

Rennicks Conveyancing Pty Ltd

Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land

55B TARWIN STREET, MORWELL VIC 3840

Vendor's name

Narelle Jayne Douthie

Date

24/04/2026

Vendor's signature

Narelle Jayne Douthie

Narelle Jayne Douthie (Apr 24, 2026 15:50:13 GMT+10)

Purchaser's name

Date

/ /

Purchaser's signature

Purchaser's name

Date

/ /

Purchaser's signature

1. FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$3,200.00

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under 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.

The required specified information is as follows:

- (a) Name of planning scheme Latrobe Planning Scheme
- (b) Name of responsible authority Latrobe City Council
- (c) Zoning of the land Neighbourhood Residential Zone (NRZ) - Schedule 4 (NRZ4)
- (d) Name of planning overlay None

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

NIL

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act 1986* are as follows:

NIL

5. BUILDING PERMITS

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

Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act 1987*.

Not Applicable

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/> (Gippsland Water)	Sewerage <input type="checkbox"/> (Gippsland Water)	Telephone services <input checked="" type="checkbox"/>
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Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate their account with the service provider before settlement and the purchaser will have to pay to have the service reconnected.

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 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is Attached

13. ATTACHMENTS

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

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

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

Section 173 Agreement AJ974998F

State Revenue Office Land Tax Certificate

Gippsland Water Information Certificate

Gippsland Water Drainage Plan

VicRoads Road Certificate

Building Permit No. 8407902701532

Certificate of Final Inspection No. 8407902701532

137b Owner Builder Defects Report

GST Withholding Notice

Planning Certificate dated 09/04/2026

Land Victoria Property/Planning Reports



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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**

Page 1 of 1

VOLUME 11397 FOLIO 825

Security no : 124133655586S
Produced 09/04/2026 05:07 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 706934J.
PARENT TITLE Volume 09080 Folio 475
Created by instrument PS706934J 09/01/2013

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NARELLE JAYNE DOUTHIE of 13 NIGELLA AVENUE CORIO VIC 3214
AV507069H 07/04/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW190386V 24/10/2022
SECURE FUNDING PTY LTD

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

AGREEMENT Section 173 Planning and Environment Act 1987
AJ974998F 18/10/2012

DIAGRAM LOCATION

SEE PS706934J 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: 55B TARWIN STREET MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 20402P LIBERTY FINANCIAL
Effective from 24/10/2022

DOCUMENT END



Imaged Document Cover Sheet

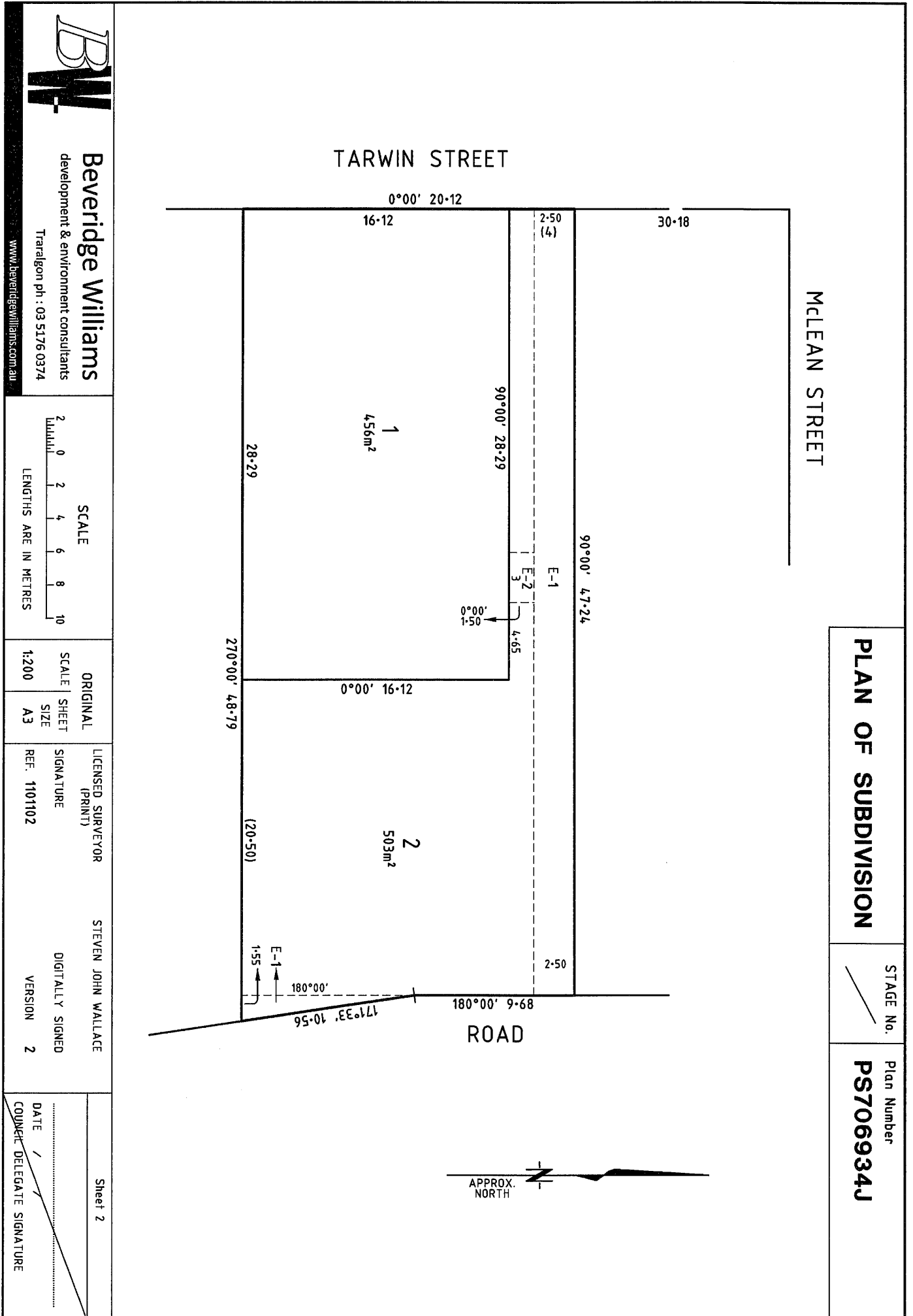
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Document Type	Plan
Document Identification	PS706934J
Number of Pages (excluding this cover sheet)	3
Document Assembled	09/04/2026 17:07

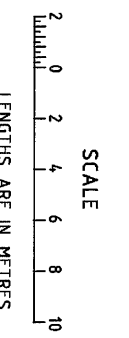
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ORIGINAL SCALE 1:200
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT)
 SIGNATURE REF: 1101102

STEVEN JOHN WALLACE
 DIGITALLY SIGNED
 VERSION 2

Sheet 2

DATE /

COUNCIL DELEGATE SIGNATURE





**Plan of Subdivision PS706934J
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S022786C
Plan Number: PS706934J
Responsible Authority Name: Latrobe City Council
Responsible Authority Reference Number 1: 2011/326
Responsible Authority Reference Number 2: 2012/30/Cert
Surveyor's Plan Version: 2

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Joel Templar
Organisation: Latrobe City Council
Date: 25/09/2012



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Document Type	Instrument
Document Identification	AJ974998F
Number of Pages (excluding this cover sheet)	4
Document Assembled	09/04/2026 17:07

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THIS AGREEMENT is made on the 4th day of October Two thousand and twelve.....

BETWEEN:

THE LATROBE CITY COUNCIL of 141 Commercial Road, Morwell (hereinafter called "the Council") of the first part

and

PIETER JOZUA AUCAMP NAGEL of 25 June Crescent, Templestowe 3106 ("the Owner") of the second part

WHEREAS:

- A. The Owner is the registered proprietor of the land described in Certificate of Title Volume 9080 Folio 475 (hereinafter called "the subject land") and has made an application to the Council as the responsible authority under the Latrobe Planning Scheme (hereinafter called "the Scheme") for a permit to subdivide the subject land.
- B. The Council has granted Planning Permit No. 2011/326 dated 20th February 2012 (hereinafter called "the Permit") for the subdivision of the subject land subject to conditions including a condition as follows:-

Prior to the issue of Statement of Compliance, the operator of this permit must :

- (a) - Enter into an agreement with the Responsible Authority made pursuant to Section 173 of the Planning and Environment Act 1987 (the Act) that requires any dwelling constructed on lot 2 to be of single storey only; and furthermore
 - That a stormwater detention system shall be installed for any dwelling constructed on Lot 2 prior to connecting to the legal point of discharge as per the council endorsed site drainage plan attached (Drawing No. E1101102-C001 – LCC approved dated 19/09/2012). The owner will maintain and not modify the on-site stormwater system without any prior written approval from the Responsible Authority and will allow the on-site detention to be inspected by a duly appointed officer of the Responsible Authority at a mutually agreed time. The owner will pay for all the costs associated with the operation and maintenance of the on-site stormwater detention system.
 - (b) Make application to the Registrar of Titles to register the Section 173 Agreement on the title to the land under Section 181 of the Act; and
 - (c) Pay the reasonable costs of the preparation, review, and execution and registration of the Section 173 Agreement; and
 - (d) Provide Council with a copy of the dealing number issued by the Titles Office;
- and

AJ974998F

18/10/2012 \$110.30 173


AJ974998F



6. Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:
 - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
 - (b) execute a deed agreeing to be bound by the terms of this Agreement.
 7. The Owner covenants and agrees to pay the Council's costs of and incidental to the execution of this Agreement and the registration of a Memorandum of the Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Office of Titles.
 8. This Agreement will end pursuant to Section 177 of the Act. As soon as reasonably practical after the Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.
 9. A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:
 - (a) be delivering it personally to that party;
 - (b) by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
 - (c) by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.
- A notice or other communication is deemed served:
- (d) if delivered, on the next following business day;
 - (e) if posted, on the expiration of two business days after the date of posting; or
 - (f) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

Property Clearance Certificate

Land Tax



INFOTRACK / RENNICKS CONVEYANCING PTY LTD

Your Reference:	00109903
Certificate No:	98609688
Issue Date:	09 APR 2026
Enquiries:	ESYSPROD

Land Address: 55B TARWIN STREET MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
40325565	1	706934	11397	825	\$0.00

Vendor: NARELLE DOUTHIE
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS NARELLE JAYNE DOUTHIE	2026	\$170,000	\$0.00	\$0.00

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

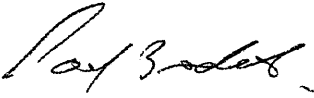
Current Vacant Residential Land Tax	Year Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total
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Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$365,000
SITE VALUE (SV):	\$170,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 98609688

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$170,000

Calculated as \$975 plus (\$170,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,650.00

Taxable Value = \$365,000

Calculated as \$365,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Bill Code: 5249
Ref: 98609688

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 98609688

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / RENNICKS CONVEYANCING PTY LTD

Your Reference: 00109903
Certificate No: 98609688
Issue Date: 09 APR 2026
Enquires: ESYSPROD

Land Address: 55B TARWIN STREET MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
40325565	1	706934	11397	825	\$0.00

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$365,000
SITE VALUE:	\$170,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98609688

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / RENNICKS CONVEYANCING PTY LTD

Your Reference: 00109903
Certificate No: 98609688
Issue Date: 09 APR 2026

Land Address: 55B TARWIN STREET MORWELL VIC 3840

Lot	Plan	Volume	Folio
1	706934	11397	825

Vendor: NARELLE DOUTHIE

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.

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:
\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 98609688

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: 98609688

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD



Ref: 98609688

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

10 April 2026

Applicant Reference:
Reference:

80194924-023-2
00137904-11

Landata

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

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

Applicant: Landata
Property Address: 55B Tarwin St Morwell Vic 3840
Certificate No: 174469

Please find enclosed:

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

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

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES



Section 158 Statement

(Water Act 1989)

Date of Issue:	10/04/2026	Applicant Reference:	80194924-023-2
Certificate No:	174469	Reference:	00137904-11
Property Address:	55B Tarwin St Morwell Vic 3840		
Property Details:	Lot 1 Plan PS706934		
Settlement Date:	30/06/2026		

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

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

Protection of Gippsland Water Assets:

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

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

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

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

Financial Statement

Date of Issue: 10/04/2026 **Applicant Reference:** 80194924-023-2
Certificate No: 174469 **Reference:** 00137904-11

Property Address: 55B Tarwin St Morwell Vic 3840
Property Details: Lot 1 Plan PS706934
Settlement Date: 30/06/2026

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

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

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

Non Adjustable Charges:

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

Total Outstanding **361.93**

(Please note: CR denotes a credit)



Bill Code: 3475
REF: 3680 0000 1379 0411 2
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 10 April 2026

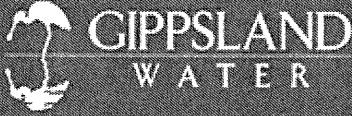


Solicitors
Updates Online
Tool

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

REGISTER TODAY

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Important Information

Gippsland Water bill period:

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

Gippsland Water tariffs:

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

Adjustable and non adjustable charges:

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

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

Payment of Gippsland Water accounts:

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

Financial updates:

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

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

Notice of property transfer:

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

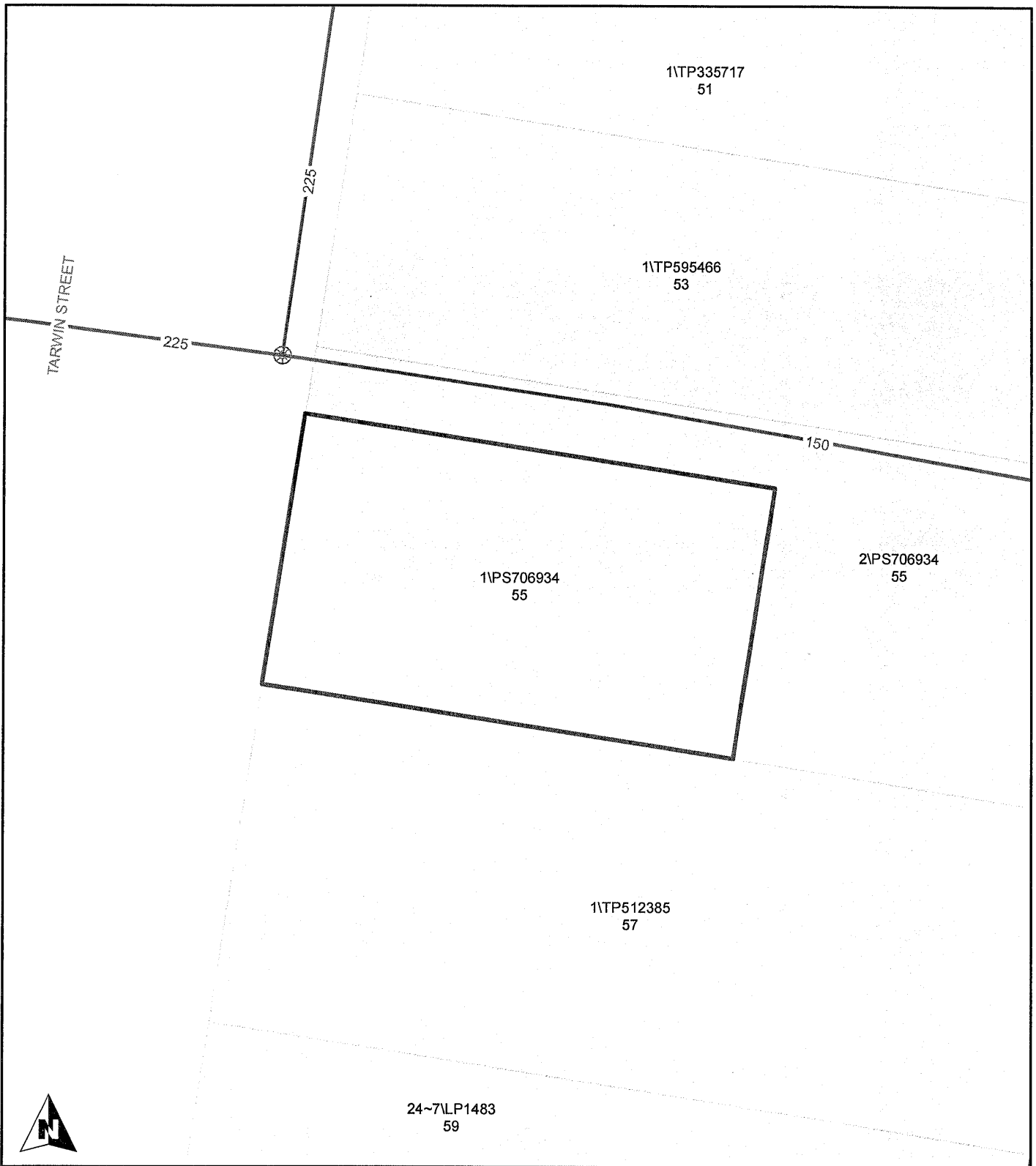
Validity of the Information Statement:

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

Automatic eBilling Registration for new customers

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

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



Gippsland Water Asset Plan

55B Tarwin St Morwell
Information Statement No: 174469
Date Issued: 10/04/2026



Water Pipes Reticulation Distribution Transfer	Sewer Pipes Gravity Pressure Rising Main	House Discharge Line House Discharge Line	Maintenance Point Manhole Pipe End Collection Tank
--	--	---	---

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



**** Delivered by the LANDATA® System, Department of Transport and Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Rennicks Conveyancing Pty Ltd C/- Triconvey (Reseller)
77 Castlereagh Street
SYDNEY 2000
AUSTRALIA

Client Reference: 215433

NO PROPOSALS. As at the 9th April 2026, 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®.

55B TARWIN STREET, MORWELL 3840
CITY OF LATROBE

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: 9th April 2026

[Vicroads Certificate] # 80194924 - 80194924170603 '215433'

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT Permit No:8407902701532

Issued to

Agent of Owner : **Jake Cashmore**

ACN / ARBN : **94478703762**

Postal Address : **50 Park Lane Traralgon**

Postcode : **3844**

Email : **jake@kejanacarpentry.com**

Applicant's postal address : **50 Park Lane Traralgon**

Postcode : **3844**

Contact Person : **Jake Cashmore**

Telephone : **0488 761 451**

Ownership Details (if person issued with permit is not the owner)

Owner : **Narelle Douthe**

ACN / ARBN :

Postal Address : **13 Nigella Avenue Corio**

Postcode : **3214**

Email : **Relldouthie@gmail.com**

Contact Person : **Narelle Douthe**

Telephone : **0447 590 143**

Property Details [include title details as and if applicable]

Number : **55B**

Street/Road : **Tarwin Street**

Suburb : **Morwell**

Postcode : **3840**

Lot/s : **1**

LP/PS : **PS706934**

Volume :

Folio :

Crown allotment :

Section No :

Parish :

County :

Municipal District : **Latrobe City Council**

Builder

Name : **Jake Cashmore**

Telephone : **0488 761 451**

ACN / ARBN : **94478703762**

Building practitioner : **DB-L 100476**

Postal Address : **50 Park Lane Traralgon**

Postcode : **3844**

Details of Building Practitioners and Architect engaged to prepare documents for this permit

Name	Category/class	Registration Number
Mark Andrew Postill	Engineer	PE0001063

Details of Domestic Building Work Insurance

Name of Builder : **Jake Cashmore**

Name of Issuer or Provider : **N/A**

Policy Number : **N/A**

Policy cover :

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 **Structural beam install**

Does the building work relate to a small second dwelling? **No**

Storeys contained: **1**

Rise in storeys: **N/A**

Effective height: **N/A**

Type of construction: **N/A**

Version of BCA applicable to permit: **2022**

Stages of Building Work: **all**

Cost of Building Work: **\$8,600.00**

Total floor area of new building work in m2: **0m²**

Building classification

Part of Building: **Structural Beam installation**

BCA Classification: **1a(i)**

Protection Work

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

Inspection Requirements

The mandatory inspection notification stages are:

1. Prior to placing a footing - pad footings
2. Completion of framework
3. Final upon completion of works

Occupation or Use 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 02 February 2027

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

This building work must be completed by 02 February 2028

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

Relevant Building Surveyor

Name :	Robert Reid
ACN/ARBN :	56 638 874 601
Address :	Sunshine Coast QLD
Email :	rob@reidbuild.com.au
Building practitioner registration no.:	BS-L 39768
Municipal district :	Latrobe City Council
Permit no.:	8407902701532
Date of issue of permit :	02 February 2026
Signature :	

Conditions

This permit is subject to the following conditions:

1. The building permit has been issued pursuant to the Building Act 1993 (the "Act"), the Building Regulations 2018 (the "Building Regulations") and the National Construction Code Series Building Code of Australia 2022 - Volume 2 (the "BCA"); and

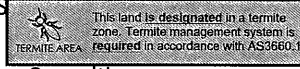
2. The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and
3. The builder is responsible to adopt and install appropriate proprietary accredited building products and is to ensure that those products/assemblies are fit for the purpose they are intended and are installed in accordance with the manufacturer's specifications/ requirements for that system. It is recommended that the builder seek manufacturer's product installation instructions and confirmation from the supplier/manufacturer to confirm that the product/assembly has been installed in accordance with the requirements of the manufacturer. No substitution of products from BCA approved products will be accepted by the Relevant Building Surveyor; and
4. Building is located in an area designated as prone to termite attack. As such termite protection is to be provided in accordance with AS3660; and
5. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party . The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
6. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
7. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA , Volume 2 and Table 3.1.1.1; and
8. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
9. This building permit does not override your obligations under the 'Fences Act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a diving boundary fence without the adjoining owner's agreement; and
10. Building work authorised under this permit requires an Occupancy Permit prior to lawful occupation of the building. An application for an Occupancy Permit (Form 15) must be submitted to our office together with the required compliance certificates.
11. A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
Subfloor ventilation to be provided with minimum aggregate openings of 6000mm² per metre of wall.

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

CERTIFICATE OF COMPLIANCE FOR PROPOSED BUILDING WORK

This certificate is issued to:

Private Building S
 Robert Reid
 Reid Build Building Consulting
rob@reidbuild.com.au



REID BUILD BUILDING

REID BUILD BUILDING
REID BUILD BUILDING

APPROVED

8407902701532

Date:
02/02/2026

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

Number	Street / Road	City / Suburb / Town	Postcode
55b	Tarwin Street	Morwell	3840
Municipality		Latrobe City	

Nature of proposed building work:

Construction of a Extension
Stores contained 1

Version of BCA applicable to certificate: BCA 2022 Volume 2

Building classification:

Part of building Whole building
Classification Class 1a (single dwelling)

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

Design of building work relating to structural matter

MANDATORY

INSPECTIONS REQUIRED

Call for inspection. 48 hours notice

Please refer to building permit for required inspections

Email all inspection requests to inspections@reidbuild.com.au

giving minimum 48 hours' notice

Documents setting out the design that is certified by this certificate

Drawings	Prepared by	Date	Calculations	Date
25-215-S001-0	Co-Struct	2/12/2025	25-215-pp1-4	2/12/2025
25-215-S002-0		2/12/2025		
25-215-S003-0		2/12/2025		

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

Act, Regulation of NCC	
Building Regulations 2018 BCA 2022 Volume 2	
Section, Regulation, Part, Performance Requirement or other provision	
AS/NZS 1170.0: 2002 Structural design actions, Part 0: General principles	8437002701532
AS/NZS 1170.1: 2002 Structural design actions, Part 1: Permanent, imposed and other actions	Date: 02/02/2026
AS/NZS 1170.2: 2011 Structural design actions, Part 2: Wind actions	
AS 1720.1: 2010 Timber structures, Part 1: Design methods	

REID BUILD BUILDING



REID BUILD BUILDING

APPROVED

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

Endorsed building engineer

Name:

Mark Postill

Address:

P.O. Box 1053, Williamstown VIC 3016

Email:

mark@co-struct.com.au

Endorsed building engineer area of engineering:

Civil engineer

Endorsed building engineer registration no.:

PE0001063

Date of issue of certificate:

2/02/2026

Signature

Project... Proposed internal alterations
Client..... Jake Cashmore

Job number.. 25-215
Date..... 2/12/2025

REID BUILD BUILDING



APPROV

8407002701532

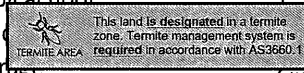
Date:
02/02/2026

Dead loads

Roof		0.4 kPa
First floor walls	N/A	kPa
Floor		0.4 kPa
Ground floor walls		0.4 kPa

Live loads

Roof		0.25 kPa
Typical floor		1.5 kPa
Balcony		kPa
Garage		kPa



Wind loads in accordance with AS1170.2 Structural design actions, Part 2: Wind actions

Wind region	A1	From Figure 3.1, AS1170.2
Building importance level	2	From Table F1, AS1170.0
Building design working life	50 years	
Regional wind speed (ultimate)	V_{RU} 45 m/s	From Table 3.1, AS1170.2
Regional wind speed (serviceability)	V_{RS} 37 m/s	From Table 3.1, AS1170.2
Terrain category	TC 3	From section 4.2, AS1170.2
Building height	h 5 m	Average building height
Terrain/Height multiplier $M_{z,cat}$	$M_{z,cat}$ 0.83	From Table 4.1 (A) AS1170.2
Annual probability of exceedance, ultimate limit state	R_U 500	From Table F2, AS1170.0
Annual probability of exceedance, serviceability limit state	R_S 25	From Table F2, AS1170.0
Average return interval, ultimate limit state	ARI.U = 0.002	
Average return interval, serviceability limit state	ARI.S = 0.04	
Wind direction multiplier, N	$M_{d,north}$ 1	From Table 3.2 AS1170.2
Wind direction multiplier, W	$M_{d,west}$ 1	From Table 3.2 AS1170.2
Shielding multiplier	M_s 1	Section 4.3, AS1170.2
Topographic multiplier	M_t 1	Section 4.4, AS1170.2

MANDATORY

INSPECTIONS REQUIRED

Call for inspection: 48 hours' notice

Please refer to building permit for required inspections

Email all inspection requests to
inspections rob@reidbuild.com.au
giving minimum 48 hours' notice

Project... Proposed internal alterations

Job number.. 25-215

Client..... Jake Cashmore

Date..... 2/12/2025

ULS Site wind speed

$V_{sit,north,ULS}$ 37 m/s Ultimate limit state wind speed, north direction

ULS Site wind speed

$V_{sit,west,L}$ 37 m/s Ultimate limit state wind speed, west direction

SLS Site wind speed

$V_{sit,north,S}$ 31 m/s Serviceability limit state wind speed, north dirn

SLS Site wind speed

$V_{sit,west,S}$ 31 m/s Serviceability limit state wind speed, west dirn

REID BUILD BUILDING



REID BUILDING GROUP

APPROVED

8407902701532

Date:
02/02/2026

ULS wind pressure, north

$p^*_{north,U}$ 0.84 kPa x Cfig Basic ULS pressure, north

ULS wind pressure, west

$p^*_{west,U}$ 0.84 kPa x Cfig Basic ULS pressure, west

SLS wind pressure north

$p^*_{north,S}$ 0.57 kPa x Cfig
= 0.69 x ULS wind pressure

SLS wind pressure, west

$p^*_{west,S}$ 0.57 kPa x Cfig
= 0.69 x ULS wind pressure

Permissible wind pressure

$p_{PERMISSI}$ 0.37 kPa x Cfig
= 0.62 x ULS wind pressure

Aerodynamic shape factor

C_{fig} -0.9 Roof uplift
 $C_{p,windw}$ 0.7 Windward wall pressure coefficient
 $C_{p,leewar}$ -0.5 Leeward wall coefficient (d = b)

Racking forces to building: N/A

If walls to be removed contain bracing, annotate plans to ensure new bracing is installed in other walls.

Project... Proposed internal alterations
Client..... Jake Cashmore

Job number.. 25-215
Date..... 2/12/2025

REID BUILD BUILDING



REID BI
BUILDING CO.

APPROV

8407902701532

Date:
02/02/2026

Spanman input:

Span 3600 mm

H1 300 mm

A 2850 mm

B 3490 mm

S 450 mm

Ceiling joist span has been taken conservatively to be the full north-south length of room either side of the wall to be removed. However, hanging beams exist which reduce the span, hence conservative.

Roof 30 kg/m² Ceiling load only

Wall 30 kg/m²

Point load at midspan

Pg = 6 kN

Pq = 3 kN

Adopt 300x58 LVL15

Check pad footing under new double stud.

wg = 0.951 kN/m

wq = 0.951 kN/m

Pg = 6 kN

Pq = 3 kN

1.8 m x 1.8 m of existing floor:

Rg = 4.7118 kN

Pg = 1.296 kN

Rq = 3.2118 kN

Pq = 4.86 kN

Applied to footing (Rg + 0.5Rq) plus 1.8 m x 1.8 m of existing floor

Pg+0.5q : 10.044 kN

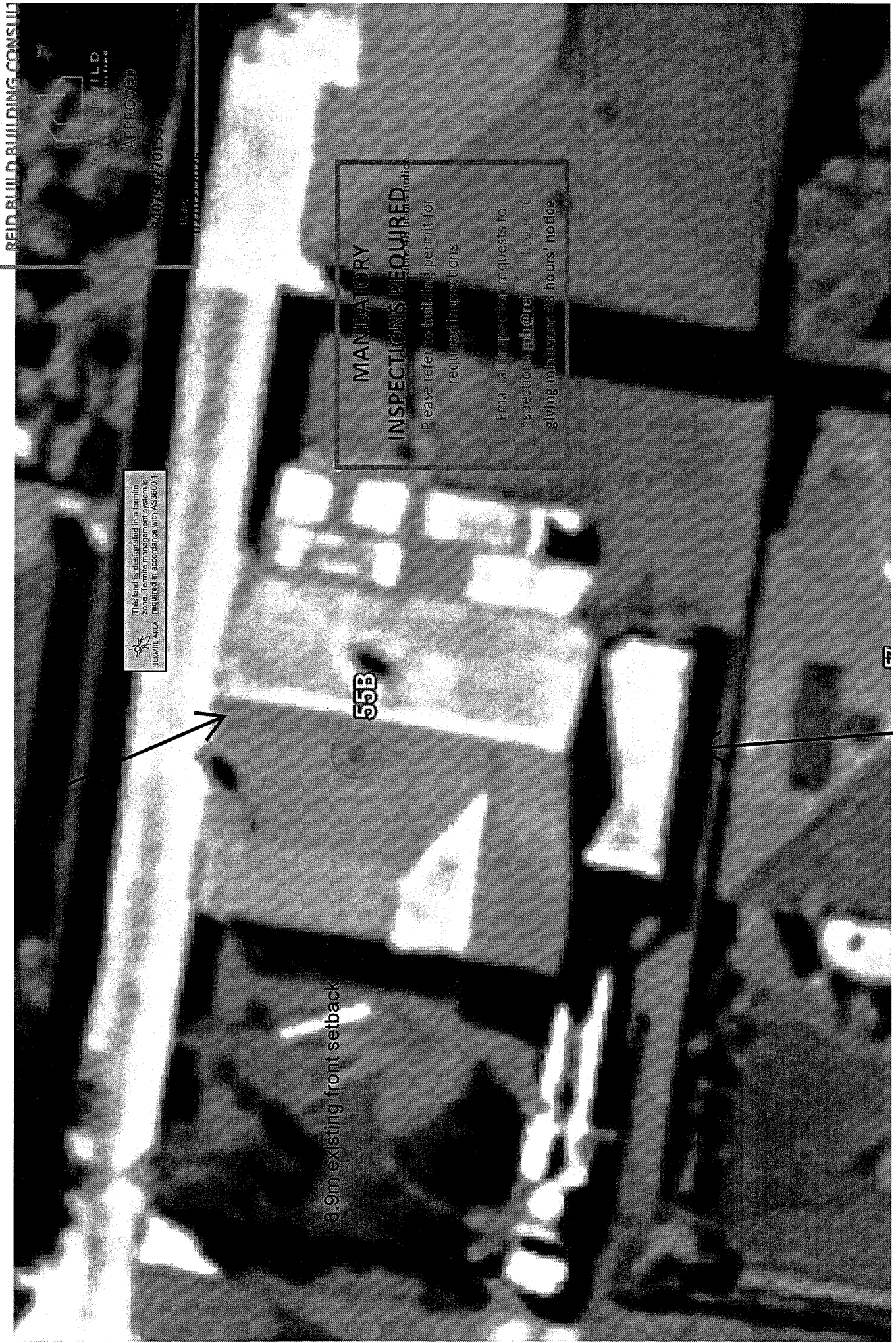
Amin = 0.1004 m²

Bmin = 0.3169 m x m

0.3576 m diameter

Adopt 400x400 or 400 diameter pad footing founded in 100 kPa material

950mm existing side boundary setback



This land is designated in a termite zone. Termite management system is required in accordance with AS 3600.1
TERMITE AREA

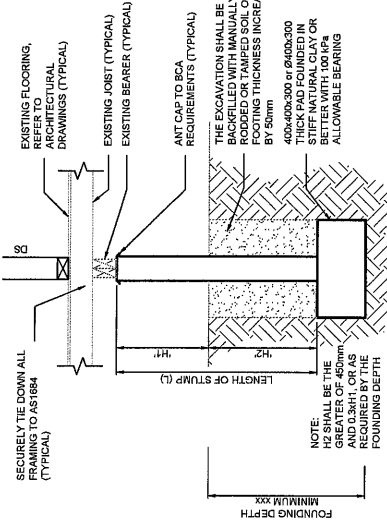
MANDATORY INSPECTIONS REQUIRED
Please refer to building permit for required inspections
Email all inspection requests to inspections@bpc.org.au giving minimum 48 hours' notice

REID BUILD BUILDING CONSULTANTS
APPROVED
130758701552

1.1m Existing side boundary setback

MEMBER SCHEDULE		
MARK	SECTION	COMMENTS
RB1	300x68 LVL15	ROOF BEAM TO SUPPORT CEILING AND ROOF LOAD AT REMOVED WALL LOCATION. MAXIMUM 3600 SPAN
L1	80x45 MGP10	LINTEL WITH 900 MAXIMUM SPAN, NOT DESIGNED TO SUPPORT POINT LOADS
DS	240x45 F17	NAIL LAMINATED DOUBLE STUD WITH NEW STUMP AND PAD FOOTING (MINIMUM 400x400 OR 2400) UNDER
EX.L	EXISTING LINTEL	
EX.HB	EXISTING HANGING BEAM	EXISTING FRAMING MEMBER SHOWN IN ASSUMED / INDICATIVE LOCATION. CONFIRM ON SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY. STRUCTURE DESIGNED BY THIS OFFICE HAS BEEN BASED ON THE LAYOUT SHOWN AND ANY DEVIATION FROM THE LAYOUT SHOWN INVALIDATES THE DESIGN.
EX.PR	EXISTING PROP	
EX.UP	EXISTING UNDERPURLIN	
EX.CJ	EXISTING CEILING JOIST	

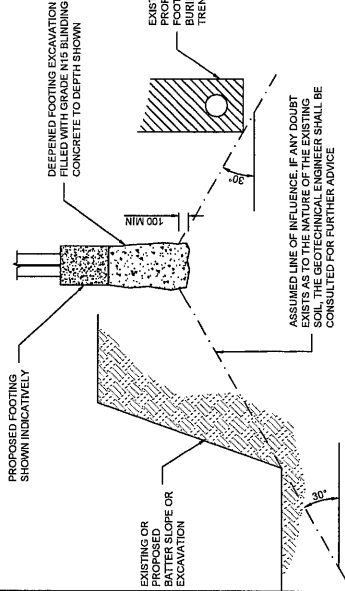
- NOTES:
1. ALL ABOVE GROUND EXTERNALLY EXPOSED TIMBER IS TO BE TREATED TO H3 OR OF NATURAL DURABILITY CLASS 1 (ABOVE GROUND) AS APPROPRIATE.
 2. ALL TIMBER IN CONTACT WITH GROUND IS TO BE TREATED TO H5 OR OF NATURAL DURABILITY CLASS 1
 3. ALL EXTERNAL STEELWORK INCLUDING FASTENERS IS TO BE HOT DIPPED GALVANISED.
 4. REFER TO DRAWINGS BY OWNER FOR ALL MEMBERS NOT NOMINATED ON THESE DRAWINGS.
 5. PROVIDE DOUBLE 80x45 MGP12 STUDS TO THE ENDS OF ALL TIMBER BEAMS AND LINTELS UNLESS NOTED OTHERWISE.
 6. PROVIDE COVERED WASHERS TO ALL TIMBER CONNECTIONS.
 7. ALL TIMBER SHALL COMPLY WITH THE REQUIREMENTS OF AS3689 CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS. MINIMUM SIZE AND GRADE IS SHOWN IN THE SCHEDULE, HOWEVER IF REQUIRED BY ASSRBS SHALL BE INCREASED IN GRADE ACCORDINGLY AND BE OF A BUSHFIRE-RESISTANT SPECIES AS REQUIRED BY THE BUSHFIRE AT RISK LEVEL (BAL).



TYPICAL CONCRETE STUMP DETAIL
Scale 1:20

CONCRETE STUMP SIZE SCHEDULE	STUMP SIZE
STUMP LENGTH (L)	100x100 SINGLE HARD DRAWN WIRE
< 1400mm	100x100 WITH 2 No. HARD DRAWN WIRES
1401-1900mm	125x125 WITH 2 No. HARD DRAWN WIRES
1901-3000mm	HARD DRAWN WIRES

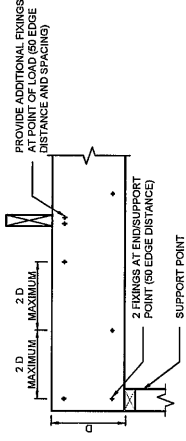
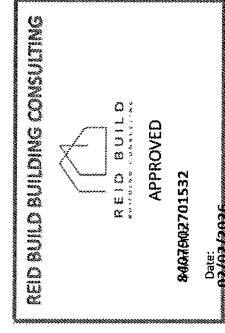
- NOTES:
1. REFER TO ARCHITECTURAL DRAWINGS FOR FOOTING PROTECTION REQUIREMENTS.
 2. FOR STUMP HEIGHT GREATER THAN 1200mm PROVIDE BRACING IN STRICT ACCORDANCE WITH AS1884.



NEW FOOTING NEAR TO EXISTING/PROPOSED FEATURE
N.T.S.

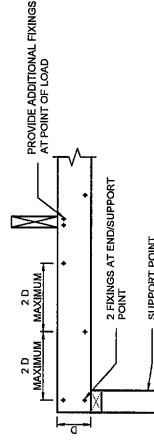
SCALES AT AS
0 20 40

Rev.	DESCRIPTION	DATE
0	Issued for construction	2/12/2025



1. TIMBER MEMBERS BEING LAMINATED TOGETHER ARE TO BE THE SAME SIZE, TIMBER TYPE AND STRESS GRADE.
2. TIMBER MUST BE SEASONED.
3. FIXINGS ARE TO BE M20 THREADED ROD WITH NUTS AND WASHERS ON BOTH ENDS.

TYPICAL LARGE TIMBER BEAM LAMINATION DETAIL
Scale 1:20



1. TIMBER MEMBERS BEING LAMINATED TOGETHER ARE TO BE THE SAME SIZE, TIMBER TYPE AND STRESS GRADE.
2. TIMBER MUST BE SEASONED.
3. a) NAILS FIXINGS ARE TO BE 2.8mm MINIMUM, THROUGH NAILED AND CLIP SCREW FIXINGS ARE TO BE No. 10 SCREWS AND PENETRATE 75% MINIMUM INTO THE THICKNESS OF THE FINAL RECEIVING MEMBER.
4. FOR BEAMS MADE UP OF 3 OR MORE SECTIONS, REFER TO LARGE TIMBER BEAM LAMINATION DETAIL.

TYPICAL TIMBER BEAM LAMINATION DETAIL
Scale 1:20

EXISTING FOOTING NEAR TO PROPOSED FEATURE
N.T.S.

CONSTRUCTION FOR CONSTRUCTION

CO-STRUCT

Ph. 03 9018 5590
PO Box 1053
Williamstown VIC 3016

PROJECT
PROPOSED INTERNAL ALTERATIONS
55B FARWIN ROAD
MORWELL VIC 3840

CLIENT
J. CASHMORRE

DRAWING TITLE
STANDARD DETAILS AND MEMBER SCHEDULE

DRAWN
MIP

JOB No
25-215

DRAWING No
25-215-S002

REV
0

FORM 17
Regulation 200
BUILDING REGULATIONS 2018
Building Act 1993

CERTIFICATE OF FINAL INSPECTION

CERTIFICATE : BS-L 39768/8407902701532
BUILDING PERMIT: BS-L 39768/8407902701532
REFERENCE : BLD20260314

Property Details

Project Address **LOT 1, 55B TARWIN STREET MORWELL 3840**
Title Details **LP/PS PS706934**
Municipal District **LATROBE CITY COUNCIL**

Building permit details

Building permit number: **BS-L 39768/8407902701532**
Version of BCA applicable to permit: **2022**

Description of building work

Project Description **STRUCTURAL BEAM INSTALL**

Part of Building:	Use:	Class:	Live Load:
STRUCTURAL BEAM INSTALLATION		1a(i)	


Maintenance determination

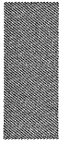
A maintenance determination is not required to be prepared in accordance with regulation 215 of the Building Regulations 2018

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:	Robert Reid
ACN/ARBN:	
Address:	Sunshine Coast QLD
Email:	rob@reidbuild.com.au
Building practitioner registration no.:	BS-L 39768
Municipal district:	Latrobe City Council
CFI Issue Date:	6/02/2026 12:00:00 AM
Date of issue of permit:	02 February 2026
Signature:	



BUILDING PERMIT &
POOL BARRIER
INSPECTIONS

☎ 0484 666 487
✉ cginspect3850@gmail.com
ABN 40 684 682 022

137B Owner Builder Defects Report

Building Act 1993 Regulations 2018

Project number IN-00495

Site Address/Property Details

55b Tarwin Street Morwell

Subject Building

Alterations to an existing dwelling

Exclusions to the nature and/or scope of the building report

All underground or concealed services, fixings or the like.

Date of inspection of the building

Monday 20th April 2026

Weather conditions at the time of inspection of building work

Fine

Site Details - including orientation and/or site fall

Subject building work is located on a level site.

Information and/or documents used in the consideration of the report

Appendix A	Description of the Building and Location.
Appendix B	General Building and Site Condition.
Appendix C	Defects.
Appendix D	General Advice, Limitations and Assessment Considerations

Building Permit: NA Issued: NA

Certificate of Final Inspection: NA Issued: NA

Date of Report

Wednesday 22nd April 2026

Signature

Philip Medhurst IN-L 37638

APPENDIX A

Descriptive Summary of Building

The detailed description of the structure(s) below and its defects have been compiled on inspection and assumptions of standard trade practices applicable at the date of construction.

The inspection did not include any internal areas or external parts that were covered, unexposed, inaccessible or below ground unless otherwise stated in this report.

1. SCOPE OF INSPECTION

The inspection was a visual, non-invasive assessment of building works undertaken by the owner-builder.

The works have not been subject to building permit inspections, and no building permit was obtained for the alterations.

No destructive testing or removal of linings was performed.

2. DESCRIPTION OF WORKS COMPLETED

Owner-builder works observed include:

- Restumping of the dwelling (excluding the addition containing the walk-in robe and bathroom extension).
- Installation of concrete stumps with ant caps and adequate subfloor ventilation.
- Renewal of internal floor finishes throughout.
- Replacement of windows with new units including flyscreens.
- Internal refurbishment of all rooms.
- Construction of a curved hallway wall and butler's pantry including trim above pantry shelving.
- Installation of a new oven.
- Replacement of front deck boards with new merbau decking.
- Bathroom renovation including waterproofing, tiling, water stops and fixtures (taps not yet installed).
- Laundry refurbishment.
- Kitchen wall removal with new roof beam installed (permit and approval for frame inspection sighted as advised).
- External cladding works partially completed.
- Brick chimney infilled and rendered with foam cladding.

Owner's representative advised that electrical, plumbing and waterproofing compliance certificates are available.

3. ITEMS REQUIRING ATTENTION / MINOR DEFECTS

The following items were noted as incomplete or requiring rectification:

- Bathroom:• Taps not installed.
- No mechanical exhaust fan installed.

- Water Closet:• No mechanical exhaust fan installed.
- Kitchen:• Steel protection required to the timber within the rangehood cavity.
- General:• Works to the brick chimney have been covered with rendered brick and foam.

4. PERMIT & REGULATORY MATTERS

- No Building Permit was obtained for the works undertaken. (A building permit for the removal of the internal walls and installation of new support beams was obtained and certified.
- No mandatory inspections were carried out for the new stumps or other structural elements.
- As the works include structural alterations (restumping), a Structural Engineering Assessment may be required to confirm adequacy and compliance.

5. STRUCTURAL OBSERVATIONS

- Concrete stumps installed with ant caps; subfloor ventilation appears satisfactory.
- No visible signs of structural distress, cracking, or movement were observed in the areas inspected.
- The new roof beam over the kitchen opening appears installed; however, no invasive inspection was undertaken to confirm fixings, bearing, or compliance.

6. WATERPROOFING & WET AREAS

- Waterproofing to bathroom and laundry areas advised as completed.
- Water stops present.
- No moisture damage evident at the time of inspection.
- Mechanical ventilation not installed to bathroom or WC (non-compliant with current NCC requirements).

7. GENERAL CONDITION & WORKMANSHIP

The works completed appear to be carried out in a good workmanlike manner. No significant defects were identified during the inspection.

8. LIMITATIONS

- Inspection was visual only.
- No linings, flooring, or cladding were removed.
- Subfloor areas inspected from accessible points only.

• No confirmation of compliance certificates was sighted at the time of inspection— information provided verbally by owner’s representative.

9. CONCLUSION

The owner-builder works at 55B Tarwin Street, Morwell are generally completed to a satisfactory standard with no significant defects observed.

Some minor incomplete items require attention, and mechanical ventilation must be installed to wet areas.

As no building permit was obtained and no mandatory inspections were conducted, a structural engineering assessment may be required to verify compliance of structural elements for the restumping.

Construction style: renovation of single storey dwelling

Number of storeys:	One
External Wall:	Colorbond and rendered foam.
Frame:	Timber
Roof Cladding:	NA
Flooring:	Timber
Roof pitch:	NA

Location Plan:



APPENDIX B

General Building and Site Condition

Legend

✓	No visible defect from reasonable visual inspection.
NA	Not applicable and/or building work not considered as part of the report.
D#	Defect.
IC#	Incomplete.
IA#	Inaccessible and/or indeterminable.
PA#	Partially - accessible/determinable
C#	Condition (good, fair or poor).
A	Assumed satisfactory.

General Site Drainage Paved Areas

Site cuts - serviceability	NA	Adjoining property	✓
Retaining wall surface ability	NA	Garden and all minor landscaping levels	✓
Trees	✓	Unprotected embankments	NA
Surface/paving in respect of floor levels	✓	Grading of ground/site/paving	✓
Surface water collection/control	✓	Discharge/control of site drainage	✓
Downpipes connected to discharge point	✓	Path/driveway serviceability	✓

Building: Renovation works completed

Light	✓	Tiles	✓
Ventilation	IC	Caulking	✓
Plumbing	IC	Painting	✓
Cupboards	✓	Plaster	✓
Sink/Basin/Trough	✓	WC	✓
Cladding	✓	Smoke detection	✓
Shower	✓	Water stops	✓

APPENDIX C

Defects, Secondhand materials, Inaccessible Building work and Comments:

Nil

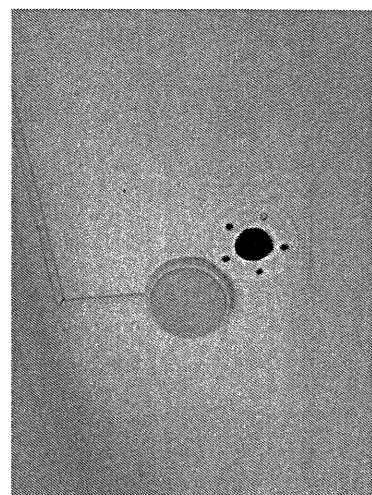
General Incomplete Building Work:

As identified in Appendix A

Secondhand materials:

Nil

Photographs



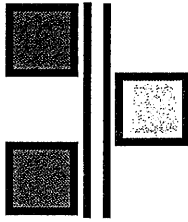
Appendix D

Important general advice, limitations, assessment considerations and assessment interpretations.

1. A 'Defect' in Building Work is as described in the 'warranty' provisions of Section 137C(1) Building Act 1993 inter alia Section 8 Domestic Building Contracts Act 1995 i.e. (a) (not) carried out in a 'proper and workmanlike manner' (b) all materials (not) 'good and suitable' and 'new' and (c) (not) carried out in accordance with 'all laws and legal requirements'. In contemplation of Section 137C(1)(c), 'Defects' are considered in the context of the Building Act 1993, Building Regulations 2006, Building Code of Australia 2009, Australian Standards or previous equivalent provisions. 'Defects' are generally considered in terms of requirements &/or expected practices at the time the Building Work was carried out &/or any Building Approval/Building Permit was issued.
2. The 'deemed to satisfy' provisions of the Building Code of Australia 2009 have generally been considered in lieu of any 'Alternative Solutions' or 'Performance Requirement' determinations. No 'modification' from the Building Appeals Board or 'consent' under Regulation 309 Building Regulations 2006 has been provided to CENTRAL GIPPSLAND INSPECTIONS. Any Building Approval/Building Permit, plans &/or other documents are relied upon as having been correctly 'approved' and are assumed to 'comply generally' and be 'valid' unless otherwise identified. If a Certificate of Final Inspection &/or Occupancy Permit has been issued it is assumed that all required inspections have been 'approved' and the assessment of the Building Work 'normally considered' by the relevant inspections i.e. Foundation, Footing, Frame &/or Final/Occupancy Permit are assumed have been properly considered and approved by the Relevant Building Surveyor.
3. This report may exclude consideration of landscaping, paving, retaining structures, driveway or fencing unless such works are a) 'integral to' the Building Work, b) requires the issue of a Building Permit, c) could result in water penetration of or within a building, d) could adversely affect health or safety, e) could adversely affect the structural adequacy of a building or f) are 'not completed' pursuant to Clause 5.1.3 of the Ministerial Order. Note that the Ministerial Order Clause 6.3.1 provides for a 'Domestic Building Insurance Policy' to exclude or limit claims in respect of any 'Defect' or 'Incomplete Domestic Building Work' referred to in this Report. Any Building Work contemplated under a contract to sell a home should be a Major Domestic Building Contract (Section 137E Building Act 1993).
4. Normal &/or expected construction practices & building techniques & materials that are considered typical of the age &/or design of the Building Work have been 'assumed' in the inspection, assessment and in the preparation of this Report. Normal or expected 'fair wear & tear' or failure to 'reasonably maintain' the Building Work does not form part of this Report (refer Clause 7.4 Ministerial Order).
5. Areas considered accessible pursuant to the provisions of Section 1.4.6 of AS 43349.1 1995 are not necessarily considered 'reasonable' for the purposes of this Report and sub-floor areas, roof spaces and roof exteriors have only been inspected and assessed where in the opinion of the 'prescribed practitioner' that it is appropriate and deemed necessary. This does not mean that no such spaces have been inspected but only to the 'degree considered necessary i.e. in this particular instance based on a visual inspection from ground level'. Access has not been made by CENTRAL GIPPSLAND INSPECTIONS to any abutting/adjacent site/allotment/building to assess the Building Work, unless otherwise expressly stated. Any floor area/s stated in this Report are for the purposes of assisting in generally 'identifying' the nature & scope of Building Work only and may not necessarily be an 'accurate determination' of actual floor areas.
6. No 'testing', moving or consideration of any materials, equipment, fittings/furniture, fixtures, reticulated services or 'mechanical or electrical equipment or appliance' or the like has been carried out other than the consideration of the 'workmanship of installation' of any 'mechanical or electrical equipment or appliance'. Glazing, in terms of 'human impact considerations', such as the need for 'safety glass' in doors, side lights, low level windows and other areas are as a matter of course difficult to assess accurately, as 'laminated glass' will normally be provided only with part temporary marking whereas 'toughened glass' will be permanently marked. No assessment has been made of any dampness in the Building Work such as rising damp or stormwater infiltration or the likelihood of it other than by 'reasonable visual inspection'. No inspection or assessment has been made of asbestos or other mineral fibre or other 'toxic' or otherwise potentially 'harmful' material. CENTRAL GIPPSLAND INSPECTIONS has not inspected woodwork or any other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to Report that any such part of the structure is free from defect. No assessment of termite or other insect attack or the potential of any attack has been carried out. No inquiries have been made of any 'statutory authority' or 'service supply agency'. No

Notices, Orders or Directions issued under the provisions of the Building Act 1993, the Building Regulations 2006 or any other legislation have been contemplated in the preparation of this Report nor have any 'inspection approval dates' &/or results of any 'mandatory notification stage' inspections of any Building Approval/Building Permit/s unless stated. The uses &/or floor & other loadings are considered to be of a domestic nature unless otherwise commented.

7. This Report may not necessarily report on 'minor defects' or maintenance matters including small cracks in plaster, tiling etc, operation of latches/locks, windows or other equivalent 'minor' faults or 'defects'.
8. No assessment has been made of the site or soil or foundation upon which the Building Works footings and associated Building Work has been founded/constructed. This Report has not considered any existing or future impact on the footing or foundation of the building or the fabric or serviceability of the Building Work caused by site or ground drainage, trees on this site or any other site, ground movement caused by swelling or shrinking or other causes that may include settlement or movement of any non-natural or 'filled' ground. Notwithstanding this, attention is drawn to the important performance/foundation provisions discussed in CSIRO Pamphlet 10-91 'Guide to Home Owners on foundation maintenance and footing performance'.
9. Stormwater discharge including surface water control, the point/s of discharge or 'legality' of discharge/s has not been assessed in the context of the Building Work or the site other than reporting on site/surface drainage assessable in consideration of normal or expected practices &/or by 'reasonable visual inspection'.
10. The 'siting' of the Building Work in relation to boundaries of the allotment or in the context of compliance with any 'siting requirements' has been considered only to the extent of siting described in any relevant 'plans and/or specifications' forming part of any issued Building Approval and/or Building Permit.
11. No assessment of the matters described in Part 6 Building Regulations 2006 'Building Work in Special Areas' including the potential for the land to flood, to be subject to bushfire attack, the state of or the potential for the Building Work to be subject to termite attack or if the Relevant Building Surveyor in determining a Building Approval/Building Permit required protection against termite infestation or the potential for the building to be subject to uncontrolled overland drainage flow, has been carried out by CENTRAL GIPPSLAND INSPECTIONS.
12. Any representations made &/or advice provided to CENTRAL GIPPSLAND INSPECTIONS has been received in the 'utmost good faith' and has been relied upon. Any breach of a 'duty of disclosure' &/or any acts or omissions of any description 'made' to CENTRAL GIPPSLAND INSPECTIONS that may prejudice the Report are specifically excluded.
13. If any party seeks clarification of any matter contained in this Report, they are encouraged to contact CENTRAL GIPPSLAND INSPECTIONS.
14. All parts of the Building Work 'available' for 'reasonable visual inspection' have been accessed and assessed. Notwithstanding this, it is inherent in the assessment of some 'Building Work' that footings, slab, wall/roof structures, internal parts of the building obscured by furniture, household effects, floor coverings etc and sub-floor areas in, part or total, are in many cases not able to be accessed &/or assessed, fully or partially, and may be noted generally, 'Partially accessible &/or determinable' (PA) in Appendix B.



rennicks conveyancing pty. Ltd.

217 Commercial Road, Morwell, 3840 Tel: (03) 5135 3177
PO Box 215, Morwell 3840 Fax: (03) 5135 3077 ACN 094 190 226

Vendor GST Withholding Notice

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

To: The Purchaser(s)

From: Narelle Jayne Douthie, 55B Tarwin Street, Morwell VIC 3840

Property Address: 55B Tarwin Street, Morwell VIC 3840

Lot: 1 Plan of subdivision: 706934J

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

Dated: 24/04/2026

Signed by:

Narelle Jayne Douthie

.....
Narelle Jayne Douthie (Apr 24, 2026 15:50:13 GMT+10)

Narelle Jayne Douthie

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1244221

APPLICANT'S NAME & ADDRESS

RENNICKS CONVEYANCING PTY LTD C/- TRICONVEY
(RESELLER) C/- LANDATA

MELBOURNE

VENDOR

DOUTHIE, NARELLE JAYNE

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

215433

This certificate is issued for:

LOT 1 PLAN PS706934 ALSO KNOWN AS 55B TARWIN STREET MORWELL
LATROBE CITY

The land is covered by the:

LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

A detailed definition of the applicable Planning Scheme is available at :
(<https://planning-schemes.app.planning.vic.gov.au/latrobe>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®

T: (03) 9102 0402

E: landata.enquiries@servictoria.com.au

09 April 2026

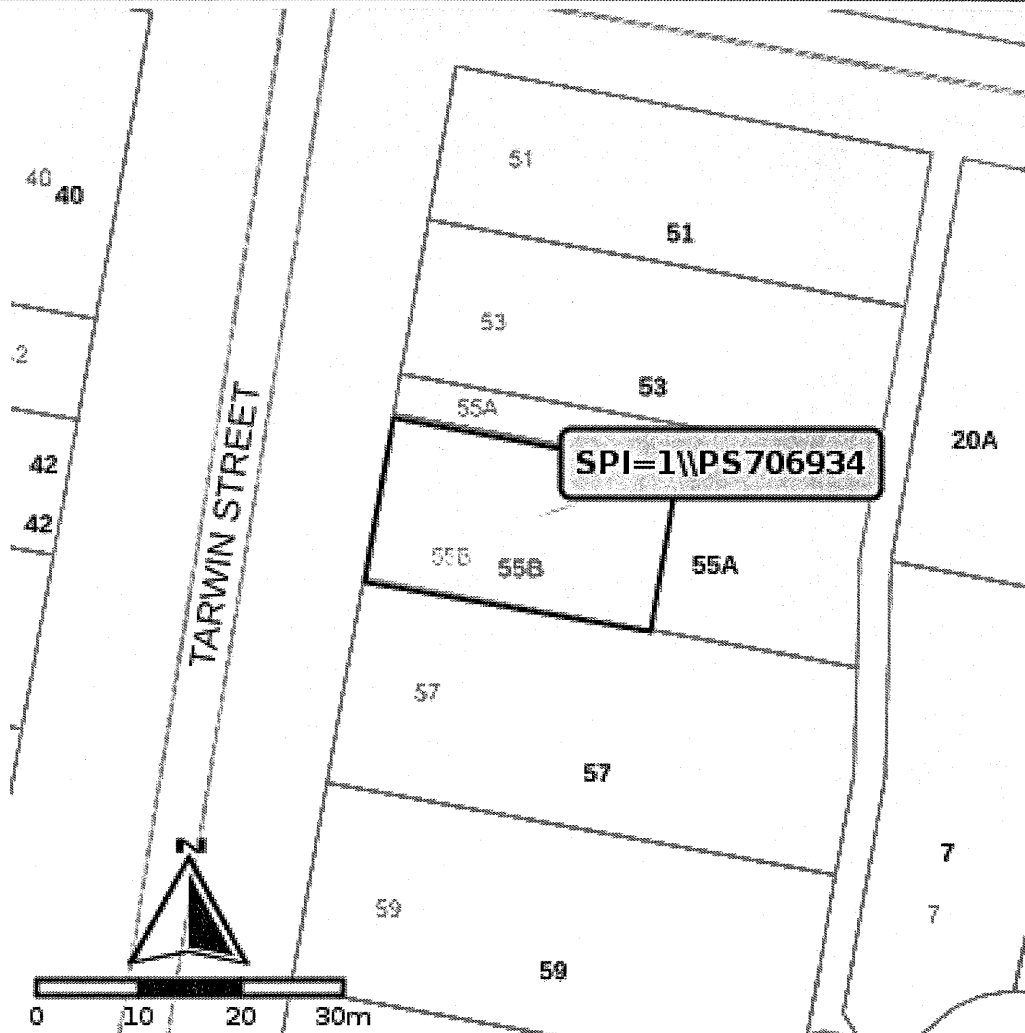
Sonya Kilkenny
Minister for Planning

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Why rely on anything less?

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Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

Created at 17 April 2026 11:38 AM

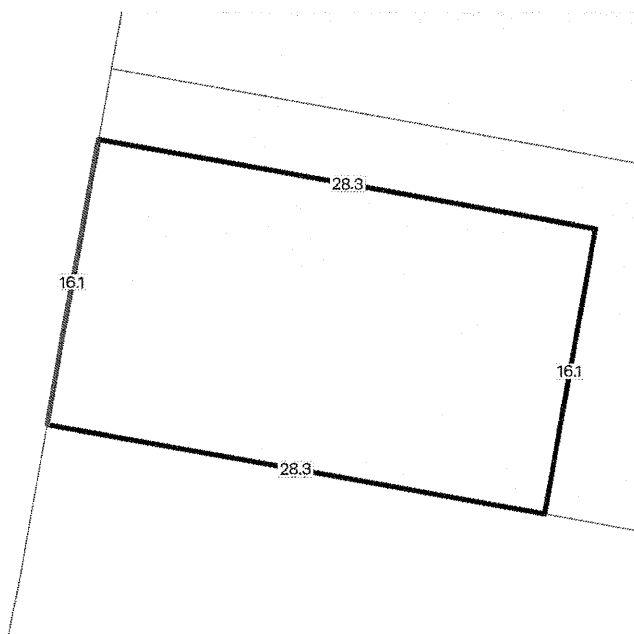
PROPERTY DETAILS

Address: **55B TARWIN STREET MORWELL 3840**
Lot and Plan Number: **Lot 1 PS706934**
Standard Parcel Identifier (SPI): **1\PS706934**
Local Government Area (Council): **LATROBE**
Council Property Number: **12108**
Directory Reference: **Vicroads 699 L7**

www.latrobe.vic.gov.au

SITE DIMENSIONS

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



Area: 456 sq. m

Perimeter: 89 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to 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 be 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 at 17 April 2026 11:39 AM

PROPERTY DETAILS

Address: **55B TARWIN STREET MORWELL 3840**
 Lot and Plan Number: **Lot 1 PS706934**
 Standard Parcel Identifier (SPI): **1\PS706934**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **12108**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 699 L7**

www.latrobe.vic.gov.au

Planning Scheme - Latrobe

UTILITIES

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

STATE ELECTORATES

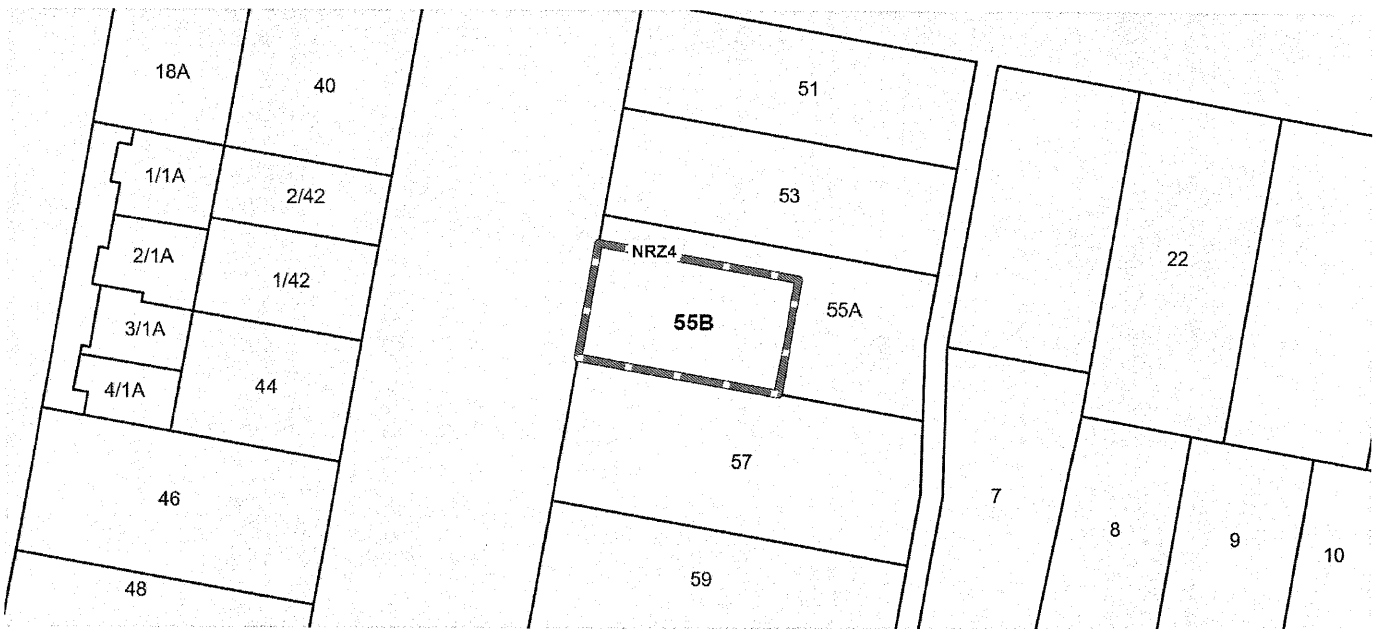
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **MORWELL**
OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**
 Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential

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

Planning Overlays

No planning overlay found

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

Further Planning Information

Planning scheme data last updated on 9 April 2026.

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

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

Native Vegetation

Native plants that are indigenous to Victoria and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](http://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](http://www.environment.vic.gov.au)

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Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

DATED

2026

NARELLE JAYNE DOUTHIE

VENDOR STATEMENT

Property: 55B Tarwin Street, Morwell VIC 3840

Rennicks Conveyancing Pty Ltd
Licensed Conveyancer
217 Commercial Road
MORWELL VIC 3840
Tel: (03) 5135 3177
PO Box 215, Morwell VIC 3840
Ref: SH:BH:00109903


Proposed Sale of 55B Tarwin Street, Morwell


Final Audit Report


2026-04-24


Created:	2026-04-24
By:	Sandra Harnden (rennicks@rennicksconveyancing.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8LUSAG0lrTq6Hr8FrUbgDnKnjZ8BzjCo


"Proposed Sale of 55B Tarwin Street, Morwell" History

 Document created by Sandra Harnden (rennicks@rennicksconveyancing.com.au)
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Signature Date: 2026-04-24 - 5:50:13 AM GMT - Time Source: server- IP address: 203.32.27.13

 Agreement completed.
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