


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	3A GULLY ROAD, LAKE TYERS BEACH VIC 3909	
Vendor's name	Barbara Susanne Rosker	Date / /
Vendor's signature	 DecuSigned by: 6169670ACEF64FB...	6/9/2022
Purchaser's name		Date / /
Purchaser's signature	_____	
Purchaser's name		Date / /
Purchaser's signature	_____	

1. FINANCIAL MATTERS

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

(a) Their amounts are:

Authority	Amount	Interest (if any)
(1) East Gippsland Shire	\$1,777.56	
(2) East Gippsland Water	\$870.88	

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

Not Applicable

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

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s

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

Not Applicable

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

The required specified information is as follows:

(a) Name of planning scheme East Gippsland Planning Scheme

- (b) Name of responsible authority East Gippsland Shire Council
- (c) Zoning of the land General Residential zone
- (d) Name of planning overlay Design and Development Overlay, Erosion Management Overlay,
Vegetation Protection Overlay

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

There are none to the Vendor's 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:

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Are contained in the attached certificate

The Vendor hereby discloses that the pergola situated on the property was constructed without permit.

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Register Search Volume 11101 Folio 477

Plan PS 613313L

Building Permit BS-U1590/20130593/0 Issued 20/06/1013

Warranty Insurance

Occupancy Permit Issued 15 November, 2017

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.



Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGO TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. 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**

Page 1 of 1

VOLUME 12198 FOLIO 908

Security no : 124099987505F
Produced 29/08/2022 01:19 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 737882B.
PARENT TITLE Volume 11101 Folio 477
Created by instrument PS737882B 07/04/2020

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

BARBARA SUSANNE ROSKER of 57 YARRA VALLEY BOULEVARD CHIRNSIDE PARK VIC 3116
A1172694M 21/04/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS737882B 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: 3A GULLY ROAD LAKE TYERS BEACH VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 17849M ROBERT RICHTER & ASSOCIATES PTY LTD
Effective from 21/04/2020

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

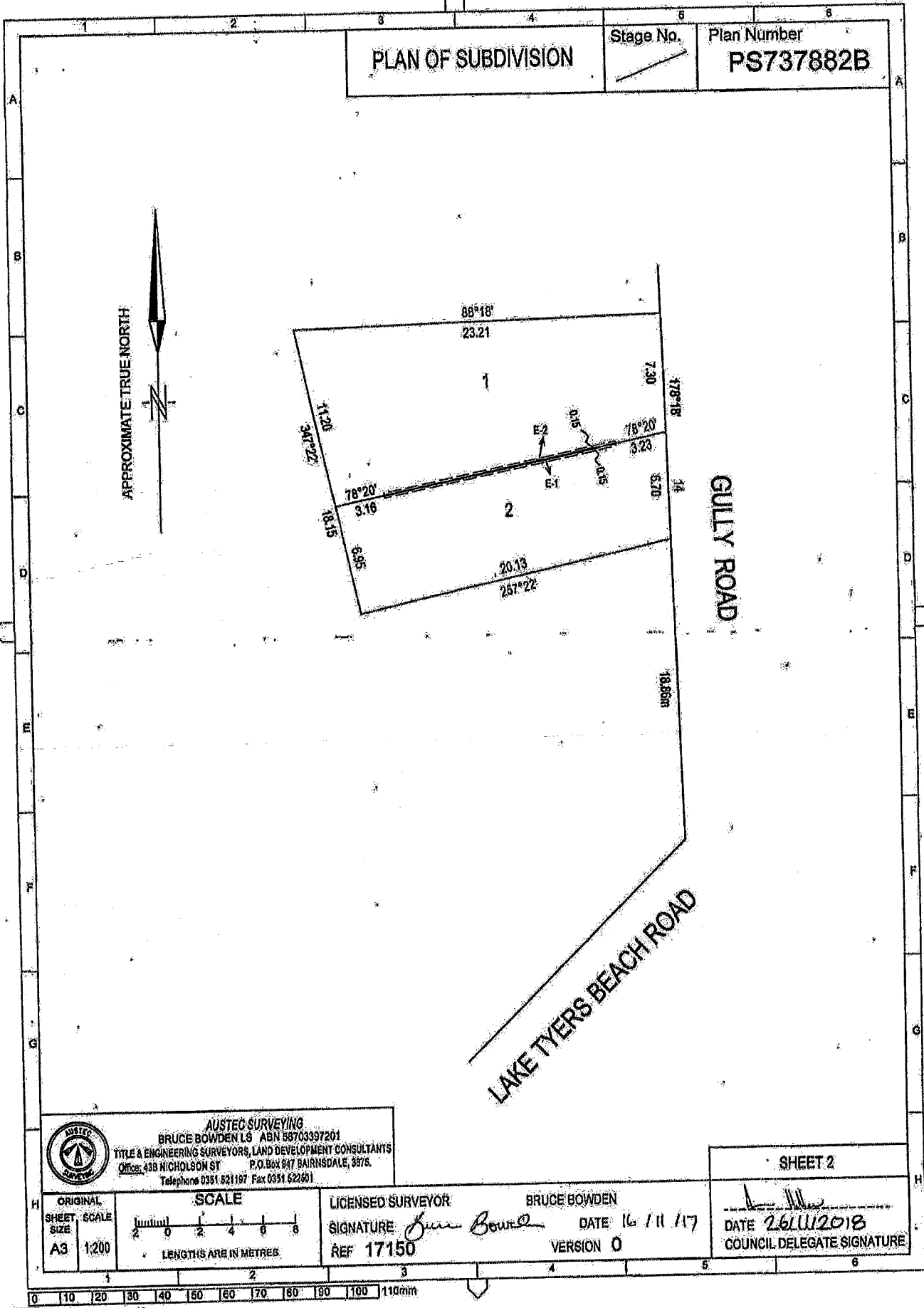
Document Type	Plan
Document Identification	PS737882B
Number of Pages (excluding this cover sheet)	2
Document Assembled	29/08/2022 13:22

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION		Stage No. <hr/>	LTO use only EDITION	<div style="border: 1px solid black; padding: 2px;"> PS737882B <small>19/03/2020 \$1003.00 PS</small> </div>
Location of Land PARISH OF COLQUHOUN TOWNSHIP OF EAST GUNNINGHAME PART OF CA 47 Title Reference: VOL 11101 FOL 477 Last Plan Reference: PS613313L Postal Address: 3 GULLY ROAD LAKE TYERS MGA94 Co-ordinates: E 595217 N 5809395 (Of approx. centre of plan) ZONE 55		Council Certification and Endorsement Council Name: EAST GIPPSLAND SHIRE Ref: 12/2018/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 1/1 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 19, Subdivision Act 1988 has/ has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stages. Council Delegate Council seal Date: 26/11/2018		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
NIL	NIL			
Notations				
Depth Limitation: DOES NOT APPLY		Staging This is/ is not a staged subdivision Planning Permit No. 290/2017/P		
Location of Boundaries Defined by Buildings: The boundary shown by a thick continuous line is defined by a building. The boundary is the median of the wall. Subdivision (registrars requirements) Regulations 2011 apply to boundaries defined by buildings.		Survey: This plan is/ is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s).		
Easement Information				
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			LR use only Statement of Compliance / Exemption Statement	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PARTY WALL	0.15	THIS PLAN	LOT 1 ON THIS PLAN
E-2	PARTY WALL	0.15	THIS PLAN	LOT 2 ON THIS PLAN
			Received <input checked="" type="checkbox"/>	
			Date 19/03/20	
			LR use only PLAN REGISTERED TIME 11:25 am DATE 7/04/2020 R.D'Rozario Assistant Registrar of Titles	
			Sheet 1 of 2 Sheets	
 AUSTEC SURVEYING BRUCE BOWDEN LS ABN 58703397201 TITLE & ENGINEERING SURVEYORS LAND DEVELOPMENT CONSULTANTS Office: 438 NICHOLSON STREET P.O.Box 847 BAIRNSDALE, 3875. Telephone 5152 1197 Fax 5152 2501		LICENSED SURVEYOR BRUCE BOWDEN SIGNATURE DATE 16/11/17 REF 17150 VERSION 0		DATE 26/11/2018 COUNCIL DELEGATE SIGNATURE Original sheet size A3



PLAN OF SUBDIVISION Stage No. Plan Number
 PS737882B



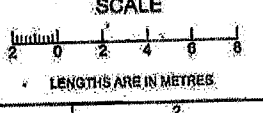
GULLY ROAD

LAKE TYERS BEACH ROAD

AUSTEC SURVEYING
 BRUCE BOWDEN LS ABN 88703397201
 TITLE & ENGINEERING SURVEYORS, LAND DEVELOPMENT CONSULTANTS
 Office: 43B NICHOLSON ST P.O. Box 947 BARNSDALE, 3876.
 Telephone 0381 821197 Fax 0381 622601

SHEET 2

ORIGINAL SHEET SCALE SIZE
 A3 1:200



LICENSED SURVEYOR BRUCE BOWDEN
 SIGNATURE *Bruce Bowden* DATE 16/11/17
 REF 17150 VERSION 0

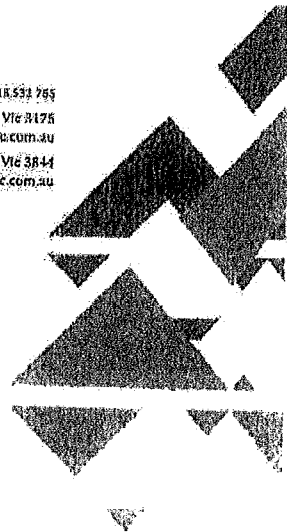
DATE *26/11/2018*
 COUNCIL DELEGATE SIGNATURE





Job No. 13/00412
Building Permit No. BS-U1590/20130593/0

Watershed Building Consultants ACN 118 532 795
Suite 2/76 Robinson Street, Dandenong VIC 3175
P 03 9791 3355 F 03 9791 4195 W watershed.com.au
66 Seymour Street, Traralgon VIC 3844
P 03 5176 5888 F 03 5176 5999 W watershed.com.au



25 June 2013

Xavier Ryan
XZR Construction
PO Box 609
LAKES ENTRANCE 3909

Dear Xavier,

**BUILDING PERMIT FOR THE PROPOSED BUILDING WORK
LOT: 1 3 GULLY ROAD LAKE TYERS BEACH VIC 3909**

I am pleased to advise you that Building Permit No. BS-U1590/20130593 /0 has been issued for the construction of 2 x Units at 3 Gully Road, Lake Tyers Beach

Two copies of the approved documentation are enclosed for your records.

Please ensure that one set of documents is kept on-site, in a secure location and accessible by our inspector when carrying out a mandatory inspection.

To request a mandatory inspection, please contact our office on 5176 5888. Twenty four hours notice would be appreciated, if possible.

Thank you again for choosing Watershed Building Consultants for your building permit services. We value your business and appreciate your ongoing support.

If you have any query in relation to this project, please contact our office on 5176 5888 for assistance.

Kind Regards

Hollie Zomer





Watershed Building Consultants ACN 118 527 795
 Suite 2 / 75 Robinson Street, Dandenong VIC 3175
 P 03 9791 3155 F 03 9791 4403 W watershedbc.com.au
 2a Sayonora Street, Traralgon VIC 3844
 P 03 5176 5888 F 03 5176 5989 W watershedbc.com.au

FORM 2
 Building Act 1993 Building Regulations 2006, Regulation 313
BUILDING PERMIT No. BS-U1590/20130593/0 ISSUED 20/06/2013
JOB NUMBER: 13/00412

This Building Permit is issued with conditions. Please refer to the conditions to ensure that all condition requirements are met.

Issued to
 Owner/Agent of owner XZR Construction Telephone
 Postal address PO Box 509, LAKES ENTRANCE Postcode 3909

Ownership details
 Owner Fabian Ryan Telephone
 Postal address 2050 Princes Hwy, NOWA NOWA Postcode 3887

Property details
 Number 3 Street/road Gully Road City/suburb/town LAKE TYERS BEACH Postcode 3909
 Lot/s 1 LP/PS 613313 Volume 11101 Folio 477
 Municipal District East Gippsland Shire Council Unique Property Identifier

Builder¹
 Name Xavier Ryan Telephone
 Address PO Box 509, LAKES ENTRANCE Postcode 3909

Details of building practitioners and architects
 (a) to be engaged in the building work²

Name	Company	Category / Class	Registration No.
Xavier Ryan	XZR Construction	Builder	DB-U 36865

(b) who were engaged to prepare documents forming part of the application for this permit³

Name	Company	Category / Class	Registration No.
John Griffiths	John Griffiths & Associates	Civil Engineer	EC-1277
Ashley Carroll	Lake Tyers Beach Design	Drafting	DP-AD26805

Details of domestic building work insurance⁴
 The issuer or provider of the required insurance policy is QBE Insurance and the policy number is 570046480BWI-6.

Details of relevant planning permit
 Planning permit no. 376/2012/P Date of grant of planning permit 13/05/2013

Nature of building work
 Description of building work 2 x Units Stage of building work permitted All
 Cost of building work \$187,000 Total floor area of new building work 120 m²

BCA	BCA Desc	NOW	Part
1a1	One or more attached dwellings	Extension	All of Unit 1
1a1	One or more attached dwellings	New Building	All of Unit 2
10a	Garage, carport, shed or storage facility	New Building	All of attached carport Unit 1
10a	Garage, carport, shed or storage facility	New Building	All of attached carport Unit 2

Commencement and completion:
 This building work must commence by: 20/06/2014
 This building work must be completed by: 20/06/2015

Inspection requirements
 The mandatory notification stages are:
 Prior to placing a footing - concrete pads
 Prior to placing a footing - strip footing
 Foundation - pre-slab
 Prior to placing a footing - slab reinforcement
 Completion of timber / steel frame



Final upon completion of all building work

Occupation or use of building

An occupation permit is required prior to the occupation or use of this building

Relevant building surveyor

Name: M D Curtain

Registration No. BS-U1590

Signature: _____



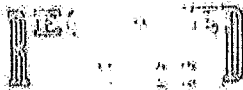
NOTES

- Note 1: Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 2: Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
- Note 3: Include building practitioners with continuing involvement in the building work.
- Note 4: Include only building practitioners with no further involvement in the building work.
- Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$12,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.

Conditions of Approval

Building Permit No. BS-U1590/20130593/0

1. The building permit has been issued pursuant to the Building Act 1993, the Building Regulations 2006 and the Building Code of Australia 2012 - Volume 2; and
2. Dwelling is located in a bushfire prone area and as such is to be constructed to a minimum BAL of 12.6 as noted on the approved plans and AS3959 - 2009; and
3. Building is located in an area designated as prone to termite attack. As such termite protection is to be provided in accordance with AS3660; and
4. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
5. The following information and/or certificates are to be provided with the application for Occupancy Permit or Certificate of Final Inspection:
 - (a) a plumbing compliance certificate from the plumber engaged in the works; and
 - (b) an electrical safety certificate from an electrician engaged in the works; and
 - (c) a glazing certificate from the window manufacturer/supplier; and
 - (d) a termite protection compliance certificate from an accredited termite protection contractor certifying that Part A and Part B protection has been provided in accordance with AS3600.1; and
6. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
7. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling; and
8. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
9. All framing members, the downs and bracing is to comply with AS1684; and
10. Brickwork is to be provided with articulation joints in accordance with Clause 3.3.1.8 of BCA; and
11. Dwelling has received the minimum 6 star energy rating required by BCA, Volume 2. All requirements in relation to this assessment are to be complied with along with either a solar hot water system or rainwater tanks connected to flush each toilet in the dwellings sanitary system; and
12. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner); and
13. It is the responsibility of the owner to comply with any covenant which may exist on the property title. A building surveyor is not responsible for the enforcement of a covenant; and
14. Provide manufacturer's details along with the design and layout in relation to the roof trusses prior to framing; and
15. Building work authorised under this permit requires an Occupancy Permit prior to lawful occupation of the building. An application is to be made for occupancy in accordance with Form 7.



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 5700464808W1-6

QBE Insurance (Australia) Ltd
828 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



FABIAN RYAN
2060 PRINCES HIGHWAY
NOWA NOWA VIC 3887

Name of Intermediary
MBA INSURANCE SERVICES
G P O BOX 544D
MELBOURNE 3001

Account Number
57BWMA00
Date Issued
09/05/2013

Policy Schedule Details

**Certificate In Respect of Insurance
Domestic Building Contract**

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 QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the Insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of domestic building work described below:

Domestic Building Work	ALTERATIONS AND ADDITIONS STRUCTURAL
At	LOT 13 GULLY ROAD LAKE TYERS BEACH VIC 3909.
Carried out by the builder	BUILDER FXZ DEVELOPMENTS PTY. LTD ABN: 31 153 571 423
For the building owner	FABIAN RYAN
Pursuant to a domestic building contract dated	21/01/2013
For the contract price of	\$263,487.00
Type of cover	Cover is only provided if the builder (named above) has died, becomes insolvent or has disappeared*
Period of cover	Cover commences on the earlier of the date of building contract or date of building permit for domestic building work and concludes: <ul style="list-style-type: none"> • Two years from completion of domestic building work or termination of the domestic building contract for non structural defects* • Six years from completion of domestic building work or termination of the domestic building contract for structural defects*
The maximum policy limit for all claims made under this policy is	\$200,000 all inclusive of costs and expenses*
The maximum policy limit for claim for non-completion of the domestic building works is	20% of the contract price*

*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.

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.

CIN1824-1207



**Domestic Building Insurance
Certificate of Insurance**

Policy Number 670046480BWJ-6

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2886
Fax: (03) 9246 2611
ABN: 78 003 161 035
AFS License No: 239546



Issued by QBE Insurance (Australia) Limited for and on behalf of
Victorian Managed Insurance Authority (VMIA)

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.



Watershed
Building Consultants

Watershed Building Consultants ACN 118 532 765

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

6a Seymour Street TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5998 E glpsland@watershedbc.com.au

W watershedbc.com.au

FORM 6
Regulation 1005
Building Act 1993
Building Interim Regulations 2017

Occupancy Permit
For Building Permit Number: BS-U1590/20130593/0
Job No. 13/00412

Property Details

Number: 3 Lot: 1 LP/PS: 618313 Vol: 11101 Folio: 477
Street: Gully Road Suburb: LAKE TYERS BEACH Postcode: 3909
Municipality: East Gippsland Shire Council

Description Of Building Work
2 x Units

Building Details

BCA	BCA Description	NOW	Part
1a1	One or more attached dwellings	Extension	All of Unit 1
1a1	One or more attached dwellings	New Building	All of Unit 2
10a	Garage, carport, shed or storage facility	New Building	All of attached carport Unit 1
10a	Garage, carport, shed or storage facility	New Building	All of attached carport Unit 2


Suitability For Occupation

The building or place of public entertainment or part of a building or place of public entertainment to which this permit applies is suitable for occupancy.

Relevant Building Surveyor

Name: M D Curtain

Registration No. BS-U1590

Signature: 

Certificate Number: 20130593/0 Date Of Issue: 15 November 2017
Date of Inspection: 13 November 2017

Conditions: 1. This occupancy permit is invalid if the cooking appliances, hot water service and rain water tank (if applicable) are not installed prior to hand over between the builder and the owner. The owner must contact Watershed Building Consultants on 9791 3355 (Dandenong) or 5176 5888 (Traralgon) if this condition is not met so that the Occupancy Permit can be cancelled immediately.

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 29 August 2022 12:49 PM

PROPERTY DETAILS

Address: **3A GULLY ROAD LAKE TYERS BEACH 3909**
Lot and Plan Number: **Lot 2 PS737882**
Standard Parcel Identifier (SPI): **2\PS737882**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **98853**
Directory Reference: **Vicroads 85 C7**

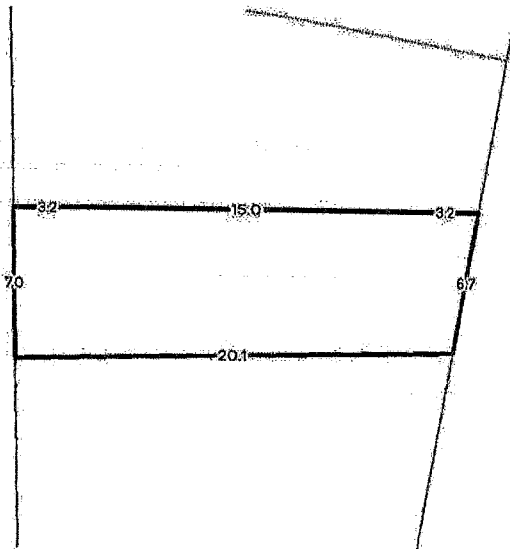
www.eastgippsland.vic.gov.au

This property is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

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>.

SITE DIMENSIONS

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



Area: 142 sq. m
Perimeter: 55 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: **East Gippsland Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www2.delwp.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 1992 (Vic).

PROPERTY REPORT



Environment,
Land, Water
and Planning

PLANNING INFORMATION

Planning Zone GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)
EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)
VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 29 August 2022.

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>

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.nrms.net.au/govquestion.aspx>.

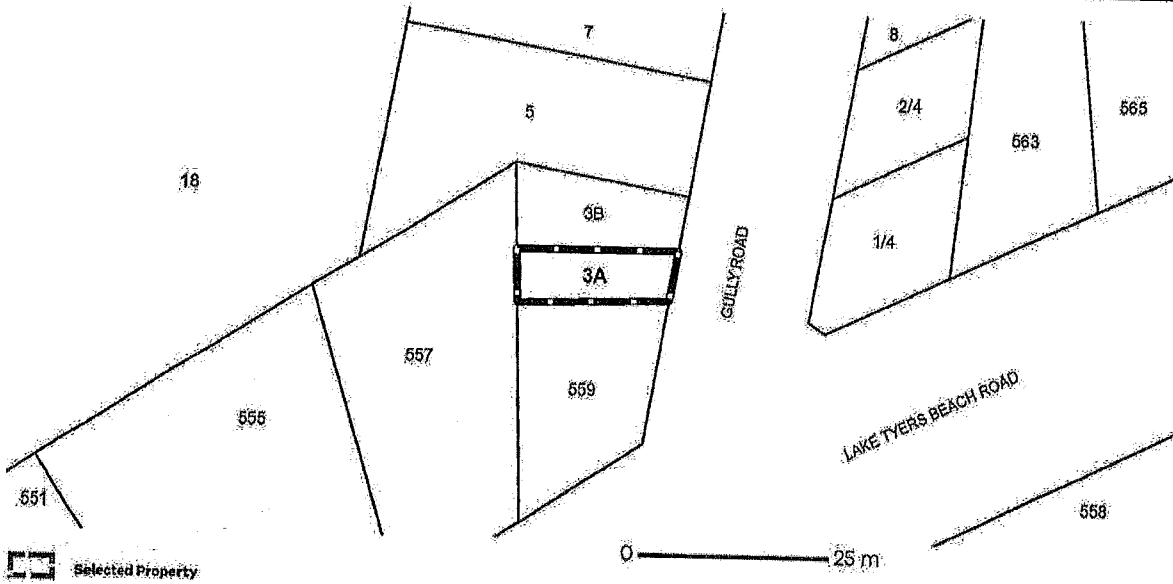
More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>.

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www2.delin.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 82C(b) of the Sale of Land 1962 (Vic).

PROPERTY REPORT

Area Map



Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www2.delwp.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 42C (b) of the Sale of Land 1992 (Vic).

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 29 August 2022 12:50 PM

PROPERTY DETAILS

Address: **3A GULLY ROAD LAKE TYERS BEACH 3909**
 Lot and Plan Number: **Lot 2 PS797882**
 Standard Parcel Identifier (SPI): **2\PS797882**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **98853**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 85 C7**

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

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**

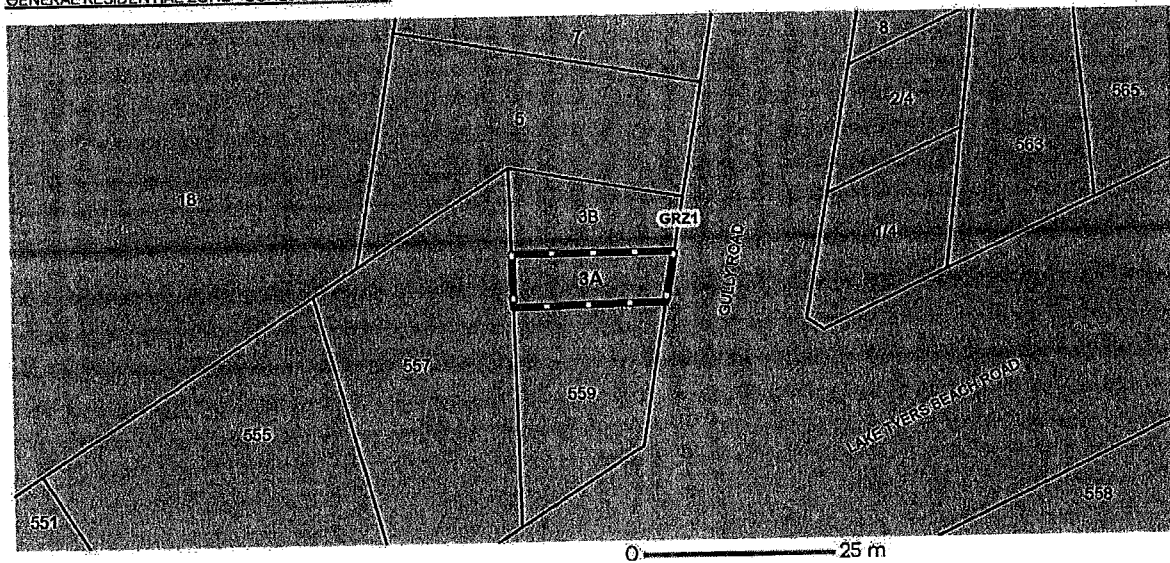
OTHER

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

[View location in ViAPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.delp.vic.gov.au/disclaimer>

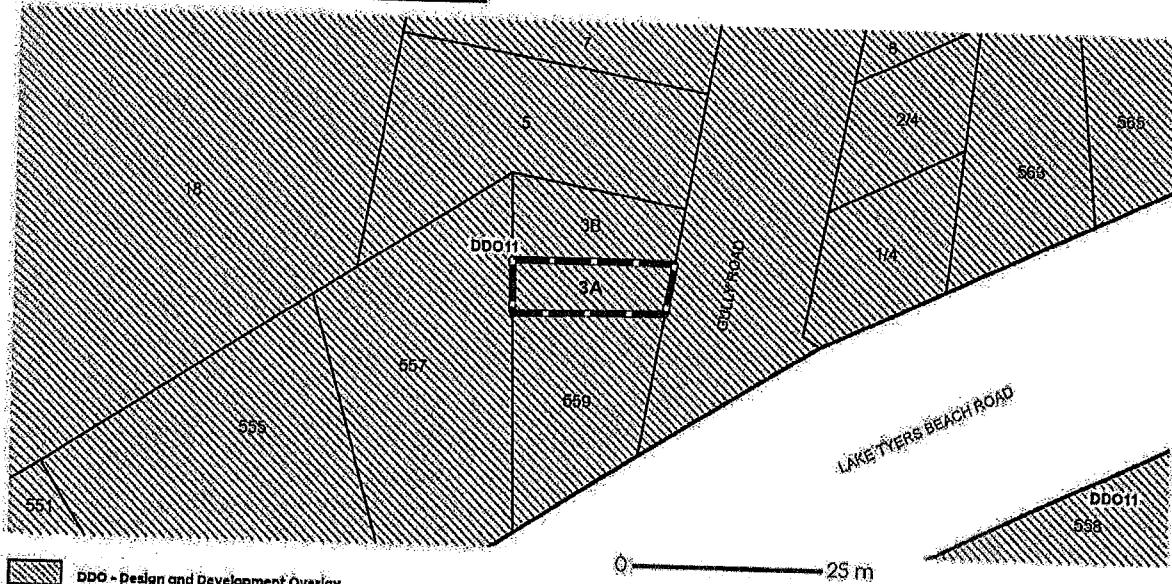
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 82C(b) of the Sale of Land 1992 (Vic).

PLANNING PROPERTY REPORT

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)

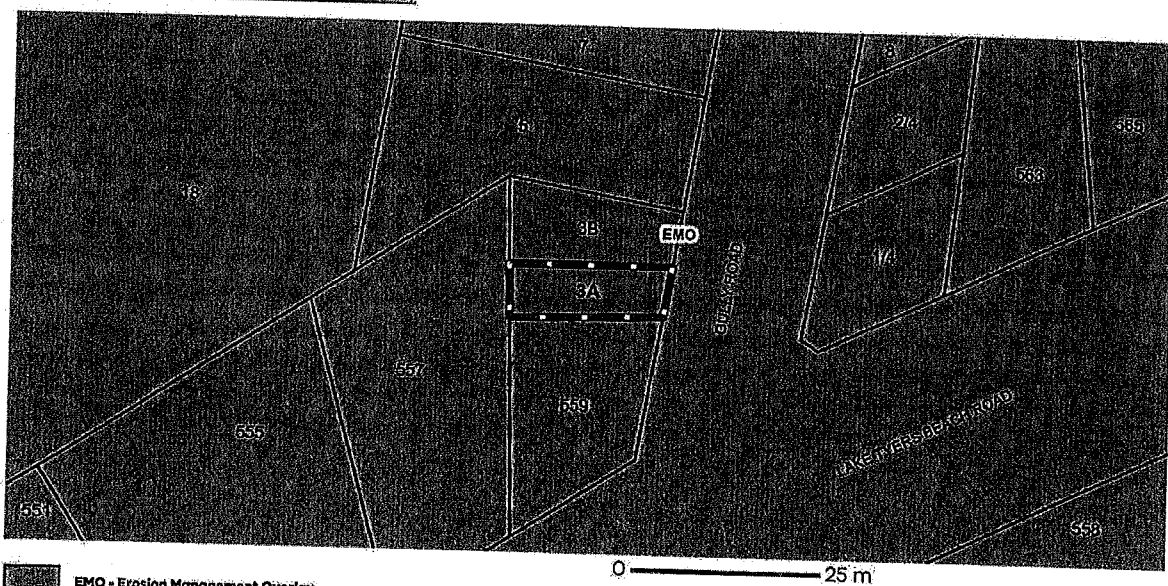


DDO - Design and Development Overlay

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

EROSION MANAGEMENT OVERLAY (EMO)

EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)



EMO - Erosion Management Overlay

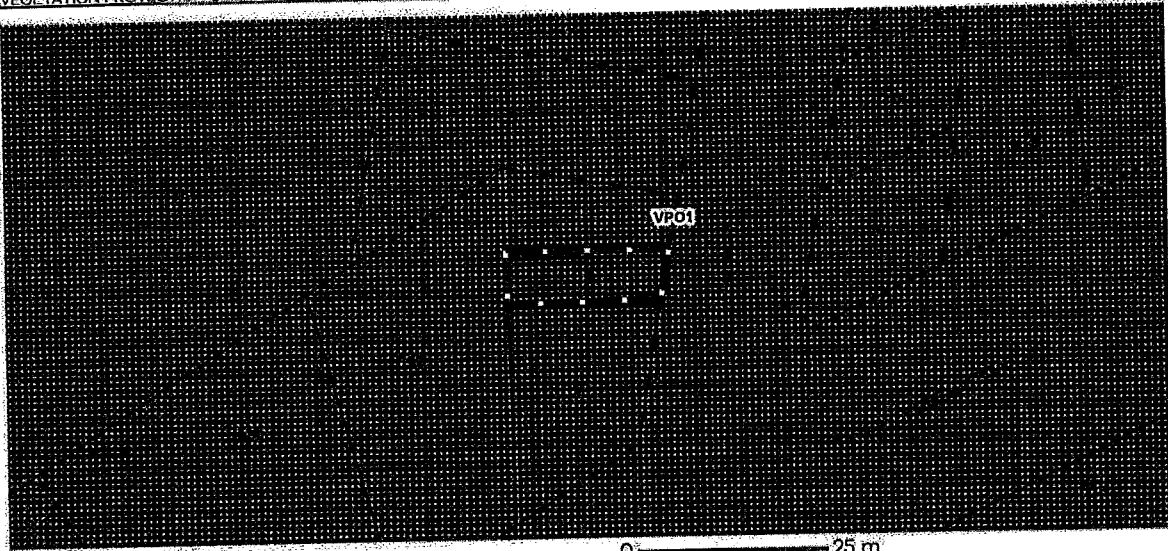
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
 Read the full disclaimer at <https://www.delwa.vic.gov.au/discclaimer>

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 82C (b) of the Sale of Land 1982 (Vic).

Planning Overlays

VEGETATION PROTECTION OVERLAY (VPO)
VEGETATION PROTECTION OVERLAY - SCHEDULE 1 (VPO1)

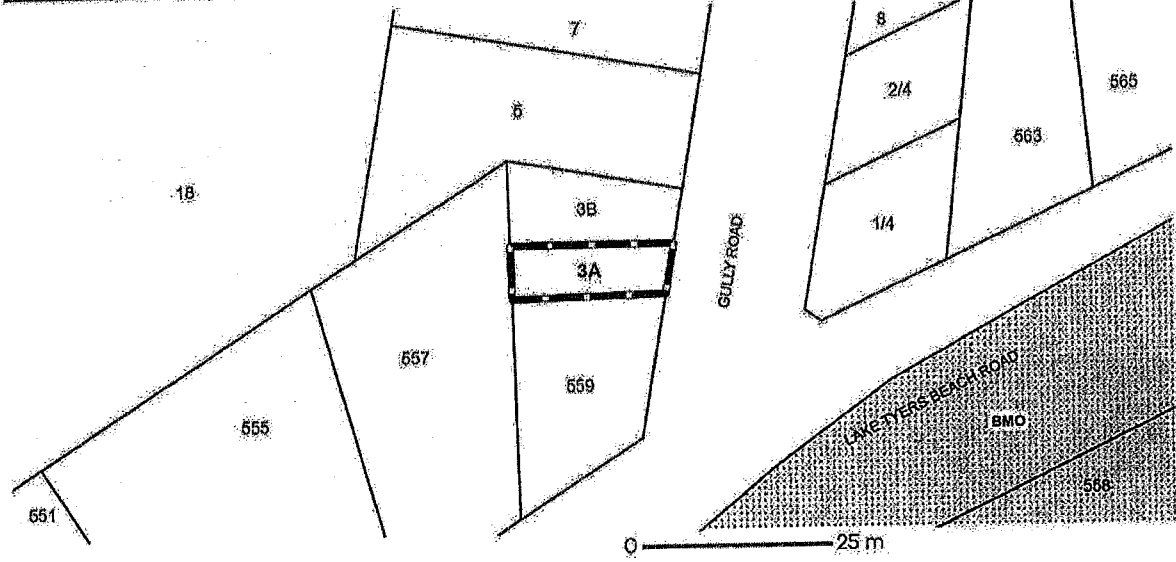


VPO - Vegetation Protection Overlay
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS:

Other overlays in the vicinity not directly affecting this land

BUSHFIRE MANAGEMENT OVERLAY (BMO)



BMO - Bushfire Management Overlay
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delwp.vic.gov.au/1363616>

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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an area of cultural heritage sensitivity.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

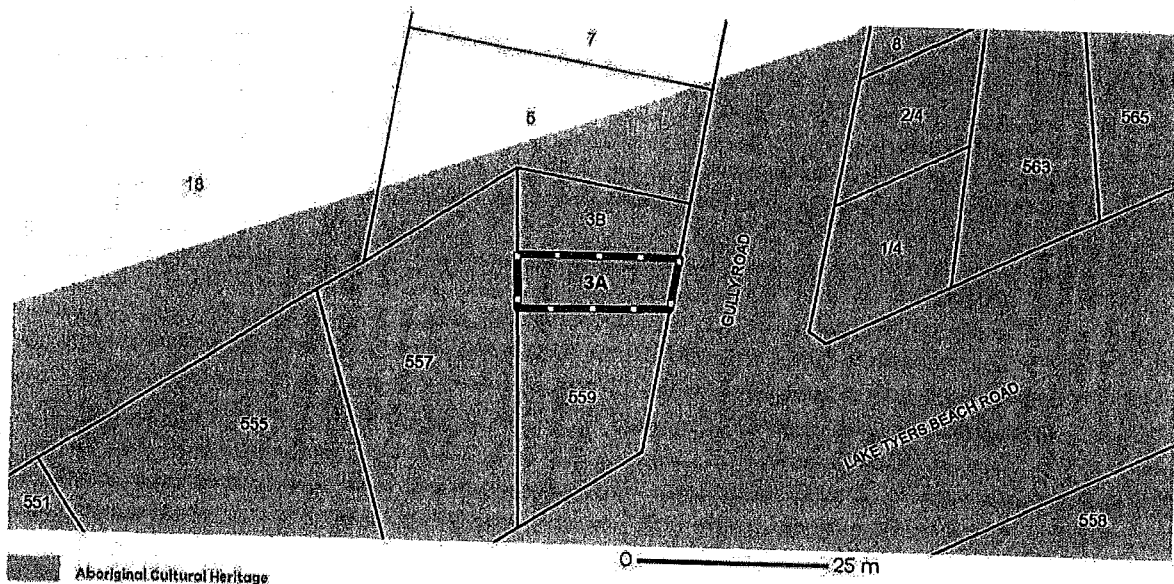
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which requires a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.oav.nrms.net.au/oav/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginal.vic.gov.au/aboriginal-heritage-legislation>



Copyright © - State Government of Victoria
Disclaimer This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delp.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 1982 (Vic).

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Further Planning Information

Planning scheme data last updated on 28 August 2022.

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/Maplan>

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at <https://www.delp.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 1992 (Vic).

PLANNING PROPERTY REPORT 3A GULLY ROAD LAKE TYERS BEACH 3909

Page 5 of 6

PLANNING PROPERTY REPORT



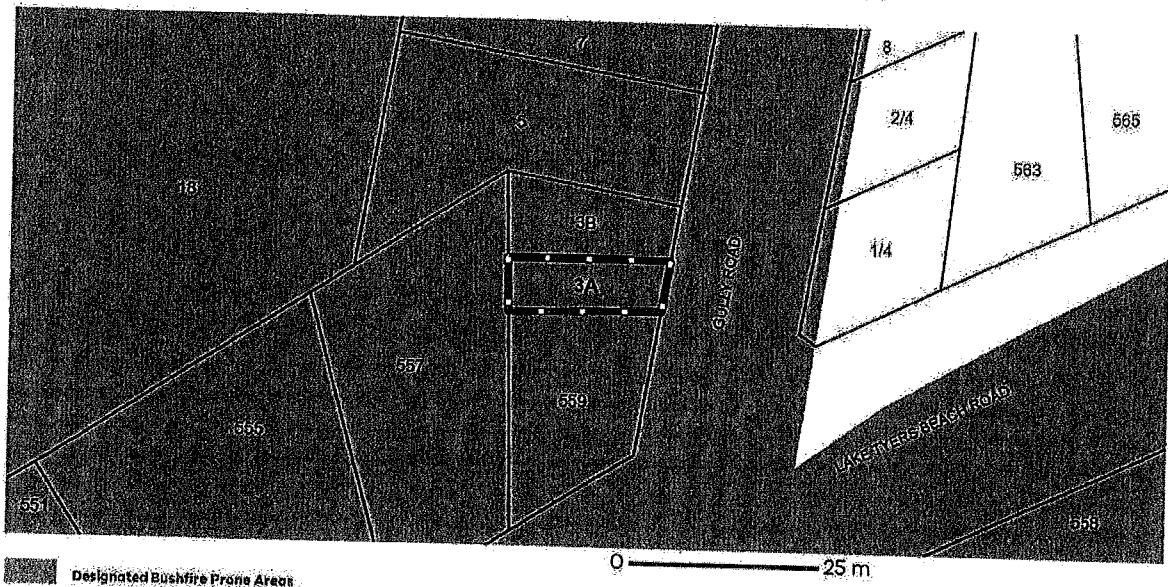
Environment,
Land, Water
and Planning

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.plan11n.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://nvlm.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 \(environment.vic.gov.au\)](#)

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at <https://www.delwp.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).

DATED

2022

BARBARA SUSANNE ROSKER

VENDOR STATEMENT

Property: 3A Gully Road, Lake Tyers Beach VIC 3909

East Gippsland Conveyancing
Licensed Conveyancer
Licence No. 001517L

224 Main Street
BAIRNSDALE VIC 3875
P.O. Box 584 Lakes Entrance VIC 3909

Tel: 03 4135 2000

Email : info@egconvey.com.au

Ref: L. Nichols