844**
Lot/s **19**	LP/PS **PS 019077**	Volume **07273**	Folio **561**
Crown allotment	Section No	Parish	County

Municipal District **Latrobe City Council**

Building permit details

Building permit number: **5918484886662**
Project Description: **Re Blocking of Residence**
Version of BCA applicable to building permit: **NCC 2022 Volume 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
AS per plans	Dwelling	1a(a)

Maintenance determination

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

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

Inspection Type	Approved Date
Inspection of stump holes - Prior to pouring concrete	08/01/2025
Inspection of framework / final upon Completion of building Work	11/02/2025

Directions to fix building work

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

Relevant Building Surveyor
Name: **Darren Hood**
Address: **29 Hotham Street Traralgon VIC 3844**
Email**: admin@scbuildingpermits.com.au**
Building practitioner registration no.: **BS-L 58816**
Company Name: **Smart Choice Permits Pty Ltd**
ABN: **52 642 030 288**
Municipal district: **Latrobe City Council**
Certificate no.: **5918484886662**

Certificate issue date: **11/02/2025**

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CERTIFICATE OF FINAL INSPECTION

Property Details

Number **9**	Street/Road **Bennett Court**	Suburb **Traralgon**	Postcode **3844**
Lot/s **19**	LP/PS **PS019077**	Volume **07273**	Folio **561**
Crown allotment	Section No	Parish	County

Municipal District **Latrobe City Council**

Building permit details

Building permit number: **4383160565205**
Project Description: **Completion of a timber frame verandah, deck and re-roofing of a dwelling**
Version of BCA applicable to building permit: **NCC 2022 Volume 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Extension	Verandah and Re-Roof	1a(a)

Maintenance determination

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

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

Inspection Type	Approved Date
Inspection of timber framework - Prior to covering	06/03/2026
Final Inspection upon completion of all building work	11/06/2026

Directions to fix building work

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

Relevant Building Surveyor
Name: **Darren Hood**
Address: **29 Hotham Street Traralgon VIC 3844**
Email**: admin@scbuildingpermits.com.au**
Building practitioner registration no.: **BS-L 58816**
Company Name: **Smart Choice Permits Pty Ltd**
ABN: **52 642 030 288**
Municipal district: **Latrobe City Council**
Certificate no.: **4383160565205**

Certificate issue date: **11/06/2026**

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SMART CHOICE
BUILDING PERMITS & INSPECTIONS
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DEFECT and CONDITION REPORT

Report on Building Works Under Section 137B of the Building Act 1993 (Owner-Builder Construction), where a Building Permit Approval was obtained.

Site Address:	Lot 19, 9 Bennett Court, Traralgon VIC 3844		
Date of Report:	19/07/2026	Date of Inspection:	19/07/2026
Weather Conditions:	Clear		
Owners Name/s:	Ben Ayres		
Building Permit No:	4383160565205		
Final Inspection:	11/06/2026		

Introduction

This report has been prepared on behalf of the owner for works carried out as an owner builder under the relevant building permit. The works consist of the construction of a deck/verandah and the installation of a new roof including cladding and battens.
The roof has been completed in Zincalume, including matching gutters, fascia, and flashings. All works were undertaken in accordance with the approved permit documentation.
The deck subfloor has been constructed using treated pine framing, with Merbau decking boards installed as the finished walking surface.
The purpose of this report is to comment on the completed works and identify any defects or areas of non-compliance with the National Construction Code 2022, Volume 2 and the Building Regulations 2018.

Site Description

SIDE OF STREET:	West	**FRONT DOOR FACES:**	East

A) General comments

- New LVL (laminated veneer lumber) members were installed within the ceiling space and were inspected during the re-roof stage. The LVL spans were confirmed to comply with the approved structural computations.

B) List of Defects in relation to these building works:

- Nil

C) Areas of the Building/s Inaccessible at the Time of Inspection:

- Nil

D) Condition and Status of Incomplete Works:

- Nil

E) Secondhand Materials:

- Nil

CONCLUSION

The inspected deck and verandah works, along with the new Zincalume roof installation, appear to be completed to a satisfactory standard and in line with the approved permit documentation. Structural elements, including the installed LVL members, were observed to comply with the relevant structural computations.
The use of durable materials such as treated pine framing and Merbau decking supports the long-term performance of the works. No significant issues were identified that would prevent compliance with the NCC 2022 Volume 2 or the Building Regulations 2018 based on the areas inspected.

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.

The photographs included as part of this report show several of the items / defects noted and the building works carried out without a building permit.

Darren Hood

Darren Hood

Building Surveyor Registration No BS-L 58816

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 Smart Choice Building Permits & Inspections.
2. The Vendor warrants that all domestic building work carried out in relation to the construction by or on behalf of the Vendor of the home 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.

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,
- 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 plans, specifications or other contract documents have been sighted for the purpose of inspecting the dwelling house and providing this report.
- 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 woodwork or other 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.

Photos

Vendor/supplier GST withholding notice

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

To: Purchasers/Recipient:

Property address: 9 Bennett Court, Traralgon VIC 3844

Lot no.: 19 **Plan of subdivision:** PS19077

The Purchasers/Recipient are 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.

From: Vendor/Supplier: Benjamin AYRES

Dated: 24/6/2026 | 5:31 PM AEST

Signed by or on behalf of the Vendor/Supplier: Signed by: 193FA5A990C645A... ____________________

Benjamin AYRES

SECTION 32 – VENDOR STATEMENT

9 Bennett Court, Traralgon VIC 3844

Volume 7273 Folio 561

SARGEANTS CONVEYANCING LATROBE VALLEY
Property Transfer Specialists
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