




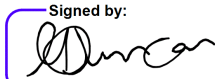
Vendor Statement

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	14 Josie Place, Morwell 3840	
Vendor's name	Adam Robert Duncan	Date 30/4/2026
Vendor's signature	Signed by:  B2D10BD3BDF340D...	
Vendor's name	Melissa Ann Duncan	Date 30/4/2026
Vendor's signature	Signed by:  1F77910FBAAE4D0...	
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

80 Albert Street WARRAGUL
 24 Hotham Street TRARALGON
 03 5176 1000
 conveyancing@bdlegal.com.au
 Ref: 260279

1 FINANCIAL MATTERS

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

(a) Are contained in the attached certificate/s.

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

	To	
--	----	--

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	AVPCC 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 of 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 documents.

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

To the best of the Vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restrictions.

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4 NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Are as follows:

None to the best of the Vendors knowledge

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:

None to the best of the Vendors knowledge

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:

None to the best of the Vendors knowledge

5 BUILDING PERMITS

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

Are contained in the attached certificate.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not Applicable.

8 SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

statement but the checklist may be attached as a matter of convenience.)

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

13 ATTACHMENTS

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

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

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

Copy Register Search Statement Volume 10970 Folio 964
Copy of Plan PS540159X
Covenant AE684877D
Latrobe City Council– Land Information Certificate
Gippsland Water – Water Information Statement
State Revenue Office – Land Tax Statement
Building Permit – Pool
Certificate of Final Inspection – Pool
Pool Registration Letter
Pool Barrier Compliance Check
Building Permit – Verandah
Certificate of Final Inspection – Verandah
OB Defect Inspection Report - Verandah
Property Report
Planning Report
Due Diligence

Vendor/supplier GST withholding notice

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

This notice contains information to help a purchaser / buyer comply with GST withholding obligations.

To: The purchasers
Property: 14 Josie Place, Morwell
Lot no.: 16
Plan of subdivision: 540159X
Title particulars: Volume 10970 Folio 964

Supplier details

Name of supplier: Adam Robert Duncan and Melissa Ann Duncan
ABN:
Business address: 14 Josie Place, Morwell, VIC 3840

Withholding payment details

Purchaser / buyer must make a GST withholding payment: No Yes

DATED the 30 day of April 2026

bdlegal.



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

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

VOLUME 10970 FOLIO 964

Security no : 124132884520H
Produced 12/03/2026 10:11 AM

LAND DESCRIPTION

Lot 16 on Plan of Subdivision 540159X.
PARENT TITLE Volume 09861 Folio 128
Created by instrument PS540159X 04/10/2006

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ADAM ROBERT DUNCAN
MELISSA ANN DUNCAN both of 115 MARY STREET MORWELL VIC 3840
AG432844L 01/04/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG432845J 01/04/2009
COMMONWEALTH BANK OF AUSTRALIA

COVENANT AE684877D 24/10/2006

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

DIAGRAM LOCATION

SEE PS540159X 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: 14 JOSIE PLACE MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS540159X
Number of Pages (excluding this cover sheet)	5
Document Assembled	12/03/2026 10:11

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PLAN OF SUBDIVISION

STAGE No. _____

LR USE ONLY

PLAN NUMBER

EDITION 2 PS 540159X

LOCATION OF LAND

PARISH: MARYVALE
 TOWNSHIP: _____
 SECTION: _____
 CROWN ALLOTMENT: 70N
 TITLE REFERENCES: C/T VOL 9861 FOL 128
 LAST PLAN REFERENCE/S: TP 303121M

POSTAL ADDRESS: ENGLISH STREET
(At time of subdivision) MORWELL VIC 3840

MGA Co-ordinates
(of approx centre of land in plan)
 E 447,880 ZONE: 55
 N 5,769,070

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF LATROBE REF: 04312
 1. This plan is certified under Section 6 of the Subdivision Act 1988.
 2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under Section 6. / /~~
 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

- (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/~~has not~~ been made.
- (ii) The requirement has been satisfied.
- (iii) ~~The requirement is to be satisfied in Stage~~

Council Delegate
~~Council Seal~~
 Date 11 / 9 / 06

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
RESERVE No 1 ROAD R1	CITY OF LATROBE CITY OF LATROBE

NOTATIONS

STAGING This ~~is~~ is not a staged subdivision.
 Planning permit No. 04312B

DEPTH LIMITATION: 15m BELOW THE SURFACE APPLIES TO ALL OF THE LAND IN THIS PLAN.

SURVEY. THIS PLAN IS ~~AS NOT~~ BASED ON SURVEY
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 151, 166 & 293
 IN PROCLAIMED SURVEY AREA No. _____

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE AND ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-2	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF LATROBE
E-3	PIPELINE AND ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-4	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF LATROBE
E-4	WATER SUPPLY & SEWERAGE AS SET OUT IN MCP AA2378	4	AQ885573A	CENTRAL GIPPSLAND REGION WATER CORPORATION

LR USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED

DATE: 25 / 9 / 06

LR USE ONLY

PLAN REGISTERED

TIME 8 51 AM

DATE 4 / 10 / 06

Norman Sneddon
 Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS



DELL & KEITH CONSULTANTS PTY LTD
 ABN 61 005 289 387
 50 GREY STREET, TRARALGON
 Ph. (03) 5174 5385
 Fax. (03) 5174 9548

LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEDDON

SIGNATURE DATE 29 / 11 / 05

REF 10311

VERSION 2

DATE 11 / 9 / 06

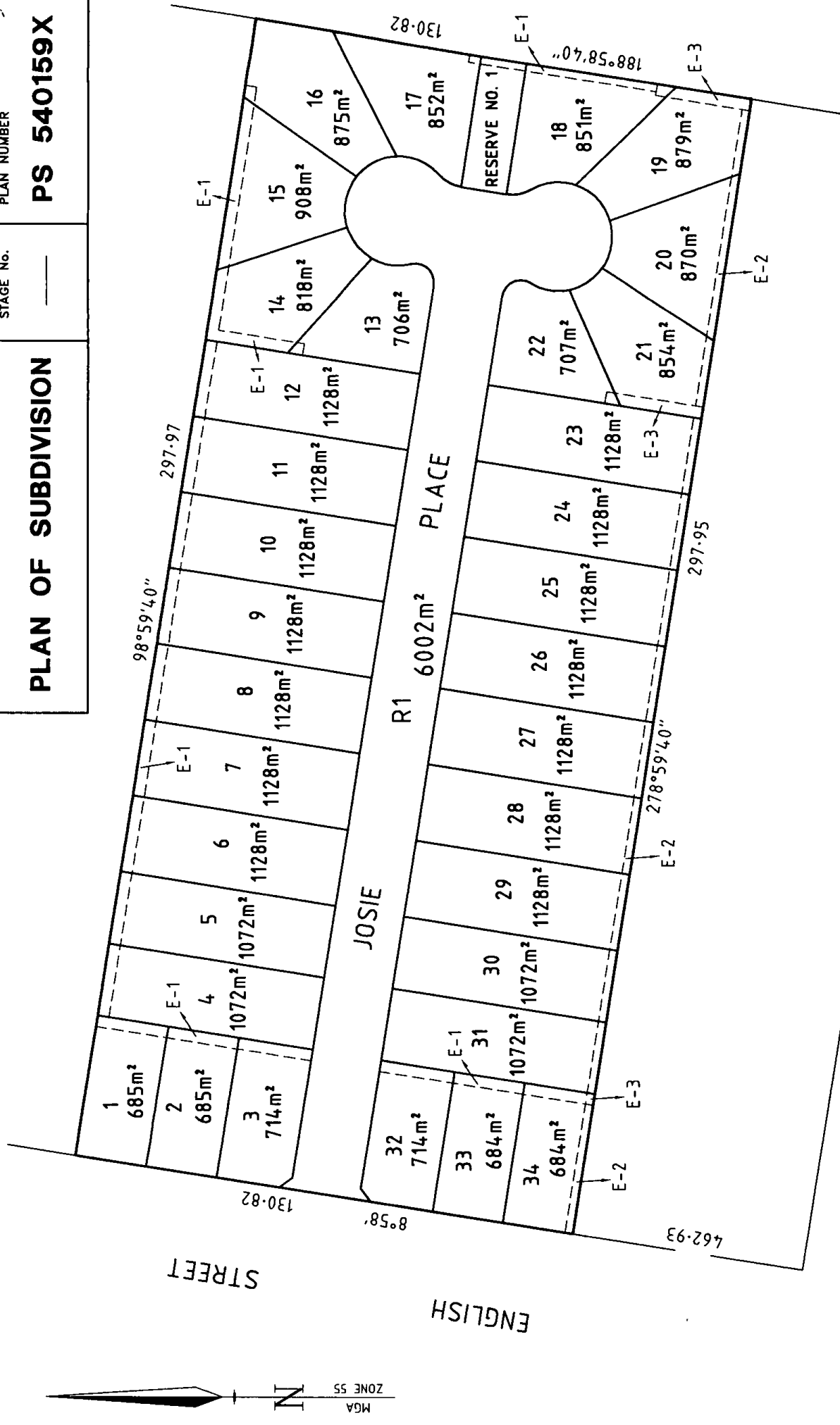
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN NUMBER
PS 540159X

STAGE No. —

PLAN OF SUBDIVISION



SHEET 2 OF 4 SHEETS

DATE 11 / 9 / 06

COUNCIL DELEGATE SIGNATURE

LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEEDON

SIGNATURE

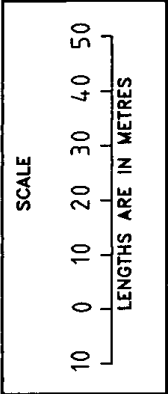
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DATE 29 / 11 / 05

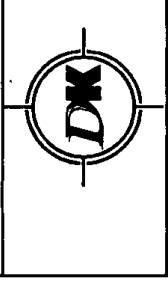
VERSION 2

ORIGINAL SCALE 1:1000

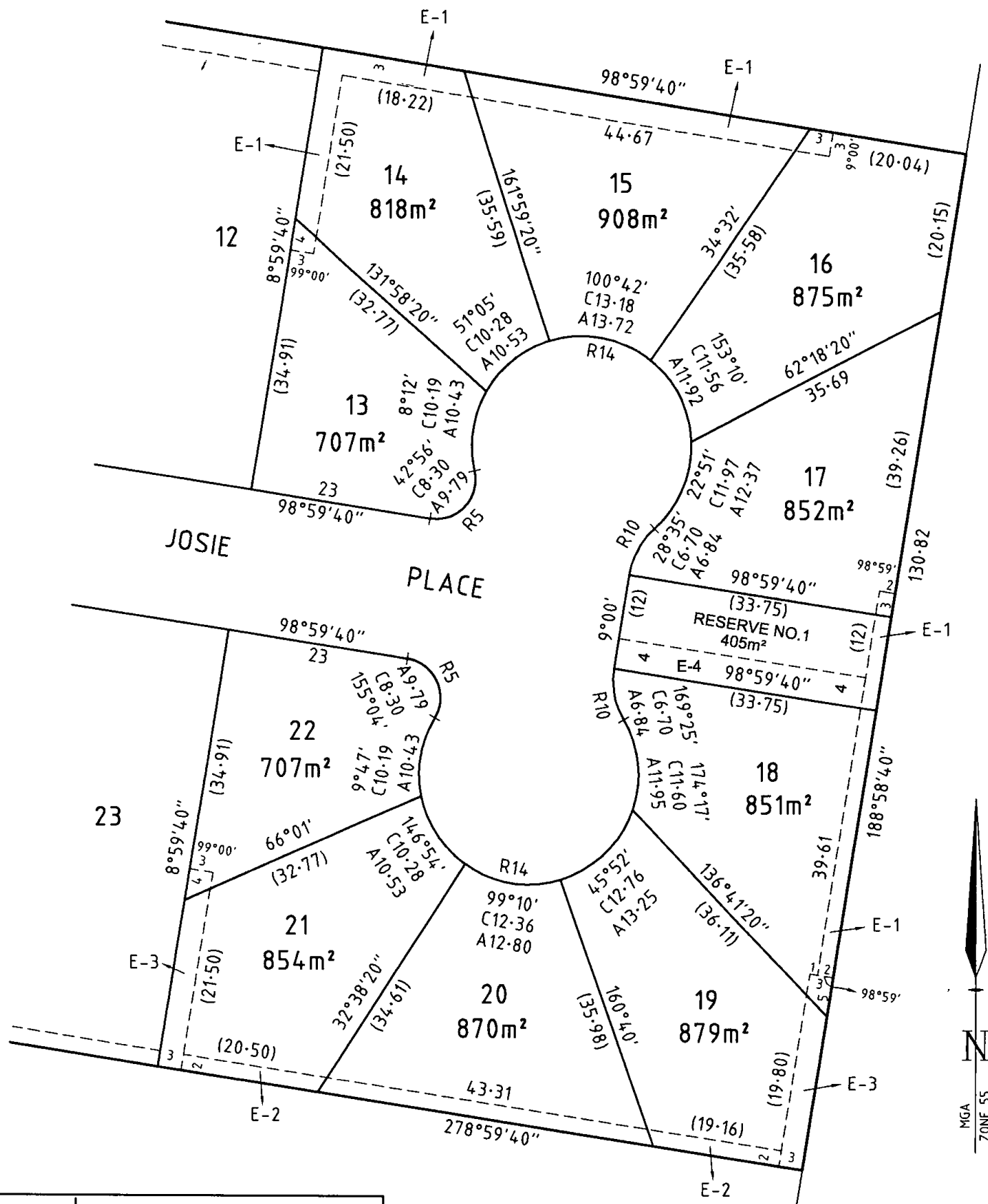
SHEET SIZE A3



DELL & KEITH
CONSULTANTS PTY LTD
ABN 61 005 285 387
50 GREY STREET, TRARALGON
Ph. (03) 5174 5385
Fax. (03) 5174 9548



PLAN OF SUBDIVISION	STAGE No. —	PLAN NUMBER PS 540159X
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DELL & KEITH
CONSULTANTS PTY LTD
ABN 61 005 289 367
50 GREY STREET, TRARALGON
Ph. (03) 5174 5385
Fax. (03) 5174 9548

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET SIZE
1:500 A3

LICENSED SURVEYOR (PRINT) DEAN NORMAN SNEDDON

SIGNATURE DATE 29/11/05

REF 10311 VERSION 2

SHEET 4 OF 4 SHEETS

DATE 11/9/06

COUNCIL DELEGATE SIGNATURE



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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: *Little*
 Name: ~~THE LOCAL CONVEYANCING COMPANY~~
 Phone: 03 5176 0955
 Address: First Floor, 51 Hotham Street
 TRARALGON
 Ref: JD: ~~TL060726~~
 Customer Code: ~~3909Y~~ *1130e*



AE684877D

24/10/2006 \$292 45

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 10970 Folio 964

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration:

\$80,000.00

Transferor: (full name)

DARDIA DEVELOPMENTS PTY LTD ACN 115 511 914

Transferee: (full name and address including postcode)

TRIPP MCDONALD PASTORAL COMPANY PTY LTD ACN 063 858 640 of 126 Commercial Road, MORWELL 3840

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

The Transferees for themselves and their successors and transferees the registered proprietor or proprietors for the time being of the Land hereby transferred and or each part thereof **DO HEREBY COVENANT** with the transferors their successors and transferees the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 540159X (save and except Lots 1-12 & 23-34) and each and every part thereof (other than the Land hereby transferred) that we shall not at any time shall not:-

- (a) erect or cause to be erected on the said Lot, any building other than a single dwelling house together with the usual outbuilding;
- (b) erect or cause or suffer to be erected upon the said Lot, any relocated dwelling or outbuilding or any dwelling or outbuilding moved from other land;

[Signature]
 Approval No: 1445063A

[Signature: D. Carrizzo]
 ORDER TO REGISTER
 Please register and issue title to

Continued on T2 Page 2

T2



Signed

Cust. Code:

STAMP DUTY USE ONLY

Original Land Transfer
 Stamped with \$1,720.00
 Doc ID 2137960, 24 Oct 2006
 SRD Victoria Duty, AXP3

*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
 Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

5/24/10/00

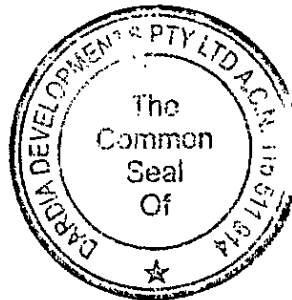
- (c) erect or cause to be erected on the Lot any dwelling house other than a dwelling house of which less than fifty per centum (50%) of the external wall area constructed of new brick, brick veneer, stone or masonry materials unless of new or simulated painted weather board materials not hardy plank or cement sheet.
- (d) use or cause the Lot hereby transferred to be used other than for predominately residential purposes;
- (e) erect or cause or suffer to be erected upon the said Lot any building structure or fence constructed wholly or partly of second hand materials apart from secondhand bricks;
- (f) erect or cause to be erected upon the said Lot any fence on a boundary (other than a road boundary) of the said Lot less than 1.8 metres in height;
- (g) erect or cause or suffer to be erected upon the said Lot any outbuildings with external walls constructed of materials other than, brick, masonry, stone or colourbonded iron;
- (h) allow any main building erected upon the said Lot to be used for other than a residential purposes;
- (i) allow the Lot to be overgrown with grass or weeds and shall not allow any rubbish, car parts, wrecks to be dumped or accumulated on the Lot at any time;
- (j) use or cause or permit of suffer to be used the said Lot or any part thereof for the purpose of parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross vehicle mass (GVM) except of the purpose of loading and unloading goods

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants shall be attached to and run at law and in equity with the land comprised in Plan of Subdivision No. 540159X (save and except Lots 1-12 & 23-34) so that the burden thereof shall be annexed to and run at law and in equity with the said Land hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said Land as an encumbrance affecting the same and every part thereof.

Dated: 23rd October, 2006

Execution and attestation

THE COMMON SEAL of DARDIA DEVELOPMENTS PTY LTD was affixed in the presence of authorised persons:



Director		Secretary	
Full name	Darren Geoffrey Cannizzo	Full name	Diana Cannizzo
Usual address	94 Maryvale Road, Morwell 3840	Usual address	94 Maryvale Road, Morwell 3840

Approval No: 1445063A

T2 Page 2



*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of *Approved Form T2* dated 23/10/06
between DARDIA DEVELOPMENTS PTY LTD ACN 115 511 914 AND
TRIPP MCDONALD PASTORAL COMPANY PTY LTD ACN 063 858
640

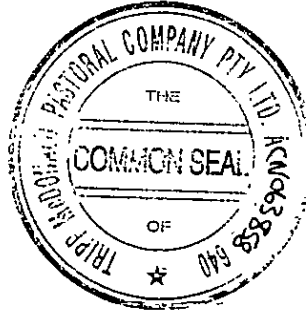
Privacy Collection Statement
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Signatures of the parties

[Handwritten signatures]

Panel Heading

THE COMMON SEAL of TRIPP MCDONALD)
PASTORAL COMPANY PTY LTD was affixed in)
the presence of the authorised person:



.....
Sole Director & Sole Company Secretary

Full name

PETER ALEXANDER KINGSBURY

Usual address

*128 COMMERCIAL RD
MORWELL*

AE684877D



Approval No: 1445063A

A1



*Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

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

LANDATA
DX 250639
MELBOURNE VIC

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

Assessment Number: 69236-8
Applicant's Reference: 79913988-015-6
Issue Date : 16-Mar-2026
Property Address: 14 Josie Place
MORWELL VIC 3840
Property Description: L 16 PS 540159
Property Title: CT-10970/964
AVPCC: 110 Detached Home
Area: 875M2
Ward: Yallourn
Owner: Mrs M A Duncan and Mr A R Duncan

1300 367 700 LATROBE.VIC.GOV.AU

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

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 14-Jun-2026.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	2,200.90
Garbage Charge	\$	446.00
Municipal Charge	\$	155.00
Emergency Services and Volunteers Fund Levy	\$	262.30
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	-3,064.20
Total Amount Due	\$	0.00

Assessment Number: 69236-8
Applicants' Ref.: 79913988-015-6
Date: 16-Mar-2026
Property Address: 14 Josie Place
 MORWELL VIC 3840

Property Valuations:

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 730,000	01-Jan-2025	01-Jul-2025
SITE VALUE	\$ 290,000	01-Jan-2025	
NET ANNUAL VALUE	\$ 36,500	01-Jan-2025	

OTHER INFORMATION:

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

PLEASE NOTE:

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

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

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

Authorised Officer

Bill Code: 6072
Ref: 692368

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

12 March 2026

Applicant Reference:
Reference:

79913988-022-4
00201978-04

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: 14 Josie Pl Morwell Vic 3840
Certificate No: 173623

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

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

Nigel Gerreyn

MANAGER PROPERTY SERVICES



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	12/03/2026	Applicant Reference:	79913988-022-4
Certificate No:	173623	Reference:	00201978-04
Property Address:	14 Josie Pl Morwell Vic 3840		
Property Details:	Vol 10970 Folio 964 Lot 16 Plan PS540159		
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.



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

Financial Statement

Date of Issue:	12/03/2026	Applicant Reference:	79913988-022-4
Certificate No:	173623	Reference:	00201978-04
Property Address:	14 Josie Pl Morwell Vic 3840		
Property Details:	Vol 10970 Folio 964 Lot 16 Plan PS540159		
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
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(Please note: CR denotes a credit)



Bill Code: 3475
REF: 3680 0000 2019 7804 2
Pay by savings or credit card

Nigel J...

Gippsland Water Authorised Officer:

Date: 12 March 2026



Solicitors
Updates Online
Tool

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

REGISTER TODAY

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

Email: contactus@gippswater.com.au
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:

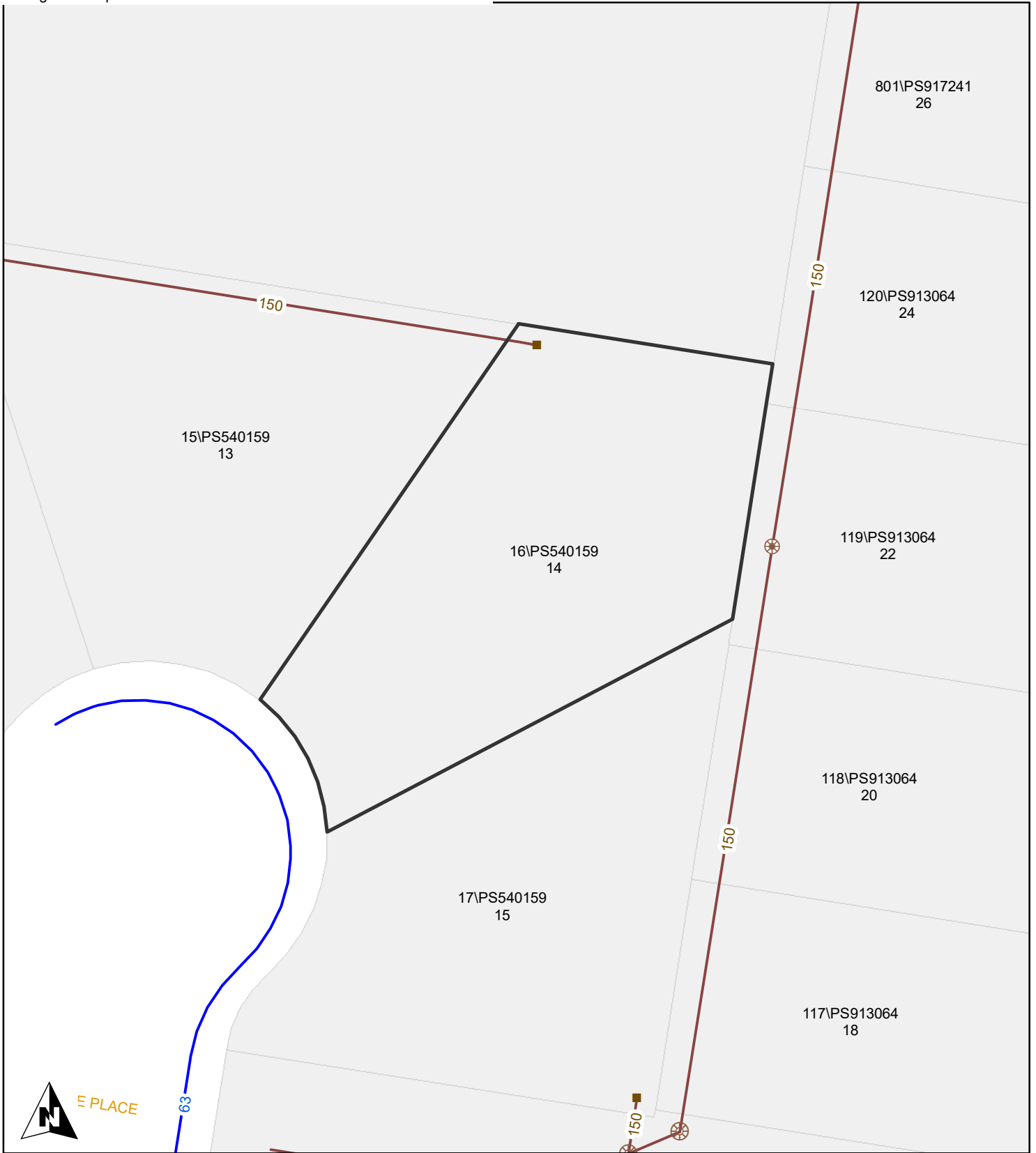
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

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

14 Josie Pl Morwell

Information Statement No: 173623

Date Issued: 12/03/2026



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 quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis 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 infomation. Any persons using this information should make their own site investigation and accommodate their works accordingly.

Property Clearance Certificate

Land Tax



INFOTRACK / BD LEGAL PTY LTD

Your Reference:	260279
Certificate No:	98163690
Issue Date:	12 MAR 2026
Enquiries:	ESYSPROD

Land Address: 14 JOSIE PLACE MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34307949	16	540159	10970	964	\$0.00

Vendor: MELISSA ANN DUNCAN & ADAM ROBERT DUNCAN

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS MELISSA ANN DUNCAN	2026	\$290,000	\$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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$730,000
SITE VALUE (SV):	\$290,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 98163690

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 = \$290,000

Calculated as \$975 plus (\$290,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,300.00

Taxable Value = \$730,000

Calculated as \$730,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Biller Code: 5249
Ref: 98163690

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: 98163690

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 / BD LEGAL PTY LTD

Your Reference:	260279
Certificate No:	98163690
Issue Date:	12 MAR 2026
Enquires:	ESYSPROD

Land Address: 14 JOSIE PLACE MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34307949	16	540159	10970	964	\$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:	\$730,000
SITE VALUE:	\$290,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 98163690

Power to issue Certificate

- 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

- 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)

- 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.
- 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

- 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.
- 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

- 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

- 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

- 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

- 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

- 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

- 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).
- 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.
- 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.
- 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 / BD LEGAL PTY LTD

Your Reference: 260279**Certificate No:** 98163690**Issue Date:** 12 MAR 2026**Land Address:** 14 JOSIE PLACE MORWELL VIC 3840

Lot	Plan	Volume	Folio
16	540159	10970	964

Vendor: MELISSA ANN DUNCAN & ADAM ROBERT DUNCAN**Purchaser:** FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:**\$0.00**

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

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 98163690

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

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 98163694</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 98163694</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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Unit 4/5 Rocla Road, Traralgon 3844
PO Box 1781, Traralgon 3844
Email: admin@b4ubuild.net.au
Phone: 5176 5688

Application Number: 20230667

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No. BS-L 36361/4166631221336
Issued: 28 July 2023

Issued to

Agent of Owner	Narellan Pools Gippsland
ACN / ARBN	43 110 641 444
Postal Address	36 Head Street Traralgon 3844
Email	gippsland@narellanpoolsgp.com
Address for serving or giving of documents:	36 Head Street Traralgon 3844
Contact Person	Taylah Bruce
Telephone	5174 7791

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

Owner	Adam Robert & Melissa Ann Duncan
ACN / ARBN	
Postal Address	14 Josie Place Morwell 3840
Email	mdunc18@gmail.com
Contact Person	Adam Robert & Melissa Ann Duncan
Telephone	0438 221 699

Property Details [include title details as and if applicable]

Number 14	Street/Road Josie Place	Suburb Morwell	Postcode 3840
Lot/s 16	LP/PS PS540159X	Volume 10970	Folio 964
Crown allotment	Section No	Parish	County
Municipal District Latrobe City Council			

Builder

Name	Alexander Windsor
Address	36 Head Street Traralgon 3844
*ACN/*ARBN:	43 110 641 444
Telephone	5174 7791
Registration no:	DB-L 41644

Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is: **VMIA**
Insurance policy number : **C807941**
Insurance policy date : **24/07/2023**

Details of Relevant Planning Permit

Planning Permit No: **N/A** Date of grant of Planning Permit: **N/A**

Building classification

Part of Building: **Refer to approved plans** BCA Classification: **10b**

BS-L 36361/4166631221336

This builder is specified under section 24B of the **Building Act 1993** for the building work to be carried out under this permit

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Gippsland Pool Projects Pty Ltd	Company Domestic Builder - Limited	CDB-L 49627

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

Name	Category/class	Registration Number
Nicholas Murphy	Engineer - Civil	PE0003327

Nature of Building Work

Description	Installation of Swimming Pool & Associated Barriers
Storeys contains	0
Rise in storeys	N/A
Effective height	N/A
Type of construction	N/A
Version of BCA applicable to permit	NCC 2022 Volume 2
Stage of Building Work Permitted	All
Cost of Building Work	\$56,129.00
Total floor area of new building work	0m²

Building Details

Ownership:	Private
Allotment Area:	886m²
BAL:	
Floor Material:	Concrete/Stone/Slate
External Wall Material:	
Frame Material:	
Roof Cladding Material	
No. of Existing Dwellings:	1
No. of Dwellings Demolished:	0
No. of New Dwellings	0

Protection Work

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

Inspection Requirements

The mandatory inspection notification stages are:

- 1. Inspection of excavation and erection of precaution measures**
- 2. Inspection of Steel for Bond Beam**
- 3. Final upon completion of all building work (Pool/Spa and Safety Barrier)**

48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTION BOOKINGS

BS-L 36361/4166631221336

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

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

Commencement and Completion

This building work must commence by 28 July 2024

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 within 6 months of commencement

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: **Stephen Bond**

Address: **P.O Box 1781, Traralgon 3844**

Email: **admin@b4ubuild.net.au**

Building practitioner registration no.: **BS-L 36361**

Municipal district: **Latrobe City Council**

Permit no.: **BS-L 36361/4166631221336**

Date of issue of permit: **28 July 2023**

Signature:



BS-L 36361/4166631221336

Notes:

1. Pursuant to Regulation 41 of the Building Regulations 2018, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
2. Pursuant to Regulation 42 of the Building Regulations 2018, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
3. Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.
4. Pursuant to Regulation 40 of the Building Regulations 2018, the applicant for this Building Permit must supply a copy of the Building Permit and one set of all related approved plans, specifications and documents to the person who is in charge, or is to be in charge, of the carrying out of the building work.
5. This building permit does not constitute an assessment for compliance with the Disability Discrimination Act 1992 (DDA). Requirements for persons with disabilities have been limited to the provisions of the Building Code of Australia (BCA) applicable at the time of application. It has been established that compliance with the BCA may not be sufficient to satisfy the DDA. If compliance with the DDA is to be established, separate advice must be sought from specialist consultants in the field.
6. This Building Permit must not be construed as an approval or endorsement relative to any other Act, regulation control or matter pertaining to the nature to which this relates. In particular, this permit shall not be taken to authorise any departure from approved documents or other matters that have been or are able to be the subject of other approval procedures pursuant to the Planning and Environment Act, Occupational Health and Safety Act, Disability Services Act, Heritage Act, Health Act, Dangerous Goods Act, Liquor Control Reform Act and any other relevant Acts.
7. If a Planning Permit is applicable to the works, consultation with Council's Planning Department shall occur to confirm acceptance of any minor changes from the endorsed planning permit and drawings. No work shall commence until all planning permit conditions containing requirements to be completed prior to work commencement have been satisfied. All conditions of the planning permit shall be complied with. All works shall be undertaken in strict accordance with relevant planning permits and the Planning and Environment Act and Regulations.
8. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
9. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018 and the Domestic Building Contracts and Tribunal Act 1995.
10. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non-compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
11. Carry out all work in a sound workmanlike manner and according to the relevant codes and standards.
12. Request for inspections require 48 hours' notice and may be arranged by telephoning 5176-5688.
13. Prior to the commencement of any building works the owner / builder must ensure no part of the building is built over services. **Failure to contact "Dial before you dig" or any relevant service authorities, to ascertain if services are outside any registered easement** may leave you liable for cost incurred for damage to the underground infrastructure."
14. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.
15. The documentation submitted to B4 U Build Building Consultants by the applicant (and/or their agents) during the Building permit Application period has been assessed and approved pursuant to the prescriptive requirements of the National Construction Code (including any performance based alternative solutions) Building Act 1993 and Building Regulation 2018.
16. In the event that the applicant (and/or their agents) deliberately alters the relevant information or makes significant changes to the Building Type, Structure, and / or Building Envelope without prior approval from B4 U Build Building Consultants will result in the Building Permit being cancelled and / or voided. B4 U Build Building Consultants will accept no responsibility or liability for the consequences of such action.
17. B4 U Build Building Consultants bears no responsibility where the Building Permit documentation is altered in any way without approval, or where the relevant documentation is not reproduced in full.
18. B4 U Build Building Consultants bears no liability for inadequate or poor workmanship.
19. The site shall be adequately fenced off during construction to prevent public access (Building Regulations 2018, regulation 116) and/or comply with the relevant Councils Local Law.

BS-L 36361/4166631221336**Site Specific Conditions:****1. Building Regulations**

- 1.1. The owner, builder or person in charge of building work must notify the RBS that construction of the swimming pool and associated barrier has commenced
- 1.2. All building works that are associated with a swimming pool or spa must be completed within 6 months after the building work commences.
- 1.3. The site shall be adequately fenced off during construction to prevent public access Building Regulations 2018, regulation 116 and/or comply with the relevant Councils Local Law

2. Safe Movement & Access

- 2.1. Swimming pool and/or spa safety barrier construction shall be installed in strict compliance with NCC 2019 BCA Volume Two part 3.9.2 and AS 1926.1 – 2012 Safety barriers for swimming pools and AS1926 .2 (Amdts 1 and 2) - 2007 Location of safety barriers for swimming pools and the safety barrier must be installed prior to filling the pool and/or spa. Also the construction needs to comply with NCC 2014 BCA Volume Two part 3.9.2 and AS 1926.3 (Amdt 1) – 2010 Water recirculation systems and part 3.12.5.7 heating and pumping of a swimming pool and/or spa pool.

3. Swimming Pool Standard

- 3.1. Discharge all outflow water from the swimming pool to the underground stormwater system.
- 3.2. Pool fence/barrier allowed by this permit must comply with the performance requirement P2.7.1 of the Building Code of Australia and Australia Standards 1926.1.
- 3.3. Swimming pool recirculation systems should be installed to comply with performance solution P2.7.2 of the Building Code of Australia and AS1926.

BS-L 36361/4166631221336

ANNEXURE A

APPROVED DOCUMENTS

Project Description	Installation of Swimming Pool & Associated Barriers
Project Address	All
Reference Number	14 Josie Place Morwell Vic 3840
	20230667

Documents forming part of this Building Permit All approval are listed below.

A copy of the approved stamped plans are to be kept on site at all times and must be available for viewing by the Building Inspector at the time of mandatory inspection stages nominated by the Relevant Building Surveyor.

Site Plan Prepared by:	Narellan Pools Gippsland
Dated:	21 Jul 2023
Engineering Plans Prepared by:	Esen Engineering
Dated:	29 Sep 2022
Engineers Certificate Of Compliance (126) Prepared by:	Nicholas Murphy - Esen Engineering
Dated:	19 Jul 2023

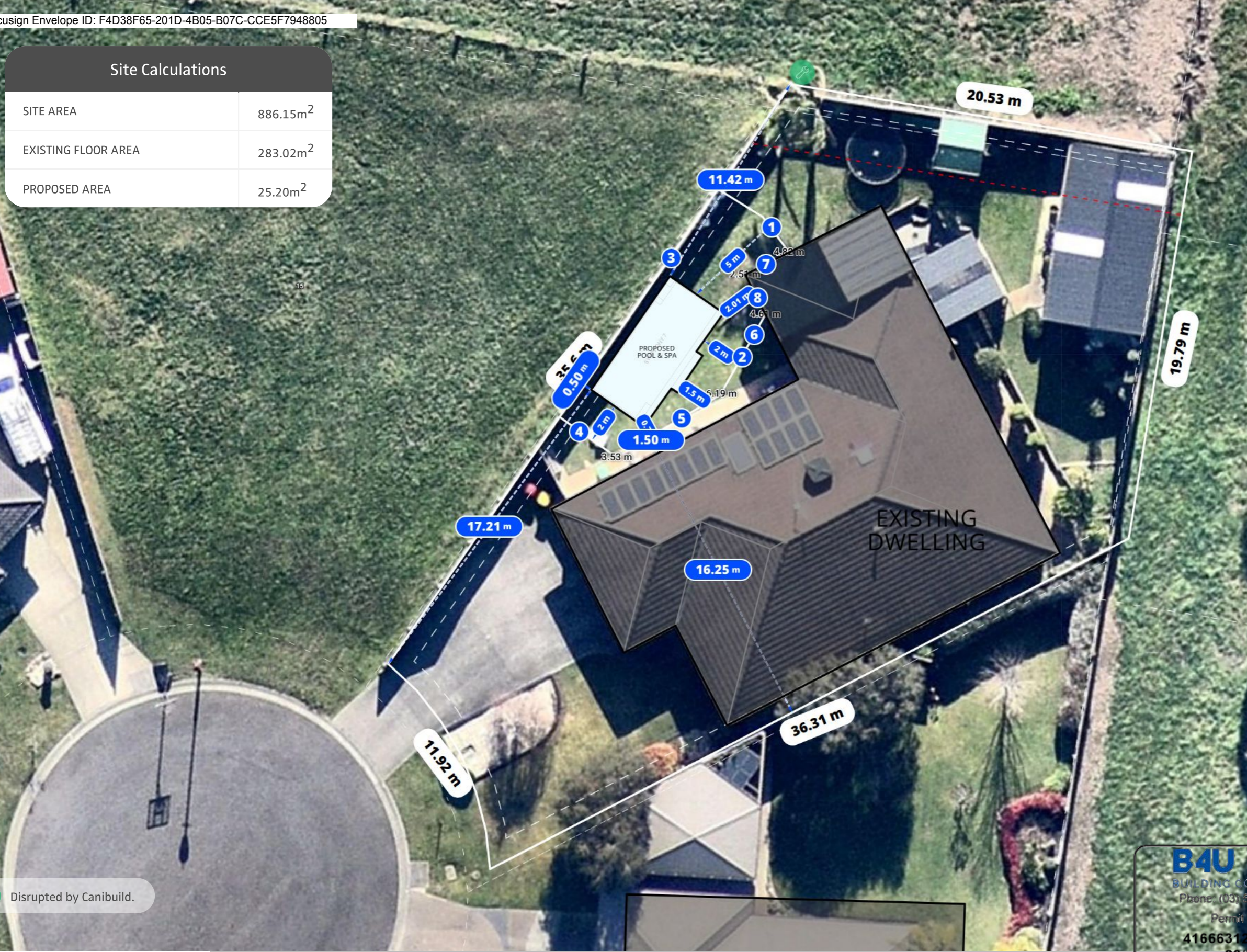
BS-L 36361/4166631221336

ANNEXURE B

CERTIFICATES AT COMPLETION

Project Description	Installation of Swimming Pool & Associated Barriers
Project Address	14 Josie Place Morwell Vic 3840
Reference Number	20230667

Site Calculations	
SITE AREA	886.15m ²
EXISTING FLOOR AREA	283.02m ²
PROPOSED AREA	25.20m ²



Notes	
1	TB 18/7/23 3:00 pm Pool gate - Opening outwards
2	TB 18/7/23 3:01 pm Pool gate - Opening outwards
3	TB 18/7/23 3:01 pm Existing boundary fence 1800mm high
4	TB 18/7/23 3:01 pm Compliant pool fence 1200mm high
5	TB 18/7/23 3:02 pm Compliant pool fence 1200mm high
6	TB 18/7/23 3:02 pm Compliant pool fence 1200mm high
7	TB 18/7/23 3:02 pm Compliant pool fence 1200mm high
8	TB 18/7/23 3:02 pm Wall of house - no doors or windows opening more than 100mm

Disrupted by Canibuild.

B4U
 BUILDING CONSULTANTS
 Phone: (03) 5178 5888
 Permit No:
4166631221336
 Date: **28/07/2023**
 Building permit, Building Act 1993
APPROVED

Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
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ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.

Generated by Taylah Bruce
 gippsland@narellanpools.com

Property Details
 14 Josie Pl, Morwell, VIC 3840, Australia
 Lot/DP: 16\PS540159

Sheet Name Site Plan	Sheet no. 1	Lic no. CDB-L 49627	Job no.
Design Symphony 7	Scale 1:200@A3	1 st version date: 21/07/2023	Current version date: 21/07/2023
Version # 1			





Disrupted by Canibuild.

B4U
 BUILDING CONSULTANTS
 Phone: (03) 5176 5868
 Permit No:
4166631221336
 Date: **28/07/2023**
 Building permit, Building Act 1993

APPROVED

Client Name _____ Client Email _____ Client Phone _____ Signature _____ Client Name _____ Client Email _____ Client Phone _____ Signature _____

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Generated by Taylah Bruce
 gippsland@narellanpools.com

Property Details
 14 Josie Pl, Morwell, VIC 3840, Australia
 Lot/DP: 16\PS540159

Sheet Name Site Plan	Sheet no. 2	Lic no. CDB-L 49627	Job no.
Design Symphony 7	Scale @A3	1 st version date: 21/07/2023	Current version date: 21/07/2023
		Version # 1	





Unit 4/5 Rocla Road, Traralgon
 P.O Box 1781,
 Email: admin@b4ubuild.net.au
 Phone: 5176 5688

Application Number: 20230667

FORM 17

Regulation 200
Building Act 1993
 Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: 14	Street/Road: Josie Place	Suburb: Morwell	Postcode: 3840
Lot/s: 16	LP/PS: PS540159X	Volume: 10970	Folio: 964
Crown allotment:	Section: No	Parish:	County:
Municipal District: Latrobe City Council			

Building permit details

Building permit number: **BS-L 36361/4166631221336**
 Version of BCA applicable to building permit: **NCC 2022 Volume 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Refer to approved plans	Domestic	10b

Nature of Building Work: **Installation of Swimming Pool & Associated Barriers**

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.

Approved Inspections

1. Inspection of excavation and erection of precaution measures
2. Final upon completion of all building work (Pool/Spa and Safety Barrier)

Relevant building surveyor

Name:	Stephen Bond
Address:	P.O Box 1781, Traralgon 3844
Email:	admin@b4ubuild.net.au

Building practitioner registration no.: **BS-L 36361**
Municipal district name: **Latrobe City Council**
Certificate no. **BS-L 36361/4166631221336**
Date of issue: **29 February 2024**
Date of final inspection **29 February 2024**
Signature:





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

PO Box 264 Morwell 3840
Email latrobe@latrobe.vic.gov.au
www.latrobe.vic.gov.au
AUSDOC DX2 17733 Morwell

Our Ref: 4426/2024-SS
Prop No: 48373

3 April 2024

Mr A R Duncan and Mrs M A Duncan
14 Josie Place
MORWELL VIC 3840

Dear Sir/Madam,

PROPERTY: 14 JOSIE PLACE, MORWELL
REGISTRATION: PERMANENT SWIMMING POOL

Thank you for your application for registration and payment of the prescribed fee. Please be advised that your swimming pool and/or spa specified above has now been registered with Council.

Our records indicate that the date of construction for the swimming pool or spa is after 1 May 2013. Therefore, the applicable barrier standard is:

- AS1926.1-2012, or
- Performance Requirement P2.5.3 swimming pool access as issued, published, or remade from time to time (if a performance solution was provided at the time of construction).

As part of the ongoing certification requirements, you will need to obtain a certificate of pool and spa barrier compliance from a registered building surveyor or inspector every 4 years. Your first certificate must be lodged with Council by **29 February 2028**.

As an occupancy permit or certificate of final inspection has been issued by your building surveyor for your swimming pool and safety barrier you are exempted from requiring to lodge your first certificate of swimming pool and spa barrier compliance until the date specified above.

If you do not agree with the nominated swimming pool or spa construction period listed above, you may appeal under section 144(2) of the *Building Act 1993* to the Building Appeals Board within 30 days from the date of this letter. Further information, including an application form, can be found on their website at www.buildingappeals.vic.gov.au/

If you require more information, please do not hesitate to contact Stacey Charalambous on 5128 5485, or myself at the Morwell office.

Yours sincerely,

A handwritten signature in black ink, reading "Mason Tennant". The signature is written in a cursive style with a large initial 'M' and a long horizontal stroke at the end.

Mason Tennant
Coordinator Building Services
Latrobe City Council



Unit 4/5 Rocla Road, Traralgon
P.O Box 1781,
Email: admin@b4ubuild.net.au
Phone: 5176 5688

S.R. No. 116/2019
Building Amendment (Swimming Pool and Spa) Regulations 2019

FORM 23
Regulations 147Y(4), 147ZB(2)
Building Act 1993
Building Regulations 2018
CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

Name of owner of the land (the *property*) on which the swimming pool or spa is located: **Adam Robert & Melissa Ann Duncan**

Postal address: **14 Josie Place Morwell Vic 3840 Australia**

Telephone number: **0438 221 699**

Email address: **mdunc18@gmail.com**

Property details:

Number 14	Street Josie Place	Suburb MORWELL	Postcode 3840
Lot/s 16	LP/PS PS540159X	Volume 10970	Folio 964
Crown allotment	Section	Parish	County
Municipal District Latrobe City Council			

Type of swimming pool or spa:

- Permanent swimming pool
- Permanent spa
- Relocatable swimming pool
- Relocatable spa

Date of construction of the swimming pool or spa: **After 1 May 2013**

Applicable barrier standard: **AS1926.1-2012**

The applicable barrier standard applies under:

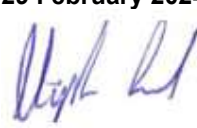
- Division 2 of Part 9A of the Building Regulations 2018
- relevant deemed to satisfy provisions of the BCA
- a performance solution in accordance with the BCA

Certification of compliance

Following inspection of the spa barrier on the date(s) referred to in this certificate, I certify that the barrier complies with the applicable barrier standard.

I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard

Relevant building surveyor

Name:	Stephen Bond
Address:	P.O Box 1781, Traralgon 3844
Email:	admin@b4ubuild.net.au
Building practitioner registration no.:	BS-L 36361
Date of final inspection	29 February 2024
Signature:	



FORM 2
Regulation 37(1)
Building Act 1993

Building Regulations 2018,

BUILDING PERMIT No. BS-L 58816/8063757498558/0 ISSUED 21/05/2021

Issued to

Client: **Melissa & Adam Duncan**
Postal address: **14 Josie Place MORWELL**
Email Address: **mdunc18@gmail.com**

Telephone: **0438 221 699**
Postcode **3840**

Ownership Details

Owner: **Melissa & Adam Duncan**
Postal Address: **14 Josie Place MORWELL**
Email Address: **mdunc18@gmail.com**

Telephone: **0438 221 699**
Postcode: **3840**

Property details

Number 14	Street/road Josie Place	City/suburb/town MORWELL	Postcode 3840
Lot/s 16	LP/PS 540159	Volume 10970	Folio 964
Municipal District Latrobe City Council			

Owner Builder

Name: **Melissa & Adam Duncan**
Address: **14 Josie Place MORWELL**
Owner Builder Certificate: **N/A**

Telephone: **0438 221 699**
Postcode: **3840**

Details of relevant planning permit

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

Nature of building work

Description of works: **Verandah**
Stage of building work permitted: **All**
Cost of building work: **\$9,786**

Version of BCA applicable to permit: **NCC 2019 Volume 2**

Total floor area of new building work: **25m²**

Protection work

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

Building classification

NOW	BCA Code	BCA Description	C.O.W.
New Building	1a(a)	Verandah	\$9,786

Inspection requirements

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

Prior to placing a footing Pads
Frame / Final Upon Completion of Building Work

Occupation or Use of Building:

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



Commencement and completion:

This building work must commence by:

21/05/2022

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

This building work must be completed by:

21/05/2023

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

Conditions of Approval Building Permit No. BS-L 58816/8063757498558/0

ANNEXURE B PERMIT CONDITIONS

Project Description: Verandah

Project Address: Lot 16, 14 Josie Place MORWELL 3840

The following conditions form part of this Building Permit Approval, READ THEM CAREFULLY. It is the responsibility of the permit holder/applicant to ensure the building permit conditions listed below are satisfied prior to the completion of works and issue of Certificate of Final Inspection.

1. Request for inspections require **48 HOURS NOTICE** and may be arranged by telephoning office on 7019 5521
2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
3. Under Building Regulation 41, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.
4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.
5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
6. The Owner Builder is advised that should a registered builder carry out more than \$5,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed \$16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.



7. Carry out all work in a sound workmanlike manner and according to the codes and standards.
8. Downpipes must discharge to the properties legal point of discharge (stormwater drainage system) nominated by council.
9. This building permit does not authorise or override your obligations under the 'fences act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a diving boundary fence.
10. The use of the building must be consistent with the 'property information statement' provided with the Form 1 - Building Permit Application.
11. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the form 2 building permit.
12. Excavations and fill utilising unprotected embankments must comply with Part 3.1.1 of NCC 2019, Volume 2 and table 3.1.1.1.
13. Lighting must not exceed 3w/m² in the shed / carport / verandah.
14. The site shall be adequately fenced off during construction to prevent public access Building Regulations 2018, regulation 116 and/or comply with the relevant council local laws.
15. Prior to the commencement of any building works the owner/builder must ensure no part of the building is built over services or easements, failure to contact "Dial before you dig" may leave you liable for cost incurred for damage to the underground infrastructure.
16. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.
17. In accordance with the NCC 2019 Volume Two part 3.7.4 and AS 3959 - 2019 - Construction of buildings in a bushfire-prone area, properties are required to have the appropriate bushfire attack level (BAL) assessed. Your building site has been assessed as "BAL 12.5", construction of the Verandah will be required to conform with the above mentioned regulations and standards.
18. Footings are to be founded into natural ground level and to a depth specified in the engineered plans.

Note:

- This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.
- Prior to the commencement of any building work the owner / builder must ensure no part of the structure is built over authority services / easements. Failure to contact dial before you di may leave you liable for cost incurred for damage to the underground infrastructure.

Relevant Building Surveyor

Name: Darren Hood of Smart Choice Building Permits & Inspections

Address: 14C Hotham Street Traralgon

Email: admin@scbuildingpermits.com.au

Building Practitioner Registration Number: BS-L 58816

Date of issue of Permit: 21/05/2021

Signature:

A handwritten signature in blue ink that reads 'D. Hood'.

Include building practitioner with continuing involvement in the building work.

Include only building practitioners with no further involvement in the building work.

Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered and insurance policy as required under section 135 of the Act.



SMART CHOICE
BUILDING PERMITS & INSPECTIONS



29 HOTHAM STREET TRARALGON VIC



7 019 5521



ADMIN@SCBUILDINGPERMITS.COM.AU

Form 17

Building Regulations 2018

Building Act 1993

Regulation 200

Certificate of Final Inspection

For Building Permit number: **BS-L 58816/8063757498558**

Property Details

Street Number: 14 **Street:** Josie Place **Suburb:** MORWELL **Postcode:** 3840

Lot: 16 **LP/PS:** 540159 **Volume:** 10970 **Folio:** 964

Crown Allotment: **Section:** **Parish:** **Country:**

Municipality: Latrobe City Council

Description of Building Work:

Classification	Building Use	Building Type	Version of BCA
1a(a)	Detached house	Verandah	NCC 2019 Volume 2

Directions

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

Certificate Number

Certificate Date

8063757498558

08 May 2023

Relevant building surveyor

Name: Darren Hood

Address: 29 Hotham Street, Traralgon

Email: admin@scbuildingpermits.com.au

Building practitioner registration no.: BS-L 58816

Municipal district/*council name: Latrobe City Council

Certificate Number: 8063757498558

Date of Issue: 08 May 2023

Signature:

Mandatory Inspections

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-L 58816/8063757498558**, issued on 21/05/2021 are as follows;

Approved date

20/08/2021

05/05/2023

Inspection

Prior to placing a footing Pads

Frame / Final Upon Completion of Building Work



SECTION 137B OWNER BUILDER DEFECT REPORT (Building Act 1993 – Section 137B)

Property Address: 14 Josie Place, Morwell VIC 3840

Owner Builder: Melissa & Adam Duncan

Contact Details: 0438 221 699 | mdunc18@gmail.com

Building Work: Patio / Verandah (Steel Construction with One Clad Wall Facing Pool Area)

Building Permit No.: BS-L 58816 / 8063757498558 / 0

Building Permit Issued: 21/05/2021

Section 73 Certificate Issued: 08/05/2023

Inspection Date: 30/03/2026

Inspector: Jonathan Joseph

Registration: Building Surveyor Unlimited – BS-U100155

Reason for Report: Report of defects in building work under Section 137B of the Building Act 1993.

1. INTRODUCTION

I was engaged by the owners, Melissa and Adam Duncan, to carry out an inspection of the owner-builder works at 14 Josie Place, Morwell. The purpose of this report is to identify any defects evident at the time of inspection in accordance with Section 137B of the *Building Act 1993*.

The works relate to the construction of a patio/verandah structure.

2. SCOPE OF INSPECTION

The inspection consisted of a visual, non-invasive assessment of the completed works to identify incomplete or defective items.

Only areas visible and safely accessible at the time of inspection were assessed. No destructive testing or dismantling was undertaken.

3. OBSERVATIONS

The works comprise a **steel-framed patio/verandah structure**, including one clad wall facing the pool area.

At the time of inspection, the structure remains consistent with its condition at the time the **Section 73 Certificate** was issued.

The structure appeared to be well maintained and in good condition.

4. DEFECTS IDENTIFIED

No defects were identified at the time of inspection.

5. CONCLUSION

Based on the visual inspection conducted on *[insert date]*, the owner-builder works at 14 Josie Place, Morwell were found to be in satisfactory condition, with **no defects identified**.

The structure remains consistent with the approved and completed works as per the issued building permit and subsequent certification.

This report has been prepared specifically for the purposes of **Section 137B of the Building Act 1993** and may be relied upon in connection with the sale of the property.

6. LIMITATIONS

- This report does not certify compliance with every requirement of the *Building Act 1993* or the *Building Regulations 2018*.
 - The inspection was visual only and limited to accessible areas.
 - Concealed elements were not inspected.
 - Only defects apparent at the time of inspection are included.
-

7. DECLARATION

I, Jonathan Joseph, **Building Surveyor Unlimited (BS-U100155)**, declare that:

- This report contains all defects that were apparent at the time of inspection.
 - I have not knowingly omitted any information relevant to the condition of the works inspected.
 - I have no conflict of interest in preparing this report.
 - This report has been prepared independently and in good faith, based solely on the observations made during the inspection on 30/03/2026.
-

8. PHOTOS

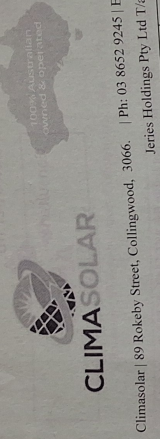






Contract no. 4907

Consultant: JORDAN



BILLING.

Electricity provider: REO ENERGY
NMI: 63058460686
Meter No. 4304237
Installation Date: 6TH DEC 2024
Approx. installation time: AM/PM
Other/Additional Notes:

INSTALLATION INFORMATION.

Roof Type: Tin/Tin
House Type: Brick/W/Weatherboard
Garage/Shed: (Single)/Double Story
Meter Type: 1 Phase/3 Phase
Switchboard Upgrade: Yes/No
Additional Notes:

CREDIT CARD AUTHORISATION.

Please fill out the form below to pay by credit card. *All STC's, rebates and/or solar credits created by this system are assigned to Climasolar as a point of sale reduction of the contract price, or paid direct to Climasolar as a progress claim.
Full Name: _____
Credit Card Number: _____
Expiry Date: _____
CRN: _____
Credit Card type: Visa/Mastercard (1.7% surcharge)
Signature: _____

ACCEPTANCE.

I/we acknowledge that I/we have understood & agreed to all the terms and conditions stated overleaf. This contract does not cover any extra work as a result of building deficiency already existing.
Name: ADAM DUNCAN
Signed: [Signature]
Date: 22 / 11 / 2024
Important notice to the consumer:
You have the right to cancel this agreement within 10 business days from and including the day after you signed or received this agreement. Additional details about cancellation rights are provided in the information attached.

CUSTOMER DETAILS.

Name: ADAM R DUNCAN
Mobile: 0409 520 125
Home: _____
Email: adamduncan3@yahoo.com
As the owner of the property hereby authorize the following works at:
Address: 14 JOSIE PLACE
Suburb: MORWELL Post Code: 3840

PV SYSTEM DETAILS.

1 x Government Approved PV Solar System
Number of Panels: 24
Capacity Per Panel: 440w
Inverter Capacity: 10kw
Total Capacity of System: 10kw
1 x Installation by CEC accredited Installer.
1 x Wiring and Mounting Kit

DEPOSIT PAYMENT.

Cash Cheque Bank deposit
 Certegy Brighte Credit card
BALANCE ON COMPLETION.
 Cash Cheque Bank deposit
 Certegy Brighte Credit card
CB | CLIMASOLAR | BSB: 063-159 | ACC: 10683759

SYSTEM PRICE.

Total Payable (Inc GST): \$ 18,000
Deposit Payment: \$ _____
Total Balance: \$ 18,000

Charity chosen:

Rural Australia solar farm

***Note this is not added to system price we donate a flat amount per system sold.



Statement date:
25/03/2026

Humm Classic Payment Statement

Purchase Number: 78460824

Please see below details regarding your humm Classic payment plan.

Personal Details

Full Name ADAM R DUNCAN

Purchase Details

Purchase No	78460824	Finance Amount	\$18,000.00
Store	CLIMASOLAR	Setup Fee	\$90.00
Date	22/11/2024	Other Fees*	\$0.00
Purchase Desc	10kw 14 josie place morwell 3840	Minimum Remaining	\$14,054.36



Repayments Received

#	Date	Type	Status	Amount
1	12/02/2025	Principal Payment	Paid	\$139.16
2	26/02/2025	Principal Payment	Paid	\$139.16
3	12/03/2025	Principal Payment	Paid	\$139.16
4	26/03/2025	Principal Payment	Paid	\$139.16
5	09/04/2025	Principal Payment	Paid	\$139.16
6	23/04/2025	Principal Payment	Paid	\$139.16
7	07/05/2025	Principal Payment	Paid	\$139.16
8	21/05/2025	Principal Payment	Paid	\$139.16
9	04/06/2025	Principal Payment	Paid	\$139.16
10	18/06/2025	Principal Payment	Paid	\$139.16
11	02/07/2025	Principal Payment	Paid	\$139.16
12	16/07/2025	Principal Payment	Paid	\$139.16
13	30/07/2025	Principal Payment	Paid	\$139.16
14	13/08/2025	Principal Payment	Paid	\$139.16
15	27/08/2025	Principal Payment	Paid	\$139.16
16	10/09/2025	Principal Payment	Paid	\$139.16
17	24/09/2025	Principal Payment	Paid	\$139.16
18	08/10/2025	Principal Payment	Paid	\$139.16
19	22/10/2025	Principal Payment	Paid	\$139.16
20	05/11/2025	Principal Payment	Paid	\$139.16
21	19/11/2025	Principal Payment	Paid	\$139.16
22	03/12/2025	Principal Payment	Paid	\$139.16
23	17/12/2025	Principal Payment	Paid	\$139.16
24	31/12/2025	Principal Payment	Paid	\$139.16
25	14/01/2026	Principal Payment	Paid	\$139.16
26	28/01/2026	Principal Payment	Paid	\$139.16



#	Date	Type	Status	Amount
27	11/02/2026	Principal Payment	Paid	\$139.16
28	25/02/2026	Principal Payment	Paid	\$139.16
29	11/03/2026	Principal Payment	Paid	\$139.16
30	25/03/2026	Principal Payment	Processing	\$139.16
			Total	\$4,035.64



Future Repayments

#	Date	Type	Status	Amount
1	08/04/2026	Principal Payment	Future	\$139.16
2	22/04/2026	Principal Payment	Future	\$139.16
3	06/05/2026	Principal Payment	Future	\$139.16
4	20/05/2026	Principal Payment	Future	\$139.16
5	03/06/2026	Principal Payment	Future	\$139.16
6	17/06/2026	Principal Payment	Future	\$139.16
7	01/07/2026	Principal Payment	Future	\$139.16
8	15/07/2026	Principal Payment	Future	\$139.16
9	29/07/2026	Principal Payment	Future	\$139.16
10	12/08/2026	Principal Payment	Future	\$139.16
11	26/08/2026	Principal Payment	Future	\$139.16
12	09/09/2026	Principal Payment	Future	\$139.16
13	23/09/2026	Principal Payment	Future	\$139.16
14	07/10/2026	Principal Payment	Future	\$139.16
15	21/10/2026	Principal Payment	Future	\$139.16
16	04/11/2026	Principal Payment	Future	\$139.16
17	18/11/2026	Principal Payment	Future	\$139.16
18	02/12/2026	Principal Payment	Future	\$139.16
19	16/12/2026	Principal Payment	Future	\$139.16
20	30/12/2026	Principal Payment	Future	\$139.16
21	13/01/2027	Principal Payment	Future	\$139.16
22	27/01/2027	Principal Payment	Future	\$139.16
23	10/02/2027	Principal Payment	Future	\$139.16
24	24/02/2027	Principal Payment	Future	\$139.16
25	10/03/2027	Principal Payment	Future	\$139.16
26	24/03/2027	Principal Payment	Future	\$139.16



#	Date	Type	Status	Amount
27	07/04/2027	Principal Payment	Future	\$139.16
28	21/04/2027	Principal Payment	Future	\$139.16
29	05/05/2027	Principal Payment	Future	\$139.16
30	19/05/2027	Principal Payment	Future	\$139.16
31	02/06/2027	Principal Payment	Future	\$139.16
32	16/06/2027	Principal Payment	Future	\$139.16
33	30/06/2027	Principal Payment	Future	\$139.16
34	14/07/2027	Principal Payment	Future	\$139.16
35	28/07/2027	Principal Payment	Future	\$139.16
36	11/08/2027	Principal Payment	Future	\$139.16
37	25/08/2027	Principal Payment	Future	\$139.16
38	08/09/2027	Principal Payment	Future	\$139.16
39	22/09/2027	Principal Payment	Future	\$139.16
40	06/10/2027	Principal Payment	Future	\$139.16
41	20/10/2027	Principal Payment	Future	\$139.16
42	03/11/2027	Principal Payment	Future	\$139.16
43	17/11/2027	Principal Payment	Future	\$139.16
44	01/12/2027	Principal Payment	Future	\$139.16
45	15/12/2027	Principal Payment	Future	\$139.16
46	29/12/2027	Principal Payment	Future	\$139.16
47	12/01/2028	Principal Payment	Future	\$139.16
48	26/01/2028	Principal Payment	Future	\$139.16
49	09/02/2028	Principal Payment	Future	\$139.16
50	23/02/2028	Principal Payment	Future	\$139.16
51	08/03/2028	Principal Payment	Future	\$139.16
52	22/03/2028	Principal Payment	Future	\$139.16
53	05/04/2028	Principal Payment	Future	\$139.16

#	Date	Type	Status	Amount
54	19/04/2028	Principal Payment	Future	\$139.16
55	03/05/2028	Principal Payment	Future	\$139.16
56	17/05/2028	Principal Payment	Future	\$139.16
57	31/05/2028	Principal Payment	Future	\$139.16
58	14/06/2028	Principal Payment	Future	\$139.16
59	28/06/2028	Principal Payment	Future	\$139.16
60	12/07/2028	Principal Payment	Future	\$139.16
61	26/07/2028	Principal Payment	Future	\$139.16
62	09/08/2028	Principal Payment	Future	\$139.16
63	23/08/2028	Principal Payment	Future	\$139.16
64	06/09/2028	Principal Payment	Future	\$139.16
65	20/09/2028	Principal Payment	Future	\$139.16
66	04/10/2028	Principal Payment	Future	\$139.16
67	18/10/2028	Principal Payment	Future	\$139.16
68	01/11/2028	Principal Payment	Future	\$139.16
69	15/11/2028	Principal Payment	Future	\$139.16
70	29/11/2028	Principal Payment	Future	\$139.16
71	13/12/2028	Principal Payment	Future	\$139.16
72	27/12/2028	Principal Payment	Future	\$139.16
73	10/01/2029	Principal Payment	Future	\$139.16
74	24/01/2029	Principal Payment	Future	\$139.16
75	07/02/2029	Principal Payment	Future	\$139.16
76	21/02/2029	Principal Payment	Future	\$139.16
77	07/03/2029	Principal Payment	Future	\$139.16
78	21/03/2029	Principal Payment	Future	\$139.16
79	04/04/2029	Principal Payment	Future	\$139.16
80	18/04/2029	Principal Payment	Future	\$139.16

#	Date	Type	Status	Amount
81	02/05/2029	Principal Payment	Future	\$139.16
82	16/05/2029	Principal Payment	Future	\$139.16
83	30/05/2029	Principal Payment	Future	\$139.16
84	13/06/2029	Principal Payment	Future	\$139.16
85	27/06/2029	Principal Payment	Future	\$139.16
86	11/07/2029	Principal Payment	Future	\$139.16
87	25/07/2029	Principal Payment	Future	\$139.16
88	08/08/2029	Principal Payment	Future	\$139.16
89	22/08/2029	Principal Payment	Future	\$139.16
90	05/09/2029	Principal Payment	Future	\$139.16
91	19/09/2029	Principal Payment	Future	\$139.16
92	03/10/2029	Principal Payment	Future	\$139.16
93	17/10/2029	Principal Payment	Future	\$139.16
94	31/10/2029	Principal Payment	Future	\$139.16
95	14/11/2029	Principal Payment	Future	\$139.16
96	28/11/2029	Principal Payment	Future	\$139.16
97	12/12/2029	Principal Payment	Future	\$139.16
98	26/12/2029	Principal Payment	Future	\$139.16
99	09/01/2030	Principal Payment	Future	\$139.16
100	23/01/2030	Principal Payment	Future	\$138.36
Total				\$13,915.20

*Other Fees is an accumulative total of fees paid and pending which may include Late Payment Fees, Collection Fees and Payment Processing Fees.



Statement date:
25/03/2026

The outstanding balance is current and effective only on the date of this letter

Please check the details provided as any missed repayments will remain your responsibility. Should any of the details be incorrect please contact humm Classic Customer Service.

If you have any questions regarding your repayment plan agreement, please refer to your Terms and Conditions here <https://www.shophumm.com/au/terms-and-conditions>. For further clarification please contact humm Classic Customer Service on 1800 088 151 and have your contract number ready.

Your repayments will be processed on the due dates specified or the next business day thereafter. We may reattempt failed repayments in accordance with the Terms and Conditions of your payment plan agreement. If any repayment remains outstanding, your agreement will be escalated to our Collection Team for recovery, where further fees may apply.

Regards,

Humm Classic Support Team



PROPERTY REPORT

Created at 30 April 2026 01:13 PM

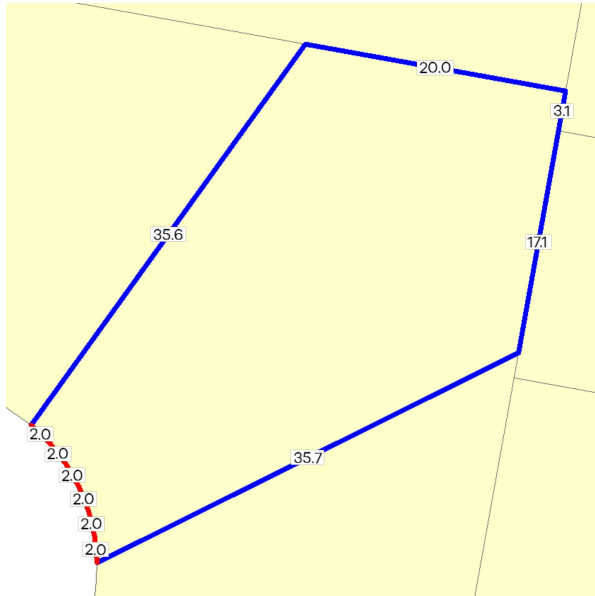
PROPERTY DETAILS

Address: **14 JOSIE PLACE MORWELL 3840**
 Lot and Plan Number: **Lot 16 PS540159**
 Standard Parcel Identifier (SPI): **16\PS540159**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **48373**
 Directory Reference: **Vicroads 699 N4**

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: 875 sq. m

Perimeter: 123 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 found here - [Planning Property Report](#).

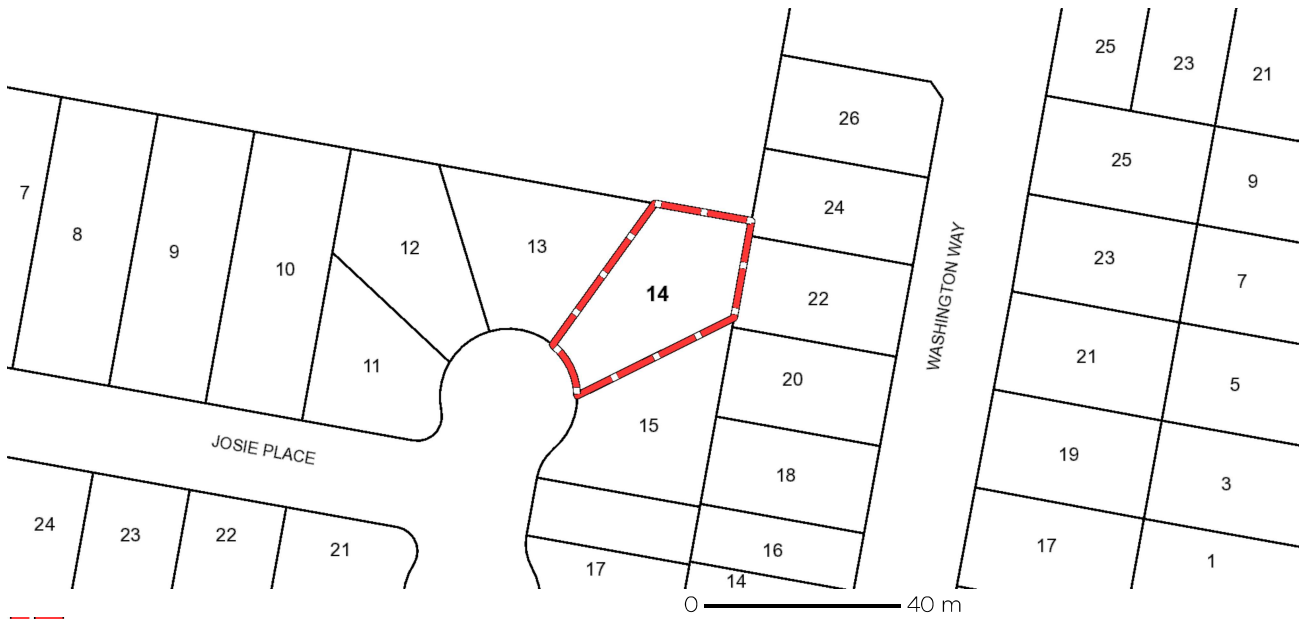
Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT

Area Map



 Selected Property

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 30 April 2026 01:14 PM

PROPERTY DETAILS

Address: **14 JOSIE PLACE MORWELL 3840**
 Lot and Plan Number: **Lot 16 PS540159**
 Standard Parcel Identifier (SPI): **16\PS540159**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **48373**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 699 N4**

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**

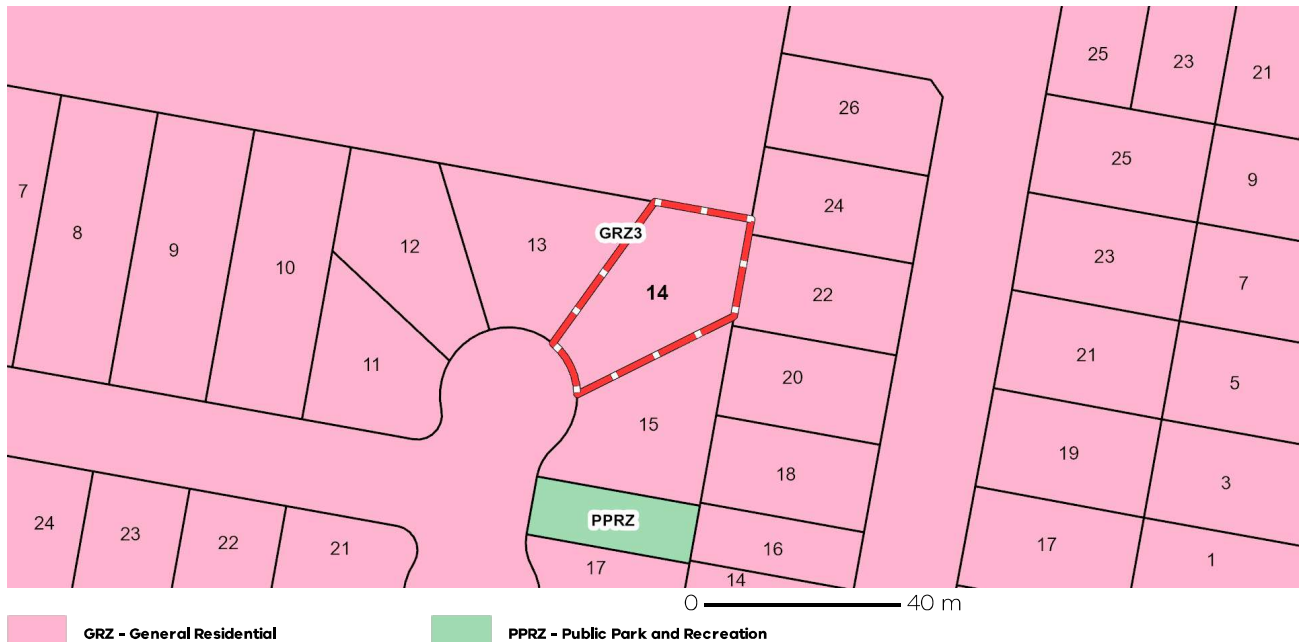
STATE ELECTORATES

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

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 3 \(GRZ3\)](#)



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

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

PLANNING PROPERTY REPORT

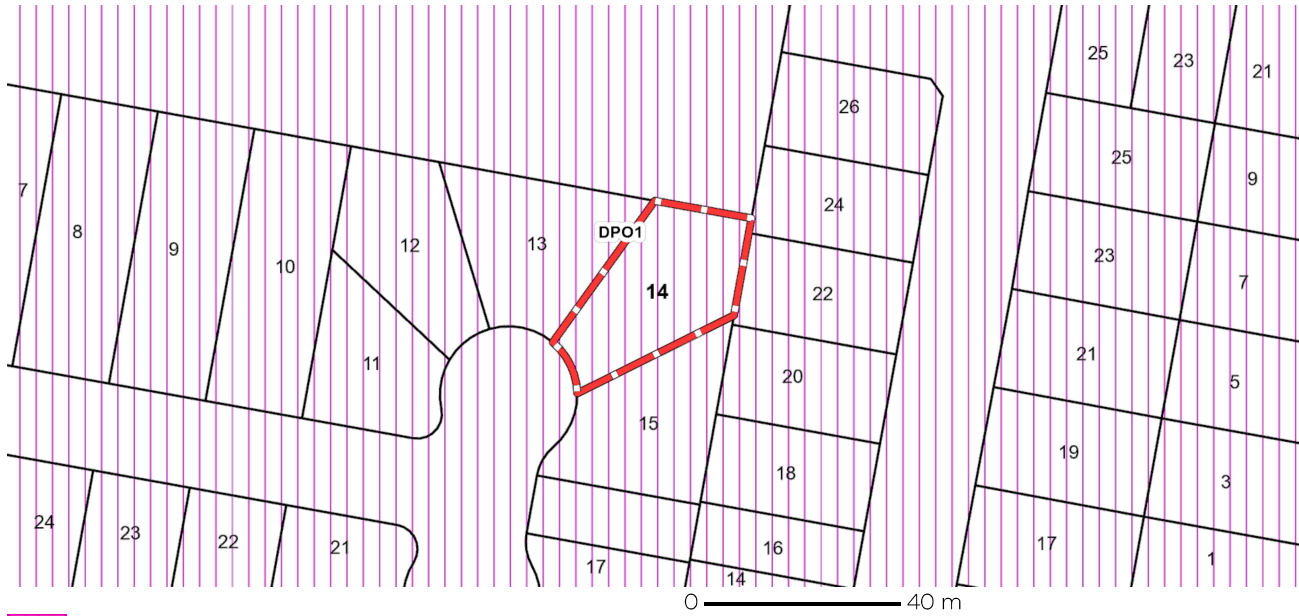


Department of Transport and Planning

Planning Overlay

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)



 DPO - Development Plan Overlay

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

Further Planning Information

Planning scheme data last updated on 30 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>

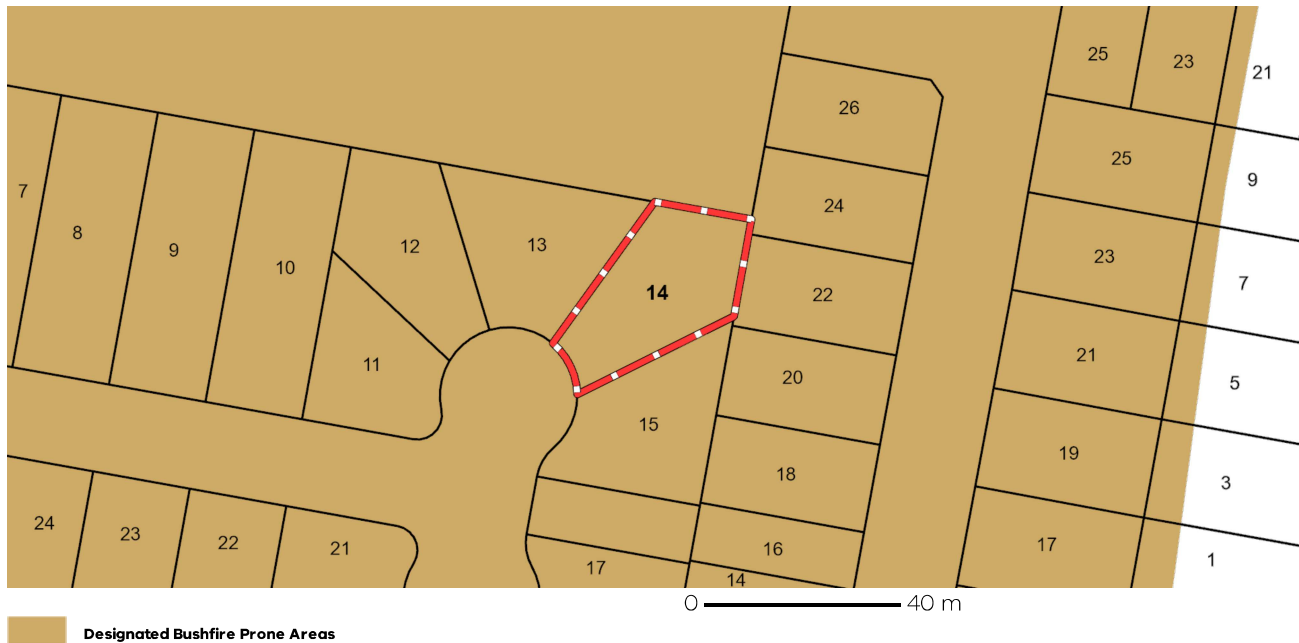
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

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

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

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

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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).

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.

(04/10/2016)