

DATED this 28<sup>th</sup> day of February 2024

**VENDORS:**

**JANETTE MAREE AGOSTA**

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**VENDOR'S STATEMENT**

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**Property: 31 Margot Circuit, Kalkallo 3064**

Panther Conveyancing  
PO Box 242  
Mernda Vic 3754

Tel: 03 9745-9644  
Mob: 0410-660343

Email: [info@pantherconveyancing.com.au](mailto:info@pantherconveyancing.com.au)

# Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

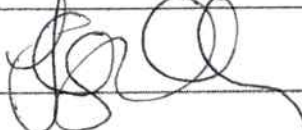
This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

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>	31 Margot Circuit, Kalkallo 3064
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<b>Vendor's name</b>	Janette Maree Agosta	<b>Date</b>	28/2/2024
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<b>Vendor's signature</b>	
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<b>Purchaser's name</b>		<b>Date</b>	/ /
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<b>Purchaser's signature</b>	
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<b>Purchaser's name</b>		<b>Date</b>	/ /
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<b>Purchaser's signature</b>	
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# 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

	To	
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Other particulars (including dates and times of payments):
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## 1.3 Terms Contract

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

Not Applicable

## 1.4 Sale Subject to Mortgage

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

Not Applicable

# 2 INSURANCE

## 2.1 Damage and Destruction

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

Not Applicable.

## 2.2 Owner Builder

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

Not Applicable.

# 3 LAND USE

## 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.
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## 3.2. Road Access

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

## 3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

### 3.4. Planning Scheme

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:

Not Applicable.

### 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:

Not Applicable.

## 5 BUILDING PERMITS

Particulars of any building permit issued under the *Building Act 1993* in the preceding 7 years (required only where there is a residence on the land):

Are contained in the attached certificate.

## 6 OWNERS CORPORATION

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

Not Applicable.

## 7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not Applicable.

## 8 SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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## 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*.

Not Applicable.

### 10.3. Further Plan of Subdivision

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

Not Applicable.

## 11 DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 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.)*

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be attached if ticked)

## 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)*

- Register Search Statement - Volume: 12264 Folio: 042
- Plan of Subdivision: PS818667F
- Building Permit & Occupancy Permit: 8669422902179
- Domestic Builders Warranty Insurance policy: C560902
- Building Permit, Final Inspection and related (Carport) BS-U 28986/1330223799795
- Land Victoria Property Report & Planning Property Report
- Hume City Council Land Information Certificate
- Yarra Valley Water Information Statement
- Vic Roads Certificate
- EPA Victoria Report
- Land Tax Clearance Certificate
- Due Diligence Checklist

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 12264 FOLIO 042

Security no : 124112932475N  
Produced 26/02/2024 09:30 AM

LAND DESCRIPTION

Lot 34032 on Plan of Subdivision 818667F.  
PARENT TITLE Volume 12263 Folio 983  
Created by instrument PS818667F 21/11/2020

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

JANETTE MAREE AGOSTA of 31 MARGOT CIRCUIT KALKALLO VIC 3064  
AT840447H 07/12/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT922507L 05/01/2021  
AFSH NOMINEES PTY LTD

COVENANT PS818667F 21/11/2020

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS818667F 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: 31 MARGOT CIRCUIT KALKALLO VIC 3064

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 05/01/2021

DOCUMENT END

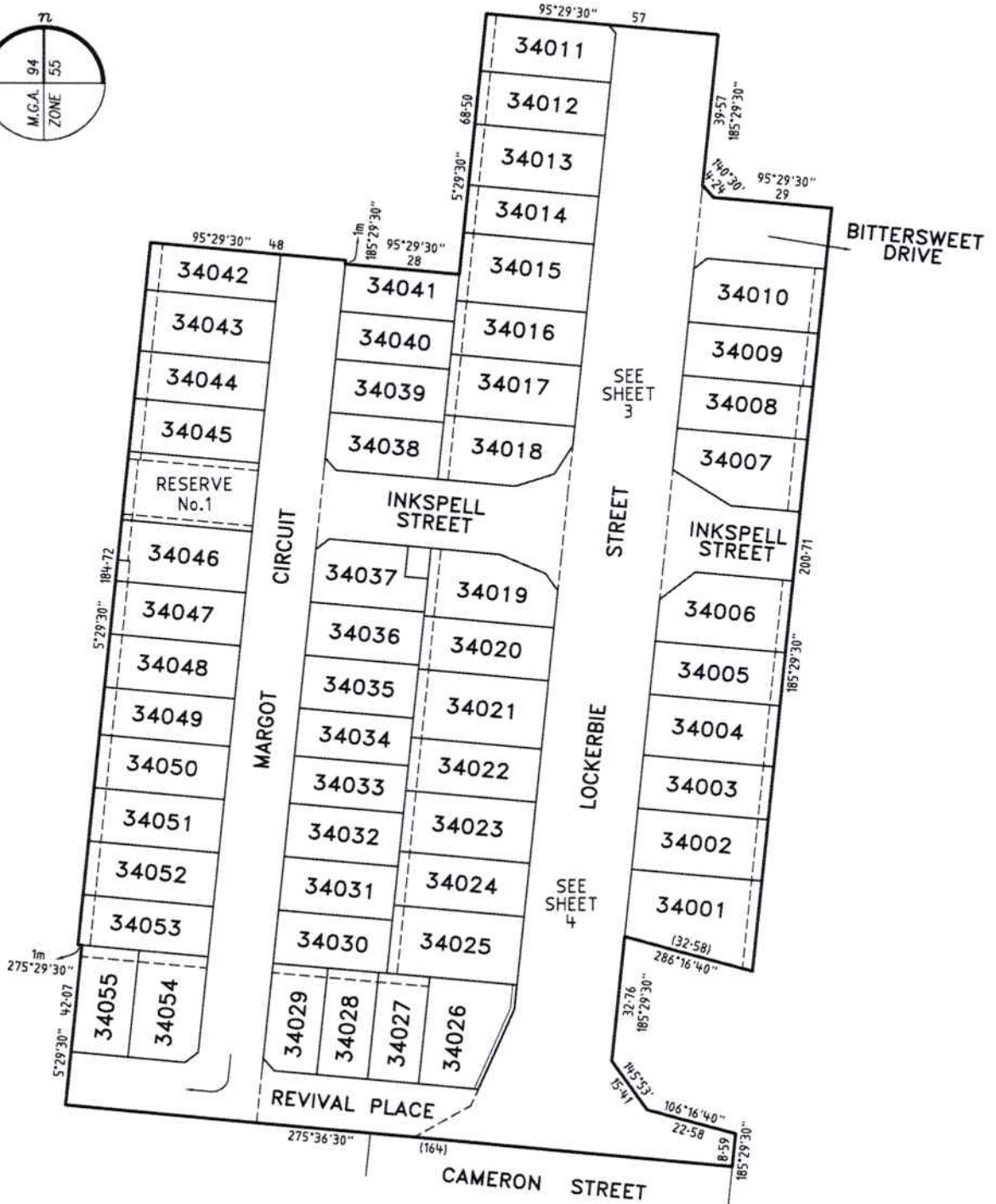
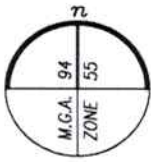
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<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS 818667F</b>	
<p><b>LOCATION OF LAND</b></p> <p>PARISH: KALKALLO</p> <p>TOWNSHIP: -</p> <p>SECTION: -</p> <p>CROWN ALLOTMENT: -</p> <p>CROWN PORTION: 26 (PART)</p> <p>TITLE REFERENCE: VOL 12263 FOL 983</p> <p>LAST PLAN REFERENCE: LOT A ON PS831909H</p> <p>POSTAL ADDRESS: 42 MARGOT CIRCUIT (at time of subdivision) KALKALLO 3064</p> <p>MGA 94 CO-ORDINATES: E 320 500 N 5 844 800 ZONE: 55 (approx. centre of land in plan)</p>	<p>Council Name: Hume City Council</p> <p>Council Reference Number: S008629                      Planning Permit Reference: P20695                      SPEAR Reference Number: S123679C</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988                      Date of original certification under section 6: 11/09/2019</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification</p> <p>Digitally signed by: Antonino Magazzu for Hume City Council on 21/10/2020</p> <p><b>Statement of Compliance</b> issued: 12/11/2020</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied for: this plan at Statement of Compliance</p>			
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<b>STAGING</b> This <del>is</del> is not a staged subdivision Planning Permit No. P20809		
ROAD R1	HUME CITY COUNCIL	<b>SURVEY</b> This plan is <del>is not</del> based on survey		
RESERVE No.1	HUME CITY COUNCIL	THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK NO.s KALKALLO PM 72 & MERRIANG PM 20 & 29		
RESERVE No.2	AUSNET ELECTRICITY SERVICES PTY LTD	IN PROCLAIMED SURVEY AREA No. 74		
RESERVE No.3	HUME CITY COUNCIL	<b>DEPTH LIMITATION</b> DOES NOT APPLY		
		LOTS 1 TO 34000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.		
		AREA OF LAND SUBDIVIDED IS 4.071ha		
<b>EASEMENT INFORMATION</b>				
<b>LEGEND:</b> E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement				
SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	SEE DIAG	THIS PLAN	HUME CITY COUNCIL
E-3	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-4	POWERLINE	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
E-5	SEWERAGE	SEE DIAG	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-5	POWERLINE	SEE DIAG	THIS PLAN - SEC 88 ELECTRICITY INDUSTRY ACT 2000	AUSNET ELECTRICITY SERVICES PTY LTD
<b>CLOVERTON - 340 DP3c</b>				
<b>55 LOTS</b>		LICENSED SURVEYOR GREGORY STUART WILLIAMS		
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Janson</b>		DATE 19/10/20 REFERENCE 31637403		ORIGINAL SHEET SIZE A3
		VERSION F DRAWING 3163740AF		SHEET 1 OF 5 SHEETS
		Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 20/10/2020, SPEAR Ref: S123679C		<b>PLAN REGISTERED</b> TIME: 12:11 PM DATE: 21/11/2020 C. Grosso Assistant Registrar of Titles

PLAN OF SUBDIVISION

PS 818667F

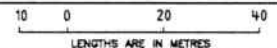


CLOVERTON - 340

DP3c

LICENSED SURVEYOR GREGORY STUART WILLIAMS

SCALE 1:1000



Level 3, 1 Southbank Boulevard  
Southbank, Victoria 3006  
03) 7019 8400  
DEVELOP [www.veris.com.au](http://www.veris.com.au)  
WITH  Formerly  
CONFIDENCE™ **Bosco Janson**

DATE 19/10/20

REFERENCE 31637403

ORIGINAL SHEET SIZE A3

VERSION F

DRAWING 3163740AF

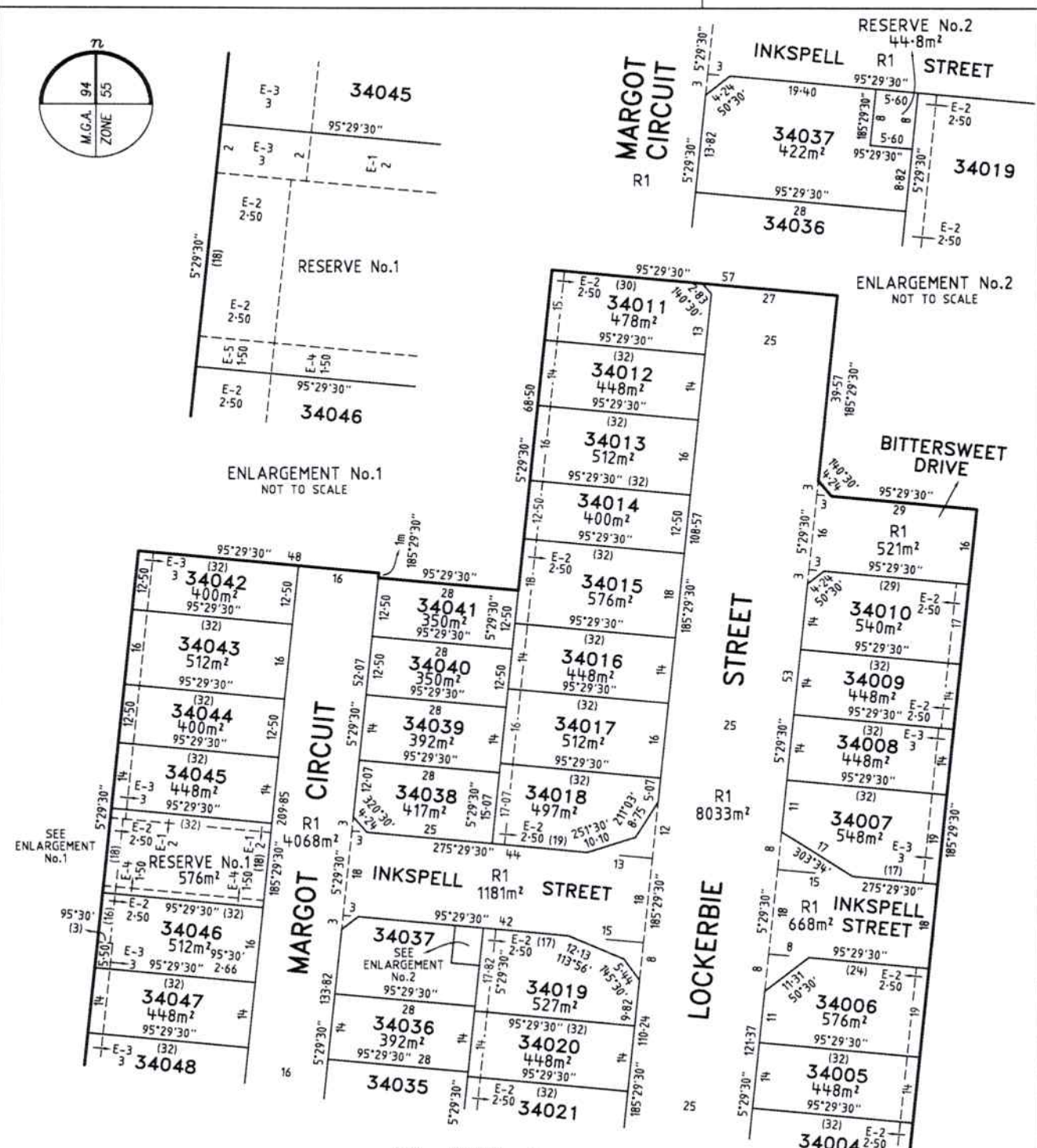
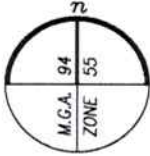
SHEET 2

Digitally signed by: Gregory S Williams, Licensed Surveyor.  
Surveyor's Plan Version (F).  
20/10/2020, SPEAR Ref: S123679C

Digitally signed by:  
Hume City Council,  
21/10/2020,  
SPEAR Ref: S123679C

PLAN OF SUBDIVISION

PS 818667F



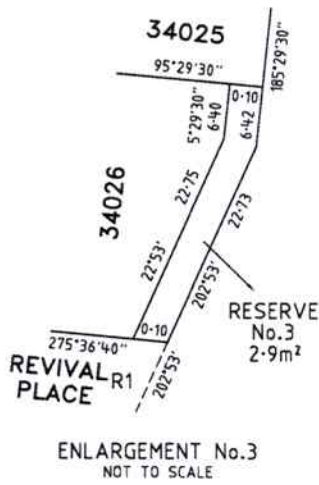
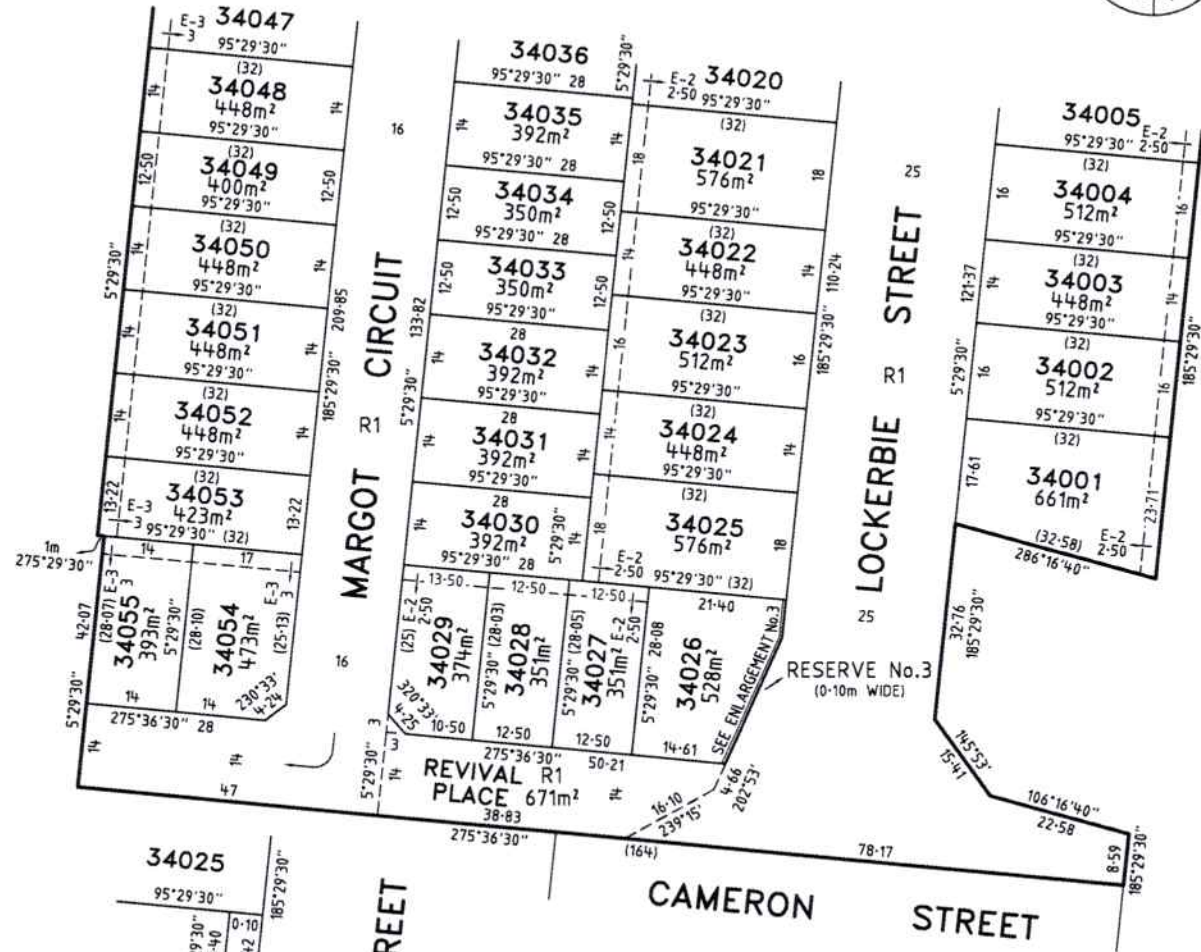
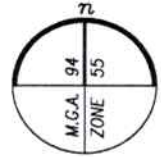
SEE SHEET 4

CLOVERTON - 340		DP3c	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
Level 3, 1 Southbank Boulevard Southbank, Victoria 3008 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Janson</b>			DATE 19/10/20	REFERENCE 31637403	ORIGINAL SHEET SIZE A3
			VERSION F	DRAWING 3163740AF	SHEET 3
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 20/10/2020, SPEAR Ref: S123679C			Digitally signed by: Hume City Council, 21/10/2020, SPEAR Ref: S123679C		

PLAN OF SUBDIVISION

PS 818667F

SEE SHEET 3



CLOVERTON - 340		DP3c	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE 1:750	7.5 0 15 30 LENGTHS ARE IN METRES
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ Formerly <b>Bosco Jonson</b>			DATE 19/10/20	REFERENCE 316374.03	ORIGINAL SHEET SIZE A3
			VERSION F	DRAWING 316374.0AF	SHEET 4
Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 20/10/2020, SPEAR Ref: S123679C			Digitally signed by: Hume City Council, 21/10/2020, SPEAR Ref: S123679C		

## PLAN OF SUBDIVISION

## PS 818667F

### CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

### DESCRIPTION OF RESTRICTION

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND

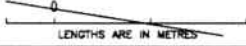

TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
34001	34002
34002	34001, 34003
34003	34002, 34004
34004	34003, 34005
34005	34004, 34006
34006	34005
34007	34008
34008	34007, 34009
34009	34008, 34010
34010	34009
34011	34012
34012	34011, 34013
34013	34012, 34014
34014	34013, 34015
34015	34014, 34016, 34041
34016	34015, 34017, 34040, 34041
34017	34016, 34018, 34039, 34040
34018	34017, 34038, 34039
34019	34020, 34036, 34037
34020	34019, 34021, 34035, 34036
34021	34020, 34022, 34034, 34035
34022	34021, 34023, 34033, 34034
34023	34022, 34024, 34032, 34033
34024	34023, 34025, 34031, 34032
34025	34024, 34026, 34027, 34030, 34031
34026	34025, 34027
34027	34025, 34026, 34028, 34030
34028	34027, 34029, 34030

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
34029	34028, 34030
34030	34025, 34027, 34028, 34029, 34031
34031	34024, 34025, 34030, 34032
34032	34023, 34024, 34031, 34033
34033	34022, 34023, 34032, 34034
34034	34021, 34022, 34033, 34035
34035	34020, 34021, 34034, 34036
34036	34019, 34020, 34035, 34037
34037	34019, 34036
34038	34018, 34039
34039	34017, 34018, 34038, 34040
34040	34016, 34017, 34039, 34041
34041	34015, 34016, 34040
34042	34043
34043	34042, 34044
34044	34043, 34045
34045	34044
34046	34047
34047	34046, 34048
34048	34047, 34049
34049	34048, 34050
34050	34049, 34051
34051	34050, 34052
34052	34051, 34053
34053	34052, 34054, 34055
34054	34053, 34055
34055	34053, 34054

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN

1. SHALL NOT BUILD OR PERMIT TO BE BUILT OR REMAIN ON THE LOT ANY BUILDING OTHER THAN A BUILDING THAT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE ENDORSED MEMORANDUM OF COMMON PROVISIONS (MCP) REGISTERED IN DEALING NO. AA6701.
2. MAY NOT BUILD OUTSIDE OF THE ENVELOPE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY AND ANY CRITERIA OR MATTERS THAT MUST BE CONSIDERED BY THE RESPONSIBLE AUTHORITY IN DECIDING ON AN AMENDMENT TO A BUILDING ENVELOPE.
3. THE BUILDING ENVELOPES SHALL CEASE TO HAVE EFFECT ON THE LOT CONTAINING THE ENVELOPE TEN YEARS AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THE LOT CONTAINING THE BUILDING ENVELOPE.
4. SHALL NOT ERECT ANY BUILDINGS ON THE LOT UNLESS THE PLANS FOR SUCH BUILDINGS ARE ENDORSED BY STOCKLAND DEVELOPMENT PTY LTD PRIOR TO THE ISSUE OF THE BUILDING PERMIT.
5. THE REQUIREMENT FOR SUCH ENDORSEMENT SHALL CEASE TO HAVE EFFECT ON THE LOT ONE YEAR AFTER AN OCCUPANCY PERMIT UNDER THE BUILDING ACT 1993 IS ISSUED FOR THE WHOLE OF THE DWELLING ON THAT LOT.

<b>CLOVERTON – 340</b>	<b>DP3c</b>	LICENSED SURVEYOR GREGORY STUART WILLIAMS	SCALE	 <p>LENGTHS ARE IN METRES</p>
Level 3, 1 Southbank Boulevard Southbank, Victoria 3006 03) 7019 8400 www.veris.com.au DEVELOP WITH CONFIDENCE™ <i>Formerly Bosco Janson</i>		DATE 19/10/20	REFERENCE 31637403	ORIGINAL SHEET SIZE A3
		VERSION F	DRAWING 3163740AF	SHEET 5
		Digitally signed by: Gregory S Williams, Licensed Surveyor, Surveyor's Plan Version (F), 20/10/2020, SPEAR Ref: S123679C	Digitally signed by: Hume City Council, 21/10/2020, SPEAR Ref: S123679C	

FORM 2  
Building Act 1993  
Building Regulations 2018  
Regulation 37(1)BUILDING PERMIT  
8669422902179

## Issued to

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Agent of owner	Henley Properties
ACN	007 316 930
Postal address	395 Ferntree Gully Road, Mount Waverley VIC 3149
Email	ajordan@henley.com.au
Address for serving or giving documents	395 Ferntree Gully Road, Mount Waverley VIC 3149
Contact person	Anita Jordan
Telephone	03 9574 5368

## Ownership details

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Owner	Janette Maree Agosta
Postal address	5 Ajax Road, KALKALLO VIC 3758
Email	agostabookkeeping@gmail.com
Contact person	Janette Maree Agosta
Telephone	+61438542498

## Property details

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Lot	34032
Number	31
Street/road	Margot Circuit
City/suburb/town	Kalkallo
Postcode	3064
LP/PS	PS818667F
Volume	12264
Folio	042
Crown allotment	-
Section	-
Parish	KALKALLO
County	-
Municipal district	HUME CITY

## Builder

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Name	HENLEY ARCH PTY LTD
ACN	007 316 930
Building practitioner registration number	CDB-U 49972
Postal address	395 Ferntree Gully Road, Mount Waverley VIC 3149
Telephone	(03) 9574-5050

This builder is specified under section 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

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Name	Robert Bowen
Postal address	395 Ferntree Gully Road, Mount Waverley VIC 3149
Telephone	(03) 9574-5050

## Building practitioner or architect engaged to prepare documents for this permit

Name	Stuart McLennan
Category/class	Building Surveyor Unlimited
Registration number	BS-U 1577
Name	Henley Arch Pty Ltd
Category/class	Domestic Builder Unlimited
Registration number	CDB-U 49972
Name	VHC Aust P/L
Category/class	
Registration number	CEC-56311

## Details of domestic building work insurance

Name of builder	HENLEY ARCH PTY LTD
Name of issuer or provider	HIA Insurance Services Pty Ltd
Policy number	C560902
Policy cover	\$215,916.00

## Nature of building work

Construction type	new building
Storeys contained	1
Version of BCA applicable to permit	2019
Stage of building work permitted	0
Cost of building work	\$215,916.00
Total floor area of new building work in m <sup>2</sup>	191 m <sup>2</sup>

## Building classification

Part of building	Single Storey Dwelling and Garage
BCA classification	1ai, 10a

## Performance solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.2 Weatherproofing,P2.2.3 Rising damp	To allow DPC to be installed up to 20mm from the outside finished face of the mortar. Performance solution by expert judgement. Report PBS 3782 20-2 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.

P2.1.1 Structural stability and resistance ,P2.2.2 Weatherproofing	To allow the nominal mortar mix to be 1 part cement, 1 part lime and 10 parts sand. Performance solution by expert judgement. Report PBS 3782 20 - 5 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.1 Rainwater management,P2.2.2 Weatherproofing,P2.2.3 Rising damp	To allow DPC/flashing in the masonry veneer walls to be installed level with the adjoining paving at the front entry porch and the outdoor living area (Alfresco) protected by a roof overhang. Performance solution by expert judgement. Report PBS 3782 20-12 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.2 Weatherproofing	To allow the masonry veneer wall cavity to be reduced to 5mm that is adjacent to services, penetrations, fixtures and other wall installations. Performance solution by expert judgement. Report PBS 3782 20 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.3 Rising damp	To allow the slab on the ground vapour barrier to be unbranded. Performance solution by expert judgement. Report PBS 3782 20-8 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.2 Weatherproofing	To allow brick veneer wall to be constructed with a flashing system as follows: a) The omission of head flashings above all openings where the depth of masonry is not more than four brick courses; and b) The omission of sill flashings on ground floor wall openings. Note: Due to the omission of sill flashings, weepholes below windows and doors are not required. Performance solution by expert judgement. Report PBS 3782 20-3 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.1.1 Structural stability and resistance	To allow a 110mm wide masonry wall and 90mm timber framed wall to overhang the concrete slab by a maximum distance of 25mm. The overhang is not to exceed 3m in length and applies to 110mm wide masonry walls and 90mm wide timber framed walls. Performance solution by expert judgement. Report PBS 3782 20-6 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.

P2.4.1 Wet areas	a) To allow the walls in the laundries, powder rooms and WCs to be installed without the wall being waterproofed for 25mm above the wall/floor junction and sealed to the floor. The junctions will be water resistant and sealed with waterproof sealant. b) To allow the top flange of the baths and vanity basins to be sealed to the bath hob or vanity top with flexible waterproof sealant. Performance solution by expert judgement. Report PBS 3782 20-9 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.4.1 Wet areas	To allow the use of vinyl waterproof as a surface finish in the powder room and laundries of a domestic dwelling. The 2 types of vinyl flooring are as follows: a) Type "A" – Strips of pliable vinyl that are adhered to the concrete floor slab with compatible contact cement. b) Type "B" – A vinyl finished plank that are locked together "tongue & groove style" and finished at the perimeter with a selected timber quad moulding. The vinyl floor application is limited to reinforced concrete floor substrates. The substrate is to be protected in accordance with AS 3740, except that a waterstop is not required at the room entrance where the flooring is adhered to the slab and the floor has a thickness of not more than 5mm. Performance solution by expert judgement. Report PBS 3782 20-10 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.1 Rainwater management,P2.2.2 Weatherproofing,P2.2.3 Rising damp	To allow the omission of weep holes in masonry veneer walls which have been sealed with an acrylic render and have an external surface of feature glazed ceramic tiles or stacked stone face cladding. Performance solution by expert judgement. Report PBS 3782 20-11 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.

### Prescribed reporting authorities

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

Reporting authority	Matter reported on or consented to	Regulation number
Council	The location of the point of discharge from the allotment either within the allotment or at the allotment boundary	133(2) Building Regulations 2018

### Protection work

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

## Inspection requirements

The mandatory notification stages required under sections 34 and 35 of the **Building Act 1993** are:

Building part	Inspections
Single Storey Dwelling and Garage	<ul style="list-style-type: none"><li>• <b>pre slab</b>: before placing a footing</li><li>• <b>steel</b>: before pouring a footing or in situ reinforced concrete member</li><li>• <b>frame</b>: on completion of the framework</li><li>• <b>final</b>: on completion of all building work</li></ul>

## Occupation or use of building

An occupancy permit 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 **3 February 2022**.

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 **3 February 2023**.

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**.

## Conditions

This permit is subject to the following conditions:

Description	Performance or information required
General	The building work must be carried out in accordance with the building permit, endorsed plans, specifications, other documents and/or suitable equivalent to the satisfaction of the building inspector and/or the relevant building surveyor.
Encroachment	There must be no unauthorised encroachment of any part of the building work beyond the title boundary of the property.
Title	The owner(s) is/are responsible for obtaining any planning approvals for the building work and complying with their obligations under property law, including complying with any covenants, encumbrances or a section 173 of the Planning and Environment Act 1987 agreement on title.

Waterproofing — internal wet areas	Prior to or with an application for an occupancy permit, the builder must provide a waterproofing certificate satisfactory to the relevant building surveyor, including any manufacturer's details and warranties and proprietary systems used, that all wet areas have been waterproofed in accordance with AS3740-2010 Waterproofing of domestic wet areas.
Glazing	Prior to or with an application for an occupancy permit, the builder must provide a certificate of compliance satisfactory to the relevant building surveyor indicating that the glass has been installed in accordance with the endorsed drawings and specifications and AS1288 Set-2006 Glass in buildings Set or AS2047-2014 Windows and external glazed doors in buildings, and if the property is in a designated bushfire-prone area, AS3959-2018 Construction of buildings in bushfire-prone areas, in respect of all glazing, including balustrading, doors, windows and screens.
Electrical certificates	Prior to or with an application for an occupancy permit, the builder must provide a certificate of electrical safety satisfactory to the relevant building surveyor for prescribed electrical installations or non-prescribed electrical installations, as applicable.
Plumbing certificates	Prior to or with an application for an occupancy permit, the builder must provide plumbing compliance certificates satisfactory to the relevant building surveyor for all applicable plumbing work (including referencing any performance solutions used) as follows: <ul style="list-style-type: none"> <li>• roof plumbing</li> <li>• sanitary plumbing</li> <li>• drainage (below ground sewer)</li> <li>• drainage (below ground stormwater)</li> <li>• cold water plumbing</li> <li>• hot water plumbing</li> <li>• gasfitting</li> </ul>
Frame inspection documentation — roof trusses	Prior to booking a frame inspection, the builder must provide roof truss computations, certification and layouts satisfactory to the relevant building surveyor.
Frame inspection documentation — wall framing	Prior to booking a frame inspection, the builder must provide wall framing computations, certification and layouts satisfactory to the relevant building surveyor.
Energy efficiency — solar hot water	Prior to or with an application for an occupancy permit, the builder must provide: <ul style="list-style-type: none"> <li>• an energy rating certificate or statement satisfactory to the relevant building surveyor verifying that all requirements of the energy rating measures have been installed in accordance with the endorsed documents and the Building Code of Australia</li> <li>• a plumbing compliance certificate satisfactory to the relevant building surveyor for the installation of the solar hot water system.</li> </ul>

Termite treatment	Prior to or with an application for an occupancy permit, the builder must provide a copy of the termite protection certificate satisfactory to the relevant building surveyor that the building work has been constructed in accordance with AS3660–2014 Termite management.
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### Relevant building surveyor

Name	Group Four Building Surveyors Pty Ltd
ACN	158 953 425
Address	Level 4, 10 Nexus Court, Mulgrave VIC 3170
Email	enquiries@groupfour.com.au
Building practitioner registration number	CBS-U 58099

### Designated building surveyor

Name	David Madeira
Building practitioner registration number	BS-U 27484
Permit number	8669422902179
Date of issue of permit	3 February 2021

Signature



**FORM 16**  
Building Act 1993  
Building Regulations 2018  
Regulation 192**OCCUPANCY PERMIT**  
**8669422902179****Property details**

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Lot	34032
Number	31
Street/road	Margot Circuit
City/suburb/town	Kalkallo
Postcode	3064
LP/PS	PS818667F
Volume	12264
Folio	042
Crown allotment	-
Section	-
Parish	KALKALLO
County	-
Municipal district	HUME CITY

**Building permit details**

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Building permit number	8669422902179
Version of BCA applicable to building permit	2019

**Building details**

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Building to which permit applies	Single Storey Dwelling and Garage
Permitted use	Domestic
BCA class of building	1ai, 10a
Maximum permissible floor live load	1.5
Maximum number of people to be accommodated	Not applicable
Storeys contained	1

**Performance solution**

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A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building or public place of entertainment to which this permit applies:

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Relevant performance requirement	Details of performance solution
P2.2.2 Weatherproofing,P2.2.3 Rising damp	To allow DPC to be installed up to 20mm from the outside finished face of the mortar. Performance solution by expert judgement. Report PBS 3782 20-2 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.1.1 Structural stability and resistance ,P2.2.2 Weatherproofing	To allow the nominal mortar mix to be 1 part cement, 1 part lime and 10 parts sand. Performance solution by expert judgement. Report PBS 3782 20 - 5 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
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P2.2.2 Weatherproofing	To allow the masonry veneer wall cavity to be reduced to 5mm that is adjacent to services, penetrations, fixtures and other wall installations. Performance solution by expert judgement. Report PBS 3782 20 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.3 Rising damp	To allow the slab on the ground vapour barrier to be unbranded. Performance solution by expert judgement. Report PBS 3782 20-8 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.
P2.2.2 Weatherproofing	To allow brick veneer wall to be constructed with a flashing system as follows: a) The omission of head flashings above all openings where the depth of masonry is not more than four brick courses; and b) The omission of sill flashings on ground floor wall openings. Note: Due to the omission of sill flashings, weepholes below windows and doors are not required. Performance solution by expert judgement. Report PBS 3782 20-3 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.

<p>P2.1.1 Structural stability and resistance</p>	<p>To allow a 110mm wide masonry wall and 90mm timber framed wall to overhang the concrete slab by a maximum distance of 25mm. The overhang is not to exceed 3m in length and applies to 110mm wide masonry walls and 90mm wide timber framed walls. Performance solution by expert judgement. Report PBS 3782 20-6 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.</p>
<p>P2.4.1 Wet areas</p>	<p>a) To allow the walls in the laundries, powder rooms and WCs to be installed without the wall being waterproofed for 25mm above the wall/floor junction and sealed to the floor. The junctions will be water resistant and sealed with waterproof sealant. b) To allow the top flange of the baths and vanity basins to be sealed to the bath hob or vanity top with flexible waterproof sealant. Performance solution by expert judgement. Report PBS 3782 20-9 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.</p>
<p>P2.4.1 Wet areas</p>	<p>To allow the use of vinyl waterproof as a surface finish in the powder room and laundries of a domestic dwelling. The 2 types of vinyl flooring are as follows: a) Type "A" – Strips of pliable vinyl that are adhered to the concrete floor slab with compatible contact cement. b) Type "B" – A vinyl finished plank that are locked together "tongue &amp; groove style" and finished at the perimeter with a selected timber quad moulding. The vinyl floor application is limited to reinforced concrete floor substrates. The substrate is to be protected in accordance with AS 3740, except that a waterstop is not required at the room entrance where the flooring is adhered to the slab and the floor has a thickness of not more than 5mm. Performance solution by expert judgement. Report PBS 3782 20-10 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.</p>
<p>P2.2.1 Rainwater management,P2.2.2 Weatherproofing,P2.2.3 Rising damp</p>	<p>To allow the omission of weep holes in masonry veneer walls which have been sealed with an acrylic render and have an external surface of feature glazed ceramic tiles or stacked stone face cladding. Performance solution by expert judgement. Report PBS 3782 20-11 by Stuart McLennan MEng, MAIBS, RBP BS-U 1577 who has over 30 years of experience in the construction industry. Report expires on 1 May 2021.</p>

## Reporting authorities

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

Reporting authority	Matter reported on or consented to	Relevant regulation number
Council	The location of the point of discharge from the allotment either within the allotment or at the allotment boundary	133(2) Building Regulations 2018

## Conditions to which this permit is subject

Occupation is subject to the following conditions:

Not applicable.

## Suitability for occupation

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

## Relevant building surveyor

Name	Group Four Building Surveyors Pty Ltd
ACN	158 953 425
Address	Level 4, 10 Nexus Court, Mulgrave VIC 3170
Email	enquiries@groupfour.com.au
Building practitioner registration number	CBS-U 58099

## Designated building surveyor

Name	David Madeira
Building practitioner registration number	BS-U 27484
Occupancy permit number	8669422902179
Date of issue	26 August 2021
Date of final inspection	26 August 2021

Signature



# Domestic Building Insurance

## Certificate of Insurance

**Janette Maree Agosta**

 5 Ajax Rd  
 KALKALLO  
 VIC 3064

Policy Number:

**C560902**

Policy Inception Date:

**25/11/2020**

Builder Account Number:

**014395**

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>Lot 34032 Margot Ave KALKALLO VIC 3064 Australia</b>
Carried out by the builder:	<b>HENLEY ARCH PTY. LTD.</b>
Builder ACN:	<b>007316930</b>
<p><b>!</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.</p>	
For the building owner(s):	<b>Janette Maree Agosta</b>
Pursuant to a domestic building contract dated:	<b>24/11/2020</b>
For the contract price of:	<b>\$ 215,916.00</b>
Type of Cover:	<b>Cover is only provided if HENLEY ARCH 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 [dbii@vmia.vic.gov.au](mailto:dbii@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.

**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.

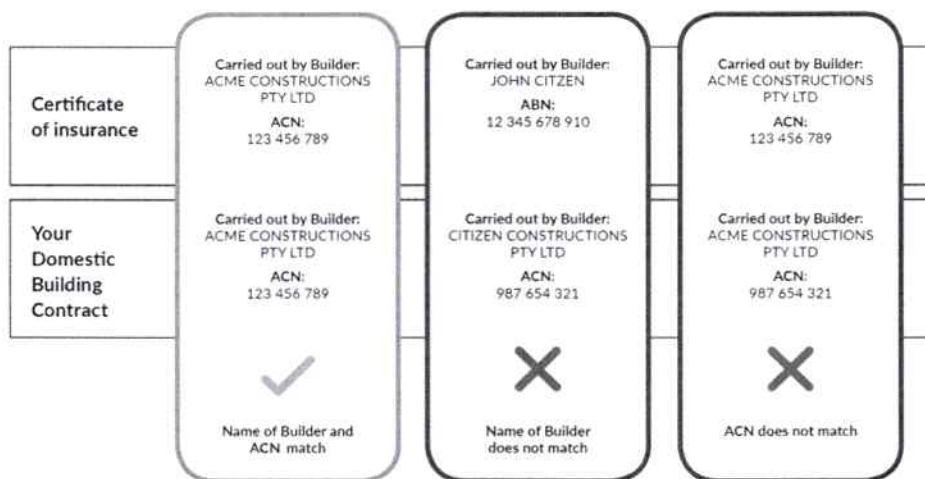
Issued by Victorian Management Insurance Authority (VMIA)

**Domestic Building Insurance Premium and Statutory Costs**

Base DBI Premium:	<b>\$880.00</b>
GST:	<b>\$88.00</b>
Stamp Duty:	<b>\$96.80</b>
<b>Total:</b>	<b>\$1,064.80</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*



Application Number: BLD20213130

## FORM 2

Regulation 37(1)  
Building Act 1993  
Building Regulations 2018

### Building Permit No. BS-U 28986/1330223799795 07 December 2021

#### Issue to

Agent of Owner **Tailor Made Steel Buildings**  
 Postal Address **PO Box 194 SOMERTON** Postcode **3062**  
 Email **iva@tmsb.com.au**  
 Address for serving or giving of documents: **PO Box 194 SOMERTON** Postcode **3062**  
 Contact Person Telephone **9303 7577**

#### Ownership Details

Owner **Janette Agosta**  
 Postal Address **31 Margot Circuit Kalkallo** Postcode **3064**  
 Email **agostabookkeeping@gmail.com**  
 Contact Person **Janette Agosta** Telephone **0438 542 498**

#### Property Details

Number **31** Street/Road **Margot Circuit** Suburb **Kalkallo** Postcode **3064**  
 Lot/s **34032** LP/PS **PS818667F** Volume **12264** Folio **042**  
 Crown allotment Section No Parish County  
 Municipal District **City of Hume**

#### Builder <sup>Note 2:</sup>

Name **Hareeba Pty Ltd** Telephone **9303 7577**  
 Address **PO Box 194 Somerton 3062**  
 \*ACN/\*ARBN:

\*Building practitioner registration no: **CDB-L 48446**

This builder is specified under section 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( if builder is a body corporate)

Name **Iva Coscarella** Telephone **9303 7577**  
 Postal address **16/1805-1825 Hume Highway Campbellfield VIC** Postcode **3061**

#### Details of Building Practitioners and Architects

Who were engaged to prepare documents forming part of the application for this permit<sup>4</sup>

Name	Category/class	Registration Number
Andrew Matiszak	Building Surveyor Unlimited	BS-U 1033
Alexander Filonov	Engineer - Civil	PE0003374
Joseph Archibald	Fire Safety Engineer	PE0003398

Application Number: BLD20213130

**Form 17**

Regulation 200  
**Building Act 1993**  
Building Regulations 2018

**CERTIFICATE OF FINAL INSPECTION**

**Property Details**

Number: **31** Street/Road: **Margot Circuit** Suburb: **Kalkallo** Postcode: **3064**  
Lot/s: **34032** LP/PS: **PS818667F** Volume: **12264** Folio: **042**  
Crown allotment: Section: No Parish: County:  
Municipal District: **City of Hume**

**Building permit details**

Building permit number: **BS-U 28986/1330223799795**  
Version of BCA applicable to building permit: **2019 V2**

**Description of building work**

Part of building to which permit applies	Permitted use	BCA Class of building
Whole	Carport	10a

**Maintenance determination**

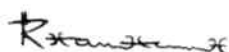
A maintenance determination **is not required** to be prepared in accordance with regulation 215 of the Building Regulations 2018.

**Directions to fix building work**

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

**Relevant building surveyor**

Name: **Rached Hachouch**  
Address: **PO Box 458, SUNSHINE VIC 3020**  
Email: **richard@hhhbc.com.au**  
Building practitioner registration no.: **BS-U 28986**  
Municipal district name: **City of Hume**  
Certificate no. **BS-U 28986/1330223799795**  
Date of issue: **24 February 2022**  
Signature:



## Details of Domestic Building Work Insurance<sup>5</sup>

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

Insurance policy number : **N/A**

Insurance policy date : **N/A**

## Details of Relevant Planning Permit

Planning Permit No: **N/A**

Date of grant of Planning Permit: **N/A**

## Nature of Building Work

Construction of a Carport

Storeys contains: **1**

Version of BCA applicable to permit: **2019 V2**

Cost of Building Work: **\$11,270.00**

Total floor area of new building work in **17 m<sup>2</sup>**

## Conditions and required Certificates

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

## BCA Class

Part of Building: **Whole**

Class: **10a**

## Prescribed Reporting Authorities

The following bodies are Prescribed Reporting Authorities for the purpose of the application for this permit in relation to the matters set out below:

Reporting Authority	Matter Reported On Or Consented To	Regulation
City of Hume	Daylights to Habitable Room Windows	85

## Performance Solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.3.1	To permit the proposed carport within 900mm to the allotment boundary without having an FRL of 60/60/60. Report "FSB3997-CME4013 Carport 31 Margot Crt Kalkallo report rev. 01" dated 22/11/2021

## Protection Work

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

## Inspection Requirements<sup>3</sup>

The mandatory inspection notification stages are:

1. Frame/Final Inspection

**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 of the building in relation to which the building work is carried out.

## Commencement and Completion

This building work must commence by 07 December 2022

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 07 December 2023

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: **Rached Hachouch**

Address: **PO Box 458, SUNSHINE VIC 3020**

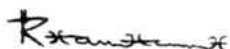
Email: **richard@hhhbc.com.au**

Building practitioner registration no.: **BS-U 28986**

Municipal district: **City of Hume**

Permit no.: **BS-U 28986/1330223799795**

Date of issue of permit: **07 December 2021**



**Notes**

- Note 1 Under Regulation 318 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 317 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 135 of **The Building Act 1993**.

## **Annexures 'A'**

### **Conditions of Approval**

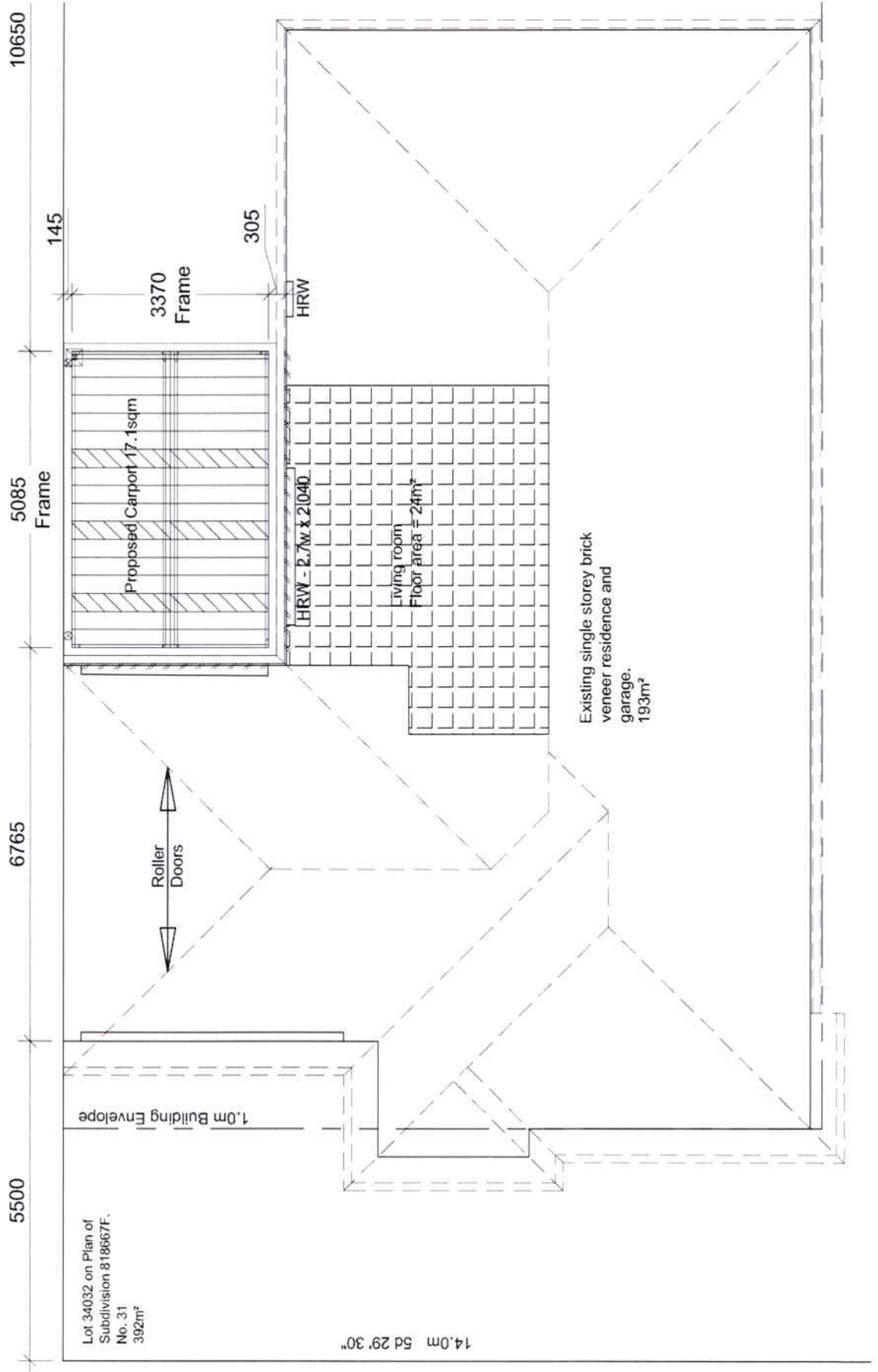
#### **Building Permit No. BS-U 28986/1330223799795 Issued 07 December 2021**

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. Where a Town Planning Permit has been issued it is the Owners responsibility to comply with all conditions of the Town Planning Permit.
2. Verandah or Carport roof not designed for access by and support of any loads required to support owners or workmen or repairmen and any material – access is not allowed for to roof deck area.
3. The owner shall be responsible to comply with all Council Local Laws, which may affect the development including Asset Protection Permits and Litter containment.
4. A suitable qualified engineer and/or structural engineer must be engaged should any unforeseen soil conditions be encountered during the footing excavation stage.
5. A suitable qualified structural engineer must be engaged should any structural framing and/or connections not be adequately detailed on the drawings.
6. Any building works including site cuts and retaining walls or the like are excluded from this permit unless they are listed and shown on the Building Permit and endorsed plans. Any building works not listed/shown on the Building Permit will require a separate Building Permit to be obtained prior to commencing any such works.
7. Before building works is commenced additional permits and / or consents must be obtained under other relevant Acts and /or Regulations including Local Laws and Traffic Law.
8. The Owner is responsible to comply with any covenants of Section 173 Agreements, which may affect the property. The extent for which any restrictions affect the property should be confirmed with the proprietor's legal advisors.
9. All building works authorised by the above building permit shall be constructed in accordance with the Building Act 1993, Building Regulations 2018, Building Code of Australia and referenced Australian Standards.
10. Demolition works may be included as part of this Building Permit and if appropriate this work is specifically included by reference in the Form 2 and referenced approved Drawings.
11. An extension of time may be requested prior to the permit commencement or completion dates if work has not commenced or been completed. An application for an extension of time must be in writing, must detail why an extension of time is required and must be accompanied by the appropriate fee. An extension of time cannot be granted after the permit has lapsed.
12. All timber framing members to be constructed in accordance with AS1684.2 - 2010.
13. Downpipes must be connected to existing storm water drain or to LPOD as per the relevant Council requirements.
14. Footings are to be founded to a depth where a minimum of 100kPa bearing capacity is achieved.
15. Stormwater drainage must comply with AS3500.3 and AS/NZS 3500.3.2 and Gutters and Downpipes must be installed in accordance with NCC 2019 Volume 2 Part 3.5.2. All stormwater shall be directed to the existing underground drainage system or conveyed to the legal point of discharge as directed by the relevant authority.
16. The owner and/or builder shall be responsible to define the boundaries of the title allotment prior to commencement of construction. If the boundaries of the title allotment cannot be identified, the owner and/or builder shall obtain a re-establishment surveyor plan by a licensed land surveyor prior to commencement of building work and to submit a copy to the relevant building surveyor.
17. The wind category conditions of this site as shown on the approved plans.

# Margot Circuit

Lot 34033 - Vacant as at 5 August 2021





**Project 9403**

<b>To</b> Triple H Building Consultants PO BOX 458 SUNSHINE, VIC. 3020		Relevant Building Surveyor Richard Hachouch	Phone Mob. 0490 010 144
<b>From</b>	Andrew Matiszak	Date	22 November 2021
<b>Site</b>	31 Margot Circuit, Kalkallo		
<b>Subject</b>	Performance Solution – Regulation 126 Certification		

**Building Act 1993**  
*Section 238(1) (a)*  
**Building Regulations 2018**  
*Regulation 126*  
*BCA 2019*

**Certificate of Compliance for Proposed Building Work**  
**CARPORT – 31 Margot Circuit Kalkallo, VIC**

**This certificate is issued to:**

Richard Hachouch BS-U 28986  
 Relevant building surveyor, Triple H Building Consultants

**This certificate is issued in relation to the proposed building work at:**  
 31 Margot Circuit, Kalkallo, VIC.

**Nature of proposed building work**

Construction of a: .....**New Building - Carport**  
 Storeys contained:.....**1**  
 Version of BCA applicable to certificate – **BCA Vol 2 – 2019 Amendment # 1**

**Building classification**

Part of building: .....**Carport**  
 BCA Classification:.....**10a**

**Prescribed class of building work for which this certificate is issued:**

Design or part of the design of building work relating to:.....**Fire safety matter**

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
 PART OF THE BUILDING PERMIT NO **1330223799795**

DATED **07/12/2021**

TRIPLE H BUILDING CONSULTANTS P/L

**Documents setting out the design that is certified by this certificate**

Document ID	Document date	Type of document (e.g. drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
"FSB3997-CME4013 CARPORT 31 Margot Crt Kalkallo Report.Rev.01t"	22/11/2021	Fire Safety Engineering Performance Report	24 Pages	Joe Archibald ChemMech Engineering Pty Ltd

**Performance solution**

A performance solution forms part of the design certified by this certificate. The performance solution complies with the following performance requirements of the NCC - **P2.3.1 of the NCC Vol. 2. BCA 2019 Amendment # 1.**

**Details of Performance Solution Required by Regulation 124**

Relevant Performance Requirement: ..... P2.3.1 of the NCC Vol. 2. BCA 2019 Amendment # 1.  
 Assessment Method: ..... BCA 2019 Vol 2 Amendment # 1 A2.2 (2) (d)  
 Comparison with the *Deemed-to-Satisfy* Provisions.  
 Details of Expert Judgement: ..... N/A

**Details of tests/Standards and other information: -**

A performance solution forms part of the design certified by this certificate. The performance solution complies with the following performance requirements of the NCC

The Carport was compared to a similar BCA complying reference building being a carport. The heat release rate input into modelling the car fire was from a real car fire test with a maximum of nearly 8 Megawatts. The report has been reviewed and it is based on fire modelling a fire in the proposed carport and a similar BCA complying reference carport that is open for 1/3 of its perimeter. The heat release rate used was for a real car fire. There are 3 components that are modelled and compared. These are: -

- **Tenability due to the upper smoke layer being too low for safe egress** - Upper smoke layer height to within 2m from the floor level.
- **Tenability due to the temperature of the hot upper hot layer being too hot** - Temperature of the upper layer reaching the critical 200°C wherein radiation of the upper layer becomes untenable to humans (reached 2.5 kW/m<sup>2</sup>).
- **Maximum temperature the upper layer.**
- Time for the maximum temperature to be reached, these will be compared. This is related to the radiation to the adjoining property.

All 3 criteria were more favourable in the subject Carport. Hence it is considered based on equivalency that the subject Carport is as safe as or safer than the BCA complying reference carport. Hence the performance provisions of the BCA P2.3.1 are considered satisfied

<p>THIS DRAWING / SPECIFICATION / DOCUMENT FORMS PART OF THE BUILDING PERMIT NO. 1330283789795</p> <p>DATED 07/12/2021</p> <p>TRIPLE H BUILDING CONSULTANTS P/L</p>
---

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

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
NCC BCA 2019 Amendment # 1; Vol 2	BCA Performance Clause P2.3.1;
NCC BCA 2019 Amendment # 1; Vol 2	BCA DTS clause 3.7.2.5 (a) inter alia 3.7.2.6.

I **did not** prepare the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above.

I certify that the performance solution referred to above complies with the **performance requirements** listed.

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: Andrew Matiszak  
 Address: P.O. Box 2476 Taylors Lakes 3038  
 Email: [andy@mandk.com.au](mailto:andy@mandk.com.au)

Building practitioner registration category and class: Building Surveyor Unlimited  
 Building practitioner registration #: BS-U 1033  
 Date of issue of certificate: **22 November 2021**

Signature:



.....  
 Andrew Matiszak

Registered Building Surveyor BS-U-1033, Registered Building Inspector IN-U-1028, Diploma. Civil Engineering; Grad. Certificate in Performance-Based Building & Fire Codes (Victoria University).

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
 PART OF THE BUILDING PERMIT NO 1330223799795

DATED 07/12/2021

TRIPLE H BUILDING CONSULTANTS P/L

**Building Act 1993**  
*Section 238(1)(a)*  
**Building Regulations 2018**  
*Regulation 126*

**CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK**

**This certificate is issued to** Triple H Building Consultants Pty Ltd

Postal address PO BOX 458 Sunshine

Postcode 3020

Email richard@hhhbc.com.au

**This certificate is issued in relation to the proposed building work at:**

Address of building 31 Margot Circuit, Kalkallo

Postcode 3064

**Nature of proposed building work**

Construction of a new building/extension

Storeys contained: Single Storey

\*Rise in storeys (for Class 2-9 building only): n/a

Effective height: n/a

Type of construction: One storey steel frame construction

Version of BCA applicable to certificate: BCA 2019

**Building classification**

Part of building BCA Classification: Class 10a

Part of building n/a BCA Classification n/a

**Prescribed class of building work for which this certificate is issued:**

Design or part of the design of building work relating to Structural matter

**Documents setting out the design that is certified by this certificate**

Document no.	Document date	Type of document (e.g. drawings, computations, specifications, calculations etc.)	Number of pages	Prepared by
<b>Design documents :</b>	CcBuilder drawing plan	THIS DRAWING / SPECIFICATION/DOCUMENT FORMS PART OF THE BUILDING PERMIT NO.: 1330223799795 DATED 07/11/2021		
<b>Certification :</b>	see attached	Engineering Certificate, Drawing 999		and
<b>Drawing Nos :</b>	see attached list of 1000 series drawings	Approved by : <b>Peter Barreca</b> TRIPLE H BUILDING CONSULTANTS P/L		

marked **Approved by Engineer/Builder** Date : *as noted on the drawings*

**Specifications** : see attached contract and contract drawings Prepared by: **Designer/Builder**  
Date : *as noted on the contract*

**Computations** : see attached **Job Checking Summary** Prepared and signed by Builder/Designer  
with **Prerequisites for Attaching to Existing Structures** Date : *as noted on the printout*

**Test reports** : as submitted by Builder

**Other documentation** : Architectural Plan This form prepared with the assistance of :

Attached / Not Applicable **Designer/Builder**

*Ava Coscarella* (sign)  
\_\_\_\_\_ (print)

Name : Hareeba Pty Ltd

Date :

\_\_\_\_\_ Position: Builder

The relevant NCC/BCA 2019 Clauses specifically Part 2.1 and Part 3.0 and relevant Australian Standards including:

AS 4055-02012 Wind Loads for Housing  
AS/NZS 1170.0 & 1:2002 Structural design Actions  
AS 4100-1998 Steel structures  
AS/NZS 4600:2018 Cold Formed Steel structures  
AS 2870-2011 Residential Slabs and Footing

**\*Performance solution**

A performance solution forms part of the design certified by this certificate. The performance solution complies with the following performance requirements of the NCC

Relevant performance requirement	Details of performance solution required by regulation 124
BCA 2019	<i>Deemed to Satisfy Solutions used</i>

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

Act, Regulation or NCC	Section, Regulation, Part, Performance Requirement or other provision
NCC/BCA 2019	Volume 2 Part 3.0

\*I prepared the design, or part of the design, set out in the documents listed above.

I certify that the design set out in the documents listed above complies with the provisions set out above.

\*I certify that the performance solution referred to above complies with the performance requirements listed.

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

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS REFERRED TO ABOVE COMPLIES WITH THE PERFORMANCE REQUIREMENTS LISTED.
DATED <b>07/12/2021</b>
TRIPLE H BUILDING CONSULTANTS P/L

Endorsed Building Engineer

Full name: Alexander Filonov

Address: 27 Sterling Road, MINCHINBURY, NSW, 2770

Email: alexander.filonov@bluescopesteel.com

Endorsed building engineer area of engineering: Engineer - Civil

Endorsed building engineer registration number: PE0003374

Date of issue of certificate: 13.09.2021

Signature: 

Validity:

*Lysaght Building Solutions supplier of the CCB software certification program, provides this certificate with the following validity date, this date relates only to CCB software certification and is not in any way shape or form relating to the compliance of the product or structure at the time when the certificate is issued .*

*This form and signature is valid if issued for this particular structure no later than 30 June 2022.*

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
PART OF THE BUILDING PERMIT NO **1330223799795**

DATED **07/12/2021**

TRIPLE H BUILDING CONSULTANTS P/L



## CcBuilder (T2) Job Checking Summary

This document summarises the engineering of the structures. Any additional information must be included together with any engineering done by third parties. The Builder/Owner is responsible for all information on this summary and must be signed and dated at the relevant place.

This summary is to be read in conjunction with the CcBuilder plan drawing.

*NB: Although every effort is made to ensure accuracy the following items should be checked and there should be no errors for the engineering certification to be valid.*

**CUSTOMER\_DETAILS:**      **11 November 2021**      **(Software Version = 8.7.0a)**

Customer\_Name:      JANETTE AGOSTA  
Customer\_Address:      31 MARGOT CIRCUIT KALKALLO VIC 3064  
Job\_Name:      TM3038\_Janette\_Agosta\_Gable

### **WIND\_CLASSIFICATION as defined in standard AS4055 Wind Loads on Houses.**

Wind Classification = N2-W33N - as selected by User

The Wind Classification above shall be verified by a suitable qualified person

The sides blocked is the number of sides where there are permanent obstructions to the wind.

Sides Blocked = 1 - as selected by User

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS PART OF THE BUILDING PERMIT NO <b>1330223799795</b>
DATED <b>07/12/2021</b>
TRIPLE H BUILDING CONSULTANTS P/L

**MODEL CHECK: (Model 1)**

Structure Type = Pitched Attached (PA)

Sheet Type = Flatdek 310 (RS5V)

**BEAM\_CHECK: (Model\_1)**

Perimeter Beams = Firmlok F200 (BS200)

Rafter Beams = Firmlok F150 (BS150)

Purlin Beams = Firmlok F150 (BS150)

**POST\_CHECK: (Model\_1)**

Post Type = 90x90 Steel Post (PS90)

Span between Posts = 5085 (Maximum span between posts allowed = 8000)

Post Upper Connection = Notched Post (CHECKED)

Post Lower Connection = Concrete Slab (CONCS)

**ATTACHMENT\_CHECK: (Model\_1)**

Attachment Type = Pitched - Our Gutter Offset (PTFQ1)

Number of required attachment points = 6

**DOWNPIPE\_GUTTER\_CHECK: (Model\_1)**

Roof Area = 17.1 sq.m

Downpipe Type = PVC Downpipe 80 Dia (DP80)

Downpipe Quantity = 1

Downpipe Capacity = 72 sq.m (each)

#####  
>>> CHECK FOR MODEL 1 = (Pitched awning/carport (attached))  
#####

-----  
Checking Pitched Structure...Model No:1  
Length = 5085 (maximum\_allowed= 30000)  
Width (Truss - with collar tie) = 3370 (maximum\_allowed= 10000)

Checking FRONT Rail (BS200) ...  
Bending Moment calculated = 1.7, max allowed = 16.8, percent = 10.0% ... OK  
Checking FRONT Rail (BS200) ...  
length calculated (freespan) = 4984, max allowed = 9000... OK  
Deflection Wind Load (mm) = 2.6, max recommended = 33.2, percent = 7.9% at span 4984... OK  
Deflection Dead Load (mm) = 0.2, max recommended = 16.6, percent = 1.5% at span 4984... OK

Checking BACK Rail (BS200) ...  
Bending Moment calculated = 0.1, max allowed = 16.8, percent = 0.4% ... OK  
Checking BACK Rail (BS200) ...  
length calculated (freespan) = 1017, max allowed = 9000... OK  
Deflection Wind Load (mm) = 0.0, max recommended = 10.0, percent = 0.0% at span 1017... OK  
Deflection Dead Load (mm) = 0.0, max recommended = 10.0, percent = 0.0% at span 1017... OK

Checked...  
OK.

<p>THIS DRAWING / SPECIFICATION / DOCUMENT FORMS PART OF THE BUILDING PERMIT NO 1330223799795 DATE 07/12/2021 TRIPLE H BUILDING CONSULTANTS P/L</p>
---

Checking roof sheet spans ...Model No:1  
allowed max sheet span = 3300  
actual sheet span = 1823  
Checked...  
OK.

-----  
Checking Light Inserts...Model No:1  
Checked...  
OK.

-----  
Checking Downpipes...Model No:1

-----  
Checking Posts...Model No:1

Post\_1 (PS90)  
calculated length 2700  
calculated load 2.9 kN  
upper connection type CHECKED  
lower connection type CONCS (On Concrete Slab)

Checked...  
OK.

-----  
Checking Infills ...Model No:1  
Checked...  
OK.

-----  
Checking Attachments...Model No:1  
Checked...  
OK.

-----  
**I have checked this document and found no errors. (Software Version = 8.7.0a)**

Signature: \_\_\_\_\_ IC \_\_\_\_\_ Date: 11/11/21 \_\_\_\_\_

Name: Hareeba Pty Ltd \_\_\_\_\_ Position: Builder \_\_\_\_\_

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS PART OF THE BUILDING PERMIT NO 1330223799795
DATED 07/12/2021
TRIPLE H BUILDING CONSULTANTS P/L

## LIST OF CONSTRUCTION DRAWINGS FOR COUNCIL:

1083 POST TO CONCRETE CONNECTIONS  
1105 POST CHECKED INTO BEAM  
1153 PITCHED STRUCTURES CONNECTION DRAWING GABLE END  
1331 PITCHED STRUCTURE - ATTACHMENT DETAILS - THROUGH FASCIA WITH GUTTER BESIDE  
1638 PITCHED STRUCTURES CC15 CROWN ASSEMBLY  
999 CERTIFICATE FOR ENGINEERED APPROVED STRUCTURES AND DRAWINGS (T2)

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
PART OF THE BUILDING PERMIT NO **1330223799795**

DATED **07/12/2021**

TRIPLE H BUILDING CONSULTANTS P/L

## Check List for the responsible Builder and Certifier

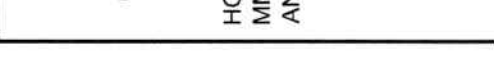
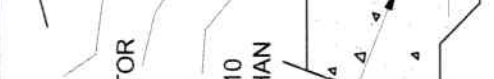
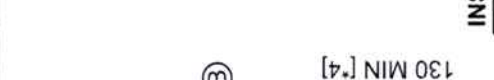
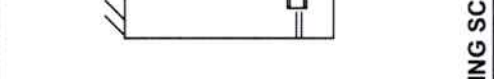
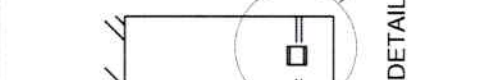
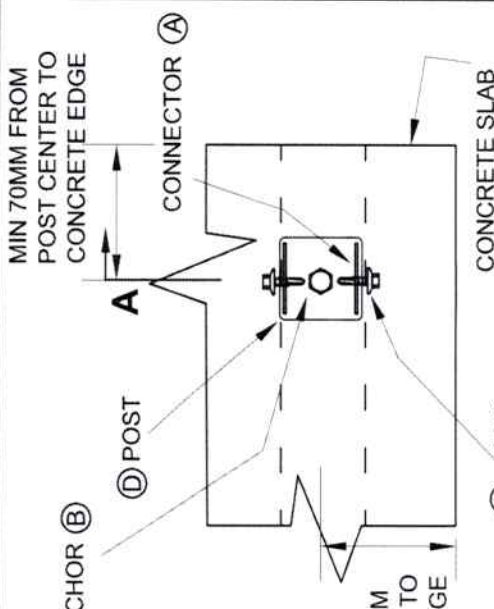
It is the responsibility of the Builder to ensure the existing structure is capable of resisting the loads especially the wind uplift forces. The Builder shall check that the geometry limits for the connection configurations on the 1000 series drawings are not exceeded. If any of the above conditions are not met, then seek advice from a Civil/Structural Engineer to check the strength of the existing house members especially for strength, attachment and tie-down. The Certifier shall check that the structure is built to the details on the plan and drawings and check existing tie-down of the house rafters. The Builder is responsible for all other items including but not limited to the following:

- **Wind Classification System (WCS) – AS4055-2012 Wind Loads on Housing:**  
The Builder shall check that the Wind Classification System has been run in the software and the correct Region, Terrain Category, Shielding and Topography has been chosen. Alternatively the WCS can be obtained from a competent person. This wind classification is printed top left on the CcBuilder plan. The correct blocking shall be used and independently verified by the certifier.  
The building geometry limitations are shown in the first tab of the WCS. Any buildings outside these limits shall be designed separately by a Civil/Structural Engineer to the current AS1170 Wind Loading code.
- **The tie-down of the existing structure shall be capable of resisting the additional uplift on the walls from the new roof together with the uplift on the existing roof. The tie-down of the wall to the floor must also be checked. Tie-down is especially important where the roof cladding is steel. The tie-down shall resist higher wind uplift so it is very important to check and upgrade where necessary. It should be checked by the certifier.**
- **Existing structure, eaves overhang and foundations.**  
The Builder shall ascertain the suitability to connect a new awning or roof to any existing structure or footing/foundation. The strength of the eaves overhang to the house existing and the timber or steel rafters/trusses shall be checked and strengthened where necessary.
- **Post Footings:**  
The correct footing for each post shall be confirmed by the Builder from the engineering based on horizontal and vertical wind load, site classification and other individual loads.
- **Connection to concrete:**  
The connection to an existing concrete slab is the sole responsibility of the Builder and the adequacy to resist dead load and uplift forces shall be checked.
- **Concrete slabs are not covered by this certificate and are the responsibility of the Builder.**
- **The structure shall be built accurately to the details in the 1000 series drawings listed on the accompanying sheets. The details shall be correct and relevant to the wind classification. Any departure from these drawings makes this Certification and Job Checking Summary void.**
- **It is assumed that the structure and material selection is suitable for the exposure environment and building location. Where the environment is assessed as aggressive for the standard elements and components then it is the Builder's responsibility to upgrade the specification to more suitable components.**
- **There is a large range of attachments to connect to any existing structure which can be selected by the Designer. It is the Designer's/Builder's responsibility to select a suitable method of attachment to the structure based on an inspection of the existing structure. The attachments selected shall be checked against the job specific approved 1000 series drawings for their geometric limitations.**
- **All materials used in the specifications are compatible. Attention should be paid to mixing incompatible materials and water runoff coming from incompatible materials like lead and copper.**
- **Where any doubt exists as to the satisfactory design or performance of any component or building method, then it is the Builder's responsibility to seek advice.**

THIS DRAWING / SPECIFICATION / DOCUMENT FORMS  
PART OF THE BUILDING PERMIT NO 1330223799795

DATED: 07/12/2021

TRIPLE H BUILDING CONSULTANTS P/L



**INSTALLING SCREW ANCHORS**

**NOTE: THE SCREW ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. A SUMMARY OF THIS IS LISTED BELOW**

1. DRILL HOLE SAME DIAMETER AS ANCHOR. E.G.: FOR THE 10 DIA ANCHOR USE A 10MM DIAMETER MASONRY DRILL BIT.
2. DRILL HOLE 10MM DEEPER THAN ANCHOR LENGTH. E.G.: DRILL A HOLE 85MM DEEP FOR 75MM LONG ANCHOR
3. CLEAN HOLE USING A PUMP TO BLOW ALL DUST OUT OF HOLE.
4. FILL HOLE WITH SILICONE
5. INSTALL POST WITH SILICONE TO FILL UNDERSIDE OF POST CONNECTOR.
6. INSTALL ANCHOR WITH A ROTARY HAMMER DRILL OR IMPACT SCREW DRIVER AND DO NOT OVER TIGHTEN.
7. CLEAN UP ANY EXCESS ADHESIVE / SILICONE.

**NOTES:**

1. FOR 45 TO 60 POSTS ORIENTATE CONNECTOR TO DETAIL B - FOR WALL.
2. FOR 75 AND 90 POSTS ORIENTATE CONNECTOR SO FLANGES ARE PARALLEL TO AN ATTACHED EDGE. - DETAIL A
3. SCREW ANCHORS IN OPPOSITE CORNERS. SEE DOUBLE ANCHOR DETAIL.
4. ALL CUTS TO POSTS MUST BE SILICONE TREATED.
- \*4. IT IS RECOMMENDED THAT THE SLAB EDGE BE MIN 130 DEEP FROM THE POST.

**DOUBLE ANCHOR IN CORNER DETAIL**

ATTACHED OPEN AND ENCLOSED STRUCTURES

POST (D)	COMPONENTS			
	(A)	(B)	(C)	
	CYCLONIC CODE	QTY	CODE	QTY
PA45	NO	CON45	SA7510G	1 FT20M
PA50	NO	CON50	SA7510G	1 FT20M
PS50	NO	CON50	SA7510G	1 FT20M
PS60	NO	CON60	SA7510G	1 FT20M
PS75	NO	CON75	SA7510G	2 FT20M
PS90	NO	CON90	SA7510G	2 FT20M
PA75	NO	CON75	SA7510G	2 FT20M
PA90	NO	CON90	SA7510G	2 FT20M

**LYSAGHT Living COLLECTION**

Copyright BlueScope Steel Limited 2011

APPROVED BY: P.B.

DATE: 23 Oct 12

BY ENGINEER REFER DWG: 999/ 1000

23 Oct 12

TRIPLE H BUILDING CONSULTANTS PTY LTD  
DRAWN FdR Apr 2008  
DESIGNED NTS

DATED 07/12/2021

SCALE DESIGNED

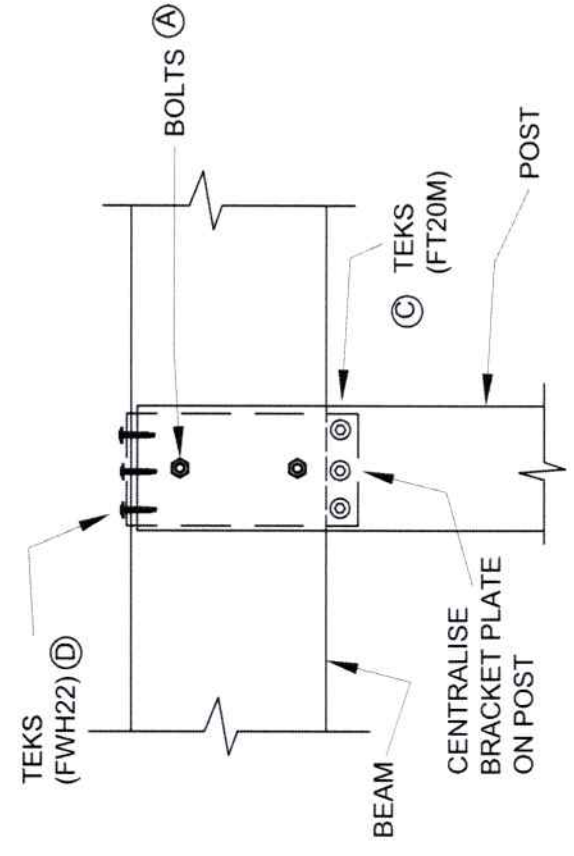
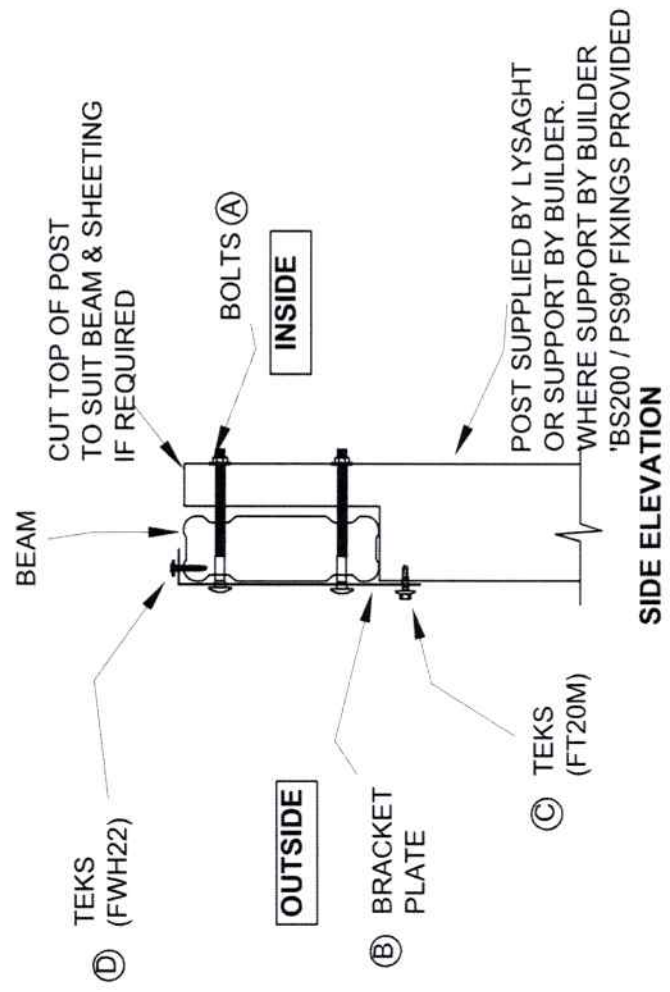
NTS

LYSAGHT Living Collection®

POST TO CONCRETE CONNECTIONS

Rev: L

1083



**REAR ELEVATION  
VIEWED FROM INSIDE**

BEAM	BS100	BS150	BS200	
POST	CODE	QTY	CODE	QTY
PS75 PA75 [*3]	(A) FBC90	2	FBC90	2
	(B) PBP75150	1	PBP75150	1
	(C) FT20M	2	FT20M	3
	(D) FWH22	2	FWH22	3
PS90 PA90 [*3]	(A) FBC110	2	FBC110	2
	(B) PBP90150	1	PBP90150	1
	(C) FT20M	2	FT20M	3
	(D) FWH22	2	FWH22	3

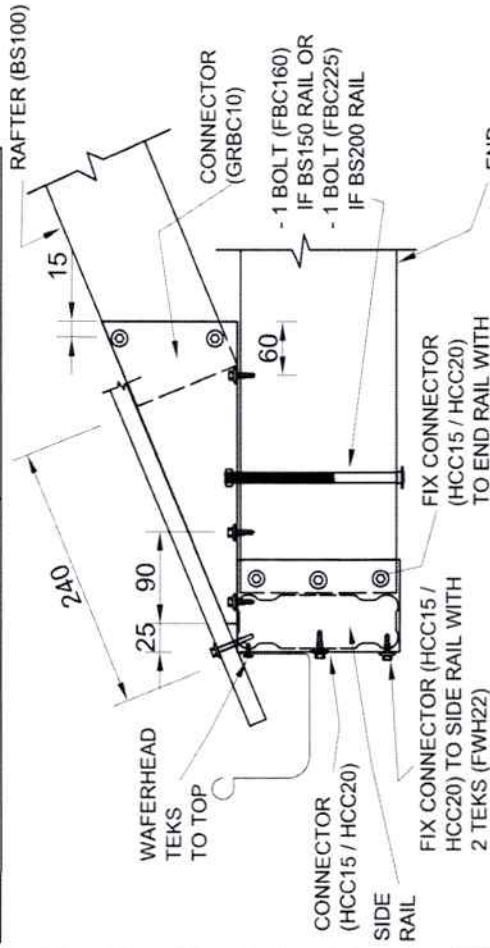
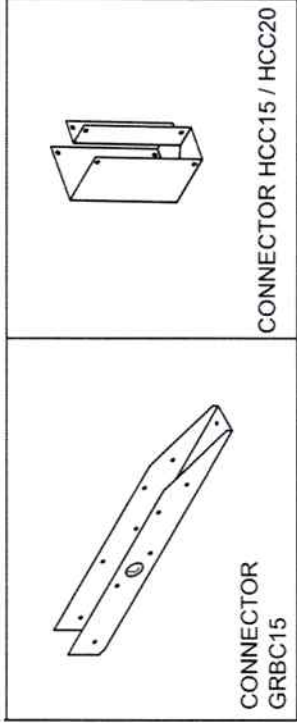
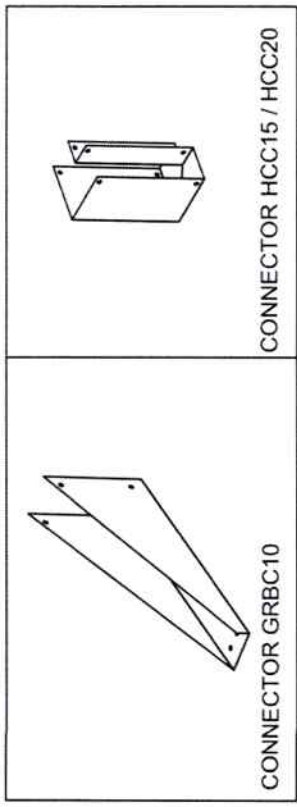
**NOTE: FOR CYCLONIC WIND USE M10 BOLT ASSEMBLIES**  
 REPLACE FBC90 WITH FBC9010NY  
 REPLACE FBC110 WITH FBC11010NY

**NOTES:**

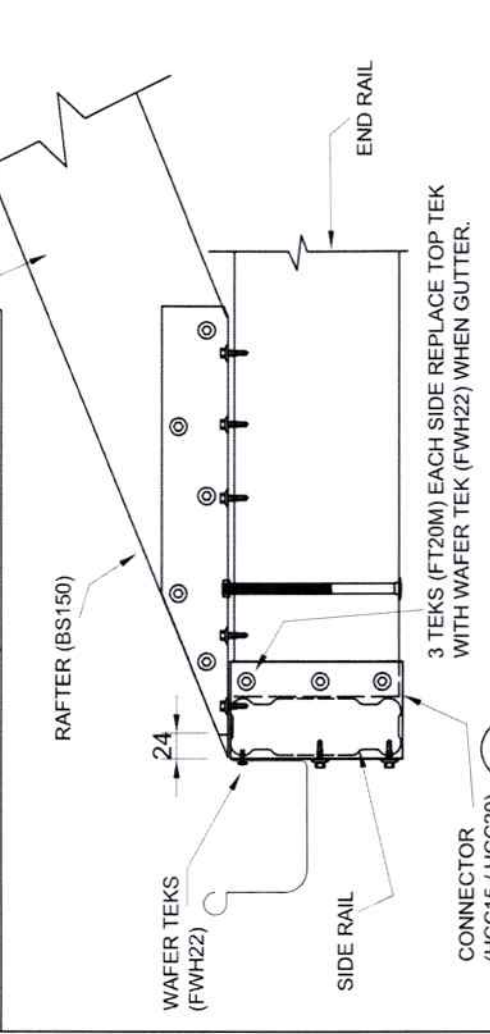
1. FLANGED POSTS REQUIRE NOTCHING ON SITE AT TOP AND SILICONE SEAL CUT EDGE.
2. WHERE SUPPORT SUPPLIED BY BUILDER, SUPPORT AND CONNECTIONS TO BE CERTIFIED BY A LOCAL ENGINEER.
- \* 3. ALUMINIUM POSTS (PA75 AND PA90) FOR ATTACHED STRUCTURES ONLY

THIS DRAWING / SPECIFICATION/DOCUMENT FOR PART OF THE BUILDING PERMIT NO 1330223799795

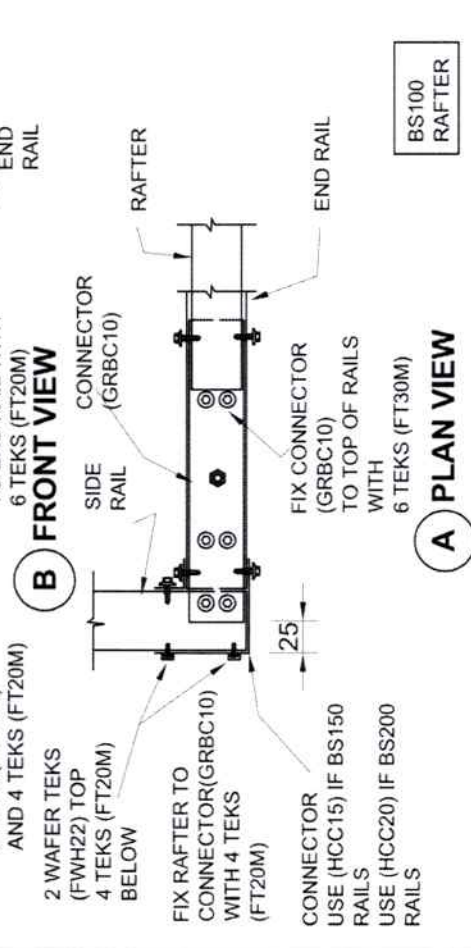
<p>Copyright BlueScope Steel Limited 2011</p>	<p>NORMAL ■ CYCLONIC ■ N/A/D</p>	<p>CHANGED TO 3 TEKS FOR PS75 / BS150</p>	<p>SCALE DESIGNED</p>	<p>NTS</p>	<p>LYSAGHT Living Collection®</p>
	<p>REVISION</p>	<p>DATED 07/12/2021</p>	<p>DRAWN FDR</p>	<p>24 Jul 2001</p>	<p>POST CHECKED INTO BEAM</p>
<p>APPROVED BY: P. B.</p>		<p>DATE: 31 Jan 13</p>	<p>DRAWING APPROVED BY ENGINEER REFER</p>		<p>Drawing No: 1105</p>
<p>CONFIDENTIAL - This document remains the property of BlueScope Steel Limited. The information in this document is confidential and must not be disclosed or used for any purpose other than that for which it was prepared by any employee or agent of BlueScope Steel Limited of higher status with the company. Any unauthorised disclosure either written, oral or otherwise will result in legal action.</p>		<p>Rev: L</p>			



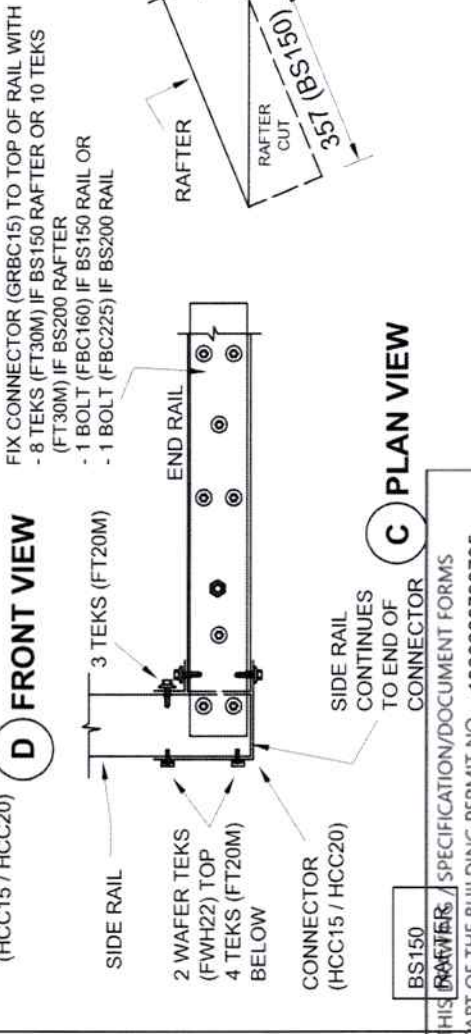
**B FRONT VIEW**



**D FRONT VIEW**



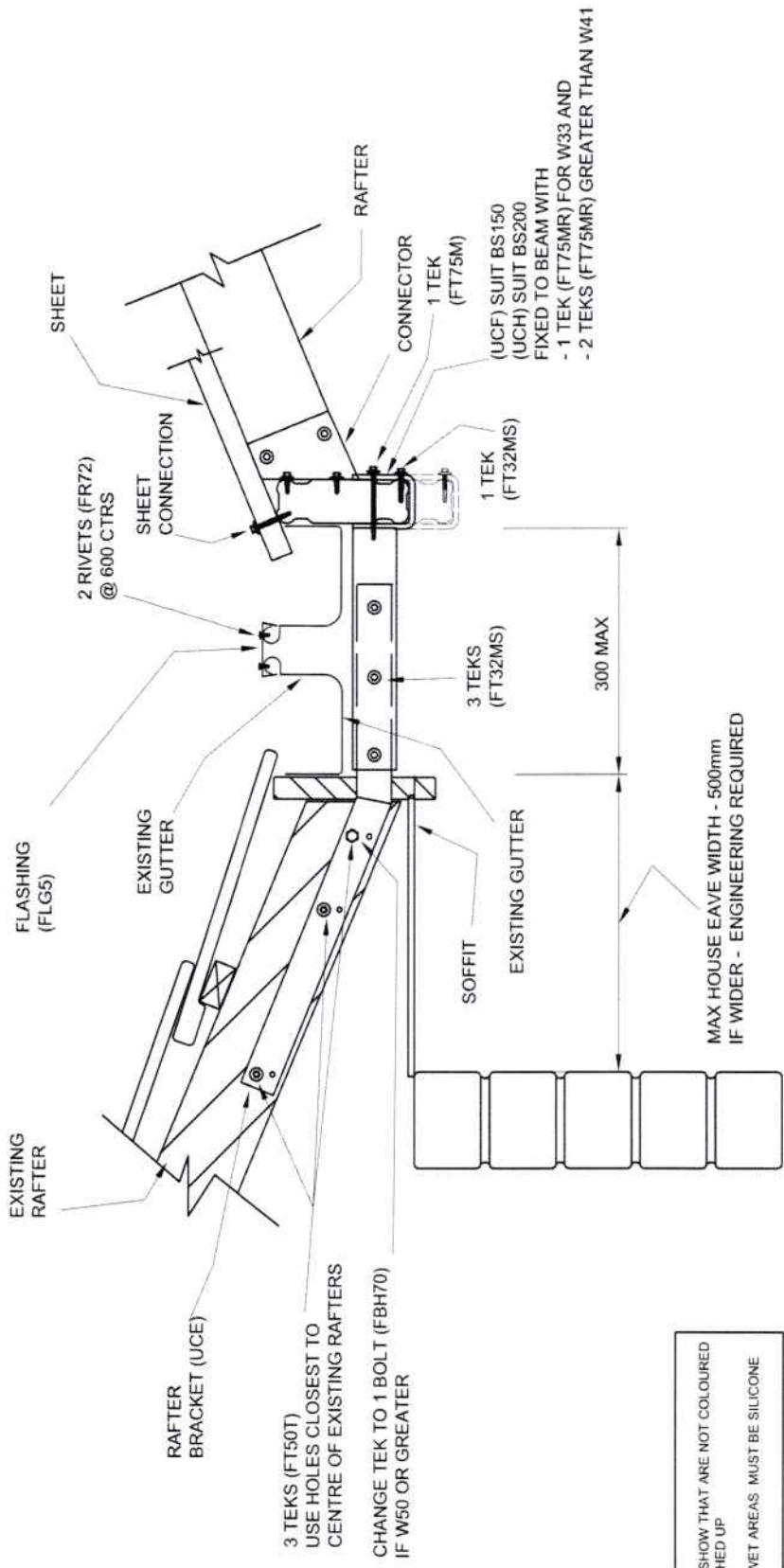
**A PLAN VIEW**



**C PLAN VIEW**

THIS DRAWING IS SPECIFICATION/DOCUMENT FORMS PART OF THE BUILDING PERMIT NO 1330223799795

NORMAL ■ CYCLONIC ■ N/A D INCREASED WINDSPEED REVISION	DATED 07/12/2021 TRIPLE H BUILDING CORPORATION	SCALE DESIGNED DRAWN FdR	NTS 8 Oct 2011	LYSAGHT Living Collection® PITCHED STRUCTURES CONNECTION DRAWING GABLE END
	DATE: 5 Dec 11 APPROVED BY: P.B.	DRAWING APPROVED BY ENGINEER REFER DWG: 999/1000	Drawing No:	Rev:
Copyright BlueScope Steel Limited 2011				1153



NOTES:  
- ALL RIVETS ON SHOW THAT ARE NOT COLOURED MUST BE TOUCHED UP  
- ALL RIVETS IN WET AREAS MUST BE SILICONE SEALED

NOTES:  
FOR OPTIONAL COVER PLATE (CP30) REFER DWG:1049  
FOR OPTIONAL BOX FLASHING (BF80&BF75) REFER DWG: 1051  
DO NOT SEAL EXISTING GUTTER WEEP HOLES

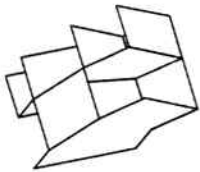
THIS DRAWING / SPECIFICATION / DOCUMENT FORMS PART OF THE BUILDING PERMIT NO 1330223799795

SCALE	NTS
DESIGNED	
DRAWN	FdR
DRAWING APPROVED	
BY ENGINEER REFER	
DWG: 999/ 1000	

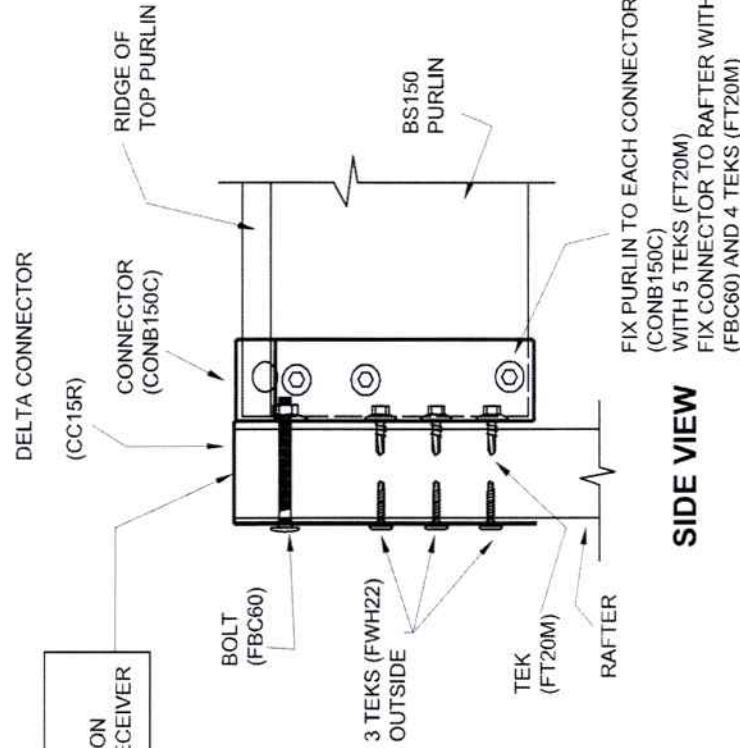
DATED	07/12/2021
TRIPLE H BUILDING CORPORATION	
DATE:	19 Jun 12

CHANGED TEK TO FBH70 IF W50 OR GREATER	REVISION
CYCLONIC <input type="checkbox"/> N/A	
Approved up to N6-W70N only	

LYSAGHT Living Collection®
PITCHED STRUCTURE ATTACHMENT DETAILS THROUGH FASCIA WITH GUTTER BESIDE
15APR 2005
BY ENGINEER REFER
DWG: 999/ 1000
1331
Rev:
H



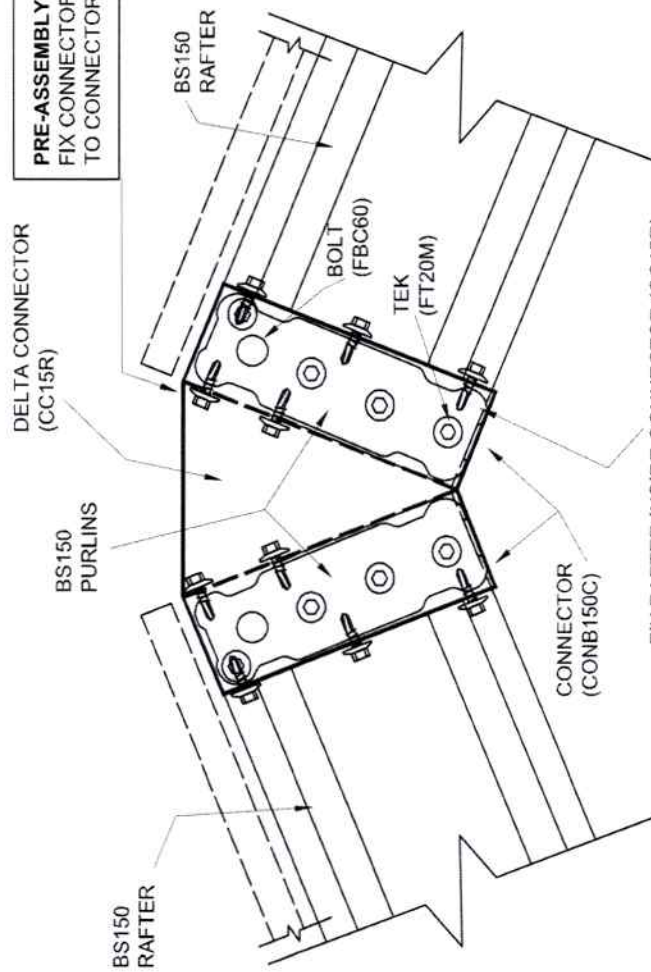
CONNECTOR CC15 SINGLE  
DELTA CONNECTOR ASSEMBLY



**SIDE VIEW**

DELTA CONNECTOR (CC15R)  
 BOLT (FBC60)  
 3 TEKS (FWH22) OUTSIDE  
 TEK (FT20M)  
 RAFTER  
 BS150 PURLIN  
 RIDGE OF TOP PURLIN  
 CONNCTOR (CONB150C)  
 PRE-ASSEMBLY FIX CONNECTOR (CONB150C) CLIP-ON TO CONNECTOR (CC15R) DELTA RECEIVER

FIX PURLIN TO EACH CONNECTOR (CONB150C) WITH 5 TEKS (FT20M)  
 FIX CONNECTOR TO RAFTER WITH 1 BOLT (FBC60) AND 4 TEKS (FT20M)



**FRONT VIEW**

DELTA CONNECTOR (CC15R)  
 BS150 PURLINS  
 BS150 RAFTER  
 BOLT (FBC60)  
 TEK (FT20M)  
 CONNECTOR (CONB150C)

FIX RAFTER INSIDE CONNECTOR (CC15R) WITH 1 BOLT (FBC60) & TO FACE CONNECTOR (CC15R) WITH 4 TEKS (FT20M)  
 USE WAFFERHEAD TEKS (FWH22) ON OUTSIDE

THIS DRAWING / SPECIFICATION / DOCUMENT FORMS  
 PART OF THE BUILDING PERMIT NO 1330223799795

NORMAL ■ CYCLONIC ■ N/A □	INITIAL RELEASE		SCALE NTS		LYSAGHT Living Collection®	
	REVISION		DESIGNED		Description: PITCHED STRUCTURES CROWN ASSEMBLY FOR BS150 RAFTER GABLE END	
DATED 07/12/2021			DRAWN BY P.F.dR		Drawing No: 1638	
TRIPLE H BUILDING			DRAWING APPROVED BY ENGINEER REFER DWG: 999/1000		Rev: A	
APPROVED BY: P.B.			DATE: 26 May 11		Copyright BlueScope Steel Limited 2011	

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# Certificate for Engineer Approved Structures and Drawings

This certification covers the following job:

Job No. :	TM3038 - Janette Agosta	Computer File :	TM3038 - Janette Agosta
Customer :	Janette Agosta		
Address :	31 Margot Circuit, Kalkallo		
Builder :	Hareeba Pty Ltd	Date :	11/11/21
Signature :	<i>Iva Coscarella</i>		

## 1. General:

The design was prepared using the software design package called CcBuilder. All data is by others. It is a condition of use of this design package that the user indemnifies LYSAGHT for all loss or damage that may arise out of incorrect input data.

The above job must be read in conjunction with all the documentation provided. If there are any discrepancies between the design and the Engineering in the 1000 series drawings, the drawings shall take precedence. The drawing to use in building is the current revision, based on the date the job drawings are printed. Any errors, inconsistencies or omissions in the documentation, software, engineering or drawings must be reported to the licensor of this system. The existence of no errors does not absolve the Builder of checking and building a structure which should perform satisfactorily. If doubt exists the licensor must be consulted.

Reliance on the outputs of the software does not relieve the Builder of their Statutory obligations or responsibilities.

Where the designed structures are attached to an existing building, the structural adequacy of the existing building and the connection of the new structure to the existing building is excluded from these designs and certificate and are to be confirmed by others prior to construction. Where any doubt exists as to the adequacy of the existing structure to support the load imposed, advice should be sought from a suitably qualified person prior to commencement of construction.

## 2. Notes:

- This certificate indicates that the design and details on the approved drawings are certified structurally adequate for their intended use as non-habitable, single story, Class10A structures defined in the current National Construction Code (NCC) (also known as the BCA) which may be attached to an existing structure or freestanding. .
- These standard details are only suitable for houses that conform to the requirements of Australian Standard AS 4055-2012 , Wind Loads for Housing and the BCA 2019.
- The structures are generally not suitable in areas where the loading is from snow. The structure with snow loads should be designed separately using the appropriate standard by a suitably qualified Engineer.
- The roof sheeting is normally designed for 'Foot traffic is not allowed' (excludes panel roofing). Any loads during installation to the sheeting shall be carried by propping from underneath. Where the roof is not capable of taking the maintenance load (termed non-trafficable roof), a "Foot traffic is not allowed" sign must be permanently displayed at two points on the inside of the beams.
- Concrete slabs are not covered by this certificate. It is the Builder's responsibility to ensure that if the posts are connected to a slab, that slab is capable of resisting both the dead load and uplift forces or should be checked by a suitably qualified Engineer prior to construction. This certificate shall be read in conjunction with the List of Construction Drawings as given on the **Job Checking Summary**.
- The approved details on the 1000 series drawing show structures and their attachments to existing houses. The Builder must inspect the existing structure to ascertain its condition

TRIPLE H BUILDING CONSULTANTS P/L

**LYSAGHT**

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Drawing No.  
**999 Rev A1**

and suitability for attachment of the new structure. The additional loads from the new structure must be checked against the strength of the existing structure. Where the Builder has any doubt, a Civil/Structural Engineer should be engaged to check the adequacy of the existing structure and its connections to carry the extra loads from the attached awning.

### 3. Job Specific Documents

The job must be read in conjunction with the following documentation:

- The CcBuilder plans produced by the software.
- The signed **Job Checking Summary**
- The plans submitted for the Development Application (DA).
- The Development Approval from the local Council/Shire (where applicable) including any imposed conditions.
- The relevant 1000 series drawings for the job as listed in the **Job Checking Summary**.
- The printed summary of components listed by the software.
- Any relevant NCC/BCA 2019 or statutory requirements not covered by the above documentation.
- Any additional engineering by the Builder's/Owner's Engineer.
- Any third party supplier's manufacturing product design data, drawings and engineering.

### 4. Reference Standards

The following standards, documents and drawings have been used in the preparation of design tables, drawings and data referred to as engineering for individual structures.

- CcBuilder 1000, series drawings
- Published building data submitted by third party suppliers
- NCC/BCA 2019 (also known as BCA Building Code of Australia) Vol 2 Clauses Part 2.1 and Part 3.0
- AS1170.0 .1 & .2: 2011 Loading Code for permanent, transient and wind loads
- AS 4055- 2012 - Wind Loads on Housing
- AS 4100-1998 - Steel Structures code
- AS/NZS 4600:2018 – Cold Formed Steel Structures code
- AS 2870-2011 - Residential Slabs and Footings
- AS 3566.1-2002 - Self Drilling Screws – mechanical properties
- AS 3600:2018 - Concrete Structures code
- AS 1684-2010 - Residential Timber-framed Construction
- NASH Standard Part 1 – Residential and Low Rise Steel Framing

### 5. What the certification is based on:

Only individual models are covered by the software without any variations. Some important assumptions for the existing structure in the design of each model are covered by the following:

- There is no interconnection assumed between individual models or structures i.e. the loads must be capable of being satisfactorily transferred from one structure to the other eg roof to wall, wall to floor or floor to support structure and footings.
- The designed structure shall be within geometry limitations as described in Section 1.2 of AS 4055-2012
- The minimum connections must be made as detailed on the 1000 series drawings using the supplied Lysaght approved components shown on the drawings and in the specifications.
- There are no assumptions made about the suitability of the structure being attached to.
- The engineering rules cover attached and free-standing structures as defined on the drawings for each structure type. The maximum size and details of the structures are covered on the 1000 series drawings.

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
PART OF THE BUILDING PERMIT NO 1330223798795  
DATED 07/12/2021  
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- The steel frames, cladding and structural steel members must be protected against corrosion as specified in NCC/BCA 2019 Volume 2, Section 3.4.4.4 or equivalent

#### 6. Exclusions:

The certification is only valid if there are no 'errors' in the Job Checking Summary produced by the software and it is signed.

- This certificate only covers a limited range of structures detailed on the CcBuilder plans and 1000 series drawings This certificate does not apply to any structure outside the engineering limits specified in the 1000 series drawings.
- Reinforced concrete slabs are excluded from this certification and must be checked or designed by a local Civil/Structural Engineer and separately inspected and certified.
- Where the design is attached to an existing structure, the design is engineered to be supported by the existing structure and independent posts. The interconnection and load transfer of roofing loads to the existing structures and tie-downs are excluded from this certification.
- Separate engineering must be sought for structures subject to earthquake, snow, flood, solar panels loading and Class P sites according to the requirements of the BCA.
- Attached metal floors and decks require 3<sup>rd</sup> party verification and certification for compliance with BCA 2019

#### 7. Explanations:

- Custom Orb 3 deg roof pitch is believed to be suitable for Home Improvement structures. However if higher water resistance and drainage capacity are required other roof cladding profiles such as Flatdek should be specified. Alternatively Custom Orb roof pitch should be increased to at least 5 deg.
- Flatdek I and Flatdek II have identical spanning capacities in cyclonic areas

## Authorisation by Engineer

I, **Alexander Filonov**, hereby certify that the structures with accompanying drawings have been approved by me and are capable of withstanding the dead loads, transient and wind loads for the Australian Standard Wind Classification defined in AS4055 and the relevant Australian codes of practice previously outlined. This certificate is issued with reference to the current National Construction Code (NCC) Series (also known as the BCA 2019) Volume 2, Part A5.2(1)(e)(i and ii)

The roof frame and sheeting, except insulated panel roofing, is normally designed for "Foot traffic is not allowed" for a maximum 0.5 kN Concentrated Load and Wind Loads unless it has been upgraded to a maintenance related load, termed a "non-trafficable roof". "Non-trafficable" roof is designed for Concentrated Load of 1.1kN, UDL 0.25kPa minimum and Wind Loads. The correct two supplied metal signs "Foot traffic is not allowed" must be permanently fixed in a prominent position diagonally opposite each other on the inside face of the beams whenever roof was designed as "Foot traffic is not allowed". The engineering has been checked by me and signed off on individual drawings. This certificate is subject to the stated conditions and notes and that the structure is built in accordance with the approved drawings.

**There must be no errors in the computer generated "Job Checking Summary"**. This summary and the first page of this certificate must be signed by the Designer/Builder. This certificate only covers the following individual structures:

- Flat Skillion roof, Flat Skillion with Gable insert, attached and freestanding.
- Pitched roof with or without collar-tie attached and freestanding
- Decks, attached and freestanding.
- Freestanding Gazebo structures

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
PART OF THE BUILDING PERMIT NO 1330223799795

DATED 07/12/2021

TRIPLE H BUILDING CONSULTANTS P/L

**LYSAGHT**

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**999 Rev A1**

Signed



Date: 26 July 2021

**Approved for structures by Lysaght and its authorised resellers of  
the Lysaght Living range of verandahs, patios and carports.**

*Unless this document bears the appropriate site details, signature and a date it is not authorised.  
If there is any doubt as to the authenticity or use of this certification please contact the person below.*

**ALEXANDER FILONOV**, ME, GradDip (Struc), MIE Aust, CPEng, NPER  
**Civil & Structural Engineer**  
**Lysaght Building Solutions**

Qualifications:

Member Institution of Engineers, Australia  
CPEng Chartered Professional Engineer  
NPER

Registered Professional Engineer, Queensland  
Registered Professional Engineer, Victoria  
Accredited Building Practitioner, Tasmania

Membership N° 1296608  
Member of Civil & Structural Colleges  
Structural  
RPEQ No. 08094 Civil  
PE0003374 - Civil  
CC4719P Engineer Civil

**Terms of Validity**

This certificate applies to structures created with the use of the CcBuilder system software after 26 July 2021 and up to 30 June 2022.

**Valid for Software Version 8.6.7 onward only**

THIS DRAWING / SPECIFICATION/DOCUMENT FORMS  
PART OF THE BUILDING PERMIT NO 1330223799795

DATED 07/12/2021

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**LYSAGHT**

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**999 Rev A1**

# CCBUILDER PLAN (engineered with 'eXact Design' technology)

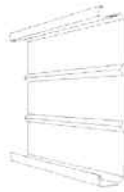
WIND CLASS = N2-W33N  
 SIDES BLOCKED = 1  
 PLAN AREA = 17.1 SQ.M  
 PERIMETER = 16.9 M  
 ATTACHED = 8.5 M  
 MODEL = 1

Cpb, Pu, Pwu = 0.7, 0.96, 0.655 MPa  
 (DL(90%), fsew = 0.0168 MPa, 0.423  
 Max Sheet SPAN = 3300  
 Max Truss Frame Spacing = 12000  
 Weight (ex.coonc.) = 354 kg

GUTTER: GO



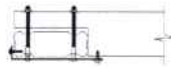
ROOFING: RSSV



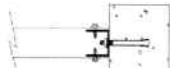
1331: A1,2



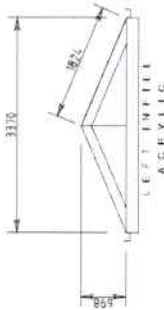
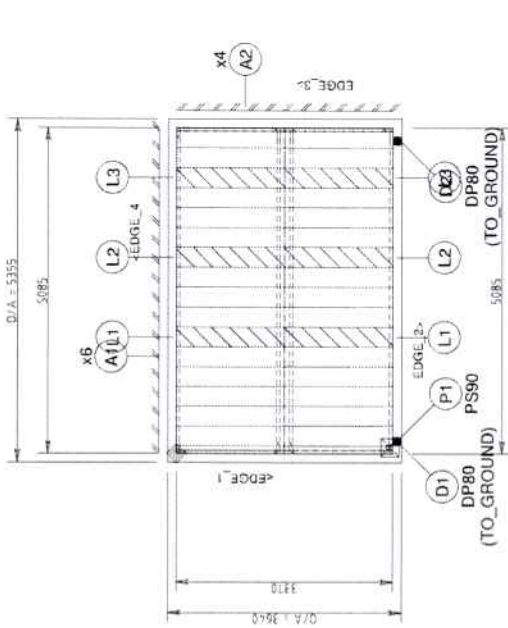
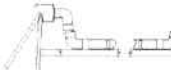
1105: P1



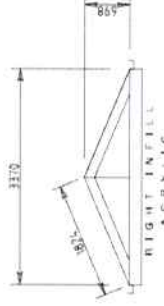
1083: P1



1027: D1,2



Beam BS150 lengths (net)  
 Rafter (gable) = 1760  
 Collar Tie = 1297  
 Note: NO tie this end



Beam BS150 lengths (net)  
 Rafter (gable) = 1760  
 Collar Tie = 1297  
 Note: NO tie this end

POSTS EQUALLY SPACED (ON SLAB USING SCREW ANCHORS)

MAXIMUM SPAN BETWEEN POSTS ALLOWED = 8000

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 PART OF THE BUILDING PERMIT NO 1330223799795

SCALE (Metres) 0 1 2 3 4 5 6 7 8 9 10m

I / We Have Read and Clearly  
 Understand this Document

Client Signature: \_\_\_\_\_  
 Delivery Date: \_\_\_\_\_  
 Address: 31 Margot Circuit Kalkallo VIC 3064

For: Janette Agosta

Model: (Reel-RSSV)

Client Signature: \_\_\_\_\_  
 Plot Date: 03-Aug-2021

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## PROPERTY DETAILS

Address: **31 MARGOT CIRCUIT KALKALLO 3064**  
Lot and Plan Number: **Lot 34032 PS818667**  
Standard Parcel Identifier (SPI): **34032\PS818667**  
Local Government Area (Council): **HUME**  
Council Property Number: **740008**  
Directory Reference: **Melway 367 J2**

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

## SITE DIMENSIONS

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



**Area:** 392 sq. m

**Perimeter:** 84 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**  
Melbourne Water Retailer: **Yarra Valley Water**  
Melbourne Water: **Inside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**  
Legislative Assembly: **KALKALLO**

## 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>

## Area Map



 Selected Property

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 27 February 2024 04:58 PM

## PROPERTY DETAILS

Address: **31 MARGOT CIRCUIT KALKALLO 3064**  
 Lot and Plan Number: **Lot 34032 PS818667**  
 Standard Parcel Identifier (SPI): **34032\PS818667**  
 Local Government Area (Council): **HUME**  
 Council Property Number: **740008**  
 Planning Scheme: **Hume**  
 Directory Reference: **Melway 367 J2**

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

[Planning Scheme - Hume](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **Yarra Valley Water**  
 Melbourne Water: **Inside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**  
 Legislative Assembly: **KALKALLO**

## OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

## Note

**This land is in an area added to the Urban Growth Boundary after 2005. It may be subject to the Growth Area Infrastructure Contribution.**


For more information about this project go to [Victorian Planning Authority](#)

## Planning Zones

[URBAN GROWTH ZONE \(UGZ\)](#)

[URBAN GROWTH ZONE - SCHEDULE 5 \(UGZ5\)](#)



 **UGZ - Urban Growth**

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

## Planning Overlay

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)  
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 5 (DCPO5)

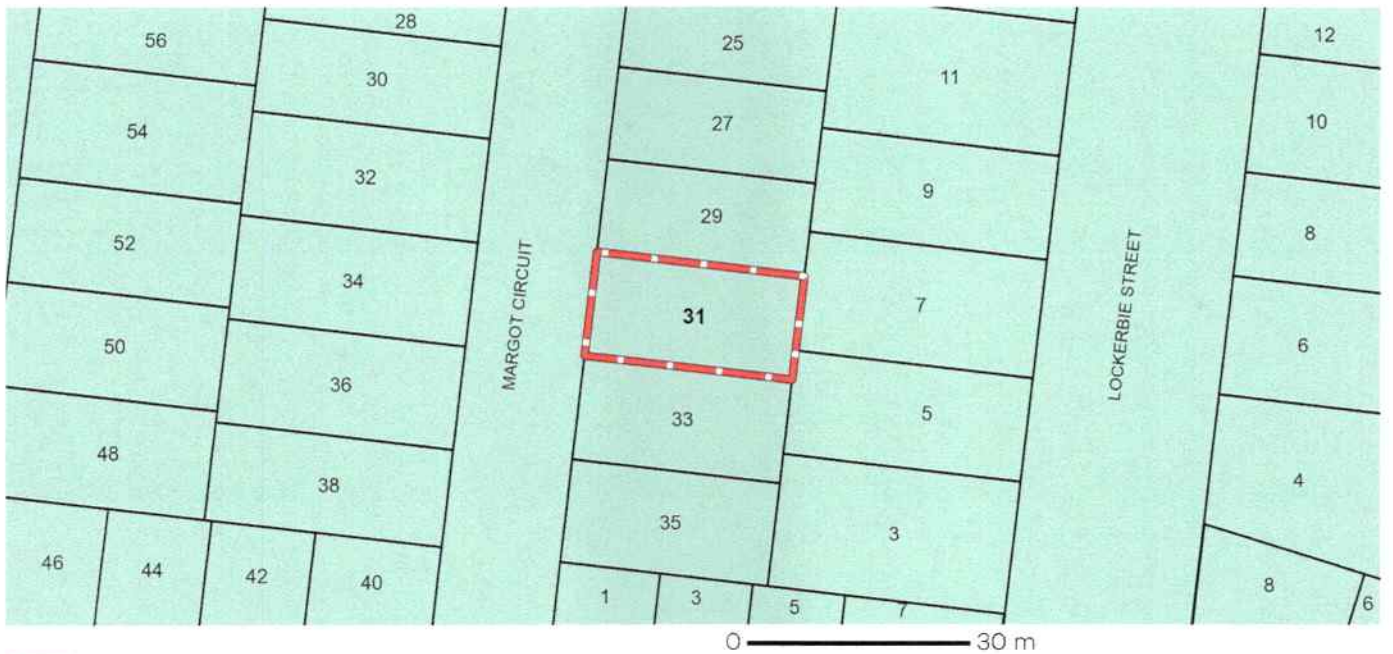


DCPO - Development Contributions Plan Overlay

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

## Growth Area Infrastructure Contribution

This property is in an area added to the Urban Growth Boundary after 2005.  
 It may be subject to the Growth Area Infrastructure Contribution.  
 For more information about this contribution go to [Victorian Planning Authority](http://www.vpa.vic.gov.au)



Land added to the UGB since 2005

## Melbourne Strategic Assessment

This property may be located within the Melbourne Strategic Assessment program area. Actions associated with urban development are subject to requirements of the Commonwealth Environment Protection and Biodiversity Conservation Act 1999. Follow the link for more details: <https://nvim.delwp.vic.gov.au/BCS>



## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/gov/Question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

## 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 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>.

Property No : 740008  
 Certificate No : eLIC065231  
**LAND INFORMATION CERTIFICATE**  
 Year Ending: 30 June 2024  
 All Enquiries and Updates to Rates on 9205 2688



ABN 14 854 354 856  
 1079 PASCOE VALE ROAD  
 BROADMEADOWS  
 VICTORIA 3047  
 PO BOX 119  
 DALLAS 3047  
 Telephone: 03 9205 2200  
 Rates Dept 03 9205 2688  
 Facsimile: 03 9309 0109  
 www.hume.vic.gov.au

Your Reference: 357481  
 Date of Issue: 26/02/2024

**SECURE ELECTRONIC REGISTRIES VICTORIA (SERV)**  
**TWO MELBOURNE QUARTER**  
**LEVEL 13/697 COLLINS ST**  
**DOCKLANDS VIC 3008**

Property Description:	Lot 34032 PS 818667F Vol 12264 Fol 042
Property Situated:	31 MARGOT CCT KALKALLO VIC 3064

Site Value \$340000	C.I.V. \$560000	N.A.V. \$28000
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The level of valuation is 1/01/2023 and the Date the Valuation was adopted for Rating Purposes is 1/07/2023

<b>RATES AND CHARGES FROM</b>	<b>01/07/2023</b>	<b>TO</b>	<b>30/06/2024</b>
	<b>RATE LEVIED ON C.I.V.</b>		<b>BALANCES OUTSTANDING</b>
General Rate	\$1,296.00		\$587.62
Land Use Rebate	\$0.00		\$0.00
Optional Waste Charges	\$0.00		\$0.00
Fire Service Property Levy	\$150.70		\$68.34
Special Charge / Rate	\$0.00		\$0.00
Waste Rates and Charges	\$496.67		\$316.04
Arrears as at 30/06/2023			\$0.00
Interest / Legal Costs			
<b>TOTAL RATES AND CHARGES</b>	<b>\$1,943.37</b>		<b>\$972.00</b>

<b>**PLEASE NOTE :</b>	Rates for 2023/2024 are payable by four instalments on the following dates 30/09/2023, 30/11/2023, 29/02/2024 & 31/05/2024
------------------------	---

<b>OTHER CHARGES</b>				
<b>Account Number / Description</b>	<b>Principal</b>	<b>Interest</b>	<b>Interest To</b>	<b>Balance</b>

**TOTAL OTHER CHARGES:**

<b>PEXA BPAY BILLER CODE HAS CHANGED, PLEASE SEE NEXT PAGE FOR DETAILS</b>
<b>TOTAL OUTSTANDING AT ISSUE DATE : \$972.00</b>

All overdue rates and charges must be paid at settlement..

**Property No : 740008**  
**Certificate No : eLIC065231**  
**LAND INFORMATION CERTIFICATE**  
**Year Ending: 30 June 2024**  
**All Enquiries and Updates to Rates on 9205 2688**

Property Situated: 31 MARGOT CCT KALKALLO VIC 3064

This Certificate provides information regarding valuations, rates, charges, other monies owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1958, Local Government Act 1989 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 the Council or the relevant authority. A fee may be charged for such information.

**NOTICES, ORDERS, OUTSTANDING OR POTENTIAL LIABILITY / SUBDIVISIONAL REQUIREMENTS.**

Pursuant to section 24(5) of the Building Act 1993, a Community Infrastructure Levy is payable to Council prior to the issue of a building permit for each dwelling within this estate.

- There is no potential liability for Rates under the Cultural and Recreational Lands Act 1963.
- There is no potential liability for rates under section 173 or 174A of the Local Government Act 1989, nor is any amount due under section 227 of the Local Government Act 1989.
- There is no outstanding amount required to be paid for Recreational Purposes or any transfer of land required to be made to Council for Recreational Purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
- There are no notices or orders on the land that have been served by Council under the Local Government Act 1989, the Local Government Act 1958, or under a Local Law of the Council which have a continuing application as at the date of this certificate. It is recommended that new industrial and commercial property owners in particular, check the property complies with the conditions of any Planning Permits issued and the Hume Planning Scheme, to avoid enforcement proceedings. Contact Development Services on telephone (03) 9205 2309 for information on planning controls relating to the property.

*New Swimming Pool & Spa registration laws commenced 1 December 2019. Pool Owners must register their Swimming Pools & Spas with Council by 1 June 2020. [www.hume.vic.gov.au](http://www.hume.vic.gov.au) for more information and registrations.*

**I HEREBY CERTIFY THAT AS AT THE DATE OF ISSUE, THE INFORMATION GIVEN IN THIS CERTIFICATE IS A TRUE AND CORRECT DISCLOSURE OF THE MATTERS SET OUT ABOVE. RECEIVED \$28.80 BEING THE FEE REQUIRED FOR THIS CERTIFICATE.**

Verbal update of information contained in this Certificate will only be given for 90 days after date of issue. Council cannot be held responsible for any information given verbally.



Delegated Officer  
26/02/2024

**Please Note: Council ownership records will only be updated on receipt of a Notice of Acquisition. Prompt attention will facilitate the new owners' dealings with council. All notices of acquisition can be sent directly to [rates@hume.vic.gov.au](mailto:rates@hume.vic.gov.au)**

PEXA BPAY BILLER CODE HAS CHANGED



**Bill Code:** 357947  
**Ref:** 7400088

If settling outstanding amounts via BPay please send advice to [rates@hume.vic.gov.au](mailto:rates@hume.vic.gov.au)



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

26th February 2024

Panther Conveyancing C/- InfoTrack (LEAP) C/- LAND  
LANDATA

Dear Panther Conveyancing C/- InfoTrack (LEAP) C/- LAND,

**RE: Application for Water Information Statement**

<b>Property Address:</b>	31 MARGOT CIRCUIT KALKALLO 3064
<b>Applicant</b>	Panther Conveyancing C/- InfoTrack (LEAP) C/- LAND LANDATA
<b>Information Statement</b>	30830954
<b>Conveyancing Account Number</b>	7959580000
<b>Your Reference</b>	357481

Thank you for your recent application for a Water Information Statement (WIS). We are pleased to provide you the WIS for the above property address. This statement includes:

- Yarra Valley Water Property Information Statement
- Melbourne Water Property Information Statement
- Asset Plan
- Conditions of Connection and Consent
- Rates Certificate

If you have any questions about Yarra Valley Water information provided, please phone us on **1300 304 688** or email us at the address [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au). For further information you can also refer to the Yarra Valley Water website at [www.yvw.com.au](http://www.yvw.com.au).

Yours sincerely,

Chris Brace  
GENERAL MANAGER  
RETAIL SERVICES



YARRA VALLEY WATER  
ABN 93 068 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E [enquiry@yvw.com.au](mailto:enquiry@yvw.com.au)  
[yvw.com.au](http://yvw.com.au)

### Yarra Valley Water Property Information Statement

Property Address	31 MARGOT CIRCUIT KALKALLO 3064
------------------	---------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

#### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(3)**

Existing sewer mains will be shown on the Asset Plan.

#### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

This property is in a mandated recycled water area and we supply both potable and recycled water to this property. For more information, visit [yvw.com.au/recycled](http://yvw.com.au/recycled).

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.



YARRA VALLEY WATER  
ABN 93 066 902 501

Luoknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au  
yvw.com.au

### **Melbourne Water Property Information Statement**

Property Address	31 MARGOT CIRCUIT KALKALLO 3064
------------------	---------------------------------

STATEMENT UNDER SECTION 158 WATER ACT 1989

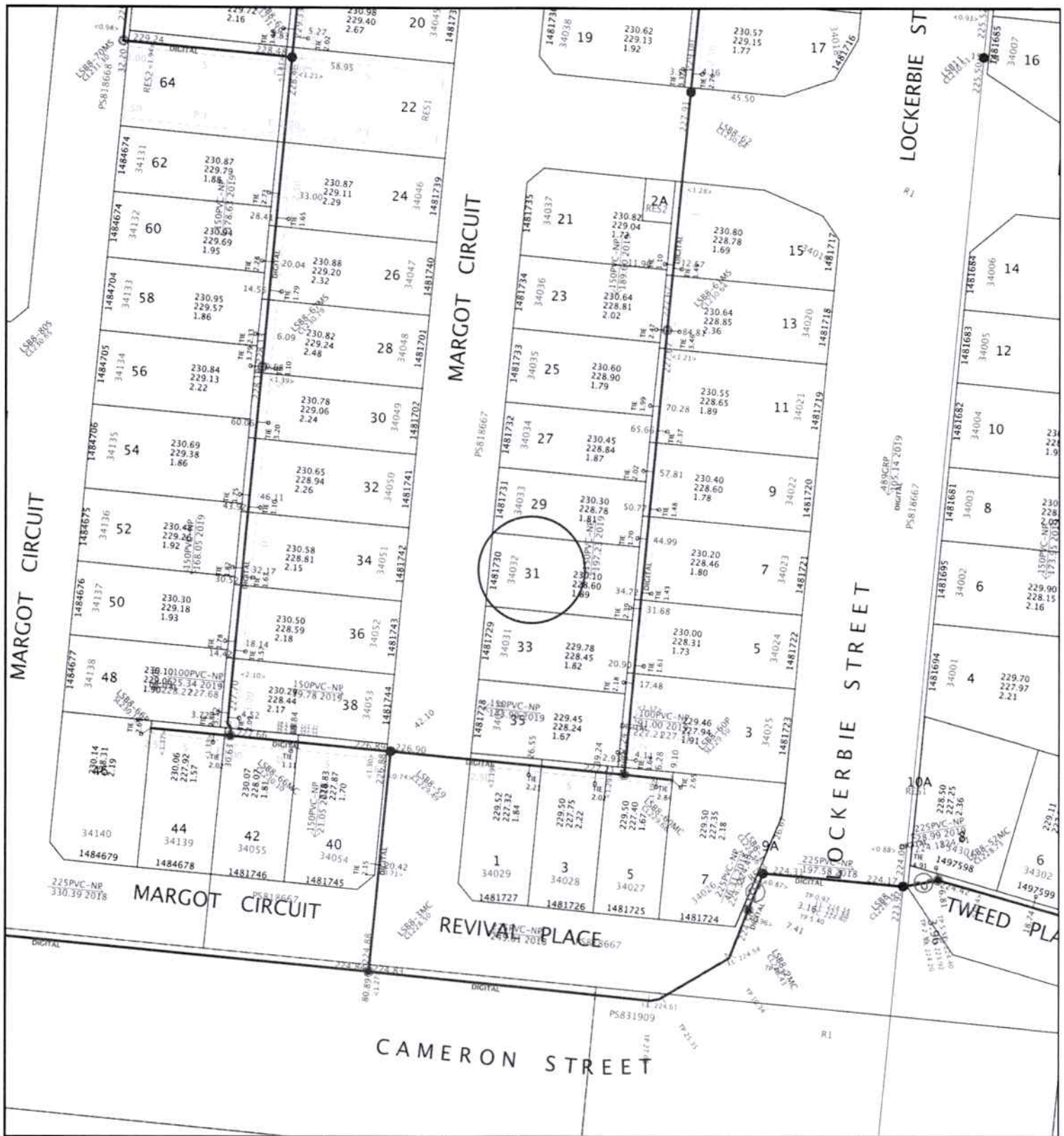
#### **THE FOLLOWING INFORMATION RELATES TO SECTION 158(4)**

The applicable flood level for this property is RL 234.00 metres to Australian Height Datum (AHD). For further information contact Melbourne Water on 9679 7517.

Please note: Unless prior consent has been obtained, the Water Act prohibits:

1. The erection and/or placement of any building, wall, bridge, fence, embankment, filling, material, machinery or other structure over or under any sewer or drain.
2. The connection of any drain or sewer to, or interference with, any sewer, drain or watercourse.

If you have any questions regarding Melbourne Water encumbrances or advisory information, please contact Melbourne Water on 9679 7517.
















**Yarra Valley Water  
Information Statement  
Number: 30830954**

<b>Address</b>	31 MARGOT CIRCUIT KALKALLO 3064
<b>Date</b>	26/02/2024
<b>Scale</b>	1:1000



**Yarra Valley Water**  
ABN 93 066 902 501

Existing Title	 Access Point Number	GLV2-42	MW Drainage Channel Centreline	
Proposed Title	 Sewer Manhole		MW Drainage Underground Centreline	
Easement	 Sewer Pipe Flow		MW Drainage Manhole	
Existing Sewer	 Sewer Offset		MW Drainage Natural Waterway	
Abandoned Sewer	 Sewer Branch			

**Disclaimer:** This information is supplied on the basis Yarra Valley Water Ltd:  
 - Does not warrant the accuracy or completeness of the information supplied, including, without limitation, the location of Water and Sewer Assets.  
 - Does not accept any liability for loss or damage of any nature, suffered or incurred by the recipient or any other persons relying on this information;  
 - Recommends recipients and other persons using this information make their own site investigations and accommodate their works accordingly;

11th January 2021

**Application ID: 479277**

### **CONDITIONS OF CONNECTION**

Approval is subject to payment of all charges and completion of conditions. This approval covers the following services and connections:

#### **Approval Detail**

#### **Water**

##### **Required Services**

<b>Product</b>	<b>Qty</b>
20mm Recycled Pressure Limiting Valve (PLV)	1
New Estate Connect-Combo DW & RW (incl meters w/lock)	1
Recycled Water Audit Fee (Includes GST)	1
20mm Potable Pressure Limiting Valve (PLV)	1

#### **Sewer**

##### **Connection Or Disconnection Details**

<b>Sewer Connection Description</b>	<b>PSP Number</b>
Water & Sewer Connection	1481730

#### **Specific conditions affecting encumbrances on property:**

Recycled Water

## **Conditions of Connection Details**

### **GENERAL**

In these conditions the terms,

- (a) 'You' and 'Your' refer to the owner of a property connected (or about to be connected) to Yarra Valley Water assets
- (b) 'We', 'Us' and 'Our' refer to Yarra Valley Water.

Section 145 of the Water Act 1989 details the legislative rights and responsibilities of both the applicant and Yarra Valley Water in relation to connection, alteration or removal and discharging to the works of Yarra Valley Water. These Conditions of Connection set out the terms and conditions to be satisfied for connecting a property to sewer, potable and recycled water.

These conditions are binding on successor-in-title of the person who applied for that consent, under section 145 of the Water Act 1989. If you are not the owner of the property, please provide a copy of this letter to the owner.

The Conditions of Connection must be handed to the Licensed Plumber. Any work which these Conditions of Connection require you to undertake, must be done by a Licensed Plumber, engaged by you, at your cost.

It is the Licensed Plumber's responsibility to ensure that the plumbing and drainage work is completed in accordance with the relevant plumbing regulations and to the satisfaction of the Victorian Building Authority – Plumbing.

Any sewer connection branch and the connecting works must be installed so that they comply, in all respects, with the:

- Plumbing Regulations 1998 (Vic);
  - Water Industry Regulations 2006 (Vic);
  - Building Act 1993 (Vic);
  - Relevant AS/NZS series of standards applicable to sewer connection branch and connecting works from time to time,
- and any other technical requirements which we reasonably specify.

It is the responsibility of the person performing any excavation in a road reserve to obtain a Road Opening Permit from the relevant Authority before any excavation work commences. All traffic management requirements contained in the permit must be complied with.

### **WATER**

General water supply(s) are to be installed as referenced in the table of approval details of this document as required services. The table includes water main and connection details. In a mandated recycled water area recycling connections also apply and are referenced in the same table.

The pressure in this area is above 500kPa or will increase above 500kPa in the future for the potable water connection. A Pressure Limiting Valve (PLV) must be fitted by the Licensed Plumber at the time

of connection.

The pressure in this area is above 500kPa or will increase above 500kPa in the future for the recycled water connection. A Pressure Limiting Valve (PLV) must be fitted by the Licensed Plumber at the time of connection.

For 20mm and 25mm services and all services where a manifold is to be installed, the service pipe, including a meter assembly with a temporary spacer pipe and any relevant backflow device must be installed by the plumber, prior to the time of the tapping or meter installation. Meters are installed by Yarra Valley Waters plumbing contractor. For 32mm and larger services, the meter will be delivered to you and must be installed on the property prior to the tapping. The service pipe must also be installed prior to the tapping. All manifolds are to be located below ground and must be left exposed for Yarra Valley Water's plumbing contractor to inspect prior to installation of the meters. Failure to comply will result in the tapping being cancelled. A rebooking fee will be applicable when rebooking the tapping.

All tapplings, pluggings and metering products can be arranged using easyACCESS. Work must be carried out in accordance with the Water Metering & Servicing Guidelines (see our website). Once all fees have been paid and you are ready to book your plumbing products, please contact Yarra Valley Waters contractor Mondo on 1300 735 328. A phone call is not required if products are New Estate Connections or Combo Drinking Water & Recycled Water. Please allow a minimum of 10 business days' notice when contacting Mondo.

The dry tapping will be completed within 4 working days of your booking. Please note that if the location of the dry tapping is not suitable, a plug and retap will be required and a fee will apply. Should you wish to reschedule the booking, Yarra Valley Water's plumbing contractor can be contacted on 1300 735 328. If you wish to cancel the booking you will need to contact Yarra Valley Water (if applicable) to seek a refund. A cancellation fee may apply.

## **METER ASSEMBLIES & POSITIONING**

It is the responsibility of the private plumber to ensure that containment, zone and individual backflow prevention is provided.

Water meter assemblies:

- a) Must be within 2 metres of the title boundary that abuts the water main
- b) Must be fitted at right angles to the water main, in line with the tapping
- c) Must be fully supported with minimum ground clearance of 150mm and should not be >300mm from the finished ground level to the base of the assembly
- d) Must not be encased in concrete surrounds
- e) Must be readily accessible for reading, maintenance and replacement. If Yarra Valley Water deem meters to be inaccessible, remote meters may be required at additional cost to the customer
- f) Can be installed in utility rooms or meter cabinets located within a common access area and must be readily accessible, subject to Yarra Valley Water's approval

If meters need to be moved >600mm a plugging and re-tapping must be booked and the relevant fee paid.

Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

Meter assemblies must adhere to the meter installation diagrams available on the Yarra Valley Water website ([www.yvw.com.au](http://www.yvw.com.au)) to ensure the installations meet the required standard.

### **REMOVAL OF WATER METERS**

Only Yarra Valley Water's plumbing contractor is permitted to remove water meters.

If redevelopment of the site is occurring and the meter is no longer required, a plugging of the service must be arranged and the meter will be collected by our contractor at the time of the plugging.

### **DAMAGED OR STOLEN METERS**

If the builder/plumber damage a meter or meter assembly, it is the responsibility of the builder/plumber to rectify these assets back to the same condition as at time of installation by Yarra Valley Water.

- Failure to do so will result in Yarra Valley Water making the necessary amendments and recovering these costs from the property owner.
- Repeat offences may result in the services being plugged and re-booking fees will apply to have the services reinstated

Stolen meters are to be reported to Yarra Valley Water faults and emergencies:

- Call **13 2762** (24 hrs).
- Replacement of stolen meters can take up to 10 days. If replacement is required more urgently, please advise the operator at the time of the call.
- Until the meter is replaced no connections between the supply and the dwelling are to be reinstated. No straight pieces or alternative connections are allowed to be installed.

### **RECYCLED WATER CONDITIONS**

#### **Supplementary Conditions of Connection for Class A Recycled Water**

#### **IMPORTANT NOTICE - MUST BE PASSED TO THE PLUMBER & PROPERTY OWNER**

<b>Checklist</b>	<b>√ or X</b>
------------------	---------------

This property must be connected to recycled water	
All toilets to be connected to recycled water	
Recycled water external taps front & back to be provided	
Laundry (washing machine stop tap) to be connected to recycled water	
All pipework to be inspected by YVW <a href="http://www.yvw.com.au/rwinspection">www.yvw.com.au/rwinspection</a>	
All recycled water pipework to be purple as per AS3500	
Meters have not been moved. Only YVW can move the meters	

Subdivisions will not be issued with Statement of Compliance until these recycled water conditions and any other conditions imposed by YVW have been met.

These conditions are issued under Section 145 of the *Water Act 1989* ("*the Act*") and are applicable to properties supplied with Class A recycled water. These conditions are additional to any other conditions issued in relation to water supply and sewerage works. **Penalties apply under *the Act* for breaches of these conditions.**

#### **Recycled Water Supply**

In addition to the drinking water supply, this property must be connected to the Class A recycled water supply system.

Until Class A recycled water becomes available in the recycled water pipes, the property will be supplied with drinking water only. Drinking water will be supplied through both the drinking water and the Class A recycled water systems.

Residents will be advised prior to the Class A recycled water supply becoming available.

## 1. Breaching these Conditions

1.1. Yarra Valley Water may undertake follow up action under *the Act* for observed non-compliance to these conditions. Action may include:

- (a) Serving a Notice to the applicant or property owner under Sections 150/151 of *the Act*. If a Notice is not complied with Yarra Valley Water will carry out any works and take any other action necessary to remedy the contravention and recover reasonable costs from the person on whom the Notice was served
- (b) Discontinuation of supply without notice under Section 168 of *the Act*
- (c) Escalation to relevant authorities including the Victorian Building Authority (VBA)

## 2. Class A Recycled Water Agreement and Environment Improvement Plan (EIP) - Non-Residential only

2.1. For non-residential properties where Class A recycled water is available, upon:

- (a) connection of the property to the Class A recycled water supply system; or
- (b) change in the intended use of Class A recycled water at the property; and/or
- (c) change in the user (either property owner or tenant) of Class A recycled water at the property

the property owner must:

- (i) advise Yarra Valley Water of the intended use and the name of the user of Class A recycled water at the property to enable a risk assessment to be completed for approval of the use of Class A recycled water at the property; and
- (ii) where required by Yarra Valley Water, ensure the user of Class A recycled water at the property submits an EIP to Yarra Valley Water's satisfaction and enters into a Class A Recycled Water Agreement with Yarra Valley Water.

In the case of section 2.1(a), the requirements in section 2.1 must be met prior to Class A recycled water being connected to the property. In the case of section 2.1(b) and/or 2.1(c), Yarra Valley Water may cease supply of Class A recycled water to the property until the conditions of section 2.1 are met.

For further details, please email [recycledwater@yvw.com.au](mailto:recycledwater@yvw.com.au).

## 3. Recycled Water Plumbing

### 3.1. Toilet cisterns

(a) Residential

- (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply.
- (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.

(b) Non-Residential

- (i) All toilet cisterns (**excluding bidets**) must be connected to the Class A Recycled Water Supply unless YVW has otherwise received and approved an application to the contrary.
- (ii) Toilets with an integrated bidet **are not** to be connected to the Class A Recycled Water Supply.

### 3.2. Rainwater Tanks

- (a) Rainwater tanks may be used for outdoor taps, irrigation systems and flushing of toilets.
- (b) Backup supply to the rainwater tank is only to be provided via an automatic changeover device connected to the Class A recycled water supply. All pipework must be appropriately marked as "Recycled or Reclaimed Water – Do Not Drink" and taps must comply with the recycled water plumbing requirements.

### 3.3. External Taps – Residential

- (a) An external recycled water tap must be installed to service the **front** of the property:
  - (i) Yarra Valley Water supplies a purple recycled water riser and tap with removable tap handle and signage at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
  - (ii) The private plumber is required to fit the front purple recycled water tap with removable tap handle and signage for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
  - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (b) An external recycled water tap must be installed to service the rear of the property:

- (i) Taps to be located to service the rear external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
  - (ii) For single level unit developments, rear taps are to be installed per unit, or for the common property in a multi-level unit development.
- (c) All external recycled water taps must have the following features:
- (i) The whole body of the tap and handle must be coloured purple
  - (ii) Tap to be the jumper valve type
  - (iii) Tap handle must be the removable type
  - (iv) Standard thread on tap outlet for garden hose bib
  - (v) Tap inlet to have 5/8" right hand thread
- (d) An external drinking water tap must installed to service the **front** of the property
- (i) Yarra Valley Water supplies a drinking water riser and tap with atmospheric vacuum breaker at the time of the tapping for single residential lots/houses. The tap can be relocated by the private plumber if required but not removed. **Under no circumstances are the meters to be moved.**
  - (ii) The private plumber is required to fit the front drinking water tap with atmospheric vacuum breaker for each unit in a single level residential unit development, or for the common property in a multi-level residential unit development.
  - (iii) Taps must be located to service the front external area of the property by use of a garden hose and must not be obstructed by any permanent fixture such as a fence or wall.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**
- (f) Where prior approval has been sought to install meters in pits, it is the responsibility of the private plumber to provide front taps for the drinking and Class A recycled water supplies.

#### 3.4. External Taps – Non-Residential

- (a) External recycled water taps may be installed to service the front and/or rear areas of the property.

- (b) All external recycled water taps must comply with the features detailed in section 3.3(c).
- (c) All external recycled water taps at the property must be fitted with a keyed tap lock or be installed in a secure location where the property is partially or wholly one of the following:
  - (i) an educational site including but not limited to schools and kindergartens;
  - (ii) a site to which the public have access;
  - (iii) a health care centre; or
  - (iv) a site that is likely to have children present.
- (d) At least one external drinking water tap must be provided to service the property.
- (e) **All external drinking water supply taps must be fitted with atmospheric vacuum breakers.**

### 3.5. Laundry Use

- (a) A recycled water washing machine tap must be installed in the laundry.
- (b) All recycled water washing machine tap kits must have the following features:
  - (i) For horizontal tap installations: recycled water washing machine tap to be installed on the right side of the cold water tap (hot, cold & then recycled water from left to right).
  - (ii) For vertical tap installations: recycled water washing machine tap to be installed beneath the cold water tap (hot, cold & then recycled water from top to bottom).
  - (iii) 5/8" Female threaded tap complete with purple handle and standard 3/4" outlet
  - (iv) 5/8" Male lugged elbow
  - (v) Cover Plate with laser etched regulatory prohibition hybrid sign complying with AS1319 stating "Recycled Water Do Not Drink"

### 3.6. Irrigation Systems

- (a) Irrigation systems connected to recycled water must be fitted with an approved master solenoid valve to ensure that main lines up to individual sprinkler station solenoid valves are not under constant pressure. The master solenoid should be located close to the meter assembly to reduce the length of pressurized irrigation piping.
- (b) An appropriate containment backflow prevention device is to be fitted and independently

tested.

- (c) You must ensure that recycled water runoff from the property to the stormwater is prevented.

### 3.7. Regulatory Prohibition Hybrid Signs

- (a) A recycled water regulatory prohibition hybrid sign with the words **"Recycled Water Do Not Drink"** and complying with AS1319 is to be installed within 150mm of each external recycled water tap outlet, above the tap.

## 4. Uses of Recycled Water

4.1. Below is a summary list. For a more detailed information or clarification on Class A acceptable use please contact Yarra Valley Water.

4.2. Properties which YVW require the site occupier to be on a Recycled Water Agreement are subject to the uses approved by YVW as stated in their Recycled Water Agreement.

USE OF CLASS A RECYCLED WATER	YES (✓) or NO (X)
Fire-fighting & fire protection systems ( <b>excluding sprinkler systems</b> )	YES (✓)
Toilet / urinal flushing ( <b>excluding bidets</b> )	YES (✓)
Laundry washing machines	YES (✓)
Vehicle washing	YES (✓)
Garden watering including vegetables	YES (✓)
Filling water features/ornamental ponds ( <b>not for swimming</b> )	YES (✓)
Irrigation of public open space (e.g. parks, sports grounds)	YES (✓)
Irrigation of pasture & crops	YES (✓)
Livestock ( <b>excluding pigs</b> )	YES (✓)
Cooling towers	YES (✓)
Industrial use: <ul style="list-style-type: none"> <li>• Boiler feed water</li> <li>• Process water</li> <li>• Wash-down water</li> <li>• Dust suppression</li> </ul>	YES (✓)
Fire protection sprinkler systems	NO (X)
Drinking (humans or pigs)	NO (X)
Cooking or other kitchen purposes	NO (X)
Personal washing (baths, showers, basin, bidets)	NO (X)
Swimming pools or spas	NO (X)
Children's water toys	NO (X)
Evaporative coolers	NO (X)
Indoor household cleaning	NO (X)
Recreation involving water contact e.g. children playing under sprinklers	NO (X)

## 5. Plumbing Standards

5.1. All recycled water plumbing works are to be carried out in accordance with:

- (a) AS/NZS 3500
- (b) Water Metering & Servicing Guidelines (Water Authorities). A copy of these guidelines are available by visiting [www.yvw.com.au](http://www.yvw.com.au)
- (c) EPA Dual pipe water recycling schemes – health and environmental risk management (guidelines for environmental management)

## 6. Inspections For Recycled Water Plumbing Works

6.1. The plumber is required to register and book inspections via Yarra Valley Water's online booking system ([www.yvw.com.au/rwinspection](http://www.yvw.com.au/rwinspection)). Inspections are mandatory and required at the stages below:

### (a) R1 – All below ground pipework prior to backfilling

- (i) For Houses and High Rise developments an R1 inspection must be done from the main meter to the building
- (ii) For Multi-Unit developments an R1 inspection must be done for the internal main between the main meter and the check meters. R1 inspections are then required for each unit from the check meter to each dwelling
- (iii) For larger, more complex developments multiple R1 inspections may be required to inspect all the below ground pipework in stages
- (iv) Irrigation Systems require inspection of all below ground pipework

### (b) R2 – All internal pipework prior to plastering

- (i) For High-Rise developments separate R2 inspections must be booked for the common pipework on each floor servicing each dwelling

### (c) R3– Commissioning prior to occupancy

- (i) The site must have passed the R1 and R2 inspections before the R3 can be done
- (ii) All tap-ware and plumbing fixtures must be fitted and operational
- (iii) Properties must not be occupied before passing the R3 inspection

- (iv) Irrigation systems must be commissioned prior to lodgement of the Compliance Certificate

**For inspection related enquiries:**  
**Email: [rwplumbinginspection@yvw.com.au](mailto:rwplumbinginspection@yvw.com.au)**  
**Phone: 9872 2518**

- 6.2. The deadline for booking R1 and R2 inspections is 3pm Monday to Friday
- 6.3. R3 inspections require two (2) business days' notice of the required inspection date
- 6.4. Inspections will take place Monday to Friday only. Inspections are not available on weekends or public holidays. Inspection times are 7.30am to 3pm.
- 6.5. R1 and R2 inspections can be booked consecutively for the same booking date only if they are both ready for inspection
- 6.6. R2 inspections can only be booked on metered properties or where a test bucket has been used to pressurise the pipework
- 6.7. For R3 inspections the plumber will be contacted by the next business day to confirm the inspection time
- 6.8. Safe access to the site must be provided for inspections to take place
- 6.9. Failure to book inspections will result in penalties. Refer Section 1.
- 6.10. A PIC Consent Number is required for every property/residence being booked for inspections. Contact Yarra Valley Water if you do not have a PIC number for every property/residence being inspected:
- (a) For unit developments a Stage 1 (R1) inspection is also required from the main meter to the check meters, therefore a PIC Consent Number is also required for the main to check inspection.
- 6.11. Straight bridging pieces where a meter is missing are not acceptable due to the risk of backflow contamination:
- (a) Properties using a straight piece will not pass these inspections.
- 6.12. Yarra Valley Water will only carry out the required inspections in so far as they relate to the Conditions of Connection issued for new developments connecting to recycled water. Inspections will be carried out in accordance with the EPA Guidelines and a Risk Based Approach. Yarra Valley Water will not be certifying or approving plumbing works in terms of quality and will not be liable for any poor workmanship carried out by the plumber.

## 7. Temporary Cross Connections

- 7.1. Where pressure testing of pipework installed for the provision of Class A Recycled Water requires a temporary interconnection with the drinking water supply plumbing, such interconnection is to be above ground and clearly visible.
- 7.2. This interconnection is to be removed by the private plumber at the time of the commissioning inspection.

## 8. Tappings

- 8.1. The drinking water property service pipe is to be PE pipe and must be water marked.
- 8.2. The Class A Recycled Water property service pipe is to be solid jacketed purple PE pipe and must be water marked:
  - (a) PE pipe must not form any part of the water meter assembly.
- 8.3. **In the case of short side installations** the recycled water service pipe is to be laid on the left of the drinking water property service pipe (when facing the property) and maintain 300mm separation.
- 8.4. **In the case of long side installations** the same conduit for the drinking water property service may be utilised for the recycled water, however the 300mm separation is to be maintained on both the upstream and downstream ends of the conduit.

## 9. Locking Device

- 9.1. All recycled water meters will be installed with a locking device at the time of the tapping.
- 9.2. The locking device can only be removed by Yarra Valley Water when the property is commissioned, passing the R3 inspection:
  - (a) If the locking device is removed prior to commissioning, this will be considered a breach of these Conditions and Section 288 of *the Act*. The locking device will be re-fitted and follow up will occur under *the Act*.

## 10. Meter Assemblies & Positioning

- 10.1. Recycled water meters are to be positioned to the left of the drinking water meter assembly.
- 10.2. Recycled water meters and the meter assembly including inlet and outlet pipework must be purple.

**10.3. Meters in recycled water areas can only be moved by Yarra Valley Water.**

- (a) An application must be made online via easyACCESS to move the meter/s.
- (b) Yarra Valley Water can move meters up to 600mm from their original tapping location:
  - (i) 20mm and 25mm meters **are moved for free**
  - (ii) 32mm and above incur costs
- (c) Meters which need to be moved >600mm need to be plugged and re-tapped and the relevant fees paid.
- (d) Any meters which have been illegally moved are in breach of these Conditions and Section 288 of *the Act*. Yarra Valley Water will take the necessary action required to rectify the meters and recover any costs in doing so from the applicant or property owner as required. Rectification may include disconnection of services, relocating meters back to their original position, or if this is not possible plugging and re-tapping to a new location.

10.4. Meters which are in a public space such as a reserve or school must be protected by an appropriate cage to prevent tampering.

10.5. Meters are not permitted to be installed in pits unless prior approval has been given by Yarra Valley Water.

10.6. Any 25mm installation must be fitted with a right-angle ball valve.

10.7. Minimum separation between meters as follows:

- (a) 20mm to 25mm meters – 250mm minimum clearance between meters
- (b) 32mm and above – 150mm minimum clearance between meters
- (c) For recycled and potable meters – minimum 300mm minimum clearance between the recycled and potable meters

**11. Stolen Meters**

11.1. Until the meter is replaced no connections between the supply and the dwelling are to be reinstated at the property. No straight pieces or alternative connections are allowed to be installed unless fitted by Yarra Valley Water's maintenance contractor.

11.2. Stolen meters must be reported by calling Yarra Valley Water on **1300 304 688**.

## **12. Owner's Responsibility**

12.1. It is the owner/s (or for non-residential properties with a Recycled Water Agreement, the site occupier/s) responsibility to carry out the following:

- (a) Educate children and visitors to the property about the permitted uses of Class A recycled water
- (b) Remove the handle from the recycled water taps when not in use
- (c) Ensure that all recycled water regulatory prohibition hybrid signs are visible and legible at all times

12.2. For Irrigation Systems:

- (a) Until Class A Recycled Water is available (i.e. charged through the recycled water main), irrigation systems time of operation must comply with current Government water restriction requirements
- (b) Annual testing of the backflow prevention device is required to ensure the device is operating correctly
- (c) Signage must be produced at the owner's expense and displayed prominently within 150mm of all recycled water outlets. These signs should comply with AS1319 and should contain the wording: "Recycled Water Do Not Drink".

12.3. The conditions detailed in this document are binding on subsequent owners.

## **SEWER**

Where a proposed development is to be constructed boundary to boundary and there is no compliant location for a sewer connection point within the property, Yarra Valley Water (YVW) approves the connection point of the YVW sewer to be located in a road reserve outside the property and raised to surface with an appropriate approved cover. The sewer connection point must meet the required clearances from proposed structures as per the Build Over Easement Guidelines. Approval may be required for private plumbing located in road reserves by Council or VicRoads. Any unused sewer connection points at the site must be cut and sealed by a YVW accredited live sewer contractor.

Ownership boundaries for the sewer connection point can be found at <https://www.yvw.com.au/faults-works/responsibilities/repair-responsibilities>

Following the completion of a new or altered property sewerage drain, a copy of the updated Property

Sewerage Plan must be returned within 7 days to Yarra Valley Water [easyACCESS@yvw.com.au](mailto:easyACCESS@yvw.com.au).  
Photographs of plans are not acceptable.

## **AMENDMENTS**

We may amend these conditions by writing to you. We may do so if we consider that any change, or proposed change, to relevant laws or our regulatory obligations require an amendment to be made.

We may also amend these conditions from time to time if we consider that it is necessary to:

- ensure that we are able to continue to comply with any law relating to health, safety or the environment, or our agreement with our bulk supplier of sewage transfer and treatment services; or
- the health or safety of anyone; or
- any part of the environment; or
- any of our works.

## **INDEMNITY**

You must indemnify Yarra Valley Water against:

- all damages, losses, penalties, costs and expenses whatsoever, which we suffer or incur; and
- all proceedings, prosecutions or demands brought or made against us by anyone, as a result of you failing to perform any of our obligations under these conditions, except to the extent that the failure has been caused by our negligence.

You must not bring any proceeding or make any demand against us for any damage, loss, cost or expense of any kind whatsoever which you incur, directly or indirectly, as a result of Yarra Valley Water amending these conditions.

You must pay us any costs we reasonably incur in:

- making good any damage to our assets or works directly or indirectly caused by your failure to comply with these conditions; and
- inspecting our assets or works to see if such damage has been caused.





GENERAL MANAGER  
RETAIL SERVICES

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**Note:**

1. From 1 July 2023, the Parks Fee will be charged quarterly instead of annually.
2. From 1 July 2023, for properties that have water and sewer services, the Residential Water and Sewer Usage charge replaces the Residential Water Usage and Residential Sewer Usage charges.
3. This statement details all tariffs, charges, and penalties due and payable to Yarra Valley Water as of the date of this statement and includes tariffs and charges (other than for usage charges yet to be billed) which are due and payable to the end of the current financial quarter.
4. All outstanding debts are due to be paid to Yarra Valley Water at settlement. Any debts that are unpaid at settlement will carry over onto the purchaser's first quarterly account and follow normal credit and collection activities - pursuant to section 275 of the Water Act 1989.
5. If the total due displays a (-\$ cr), this means the account is in credit. Credit amounts will be transferred to the purchaser's account at settlement.
6. Yarra Valley Water provides information in this Rates Certificate relating to waterways and drainage as an agent for Melbourne Water and relating to parks as an agent for Parks Victoria - pursuant to section 158 of the Water Act 1989.
7. The charges on this rates certificate are calculated and valid at the date of issue. To obtain up-to-date financial information, please order a Rates Settlement Statement prior to settlement.
8. From 01/07/2023, Residential Water Usage is billed using the following step pricing system: 249.56 cents per kilolitre for the first 44 kilolitres; 318.98 cents per kilolitre for 44-88 kilolitres and 472.56 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for properties with water service only.
9. From 01/07/2023, Residential Water and Sewer Usage is billed using the following step pricing system: 334.38 cents per kilolitre for the first 44 kilolitres; 438.73 cents per kilolitre for 44-88 kilolitres and 509.73 cents per kilolitre for anything more than 88 kilolitres. From 1 July 2023, this charge is applicable for residential properties with both water and sewer services.
10. From 01/07/2023, Residential Recycled Water Usage is billed 188.71 cents per kilolitre.
11. From 01/07/2022 up to 30/06/2023, Residential Sewer Usage was calculated using the following equation: Water Usage (kl) x Seasonal Factor x Discharge Factor x Price (/kl) 1.1540 per kilolitre. From 1 July 2023, this charge will no longer be applicable for residential customers with both water and sewer services.
12. The property is a serviced property with respect to all the services, for which charges are listed in the Statement of Fees above.

**Recycled water is available at this property**

This property is in a mandated recycled water area and we supply both potable and recycled water to this property. For more information, visit [yvw.com.au/recycled](http://yvw.com.au/recycled).



YARRA VALLEY WATER  
ABN 93 066 902 501

Lucknow Street  
Mitcham Victoria 3132

Private Bag 1  
Mitcham Victoria 3132

DX 13204

F (03) 9872 1353

E enquiry@yvw.com.au  
yvw.com.au

**To ensure you accurately adjust the settlement amount, we strongly recommend you book a Special Meter Reading:**

- Special Meter Readings ensure that actual water use is adjusted for at settlement.
- Without a Special Meter Reading, there is a risk your client's settlement adjustment may not be correct.

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**Property No:** 5246344

**Address:** 31 MARGOT CCT, KALKALLO VIC 3064

**Water Information Statement Number:** 30830954

#### HOW TO PAY



Billers Code: 314567  
Ref: 98546242464

Amount  
Paid

Date  
Paid

Receipt  
Number



\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

## ROADS PROPERTY CERTIFICATE

The search results are as follows:

Panther Conveyancing C/- InfoTrack (LEAP)  
135 King St  
SYDNEY 2000  
AUSTRALIA

Client Reference: 357481

NO PROPOSALS. As at the 26th February 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

31 MARGOT CIRCUIT, KALKALLO 3064  
CITY OF HUME

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 26th February 2024

Telephone enquiries regarding content of certificate: 13 11 71

## Extract of EPA Priority Site Register

Page 1 of 2

\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

### PROPERTY INQUIRY DETAILS:

STREET ADDRESS: 31 MARGOT CIRCUIT  
SUBURB: KALKALLO  
MUNICIPALITY: HUME  
MAP REFERENCES: Melways 40th Edition, Street Directory, Map 367 Reference J2  
DATE OF SEARCH: 26th February 2024

### PRIORITY SITES REGISTER REPORT:

A search of the Priority Sites Register for the above map references, corresponding to the address given above, has indicated that this site is not listed on, and is not in the vicinity of a site listed on the Priority Sites Register at the above date.

### IMPORTANT INFORMATION ABOUT THE PRIORITY SITES REGISTER:

You should be aware that the Priority Sites Register lists only those sites for which:

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017 on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

The Priority Sites Register does not list all sites known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. EPA has published information advising of potential contaminating land uses. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

The Environment Protection Authority does not warrant the accuracy or completeness



## Extract of EPA Priority Site Register

\*\*\*\* Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning \*\*\*\*

of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it. To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

For sites listed on the Priority Sites Register, a copy of the relevant Notice, detailing the reasons for issue of the Notice, and management requirements, is available on request from EPA through the contact centre (details below). For more information relating to the Priority Sites Register, refer to the EPA website at: <https://www.epa.vic.gov.au/for-community/environmental-information/land-groundwater-pollution/priority-sites-register>

Environment Protection Authority Victoria  
200 Victoria Street  
Carlton VIC 3053  
1300 EPA VIC (1300 372 842)

# Property Clearance Certificate

## Land Tax



INFOTRACK / PANTHER CONVEYANCING

Your Reference: AGOSTA J  
Certificate No: 71782847  
Issue Date: 26 FEB 2024  
Enquiries: ESYSPROD

Land Address: 31 MARGOT CIRCUIT KALKALLO VIC 3064

Land Id	Lot	Plan	Volume	Folio	Tax Payable
47996383	34032	818667	12264	42	\$1,745.00

Vendor: JANETTE AGOSTA  
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MS JANETTE MAREE AGOSTA	2024	\$340,000	\$1,470.00	\$0.00	\$1,470.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
MS JANETTE MAREE AGOSTA	2021	\$275.00	\$0.00	\$275.00

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:	\$560,000
SITE VALUE:	\$340,000
<b>CURRENT LAND TAX CHARGE:</b>	<b>\$1,745.00</b>

# Notes to Certificate - Land Tax

Certificate No: 71782847

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## 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" 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 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 = \$1,470.00

Taxable Value = \$340,000

Calculated as \$1,350 plus ( \$340,000 - \$300,000) multiplied by 0.300 cents.

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## Land Tax - Payment Options

### BPAY



Billers Code: 5249  
Ref: 71782847

### 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](http://www.bpay.com.au)

### CARD



Ref: 71782847

### Visa or Mastercard

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / PANTHER CONVEYANCING

**Your Reference:** AGOSTA J  
**Certificate No:** 71782847  
**Issue Date:** 26 FEB 2024

**Land Address:** 31 MARGOT CIRCUIT KALKALLO VIC 3064

Lot	Plan	Volume	Folio
34032	818667	12264	42

**Vendor:** JANETTE AGOSTA

**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**

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

**Paul Broderick**  
Commissioner of State Revenue

# Notes to Certificate - Windfall Gains Tax

Certificate No: 71782847

## 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**



Billers Code: 416073  
Ref: 71782841

**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](http://www.bpay.com.au)

**CARD**



Ref: 71782841

**Visa or Mastercard**

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

[sro.vic.gov.au/payment-options](http://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.

# 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 [consumer.vic.gov.au/duediligencechecklist](http://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