

DATED

2025

**Cameron John Beale and Kelly Ann Beale (formerly Hoeben)**

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**SECTION 32 STATEMENT**

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**Property: 17 HAWKS BURN ROAD, TRARALGON VIC 3844**

Good Move Conveyancing  
2/41 Breed Street  
PO Box 12  
TRARALGON VIC 3844  
Tel: 0351746862  
Ref: AC:GH:25-11970

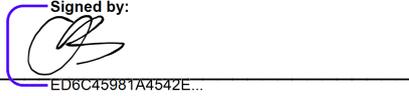
# Vendor Statement

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

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

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

<b>Land</b>	17 HAWKS BURN ROAD, TRARALGON VIC 3844
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Vendor's name	Cameron John Beale	Date	25/8/2025
Vendor's signature	 Signed by: _____ ED6C45981A4542E...		
Vendor's name	Kelly Ann Beale (formerly Hoeben)	Date	25/8/2025
Vendor's signature	 Signed by: _____ CB73982D06C7466...		

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	
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Other particulars (including dates and times of payments):
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### 1.3 Terms Contract

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

Not Applicable

### 1.4 Sale Subject to Mortgage

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

Not Applicable

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

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

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable

### 2.2 Owner Builder

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

Not Applicable

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s

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

Not Applicable

**3.2 Road Access**

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

**3.3 Designated Bushfire Prone Area**

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

**3.4 Planning Scheme**

Attached is a certificate with the required specified information.

**4. NOTICES**

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

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

Not Applicable

**4.2 Agricultural Chemicals**

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

NIL

**4.3 Compulsory Acquisition**

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

NIL

**5. BUILDING PERMITS**

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

Are contained in the attached certificate

**6. OWNERS CORPORATION**

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

Not Applicable

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

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

Not Applicable

**8. SERVICES**

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

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

Attached are copies of the following documents:

9.1  (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

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

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

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

NIL

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

NIL

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

NIL

### 10.3 Further Plan of Subdivision

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

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

## 12. DUE DILIGENCE CHECKLIST

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

Is attached

## 13. ATTACHMENTS

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

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

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

## 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.

# Vendor GST Withholding Notice

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

To:

From: Cameron John Beale and Kelly Ann Beale (formerly Hoeben), 17 Hawksburn Road, Traralgon VIC 3856

Property Address: 17 Hawksburn Road, Traralgon VIC 3844

Lot: 44 Plan of subdivision: 700408P

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

Dated: 25/8/2025

25/8/2025

Signed for an on behalf of the Vendor:

Signed by:  
  
CB73982D06C7466...

Signed by:  
  
ED6C45981A4542E...



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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 12049 FOLIO 840

Security no : 124127172974K  
Produced 15/08/2025 10:59 AM

**LAND DESCRIPTION**

Lot 44 on Plan of Subdivision 700408P.  
PARENT TITLE Volume 11911 Folio 582  
Created by instrument PS700408P 15/01/2019

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
KELLY ANN HOEBEN  
CAMERON JOHN BEALE both of 17 HAWKS BURN ROAD TRARALGON VIC 3844  
AS662414Y 30/10/2019

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AY566331M 06/11/2024  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS700408P 15/01/2019

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

**DIAGRAM LOCATION**

SEE PS700408P 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: 17 HAWKS BURN ROAD TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 06/11/2024

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS700408P</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>15/08/2025 10:59</b>

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<h1>PLAN OF SUBDIVISION</h1>	EDITION 1	<h1>PS700408P</h1>
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<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> TRARALGON</p> <p><b>TOWNSHIP:</b> —</p> <p><b>SECTION:</b> —</p> <p><b>CROWN ALLOTMENT:</b> <b>A8(PT) &amp; PART OF CROWN PRE-EMPTIVE SECTION A</b></p> <p><b>CROWN PORTION:</b> —</p> <p><b>TITLE REFERENCE:</b> <b>VOL. 11911 FOL. 582</b></p> <p><b>LAST PLAN REFERENCE:</b> <b>PS644122T (LOT U)</b></p> <p><b>POSTAL ADDRESS:</b> <b>HAMMERSMITH CIRCUIT</b> (at time of subdivision) <b>TRARALGON VIC 3844</b></p> <p><b>MGA CO-ORDINATES:</b> E: 460 760                      ZONE: 55 (of approx centre of land in plan)      N: 5774 070                      GDA 94</p>	<p>Council Name: Latrobe City Council</p> <p>Council Reference Number: 2016/17/CRT3 Stage 13                  Planning Permit Reference: 05222/H                  SPEAR Reference Number: S080646E</p> <p><b>Certification</b></p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988                  Date of original certification under section 6: 21/04/2016</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied</p> <p>Digitally signed by: Peter Whebell for Latrobe City Council on 24/02/2017</p> <p><b>Statement of Compliance</b> issued: 13/12/2018</p>
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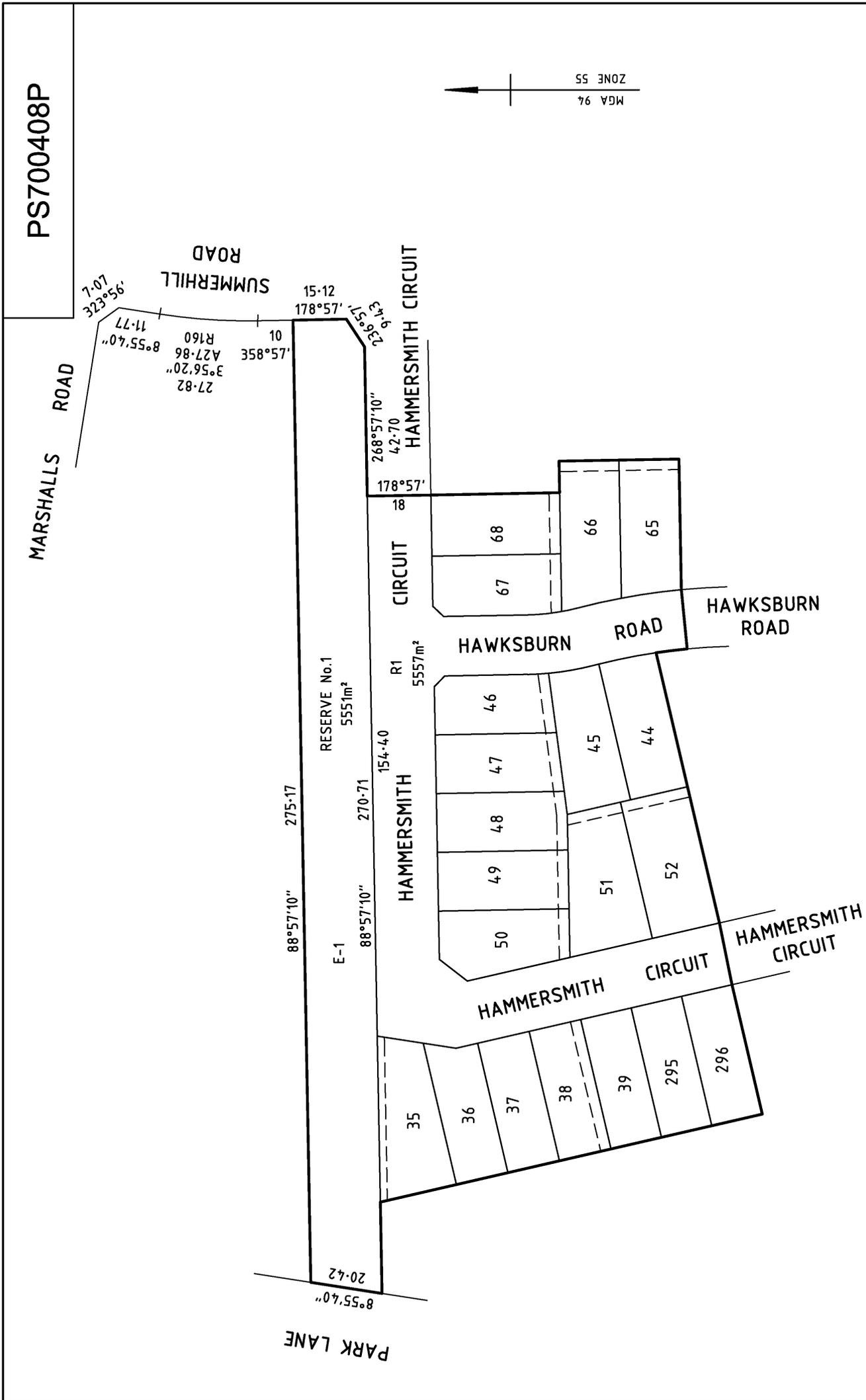
VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	LOT NUMBERS 1 TO 34 INCLUSIVE, 40 TO 43 INCLUSIVE, 53 TO 64 INCLUSIVE AND 69 TO 294 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN.  EASEMENT NUMBERS E-3, E-4 & E-6 TO E-34 INCLUSIVE HAVE BEEN OMITTED FROM THIS PLAN.  <b>ADDITIONAL PURPOSE OF PLAN</b> TO REMOVE PART OF EASEMENTS E-17 & E-19 ON PS644122T. CREATED IN PS614938M.  <b>GROUND FOR REMOVAL</b> REMOVED BY DIRECTION FROM LATROBE CITY COUNCIL PERMIT No. 05222/H  FOR RESTRICTIONS AFFECTING LOTS 35 - 39 INCLUSIVE, 44 - 52 INCLUSIVE, 65 - 68 INCLUSIVE, 295 & 296 SEE SHEET 5.
ROAD R1 RESERVE No.1	LATROBE CITY COUNCIL LATROBE CITY COUNCIL	
NOTATIONS		
<b>DEPTH LIMITATION: DOES NOT APPLY</b>		
<p><b>SURVEY:</b> This plan is based on survey.</p> <p><b>STAGING:</b> This is not a staged subdivision. Planning Permit No.05222/H</p> <p>This survey has been connected to permanent marks No(s).</p> <p>In Proclaimed Survey Area No. —</p>		

**EASEMENT INFORMATION**

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	SEWERAGE	SEE DIAG.	A940200	LATROBE VALLEY WATER AND SEWERAGE BOARD
E-2 & E-5	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG.	PS546354S - SECTION 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-2 & E-5	DRAINAGE	SEE DIAG.	PS546354S	LATROBE CITY COUNCIL
E-35	DRAINAGE	SEE DIAG.	THIS PLAN	LATROBE CITY COUNCIL

<p><b>Beveridge Williams</b> development &amp; environment consultants Traralgon ph : 03 5176 0374 <a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a></p>	SURVEYORS FILE REF: 1500469-13	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5
	Digitally signed by: PIETER BRUCE VROEGOP, Licensed Surveyor, Surveyor's Plan Version (3), 23/01/2017, SPEAR Ref: S080646E		PLAN REGISTERED TIME: 10:00AM    DATE: 15/01/2019 Grant Redman Assistant Registrar of Titles



 <b>Beveridge Williams</b> development & environment consultants Traralgon ph : 03 5176 0374 <a href="http://www.beveridgewilliams.com.au">www.beveridgewilliams.com.au</a>	SURVEYORS REFERENCE <b>1500469-13</b>	SCALE 1:1000	ORIGINAL SHEET SIZE: A3	SHEET 2
	Amended by: PIETER BRUCE VROEGOP, Licensed Surveyor 14/01/2019.	Digitally signed by: PIETER BRUCE VROEGOP, Licensed Surveyor, Surveyor's Plan Version (3), 23/01/2017, SPEAR Ref: S080646E	Digitally signed by: Latrobe City Council, 24/02/2017, SPEAR Ref: S080646E	





PS700408P

## CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

### DESCRIPTION OF RESTRICTION

THE LAND IS BURDENED AND BENEFITED IN ACCORDANCE WITH THE TABLE OF BURDENED AND BENEFITED LAND

#### TABLE OF BURDENED AND BENEFITED LAND

BURDENED LOT No.	BENEFITING LOTS ON THIS PLAN
35	36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
36	35, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
37	35, 36, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
38	35, 36, 37, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
39	35, 36, 37, 38, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
44	35, 36, 37, 38, 39, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
45	35, 36, 37, 38, 39, 44, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
46	35, 36, 37, 38, 39, 44, 45, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
47	35, 36, 37, 38, 39, 44, 45, 46, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
48	35, 36, 37, 38, 39, 44, 45, 46, 47, 49, 50, 51, 52, 65, 66, 67, 68, 295, 296
49	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 50, 51, 52, 65, 66, 67, 68, 295, 296
50	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 51, 52, 65, 66, 67, 68, 295, 296
51	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 52, 65, 66, 67, 68, 295, 296
52	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 65, 66, 67, 68, 295, 296
65	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 66, 67, 68, 295, 296
66	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 67, 68, 295, 296
67	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 68, 295, 296
68	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 295, 296
295	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 296
296	35, 36, 37, 38, 39, 44, 45, 46, 47, 48, 49, 50, 51, 52, 65, 66, 67, 68, 295

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN SHALL NOT BUILD, CONSTRUCT OR ERECT OR PERMIT OR CAUSE TO BE BUILT, CONSTRUCTED OR ERECTED ON THE LOT:

- A) A DWELLING THE WALLS OF WHICH ARE CONSTRUCTED OF EXPOSED CONCRETE OR EXPOSED CONCRETE BLOCKS;
- B) A DWELLING THE WALLS OF WHICH ARE CONSTRUCTED OF:
  - i. LESS THAN 65% BRICK VENEER; OR
  - ii. LESS THAN 65% MASONARY/STONE;
- C) A DWELLING THE ROOF OF WHICH IS CONSTRUCTED OTHER THAN OF TILES, COLORBOND OR NON-REFLECTIVE STEEL DECK;
- D) BOUNDARY FENCES (BEING FENCES LOCATED ON AN EXTERNAL BOUNDARY) CONSTRUCTED OTHER THAN OF VERTICAL TREATED PINE WITH CAPPING AND FRONT FENCES IN EXCESS OF 1.2 METRES IN HEIGHT;
- E) A DWELLING MADE OF A 'KIT HOME' (OR CABIN TYPE STRUCTURE);
- F) A DWELLING OF A RELOCATABLE NATURE;
- G) A DWELLING OR ANY OUTBUILDING MADE FROM OR USING ANY MATERIALS OTHER THAN NEW; AND
- H) MORE THAN 1 DWELLING ON A LOT;

AND SHALL NOT SUBDIVIDE THE BURDENED LOT.



**Beveridge Williams**  
development & environment consultants

Traralgon ph : 03 5176 0374

[www.beveridgewilliams.com.au](http://www.beveridgewilliams.com.au)

SURVEYORS REF  
1500469-13

Digitally signed by: PIETER BRUCE VROEGOP, Licensed Surveyor,  
Surveyor's Plan Version (3),  
23/01/2017, SPEAR Ref: S080646E

ORIGINAL SHEET  
SIZE: A3

SHEET 5

Digitally signed by:  
Latrobe City Council,  
24/02/2017,  
SPEAR Ref: S080646E

# PROPERTY REPORT

Created at 25 August 2025 03:58 PM

## PROPERTY DETAILS

Address: **17 HAWKSBURN ROAD TRARALGON 3844**

Lot and Plan Number: **Lot 44 PS700408**

Standard Parcel Identifier (SPI): **44\PS700408**

Local Government Area (Council): **LATROBE**

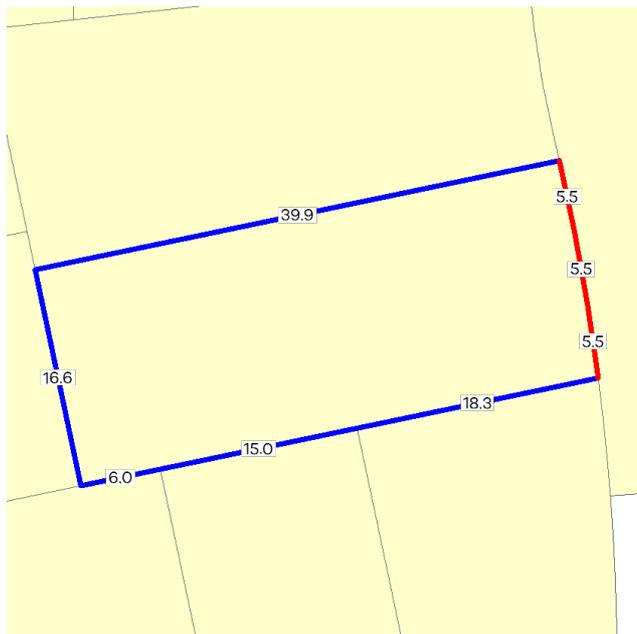
Council Property Number: **57690**

Directory Reference: **Vicroads 697 L3**

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

## SITE DIMENSIONS

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



**Area:** 658 sq. m

**Perimeter:** 112 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MORWELL**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

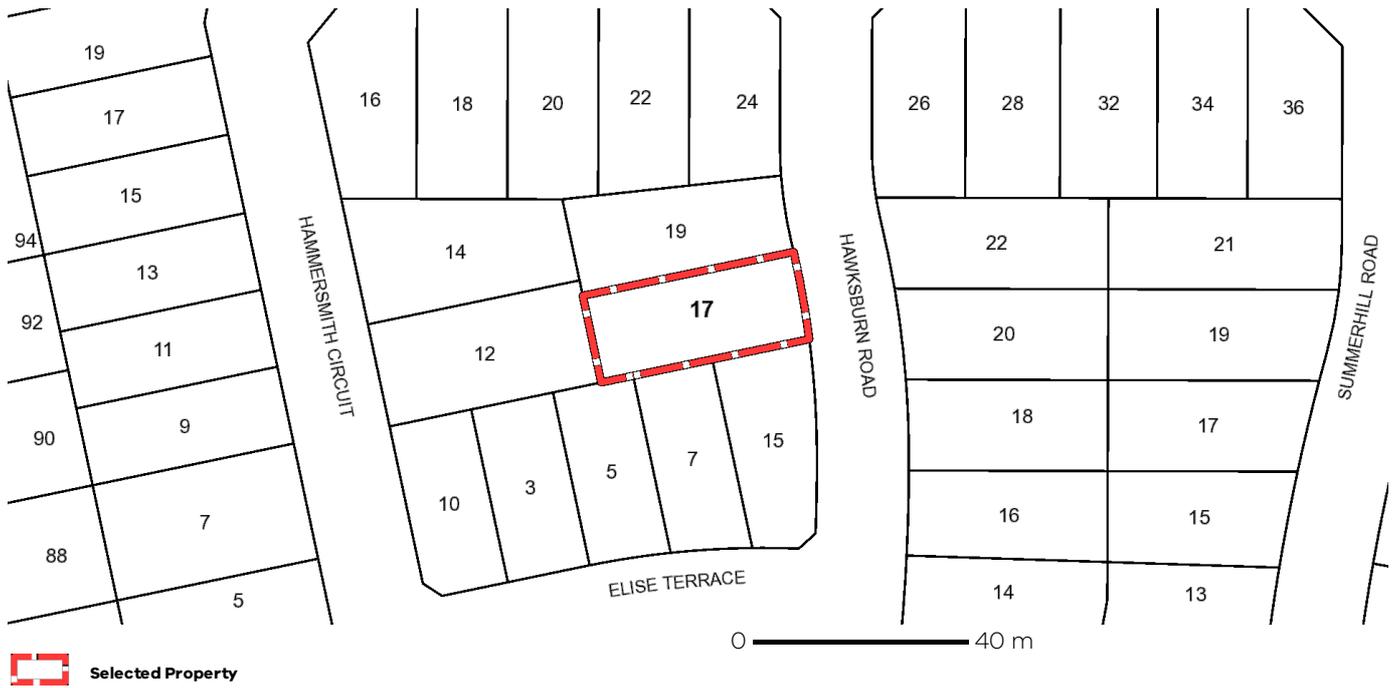
Planning Property Reports can be found via these two links

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

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

# PROPERTY REPORT

## Area Map



# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 25 August 2025 03:58 PM

## PROPERTY DETAILS

Address: **17 HAWKSBURN ROAD TRARALGON 3844**  
 Lot and Plan Number: **Lot 44 PS700408**  
 Standard Parcel Identifier (SPI): **44\PS700408**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **57690**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 697 L3**

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

[Planning Scheme - Latrobe](#)

## UTILITIES

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

## STATE ELECTORATES

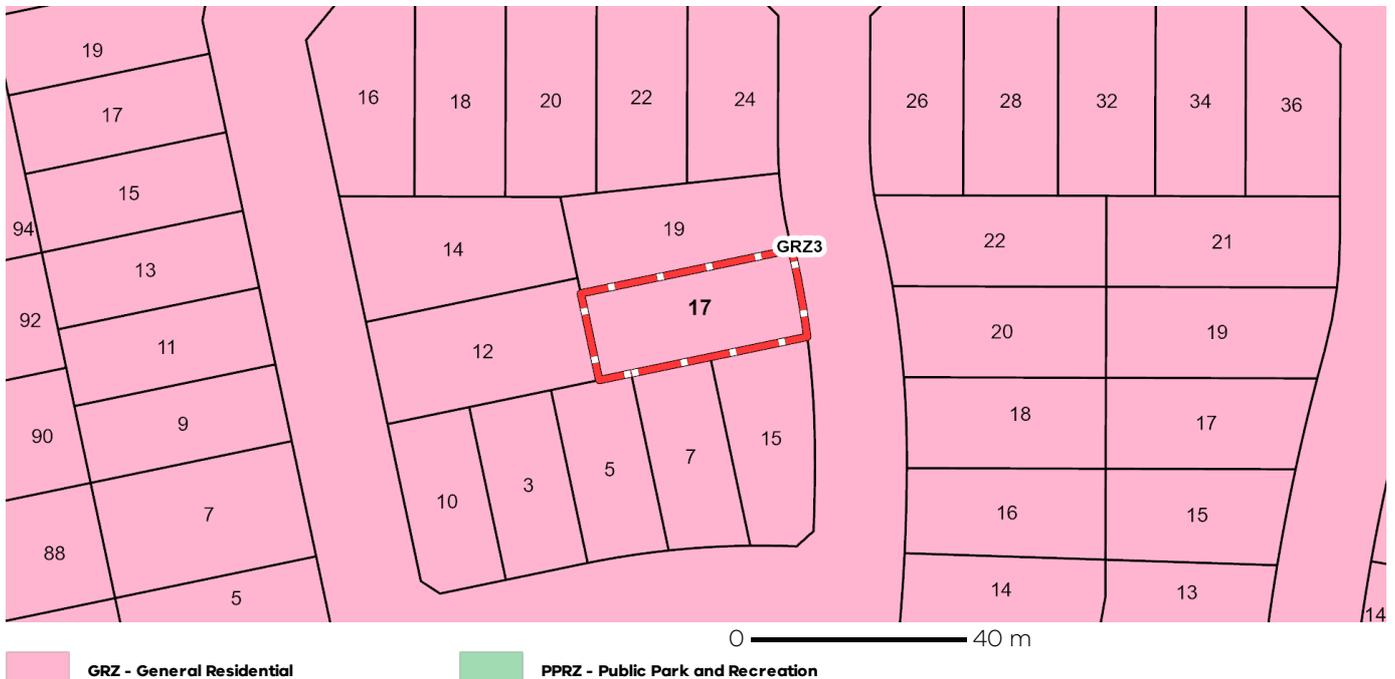
Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **MORWELL**  
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**  
 Fire Authority: **Fire Rescue Victoria & Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

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



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

## Planning Overlays

No planning overlay found

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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).

# PLANNING PROPERTY REPORT



## Further Planning Information

Planning scheme data last updated on 22 August 2025.

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

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

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

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

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

# PLANNING PROPERTY REPORT



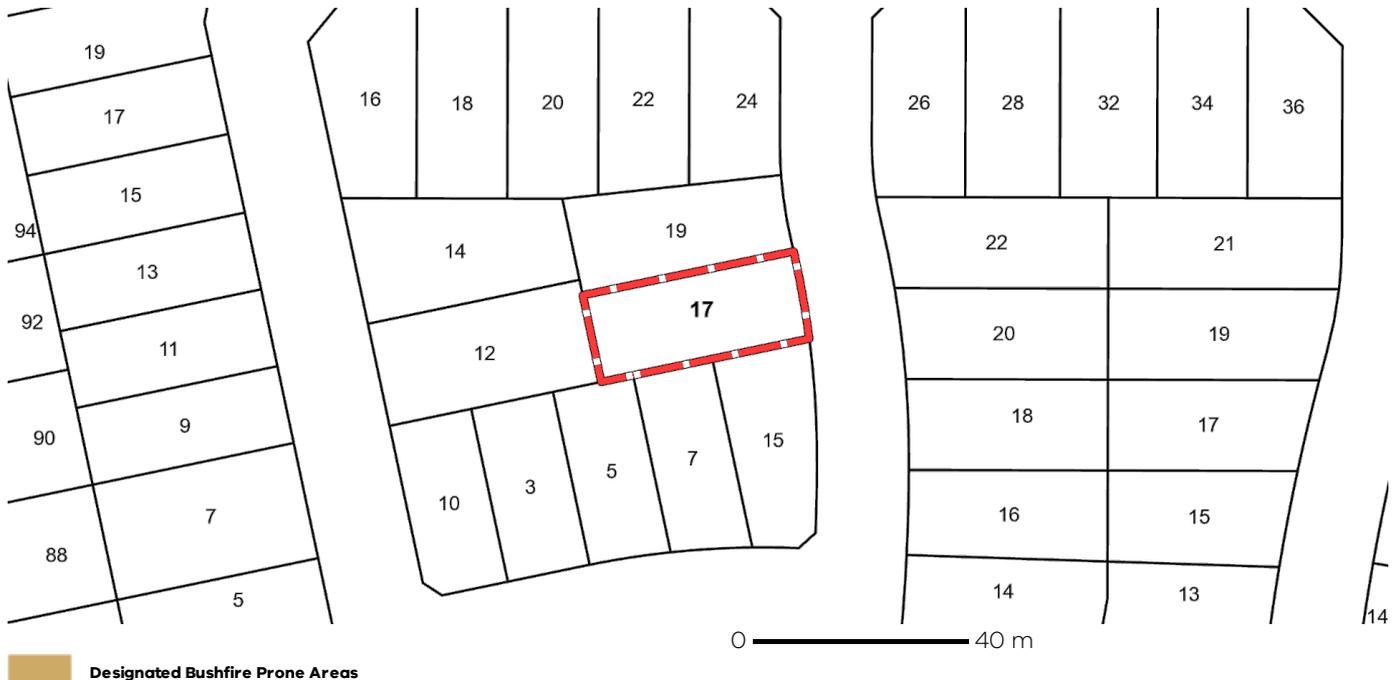
Department  
of Transport  
and Planning

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

Native plants that are indigenous to the region 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 Information Management system <https://nvim.delwp.vic.gov.au/> 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).

Delivered by LANDATA®, timestamp 15/08/2025 11:00 Page 1 of 2

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Document digitally amended at lodging party request. Date 15/01/2019 (G.R)

**Subdivision or consolidation**  
**Section 22 Subdivision Act 1988**



Lodged by

Name: NORTON ROSE FULBRIGHT  
Phone: 8686 2680  
Address: 11/485 BOURKE STREET MELBOURNE  
Reference: 2827691/V WRAY  
Customer code: 1724X

The applicant applies for registration of the plan.

Land: (volume and folio)

VOLUME 11911 FOLIO 582

Applicant: (full name and address, including postcode)

THE STRAND TRARALGON PTY LTD ACN 606 537 213 OF LEVEL 3, 51 STEPHENSON STREET,  
CREMORNE VIC 3121

Plan no.: PS700408P      SPEAR no.: (if applicable)      Stage no.: (if applicable)

*5080646E*

Council in which land is located: LATROBE CITY COUNCIL

Signing:

35271702A

22SA

Page 1 of 2

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us

**Subdivision or consolidation**  
**Section 22 Subdivision Act 1988**



**Certifications**

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of THE STRAND TRARALGON PTY LTD

Signer Name *JUSTIN LUCAS*

Signer Organisation NORTON ROSE FULBRIGHT

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature

A handwritten signature in black ink, appearing to be 'Justin Lucas', written over a solid horizontal line.

Execution Date

*14/12/18*

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35271702A

22SA

Page 2 of 2

**THE BACK OF THIS FORM MUST NOT BE USED**

Land Use Victoria contact details: [www.delwp.vic.gov.au/property](http://www.delwp.vic.gov.au/property)>Contact us



East Gippsland Building Permits Vic Pty Ltd  
 Traralgon  
 20 Breed Street, Traralgon, 3844  
 (03) 5176 5599  
 Traralgon@egbp.com.au  
 www.egbp.com.au  
 Application Number: 201913082

**FORM 2**  
 Building Act 1993  
 Building Regulations 2018 Regulation 37(1)  
**BUILDING PERMIT: BSU-1274/6962736796416**  
**Date of issue: 31 October 2019**  
 Stage description: As shown on approved plans  
**Amended Building Permit - 03 December 2019**

**Issue to**

Agent of Owner **Simonds Homes Victoria Pty Ltd**  
 ABN/ACN **050 197 610**  
 Postal Address **108 Watt Street Wonthaggi** Postcode **3995**  
 Email **skie.luke@simonds.com.au**  
 Address for serving or giving of documents: **108 Watt Street Wonthaggi** Postcode **3995**  
 Contact Person **Skie Luke** Phone **5632 3911**

**Ownership Details**

Owner **Kelly Hoeben & Cameron Beale**  
 ABN/ACN **NA**  
 Postal Address **158 Guyatts Road Toongabbie** Postcode **3856**  
 Email  
 Contact Person **Kelly Hoeben & Cameron Beale** Phone **0439 185 727**

**Property Details**

Number Street/Road **Hawksburn Road** Suburb **Traralgon** Postcode **3844**  
 Lot/s **44** LP/PS **PS700408P** Volume **12049** Folio **840**  
 Crown allotment - Section No Parish - County -  
 Municipal District **37**

**Builder**

Name **Simonds Homes Victoria Pty Ltd** Phone **5632 3911**  
 ABN/ACN **050 197 610**  
 Building Practitioner no \* **CDB-U 49491**  
 Address **108 Watt Street Wonthaggi** Postcode **3995**

\*This builder is specified under section 24A1(a) of the Building Act 1993 for the building work to be carried out under this permit.

**Natural person for service of directions, notices and orders (if builder is a body corporate)**

Name **Simonds Homes Victoria Pty Ltd** Phone **5632 3911**  
 Postal Address **108 Watt Street Wonthaggi** Postcode **3995**

**Details of Building Practitioners and Architects**

a) To be engaged in the building work

Name	Category/class	Registration Number
Simonds Homes Victoria Pty Ltd	Company Domestic Builder Unlimited	CDB-U 49491

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

Name	Category/class	Registration Number
Louis Tantri	Engineer - Civil	EC-40296

**Details of Domestic Building Work Insurance**

Name of Builder **Simonds Homes Victoria Pty Ltd Management and Insurance** Name of issuer or provider **VMIA Risk**

Policy Number **C466308**

Policy cover amount \$

**Details of Relevant Planning Permit**

Planning Permit No: **N/A**

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

Nature of Building Work: **Construction of Dwelling and Garage**

Storeys contains: **1**

Rise in storeys: **NA**

Effective height: **NA**

Type of construction: **NA**

Version of BCA applicable to permit: **NCC 2016 Amendment 1**

Cost of Building Work: **\$180,920.00**

Total floor area of new building work in m<sup>2</sup>: **173**

**Revisions**

1. Amended Building Permit - 03 December 2019: Amended Truss & Wall Computations.

**Conditions and required Certificates**

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.

**BCA Class**

Part of Building: As per approved building permit plans

Class: 1ai

Part of Building: As per approved building permit plans

Class: 10a

**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 footings
2. Inspection of pre-slab
3. Inspection of steel for slab
4. Inspection of framework
5. Inspection for Occupancy Permit

**Occupation or User of Building:** An occupancy permit is required prior to the occupation or use of this building

If an occupancy permit is required, the permit is required of the building as shown on approved plans in relation to which the building work is carried out.

**Commencement and Completion**

This building work must commence by **31 October 2020**

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.

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.

This building work must be completed by 31 October 2021

**Relevant Building Surveyor**

**Brian Ross**

**30 600 047 452**

**30 Macleod Street Bairnsdale**

**bairnsdale@egbp.com.au**



**Brian Ross**

**BSU-1274**

Permit number: **BSU-1274/6962736796416**

Date of issue: **31 October 2019**

## **Annexures 'A'**

### **Conditions of approval**

**Building Permit No. BSU-1274/6962736796416 Issued 31 October 2019**

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Regulations 2018, National Construction Code of Australia 2019, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder are responsible to obtain any other relevant permits or consents prior to commencing work. The approval hereby given is based on the information provided. If at any stage any discrepancies, inconsistencies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities and obtaining the approval of the Relevant Building Surveyor, prior to continuation of the works.
2. Home Warranty Insurance applies in relation to building work approved by this permit.
3. The owner and/or builder shall be responsible to define the boundaries of the allotment.
4. This building permit shall be read in conjunction with the approved plans and supporting documentation.
5. Your attention is drawn to the fact that the property is subject to a Covenant No: PS700408P. This document may have conditions which control this building. The approval hereby given does not in any way exempt the necessity to comply with any covenant that may affect the land or any condition on the planning approval, contained therein.
6. The person in charge of the building site and building works must display a sign on the allotment during construction showing the names and contact details of the builder, relevant building surveyor and the building permit number and date of issue. These signs can be collected from each office if required.
7. This Permit is subject to a Alternative Solution/ Performance Assessment in regards to Weatherproofing of Garage and Dwelling Porch and Alfresco Entrances Protected with a Roof Overhang.
8. Any changes from the approved plans including structural changes involving member sizes, stress grades or the both will require the submission and approval of amended plans together with the appropriate fee prior to carrying out any change.
9. The building is deemed to be located in a N1 wind area. Therefore all framing is to be fixed, tied down and braced to comply with Residential framed construction AS 1684.2
10. The building is in an area designated by the Municipality as likely to be subject to infestation by termites and shall be protected in accordance NCC 2019 Volume 2 Part 3.1.4. It is the responsibility of the owner to maintain further inspections for termite activity.
11. All construction must meet the performance requirements of Section 2 of the National Construction Code of Australia 2019.
12. Footings are to be founded to depth where a minimum of 100kPa bearing capacity is achieved. Where service pipes exist the adjacent footings must be founded at a minimum depth of 100mm below the angle of repose taken from 100mm below the edge of the trench.
13. All timber framing must comply with AS 1684.2 – Residential-framed construction.
14. Provide (1) copy of truss layout, design and fixing and have them approved in writing prior to commencing framing. Provide one (1) copy of bracing plans, design and fixing prior to commencing framing. Provide one (1) copy of framing plans and lintels, design and fixing prior to commencing framing. All above design details must be signed by the designer and be submitted for approval by the relevant building surveyor with a minimum of 5 working days prior to calling for a frame inspection.
15. The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than 750mm unless the door sill is not more than 570mm above the finish surface of the ground, balcony, or the like to which the door opens. Refer: NCC 2019 Volume 2 Part 3.9.1.5.
16. Ground around building is to be graded away at 50mm per 1m for the first meter in accordance with NCC 2019 Volume 2 Part 3.1.3.3 and figure 3.1.3.2.
17. All glass within the building shall conform to NCC 2019 Volume 2 Part 3.6, and in particular all glass, where the line of sight is less than 2m to the bottom of the bath/shower, must be safety glass.
18. Thermal insulation in accordance with NCC 2019 Volume 2 Part 3.12 A. In the case of a new building, the building must -(i) Achieve a house energy rating of at least 6 stars and have either a rainwater tank connected to all sanitary flushing systems or solar water heater system installed, in accordance with the Plumbing Regulations 2018; or (ii) Comply with Practice Note 2014-55. (b) In the case of an alteration to, or re-erection of, an existing building, the building must comply with either, (i) Victorian energy efficiency prior to 1st July 2004 and the performance requirements P2.6.1 and P2.6.2 of the BCA Volume 2 or; (ii) As from 1st May 2011 The use of the Deemed to Satisfy requirements of Part 3.12 or using an alternative solution that can be assessed by the Verification Method V 6.2.2 . In any case alterations to a building assessed under the 6 star Standard must ensure that the existing 4,5 or 6 star House Energy Rating of the existing building is maintained.
19. a) Corrosion protection for masonry wall ties are to comply with NCC 2019 Volume 2 table 3.3.5.4. And AS3700 and AS4773 Part 1 & 2. Corrosion protection for cast-in lintels supporting masonry walls are to comply with NCC 2019 Volume 2 Part 3.3.5.12 and Table 3.3.5.6 for corrosion protection.  
All other areas = Z600 galvanised sheet steel ties or sheet steel ties galvanised after manufacture with 300 g/m<sup>2</sup> on each side.
20. Corrosion protection for built in structural steel members are to comply with NCC Volume 2 table 3.4.4.4 and AS4100; AS4600 and AS3700.  
This project has been assessed as requiring a low level of protection.
21. Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.3, and overflow provisions made for the spouting and be selected in accordance with the appropriate eaves gutter section as shown in table 3.5.3.2(a) and (c). Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building

Surveyor. Down pipes are to be provided to the building to serve a 12m maximum length of gutter in accordance with NCC Volume 2 Part 3.5.3.

22. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
23. Legal Point of discharge is determined by the Relevant Council.
24. As constructed underwater storm water drainage details are to be submitted to the satisfaction of the relevant building surveyor prior to the issue of the Certificate of Occupancy or Final Certificate.
25. All Wet areas to be constructed in accordance with AS3740 and NCC 2019 Volume 2 Part 3.8.1.
26. Smoke alarms must be installed in accordance with NCC 2019 Volume 2 Part 3.7.5.2 NCC 2019:- Smoke alarms must—
  - (a) be located in—
    - (i) Class 1a buildings in accordance with 3.7.5.3 and 3.7.5.5; and
    - (ii) Class 1b buildings in accordance with 3.7.5.4 and 3.7.5.5.
  - (b) comply with AS 3786, except that in a Class 10a private garage where the use of the area is likely to result in smoke alarms causing spurious signals, any other alarm deemed suitable in accordance with AS 1670.1 may be installed provided that smoke alarms complying with AS 3786 are installed elsewhere in the Class 1 building; and
  - (c) be powered from the consumer mains source where a consumer mains source is supplied to the building; and
  - (d) be interconnected where there is more than one alarm.
27. The door to the sanitary compartment must: a) open outwards; or b) slide; or c) be readily removable from the outside compartment; Unless there is a clear space of at least 1200mm between the closet pan and the nearest part of the doorway. Refer NCC 2019 Volume 2 Part 3.8.3.3
28. Provide mechanical ventilation system to sanitary compartment, bathroom and laundry complying with NCC 2019 Volume 2 Part 3.8.5.2c. The installation must comply with AS 1668.2.
29. (a) Where a pliable building membrane is installed in an external wall, it must-
  - (i) comply with AS/NZS 4200.1; and
  - (ii) be installed in accordance with AS 4200.2; and
  - (iii) be vapour permeable membrane for climate zones 6, 7 and 8; and
  - (iv) be located on the exterior side of the primary insulation layer of the wall assemblies that form the external envelope of a building.

(b) Except for single skin masonry or single skin concrete, where a pliable building membrane is not installed in an external wall, the water control lay must be separated from water sensitive materials by a drain cavity.
30. (a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of:-
  - (i) 25 L/s for a bathroom or sanitary compartment; and
  - (ii) 40 L/s for a kitchen or laundry.

(b) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged-

  - (i) directly or via a shaft or duct to outdoor air; or
  - (ii) to a roof space that is ventilated in accordance with 3.8.7.4.
31. (a) Where an exhaust system covered by 3.8.7.3 discharges into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.
 

(b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is more than 22 degrees.

(c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof pache, measured vertically, with the remaining required area provided by the eave vents.
32. Regular inspection of the termite barriers and the building itself is necessary to ensure effective maintenance of the methods of protection. Damage to barriers should be repaired without delay. Inspections at intervals not exceeding twelve months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken. For more information concerning the detection of subterranean termite infestation, see Australian Standard (AS 3660) Protection of Buildings from Subterranean Termites-Prevention, Detection and Treatment of Infestation.
33. Before any landscaping works are to be carried out, the recommendations of the soil report should be complied with to prevent footing damage.
34. Municipal by laws and controls shall be complied with, including asset protection, sanitary facilities, and any road closures.
35. Upon completion of the building works you are required to submit the following documentation:-
  - (i) Application for Occupancy Permit/Final Certificate in accordance with Form 15 Regulation 186(1);
  - (ii) Certificate of compliance from Plumbers engaged in carrying out any plumbing works; (iii) Certificate of compliance from any Electricians engaged in carrying out any electrical works;
  - (iv) Builder/owner builder to submit a signed and dated compliance statement that works required by the accredited energy rater (part of the building permit) have been complied with;
  - (v) Builder and/or owner builder to submit a signed and dated compliance statement that all wet area construction measures in accordance with NCC Volume 2 Part 3.8.1.2 have been properly carried out.
  - (vi) Certificate of Installation for Termite Treatment to be submitted;
  - (vii) Builder/ owner to supply a statement and/ or Certificate from manufacturer stating that all Glazing has been manufactured and installed in accordance with Part NCC Volume 2 Part 3.6 and AS1288.
  - (viii) Final clearance from the Environmental Health Department for the installation / alterations of the septic tank;
  - (ix) As constructed underground stormwater drainage details are to be submitted to the Relevant Building Surveyor prior to the issue of any Final Certificate;
36. Inspections carried out will be the mandatory inspections listed on the Building Permit and any other inspections required by the RBS to ensure compliance with the Act and the Regulations. Construction will not be supervised. Inspections carried out will be the minimum required to ensure compliance with the Act and Regulations, NOT supervision of all the work. It is the responsibility of the builder to construct the building fully in accordance with the approved permit documents. Variations must be approved by the RBS prior to construction and those variations that require further document survey and assessment/and or approval will incur an additional fee of \$200 GST INC plus any travel expenses. This includes, but is not limited to, amended documents, any other action will be charged at the standard rate of \$220 per hour plus any

travel expenses.

37. Any enforcement action necessary will incur fees. This may include but is not limited to; additional inspections, notices, orders and attendance at any hearing or responding to the Victorian Building Authority. Cost of these services is as follows  
GST INC: Written Direction: \$75+GST: Directions, Notices and Orders \$550 each + inspection fees. Any other action will be charged at the minimum rate of \$275 per hour plus any travel expenses.

## Annexures 'D' Performance solution

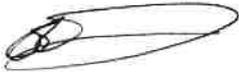
### Performance Solution

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.1; P2.2.2 and P2.2.3.	Class 1a and 10a - Weatherproofing of Garage and Dwelling Porch and Alfresco Entrances Protected with a Roof Overhang.

### Relevant Building Surveyor

**Brian Ross**  
ABN 30 600 047 452  
Address 30 Macleod Street Bairnsdale  
Email [bairnsdale@egbp.com.au](mailto:bairnsdale@egbp.com.au)



Brian Ross  
**BSU-1274**

Permit number: **BSU-1274/6962736796416**

Date of issue: **31 October 2019**



East Gippsland Building Permits Vic Pty Ltd  
 Traralgon  
 20 Breed Street, Traralgon, 3844  
 (03) 5176 5599  
 Traralgon@egbp.com.au  
 www.egbp.com.au  
 Project Number: 201913082

**Form 16**  
**Building Act 1993**  
 Building Regulations 2018 Regulation 192  
**OCCUPANCY PERMIT**

**Property Details:**

Number: Street/Road: **Hawksburn Road** Suburb: **Traralgon** Postcode: **3844**  
 Lot/s: **44** LP/PS: **PS700408P** Volume: **12049** Folio: **840**  
 Crown allotment: - Section No: Parish: - County: -  
 Municipal District: **37**

**Building permit number:** BSU-1274/6962736796416  
**Version of BCA applicable to building permit:** NCC 2019 Volume 2  
**Nature of Works:** Construction of Dwelling and Garage - 62155

**Building details:**

**Part of building to which permit applies:** As per approved building permit plans  
**BCA Class of building:** 1ai **Permitted use:** Dwelling  
**Maximum permissible floor live load:** N/A  
**Maximum number of people to be accommodated:** N/A  
**Part of building to which permit applies:** As per approved building permit plans  
**BCA Class of building:** 10a **Permitted use:** Attached Garage  
**Maximum permissible floor live load:** N/A  
**Maximum number of people to be accommodated:** N/A  
**Storeys contained:** 1 **Rise in storeys:** NA  
**Effective height:** NA **Type of construction:** NA

**Inspection approval dates for mandatory inspections that have been carried out are as follows:**

Inspection Type	Approved Date
Inspection of pre-slab	14/11/2019
Inspection of steel for slab	22/11/2019
Inspection of framework	05/12/2019
Inspection for Occupancy Permit	10/03/2020

**Performance solution**

A performance solution was used to determine compliance with the following performance requirements of the BCA that relate to the building or place of public entertainment to which this permit applies:

Relevant performance requirement	Details of performance solution
P2.2.1; P2.2.2 and P2.2.3.	Class 1a and 10a - Weatherproofing of Garage and Dwelling Porch and Alfresco Entrances Protected with a Roof Overhang.

**Relevant Building Surveyor**

Brian Ross  
 BSU-1274  
 30 Macleod Street Bairnsdale  
 bairnsdale@egbp.com.au

**Occupancy Permit number:** BSU-1274/6962736796416  
**Date of issue:** 13 March 2020

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupation.  
 An Occupancy Permit under this division is not evidence that the building or part of a building to which it applies complies with Building Act 1993 or the building regulations.





**INSURANCE HOUSE PTY LTD**

Level 3, 100 Wellington Parade  
East Melbourne VIC 3002

<https://www.insurancehouse.com.au/business/warranty/builders-warranty-victoria>

1300 305 834

# Domestic Building Insurance

## Certificate of Insurance

<b>Kelly Ann Hoeben, Cameron John Beale</b> 158 Guyatts Rd GLENGARRY NORTH VIC 3854	Policy Number: <b>C466308</b>  Policy Inception Date: <b>03/10/2019</b>  Builder Account Number: <b>007470</b>
--	---

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: **C01: New Single Dwelling Construction**

At the property: **Lot 44 Hawksburn Rd TRARALGON VIC 3844 Australia**

Carried out by the builder: **SIMONDS HOMES VICTORIA PTY LTD**

Builder ACN: **050197610**

**!** 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): **Kelly Ann Hoeben, Cameron John Beale**

Pursuant to a domestic building contract dated: **01/10/2019**

For the contract price of: **\$ 180,920.00**

Type of Cover: **Cover is only provided if SIMONDS HOMES VICTORIA 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 [dbir@vmia.vic.gov.au](mailto:dbir@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.

Issued by Victorian Managed Insurance Authority





**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\*

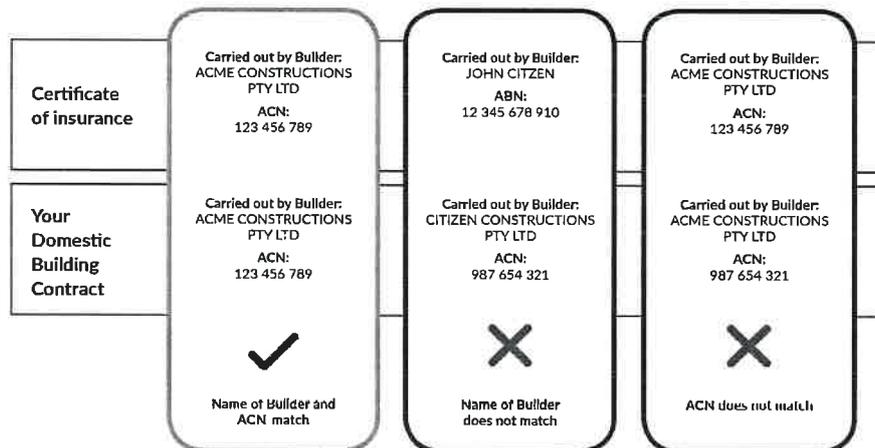
Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the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

Issued by Victorian Management Insurance Authority (VMIA)

**Domestic Building Insurance Premium and Statutory Costs**

Base DBI Premium:	<b>\$640.00</b>
GST:	<b>\$64.00</b>
Stamp Duty:	<b>\$70.40</b>
<b>Total:</b>	<b>\$774.40</b>

**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*





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

Application Number: 20230050

## FORM 2

Regulation 37(1)  
Building Act 1993  
Building Regulations 2018

**BUILDING PERMIT**  
**Building Permit No. BS-L 36361/4768356873721**  
**Issued: 09 February 2023**

### Issued to

Agent of Owner **Ricky Turner**  
ACN / ARBN  
Postal Address **1/87 Breed Street Traralgon 3844**  
Email **country\_handyman@outlook.com**  
Address for serving or giving of documents: **1/87 Breed Street Traralgon 3844**  
Contact Person **Ricky Turner**  
Telephone **0499 928 222**

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

Owner **Kelly Ann Hoeben & Cameron John Beale**  
ACN / ARBN  
Postal Address **17 Hawksburn Road Traralgon 3844**  
Email **cameronbeale343@gmail.com**  
Contact Person **Kelly Ann Hoeben & Cameron John Beale**  
Telephone **0423 905 069**

### Property Details [include title details as and if applicable]

Number <b>17</b>	Street/Road <b>Hawksburn Road</b>	Suburb <b>Traralgon</b>	Postcode <b>3844</b>
Lot/s <b>44</b>	LP/PS <b>PS700408P</b>	Volume <b>12049</b>	Folio <b>840</b>
Crown allotment	Section No	Parish	County

Municipal District **Latrobe City Council**

### Builder

Name **Ricky Turner**  
Address **1/87 Breed Street Traralgon 3844**  
\*ACN/\*ARBN:  
Telephone **0499 928 222**  
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: **10a**

**BS-L 36361/4768356873721**

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
------	----------------	---------------------

(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 verandah
Storeys contains	1
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	\$13,072.00
Total floor area of new building work	34m <sup>2</sup>

**Building Details**

Ownership:	Private
Allotment Area:	657m <sup>2</sup>
BAL:	
Floor Material:	Concrete/Stone/Slate
External Wall Material:	
Frame Material:	Timber
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 Existing Slab
2. Inspection of Framework/Final Certificate (Timber Structures)

**48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTION BOOKINGS**

**BS-L 36361/4768356873721**

**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 February 2024**

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

**This building work must be completed by 09 February 2025**

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 36361/4768356873721**

Date of issue of permit: **09 February 2023**

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.
19. The site shall be adequately fenced off during construction to prevent public access (Building Regulations 2018, regulation 116) and/or comply with the relevant Councils Local Law.

**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.
- 1.2. Ensure that no part of the building/structure is over, under or within the airspace of the easement. If proposed building/ structure is adjacent to the easement then footings need to be past the angle of repose of the invert level of any pipe within the easement.

**2. Energy Efficiency**

- 2.1. Lighting must not exceed 3w/m<sup>2</sup> 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. Framing**

- 4.1. All timber framing to comply with NCC 2019 Volume Two parts 3.4.0 and 3.4.3 plus AS 1684 (Part 2 – Amendments 1 +2 and part 4 – Amendments 1) - 2010 Residential timber–framed construction and AS 1720.1 – 2010 (Amendments 1 and 2) Timber structures - design methods.

**5. Roof and Wall Cladding**

- 5.1. Connect all gutters and down pipes by an underground pipe drainage system to a point of discharge. All gutters and down pipes are to be designed and constructed to comply with performance requirements P2.2.1 of the National Construction Code 2019. Down pipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valleys.



**BS-L 36361/4768356873721**

## **ANNEXURE B**

### **CERTIFICATES AT COMPLETION**

<b>Project Description</b>	Construction of verandah
<b>Project Address</b>	17 Hawksburn Road Traralgon Vic 3844
<b>Reference Number</b>	20230050

**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: 20230050

**FORM 17**

Regulation 200  
**Building Act 1993**  
 Building Regulations 2018

**CERTIFICATE OF FINAL INSPECTION**

**Property Details**

Number: **17** Street/Road: **Hawksburn Road** Suburb: **Traralgon** Postcode: **3844**  
 Lot/s: **44** LP/PS: **PS700408P** Volume: **12049** Folio: **840**  
 Crown allotment: Section: No Parish: County:  
 Municipal District: **Latrobe City Council**

**Building permit details**

Building permit number: **BS-L 36361/4768356873721**  
 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	10a

Nature of Building Work: **Construction of verandah**

**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 Existing Slab
2. Inspection of Framework/Final Certificate (Timber Structures)

**Relevant building surveyor**

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

**Building practitioner registration**

**BS-L 36361**

no.:

**Municipal district name:**

**Latrobe City Council**

**Certificate no.**

**BS-L 36361/4768356873721**

**Date of issue:**

**15 May 2023**

**Date of final inspection**

**24 April 2023**

**Signature:**

A handwritten signature in black ink, appearing to be 'Nigel L...', written over a faint, illegible background.



# Smart Choice

## Building Permits & Inspections

14C Hotham Street  
Traralgon 3844  
Phone 03 7019 5521  
info@scbuildingpermits.com.au

**FORM 2**  
Regulation 37(1)  
**Building Act 1993**  
Building Regulations 2018,

**BUILDING PERMIT No. BS-L 58816/2736155573042/0 ISSUED 26/08/2020**  
**Job Number:202000828**

**Issued to**

Owner/~~Agent of owner~~: **Cameron Beale**  
Postal address: **17 Hawksburn Road TRARALGON**  
Email Address: **cameronbeale343@gmail.com**

Telephone: **0423 905 069**  
Postcode **3844**

**Ownership Details**

Owner: **Cameron Beale**  
Postal Address: **17 Hawksburn Road TRARALGON**  
Email Address: **cameronbeale343@gmail.com**

Telephone: **0423 905 069**  
Postcode: **3844**

**Property details**

Number <b>17</b>	Street/road <b>Hawksburn Road</b>	City/suburb/town <b>TRARALGON</b>	Postcode <b>3844</b>
Lot/s <b>44</b>	LP/PS <b>700408P</b>	Volume <b>12049</b>	Folio <b>840</b>
Municipal District <b>Latrobe City Council</b>			

**Owner Builder**

Name: **Cameron Beale**  
Address: **17 Hawksburn Road TRARALGON**  
Builder Practitioner Registration No: **N/A**  
This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit

Telephone: **0423 905 069**  
Postcode: **3844**

**Details of building practitioners and architects**

Type	Registration Number	Name	Company
<b>Structural Engineer</b>	<b>EC 46542</b>	<b>Alberto Escobar</b>	<b>MW Engineering</b>

**Details of domestic building work insurance**

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

**Details of relevant planning permit**

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

**Nature of building work**

Description of works: <b>Shed</b>	Version of BCA applicable to permit: <b>NCC 2019 Volume 2</b>
Stage of building work permitted <b>All</b>	
Cost of building work <b>\$12,050</b>	Total floor area of new building work <b>36m2</b>

**Protection work**

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

**Building classification**

NOW	BCA Code	BCA Description
<b>New Building</b>	<b>10a</b>	<b>Shed</b>

**Inspection requirements**

The mandatory notification stages are: **Inspection of Pre-slab / Steel Reinforcement Frame / Final Upon Completion of Building Work**

**Occupation or Use of Building:**

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

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



# Smart Choice

## Building Permits & Inspections

14C Hotham Street  
Traralgon 3844  
Phone 03 7019 5521  
info@scbuildingpermits.com.au

**Commencement and completion:**

This building work must commence by: **26/08/2021**

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: **26/08/2022**

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: Darren Hood

Registration No. BS-L 58816

Signature:

Include building practitioner with continuing involvement in the building work.  
Include only building practitioners with no further involvement in the building work.  
Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered and insurance policy as required under section 135 of the Act.

### Conditions of Approval

#### Building Permit No. BS-L 58816/2736155573042/0

#### ANNEXURE B PERMIT CONDITIONS

**Project Description:** Shed

**Project Address:** Lot 44, 17 Hawksburn Road TRARALGON 3844

**Building Permit No:** 2736155573042

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

1. Request for inspections require **48 HOURS NOTICE** and may be arranged by telephoning office on 7019 5521
2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
3. Under Building Regulation 40, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.
4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.



# Smart Choice

## Building Permits & Inspections

14C Hotham Street  
Traralgon 3844  
Phone 03 7019 5521  
info@scbuildingpermits.com.au

5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
6. The Owner Builder is advised that should a registered builder carry out more than \$5,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed \$16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.
7. Carry out all work in a sound workmanlike manner and according to the codes and standards.
8. Install safety mesh under all plastic roof sheets to comply with AS1562.3 where the vertical distance between the finished floor level and underside of the roof cladding is greater than 3.0m, measured vertically.
9. Downpipes must discharge to the properties legal point of discharge (stormwater drainage system) nominated by council.
10. This building permit does not authorise or override your obligations under the 'fences act 1968' which requires you to obtain written permission from an adjoining owner prior to altering or removing a diving boundary fence.
11. Under no circumstances shall the building be used for habitable purposes without prior written consent from the relevant council.
12. The use of the building must be consistent with the 'property information statement' provided with the Form 1 - Building Permit Application.
13. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the form 2 building permit.
14. Excavations and fill utilising unprotected embankments must comply with Part 3.1.1 of NCC 2019, Volume 2 and table 3.1.1.1.
15. Lighting must not exceed 3w/m<sup>2</sup> in the shed / carport / verandah.
16. The site shall be adequately fenced off during construction to prevent public access Building Regulations 2018, regulation 116 and/or comply with the relevant council local laws.
17. Prior to the commencement of any building works the owner/builder must ensure no part of the building is built over services or easements, failure to contact "Dial before you dig" may leave you liable for cost incurred for damage to the underground infrastructure.
18. 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.
19. Footings are to be founded into natural ground level and to a depth specified in the engineered plans.

**Note:**

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



**SMART CHOICE**  
BUILDING PERMITS & INSPECTIONS

14 HOTHAM STREET TRARALGON VIC  
7019 5521  
ADMIN@SCBUILDINGPERMITS.COM.AU

Building Act 1993  
Building Regulations 2018  
Regulation 200  
Form 17

**Certificate of Final Inspection**  
**For Building Permit number: BS-L 58816/2736155573042/0**

**Issued to (owner)**  
Cameron Beale  
17 Hawksburn Road  
TRARALGON 3844

**Site**  
**Lot Number:** 44 **Street Number:** 17 **Street:** Hawksburn Road  
**Suburb** TRARALGON **Postcode** 3844

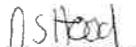
**Municipality** Latrobe City Council

**Description of Building Work:**  
10a Garage, carport, shed or storage facility Shed

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

Certificate number: **2736155573042** Certificate date: **07 April 2021**

**Issued By:** Darren Hood. Registration No.: BS-L 58816  
Postal Address: 14C Hotham Street Traralgon

Signature: 

**Relevant building surveyor**

Name: Darren Hood  
Address: 14C Hotham Street, Traralgon  
Email: darren@scbuildingpermits.com.au  
Building practitioner registration no.: BS-L 58816  
Municipal district/\*council name: Latrobe City Council  
Related building permit no. 2736155573042

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BS-L 58816/2736155573042/0**, issued on 26/08/2020 are as follows;

Approved date  
**07/04/2021**  
**24/09/2020**

**Inspection**  
**Frame / Final Upon Completion of Building Work**  
**Inspection of Pre-slab / Steel Reinforcement**

 **SMART CHOICE**  
BUILDING PERMITS & INSPECTIONS

29 HOTHAM STREET TRARALGON VIC  
7019 5521  
ADMIN@SCBUILDINGPERMITS.COM.AU

# 137B Defect Report - Shed



Property Address: 17 Hawksburn Road Traralgon 3844

Inspection Date: 21 Aug 2025

# Contents

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Inspection Details	3
General description of property	4
Accessibility	5
Summary	6
Significant Items	7
Additional comments	7
Conclusion	10
Terms on which this report was prepared	10

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.

# Inspection Details

---

Property Address: 17 Hawksburn Road Traralgon 3844

Date: 21 Aug 2025

## Client

Name: Cameron Beale

Principal Name: Cameron Beale

Email Address: cameronbeale343@gmail.com

Phone Number: 0423 905 069

## Consultant

Name: Darren Hood

Email Address: admin@scbuildingpermits.com.au

Licence / Registration Number: BSL-58816

Company Name: Smart Choice Building Permits & Inspections

Company Address: 29 Hotham Street, Traralgon

Company Phone Number: 0400138778

# General description of property

---

Building Type: Shed

Storeys: Single storey

Siting of the building: Towards the rear of a medium block

Gradient: The land is gently sloping

Site drainage: The site appears to be adequately drained

Weather conditions: Dry

## Primary method of construction

Main building – floor construction: Slab on ground

Main building – wall construction: Steel framed, Metal cladding

Main building – roof construction: Steel framed, Finished with sheet metal roofing

## Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

# Accessibility

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## Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Shed

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

## Obstructions and Limitations

The following obstructions may conceal defects:

- Stored articles
- Cladding

Obstructions increase the risk of undetected defects, please see the overall risk rating for undetected defects.

## Inaccessible Areas

The following areas were inaccessible:

- Concrete slab floor / foundations

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

# Summary

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SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of defects	<b>Not Found</b>
---------------------	------------------

Evidence of incomplete works	<b>Not Found</b>
------------------------------	------------------

Evidence of non compliant works	<b>Not Found</b>
---------------------------------	------------------

## Additional specialist inspections

The following inspections / reports are recommended

Not Applicable

# Significant Items

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## Defect

No evidence was found

## Incomplete Works

No evidence was found

## Non compliant

No evidence was found

# Additional comments

---

There are no additional comments

## For Your Information

### For Your Information 1.01

**Location:** All areas  
**Finding:** Downpipes  
Downpipes are connected to an approved stormwater drainage system.



### For Your Information 1.02

**Location:** All areas

**Finding:** Shed connections

The connections of the steel framing are adequate and have not been altered.

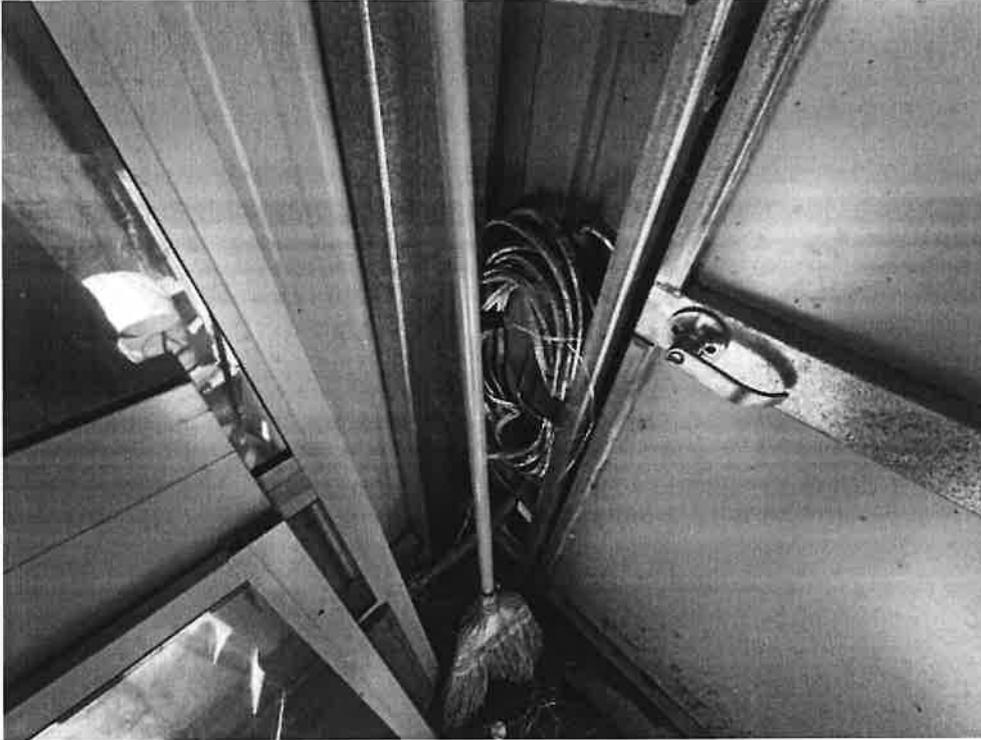


### For Your Information 1.03

**Location:** All areas

**Finding:** Electrical wiring

Electrical wiring has been installed within the shed. This should had been installed by an registered electrician.



## Conclusion

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### Building consultant's summary

**A building permit # 2736155573042 was issued by BS-L 58816 on the 26/8/2020 and a certificate of final inspection has been issued on the 07/4/2021**

**The shed has been constructed to a satisfactory standard.**

Signature of consultant -

*DS Hood*

## Terms on which this report was prepared

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### Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.

2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.

3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

#### Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.

5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:

- (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
- (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
- (c) any Serious Safety Hazard.

6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.

7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

#### Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

#### Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of

- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

#### Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

#### Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

#### Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

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

LANDATA  
 DX 250639  
 MELBOURNE VIC

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

**Assessment Number:** 74538-0  
**Applicant's Reference:** 77779128-014-9  
**Issue Date :** 20-Aug-2025  
**Property Address:** 17 Hawksburn Road  
 TRARALGON VIC 3844  
**Property Description:** L 44 PS 700408  
**Property Title:** CT-12049/840  
**AVPCC:** 110 Detached Home  
**Area:** 658M2  
**Ward:** Boola Boola  
**Owner:** Mr C J Beale and Ms K A Hoeben

**1300 367 700 LATROBE.VIC.GOV.AU**

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

**PLEASE NOTE:**

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 18-Nov-2025.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email [proprates@latrobe.vic.gov.au](mailto:proprates@latrobe.vic.gov.au) no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

**Rates & Charges:**

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	1,597.95
Garbage Charge	\$	446.00
Municipal Charge	\$	155.00
Emergency Services and Volunteers Fund Levy	\$	227.70
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	0.00
<b>Total Amount Due</b>	<b>\$</b>	<b>2,426.65</b>

**Assessment Number:** 74538-0  
**Applicants' Ref.:** 77779128-014-9  
**Date:** 20-Aug-2025  
**Property Address:** 17 Hawksburn Road  
 TRARALGON VIC 3844

**Property Valuations:**

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 530,000	01-Jan-2025	01-Jul-2025
SITE VALUE	\$ 255,000	01-Jan-2025	
NET ANNUAL VALUE	\$ 26,500	01-Jan-2025	

**OTHER INFORMATION:**

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

**PLEASE NOTE:**

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

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

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



**Authorised Officer**



**Billor Code: 6072**  
**Ref: 745380**

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



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

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

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

15 August 2025

**Your Reference :**  
**Our Reference:**

77779128-027-9  
02006079-02

Landata

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

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

**Applicant:** Landata  
**Property Address:** 17 Hawksburn Rd Traralgon Vic 3844  
**Information Statement No:** 167605

Please find enclosed:

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

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

Online updates are available, please visit our website [www.gippswater.com.au](http://www.gippswater.com.au) to register for our Solicitor Updates Online service.

Yours sincerely

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

Nigel Gerreyn

**MANAGER PROPERTY SERVICES**



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

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

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

## Section 158 Statement

(Water Act 1989)

<b>Date of Issue:</b>	15/08/2025	<b>Your Reference :</b>	77779128-027-9
<b>Information Statement No:</b>	167605	<b>Our Reference:</b>	02006079-02
<b>Property Address:</b>	17 Hawksburn Rd Traralgon Vic 3844		
<b>Property Details:</b>	Lot 44 Plan PS700408		
<b>Settlement Date:</b>	31/10/2025		

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

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

### Protection of Gippsland Water Assets:

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

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

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

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



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

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

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

### Financial Statement

**Date of Issue:** 15/08/2025      **Your Reference :** 77779128-027-9  
**Information Statement No:** 167605      **Our Reference:** 02006079-02

**Property Address:** 17 Hawksburn Rd Traralgon Vic 3844  
**Property Details:** Lot 44 Plan PS700408  
**Settlement Date:** 31/10/2025

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

Charges levied for billing period: 01 Jul to 31 Oct

#### Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

#### Adjustable Charges:

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

#### Non Adjustable Charges:

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

**Total Outstanding** **361.93**

(Please note: CR denotes a credit)



**Biller Code: 3475**  
**REF: 3680 0002 0060 7902 6**  
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 15 August 2025



Solicitors  
**Updates Online**  
Tool

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

**REGISTER TODAY**

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



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[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

## Important Information

### **Gippsland Water bill period:**

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

### **Gippsland Water tariffs:**

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

### **Adjustable and non adjustable charges:**

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

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

### **Payment of Gippsland Water accounts:**

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

### **Financial updates:**

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

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

### **Notice of property transfer:**

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

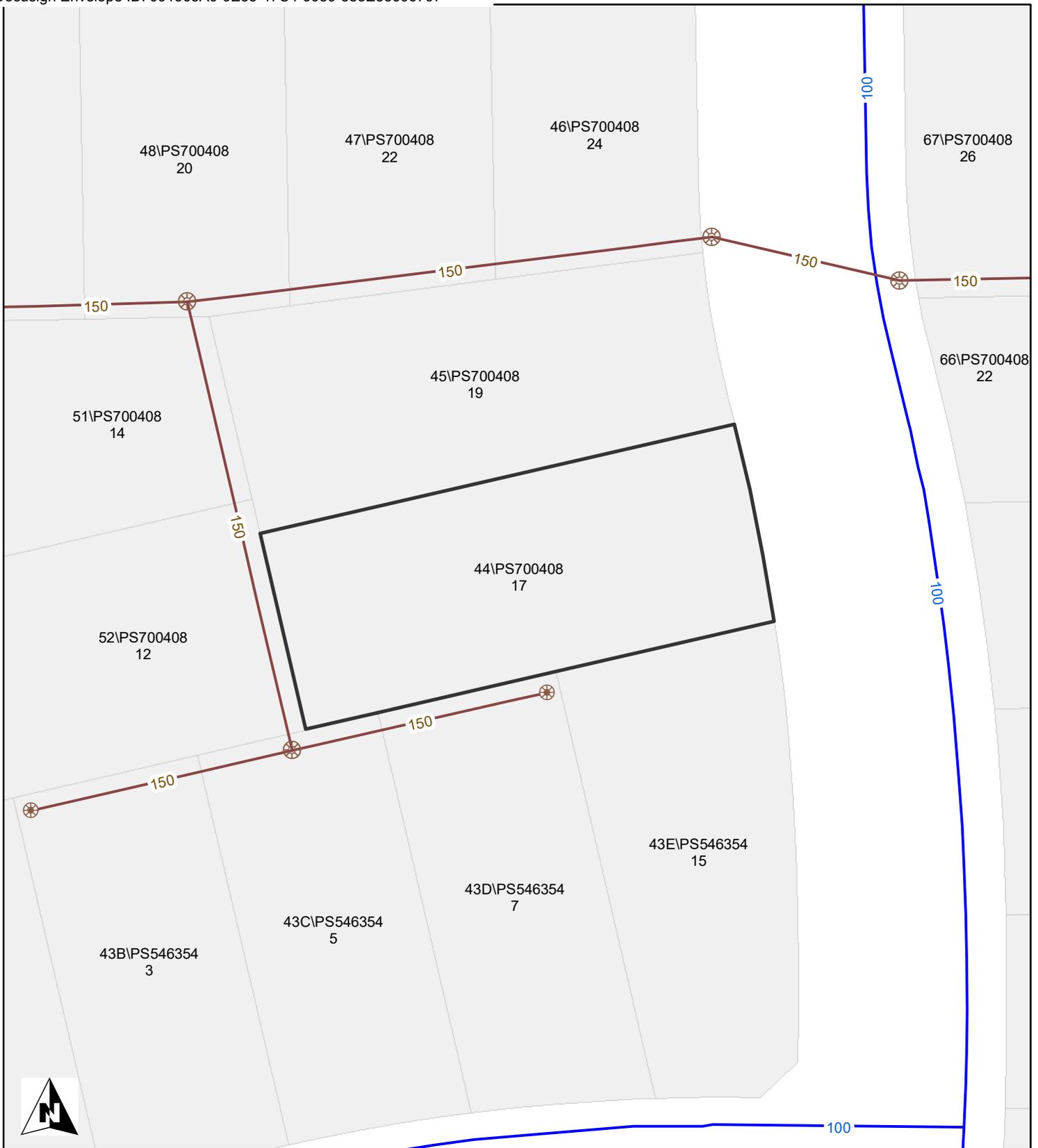
### **Validity of the Information Statement:**

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

### **Automatic eBilling Registration for new customers**

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

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



## Gippsland Water Asset Plan

17 Hawksburn Rd Traralgon

Information Statement No: 167605

Date Issued: 15/08/2025



### Water Pipes

- Reticulation
- Distribution
- Transfer

### Sewer Pipes

- Gravity
- Pressure
- Rising Main

### House Discharge Line

- House Discharge Line

Maintenance Point

Manhole

Pipe End

Collection Tank

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