




# 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>	1 Durrand Court, Yinnar	
<b>Vendor's name</b>	Karen Louise Duncan	<b>Date</b> 11/3/2026
<b>Vendor's signature</b>	Signed by:  5C9DE6B28A684F6...	
<b>Purchaser's name</b>		<b>Date</b>
<b>Purchaser's signature</b>		
<b>Purchaser's name</b>		<b>Date</b>
<b>Purchaser's signature</b>		

80 Albert Street WARRAGUL  
 24 Hotham Street TRARALGON  
 03 5176 1000  
 conveyancing@bdlegal.com.au  
 Ref: 260174

# 1 FINANCIAL MATTERS

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

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

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

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

**1.3 Terms Contract**

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

Not Applicable.

**1.4 Sale Subject to Mortgage**

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

Not Applicable.

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

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

# 2 INSURANCE

**2.1 Damage and Destruction**

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

Not Applicable.

**2.2 Owner Builder**

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

Not Applicable.

### 3 LAND USE

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

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

Is in the attached copies of title documents.

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

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

#### 3.2 Road Access

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

#### 3.3 Designated Bushfire Prone Area

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

#### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

### 4 NOTICES

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

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

Are as follows:

None to the best of the Vendors knowledge

#### 4.2 Agricultural Chemicals

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

None to the best of the Vendors knowledge

#### 4.3 Compulsory Acquisition

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

None to the best of the Vendors knowledge

**5 BUILDING PERMITS**

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

Are contained in the attached certificate.

**6 OWNERS CORPORATION**

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

Not Applicable.

**7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)**

Not Applicable.

**8 SERVICES**

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

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

Not Applicable.

**10.3. Further Plan of Subdivision**

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

Not Applicable.

**11 DISCLOSURE OF ENERGY INFORMATION**

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 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.)*

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

### **13 ATTACHMENTS**

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

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

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

Copy Register Search Statement Volume 12301 Folio 670  
Copy of Plan 837803S  
Covenant AU428182K  
Latrobe City Council– Land Information Certificate  
Gippsland Water – Water Information Statement  
State Revenue Office – Land Tax Statement  
Building Permit  
Certificate of Final Inspection  
Builders Warranty Insurance  
Lease  
Due Diligence

## Vendor/supplier GST withholding notice

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

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

To: The purchasers  
Property: 1 Durrand Court, Yinnar  
Lot no.: 120  
Plan of subdivision: 837803S  
Title particulars: Volume 12301 Folio 670

### Supplier details

Name of supplier: Karen Louise Duncan  
ABN:  
Business address: 6 Ashlyn Parade, Moe, VIC 3825

### Withholding payment details

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

DATED the 3 day of March 2026

*bdlegal.*



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

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

VOLUME 12301 FOLIO 670

Security no : 124132316144H  
Produced 19/02/2026 03:06 PM

**LAND DESCRIPTION**

Lot 120 on Plan of Subdivision 837803S.  
PARENT TITLE Volume 12236 Folio 921  
Created by instrument PS837803S 05/05/2021

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
KAREN LOUISE DUNCAN of 1 COULING CRESCENT YINNAR VIC 3869  
AU428182K 07/06/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AY795438N 17/01/2025  
NATIONAL AUSTRALIA BANK LTD

COVENANT AU428182K 07/06/2021

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 PS837803S 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: 1 DURRAND COURT YINNAR VIC 3869

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18478R FIRST LEGAL  
Effective from 17/01/2025

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS837803S</b>
Number of Pages (excluding this cover sheet)	<b>6</b>
Document Assembled	<b>19/02/2026 15:06</b>

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<b>PLAN OF SUBDIVISION</b>	<b>EDITION 1</b>	<b>PS837803S</b>
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<p><b>LOCATION OF LAND</b></p> <p><b>PARISH:</b> YINNAR</p> <p><b>TOWNSHIP:</b> —</p> <p><b>SECTION:</b> —</p> <p><b>CROWN ALLOTMENT:</b> 13(PART)</p> <p><b>TITLE REFERENCE:</b> VOL. 12236 FOL. 921</p> <p><b>LAST PLAN REFERENCE:</b> PS826797V (LOT D)</p> <p><b>POSTAL ADDRESS:</b> 55 BONDS ROAD (at time of subdivision) YINNAR 3869</p> <p><b>MGA CO-ORDINATES:</b> E: 441 170 ZONE: 55 (of approx centre of land N: 5757 445 GDA 94 in plan)</p>	<p>Council Name: Latrobe City Council</p> <p>Council Reference Number: 2020/13/CRT3 Planning Permit Reference: 2011/287 SPEAR Reference Number: S154494C</p> <p><b>Certification</b></p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Jarrod Raun for Latrobe City Council on 25/09/2020</p> <p><b>Statement of Compliance</b> issued: 30/04/2021</p>
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<b>VESTING OF ROADS AND/OR RESERVES</b>	<b>NOTATIONS</b>								
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>RESERVE No 1</td> <td>LATROBE CITY COUNCIL</td> </tr> <tr> <td>RESERVE No 2</td> <td>AUSNET ELECTRICITY SERVICES PTY LTD</td> </tr> </tbody> </table>	IDENTIFIER	COUNCIL/BODY/PERSON	ROAD R1	LATROBE CITY COUNCIL	RESERVE No 1	LATROBE CITY COUNCIL	RESERVE No 2	AUSNET ELECTRICITY SERVICES PTY LTD	<p>LOT NUMBERS 1 - 98 HAVE BEEN OMITTED FROM THIS PLAN.</p> <p><b>OTHER PURPOSE OF PLAN:</b> TO REMOVE THAT PART OF THE PIPELINE OR ANCILLARY PURPOSES EASEMENT CREATED AS E-6 ON PS746130B CONTAINED WITHIN RIDGE BOULEVARD; AND</p> <p>TO REMOVE THAT PART OF THE DRAINAGE &amp; PIPELINE OR ANCILLARY PURPOSES EASEMENT CREATED AS E-8 ON PS746130B CONTAINED WITHIN COULING CRESCENT ON THIS PLAN.</p> <p><b>GROUND FOR VARIATION OF EASEMENT:</b> AGREEMENT FROM ALL INTERESTED PARTIES (SECTION 6(1)K SUBDIVISION ACT 1988)</p>
IDENTIFIER	COUNCIL/BODY/PERSON								
ROAD R1	LATROBE CITY COUNCIL								
RESERVE No 1	LATROBE CITY COUNCIL								
RESERVE No 2	AUSNET ELECTRICITY SERVICES PTY LTD								
<b>NOTATIONS</b>									
<b>DEPTH LIMITATION: NIL.</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. 2011/287</p> <p>This survey has been connected to permanent marks No(s). 46</p> <p>In Proclaimed Survey Area No. —</p>									

**EASEMENT INFORMATION**

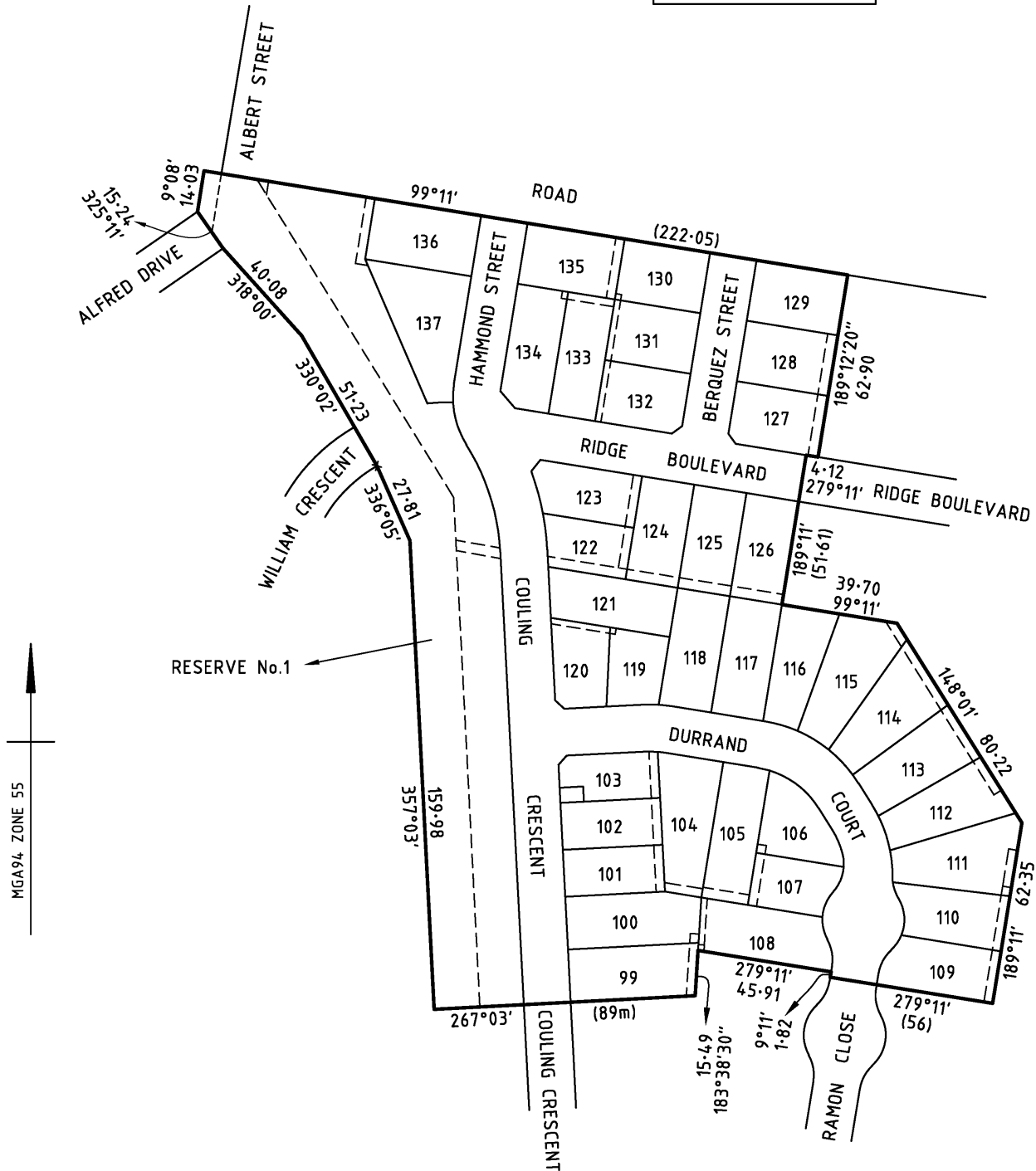
**LEGEND:** A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-2	DRAINAGE & SEWERAGE	SEE DIAG	LP55529	LOTS ON LP55529
E-2	CARRIAGEWAY	6	C/E No. S190439W	CITY OF MORWELL
E-1, E-2, E-3	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	PS731569N- SECTION 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-6 & E-8	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	PS746130B - SECTION 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-8	DRAINAGE	SEE DIAG	PS746130B	LATROBE CITY COUNCIL
E-9	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	PS826797V - SECTION 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-10	DRAINAGE	SEE DIAG	PS826797V	LATROBE CITY COUNCIL & LOTS ON PS826797V
E-11 & E-13	PIPELINE OR ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SECTION 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION
E-12 & E-13	DRAINAGE	SEE DIAG	THIS PLAN	LATROBE CITY COUNCIL & LOTS ON THIS PLAN

<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>	<p>SURVEYORS FILE REF: 1300898-4</p>	<p>ORIGINAL SHEET SIZE: A3</p>	<p>SHEET 1 OF 6</p>
	<p>Digitally signed by: Dean Norman Sneddon, Licensed Surveyor, Surveyor's Plan Version (4), 23/07/2020, SPEAR Ref: S154494C</p>		<p>PLAN REGISTERED TIME: 3:19pm DATE: 5/05/2021 A. Ross Assistant Registrar of Titles</p>

PS837803S

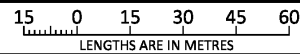
FOR ENLARGEMENTS  
SEE SHEETS 3 TO 6



**BW** Beveridge Williams  
development & environment consultants  
Traralgon ph : 03 5176 0374  
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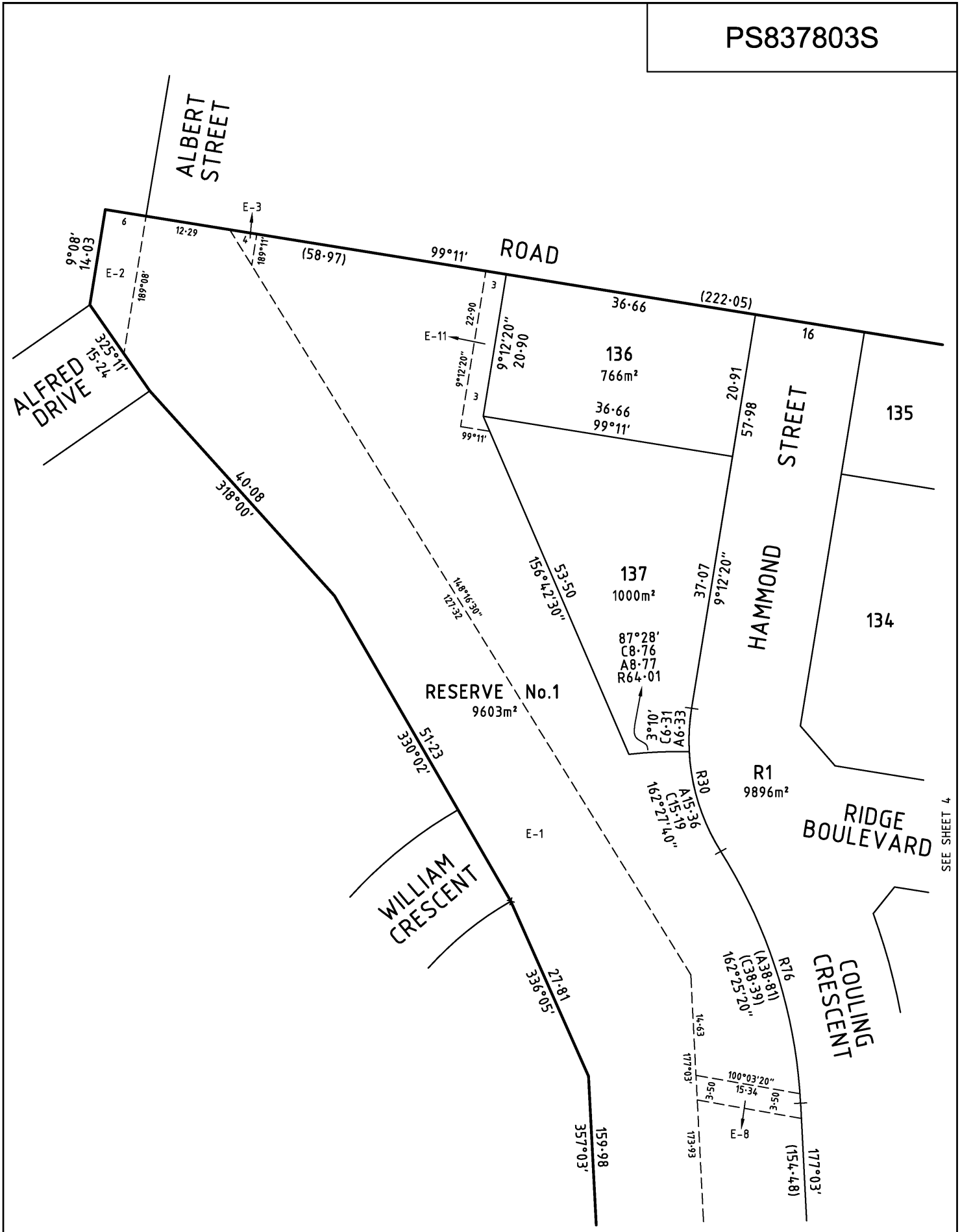
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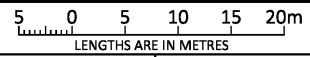
SEE SHEET 6



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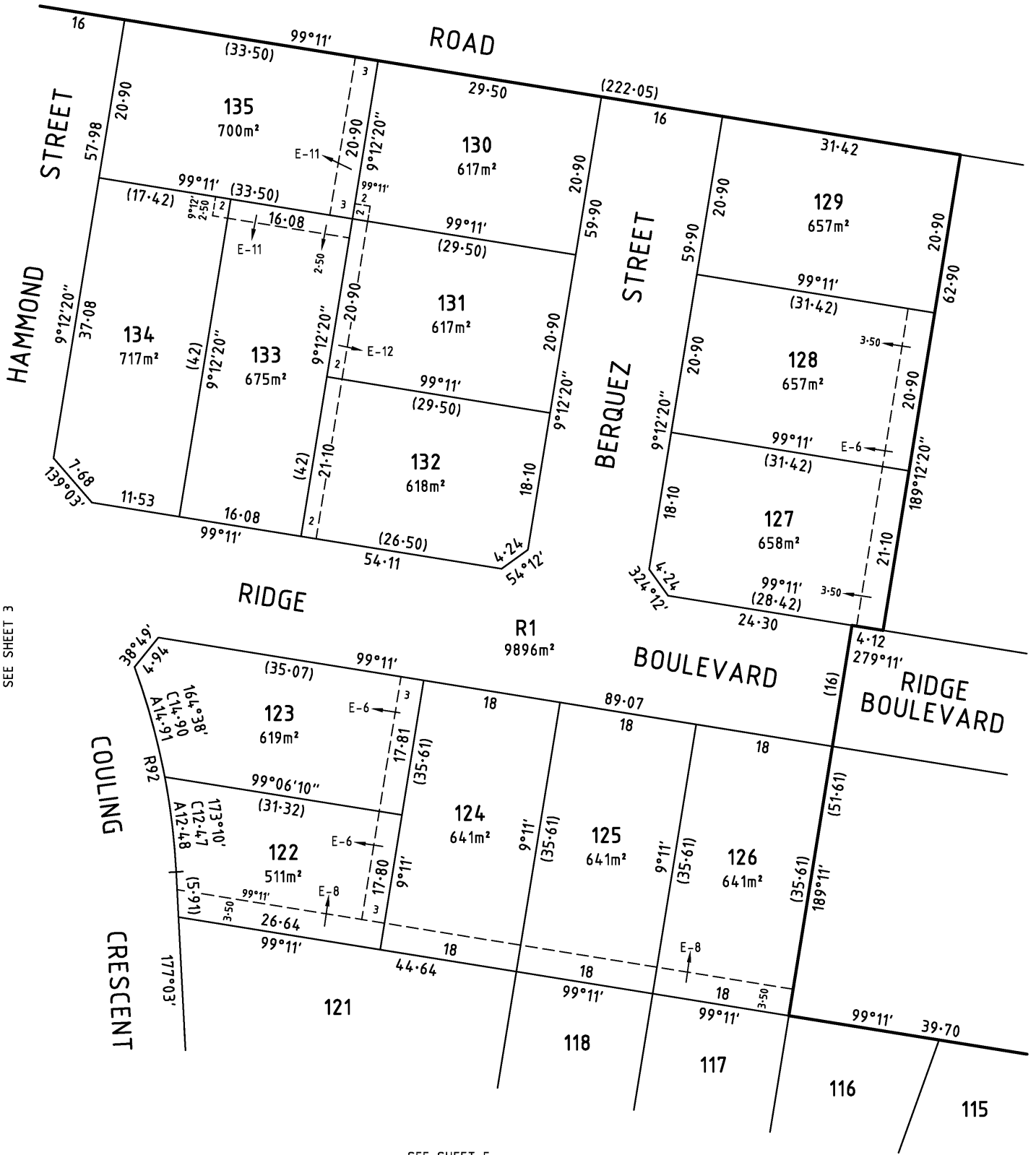
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PS837803S



SEE SHEET 3

SEE SHEET 5



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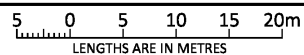
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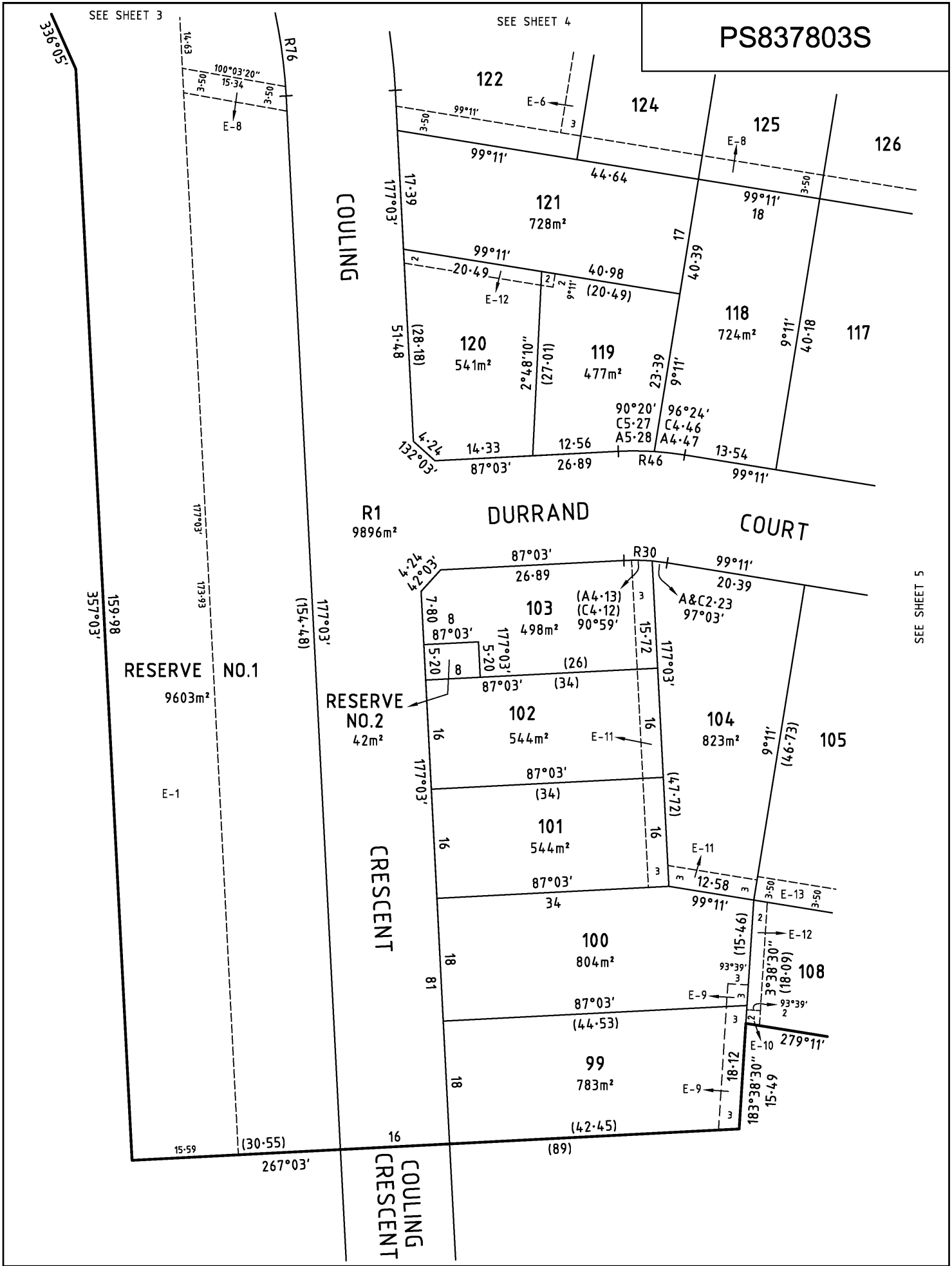
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SHEET 4

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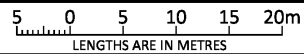


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SHEET 6

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 Latrobe City Council,  
 25/09/2020,  
 SPEAR Ref: S154494C



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Document Type	<b>Instrument</b>
Document Identification	<b>AA7292</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>11/03/2026 14:53</b>

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## Memorandum of common provisions

### Section 91A Transfer of Land Act 1958

#### Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	Eastcoast Conveyancing Group Pty Ltd
Phone:	035152 1171
Address:	PO BOX 695 BAIRNSDALE VIC 3875
Reference:	20-9659 Bonds S4
Customer code:	22692Q

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

#### Provisions:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. PS837803S (other than the land hereby transferred) and each and every part thereof and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said lot and every part thereof as an encumbrance affecting the same DOES HEREBY COVENANT with the Transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the Transferee will not

- 1 erect, place, permit, licence or authorise on any of the said land any building other than a dwelling (together with usual outbuildings) containing a floor area of less than 110m<sup>2</sup> within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola, porch, veranda, or other outbuildings.
- 2 erect, place, permit, licence or authorise on the said land any building which is built other than of new materials save for second hand bricks.
- 3 erect, place, permit, licence or authorise on the said land any relocatable dwelling or building.

35271702A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 1

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

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

**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:** 75654-4  
**Applicant's Reference:** 79706504-014-9  
**Issue Date :** 23-Feb-2026  
**Property Address:** 1 Durrand Court  
YINNAR VIC 3869  
**Property Description:** L 120 PS 837803  
**Property Title:** CT-12301/670  
**AVPCC:** 110 Detached Home  
**Area:** 541M2  
**Ward:** Budgerie  
**Owner:** Ms K L Duncan

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

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

**PLEASE NOTE:**

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 24-May-2026.
- **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	\$	1,341.65
Garbage Charge	\$	446.00
Municipal Charge	\$	155.00
Emergency Services and Volunteers Fund Levy	\$	213.00
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	-2,155.65
<b>Total Amount Due</b>	<b>\$</b>	<b>0.00</b>

**Assessment Number:** 75654-4  
**Applicants' Ref.:** 79706504-014-9  
**Date:** 23-Feb-2026  
**Property Address:** 1 Durrand Court  
 YINNAR VIC 3869

**Property Valuations:**

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 445,000	01-Jan-2025	01-Jul-2025
SITE VALUE	\$ 195,000	01-Jan-2025	
NET ANNUAL VALUE	\$ 22,250	01-Jan-2025	

**OTHER INFORMATION:**

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

**PLEASE NOTE:**

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

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

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



**Authorised Officer**



**Bill Code: 6072**  
**Ref: 756544**

**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

03 March 2026

**Applicant Reference:**  
**Reference:**

79824141-023-7  
02009027-02

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:** 1 Durrand Crt Yinnar Vic 3869  
**Certificate No:** 173411

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>	03/03/2026	<b>Applicant Reference:</b>	79824141-023-7
<b>Certificate No:</b>	173411	<b>Reference:</b>	02009027-02
<b>Property Address:</b>	1 Durrand Crt Yinnar Vic 3869		
<b>Property Details:</b>	Lot 120 Plan PS837803		
<b>Settlement Date:</b>	30/06/2026		

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

- ⇒ This property has a tenant registered, if the tenant is vacating at settlement please advise Gippsland Water no less than two (2) working days prior to settlement to enable a final water meter reading to be scheduled.

### 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

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

### Financial Statement

**Date of Issue:** 03/03/2026      **Applicant Reference:** 79824141-023-7  
**Certificate No:** 173411      **Reference:** 02009027-02

**Property Address:** 1 Durrand Crt Yinnar Vic 3869  
**Property Details:** Lot 120 Plan PS837803  
**Settlement Date:** 30/06/2026

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

Charges levied for billing period: 01 Mar to 30 Jun

#### Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

#### Adjustable Charges:

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

#### Non Adjustable Charges:

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

**Total Outstanding** **361.93**

(Please note: CR denotes a credit)



**Biller Code: 3475**  
**REF: 3680 0002 0090 2702 2**  
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 3 March 2026



Solicitors  
**Updates Online**  
Tool

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

**REGISTER TODAY**

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



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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:**

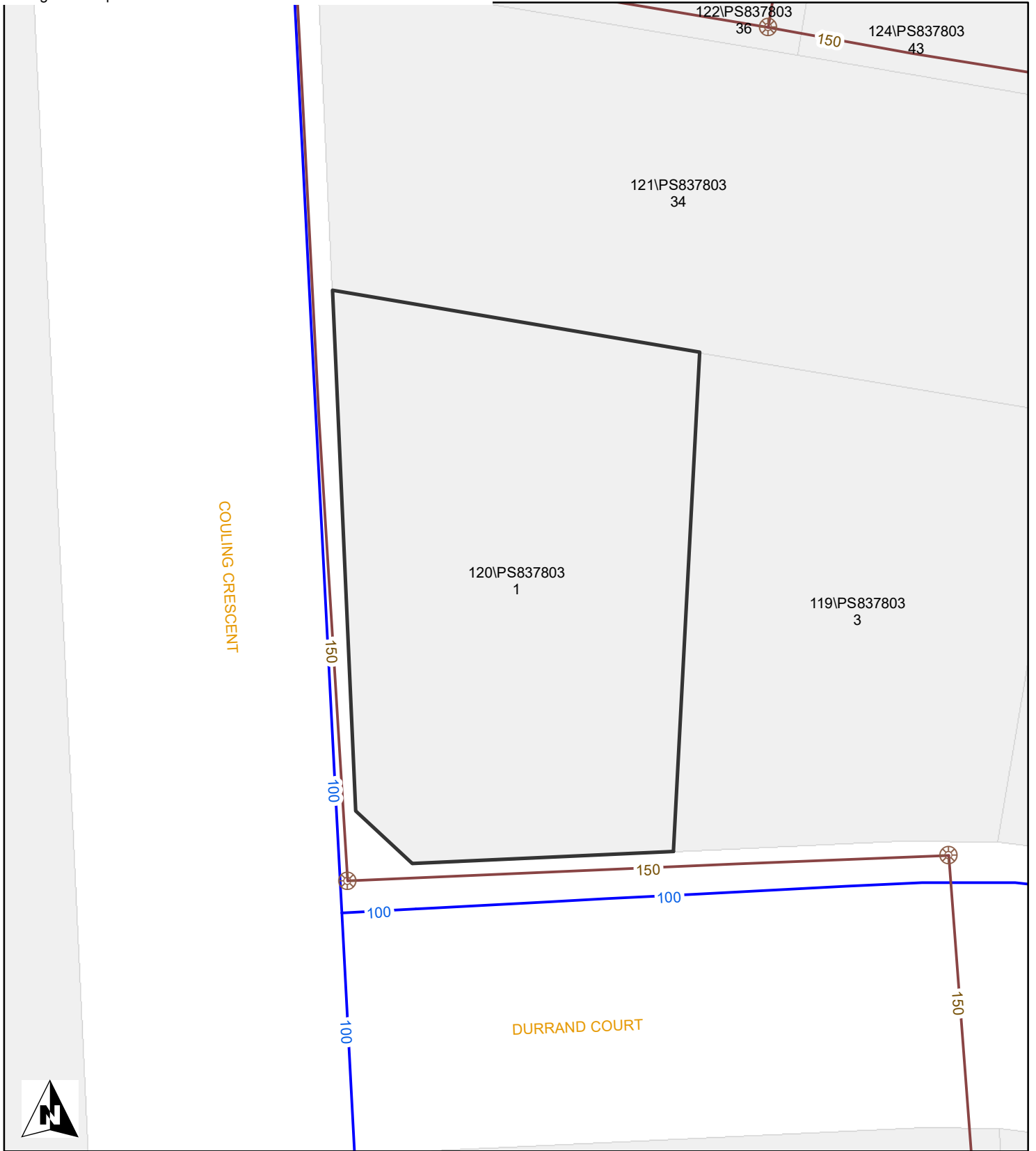
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

### **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

1 Durrand Crt Yinnar

Information Statement No: 173411

Date Issued: 3/03/2026



### Water Pipes

- Reticulation
- Distribution
- Transfer

### Sewer Pipes

- Gravity
- Pressure
- Rising Main

### House Discharge Line

- House Discharge Line

Maintenance Point

Manhole

Pipe End

Collection Tank

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

# Property Clearance Certificate

## Land Tax



INFOTRACK / BD LEGAL PTY LTD

<b>Your Reference:</b>	260174
<b>Certificate No:</b>	97811321
<b>Issue Date:</b>	19 FEB 2026
<b>Enquiries:</b>	ESYSPROD

**Land Address:** 1 DURRAND COURT YINNAR VIC 3869

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48378724	120	837803	12301	670	\$0.00

**Vendor:** KAREN LOUISE DUNCAN  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MRS KAREN LOUISE DUNCAN	2026	\$195,000	\$0.00	\$0.00

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

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

  
**Paul Broderick**  
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$445,000
SITE VALUE (SV):	\$195,000
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>



# Notes to Certificate - Land Tax

**Certificate No:** 97811321

## Power to issue Certificate

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

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

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

## Apportioning or passing on land tax to a purchaser

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

## General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$195,000

Calculated as \$975 plus ( \$195,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$4,450.00

Taxable Value = \$445,000

Calculated as \$445,000 multiplied by 1.000%.

## Land Tax - Payment Options

**BPAY**



Biller Code: 5249  
Ref: 97811321

**Telephone & Internet Banking - BPAY®**

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

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

**CARD**



Ref: 97811321

**Visa or Mastercard**

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / BD LEGAL PTY LTD

<b>Your Reference:</b>	260174
<b>Certificate No:</b>	97811321
<b>Issue Date:</b>	19 FEB 2026
<b>Enquires:</b>	ESYSPROD

**Land Address:** 1 DURRAND COURT YINNAR VIC 3869

Land Id	Lot	Plan	Volume	Folio	Tax Payable
48378724	120	837803	12301	670	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	\$445,000
<b>SITE VALUE:</b>	\$195,000
<b>CURRENT CIPT CHARGE:</b>	\$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 97811321

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and industrial property tax information

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

## Change of use of tax reform scheme land

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

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on commercial and industrial property tax to a purchaser

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

## General information

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / BD LEGAL PTY LTD

**Your Reference:** 260174**Certificate No:** 97811321**Issue Date:** 19 FEB 2026**Land Address:** 1 DURRAND COURT YINNAR VIC 3869

Lot	Plan	Volume	Folio
120	837803	12301	670

**Vendor:** KAREN LOUISE DUNCAN**Purchaser:** FOR INFORMATION PURPOSES

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

**Comments:** No windfall gains tax liability identified.

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

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

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

**Paul Broderick**  
Commissioner of State Revenue

# Notes to Certificate - Windfall Gains Tax

**Certificate No:** 97811321

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Windfall gains tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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



## Passing on windfall gains tax to a purchaser

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

## General information

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

## Windfall Gains Tax - Payment Options

<p><b>BPAY</b></p>  <p>Billers Code: 416073 Ref: 97811327</p> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p>  <p>Ref: 97811327</p> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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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: 202114730

## FORM 2

Building Act 1993

Building Regulations 2018 Regulation 37(1)

### BUILDING PERMIT: BSU-1274/7755144775894

Date of issue: 18 June 2021

Stage description: As shown on approved plans

#### Issue to

Agent of Owner **Simonds Homes Victoria Pty Ltd**  
 ABN/ACN **050 197 610**  
 Postal Address **101 Main Street Bairnsdale** Postcode **3875**  
 Email **lynda.bray@simonds.com.au**  
 Address for serving or giving of documents: **101 Main Street Bairnsdale** Postcode **3875**  
 Contact Person **Lynda Bray** Phone **5150 2000**

#### Ownership Details

Owner **Karen Duncan**  
 ABN/ACN **N/A**  
 Postal Address **1 Wicks Street Yinnar** Postcode **3869**  
 Email **k.ld@hotmail.com**  
 Contact Person **Karen Duncan** Phone **0401 426 131**

#### Property Details

Number Street/Road **Couling Crescent** Suburb **Yinnar** Postcode **3869**  
 Lot/s **120** LP/PS **PS837803S** Volume **12301** Folio **670**  
 Crown allotment - Section No Parish - County -  
 Municipal District **Latrobe City Council**

#### Builder

Name **Simonds Homes Victoria Pty Ltd** Phone **5150 2000**  
 ABN/ACN **050 197 610**  
 Building Practitioner no \* **CDB-U 49491**  
 Address **101 Main Street Bairnsdale** Postcode **3875**

\*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 **5150 2000**  
 Postal Address **101 Main Street Bairnsdale** Postcode **3875**

#### 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** Name of issuer or provider **VMIA**  
 Policy Number **C563050**

### 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 & Garage - 65893**

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 Volume 2**

Cost of Building Work: **\$203,027.00**

Total floor area of new building work in m<sup>2</sup>: **186**

### 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: 1a(a)

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 pre-slab
2. Inspection of steel for slab
3. Inspection of framework
4. Inspection for fire wall
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 **18 June 2022**

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

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 18 June 2023

### Relevant Building Surveyor

**Brian Ross**

**30 600 047 452**

**30 Macleod Street Bairnsdale**

**bairnsdale@egbp.com.au**



Brian Ross

**BSU-1274**

Permit number: **BSU-1274/7755144775894**

Date of issue: **18 June 2021**

## Annexures 'A'

### Conditions of approval

**Building Permit No. BSU-1274/7755144775894 Issued 18 June 2021**

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. 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.
6. The bush fire attack level (BAL) is BAL 12.5 and the building must be constructed in accordance with the requirements of AS 3959, 2018.
7. This Permit is subject to a Alternative Solution/ Performance Assessment in regards to Class 1a and 10a - Weatherproofing of Garage and Dwelling Porch and Alfresco Entrances Protected with a Roof Overhang and Axon cladding.
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. (1) All excavations and backfilling must be executed in a safe and workmanlike manner.  
(2) Unless exempted by the relevant building surveyor, all water must be removed or diverted from excavations before the laying of footings.
14. All timber framing must comply with AS 1684.2 – Residential-framed construction.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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/m2 on each side.
21. 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.

22. 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.
23. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
24. Legal Point of discharge is determined by the Relevant Council.
25. 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.
26. All Wet areas to be constructed in accordance with AS3740 and NCC 2019 Volume 2 Part 3.8.1.
27. 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.
28. 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
29. 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.
30. (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.
31. (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.
32. (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 pace, measured vertically, with the remaining required area provided by the eave vents.
33. 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.
34. Before any landscaping works are to be carried out, the recommendations of the soil report should be complied with to prevent footing damage.
35. Municipal by laws and controls shall be complied with, including asset protection, sanitary facilities, and any road closures.
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.
38. 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) As constructed underground storm-water drainage details are to be submitted to the Relevant Building Surveyor prior to the issue of any Final Certificate;

## 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.
P2.1.1(b)(i)&(iii), P2.2.2, P3.5.4.3(a), P3.5.4.4(a)(i), P3.5.3.5(a) & P3.1.5.0.	Performance Solution for Scyon Axon Cladding.

### Relevant Building Surveyor

**Brian Ross**

ABN **30 600 047 452**

Address **30 Macleod Street Bairnsdale**

Email **bairnsdale@egbp.com.au**

Brian Ross

**BSU-1274**

Permit number: **BSU-1274/7755144775894**

Date of issue: **18 June 2021**



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: 202114730

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

**Property Details:**

Number: Street/Road: **Couling Crescent** Suburb: **Yinnar** Postcode: **3869**  
 Lot/s: **120** LP/PS: **PS837803S** Volume: **12301** Folio: **670**  
 Crown allotment: - Section No: Parish: - County: -  
 Municipal District: **Latrobe City Council**

**Building permit number:** BSU-1274/7755144775894  
**Version of BCA applicable to building permit:** NCC 2019 Volume 2  
**Nature of Works:** Construction of Dwelling & Garage - 65893

**Building details:**

**Part of building to which permit applies:** As per approved building permit plans  
**BCA Class of building:** 1a(a) **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:** N/A  
**Effective height:** N/A **Type of construction:** N/A

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

Inspection Type	Approved Date
Inspection of pre-slab	04/08/2021
Inspection of steel for slab	05/08/2021
Inspection of framework	16/08/2021
Inspection for fire wall	30/08/2021
Inspection for Occupancy Permit	10/12/2021

**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.
P2.1.1(b)(i)&(iii), P2.2.2, P3.5.4.3(a), P3.5.4.4(a)(i), P3.5.3.5(a) & P3.1.5.0.	Performance Solution for Scyon Axon Cladding.

**Relevant Building Surveyor**

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

**Occupancy Permit number:** BSU-1274/7755144775894  
**Date of issue:** 13 December 2021

**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.**



# Domestic Building Insurance

## Certificate of Insurance

**Ms Karen Lousie Duncan**
**1 Wicks St  
 YINNAR  
 VIC 3869**

Policy Number:

**C563050**

Policy Inception Date:

**02/12/2020**

Builder Account Number:

**007470**

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 120, 1 Couling Crescent, YINNAR VIC 3869 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): **Ms Karen Lousie Duncan**

Pursuant to a domestic building contract dated: **01/12/2020**

For the contract price of: **\$ 203,027.00**

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 [dbi@vmia.vic.gov.au](mailto:dbi@vmia.vic.gov.au)

### IMPORTANT

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

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



**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.

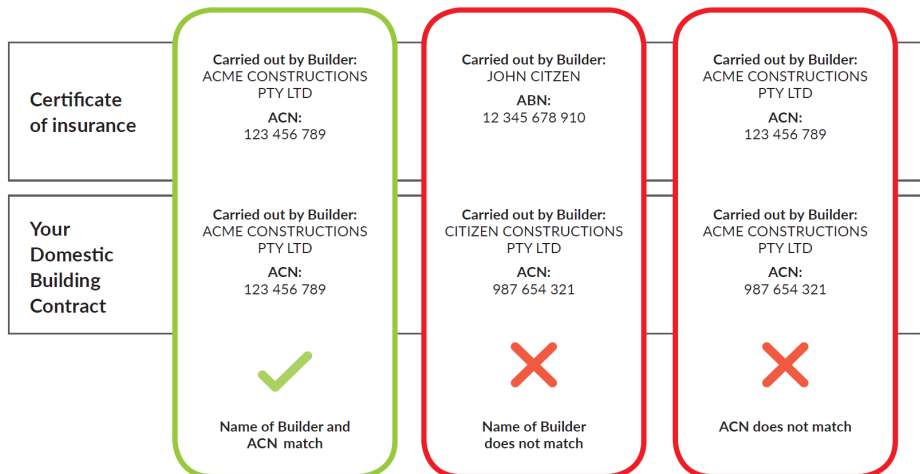
Issued by Victorian Management Insurance Authority (VMIA)

**Domestic Building Insurance Premium and Statutory Costs**

Base DBI Premium:	<b>\$675.00</b>
GST:	<b>\$67.50</b>
Stamp Duty:	<b>\$74.25</b>
<b>Total:</b>	<b>\$816.75</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*



# PROPERTY REPORT

Created at 03 March 2026 02:10 PM

## PROPERTY DETAILS

Address: **1 DURRAND COURT YINNAR 3869**

Lot and Plan Number: **Lot 120 PS837803**

Standard Parcel Identifier (SPI): **120\PS837803**

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

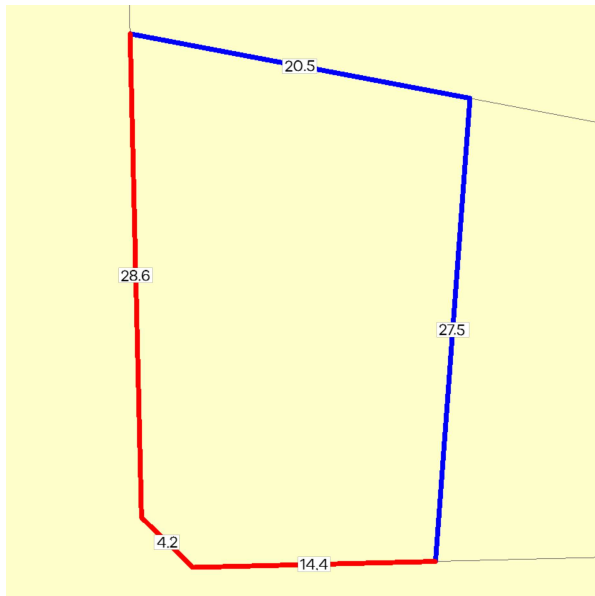
Council Property Number: **60384**

Directory Reference: **Vicroads 701 S5**

[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:** 549 sq. m

**Perimeter:** 95 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: **GIPPSLAND SOUTH**

## 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



Department of Transport and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 03 March 2026 02:10 PM

## PROPERTY DETAILS

Address: **1 DURRAND COURT YINNAR 3869**  
 Lot and Plan Number: **Lot 120 PS837803**  
 Standard Parcel Identifier (SPI): **120\PS837803**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **60384**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 701 S5**

[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: **GIPPSLAND SOUTH**  
 OTHER  
 Registered Aboriginal Party: **Gunaikurnai Land and Waters Aboriginal Corporation**  
 Fire Authority: **Country Fire Authority**

[View location in VicPlan](#)

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)  
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)



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

## Planning Overlays

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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



Department  
of Transport  
and Planning

No planning overlay found

## Further Planning Information

Planning scheme data last updated on 27 February 2026.

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

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

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

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

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

# PLANNING PROPERTY REPORT



Department of Transport and Planning

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

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

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

## Due diligence checklist

### What you need to know before buying a residential property

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

### Urban living

#### Moving to the inner city?

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

#### Is the property subject to an owners corporation?

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

### Growth areas

#### Are you moving to a growth area?

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

### Flood and fire risk

#### Does this property experience flooding or bushfire?

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

### Rural properties

#### Moving to the country?

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

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

#### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

#### Has previous land use affected the soil or groundwater?

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

(04/10/2016)

## Land boundaries

### Do you know the exact boundary of the property?

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

## Planning controls

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

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

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

### Are there any proposed or granted planning permits?

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

## Safety

### Is the building safe to live in?

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

## Building permits

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

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

### Are any recent building or renovation works covered by insurance?

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

## Utilities and essential services

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

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

## Buyers' rights

### Do you know your rights when buying a property?

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

(04/10/2016)