

# Vendor Statement

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

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

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

<b>Land</b>	19 POLLOCK AVENUE, TRARALGON VIC 3844
-------------	---------------------------------------

<b>Vendor's name</b>	Leanne Gail Henderson	<b>Date</b> / / 17/12/2025
<b>Vendor's signature</b>	<p>Signed by:  0FE094D305484E2...</p>	
<b>Vendor's name</b>	James Charles Henderson	<b>Date</b> / / 17/12/2025
<b>Vendor's signature</b>	<p>Signed by:  9E7577DC8E804CA</p>	

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>	<hr/>	
<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>	<hr/>	

# 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: \$4,000.00

## 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

\$0.00	To	
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Other particulars (including dates and times of payments):

## 1.3 Terms Contract

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

Not Applicable

## 1.4 Sale Subject to Mortgage

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

Not Applicable

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

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

# 2. INSURANCE

## 2.1 Damage and Destruction

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

Not Applicable

## 2.2 Owner Builder

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

Not Applicable

# 3. LAND USE

## 3.1 Easements, Covenants or Other Similar Restrictions

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

Not Applicable

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

Not Applicable

**3.2 Road Access**

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

**3.3 Designated Bushfire Prone Area**

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

**3.4 Planning Scheme**

Attached is a certificate with the required specified information.

**4. NOTICES**

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

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

Not Applicable

**4.2 Agricultural Chemicals**

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

NIL

**4.3 Compulsory Acquisition**

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

NIL

**5. BUILDING PERMITS**

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

Are contained in the attached certificate

**6. OWNERS CORPORATION**

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

Not Applicable

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")**

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

Not Applicable

**8. SERVICES**

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

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

Attached are copies of the following documents:

9.1  (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

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

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

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

NIL

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

NIL

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

NIL

### 10.3 Further Plan of Subdivision

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

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

## 12. DUE DILIGENCE CHECKLIST

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

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)*

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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 09352 FOLIO 380

Security no : 124130033178S  
Produced 19/11/2025 09:38 AM

LAND DESCRIPTION

Lot 1 on Title Plan 214843R.  
PARENT TITLE Volume 08592 Folio 349  
Created by instrument H675402 10/09/1979

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JAMES CHARLES HENDERSON  
LEANNE GAIL HENDERSON both of 79 NICOL STREET YARRAM VIC 3971  
AJ414758E 07/01/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ414759C 07/01/2012  
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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP214843R 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: 19 POLLOCK AVENUE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 214843R</b>						
<p><b>Location of Land</b></p> <p>Parish: TRARALGON                  Township:                  Section:                  Crown Allotment:                  Crown Portion:</p> <p>Last Plan Reference: LP17927                  Derived From: VOL 9352 FOL 380                  Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
<p style="text-align: center;"><b>Description of Land / Easement Information</b></p>		<p style="text-align: center;">THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 11/11/1999                  VERIFIED: P.J.</p>						
<table border="1" style="margin: auto;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="text-align: center;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="text-align: center;">PARCEL 1 = LOT 128 ON LP17927</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 128 ON LP17927	
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WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962								
PARCEL 1 = LOT 128 ON LP17927								
<p>LENGTHS ARE IN METRES</p>	<p>Metres = 0.3048 x Feet                  Metres = 0.201168 x Links</p>	<p>Sheet 1 of 1 sheets</p>						

# PLANNING PROPERTY REPORT



Department of Transport and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 November 2025 02:58 PM

## PROPERTY DETAILS

Address: **19 POLLOCK AVENUE TRARALGON 3844**  
 Lot and Plan Number: **Lot 1 TP214843**  
 Standard Parcel Identifier (SPI): **1\TP214843**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **29653**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 696 E5**

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

Planning Scheme - Latrobe

## UTILITIES

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

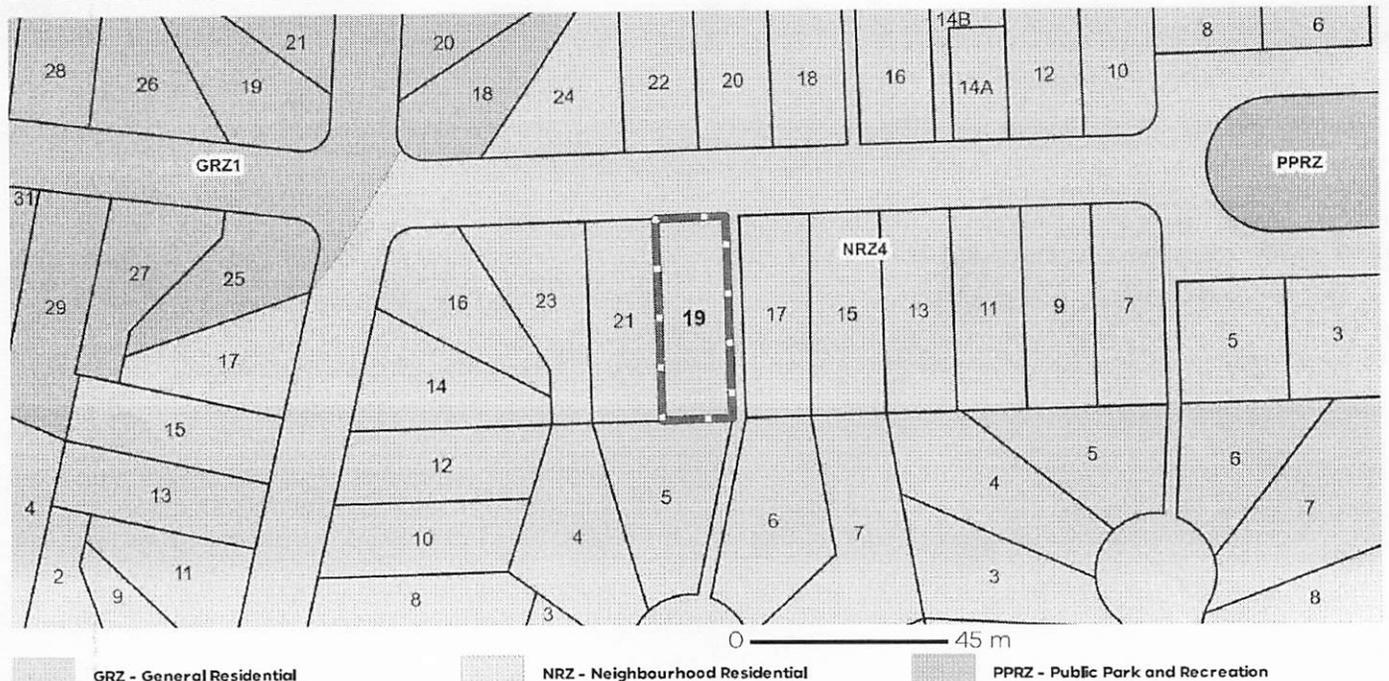
## STATE ELECTORATES

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

[View location in VicPlan](#)

## Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)  
 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NR4)



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

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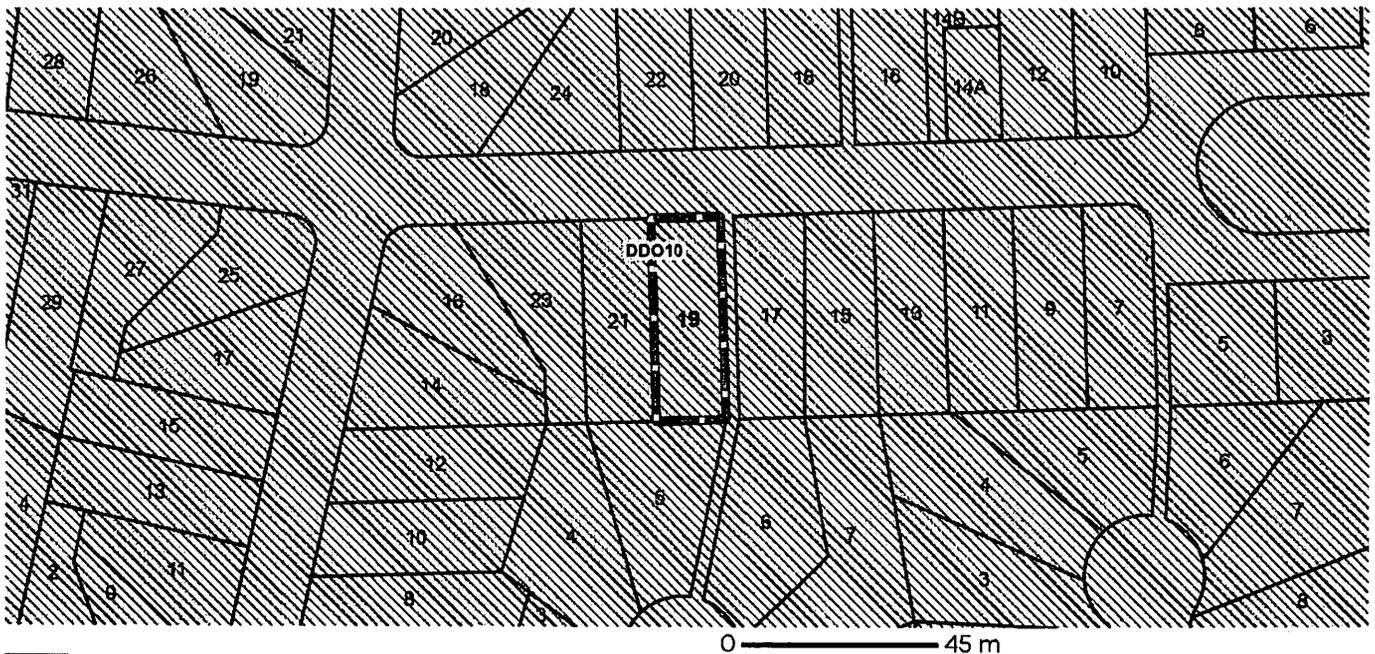
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

# PLANNING PROPERTY REPORT

## Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



 **DDO - Design and Development 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 14 November 2025.

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/vicolan/>

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

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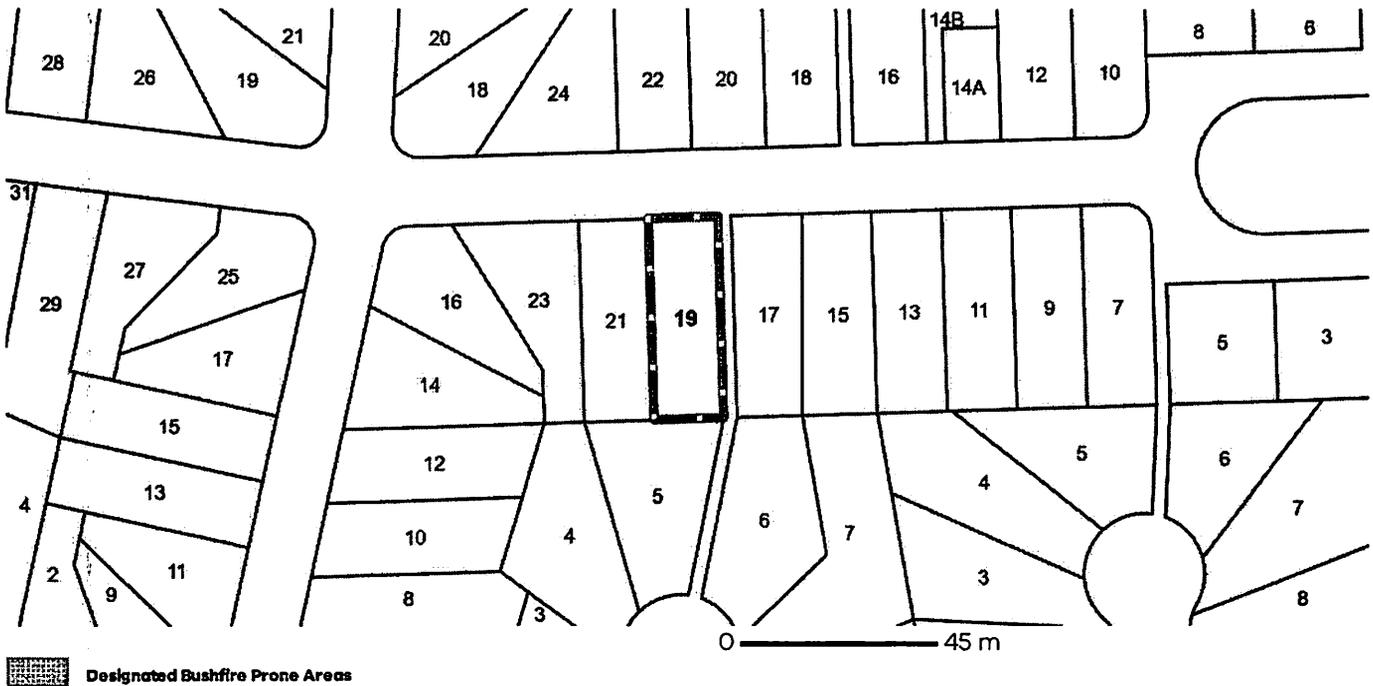
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

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**Watershed**  
Building Consultants

Suite 2 / 75 Robinson Street DANDENONG VIC 3175  
P 03 9791 3355 F 03 9791 4495 E dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844  
P 03 5176 5888 F 03 5176 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

**FORM 2**  
Regulation 313  
Building Act 1993  
Building Interim Regulations 2017  
**BUILDING PERMIT No. BS-U1590/20181084/0 ISSUED 21/05/2018**  
**JOB NUMBER: 17/00086**

**Issued to**

Owner/Agent of owner **Kurt Henderson**  
Postal address **19 Pollock Avenue, TRARALGON 3844**

Telephone **0427300266**

**Ownership Details**

Owner **James and Leanne Henderson**  
Postal address **19 Pollock Avenue, TRARALGON 3844**

Telephone **0427300266**

**Property details**

Number **19** Street/road **Pollock Avenue**  
Lot/s **1** LP/PS **TP214843**  
Municipal District **Latrobe City Council**

City/suburb/town **TRARALGON** Postcode **3844**  
Volume **9352** Folio **380**  
Unique Property Identifier

**Builder<sup>1</sup>**

Name **James Henderson**  
Address **19 Pollock Avenue, TRARALGON 3844**  
Details of building practitioners and architects

Telephone **0427300266**  
OB Cert. No. **OB0121052**

**(a) to be engaged in the building work<sup>2</sup>**

Name	Company	Category / Class	Registration No.

**(b) who were engaged to prepare documents forming part of the application for this permit<sup>3</sup>**

Name	Company	Category / Class	Registration No.
Andrew White	Urban House	Drafting	DP-AD 44745

**Details of relevant planning permit N/A**

**Nature of building work**

Description of building work **dwelling alterations and additions**  
Stage of building work permitted **ALL**

Cost of building work for project: **\$40,000**  
Total floor area of new building work **46 m<sup>2</sup>**

**Building classification**

<b>BCA</b>	<b>BCA Description</b>	<b>NOW</b>	<b>Part</b>
1a1	Detached house	Extension	Rear and side

**Occupation or Use of building:** A Certificate of Final Inspection is required prior to the use of this building.

**Commencement and completion:**  
This building work must commence by: **21/05/2019**  
This building work must be completed by: **21/05/2020**

**Inspection requirements**

The mandatory notification stages are:

- Prior to placing a footing - concrete pads**
- Completion of subfloor frame**
- Completion of frame**
- Final upon completion of all building work**

**Relevant building surveyor**

Name: **M D Curtain** Registration No. **BS-U1590**



Signature: \_\_\_\_\_

**NOTES**

- Note 1: Under regulation 317 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. They 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.
- Note 2: Under regulation 318 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.
- Note 3: Include building practitioners with continuing involvement in the building work.
- Note 4: Include only building practitioners with no further involvement in the building work.
- Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

**Conditions of Approval**  
**Building Permit No. BS-U1590/20181084/0**

1. The building permit has been issued pursuant to the *Building Act 1993*, the *Building Regulations 2006* and the *National Construction Code Series Building Code of Australia 2016 - Volume 2 (BCA)*; and
2. The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and
3. The builder must carry out all building work referred to in the Building Order issued by Latrobe City Council on 27/03/2018 (Ref: 4874/2017-ENF); and
4. Pursuant to Regulation 604, a temporary fence/barricade with a minimum height of 1.8 metres is to be erected around the building works area to protect the safety of the public during the building works. The temporary fencing and hoarding is to comply with AS4687-2007. Before and during the carrying out of building work, all excavations must be fenced or otherwise guarded against being a danger to life or property; and
5. Building is located in an area designated as prone to termite attack. As such termite protection is to be provided in accordance with AS3660 for new building work only; and
6. Pursuant to Building Regulation to 608, the Relevant Building Surveyor has used discretion to allow partial compliance with Part 3.12 (Energy efficiency) of the BCA. The buildings and works to the dwelling involves additions which are greater than 25% of the existing area and / or alterations which are greater than 50 % of the existing volume. The RBS has considered the structural adequacy of the proposal which has been engineer designed. The proposed buildings and works comply with fire separation requirements and smoke alarms must be installed in accordance with the BCA; and
7. The following information and or certificates are to be provided with a request for a Certificate of Final Inspection:
  - (a) All plumbing compliance certificates from the plumber(s) engaged in the works; and
  - (b) An electrical safety certificate from an electrician engaged in the works; and
  - (c) a glazing & windows certificate from the window manufacturer/supplier; and
  - (d) A termite protection compliance certificate from an accredited termite protection contractor certifying that termite protection has been provided in accordance with AS3600.1 (if required); and
  - (e) A certificate or statement from the builder confirming the stair treads have a surface with a slip-resistance classification not less than P3 or R10 (dry surface condition) and P4 or R11 (wet surface condition).
  - (f) A statement of compliance from the builder which confirms compliance with the relevant Australian Standards and approved plans and reports for matters such as wet areas, polystyrene wall cladding systems, artificial lighting plan, energy report and fire ratings for external and separating walls.
8. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
9. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
10. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
11. If a polystyrene wall cladding system has been used for external walls, the system must be installed in accordance with the manufacturer's specifications; and
12. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
13. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary; and
14. Manufacturer's floor and roof truss layouts and computations are to be submitted for approval prior to commencing work on the frame; and
15. Artificially lighting plans and calculations that comply with Part 3.12.5.5 of the BCA are to be submitted for approval prior to installation of the lights.



watershedbc.com.au ACN 118 532 755

Waterman Business Centre, Suite 43, Level 2  
86 Victor Crescent, Narre Warren VIC 3805  
melbourne@watershedbc.com.au  
ph. 03 9791 3355

74 Franklin Street Traralgon VIC 3844  
gippsland@watershedbc.com.au  
ph. 03 5176 5888

FORM 17  
Regulation 200  
Building Act 1993  
BUILDING REGULATIONS 2018

**Certificate Of Final Inspection**  
For Building Permit number: 20181084/0  
Job No. 17/00086

**Property Details**

Number: 19	Street/Road: Pollock Avenue	Suburb: Traralgon	Postcode: 3844
Lot/s : 1	LP/PS : TP214843	Volume : 9352	Folio : 380
Crown allotment : N/A	Section No : N/A	Parish : N/A	County : N/A
Municipal District : Latrobe City Council			

**Building permit details**

Building permit number: 20181084/0  
Version of BCA applicable to permit: NCC 2019 Volume 2  
Project Description: dwelling alterations and additions  
Stage of building work permitted : All

**Description of building work**

BCA	Permitted Use	Part of Building
1a(a)	Detached house	Rear and side

**Relevant Building Surveyor**

Name: M D Curtain

Registration No.: BS-U 1590

Signature:

Certificate Number: 20181084/0

Date of issue: 12 December 2025



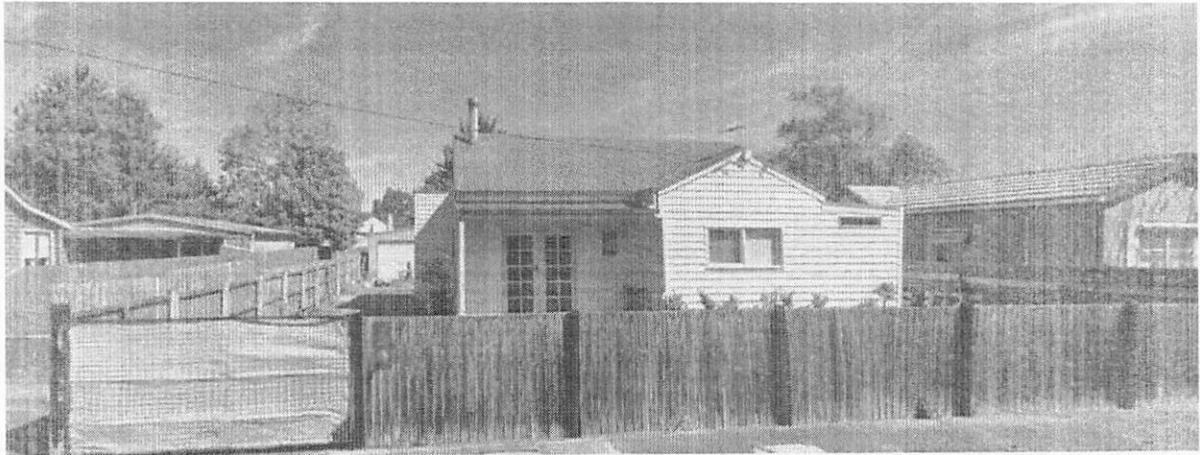
watershedbc.com.au ACN 118 532 755

Waterman Business Centre, Suite 43, Level 2  
66 Victor Crescent, Narre Warren VIC 3805  
melbourne@watershedbc.com.au  
ph. 03 9791 3355

74 Franklin Street Traralgon VIC 3844  
gippsland@watershedbc.com.au  
ph. 03 5176 5888

## Owner Builder Report

Report on Building Domestic Building Work Under Section 137B of the Building Act 1993  
Owner Builder Construction



Report prepared for: Kurt Henderson

**Site address**

---

19 Pollock Avenue Traralgon

**Site details – including orientation &/or site fall**

---

Flat Site dwelling faces north

**Date and time of inspection**

---

12pm 16/12/2025

**Weather conditions at the time of inspection of building work**

---

Sunny

**Date of Report**

---

16/12/2025

**Details of Prescribed Building Practitioner**

---

**Name:** PJ Appleton

**Practitioner Registration Number:** IN-L 27443

**Signature:**

A handwritten signature in black ink, appearing to be 'PJ Appleton', written over a horizontal line. The signature is stylized and includes a circular mark at the beginning.

## Description of the building and materials used in construction

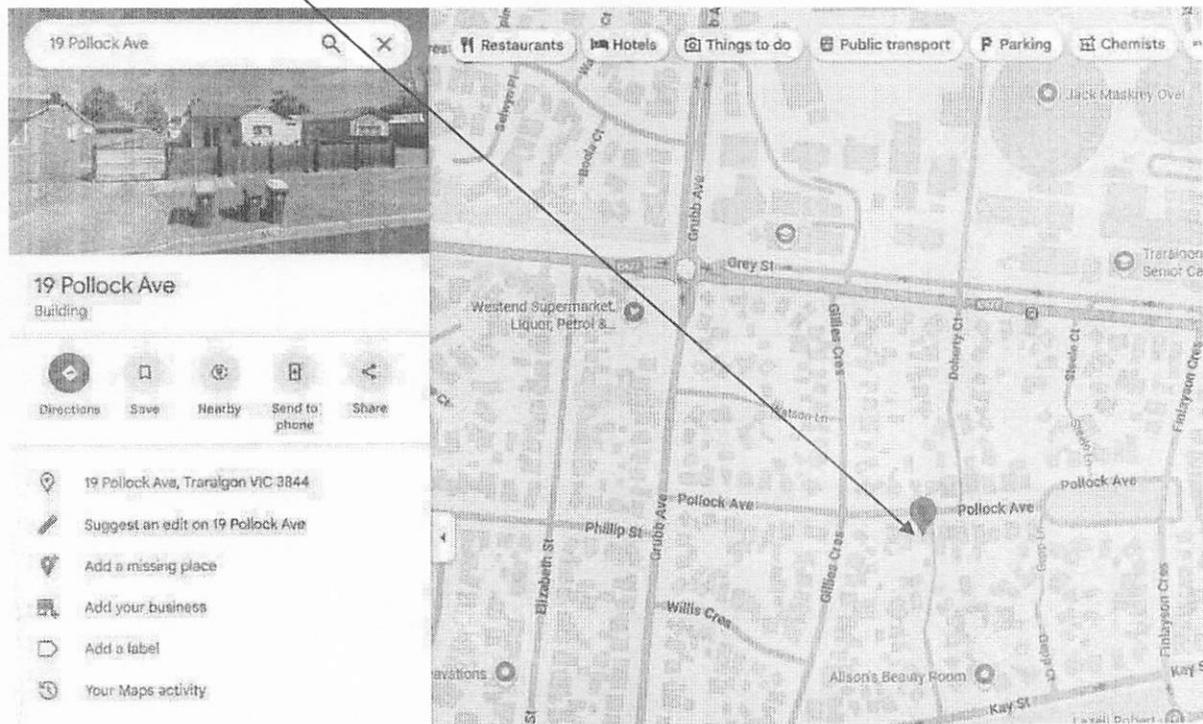
The detailed description of the structure below and its defects, have been compiled on inspection and assumptions of standard trade practices applicable at the date of construction.

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

### Description of Building: New decking to rear

No. of storeys	One
Flooring	Timber
Frame	Timber
Cladding	Weatherboards
Roofing	Colourbond

### Location Plan



**Inspected building work**

All parts taken out by the building permit including inside and outside

**Areas of the building/inaccessible at the time of inspection**

All underground or concealed services, fixings or the like.

**List of defects in the inspected building work**

No visible defects were noted at the time of the inspection

**Condition and status of incomplete works**

All work appears to be complete

**Information &/or documents used in the consideration of the report**

Appendix A - Inspection findings and photos

## APPENDIX A

### General Building and Site Condition

#### Legend

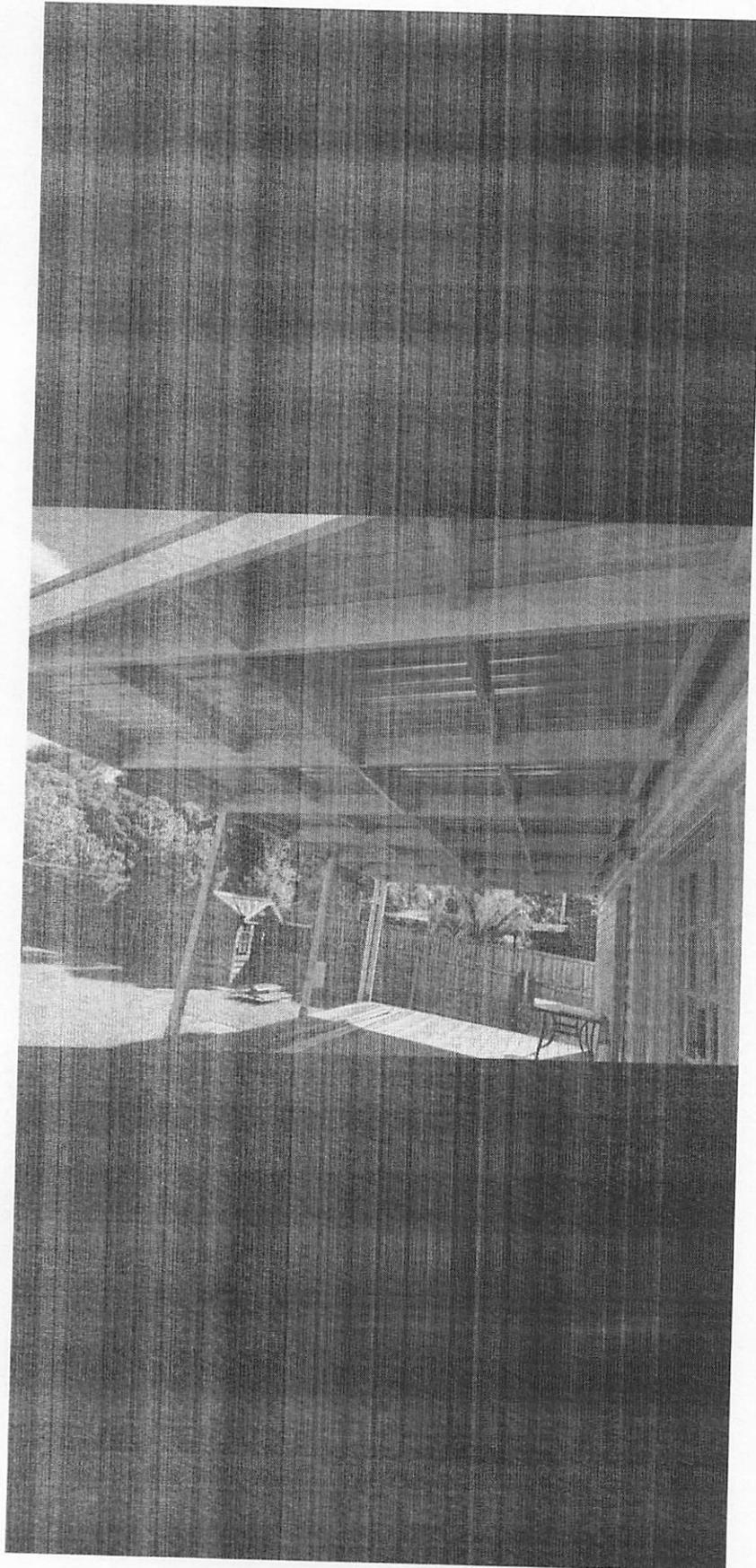
✓	No visible defect from reasonable visual inspection.
NA	Not applicable &/or building work not considered as part of the report
D#	Defect
IC#	Incomplete
IA#	Inaccessible &/or indeterminate
PA#	Partially – accessible/determinable
C#	Condition (good, fair or poor)
A	Assumed satisfactory

#### General Site Drainage Paved Areas

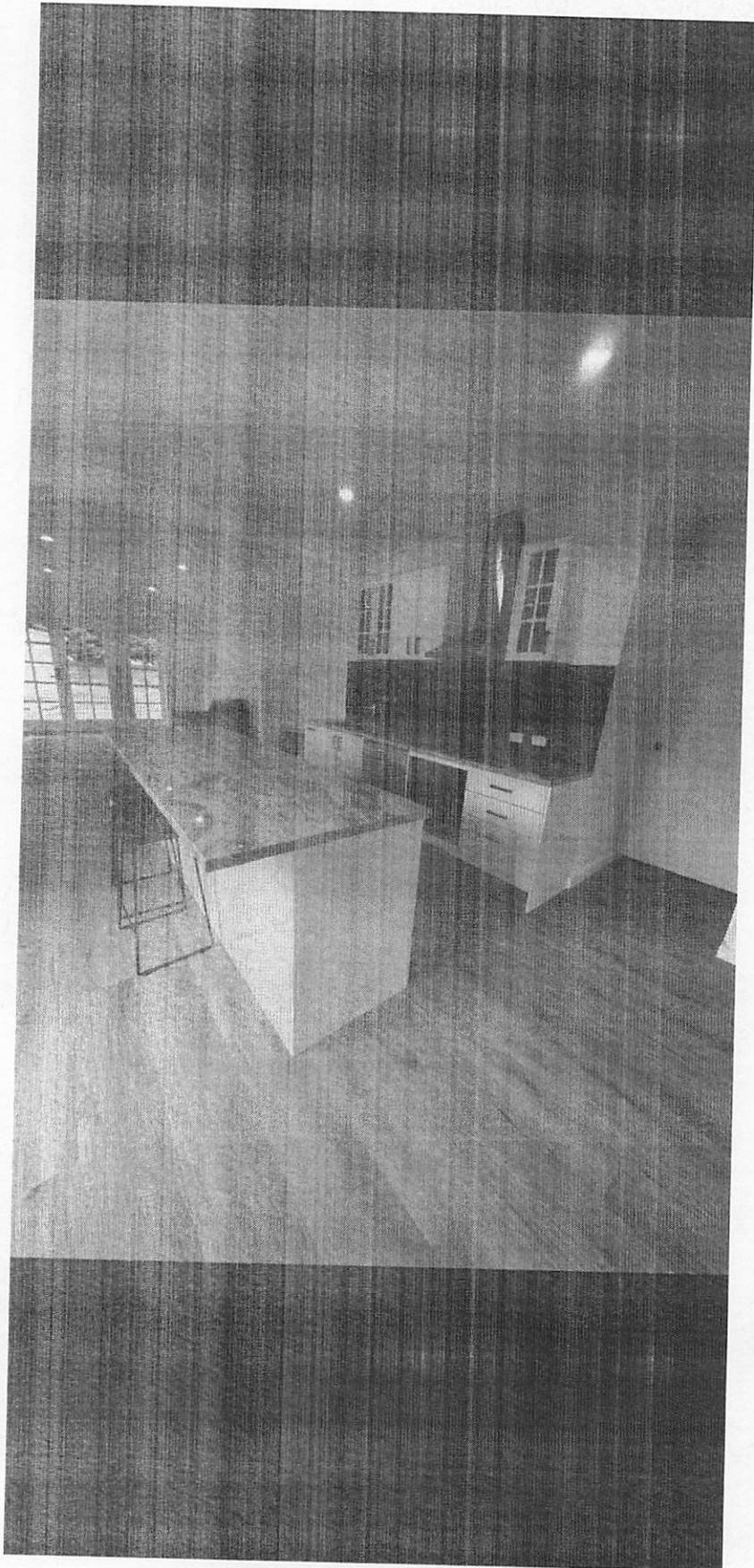
Site cuts – serviceability	OK	Adjoining property	✓
Retaining walls serviceability	OK	Garden &/or minor landscaping levels	✓
Trees	OK	Unprotected embankments	NA
Surface/paving in respect of floor levels	✓	Grading of ground/site/paving	✓
Surface water collection /control	✓	Discharge/control of site drainage	✓
Downpipes connected to discharge	✓	Path/driveway serviceability	

#### Dwelling

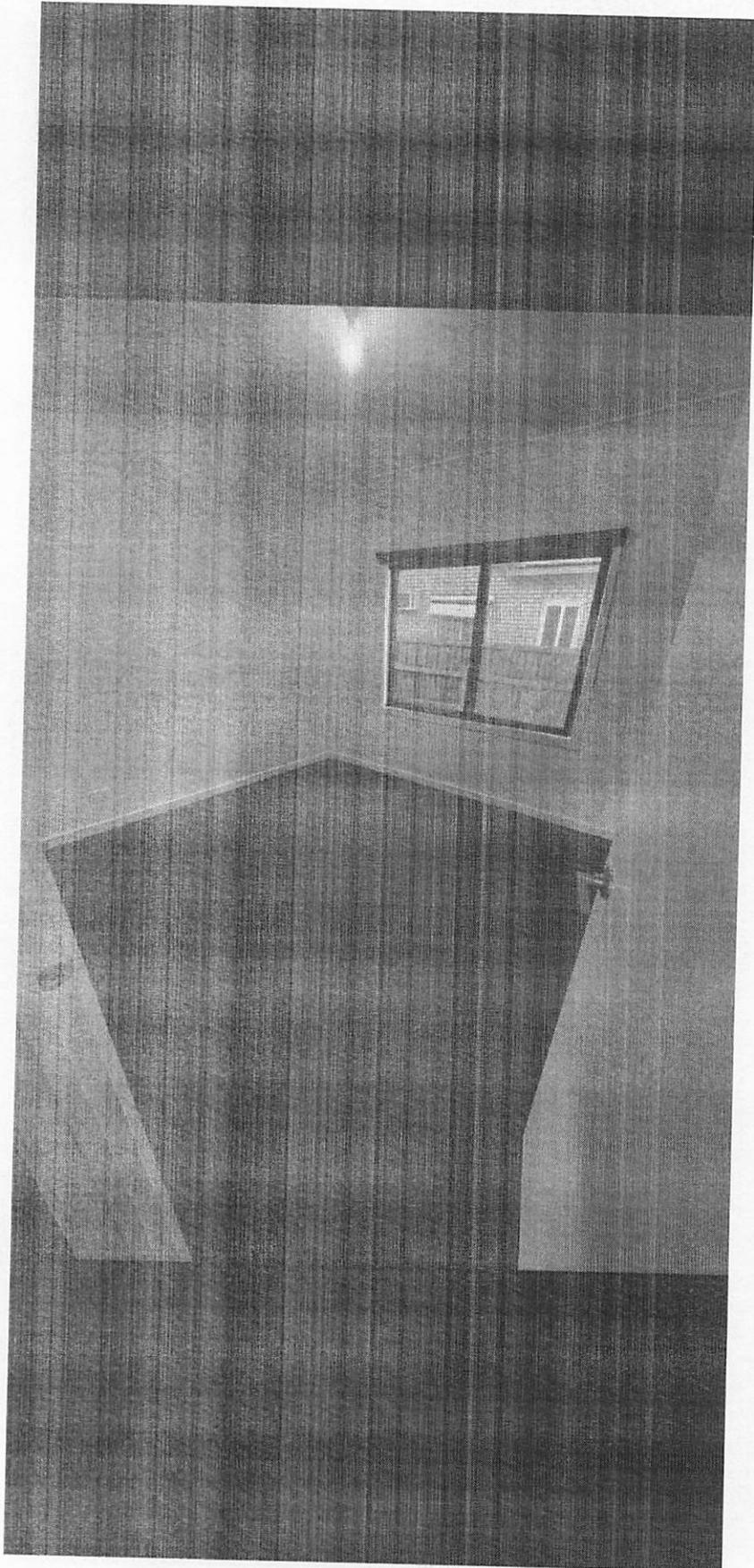
External cladding	✓	Balustrade/deck	NA
Paint	✓	Roof cladding and drainage	A
Steps	✓	Architraves and skirtings	✓
Brickwork	NA	Cornice lines	✓
Windows	✓	Smoke detector	✓
Flyscreens	✓	Inside Paint	✓



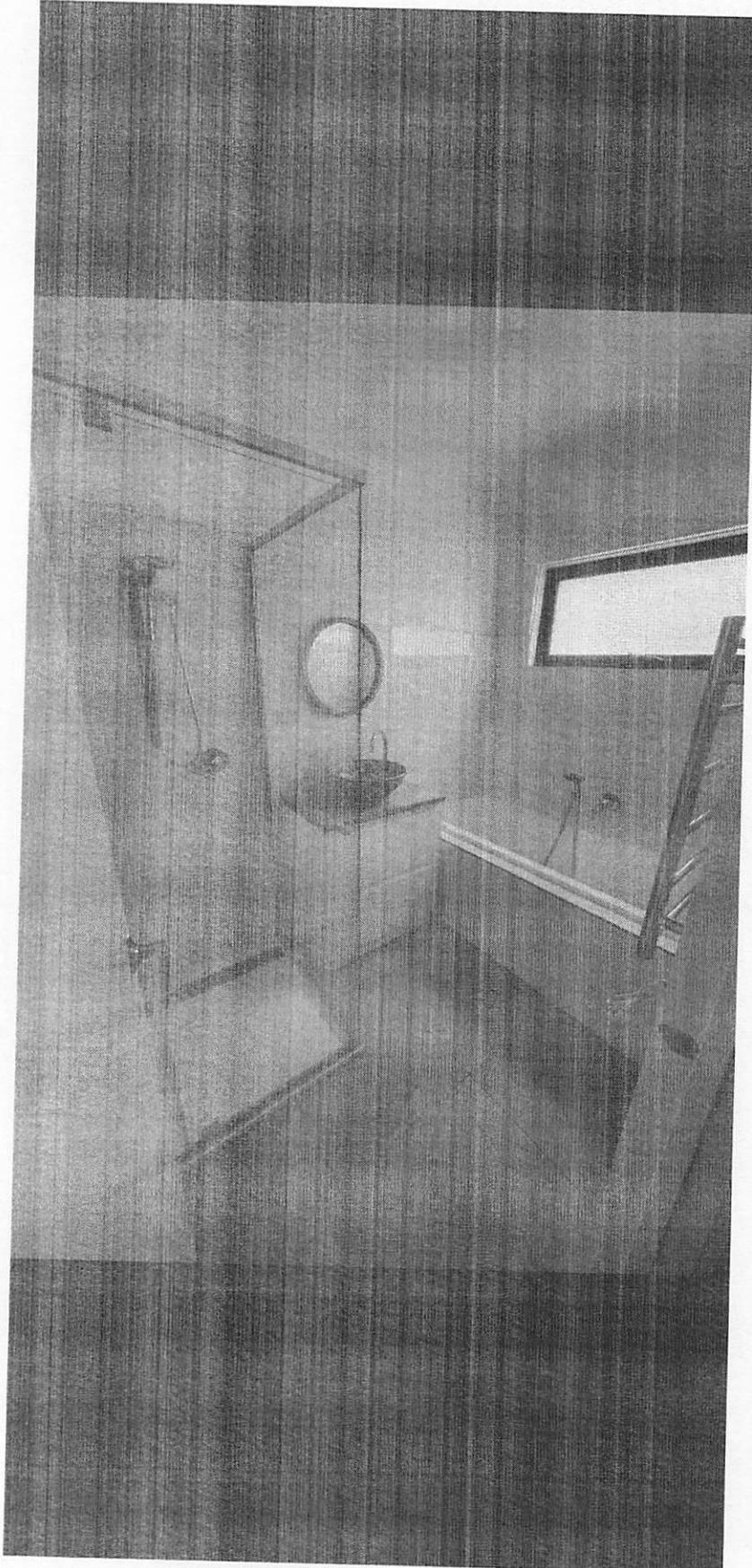


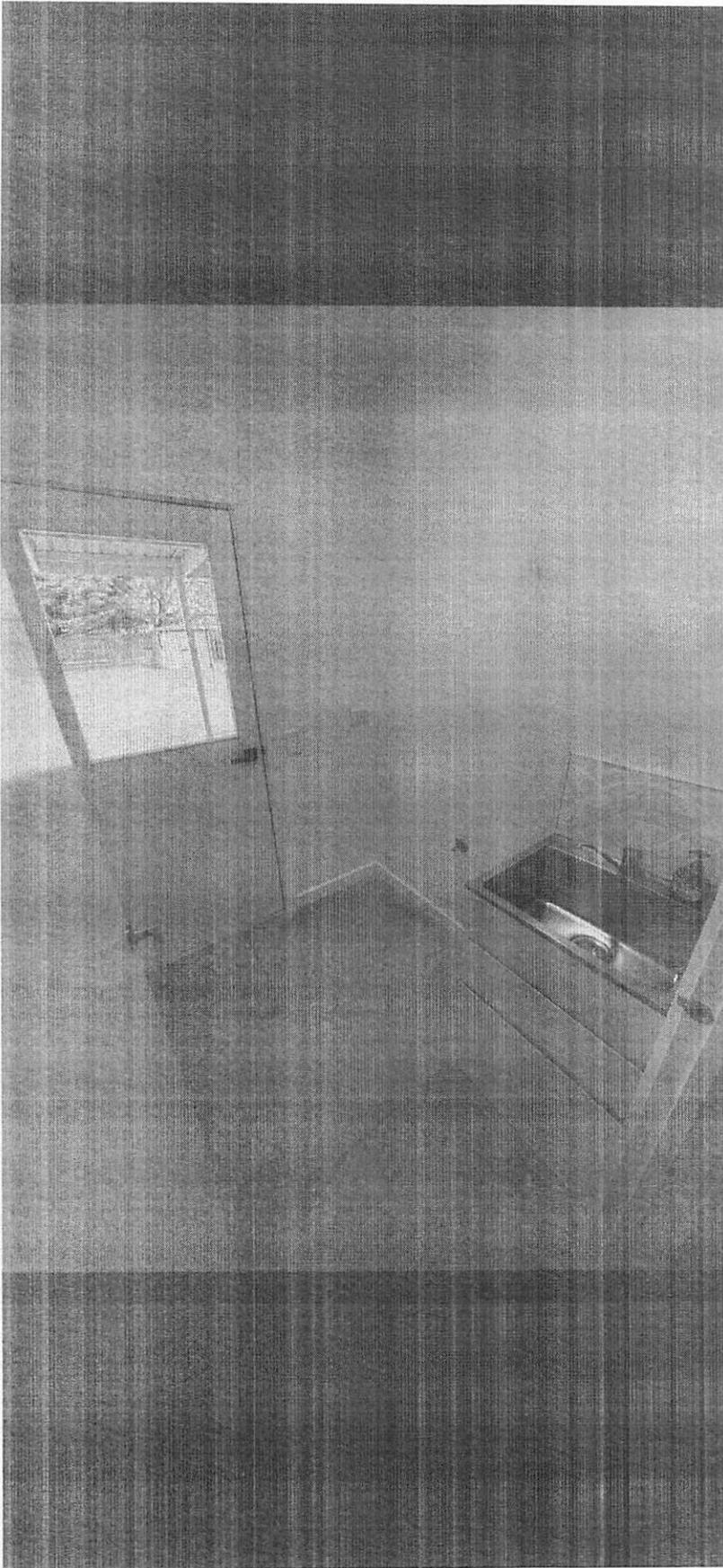


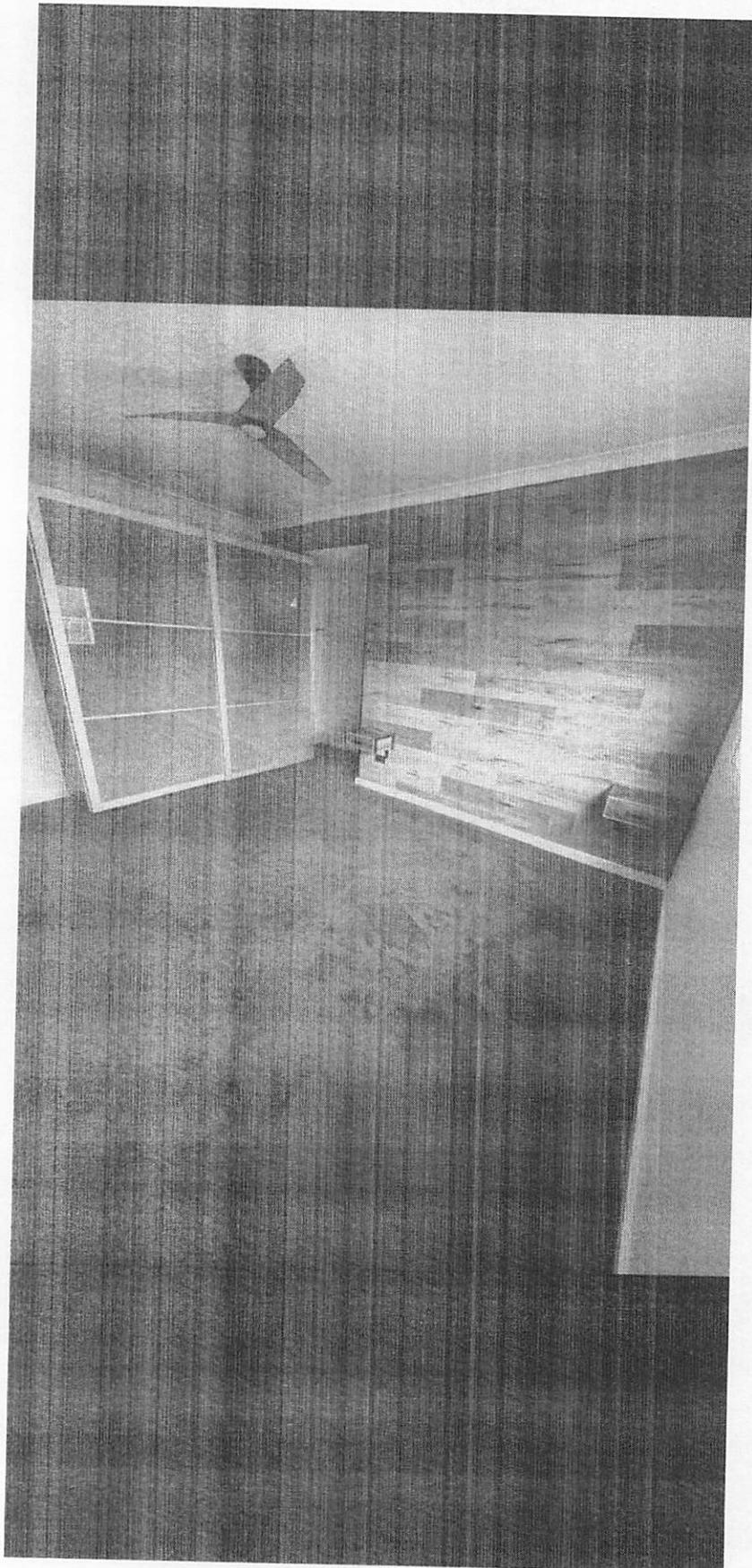


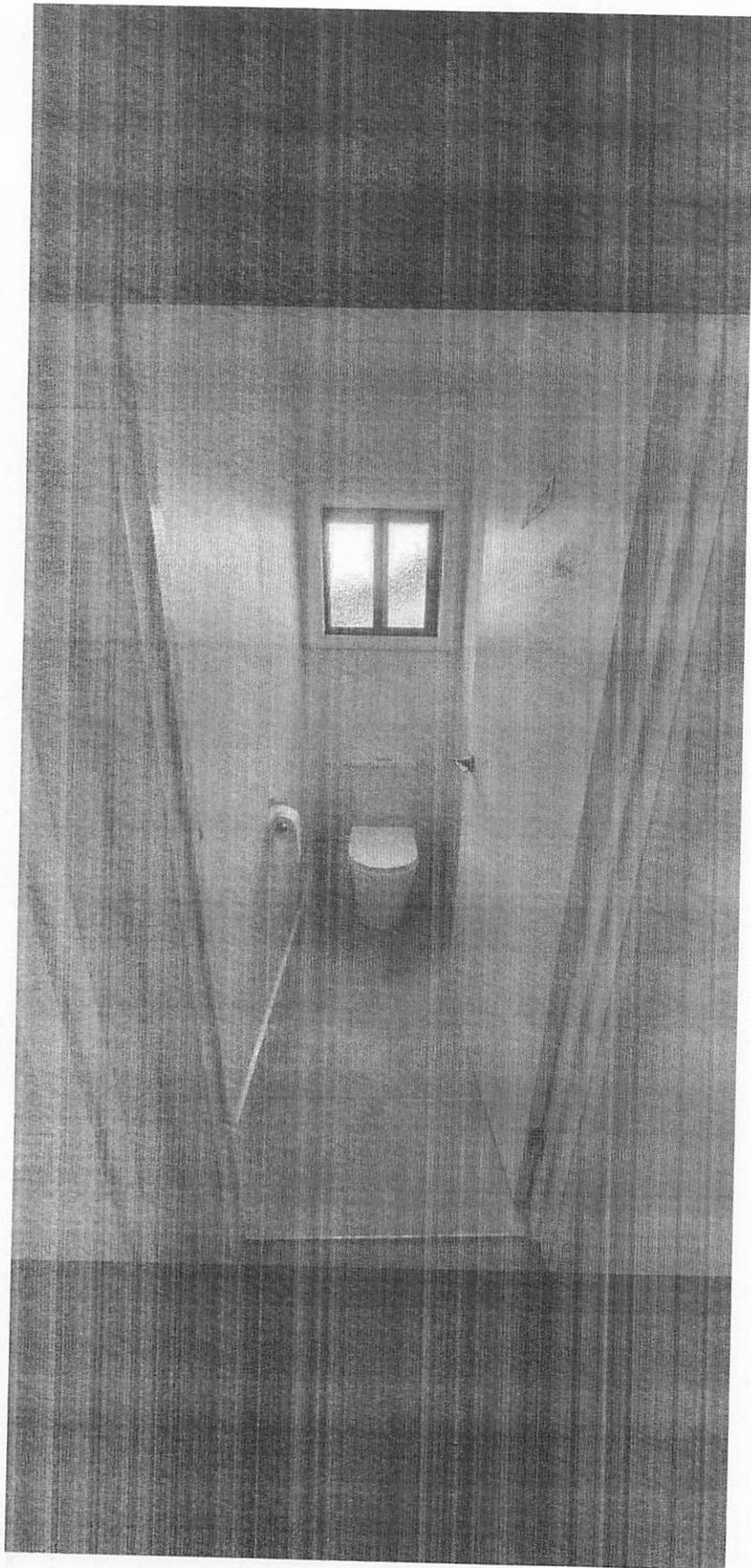














Australian Owner Builder Insurance Service Pty Ltd  
Email: [underwriter@aobis.com.au](mailto:underwriter@aobis.com.au)  
Phone: 1300 850 131  
ABN 95 122 431 654 AFSL 308705

The Owner Builder Specialists

Tony Maddox

[tony@fdbeck.com.au](mailto:tony@fdbeck.com.au)

12/12/2025

**Reference: 1590/201810084/0**

Dear Tony,

**Re: Owner Builder Warranty, James and Leanne Henderson, 19 Pollock Avenue, Traralgon, VIC, 3844**

Thank you for your Owner Builder Warranty James and Leanne Henderson, 19 Pollock Avenue, Traralgon, VIC, 3844.

Unfortunately, we are unable to provide the Owner Builder Warranty Insurance as gap between the building permit and occupancy permit is greater than 5 years.

Kind Regards

A handwritten signature in cursive script that reads "Emily Brooks".

Emily Brooks

Underwriter

Australian Owner Builder Services Pty Ltd

Phone: 1300 850 131 Email: [underwriter@aobis.com.au](mailto:underwriter@aobis.com.au)

## Vendor GST Withholding Notice

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

To:

From: Leanne Gail Henderson and James Charles Henderson, 79 Nicol Street, Yarram VIC 3971

Property Address: 19 Pollock Avenue, Traralgon VIC 3844

Lot: 1 Plan of subdivision: 214843R

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: 17/12/2025



Signed for and on behalf of the Vendor: *KCR CONVEYANCING PTY. LTD.*

## 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.

**Leanne Gail Henderson and James Charles Henderson**

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**VENDORS STATEMENT.**

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**19 Pollock Avenue, Traralgon VIC 3844**

- **KCR Conveyancing Pty. Ltd.**
- **Licensed Conveyancers**
- **252 Raymond Street**
- **SALE 3850.**
- **Tel: 51431456 File No.**