

Vendor Statement

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

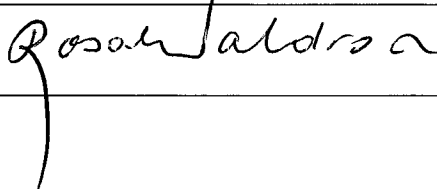
This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

Land	10 Lawson Drive, Lakes Entrance 3909
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Vendor's name	Rosa Lee Waldron	Date 3 / 9 / 24
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Vendor's signature	
---------------------------	--

Purchaser's name		Date / /
-------------------------	--	--------------------

Purchaser's signature	
------------------------------	--

Purchaser's name		Date / /
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Purchaser's signature	
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1 FINANCIAL MATTERS

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

(a) Their total does not exceed:

\$4,500.00

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

	To	
--	----	--

Other particulars (including dates and times of payments):

--

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input 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 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 vendor's knowledge, there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2. Road Access

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

3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area 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:

Not Applicable.

4.2. Agricultural Chemicals

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

Not Applicable.

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:

Not Applicable.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable.

12 DUE DILIGENCE CHECKLIST

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

- 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)

Due Diligence Checklist



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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 11361 FOLIO 694

Security no : 124117942977Q
Produced 03/09/2024 11:33 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 649955Q.
PARENT TITLE Volume 11159 Folio 615
Created by instrument PS649955Q 25/06/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ROSA LEE WALDRON of 10 LAWSON DRIVE LAKES ENTRANCE VIC 3909
AY065579R 04/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AB593632T 30/09/2002
Expiry Date 31/12/2025

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

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
X813669E 15/10/2001

DIAGRAM LOCATION

SEE PS649955Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY065540V (E)	CONV PCT & NOM ECT TO LC	Completed	04/06/2024
AY065579R (E)	SURVIVORSHIP APPLICATION	Registered	04/06/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 10 LAWSON DRIVE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 20726L HIBBERT & HODGES LAWYERS
Effective from 04/06/2024

DOCUMENT END



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Document Identification	PS649955Q
Number of Pages (excluding this cover sheet)	2
Document Assembled	03/09/2024 11:33

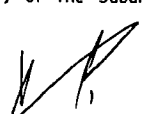
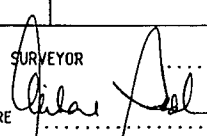
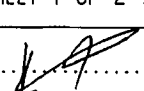
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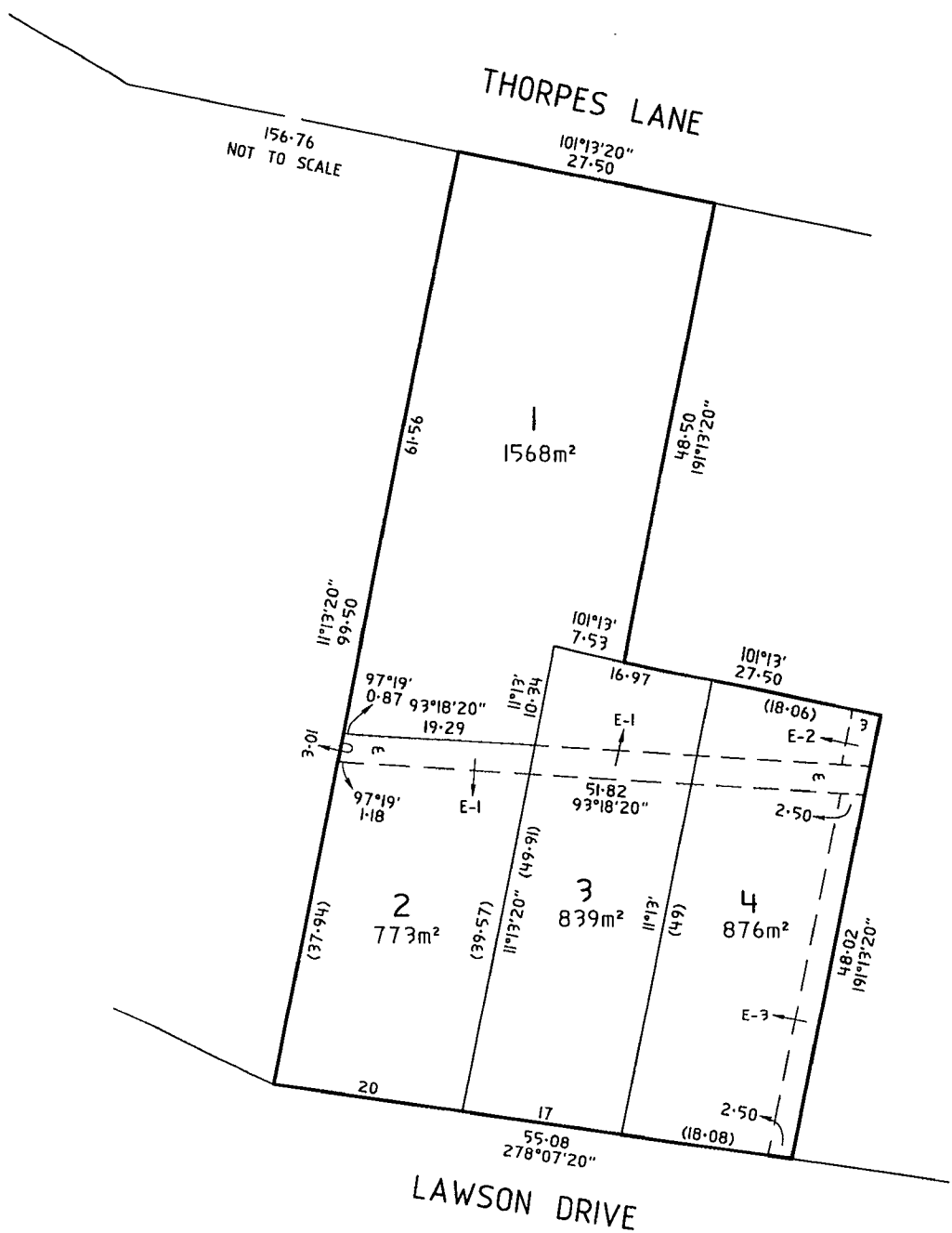
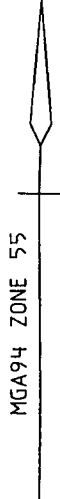
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PS649955Q

27/04/2012 \$1,390.90 PS


PLAN OF SUBDIVISION		STAGE No. /	LR USE ONLY EDITION 1
LOCATION OF LAND PARISH: COLQUHOUN TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 30 ^A (PART) CROWN PORTION: _____ TITLE REFERENCES: VOL III59 FOL 615 LAST PLAN REFERENCE: LOT 1 ON PS615018C POSTAL ADDRESS: 116 THORPES LANE, (At time of subdivision) LAKES ENTRANCE, 3909 MGA 84 CO-ORDINATES: E 589 340 (Of approx. centre of land in plan) N 5809 210 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 81/2011/CRT 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 15 / 09 / 2011 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council Delegate Council seat Date / / Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council seat Date 02 / 11 / 2011 	
VESTING OF ROADS AND/OR RESERVES			
IDENTIFIER	COUNCIL/BODY/PERSON		
NIL	NIL		
NOTATIONS			
STAGING This is / is not a staged subdivision Planning Permit No 44/2011/P			
DEPTH LIMITATION DOES NOT APPLY			
SURVEY: THIS PLAN IS / IS NOT BASED ON SURVEY THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s)			
EASEMENT INFORMATION			LR USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
			RECEIVED <input checked="" type="checkbox"/>
			DATE 27/04/2012
			LR USE ONLY
			PLAN REGISTERED
			TIME 08:31:46
			DATE 25/06/2012
			Anthony Haynes Assistant Registrar of Titles
			SHEET 1 OF 2 SHEETS
Crowthier & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAIRNSDALE, VIC., 3876 TELEPHONE (03) 6162 6011		LICENSED SURVEYOR MICHAEL JOSEPH SADLER	DATE 02 / 11 / 2011
		SIGNATURE 	COUNCIL DELEGATE SIGNATURE 
		REF 14481	VERSION 4
ORIGINAL SHEET SIZE A3			

PLAN OF SUBDIVISION	STAGE No. 	PLAN NUMBER PS 649955Q
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Crowther & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3875
 TELEPHONE (03) 5162 6011

ORIGINAL	SCALE	
SHEET SIZE A3	SCALE 1:500	LENGTHS ARE IN METRES

LICENSED SURVEYOR SIGNATURE	MICHAEL JOSEPH SADLER
REF 14481	DATE 19/10/2011
	VERSION 4

SHEET 2 OF 2 SHEETS

DATE **02/11/2011**
 COUNCIL DELEGATE SIGNATURE



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Document Type	Instrument
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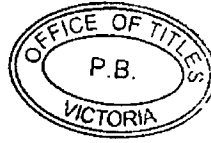
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AB593632T

30/09/2002 \$280 45


TRANSFER OF LAND

Section 45 Transfer of Land Act 1958



Lodged by:
Name: G. R. GRANVILLE
Phone: _____
Address: _____
Ref.: _____
Customer Code: 2207P

MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed—
—together with any easements created by this transfer;
—subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
—subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*
VOLUME 10612 FOLIO 647

Estate and Interest: *(e.g. "all my estate in fee simple")*
ALL OUR ESTATE IN FEE SIMPLE

Consideration:
\$77,500.00

Transferor: *(full name)*
MERRANGBAUR HEIGHTS PTY LTD A.C.N. 006 659 570

Transferee: *(full name and address including postcode)*
**GRAEME IRVING MARTIN and PATRICIA ANN MARTIN
Both of 4 Karwitha Street, Vermont, Victoria, 3133**



Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant:

AND 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. PS438857S (other than the land hereby transferred) and each and every part thereof until the 31st day of December 2025 and that the burden of this covenant will be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof until the said 31st day of December 2025 and be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this Transfer hereby for himself and his respective heirs, executors, administrators and transferees **COVENANTS** with the transferor the said **MERRANGBAUR HEIGHTS PTY LTD** and its successors and transferees and other the registered proprietor or proprietors for the time being of the whole of the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) and as a separate covenant with the registered proprietor or proprietors for the time being of every lot in the parent title whether transferred before or after the burdened land to the intent that the said covenants may be enforceable by any such persons as part of and for the purpose of effectuating a general building scheme affecting the whole of the aforesaid land that he the transferee will not: -

Continued on T2 Page 2

Approval No. 571007L

ORDER TO REGISTER

Please register and issue title to

Codeys party

Signed *G.R. Granville* Cust. Code:
Warren Graham 1716W
+ Murphy

STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with: \$2,480.00
Trn: 1368241 27-SEP-2002
SRD Victoria Duty, PSE1

T2



22/10/03

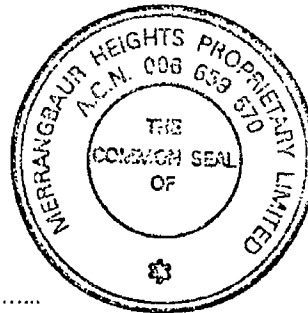
THE BACK OF THIS FORM MUST NOT BE USED



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- Use or permit the use of the land hereby transferred for an illegal, offensive or obnoxious purpose; or
- (a) Use or permit the use of the land hereby transferred or any building on it for the purpose of any business or trade **PROVIDED ALWAYS** that the expression "business or trade" shall not comprehend the practice of Law, Medicine, Accounting or other like professional activity; or
 - (b) Extract, remove or permit the extraction from the land hereby transferred of soil, gravel or clay except as soil from the excavation of swimming pools, foundations for buildings or internal roads; or
 - (c) Use the land hereby transferred or any part of it as a site for the erection or placement of accommodation of any secondhand dwelling house or secondhand room or rooms having been served from a dwelling house; or
 - (d) Use the land transferred or any part of it as a site for the erection or placement of a dwelling house other than a dwelling house as to be used for residential purposes and containing a floor area of not less than 130 square metres within the outer walls thereof (calculated by excluding the area of any carport, garage, terrace, pergola or verandah) and constructed as to the outer walls thereof from new materials being (as to 75% of the area of such materials as is externally visible) brick, masonry, glass or timber and not to roof any such dwelling with any material other than tiles or slate or colourbond or another type of painted metal material **PROVIDED ALWAYS** that any cement sheet or unpainted metal used in the outer walls of such dwelling house or any outbuilding constructed on the said land shall be painted with at least two coats of first quality paint.

Dated: leave 10th September 2002



Execution and attestation:

THE COMMON SEAL of MERRANGBAUR HEIGHTS PTY LTD (A.C.N.006 659 570) was hereunto affixed in accordance with its Articles of Association in the presence of:

<u>[Signature]</u> (Signature)	<u>[Signature]</u> (Signature)
<u>WILLIAM MOYD DANIEL</u> (Full name)	<u>JOHN HIBBERT</u> (Full name)
<u>116 CARPENTER ST, LAKES ENTRANCE</u> (Address)	<u>35 STIRLING DRIVE LAKES ENTRANCE</u> (Address)
<u>DIRECTOR</u> (OFFICE HELD)	<u>SECRETARY</u> (OFFICE HELD)

[Signature] G.P.M. 61M

SIGNED BY THE TRANSFEREES)
In the presence of:)

Witness: [Signature]
[Signature]

[Signature] PA 673

Approval No. 571967L

T2 Page 2

AB593632T





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FORM 13



SI **X813669E**
151001 0753 173 \$63



**APPLICATION BY A RESPONSIBLE AUTHORITY FOR
MAKING OF A RECORDING OF AN AGREEMENT**

PLANNING AND ENVIRONMENT ACT 1987

Lodged at the Land Titles Office by:

Name: JOHN HIBBERT
Phone: (03) 5155 2377
Address: P O Box 217 Lakes Entrance
Ref: Customer Code 2717P

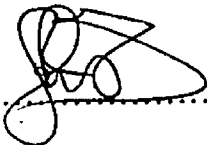
The Authority having made an agreement referred to in section 181(1) of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Certificate of Title Volume 10181 Folio 916.

Authority: East Gippsland Shire Council
273 Main Street, Bairnsdale. 3875

Section and Act under which agreement made: Section 173 Planning & Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature of the Responsible Authority.....


Name of Officer..... **JOHN TRAA (STATUTORY PLANNING CO-ORDINATOR)**

Date **18th September 2001**

B 16/10/01



A0107005

THIS AGREEMENT is made the 22nd day of August 2001

BETWEEN:

EAST GIPPSLAND SHIRE COUNCIL of 273 Main Street, Bairnsdale ("the Responsible Authority") of the first part

and

MERRANGBAUR HEIGHTS PTY LTD (A.C.N. 006 659 570) of 377 Esplanade, Lakes Entrance ("the Owner") of the second part

WHEREAS

- A. The Owner is the registered proprietor of the land described in the First Schedule hereto ("the subject land") and have made Application to the Responsible Authority under the East Gippsland Planning Scheme ("the Scheme") for a Permit to subdivide the subject land into 9 lots.
- B. The Responsible Authority has granted Planning Permit No. 00/00075/DS dated the 15th day of May 2000 ("the Permit") for a nine Lot subdivision of the subject land subject (inter alia) to a condition as follows:-

"The owner of the land must enter into an Agreement with the responsible authority in accordance with Section 173 of the Planning and Environment Act 1987 which will provide and covenant that:-

- (a) The stormwater discharge from the whole of the catchment draining through the subdivision will be progressively extended by a piped underground drainage system constructed at the developers expense as future stages of the land are developed for residential use.
- (b) The agreement may be ended wholly or in part or as to any part of the land by the responsible authority with the approval of the



DX813669E-2-6

Minister or by agreement between the responsible authority and all persons who are bound by any covenant in the agreement.

The agreement will bind the applicant as the owner and shall run with the land so that all successors in title are also bound by the agreement. This agreement will be prepared at the applicant's cost and to the satisfaction of the responsible authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act 1987."

- C. The Responsible Authority and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173(1) of the Planning and Environment Act 1987.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. In this Agreement unless inconsistent with the context or subject matter "Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land or any part thereof.
2. The Owner with the intent that its covenant hereunder shall run with the land hereby covenant and agree that:-
 - (i) It will comply with the conditions of the Permit;
 - (ii) The stormwater discharge from the whole of the catchment draining through the subdivision will be progressively extended by a piped underground drainage system constructed at the developer's expense as future stages of the land are developed for residential use;
 - (iii) This Agreement may be ended wholly or in part or as to any part of the land by the Responsible Authority with the approval of the Minister or



DX813669E-3-3

by agreement between the Responsible Authority and all persons who are bound by any covenant in the Agreement;

- (iv) This Agreement will bind the Owner as the owner and shall run with the land so that all successors in title are bound by the Agreement. This Agreement will be prepared at the Owner's cost and to the satisfaction of the responsible authority, and shall be registered on title in accordance with Section 181 of the Planning and Environment Act 1987.

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first hereinbefore written.

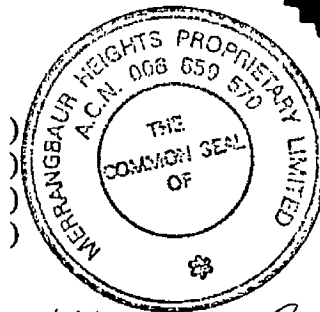
THE COMMON SEAL of the EAST GIPPSLAND SHIRE COUNCIL was affixed on the 12TH day of July 2001 in the presence of:

[Signature]Chief Executive Officer

M BennettWitness



THE COMMON SEAL of MERRANGBAUR HEIGHTS PTY LTD (A.C.N. 006 659 570) was hereunto affixed in accordance with its Articles of Association in the presence of:



[Signature]
(Signed)

JOHN HIBBERT
(Print full name)

35 STIRLING DRIVE, LAKES ENTRANCE
(Usual Address)

SECRETARY
(Office held)

[Signature]
(Signed)

WILLIAM LLOYD DANIEL
(Print full name)

116 CARPENTER ST, LAKES ENTRANCE
(Usual address)

DIRECTOR
(Office held)



SCHEDULE

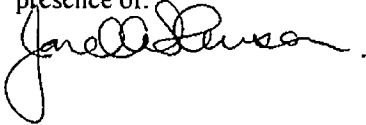
Certificate of Title Volume 10181 Folio 916

CONSENT

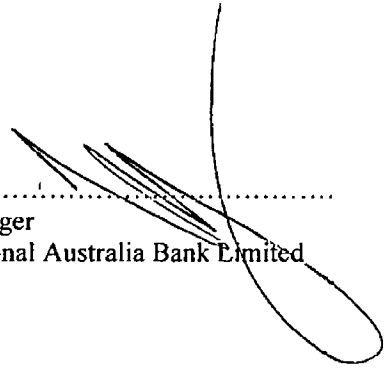
National Australia Bank Limited A.C.N. 004 044 937 as Mortgagee pursuant to Mortgage No. N245248C hereby Consents to the within Application.

Dated this 13th day of September, 2001

Executed on behalf of National Australia Bank Limited }
by its Attorney Anthony Norman Dean }
under Power of Attorney dated 28/2/91 (a certified }
copy of which is filed in Permanent Order Book 277 }
at Page 3) who states that he/she holds the office in }
the Bank indicated under his/her signature in the }
presence of: }



..... }
} Manager
} National Australia Bank Limited
}



7
11
2024

EAST GIPPSLAND SHIRE COUNCIL

and

MERRANGBAUR HEIGHTS PTY LTD

SECTION 173 AGREEMENT



JOHN HIBBERT
Solicitor
Shop 2, 271-279 Esplanade
Lakes Entrance 3909

Tel: 5155 2377
Ref: JH/LL
Subdivision.S173merrang

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 03 September 2024 11:40 AM

PROPERTY DETAILS

Address: **10 LAWSON DRIVE LAKES ENTRANCE 3909**
Lot and Plan Number: **Lot 3 PS649955**
Standard Parcel Identifier (SPI): **3\PS649955**
Local Government Area (Council): **EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number: **95767**
Planning Scheme: **East Gippsland** [Planning Scheme - East Gippsland](#)
Directory Reference: **Vicroads 687 L1**

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **GIPPSLAND EAST**

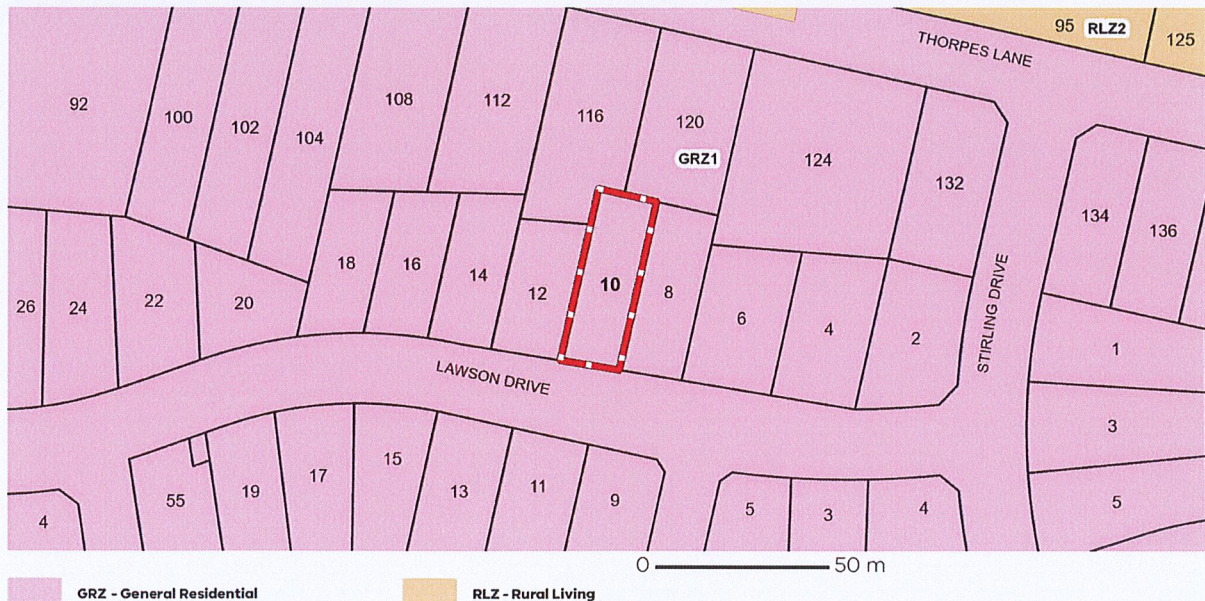
OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



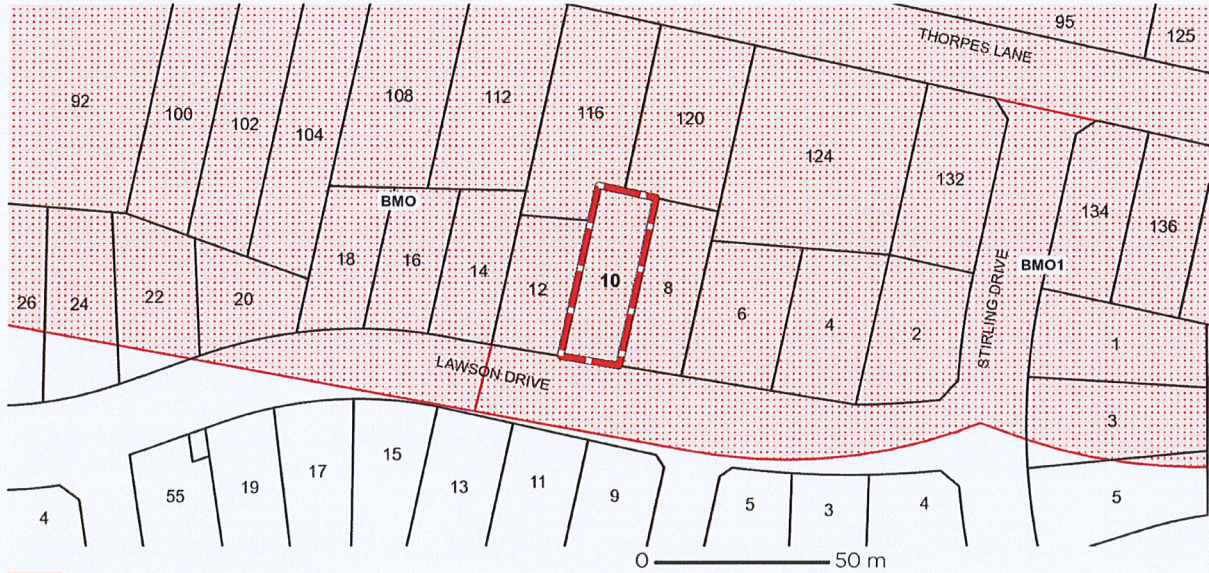
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)

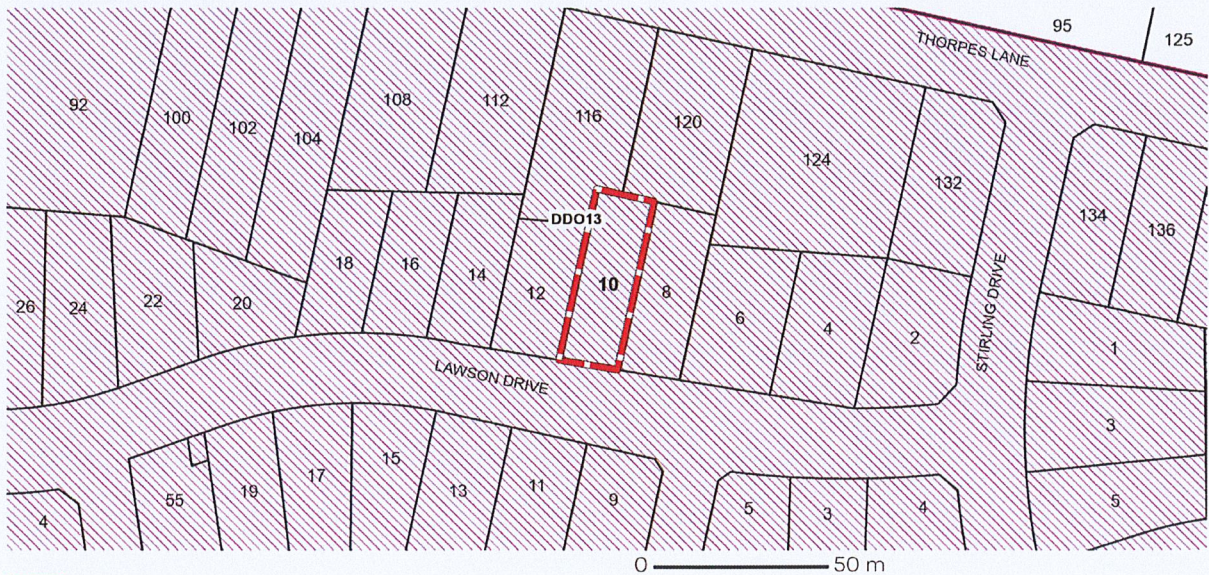


BMO - Bushfire Management Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (DDO13)



DDO - Design and Development Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Planning Overlays

OTHER OVERLAYS

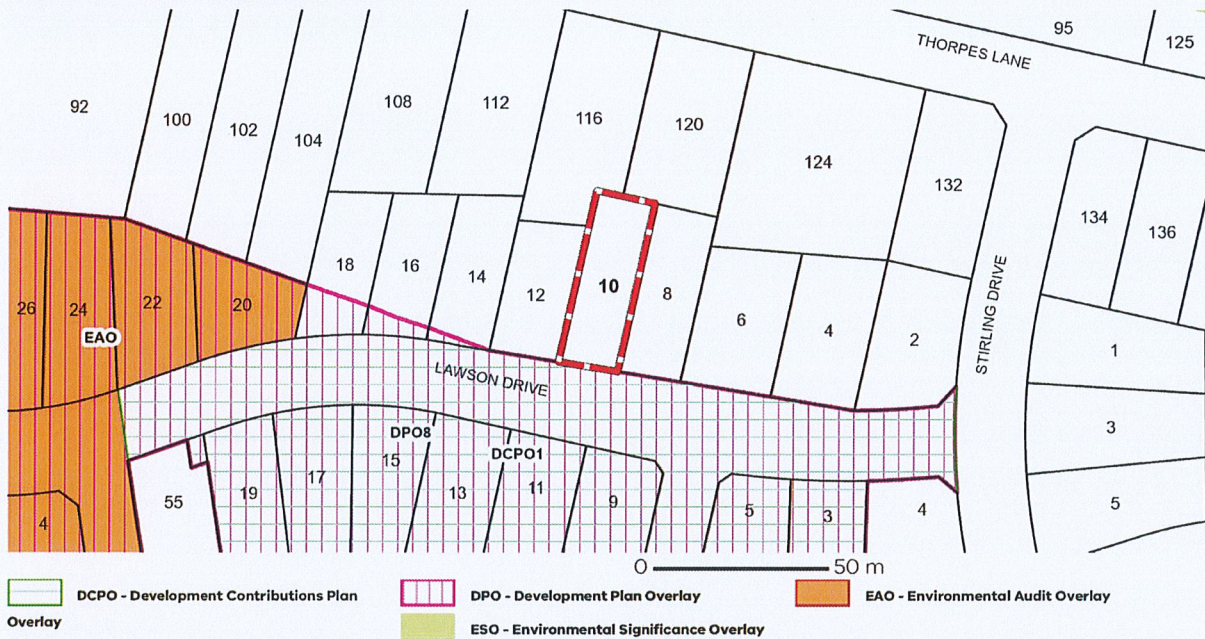
Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 28 August 2024.

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

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

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

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

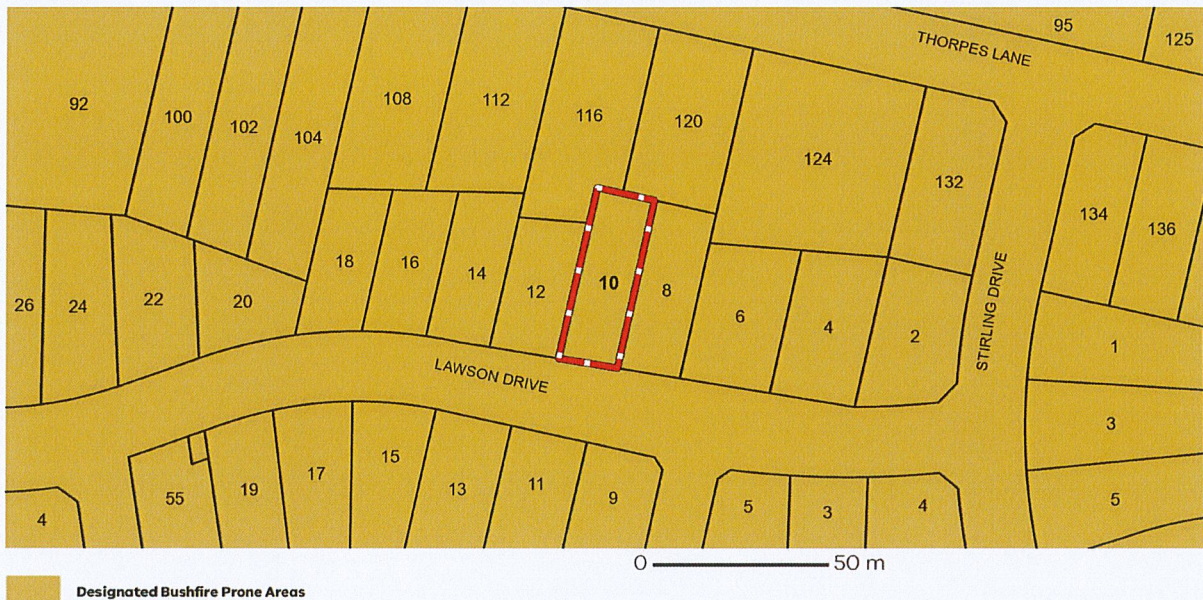
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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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)

ROSA LEE WALDRON

VENDORS STATEMENT

Property: 10 Lawson Drive, Lakes Entrance 3909

Hibbert & Hodges Lawyers
Lawyers
2 Gray Street
Lakes Entrance VIC 3909
Tel: 03 5155 2377

Ref: GH:24/19763