

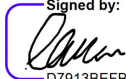
Vendor Statement

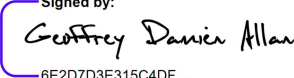
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

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	783 JUMBUK ROAD, JEERALANG JUNCTION VIC 3840	
------	--	--

Vendor's name	Tanya Anne Allan	Date
		/ /
Vendor's signature		17/2/2026
	Signed by:  D7913BEFB823467...	

Vendor's name	Geoffrey Damien Allan	Date
		/ /
Vendor's signature		18/2/2026
	Signed by:  6E2D7D3E315C4DF...	

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) ☒ Are contained in the attached certificate/s.

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

\$0.00	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. 117
(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 section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.4 Planning Scheme

- ☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

- ☒ Are contained in the attached certificates and/or statements

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 ☐	Gas supply ☒	Water supply ☒	Sewerage ☒	Telephone services ☒
---	--	--	--	--

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

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)

All Relevant Documents

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.

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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 11894 FOLIO 227

Security no : 124131695014Y
Produced 29/01/2026 10:09 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 714305W.
PARENT TITLE Volume 11093 Folio 852
Created by instrument PS714305W 28/06/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TANYA ANNE ALLAN
GEOFFREY DAMIEN ALLAN both of 783 JUMBUK ROAD JEERALANG JUNCTION VIC 3840
AU588591U 16/07/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW118060M 30/09/2022
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.

AGREEMENT Section 173 Planning and Environment Act 1987
AJ034867R 28/06/2011

DIAGRAM LOCATION

SEE PS714305W 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: 783 JUMBUK ROAD JEERALANG JUNCTION VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 30/09/2022

DOCUMENT END



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Document Identification	PS714305W
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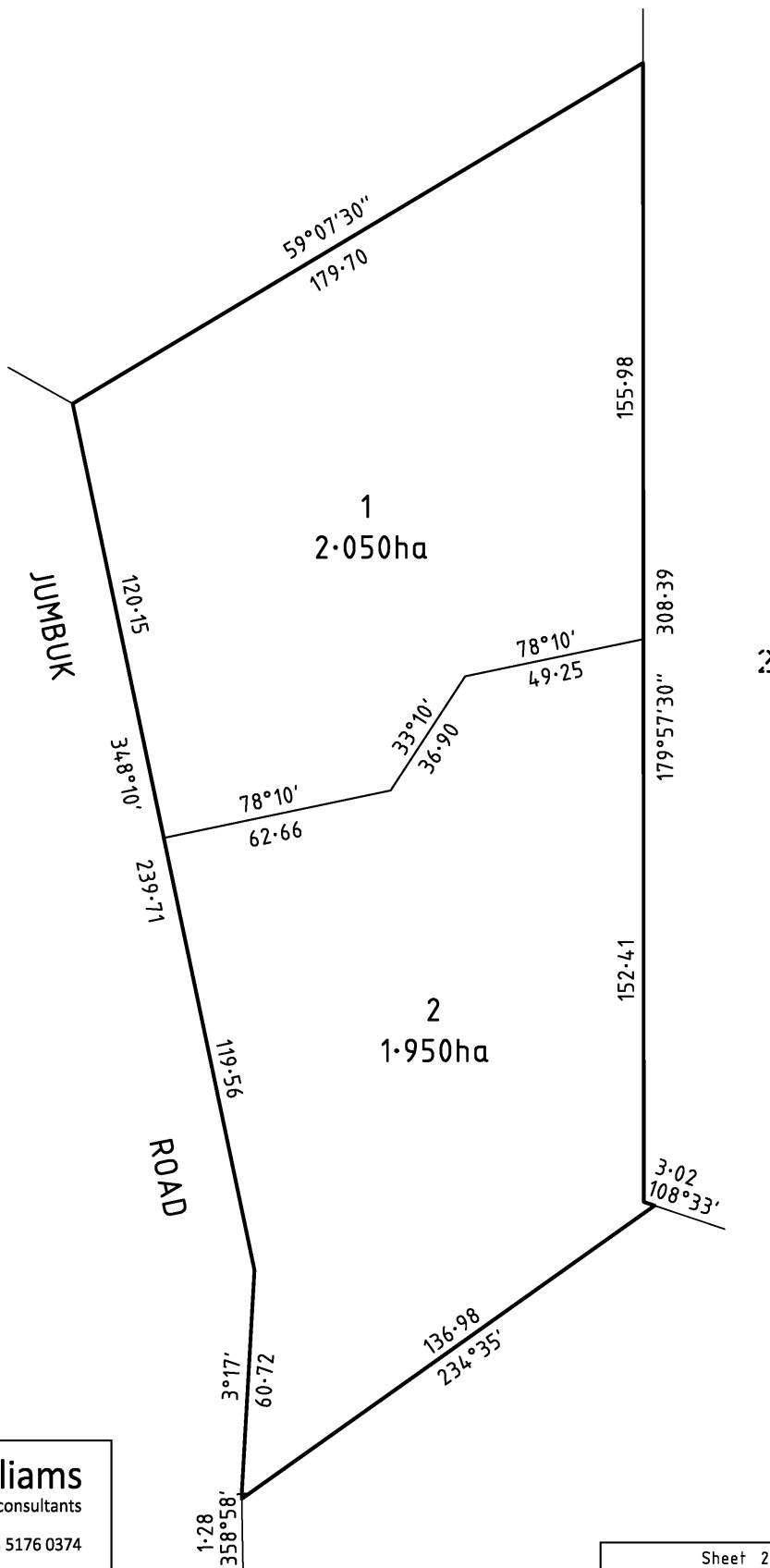
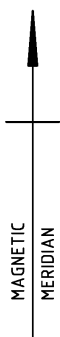
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Signed by: Ian Gordon Keith (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (1) SPEAR Ref: S032222T 04/03/2013

PLAN OF SUBDIVISION

PS 714305W

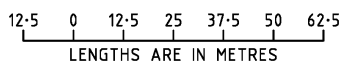


Beveridge Williams
development & environment consultants

Traralgon ph : 03 5176 0374

www.beveridgewilliams.com.au

SCALE



ORIGINAL

SCALE

1:1250

SHEET
SIZE

A3

LICENSED SURVEYOR
(PRINT)

IAN GORDON KEITH

SIGNATURE DIGITALLY SIGNED

REF. 1300003

VERSION 1

Sheet 2

ORIGINAL SHEET SIZE A3



Plan of Subdivision PS714305W
Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S032222T
Plan Number: PS714305W
Responsible Authority Name: Latrobe City Council
Responsible Authority Reference Number 1: 05316
Responsible Authority Reference Number 2: 2013/10/Cert
Surveyor's Plan Version: 1

Certification

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

Public Open Space

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

☐ Has not been made at Certification

Digitally signed by Council Delegate: Robyn Trites
Organisation: Latrobe City Council
Date: 22/03/2013



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Document Type	Instrument
Document Identification	AJ034867R
Number of Pages (excluding this cover sheet)	5
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**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF
A RECORDING OF AN AGREEMENT**

Planning and Environment Act 1987

AJ034867R

28/06/2011 \$105.20 173



Lodged at the Land Titles Office by:

Name: GM CONVEYANCING
Telephone: 0351 746862
Address: 2/41 BREED STREET,
TRARALGON 3844
Ref: GP 07-14857
Customer Code: 3800X

The Authority having made agreement referred to in Section 181 (1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: Certificate of Title Volume 11093 Folio 852

Authority: Latrobe City Council
141 Commercial Road
MORWELL VIC 3840

Section and Act under which Agreement made:

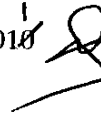
Section 173
Planning and Environment Act 1987

A copy to the Agreement is attached to this Application.

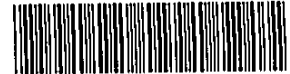
Signature of Authority: 

Name of Officer: Kellye Bonson
Senior Planning Administration Officer

Date: 23-3-2011

SECTION 173 AGREEMENT**THIS AGREEMENT** is made the 22nd day of March2018 **BETWEEN:****THE LATROBE CITY COUNCIL**of Civic Centre, 141 Commercial Road, Morwell 3840
("the Council") of the first part**AND****JOANNE HELEN MCAFEE**of 783 Jumbuk Road, Jeeralang Junction 3840
("the Owner") of the second part**AJ034867R**

28/06/2011 \$105.20 173

**WHEREAS**

- A. The Owner is registered or entitled to be registered as the proprietor of the land described as the whole of the land in Certificate of Title Volume 11093 Folio 852 At 783 Jumbuk Road, Jeeralang Junction being Lot 1 on Plan of Subdivision No. 540151Q.
- B. The Council is the responsible authority of the Latrobe Planning Scheme.
- C. The Owner has applied to the Council for a permit to subdivide the said land into two lots in accordance with the plan submitted to the Council.
- D. The Council and the Owner have agreed that without further restricting or limiting their respective powers to enter into this Agreement and insofar as it can be treated this Agreement shall be an Agreement under Section 173 of the Planning & Environment Act ("the Act").

NOW THIS AGREEMENT WITNESSES as follows:-

1. In this Agreement unless inconsistent with the context or subject matter – "**the Act**" shall mean the Planning & Environment Act 1987 or any modification, amendment or re-enactment thereof.
"**Owner**" shall mean the person or persons entitled from this time to be registered by the Registrar of Titles as the proprietor of any estate in a fee simple of the subject land or any part thereof.
2. The owner with the intent that its covenants hereunder shall run with the subject land hereby covenants and agrees that it (which term shall include the Owner or Owners of the subject land or any thereof from time to time) will:
 - a) not hold Council responsible or liable for any damage or injury whatsoever which may result directly or indirectly from the presence of the building or any part thereof on or over the easement and will indemnify the Council against all responsibility or liability for any damage or injury to any person so caused.

- b) allow the council, its officers, servants, agents, workmen or contractors at any time (after such notice as in circumstances may be reasonable) to enter upon the said building and any part or parts thereof and the easement to carry out all work as may be deemed necessary by the Council and its authorised officers with the construction, repairing, cleansing, removing, renewing, altering, maintaining or reinstating any drain constructed on or through the easement and the Owner shall forthwith on demand pay to the Council so much of the cost and expenses of executing such works as may be attributed to any such building or part thereof which has been erected on or over the easement.
- c) be solely responsible for any injuries, loss or damage which may be occasioned to any erection or erections, building or buildings on the subject land and or business carried out on property by the Owner by reason of or incidental to the carrying out of the construction, maintenance or repair of any drain or other works by reason of, or incidental to, the presence of said drain or other works in the said easement.
- d) provide at all times to the Council proper and free means of ingress to or egress from the easement;
- e) not at any time or times modify or amend the said building erected on part of the easement without the previous consent in writing of the building surveyor of the Council to the plans and specifications thereof and the issue of a building permit therefore;
- f) not erect nor allow to be erected directly over the line of an drain on the easement any footing for columns for any building nor shall the Owner lay or allow to be laid along the line of any such drain any strip footing otherwise than in accordance with the approval permit and the provisions herein contained;

3. The Owner covenants and agrees to the following to the satisfaction of the Responsible Authority in relation to Lot 2:-

- i. That any dwelling and associated outbuildings will be erected only within the 'proposed house site' as shown on the approved plan of subdivision, prepared by Beveridge Williams Pty. Ltd.; surveyors reference 10526 Version 3, dated 24 March 2009.
- ii. That no additional driveways and/or tracks are to be constructed on the site outside the area indicated on the approved plan of subdivision as the 'existing bush track'. The existing track is to be the only vehicle access point to the site.
- iii. That all standing remnant trees (dead or alive) are to be retained and protected except to allow for the construction of a single dwelling or ancillary outbuildings in accordance with current legislation.
- iv. That any native vegetation to be removed must be in accordance with the current legislation at the time. Any

AJ034867R

28/06/2011 \$105.20 173



removal of native vegetation is required to be offset to mitigate removal required.

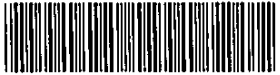
- v. That all forms of grazing are to be prohibited from the lot.
- vi. That weeds, including both noxious weeds (blackberry, ragwort, etc) and environmental weeds (pittosporum) must be adequately controlled to the satisfaction of the responsible authority.
- vii. That trees must be adequately maintained to prevent branches overhanging the dwelling and any outbuildings, in accordance with current legislation.

4. The Owner covenants and agrees to the following to the satisfaction of the Responsible Authority in relation to Lot 1:-

- i. That all standing remnant trees (dead or alive) are to be retained and protected except in circumstances requiring construction of a dwelling or ancillary outbuildings, in accordance with current legislation at the time.
- ii. That any native vegetation to be removed must be in accordance with the current legislation at the time. Any removal of native vegetation is required to be offset to mitigate removal required.
- iii. That all forms of grazing are to be prohibited from the lot.
- iv. That weeds, including both noxious weeds (blackberry, ragwort, etc) and environmental weeds (pittosporum) must be adequately controlled to the satisfaction of the responsible authority.
- v. That trees must be adequately maintained to prevent branches overhanging the dwelling and any outbuildings, in accordance with current legislation.

AJ034867R

28/06/2011 \$105.20 173



5. The Owner further covenants and agrees that it shall be lawful for any other Statutory or other body (which expression includes the officers, servants, agents, workmen and contractors of such body) empowered by an act of Statutory Instrument to enter upon the said building and any parts thereof and the easement to carry out all works as may be deemed necessary by the abovementioned body for the construction, repairing, cleansing, removing, renewing, altering, maintaining or reinstating any drain constructed on or through the easement and the owner shall bear the additional costs or so much of the costs and expenses of executing such works as shall be attributable to any such building or any part thereof having been erected on or over the easement.

6. The owner further covenants and agrees:

- a) to do all things necessary to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act, including signing any further agreement, acknowledgment or

- document to enable the said memorandum to be registered under that Section;
- b) to do all things necessary including the signing of any further agreements, undertakings, covenants, consents, approvals or other documents necessary for the purpose of ensuring it carries out its covenants, agreements and obligations here under and to enable the Council to enforce the performance by the Owner of such covenants, agreements and undertakings.
 - c) to pay all legal costs in connection with the preparation and execution of this Agreement and lodging of an Application at the Land Titles Office to have a Memorandum of this Agreement entered on the Certificate of Title to the subject land and to submit to the Council a copy of the Certificate of Title after the registration of the Agreement by the Land Titles office.

IN WITNESS WHEREAS the parties hereto have executed these presents the day and year first hereinbefore written.

THE COMMON SEAL OF THE LATROBE CITY COUNCIL

was affixed in accordance with the Local No 1

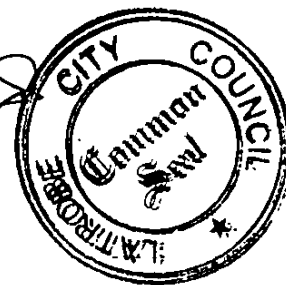
this 22 day of March

2010

in the presence of

Paul Buckley

Chief Executive Officer



SIGNED BY THE SAID

X. [Signature]

Owner

in presence of

[Signature]

Witness

AJ034867R

28/06/2011 \$105.20

173



PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1218775

APPLICANT'S NAME & ADDRESS

MORGAN CONVEYANCING, CARE OF LANDCHECKER C/-
LANDATA
DOCKLANDS

VENDOR

ALLAN, GEOFFREY DAMIEN

PURCHASER

TBA, TBA

REFERENCE

Allan S 26/0004

This certificate is issued for:

LOT 1 PLAN PS714305 ALSO KNOWN AS 783 JUMBUK ROAD JEERALANG JUNCTION
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 RURAL LIVING ZONE - SCHEDULE 1
- is within a BUSHFIRE MANAGEMENT OVERLAY

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/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 January 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.

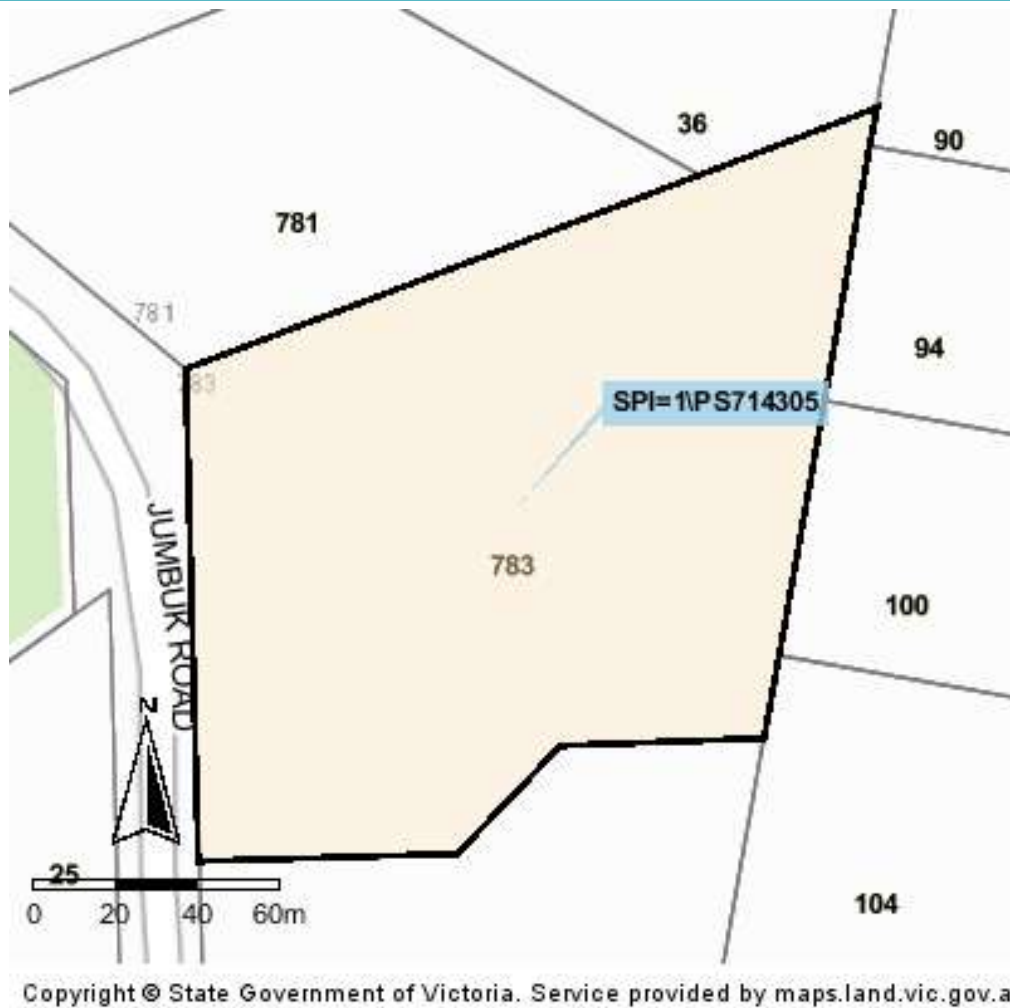
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

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.

PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 29 January 2026 12:35 PM

PROPERTY DETAILS

Address: **783 JUMBUK ROAD JEERALANG JUNCTION 3840**
 Lot and Plan Number: **Lot 1 PS714305**
 Standard Parcel Identifier (SPI): **1\PS714305**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **56228**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 97 H7**

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

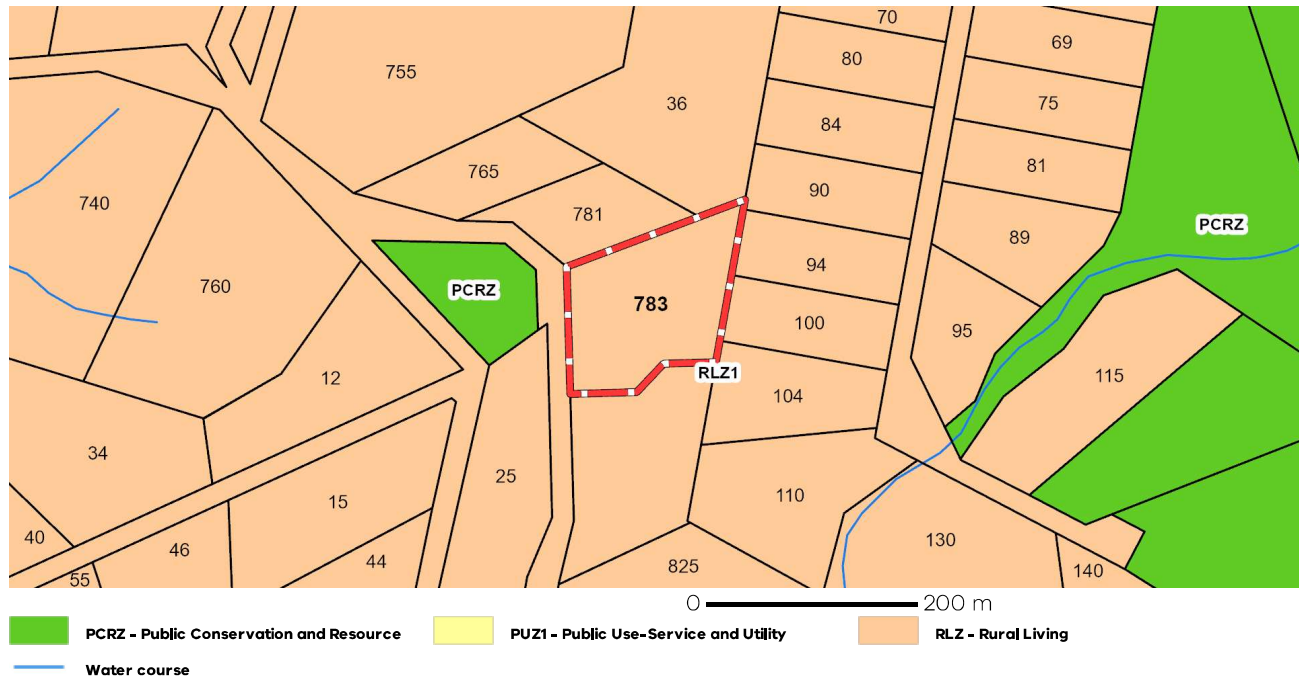
Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND SOUTH**
 OTHER
 Registered Aboriginal Party: **Gunaikurnai Land and Waters
 Aboriginal Corporation**
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)



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: 783 JUMBUK ROAD JEERALANG JUNCTION 3840

Page 1 of 3

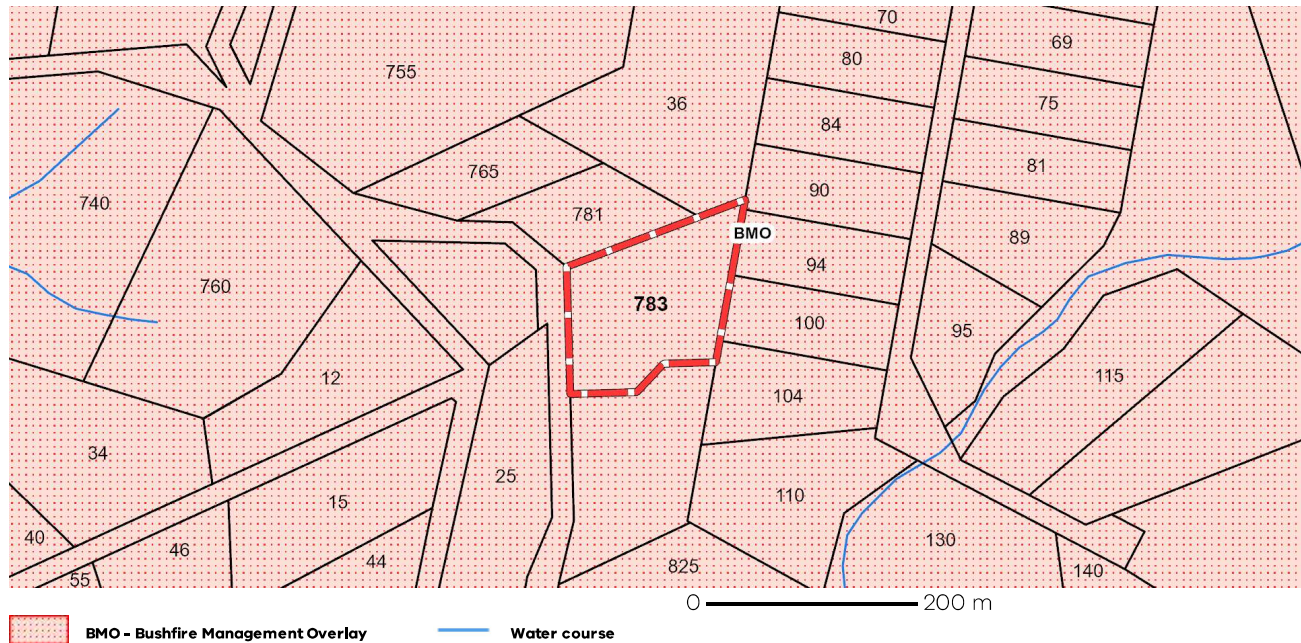
PLANNING PROPERTY REPORT



Department
of Transport
and Planning

Planning Overlay

BUSHFIRE MANAGEMENT OVERLAY (BMO)



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 23 January 2026.

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

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

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

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

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

PLANNING PROPERTY REPORT



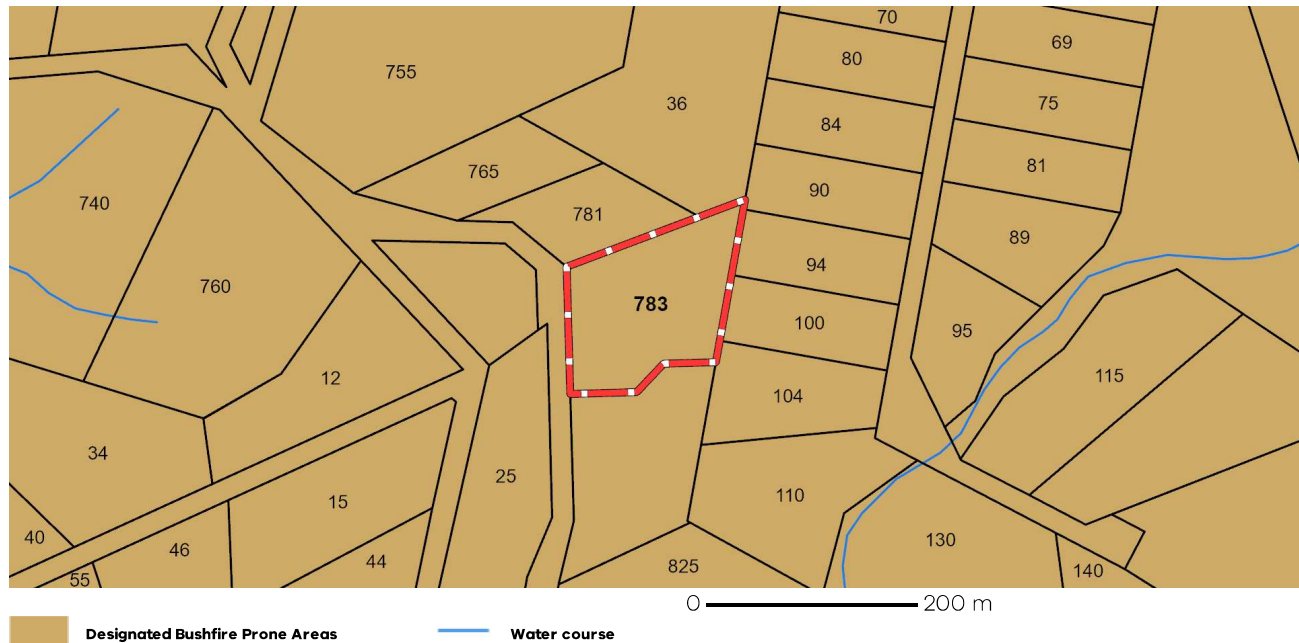
Department
of Transport
and Planning

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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Read the full disclaimer at <https://www.vic.gov.au/disclaimer>

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).

LATROBE CITY COUNCIL

Latrobe City ABN 92 472 314 133
TTY (NRS) 133 677
AUSDOC DX2 177733 Morwell
PO Box 264 MORWELL 3840
latrobe@latrobe.vic.gov.au

1300 367 700 | LATROBE.VIC.GOV.AU

Your Ref: 79478914-015-5
Our Ref: P56228

2 February 2026

Morgan Conveyancing, care of Landchecker c/o
LANDATA
DX 250639
MELBOURNE VIC

Dear Sir/Madam,

**Building Act 1993
Building Regulations 2018
Regulation 51(1)**

**Property: 783 Jumbuk Road, Jeeralang Junction Vic 3840
L 1 PS 714305 CT-11894/227**

With reference to your request received on 29 January 2026 for information relative to the above property under regulation 51(1), you are advised that the following building permits and/or certificates have been issued in the preceding ten (10) years;

Our Ref: **2022/62790**
Building Permit
Certificate of Final Inspection

SHED
Issued: **9 May 2022**
Issued: **1 May 2024**

Our Ref: **2022/63282**
Building Permit
Certificate of Final Inspection

RETAINING WALL
Issued: **22 August 2022**
Issued: **14 June 2024**

There are no current determinations made pursuant to regulation 64(1) or exemptions granted under regulation 231(2).

There are no current notices or orders issued against the property.

If you require further information, please contact Trish Palmer-Till on 1300 367 700.

Yours sincerely,



Mason Tennant
Coordinator Building Services



Unit 4/5 Rocla Road, Traralgon 3844
PO Box 1781, Traralgon 3844
Email: admin@b4ubuild.net.au
Phone: 5176 5688

Application Number: 20220528

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No. BS-L 36361/2770626644883
Issued: 09 May 2022

Issued to

Agent of Owner	TotalSpan Warragul
ACN / ARBN	69 382 506 494
Postal Address	P.O Box 910 WARRAGUL 3820
Email	admin.warragul@totalspan.com.au
Address for serving or giving of documents:	P.O Box 910 WARRAGUL 3820
Contact Person	Kerry Gowans
Telephone	5622 2577

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

Owner	Geoffrey Damien & Tanya Anne Allan
ACN / ARBN	
Postal Address	783 Jumbuk Road Jeeralang Junction 3840
Email	info@calmagency.com
Contact Person	Geoffrey Damien & Tanya Anne Allan
Telephone	

Property Details [include title details as and if applicable]

Number 783	Street/Road Jumbuk Road	Suburb Jeeralang Junction	Postcode 3840
Lot/s 1	LP/PS PS714305W	Volume 11894	Folio 227
Crown allotment	Section No	Parish	County
Municipal District Latrobe City Council			

Builder

Name	Stuart Gowans
Address	P.O Box 910 WARRAGUL 3820
*ACN/*ARBN:	69 382 506 494
Telephone	5622 2577
Registration no:	DB-L 32051

Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is: **vmia**
Insurance policy number : **C697926**
Insurance policy date : **04/05/2022**

Details of Relevant Planning Permit

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

Building classification

Part of Building: Refer to approved plans	BCA Classification: 10a
--	--------------------------------

BS-L 36361/2770626644883

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

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Stuart Gowans	Domestic Builder - Limited	DB-L 32051

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

Name	Category/class	Registration Number
Wirtu Lemessa Bayissa	Engineer - Civil	PE0002085

Nature of Building Work

Description	Construction of shed
Storeys contains	1
Rise in storeys	N/A
Effective height	N/A
Type of construction	N/A
Version of BCA applicable to permit	2019 NCC vol 2
Stage of Building Work Permitted	All
Cost of Building Work	\$49,751.00
Total floor area of new building work	112m ²

Building Details

Ownership:	Private
Allotment Area:	20219m ²
BAL:	XMT
Floor Material:	Concrete/Stone/Slate
External Wall Material:	Steel
Frame Material:	Steel
Roof Cladding Material	Steel
No. of Existing Dwellings:	1
No. of Dwellings Demolished:	0
No. of New Dwellings	0

Protection Work

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

Inspection Requirements

The mandatory inspection notification stages are:

1. Inspection of Pre-Slab/Steel for Slab (Shed)
2. Inspection of Framework/Final Certificate

48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTION BOOKINGS

BS-L 36361/2770626644883

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

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

Commencement and Completion

This building work must commence by 09 May 2023

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

This building work must be completed by 09 May 2024

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

Relevant Building Surveyor

Name: **Stephen Bond**

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

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

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

Municipal district: **Latrobe City Council**

Permit no.: **BS-L 36361/2770626644883**

Date of issue of permit: **09 May 2022**

Signature: 

Notes:

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

Site Specific Conditions:

1. Building Regulations

- 1.1. Install safety mesh under all plastic roofing sheets to comply with A.S 1562.3 where the vertical distance between the finished floor level and the underside of the roof cladding is greater than 3.0 metres.

2. Energy Efficiency

- 2.1. Lighting must not exceed 3w/m2 in the shed / Carport / Verandah

3. Footings and Slabs

- 3.1. Allowable bearing pressure at foundation level shall be not less than 100kPa in accordance with AS 2870 Residential Slabs and Footings – Construction

4. General Conditions

- 4.1. Request for inspections require 24 hours' notice and may be arranged by telephoning 5176-5688
- 4.2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
- 4.3. Under regulation 41 the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.
- 4.4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulations 2018 and the Domestic Building Contracts and Tribunal Act 1995.
- 4.5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non-compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
- 4.6. Carry out all work in a sound workmanlike manner and according to the relevant codes and standards.
- 4.7. Under no circumstance shall the building be used for habitable purpose without prior written consent from the relevant council.
- 4.8. All works authorized by this Building Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code Series 2019 Building Code of Australia, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The Owner, Agent of the Owner or Builder is responsible to obtain any other relevant permits or consent prior to commencing works.
- 4.9. It is the Owner Builder's / Builder's responsibility to ensure that a copy of the building permit and building permit drawings are present on site during construction works.
- 4.10. Owner Builder / Builders must display on site a sign nominating their registration number, name and contact details and the building surveyors name and registration number, building permit number and date building permit issued.
- 4.11. The Owner, Agent of the Owner and / or Builder must ensure that the building work allowed by the permit is located on the correct property, within that property's boundaries and clear easements.

5. Roof and Wall Cladding

- 5.1. Stormwater drains are to discharge to adequate rain water tanks or at least 5 metres away from the building and septic system.

BS-L 36361/2770626644883

ANNEXURE A

APPROVED DOCUMENTS

Project Description	Construction of shed All
Project Address	783 Jumbuk Road Jeeralang Junction Vic 3840
Reference Number	20220528

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

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

Site Plan Prepared by:	B4U Build Building Consultants Pty Ltd		
Dated:	28 Feb 2022	Drawing no:	N/A
Engineering Plans Prepared by:	Steel Sheds Australia		
Dated:	12 Apr 2022	Drawing no:	SSA2637 - 1-30
Engineers Certificate Of Compliance (126) Prepared by:	Wirtu Bayissa - Steel Sheds Australia		
Dated:	12 Apr 2022	Drawing no:	N/A

BS-L 36361/2770626644883

ANNEXURE B

CERTIFICATES AT COMPLETION

Project Description	Construction of shed
Project Address	783 Jumbuk Road Jeeralang Junction Vic 3840
Reference Number	20220528

The certificates or statements which are required prior to the Issue of the Certificate of Final Inspection are:

1. Provide plumbers compliance certificate for roofing.
2. Provide plumbers compliance certificate for drainage.



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

Application Number: 20220528

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: 783	Street/Road: Jumbuk Road	Suburb: Jeeralang Junction	Postcode: 3840
Lot/s: 1	LP/PS: PS714305W	Volume: 11894	Folio: 227
Crown allotment:	Section: No	Parish:	County:
Municipal District: Latrobe City Council			

Building permit details

Building permit number: **BS-L 36361/2770626644883**
Version of BCA applicable to building permit: **2019 NCC vol 2**

Description of building work

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

Nature of Building Work: **Construction of shed**

Maintenance determination

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

Directions to fix building work

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

Approved Inspections

1. Inspection of Pre-Slab/Steel for Slab (Shed)
2. Inspection of Framework/Final Certificate

Relevant building surveyor

Name: **Stephen Bond**
Address: **P.O Box 1781, Traralgon 3844**

Email:	admin@b4ubuild.net.au
Building practitioner registration no.:	BS-L 36361
Municipal district name:	Latrobe City Council
Certificate no.	BS-L 36361/2770626644883
Date of issue:	1 May 2024
Date of final inspection	1 May 2024
Signature:	



Domestic Building Insurance

Certificate of Insurance

Geoff Allan

**783 Jumbuk Rd
JEERALANG JUNCTION
VIC 3840**

Policy Number:

C697926

Policy Inception Date:

04/05/2022

Builder Account Number:

000526

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C04: Alterations/Additions/Renovations - Structural**

At the property: **783 Jumbuk Rd JEERALANG JUNCTION VIC 3840 Australia**

Carried out by the builder: **THE GOWANS COMPANY PTY LTD**

Builder ACN: **128004704**



If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Geoff Allan**

Pursuant to a domestic building contract dated: **09/11/2021**

For the contract price of: **\$ 49,751.00**

Type of Cover: **Cover is only provided if THE GOWANS COMPANY PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

B4U

BUILDING CONSULTANTS

Phone: (03) 5176 5688

Permit No:

2770626644883

Date: **09/05/2022**

Building permit, Building Act 1993

APPROVED



Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

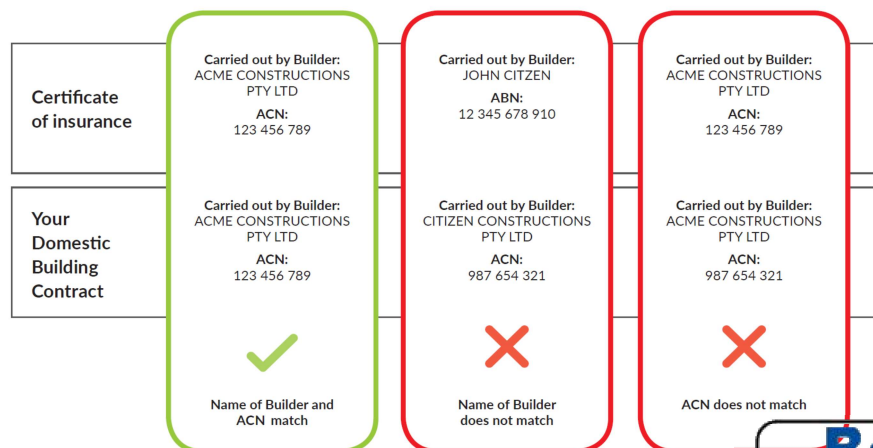
Issued by Victorian Managed Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$418.00
GST:	\$41.80
Stamp Duty:	\$45.98
Total:	\$505.78

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for


B4U

BUILDING CONSULTANTS

Phone: (03) 5176 5688

Permit No:

2770626644883

 Date: **09/05/2022**

Building permit, Building Act 1993

APPROVED



Unit 4/5 Rocla Road, Traralgon 3844
PO Box 1781, Traralgon 3844
Email: admin@b4ubuild.net.au
Phone: 5176 5688

Application Number: 20220988

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No. BS-L 36361/9246038707041
Issued: 22 August 2022

Issued to

Agent of Owner

Geoffrey Damien & Tanya Anne Allan

ACN / ARBN

Postal Address

783 Jumbuk Road Jeeralang Junction 3840

Email

info@calmagency.com

Address for serving or giving of documents:

783 Jumbuk Road Jeeralang Junction 3840

Contact Person

Geoffrey Damien & Tanya Anne Allan

Telephone

0410 038 468

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

Owner

Geoffrey Damien & Tanya Anne Allan

ACN / ARBN

Postal Address

783 Jumbuk Road Jeeralang Junction 3840

Email

info@calmagency.com

Contact Person

Geoffrey Damien & Tanya Anne Allan

Telephone

0410 038 468

Property Details [include title details as and if applicable]

Number **783**

Street/Road **Jumbuk Road**

Suburb **Jeeralang Junction**

Postcode **3840**

Lot/s **1**

LP/PS **PS714305W**

Volume **11894**

Folio **227**

Crown allotment

Section No

Parish

County

Municipal District **Latrobe City Council**

Builder

Name

Geoffrey Damien & Tanya Anne Allan

Address

783 Jumbuk Road Jeeralang Junction 3840

*ACN/*ARBN:

Telephone

0410 038 468

Registration no:

Details of Domestic Building Work Insurance

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

Insurance policy number : **N/A**

Insurance policy date : **N/A**

Details of Relevant Planning Permit

Planning Permit No: **N/A**

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

Building classification

Part of Building: **Refer to approved plans**

BCA Classification: **10b**

BS-L 36361/9246038707041

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

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Lindsay Russell Linnell	Engineer - Civil	PE0001677

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

Name	Category/class	Registration Number
------	----------------	---------------------

Nature of Building Work

Description	Construction of retaining wall
Storeys contains	0
Rise in storeys	N/A
Effective height	N/A
Type of construction	N/A
Version of BCA applicable to permit	NCC 2019 Vol 2
Stage of Building Work Permitted	All
Cost of Building Work	\$9,800.00
Total floor area of new building work	0m ²

Building Details

Ownership:	Private
Allotment Area:	20219m ²
BAL:	XMT
Floor Material:	Concrete/Stone/Slate
External Wall Material:	Steel
Frame Material:	Steel
Roof Cladding Material	
No. of Existing Dwellings:	1
No. of Dwellings Demolished:	0
No. of New Dwellings	0

Protection Work

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

Inspection Requirements

The mandatory inspection notification stages are:

1. Inspection of Piers
2. Inspection of Framework/Final Certificate

48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTION BOOKINGS

BS-L 36361/9246038707041

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

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

Commencement and Completion

This building work must commence by 22 August 2023

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

This building work must be completed by 22 August 2024

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

Relevant Building Surveyor

Name: **Stephen Bond**

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

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

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

Municipal district: **Latrobe City Council**

Permit no.: **BS-L 36361/9246038707041**

Date of issue of permit: **22 August 2022**

Signature: 

Notes:

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

BS-L 36361/9246038707041

Site Specific Conditions:

1. Foundation Conditions

- 1.1. Foundation material is to be examined on site to verify that it is of a similar type and density to that identified by the soil report.
- 1.2. Footings are to be founded to depth as per soil report or where a minimum of 100kPa bearing capacity is achieved.

2. Site Preparation

- 2.1. Any site cuts that are to be provided on the site are to be graded to an angle of 45 degrees maximum and that self supports the existing ground to the satisfaction of the relevant building surveyor or otherwise provide an approved retaining wall promptly to the cut ground.
- 2.2. Ground around building is to be graded away at 50mm per 1 metre for the first metre in accordance with NCC 2019 Volume Two Part P2.2.1.

BS-L 36361/9246038707041

ANNEXURE A

APPROVED DOCUMENTS

Project Description	Construction of retaining wall All
Project Address	783 Jumbuk Road Jeeralang Junction Vic 3840
Reference Number	20220988

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

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

Site Plan Prepared by:	Applicant
Dated: 04 Aug 2022	Drawing no: N/A
Engineering Plans Prepared by:	Build Eng
Dated: 20 Jul 2022	Drawing no: 11417 – RW1
Engineers Certificate Of Compliance (126) Prepared by:	Lindsay Linnell - Build Eng
Dated: 25 Jul 2022	Drawing no: N/A

BS-L 36361/9246038707041

ANNEXURE B

CERTIFICATES AT COMPLETION

Project Description	Construction of retaining wall
Project Address	783 Jumbuk Road Jeeralang Junction Vic 3840
Reference Number	20220988



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

Application Number: 20220988

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: 783	Street/Road: Jumbuk Road	Suburb: Jeeralang Junction	Postcode: 3840
Lot/s: 1	LP/PS: PS714305W	Volume: 11894	Folio: 227
Crown allotment:	Section: No	Parish:	County:
Municipal District: Latrobe City Council			

Building permit details

Building permit number: **BS-L 36361/9246038707041**
Version of BCA applicable to building permit: **NCC 2019 Vol 2**

Description of building work

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

Nature of Building Work: **Construction of retaining wall**

Maintenance determination

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

Directions to fix building work

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

Approved Inspections

1. Inspection of Piers
2. Inspection of Framework/Final Certificate

Relevant building surveyor

Name: **Stephen Bond**
Address: **P.O Box 1781, Traralgon 3844**

Email:	admin@b4ubuild.net.au
Building practitioner registration no.:	BS-L 36361
Municipal district name:	Latrobe City Council
Certificate no.	BS-L 36361/9246038707041
Date of issue:	14 June 2024
Date of final inspection	14 June 2024
Signature:	



Owner Builder Warranty Inspection Report (137B)

Inspection Date: Fri, 06 Feb 2026

Property Address: 783 Jumbuk Road Jeeralang Junction



Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report

Definitions to help you better understand this report

Terms on which this report was prepared

Special conditions or instructions

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on.

This Report reflects the opinion of the inspector based on the documents that have been provided.

This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail.

We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist.

If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection.

This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date Fri, 06 Feb 2026

Modified Date Sat, 07 Feb 2026

The Parties

Name of the Client: Geoffrey Damien & Tanya Anne Allan

Name of the Principal(If Applicable):

Job Address: 783 Jumbuk Road Jeeralang Junction

Client's Email Address:

Client's Phone Number:

Consultant: Morris Terzo Ph: 0491 279 368
Email: Macleod@jimsbuildinginspections.com.au

DBU 42064

Company Name: Jim's Building Inspections (Macleod)

Company Address and Postcode: Macleod
3085

Company Email: Macleod@jimsbuildinginspections.com.au

Company Contact Numbers: 0491 279 368

Special conditions or instructions

A report may be conditional on information provided by the person, agents or employees of the person requesting the report, apparent concealment of possible defects and a range of other factors

The following apply: This inspection was a non-invasive visual inspection only and hence, it was not possible to determine the method of founding of the retaining wall posts, however these works appear to have been done satisfactorily.

Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
Safety Hazard		✓
Defect		✓
Incomplete Works		✓
Recycled Building Materials		✓

Overall Condition

In summary, the building, compared to others of similar age and construction is in the condition documented in this report.

Section B General

General description of the property

Building Type	Residential
Company or Strata title	Unknown
Floor	Concrete
Furnished	Unfurnished
Occupied	Unoccupied
No. of bedrooms	Not Applicable
Orientation	West
Other Building Elements	N/A
Other Timber Bldg Elements	N/A
Roof	Not Applicable
Storeys	Retaining Wall
Walls	Steel Frame Clad, Structural Concrete
Weather	Fine

Section C Accessibility

Areas Inspected

The following areas were inspected. Only areas in which the Owner Builder undertook works are included in the scope of inspection.

As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are:

- Exterior

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and building defects may not be obvious unless obstructions or unsafe conditions are removed to provide access.

Inaccessible Areas

The following areas were inaccessible:

- Not Applicable

Inaccessible areas present a high risk for undetected building defects, incomplete works and potentially a lower risk for undetected use of second hand building materials. The client is strongly advised to make these areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Building defects, incomplete works and the use of second hand or recycled building materials may be concealed by the following obstructions which prevented full inspection:

- External finished ground level
- Vegetation

Obstructions increase the risk of undetected building defects, incomplete works and the use of second hand building materials. The client should make arrangement to remove obstructions wherever possible and arrange to re-inspect these areas urgently.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: - **Low**

When the risk of undetected defects is medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice

Section D Significant Items

Safety Hazard

No evidence was found

Defect

No evidence was found

Incomplete Works

No evidence was found

Recycled Building Materials

No evidence was found

Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- As identified in summary and defect statements

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

This section 137b owner builder defect report was commissioned by the owners Geoffrey Damien & Tanya Anne Allan.

The owners have confirmed that the following building works were carried out as owner builders with a building permit:

Building Permit No: BS-L 36361/9246038707041 Issued: 22/08/2022

Certificate of Final Inspection Issued: 14/06/2024

Construction of Retaining Wall

These works appear to be in good condition.

Mauro (Morris) Terzo DB-U 42064, PE 0001880

For further information, advice and clarification please contact Morris Terzo on 0491 279 368

Undefined Defects

Noted Item

Building:	Building 1
Location:	Various
Finding:	Construction of a Retaining Wall - No works required
Information:	No remedial works are required at the current time. All building elements, structures and materials have been assessed and are compliant with current Building Code of Australia (BCA) Standards and Tolerances. Works have been completed to an acceptable level and do not pose any defects at the time of inspection.





Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos	Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).
Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function NOTE: For example supporting, enclosing, furnishing or servicing building space.
Client	The person or other entity for whom the inspection is being carried out.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.
Limitation	Any factor that prevents full or proper inspection of the building.
Major defect	A defect of sufficient magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

Minor defect	A defect other than a major defect.
Owner Builder	The definition of an owner builder is subject to some state-based variation. Please check the Building Commission or Authority website of your state for definitive classifications. Generally an owner builder is someone who undertakes any work including supervision and coordination involved in the construction, alteration, repair, additions or renovations of a dwelling and associated infrastructure (garages, pools etc) where the market cost exceeds a minimum value (check your state based regulations), which relates to a single or dual occupancy dwelling and that requires planning and or building permits under state regulations.
Proper and Tradesmanlike Workmanship (Aust)	As defined in the Guide to Standards and Tolerances in your state.
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes: (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Serviceability defect	Fault or deviation from the intended serviceability performance of a building element.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure NOTE: For example wall, columns, beam, connection.
Subfloor space	Space between the underside of a suspended floor and the ground.
Urgent and Serious Safety Hazards	Building elements or situations that present a current or immediate potential threat of injury or disease to persons.

Terms on which this report was prepared

This report is based on the condition of the property at the time of inspection. We strongly recommend re-inspection 30 days after this report is issued as the general condition of the property is likely to have changed, including the extent of defects described and instance of potential undetected defects.

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the **Civil Law (Sale of Residential Property) Act 2003**. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk rating for undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

If the Property has been vacant for a period of time, moisture levels or leaks may not be detectable at the time of the inspection because often only frequent use of water pipes (showers, taps etc) result in a leak being identifiable. We advise further testing on pipes and water susceptible areas (such as the bathroom and laundry) after more frequent use has occurred.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not an asbestos report. There are potential products in the Property containing asbestos that will not be identified in this report. In order to accurately identify asbestos, we recommend performing an asbestos inspection, particularly for buildings built prior to 1988.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject to a special purpose pool inspection.

External Timber Structures - Balcony and Decks. It is strongly recommended that a Structural Engineer is required to assess distributed load capacity of external timber structures such as balconies and decks, alerting users of the load capacity. Regular maintenance and inspections by competent practitioners to assess the ongoing durability of exposed external timber structures are needed.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.

- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and unknown factors associated with third parties. No liability is accepted for costing advice.

LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989



LANDATA
DX 250639
MELBOURNE VIC

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

1300 367 700 LATROBE.VIC.GOV.AU

Assessment Number: 74131-4
Applicant's Reference: 79478914-014-8
Issue Date : 02-Feb-2026
Property Address: 783 Jumbuk Road
JEERALANG JUNCTION VIC 3840
Property Description: L 1 PS 714305
Property Title: CT-11894/227
AVPCC: 117 Residential Rural/Rural Lifestyle
Area: 20500M2
Ward: Budgerie
Owner: Mrs T A Allan and Mr G D Allan

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

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 03-May-2026.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	657.60
General Rates	\$	2,261.20
Garbage Charge	\$	446.00
Municipal Charge	\$	155.00
Emergency Services and Volunteers Fund Levy	\$	265.75
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	7.70
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	-665.30
Total Amount Due	\$	3,127.95

Assessment Number: 74131-4
Applicants' Ref.: 79478914-014-8
Date: 02-Feb-2026
Property Address: 783 Jumbuk Road
 JEERALANG JUNCTION VIC 3840

Property Valuations:

Description		Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$	750,000	01-Jan-2025	01-Jul-2025
SITE VALUE	\$	335,000	01-Jan-2025	
NET ANNUAL VALUE	\$	37,500	01-Jan-2025	

OTHER INFORMATION:

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

PLEASE NOTE:

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

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

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



Authorised Officer



Biller Code: 6072
Ref: 741314

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



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

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Morgan Conveyancing, care of Landchecker
Level 1, 49-51 Stead Street
SOUTH MELBOURNE 3205

Client Reference: Allan S 26/0004

NO PROPOSALS. As at the 29th January 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®.

783 JUMBUK ROAD, JEERALANG JUNCTION 3840
CITY OF LATROBE

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

Date of issue: 29th January 2026

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 79478914 - 79478914100913 'Allan S 26/0004'

Property Clearance Certificate

Land Tax



MORGAN CONVEYANCING, CARE OF LANDCHECKER

Your Reference:	LD:79478914-011-7.ALLAN S :
Certificate No:	95996701
Issue Date:	29 JAN 2026
Enquiries:	ESYSPROD

Land Address: 783 JUMBUK ROAD JEERALANG JUNCTION VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
44126264	1	714305	11894	227	\$0.00

Vendor: TANYA ALLAN & GEOFFREY ALLAN
Purchaser: TBA TBA

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR GEOFFREY DAMIEN ALLAN	2026	\$335,000	\$0.00	\$0.00

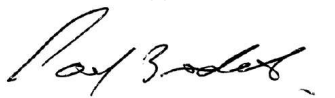
Comments: Property is exempt: LTX Principal Place of Residence.

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

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total
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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):	\$750,000
SITE VALUE (SV):	\$335,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	\$0.00

Notes to Certificate - Land Tax

Certificate No: 95996701

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 = \$1,455.00

Taxable Value = \$335,000

Calculated as \$1,350 plus (\$335,000 - \$300,000) multiplied by 0.300 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$7,500.00

Taxable Value = \$750,000

Calculated as \$750,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY



Billers Code: 5249
Ref: 95996701

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: 95996701

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



MORGAN CONVEYANCING, CARE OF LANDCHECKER

Your Reference:	LD:79478914-011-7.Allan S 26/0
Certificate No:	95996701
Issue Date:	29 JAN 2026
Enquires:	ESYSPROD

Land Address: 783 JUMBUK ROAD JEERALANG JUNCTION VIC 3840					
Land Id	Lot	Plan	Volume	Folio	Tax Payable
44126264	1	714305	11894	227	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
117	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:	\$750,000
SITE VALUE:	\$335,000
CURRENT CIPT CHARGE:	\$0.00

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 95996701

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



MORGAN CONVEYANCING, CARE OF LANDCHECKER

Your LD:79478914-011-7.ALLAN S 26
Reference: /0
Certificate No: 95996701
Issue Date: 29 JAN 2026

Land Address: 783 JUMBUK ROAD JEERALANG JUNCTION VIC 3840

Lot	Plan	Volume	Folio
1	714305	11894	227

Vendor: TANYA ALLAN & GEOFFREY ALLAN

Purchaser: TBA TBA

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.

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

Paul Broderick
Commissioner of State Revenue

CURRENT WINDFALL GAINS TAX CHARGE:

\$0.00

Notes to Certificate - Windfall Gains Tax

Certificate No: 95996701

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY



Billers Code: 416073
Ref: 95996708

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: 95996708

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.

Certificate Of Completion

Envelope Id: C03D8410-14EA-4FEF-8917-C1A282B38AF2

Status: Completed

Subject: Kindly review and sign this document

Originator organisation: Morgan Conveyancing

Originator: Kelly Howard

Source Envelope:

Document Pages: 98

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

InfoTrack AU

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Envelopeld Stamping: Enabled

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Signer Events

Geoffrey Damien Allan

gdallan.music@gmail.com

Security Level:

.Email

ID: bcbc3852-e6c0-4e31-839e-920b6a6aa00c

18/2/2026 | 13:06

Signature

Signed by:

Geoffrey Damien Allan

6E2D7D3E315C4DF...

Signature Adoption: Pre-selected Style

Using IP Address: 58.179.148.141

Signed using mobile

Timestamp

Sent: 17/2/2026 | 08:09

Viewed: 18/2/2026 | 13:06

Signed: 18/2/2026 | 13:07

Electronic Record and Signature Disclosure:

Accepted: 18/2/2026 | 13:06

ID: b21eb42d-d73d-43ec-981e-d6921b7f17a3

Tanya Anne Allan

taotiallan@gmail.com

Security Level:

.Email

ID: 334f3897-dae5-4c21-8ecc-96c31ef33554

17/2/2026 | 08:52

Signed by:

Tanya Anne Allan

D7913BEFB823467...

Signature Adoption: Drawn on Device

Using IP Address: 125.253.40.49

Signed using mobile

Sent: 17/2/2026 | 08:09

Viewed: 17/2/2026 | 08:52

Signed: 17/2/2026 | 08:53

Electronic Record and Signature Disclosure:

Accepted: 17/2/2026 | 08:52

ID: cf0f4572-5e57-4b9d-af44-ce799181d66c

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	17/2/2026 08:09
Certified Delivered	Security Checked	17/2/2026 08:52
Signing Complete	Security Checked	17/2/2026 08:53
Completed	Security Checked	18/2/2026 13:07
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, InfoTrack Ltd AU (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact InfoTrack Ltd AU:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise InfoTrack Ltd AU of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at john.ahern@infotrack.com.au and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from InfoTrack Ltd AU

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to signit@infotrack.com.au and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with InfoTrack Ltd AU

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to signit@infotrack.com.au and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify InfoTrack Ltd AU as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by InfoTrack Ltd AU during the course of your relationship with InfoTrack Ltd AU.