Rennicks Conveyancing Pty Ltd

Vendor Statement

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

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

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

Land	35 BURNET PLACE, TRARALGON VIC 3844	
Vendor's name	Stephen Leigh Bowtell	**Date** 1 / 7 / 26
Vendor's signature	SBowtell	
Vendor's name	Joanne Terese Bowtell	**Date** 1 / 7 / 26
Vendor's signature	JBowtell	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $3,500.00

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

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

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

☒ Is in the attached copies of title document/s

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

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

3.2 **Road Access**

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

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

☒ The required specified information is as follows:

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

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐ (Gippsland Water)	Sewerage ☐ (Gippsland Water)	Telephone services ☐

Connected indicates that the service is provided by an authority and operating on the day of sale. The purchaser should be aware that the vendor may terminate their account with the service provider before settlement and the purchaser will have to pay to have the service reconnected.

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

10. SUBDIVISION

10.1 **Unregistered Subdivision**

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

(b) which has a net lettable area of at least 2000m^2; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is Attached

13. ATTACHMENTS

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

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

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

State Revenue Office Land Tax Certificate

Gippsland Water Information Certificate
Gippsland Water Drainage Plan
Vicroads Roads Certificate
137b Owner Builder Defects Report
FRCGW Clearance Certificate x2
GST Withholding Notice
Planning Certificate dated 29/06/2026
Land Victoria Property/Planning Reports

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 09525 FOLIO 102

Security no : 124135995904T
Produced 29/06/2026 09:00 AM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 143141.
PARENT TITLE Volume 09517 Folio 509
Created by instrument LP143141 06/09/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOANNE TERESE BOWTELL
STEPHEN LEIGH BOWTELL both of 35 BURNET PLACE TRARALGON VIC 3844
AY153328D 28/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY153329B 28/06/2024
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP143141 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: 35 BURNET PLACE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 02/07/2024

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**LP143141**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**29/06/2026 09:00**

LP143141
EDITION 1
APPROVED 4/8/83

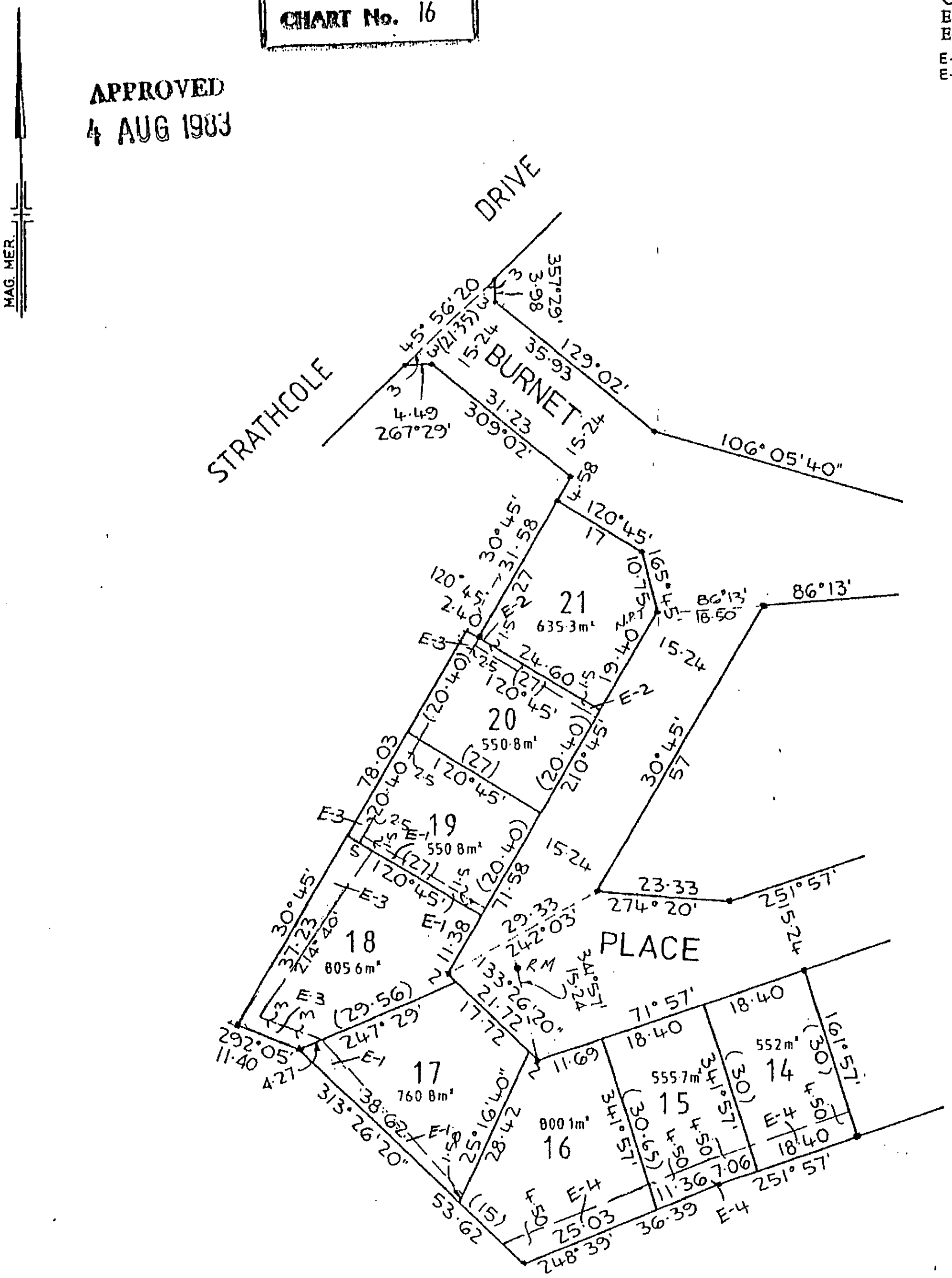
PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT A8 PARISH OF TRARALGON COUNTY OF BULN BULN	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
SCALE: 7.5 0 15 30 45 LENGTHS ARE IN METRES	PURPLE · DRAINAGE & SEWERAGE GREEN · SEWERAGE BLUE : DRAINAGE	PART OF THE LAND COLOURED PURPLE IS ENCUMBERED BY A SEWERAGE EASEMENT CREATED BY LP 132604 THE LAND COLOURED YELLOW IS ENCUMBERED BY A DRAINAGE AND SEWERAGE EASEMENT CREATED BY L.P. 131608. LOTS 1-13 INCLUSIVE HAVE BEEN OMITTED

Vol. 9517 Fol. 509

CHART No. 16

APPROVED
4 AUG 1983

COLOUR CONVERSION
E-1 = BLUE
E-2 = GREEN
E-3 = PURPLE
E-4 = YELLOW



Property Clearance Certificate
Land Tax

INFOTRACK / RENNICKS CONVEYANCING PTY LTD

Your Reference:	00111106
Certificate No:	10253802
Issue Date:	29 JUN 2026
Enquiries:	ESYSPROD

Land Address: 35 BURNET PLACE TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21245065	18	143141	9525	102	$0.00

Vendor: JOANNE BOWTELL & STEPHEN BOWTELL
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR STEPHEN LEIGH BOWTELL	2026	$265,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$410,000
SITE VALUE (SV):	$265,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

ABN 76 775 195 331 | ISO 9001 Quality Certified

sro.vic.gov.au | Phone 13 21 61 | GPO Box 1641 Melbourne Victoria 3001 Australia

Notes to Certificate - Land Tax

Certificate No: 10253802

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 = $265,000

Calculated as $975 plus ($265,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,100.00

Taxable Value = $410,000

Calculated as $410,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 10253802

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: 10253802

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / RENNICKS CONVEYANCING PTY LTD

Your Reference:	00111106
Certificate No:	10253802
Issue Date:	29 JUN 2026
Enquires:	ESYSPROD

Land Address: 35 BURNET PLACE TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
21245065	18	143141	9525	102	$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:	$410,000
SITE VALUE:	$265,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10253802

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

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

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / RENNICKS CONVEYANCING PTY LTD

Your Reference:	00111106
Certificate No:	10253802
Issue Date:	29 JUN 2026

Land Address: 35 BURNET PLACE TRARALGON VIC 3844

Lot	Plan	Volume	Folio
18	143141	9525	102

Vendor: JOANNE BOWTELL & STEPHEN BOWTELL

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 10253802

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 10253805

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: 10253805

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

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

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

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

GIPPSLAND WATER
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

29 June 2026

Applicant Reference: 80992559-001-2
Reference: 00112374-05

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:	35 Burnet Pl Traralgon Vic 3844
Certificate No:	176578

Please find enclosed:

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

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

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

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES

GIPPSLAND WATER
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

Section 158 Statement

(Water Act 1989)

Date of Issue:	29/06/2026	**Applicant Reference:**	80992559-001-2
Certificate No:	176578	**Reference:**	00112374-05

Property Address: 35 Burnet Pl Traralgon Vic 3844
Property Details: Vol 9525 Folio 102 Lot 18 Plan LP143141
Settlement Date: 30/06/2026

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

- ***** The Gippsland Water Property Information team would like to inform you that all Tariff Charges detailed in this Information Statement are for the period ending 30 June 2026. Tariff Charges for the financial period 1 July 2026 to 30 June 2027 are currently awaiting approval by the Essential Services Commission. If settlement occurs after 30 June 2026, all applicants are requested to contact Gippsland Water to obtain an updated payout figure prior to settlement. If an update is not sought for a settlement occurring after 30 June 2026, then any subsequent charges will be transferred to the Purchaser at settlement. *****
- 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.

GIPPSLAND WATER
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:	29/06/2026	**Applicant Reference:**	80992559-001-2
Certificate No:	176578	**Reference:**	00112374-05

Property Address: 35 Burnet Pl Traralgon Vic 3844
Property Details: Vol 9525 Folio 102 Lot 18 Plan LP143141
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	35.17
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	71.45
Miscellaneous / Adjustments / Credits	-285.17
Interest	0.00
Total Outstanding	**183.38**

(Please note: CR denotes a credit)

Biller Code: 3475
REF: 3680 0000 1123 7405 9
Pay by savings or credit card

Gippsland Water Authorised Officer: ______________ Date: 29 June 2026

GIPPSLAND WATER
55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844
Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

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

Important Information

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

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

Adjustable and non adjustable charges:
Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.
Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

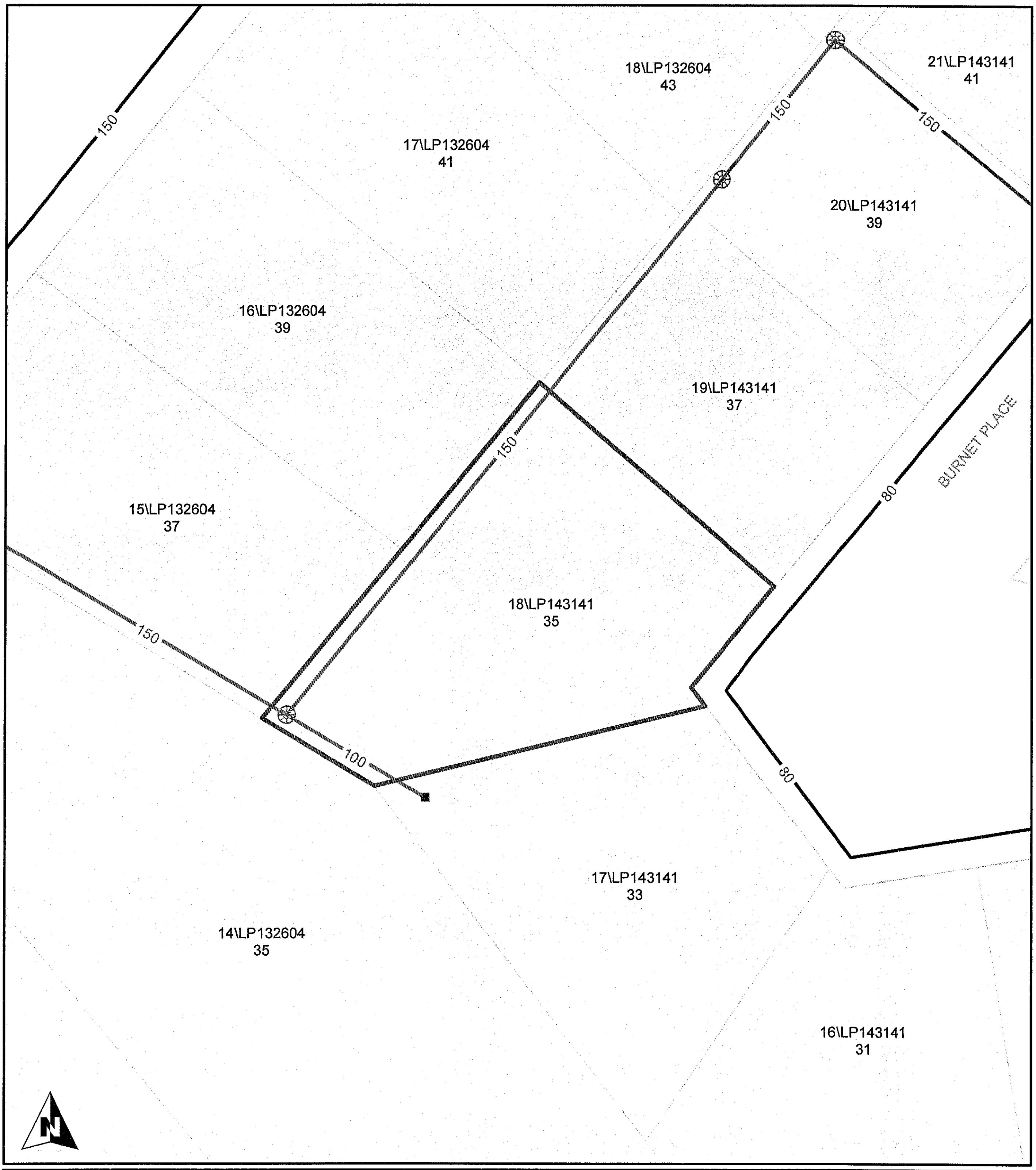
Payment of Gippsland Water accounts:
Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor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

Financial updates:
It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online
https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online.

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

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

Automatic eBilling Registration for new customers
Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:
www.gippswater.com.au/legal/privacy-policy
You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

35 Burnet Pl Traralgon
Information Statement No: 176578
Date Issued: 29/06/2026

GIPPSLAND WATER

Water Pipes
- Reticulation
- Distribution
- Transfer

Sewer Pipes
- Gravity
- Pressure
- Rising Main

House Discharge Line
- House Discharge Line

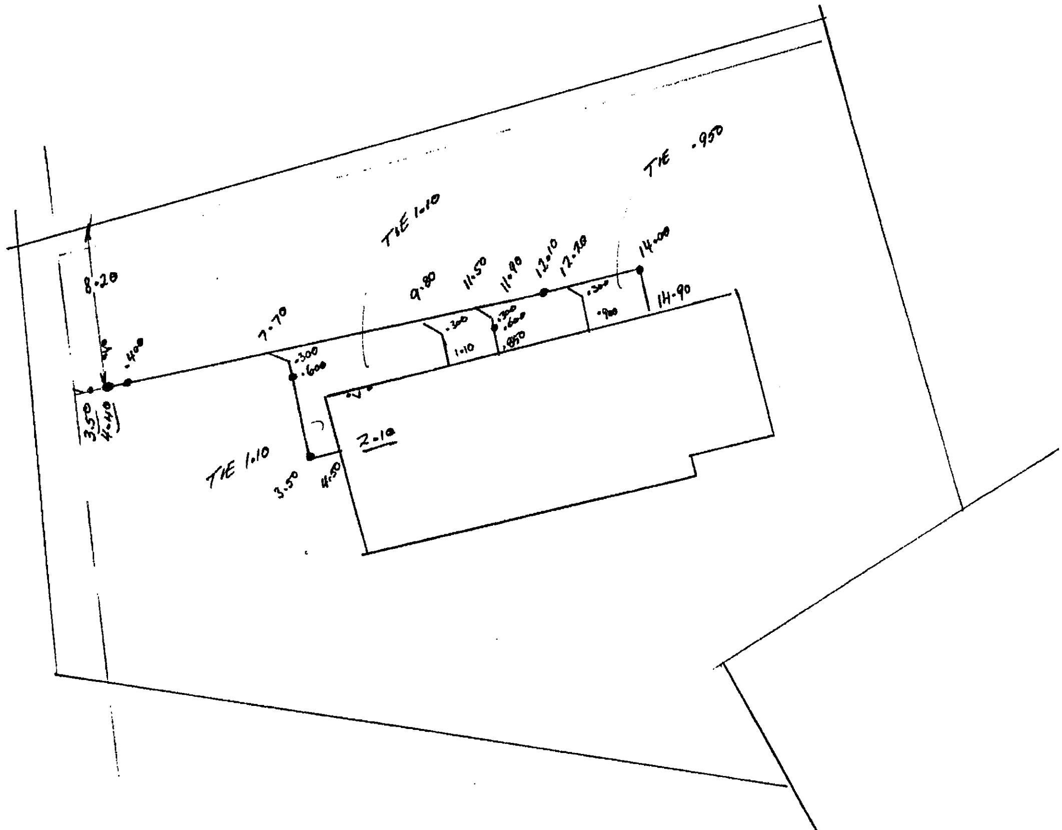
- Maintenance Point
- Manhole
- Pipe End
- Collection Tank

GIPPSLAND WATER

PROPERTY SERVICES

DRAINAGE PLAN NUMBER 260783

ADDRESS: 35 BURNET PL TRARALGON



MEASURED FROM	J-U
MAX DEPTH AT I4	1.400
MIM DEPTH AT I4	.800
DEPTH OF RISER	.600
MIM DEPTH of DRAIN	.600
P.V.C.	

N

10

10

		POINT LOCATION DATA	
Date Issued:	29-06-26		
Last Finalised:	29-Jun-26	TIE	
Scale:	1:500 approx.	E.P.	
Issued To:		N.S.L.	
		I.L.	
	Store:	DIA.	

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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Unknown 05/02/2019 14:51:55
Unknown
Client Reference: 215433

NO PROPOSALS. As at the 29th June 2026, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

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

35 BURNET PLACE, TRARALGON 3844
CITY OF LATROBE

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

Date of issue: 29th June 2026

[Vicroads Certificate] # 80992564 - 80992564090503 '215433'

137B OWNER BUILDER

DEFECTS REPORT

26/06/2026

Project Address: 35 Burnet Place TRARALGON VIC 3844

Report Reference: OBDR-2026-022(A1)

Building Consultants

Executive Summary

This report has been prepared in accordance with the requirements of Section 137B of the Building Act 1993 (VIC) and forms part of the documentation to be included in the Section 32 (Vendor's Statement) for the sale of the subject property. Where residential construction work has been undertaken by an owner-builder within the past 6 years and 6 months, Victorian legislation requires that a prescribed building practitioner carry out an inspection and produce a report disclosing any visible building defects or incomplete works associated with that construction.

The purpose of this report is to provide a factual, independent account of the condition of recent owner-builder works at the property. It is intended to assist prospective purchasers in making informed decisions and to support the vendor in fulfilling their legal duty of disclosure under the Building Act 1993.

This report addresses the following elements, as required by legislation:

- Identification of any **defective work** that is visible at the time of inspection;
- Identification of any **incomplete** or partially completed work;
- Notation of any **second-hand** or reclaimed materials used in the construction, where visually apparent.

Only building works carried out by the owner-builder within the statutory timeframe are considered within the scope of this report. All original or unrelated portions of the property, as well as normal wear and tear or general maintenance issues not attributable to the owner-builder works are excluded.

Under the Act, only a **prescribed building practitioner** may complete a 137B report. This includes registered building surveyors, building inspectors, architects or appropriately registered engineers. It is important to note that registered builders are not authorised to undertake or certify these inspections.

This report is based on a **visual inspection** of accessible areas nominated as part of the owner-builder works. It does not involve destructive testing, verification of regulatory compliance or certification of structural adequacy. Any limitations to access or visibility encountered during the inspection have been noted in the relevant sections of the report.

It is also noted that no building permit may not have been issued for certain works. As such, this report does not make any assertions regarding compliance with statutory building approvals for those elements.

This document is valid for a period of **six months** from the date of inspection and is intended solely for the purposes of vendor disclosure as required under Section 137B of the *Building Act 1993*. All observed issues have been detailed in the body of this report and are supported with photographic evidence for clarity and reference.

This report does not constitute a certificate of compliance or a comprehensive building condition report. Rather, it is a targeted disclosure document intended to assist in the lawful transfer of property where owner-builder works have been undertaken.

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Introduction:

This report has been prepared on behalf of the vendor, following instructions to carry out an Owner-Builder Defects Inspection in accordance with Section 137B of the Building Act 1993 (VIC). It applies to building works undertaken by an owner-builder at the subject property within the past six years and six months, as required for disclosure in the Section 32 Contract of Sale.

The inspection was visual and non-invasive in nature, limited to accessible areas of the owner-builder works. It focused on assessing the condition, workmanship and completeness of the works at the time of inspection and identifying any visible defects, incomplete building work or apparent use of second-hand or reclaimed materials.

This report is not a comprehensive pre-purchase building inspection and should not be relied upon to determine the property's overall condition or compliance with the Sale of Land Act 1962. It is strictly limited to fulfilling disclosure obligations under Section 137B of the Building Act and does not assess the broader suitability of the property for purchase.

All findings are documented in the relevant sections of this report and supported by photographic evidence where applicable.

Property Details:

Property Address:	35 Burnet Place TRARALGON VIC 3844
Lot Number & LP/PS:	18\LP143141
Council Property Number:	24116
Allotment Area (m^2):	812m^2
Municipality:	Latrobe City Council
Subject Building Description:	Dwelling
Subject Building Classification:	1a
Number of Storeys:	1
Approximate Floor Area (m^2):	Approx 185m^2
Floor Material:	Concrete
Frame Material:	Timber
Wall Material:	Brick Veneer
Roof Material:	Tile
Drainage Material:	Steel/PVC

Inspection Details:

Inspection Date:	26/06/2026
Inspection Time:	11:54pm
Weather Conditions:	Sunny
Inspectors Name:	Tyler Peters
Registration Number:	BS-L 100059

Reasonable Access:

This inspection was limited to areas where reasonable access was available at the time of the site visit. In accordance with Australian Standard AS 4349.1, '*reasonable access*' is defined as access that is safe, unobstructed and does not require the removal of fixtures or fittings or the use of destructive or invasive inspection methods.

Reasonable access does not include the removal of access panels, cutting of manholes or traps, moving of personal belongings, stored goods, heavy furniture or use of equipment beyond a standard 3.6 metre ladder.

Access limitations are defined by AS 4349.1 as follows:

Area:	Minimum Access Requirements (AS 4349.1):
Roof Exterior	Accessible from a 3.6 m ladder placed on the ground
Roof Cavity	400 mm x 500 mm access opening 600 mm x 600 mm crawl space Accessible from a 3.6m ladder
Subfloor Area	500 mm x 400 mm access opening Minimum clearance of 400 mm to underside of bearer or obstruction (timber floors) Minimum clearance of 500 mm (concrete floors)

Where the minimum clearances could not be achieved, the inspection was limited to components that were visible within the inspector's direct line of sight and accessible without the need for physical intrusion beyond arm's reach.

Areas Accessible:

Roof Exterior:	Not applicable
Roof Cavity:	Not applicable
Wall Cavities:	Not applicable
Subfloor Area:	Not applicable
Internal Areas:	Accessible but limited
External Areas:	Accessible
Wet Areas:	Accessible but limited
Garages/Outbuildings:	Not applicable

Details of Owner-Builder Building Work:

The following section outlines the scope and nature of building works carried out by the owner-builder at the subject property. These works fall within the definition of “construction” under Section 137B(7) of the Building Act 1993 (VIC), which includes building, rebuilding, erecting, altering, extending or managing any such work undertaken on a domestic building.

The works reported have been either:

- Declared by the owner at the time of inspection;
- Evident through visual observation; or
- Referenced in supporting documentation provided by the owner (e.g. plans, photos or building approvals).

Description of Owner-Builder Work: Internal Alterations:

1. New Hybrid Flooring Throughout
2. Painting Throughout
3. Kitchen Renovations
4. Bathroom Renovations
5. WC Renovations
6. New Sliding Barn Doors (Lounge Room)
7. New Villaboard Wall Lining (Lounge Room)
8. New Front Door

Location of Building Work: Internal

Approximate Completion Date: 1-2 Years

Building Permit Issued? ☐ Yes ☒ No

If ‘Yes’, the Building Permit details are as followed:

Building Permit Number: N/A
Building Permit Issue Date: N/A
Relevant Building Surveyor: N/A
CFI or OP Issue Date: N/A

Second-hand Materials: None identified

Description of Connected Services: Electricity, gas, water supply, sewer and NBN.

Condition of Connected Services: Uknown

Summary of Observed Defects:

HYBRID FLOORING			
Item:	**Location:**	**Defect:**	**Severity:**
1.1	Throughout	General wear and tear was observed to the vinyl flooring, including minor scuffing and surface wear consistent with normal everyday use and the age of the flooring. The flooring remains in good overall condition, with no evidence of lifting, separation, deterioration or other defects affecting its performance or serviceability. The observed wear is cosmetic in nature only.	Nil

KITCHEN			
Item:	**Location:**	**Defect:**	**Severity:**
2.1	Painting	Minor paint blemishes including marks, scuffs and overpainting observed throughout the kitchen area. Defects are cosmetic in nature; no risk associated.	Nil
2.2	Cabinetry	The cabinet door beneath the kitchen sink is slightly misaligned, resulting in inconsistent clearances/gaps around the door when closed. The defect is minor in nature and does not appear to affect the normal operation of the cabinet door at the time of the inspection.	Nil
2.3	Cabinetry	The soft-close hinge fitted to the pantry door does not operate as intended, with the door remaining in intermediate positions rather than self-closing once partially closed. The defect affects the functionality of the soft-close mechanism only and is considered a minor maintenance item.	Nil

BATHROOM			
Item:	**Location:**	**Defect:**	**Severity:**
3.1	Painting	Paint blemishes including marks, scuffs, starved areas, paint runs/sags and inconsistent paint coverage observed throughout the bathroom area including walls, ceiling and bulkhead. Cosmetic only; no risk associated.	Nil
3.2	Painting	Incomplete paint application to top of swinging door. As a matter of good practice, these surfaces should be sealed and painted in accordance with AS/NZS 2311:2017. In addition, the faces of the door exhibited starved paint areas and course brush marks. Cosmetic only; no risk associated.	Nil
3.3	Plaster	A minor screw hole was observed within the bulkhead plaster, consistent with the previous installation of a hook screw, likely used for suspending a hanging pot plant. The defect is localised and cosmetic in nature only, with no associated risk or impact on the performance of the plaster lining.	Nil
3.4	Tiling	Visible wall tile lippage was observed at the vertical joints within the shower area and to the wall adjacent the bathroom entry. The displacement between adjoining tiles exceeds 2.0 mm, contrary to the tolerances prescribed by AS 3958.1–2007. The defect is cosmetic in nature only, with no associated structural or safety risk.	Nil
3.5	Cabinetry	Minor scratching was observed to the internal edge of the vanity cabinetry, together with localised impact-type damage was observed to the lower corner panel of the vanity cabinetry. The defects are cosmetic in nature only and affect the appearance of the cabinetry. No impairment to the operation or serviceability of the vanity was observed at the time of the inspection.	Nil
3.6	Cabinetry	The mirrored medicine cabinet door is slightly misaligned, resulting in inconsistent clearances around the door when closed. The defect is minor in nature and does not affect the normal operation or functionality of the cabinet at the time of the inspection.	Nil
3.7	Fixtures/Fittings	The towel hanger was observed to be slightly loose, exhibiting minor movement when manually tested. The fitting remained securely attached to the wall at the time of the inspection. Minor maintenance is recommended to tighten the fixings.	Nil
3.8	Fixtures/Fittings	The mirror adhered to the shower wall has a localised chipped or irregularly cut section adjacent to the shower outlet fitting. The defect appears to have been created to accommodate the shower fitting and is cosmetic in nature only, with no evidence of cracking or loss of adhesion observed at the time of the inspection.	Nil
3.9	Waterproofing	Door frames and architraves embedded into tiled floor finishes, contrary to Clause 4.9.2 of AS 3740:2021. Direct contact with tiled and potentially wet areas may allow moisture absorption over time, which can contribute to swelling, deterioration, or premature failure of the timber components. Low risk at the time of inspection.	Low
3.10	Waterproofing	No evidence of physical waterstop installed at the bathroom entryway, contrary to Clause 4.9.1 of AS 3740:2021. The absence of a waterstop may permit the migration of water beyond the wet area during use.	Moderate - High
3.11	Waterproofing	Waterproofing seal between the shower screen and wall junction failed when subjected to water testing. Water egress was observed, indicating the junction is not adequately sealed, contrary to Part 10.2.2 of the ABCB Housing Provisions 2022 and the requirements of AS 3740:2021.	Moderate

WC			
Item:	**Location:**	**Defect:**	**Severity:**
4.1	Painting	Paint blemishes including marks, scuffs, starved areas, paint runs/sags and inconsistent paint coverage observed throughout the toilet area including walls, ceiling and skiting boards. Cosmetic only; no risk associated.	Nil
4.2	Painting	Incomplete paint application to top of swinging door. As a matter of good practice, these surfaces should be sealed and painted in accordance with AS/NZS 2311:2017. In addition, the faces of the door exhibited starved paint areas and course brush marks. Cosmetic only; no risk associated.	Nil

ASSOCIATED HALLWAY/CORRIDOR			
Item:	**Location:**	**Defect:**	**Severity:**
5.1	Painting	Paint blemishes including marks, scuffs, starved areas, paint runs/sags and inconsistent paint coverage observed throughout the toilet area including walls, ceiling, cornices, skirting boards, door frames and manhole cover. Cosmetic only; no risk associated.	Nil
5.2	Internal Fixings	The skirting board termination at the door architrave to the WC has been inadequately detailed, with a visible gap and an incomplete mitred junction. The defect is cosmetic in nature only and affects the overall finish of the installation. Cosmetic only; no risk associated.	Nil

LOUNGE ROOM			
Item:	**Location:**	**Defect:**	**Severity:**
6.1	Sliding Barn Doors	Paint blemishes, including marks, scuffs, paint runs/sags and areas of overpainting, were observed to the sliding barn doors. Cosmetic only; no risk associated.	Nil
6.2	Sliding Barn Doors	No doorstops were installed to the sliding barn doors to limit travel along the top track. As a result, the doors may become misaligned or disengage from the intended operating position during use. The defect is considered a minor maintenance item.	Nil
6.3	Internal Wall Lining	Villaboard wall lining installed to the lounge room remained incomplete at the time of the inspection, with nail fixings not patched and painting not completed. The defect is incomplete in nature only and does not affect the structural performance of the wall lining.	Nil

FRONT DOOR			
Item:	**Location:**	**Defect:**	**Severity:**
7.1	Sliding Barn Doors	Paint blemishes, including marks and scuffs were observed to the front door, consistent with everyday use and weather exposure. Cosmetic only; no risk associated.	Nil

Incomplete Building Work:

- Villaboard wall lining installed to the lounge room remained incomplete at the time of the inspection, with nail fixings not patched and painting not completed. Final finishing works, including patching, sanding and painting, are required to complete the installation.

Site Comment:

- **Waterproofing:**
  Photographic evidence of the waterproofing membrane installation during construction was sighted and provided by the owner at the time of the inspection, confirming that a waterproofing membrane has been installed to the wet area.

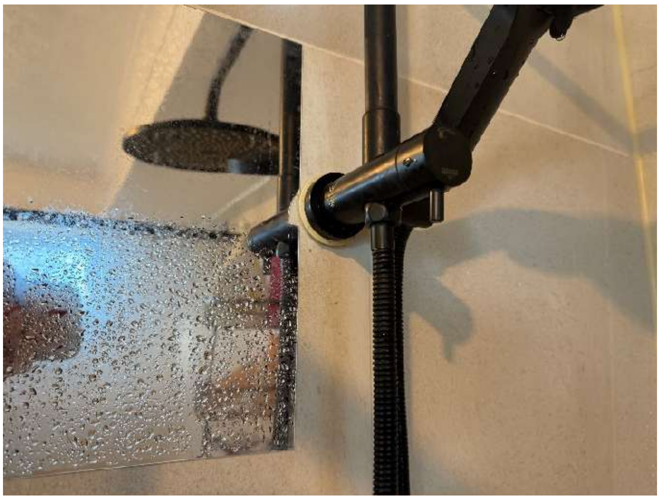
  However, waterproofing systems are concealed behind wall and floor finishes and cannot be visually assessed as part of this inspection. Accordingly, no comment can be made regarding the adequacy, continuity or compliance of the concealed waterproofing membrane beyond the visible finishes and completed fixtures.

- **Plumbing and Electrical Certificates:**
  Where plumbing or electrical works have been carried out as part of the owner-builder works, the relevant Plumbing Compliance Certificates and/or Certificates of Electrical Safety should be obtained from the appropriately licensed contractors and retained by the property owner.

Photographic Evidence:


DELUXE
AUNDRY
ERVICE









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	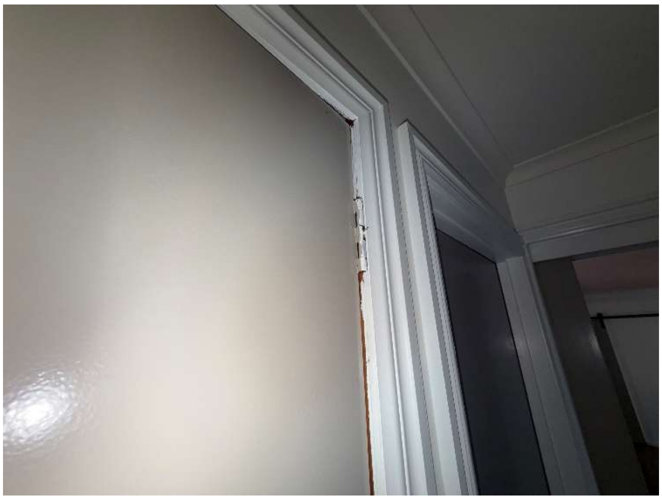
	
	

Conclusion:

Based on the visual inspection of the declared owner-builder works, the items listed in this report have been identified as either defective, incomplete, or otherwise warranting further attention. These findings are made in accordance with the requirements of Section 137B of the Building Act 1993.

The defects noted relate solely to the areas of work undertaken by the owner-builder and do not extend to pre-existing conditions or unrelated portions of the building. All observations have been made from accessible areas at the time of inspection, without the use of invasive techniques.

Overall, the owner-builder renovation works were found to be of a generally acceptable standard, with the majority of the identified findings relating to cosmetic defects, minor finishing items and maintenance issues. These include paint blemishes, minor cabinetry alignment issues, tile finish quality and other defects that primarily affect the appearance of the completed works rather than their structural performance or serviceability.

The most significant defects identified relate to the bathroom waterproofing installation, including the absence of a compliant waterstop at the bathroom entry and failure of the shower screen-to-wall seal during water testing. These defects have the potential to permit moisture migration beyond the wet area and should be rectified to minimise the risk of future deterioration and concealed moisture damage. A further low-risk waterproofing defect relating to timber door frames embedded within tiled floor finishes was also identified.

This report has been prepared for the purposes of assessing the owner-builder works completed at the property in accordance with Section 137B of the Building Act 1993. It is not intended to be, nor should it be relied upon as, a comprehensive pre-purchase building inspection of the entire property. The inspection was limited to the owner-builder works identified within the scope of this report and does not comment on the condition of existing building elements outside those works.

Accordingly, any prospective purchaser should obtain an independent pre-purchase building inspection to assess the overall condition of the property, including any defects, maintenance issues or deterioration unrelated to the owner-builder works assessed in this report.

Building Practitioner Declaration:

I, the undersigned, declare that this report has been prepared in accordance with the requirements of Section 137B of the Building Act 1993. I am a prescribed building practitioner for the purposes of Section 137B and meet the legislative requirements to undertake owner-builder defect inspections as defined under the Act.

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

TPeters

Name:	Tyler Peters
Registration Class:	Building Surveyor – Limited
Registration Number:	BS-L 100059
Qualifications:	BBldgSurv(Hons) | GradCertPerfBuild&FireCode
ABN:	15 646 139 079
Postal Address:	PO Box 315 NEWBOROUGH VIC 3825
Phone:	03 5174 0293
Date:	26/06/2026 30/06/2026 (Amendment 1)

Comments & Limitations of Report:

This report has been prepared strictly in accordance with the requirements of Section 137B of the Building Act 1993 (VIC). Its purpose is to document observable defects, incomplete building works, and the use of second-hand or reclaimed materials associated with building work undertaken by the owner-builder within the preceding six years and six months.

The following limitations apply to this report:

a) Scope of Inspection

- The inspection was conducted as a visual, non-invasive assessment. No destructive testing or dismantling of building elements was undertaken.
- The inspection was limited to those areas of the building that were readily and safely accessible at the time. Obstructed, concealed or locked areas could not be inspected.
- The inspection did not include any services or systems (e.g. electrical, plumbing, gas, heating, air conditioning, or appliances), nor does it assess compliance with energy efficiency requirements or bushfire attack level (BAL) ratings.

b) Extent of Reporting

- The report is not a comprehensive building condition report. It does not assess the condition of the entire property or evaluate building works not undertaken by the owner-builder.
- It does not constitute a pre-purchase building inspection report and should not be relied upon by prospective purchasers as such. Buyers are advised to undertake their own due diligence and independent pre-purchase inspections prior to purchase.
- The report does not assess the building for structural adequacy, compliance with the National Construction Code (NCC) or planning regulations, unless such matters are explicitly noted.

c) Access and Visibility

- Inspection was limited to areas with reasonable access, defined as areas where safe, unobstructed entry was possible and where the inspector could view the construction within line of sight and arm's reach.
- Areas that were inaccessible due to fixed ceilings, floor coverings, wall linings, furniture, stored goods, vegetation, or physical barriers were not inspected and are outside the scope of this report.

d) Time Sensitivity

- This report reflects the condition of the property at the time of inspection only. Conditions may change due to weather events, wear and tear or subsequent modifications. No responsibility is accepted for defects that develop or become apparent after the inspection date.

e) Reliance

- This report has been prepared for the exclusive use of the vendor for disclosure purposes under the Sale of Land Act 1962 and forms part of the Section 32 Vendor Statement. It may be provided to prospective purchasers, legal representatives, and conveyancers as required.
- No warranty or representation is made to third parties relying on this report for any purpose other than that for which it was originally prepared.

Disclaimer:

This report has been prepared exclusively for the purpose of fulfilling the statutory requirements of Section 137B of the Building Act 1993 and for inclusion in the Section 32 Vendor Statement as part of the sale of the property.

The inspection and report are limited to a visual, non-invasive assessment of the owner-builder works disclosed by the vendor and do not constitute a full building inspection or guarantee the structural integrity, safety or compliance of the entire property.

No liability is accepted for defects or issues that are concealed, inaccessible or that may arise subsequent to the date of inspection. This report does not cover environmental hazards, termite infestation, or compliance with planning or heritage regulations.

This report is not intended to be relied upon as a substitute for specialist inspections or professional advice in areas such as structural engineering, electrical, plumbing or pest inspections.

Prospective purchasers and other interested parties are advised to seek independent expert advice and carry out their own inspections prior to purchase.

Australian Government
Australian Taxation Office

MR STEPHEN L BOWTELL
79 FARMERS ROAD
DUMBALK VIC 3956

Our reference: 7171458276923
Phone: **13 28 66**

29 June 2026

Your foreign resident capital gains withholding clearance certificate

› Purchasers are not required to withhold and pay an amount
› Provide a copy to the purchaser and retain a copy for your records

Hello STEPHEN,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411214353799
Vendor name	STEPHEN LEIGH BOWTELL
Clearance Certificate Period	29 June 2026 to 29 June 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

Need help?

Learn more about foreign resident capital gains withholding at ato.gov.au/FRCGW

Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

Australian Government
Australian Taxation Office

MRS JOANNE T BOWTELL
79 FARMERS ROAD
DUMBALK VIC 3956

Our reference: 7171458332413
Phone: **13 28 66**

29 June 2026

Your foreign resident capital gains withholding clearance certificate

› Purchasers are not required to withhold and pay an amount
› Provide a copy to the purchaser and retain a copy for your records

Hello JOANNE,

We have decided that purchasers are not required to withhold and pay an amount. Your certificate is below:

Notice number	2411214354961
Vendor name	JOANNE TERESE BOWTELL
Clearance Certificate Period	29 June 2026 to 29 June 2027

The Commissioner may withdraw this clearance certificate at any time if we obtain further information indicating you are a foreign resident.

Yours sincerely,
Ben Kelly
Deputy Commissioner of Taxation

Need help?

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Contact us

In Australia? Phone us on **13 28 66**

If you're calling from overseas, phone **+61 2 6216 1111** and ask for **13 28 66** between 8:00 am and 5:00 pm Australian Eastern Standard time, Monday to Friday.

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

Vendor GST Withholding Notice

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

To: The Purchaser(s)
From: Stephen Leigh Bowtell and Joanne Terese Bowtell, 79 Farmers Road, Dumbalk VIC 3956

Property Address: 35 Burnet Place, Traralgon VIC 3844
Lot: 18 Plan of subdivision: 143141

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

Dated: 1/7/26

Signed by:

SBowtell
....
Stephen Leigh Bowtell

....
Joanne Terese Bowtell

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1267849

APPLICANT'S NAME & ADDRESS

UNKNOWN 05/02/2019 14:51:55 C/- LANDATA

DOCKLANDS

VENDOR

BOWTELL, STEPHEN

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

215433

This certificate is issued for:
LOT 18 PLAN LP143141 ALSO KNOWN AS 35 BURNET PLACE TRARALGON
LATROBE CITY

The land is covered by the:
LATROBE PLANNING SCHEME

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

The land:
- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

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

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

29 June 2026

Sonya Kilkenny
Minister for Planning

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

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

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

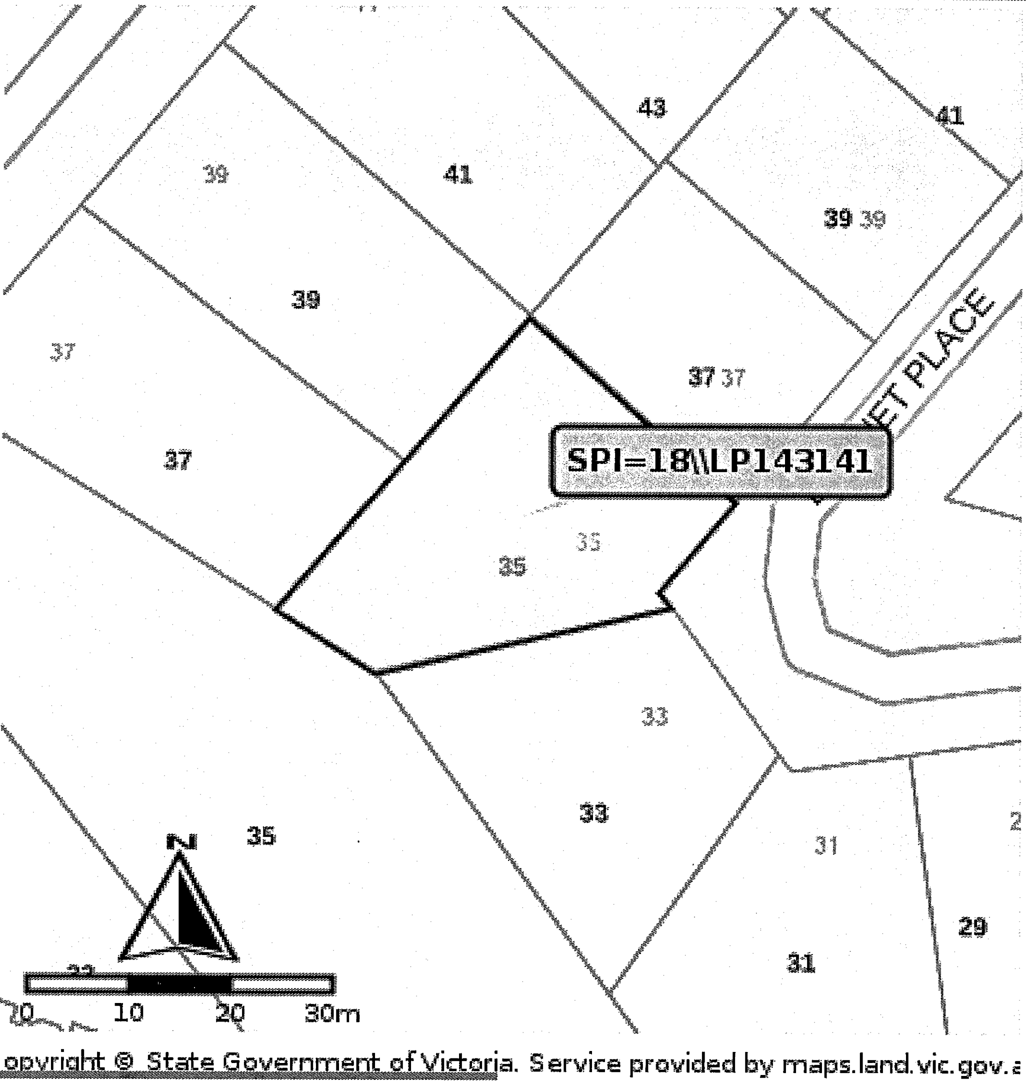
VICTORIA State Government

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

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

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

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



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

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

PROPERTY REPORT

Created at 30 June 2026 03:49 PM

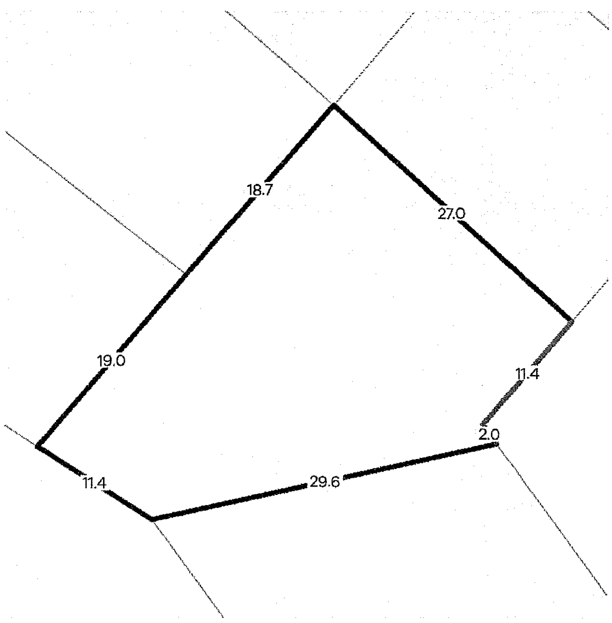
PROPERTY DETAILS

Address:	**35 BURNET PLACE TRARALGON 3844**
Lot and Plan Number:	**Lot 18 LP143141**
Standard Parcel Identifier (SPI):	**18\LP143141**
Local Government Area (Council):	**LATROBE**
Council Property Number:	**24116**
Directory Reference:	**Vicroads 697 M4**

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: 812 sq. m
Perimeter: 119 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

Energy, Environment and Climate Action

Area Map

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 30 June 2026 01:29 PM

PROPERTY DETAILS

Address:	**35 BURNET PLACE TRARALGON 3844**	
Lot and Plan Number:	**Lot 18 LP143141**	
Standard Parcel Identifier (SPI):	**18\LP143141**	
Local Government Area (Council):	**LATROBE**	www.latrobe.vic.gov.au
Council Property Number:	**24116**	
Planning Scheme:	**Latrobe**	Planning Scheme - Latrobe
Directory Reference:	**Vicroads 697 M4**	

UTILITIES

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

STATE ELECTORATES

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

OTHER

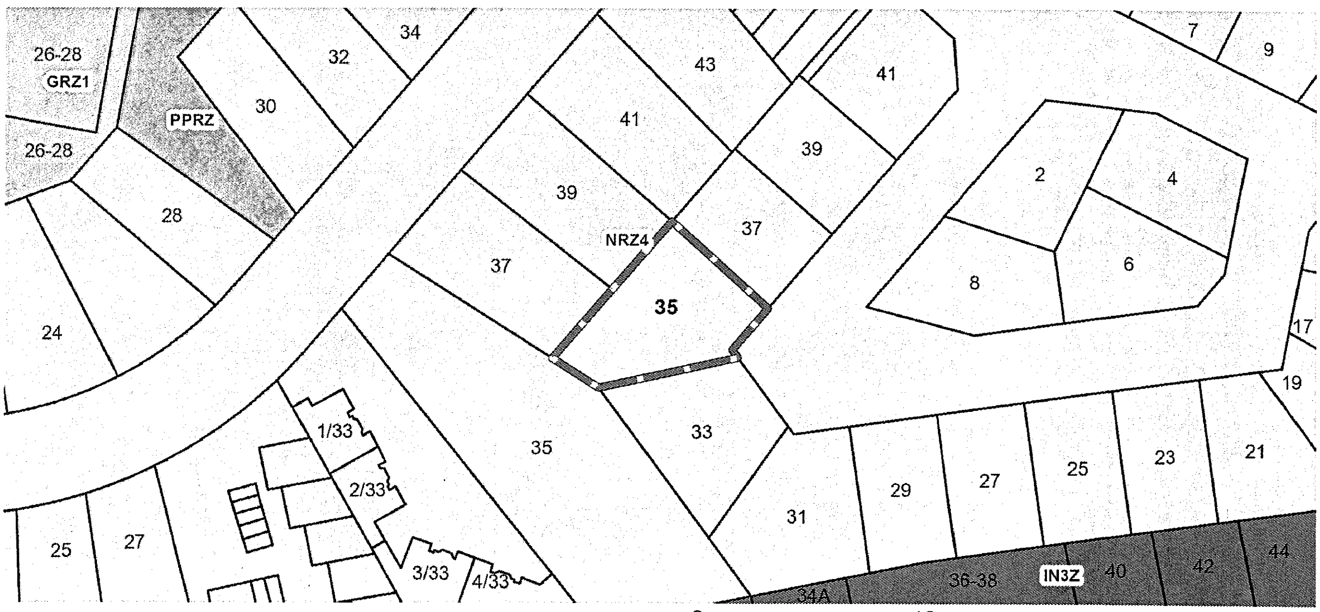
Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



GRZ - General Residential
IN3Z - Industrial 3
NRZ - Neighbourhood Residential
PPRZ - Public Park and Recreation

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

Planning Overlays

No planning overlay found

Further Planning Information

Planning scheme data last updated on 25 June 2026.

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

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

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

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

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

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

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

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) 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)

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

DATED 2026

STEPHEN LEIGH BOWTELL AND JOANNE TERESE BOWTELL

VENDOR STATEMENT

Property: **35 Burnet Place, Traralgon VIC 3844**

Rennicks Conveyancing Pty Ltd
Licensed Conveyancer
217 Commercial Road
MORWELL VIC 3840
Tel: (03) 5135 3177
PO Box 215, Morwell VIC 3840
Ref: SH:BH:00111106