

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	540a Lake Tyers Beach Road, Lake Tyers Beach 3909
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Vendor's name	Ronald Anthony Stott	Date / /
Vendor's signature		

Vendor's name	Jennifer Fay Stott	Date / /
Vendor's signature		

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 total does not exceed:

\$5,800.00

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	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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): -

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 regulations made under the *Building Act* 1993 if the square box is marked with an 'X'

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. **NOTICES**

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

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. **BUILDING PERMITS**

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

Are contained in the attached certificate.

6. **OWNERS CORPORATION**

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

Not Applicable.

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

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"/>
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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 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)

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 26 August 2024 04:36 PM

PROPERTY DETAILS

Address: **540A LAKE TYERS BEACH ROAD LAKE TYERS BEACH 3909**

Lot and Plan Number: **Lot 3 PS620094**

Standard Parcel Identifier (SPI): **3\PS620094**

Local Government Area (Council): **EAST GIPPSLAND** www.eastgippsland.vic.gov.au

Council Property Number: **93005**

Planning Scheme: **East Gippsland** [Planning Scheme - East Gippsland](#)

Directory Reference: **Vicroads 85 C7**

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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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).

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

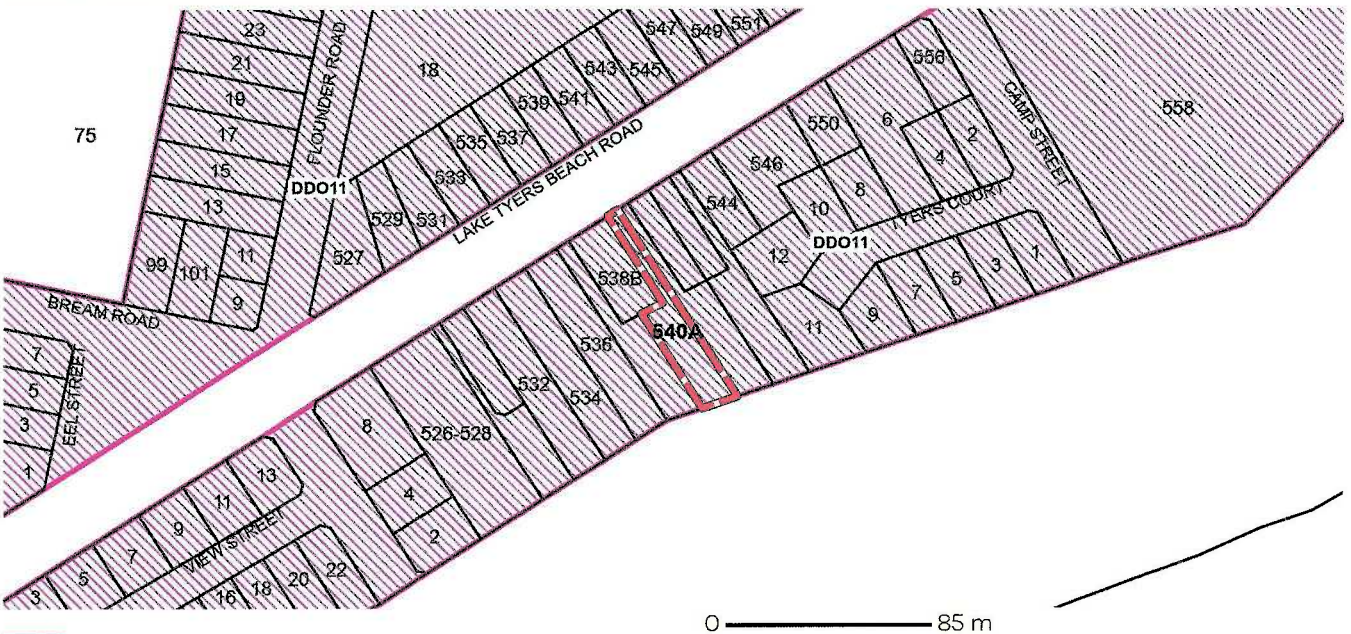


BMO - Bushfire Management Overlay

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

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

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Further Planning Information

Planning scheme data last updated on 21 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>

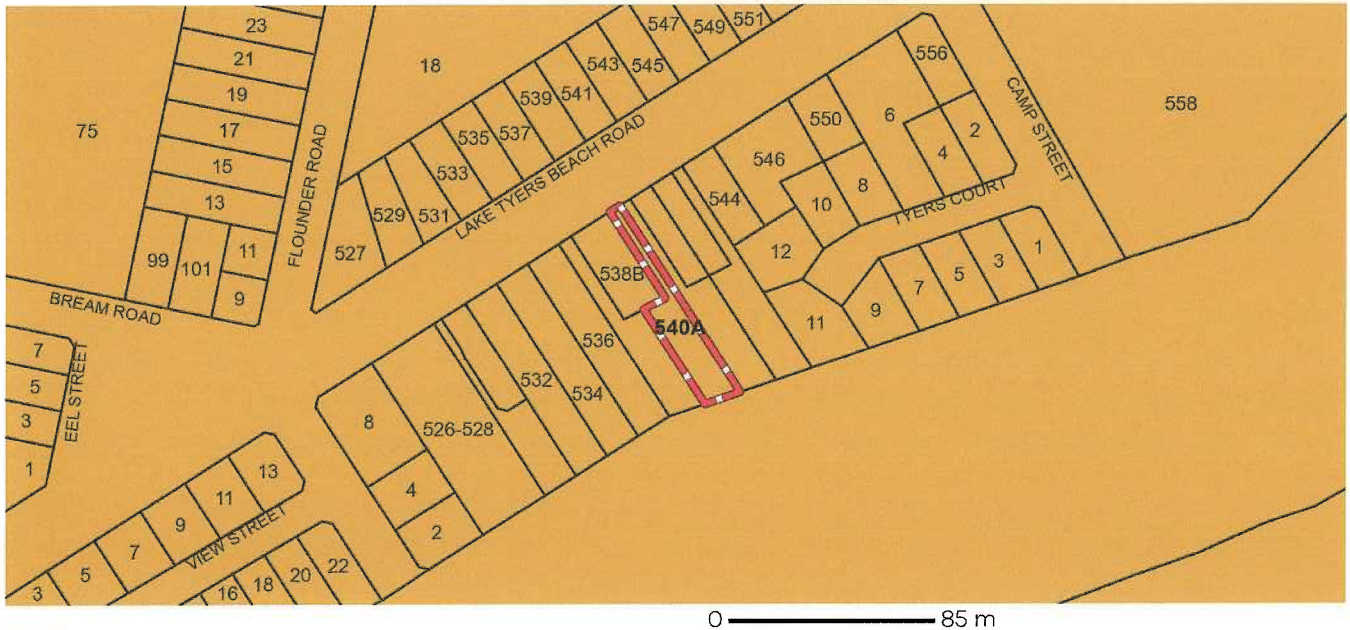
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

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 Bushfire Prone Areas

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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PROPERTY REPORT

From www.land.vic.gov.au at 26 August 2024 04:37 PM

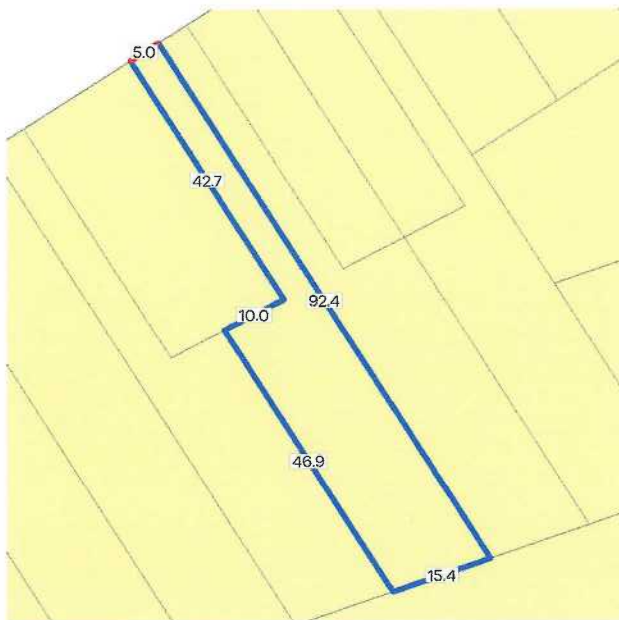
PROPERTY DETAILS

Address: **540A LAKE TYERS BEACH ROAD LAKE TYERS BEACH 3909**
Lot and Plan Number: **Lot 3 PS620094**
Standard Parcel Identifier (SPI): **3\PS620094**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **93005**
Directory Reference: **Vicroads 85 C7**

www.eastgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 935 sq. m

Perimeter: 213 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**

PLANNING INFORMATION

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

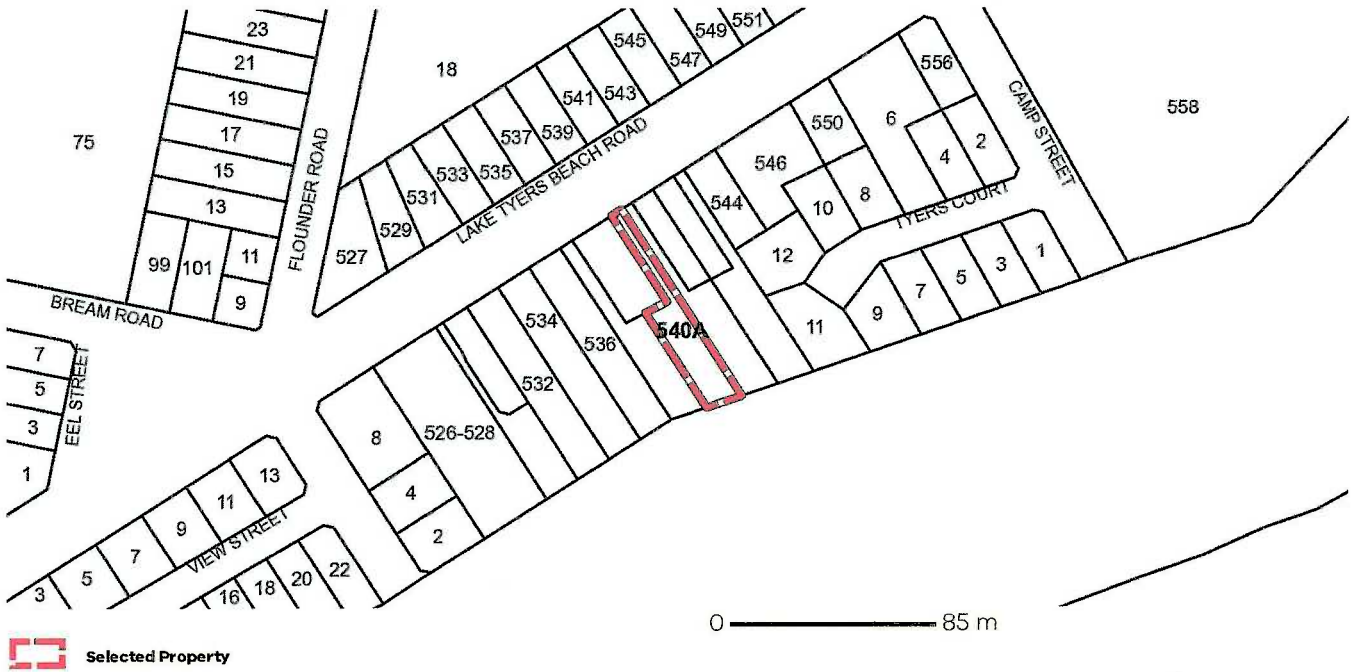
The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

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

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

Area Map



 Selected Property



Watershed Building Consultants ACN 118 532 755

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 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

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

BUILDING PERMIT No. BS-U1590/20181224/0 ISSUED 12/06/2018
JOB NUMBER: 17/02852

Issued to

Owner/Agent of owner **Blay Builders**
 Postal address **PO Box 1129, BAIRNSDALE**
 Email **info@blaybuilders.com.au**

Telephone **0409 387 939**
 Postcode **3875**

Ownership details

Owner **Ronald & Jennifer Stott**
 Postal address **6 Reggardo Rise, LAKE BUNGA**
 Email **jennistott@hotmail.com**

Telephone **0427 552 066**
 Postcode **3909**

Property details

Number **540a** Street/road **Lake Tyers Beach Road** City/suburb/town **LAKE TYERS BEACH** Postcode **3909**
 Lot/s **3** LP/PS **PS620094** Volume **11103** Folio **198**
 Municipal District **East Gippsland Shire Council** Unique Property Identifier

Builder

Name **Xavier Ryan of Blay Builders**
 Address **PO Box 1129, BAIRNSDALE**

Telephone **0409 387 939**
 Postcode **3875**

Details of building practitioners and architects

(a) to be engaged in the building work

Name	Company	Category / Class	Registration No.
Xavier Ryan	Blay Builders	Builder	DB-U 36965

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

Name	Company	Category / Class	Registration No.
Ian Neville	Ian Neville Building Design P/L	Drafting	DP-AD 1075
Christopher Watts	CD Watts & Associates	Civil Engineer	EC 1402

Details of domestic building work insurance

The issuer or provider of the required insurance policy is **VMIA** and the policy number is **C318558**.

Details of relevant planning permit

Planning permit no. **150/2018/P** Date of grant of planning permit. **07/06/2018**

Nature of building work

Description of building work **dwelling and garage** Storey Contained **2**
 Version of BCA applicable to permit **2016 Amdt 1** Cost of building work for project: **\$569,706**
 Stage of building work permitted **all** Total floor area of new building work **345 m²**

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

Building Classification

BCA	BCA Description	NOW	Part
1ai	Detached house	New Building	All
10a	Garage, carport, shed or storage facility	New Building	All of attached garage

Prescribed reporting authorities The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Date Approved	Authority	Matter	Regulation
---------------	-----------	--------	------------

29 Aug 2017	Council	Consent to exceed maximum street setback	408
20 Jul 2017	Council	Consent for side and rear setbacks	414
20 Jul 2017	Council	Consent for wall on boundary	415
31 Oct 2017	Council	LPOD info from Council	610

Inspection requirements

The mandatory notification stages are:

Prior to placing a footing - concrete pads
Foundation - pre-slab
Prior to placing a footing - slab reinforcement
Completion of frame
Final upon completion of all building work

Occupation or use of building

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

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

Commencement and completion

This building work must commence by **12/06/2019**.

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

This building work must be completed by **12/06/2020**.

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

Relevant building surveyor

Name: M D Curtain

Registration No. BS-U1590



Signature:

Conditions of Approval Building Permit No. BS-U1590/20181224/0

1. The building permit has been issued pursuant to the *Building Act 1993 (the "Act")*, the *Building Interim Regulations 2017 (the "Building Regulations")* and the *National Construction Code Series Building Code of Australia 2016 - Volume 2 (the "BCA")*. Pursuant to section 10 of the Act, the relevant building surveyor has certified in writing, that substantial progress was made on the design of the building before the introduction of the Building Regulations 2018 on 2 June 2018; and
2. The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and
3. Pursuant to Regulation 604, a temporary fence/barricade with a minimum height of 1.8 metres is to be erected around the building works area to protect the safety of the public during the building works. The temporary fencing and hoarding is to comply with AS4687-2007. Before and during the carrying out of building work, all excavations must be fenced or otherwise guarded against being a danger to life or property; and
4. 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
5. Dwelling is located in a bushfire prone area and as such is to be constructed to a minimum BAL of 19 as noted on the approved plans and AS3959 - 2009; and
6. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
7. 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
8. The following information and/or certificates are to be provided with the application for Occupancy Permit or a request for a Certificate of Final Inspection:
 - (a) All plumbing compliance certificates from the plumber(s) engaged in the works; and
 - (b) An electrical safety certificate from an electrician engaged in the works; and
 - (c) A certificate or statement from the builder confirming the stair treads have a surface with a slip-resistance classification not less than P3 or R10 (dry surface condition) and P4 or R11 (wet surface condition); and
 - (g) A statement of compliance from the builder which confirms compliance with the relevant Australian Standards and approved plans and reports for matters such as wet areas, bushfire, termite, glazing, artificial lighting plan & energy report; and
9. 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

10. 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). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary; and
11. Manufacturer's roof truss layouts and computations are to be submitted for approval prior to commencing work on the frame; and
12. Artificially lighting calculations that comply with Part 3.12.5.5 of the BCA are to be submitted for approval prior to installation of the lights; and
13. Building work authorised under this permit requires an Occupancy Permit prior to lawful occupation of the building. An application for an Occupancy Permit (Form 5) must be submitted to our office together with the required compliance certificates.

Note for owners

If this site is 400m² or more in size and is zoned as General Residential Zone (GRZ) or Neighbourhood Residential Zone (NRZ) under Council's Planning Scheme, the owner is responsible for complying with the minimum garden area requirements under the Planning Scheme (eg minimum 25% garden area for lot sizes between 400-500m², minimum 30% garden area for lot sizes between 501m²-650m², and minimum 35% garden area for lots above 650m²).

This building permit does not include an assessment for compliance with the mandatory minimum garden area requirements under Council's Planning Scheme.



Watershed Building Consultants ACN 118 532 755

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 5999 E gippsland@watershedbc.com.au

W watershedbc.com.au

FORM 16
Regulation 192
Building Act 1993
Building Regulations 2018

Occupancy Permit

For Building Permit Number: **BS-U 1590/20181224/0**
Job No. 17/02852

Property details

Number **540a** Street/road **Lake Tyers Beach Road** City/suburb/town **LAKE TYERS BEACH** Postcode **3909**
Lot/s **3** LP/PS **PS620094** Volume **11103** Folio **198**
Crown allotment Section Parish County
Municipal District **East Gippsland Shire Council**

Building permit details

Building permit number **BS-U 1590/20181224/0**
Version of BCA applicable to building permit **2016 - Volume 2**

Description of building work: **dwelling and garage**

BCA	BCA Description	NOW	Part
1a(a)	Detached house	New Building	All
10a	Garage, carport, shed or storage facility	New Building	All of attached garage

Reporting authorities

The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Date Approved	Authority	Matter	Regulation
29 Aug 2017	Council	Consent to exceed maximum street setback	408
20 Jul 2017	Council	Consent for side and rear setbacks	414
20 Jul 2017	Council	Consent for wall on boundary	415
31 Oct 2017	Council	LPOD info from Council	610

Suitability for occupancy

At the date this occupancy permit is issued, the building to which this permit applies is suitable for occupancy.

Relevant Building Surveyor

Name: **M D Curtain**

Registration No. **BS-U 1590**

Signature:

Certificate Number: **20181224** Date Of Issue: **31 July 2019**

Date of final inspection: **26 July 2019**

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.



BAIRNSDALE | TRARALGON | CASTLEMAINE

FORM 23

Regulations 147Y(4), 147ZB(2)

Building Act 1993

Building Regulations 2018

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Issued to:

1. *Name of owner of the land (the **property**) on which the swimming pool or spa is located:*
Ron and Jenny Stott
2. *Postal address:* 540A Lake Tyers Beach Rd Lake Tyers
3. *Telephone number:* 0427 552 066
4. *Email address:* jennistott@hotmail.com

Property details:

Number: 540A *Street/road:* Lake Tyers Beach Road *City/suburb/town:* Lake Tyers

Postcode: 3909

Lot/s: *LP/PS:* *Volume:* *Folio:*

Crown allotment: *Section:* *Parish:* *County:*

Municipal district: East Gippsland Shire Council

Type of swimming pool or spa:

- Permanent swimming pool
- Permanent spa
- Relocatable swimming pool
- Relocatable spa

5. *Date of construction of the swimming pool or spa:* From 1/05/2013

6. *Applicable barrier standard:* AS 1926.1-2012

7. *The applicable barrier standard applies under:*

- Division 2 of Part 9A of the Building Regulations 2018
- Relevant deemed to satisfy provisions of the BCA
- A performance solution in accordance with the BCA

8. *Date(s) of inspection(s) of the swimming pool or spa barrier:* 28/03/2024

Certification of compliance

Following inspection of the swimming pool and safety barrier inspection on the date(s) referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.



Signature of swimming pool and spa inspector:

Date: 28/3/24

9. I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Inspector details:

10. Name of registered building practitioner: **Brian Ross**
11. ABN: **30 600 047 452**
12. Address: **30 Macleod Street Bairnsdale, VIC 3875**
13. Email: **bairnsdale@egbp.com.au**
14. Building Practitioner Registration No.: **BS-U 1274**
15. Municipal District/Council Name: **East Gippsland Shire**



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

BUILDING PERMIT No. BS-U1590/20190446/0 ISSUED 12/03/2019
JOB NUMBER: 19/00342

Issued to

Owner **Ronald Stott**
 Postal address **3 Eastern Beach Road, LAKES ENTRANCE**
 Email **rjstott@bigpond.com**

Telephone **0423 946 194**
 Postcode **3909**
 ACN (if applicable)

Property details

Number **540a** Street/road **Lake Tyers Beach Road** City/suburb/town **LAKE TYERS BEACH** Postcode **3909**
 Lot/s **3** LP/PS **620094** Volume **11103** Folio **198**
 Municipal district **East Gippsland Shire Council**

Builder

Name **Kane Rozynski**
 Address **PO Box 95, LINDENOW**
 Building practitioner registration no. **DB-L 42802**

Telephone **0418 591 026**
 Postcode **3865**
 ACN (if applicable)

This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Building practitioner or architect engaged to prepare documents for this permit

Name	Company Name	Category / Class	Personal Reg No.	Company Reg No.
Camiilo Pineda-Moreno	Emerald Design & Construction	Civil Engineer	EC 41817	

Details of domestic building work insurance

The issuer or provider of the required insurance policy is N/A value of works <\$16,000.

Details of relevant planning permit

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

Nature of building work

Description of building work **garage** Storey Contained **1**
 Version of BCA applicable to permit **NCC2016** Cost of building work for project: **\$14,070**
 Stage of building work permitted **all** Total floor area of new building work **71 m²**

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

Building Classification

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All

Prescribed reporting authorities The following bodies are prescribed reporting authorities for the purposes of the application for this permit in relation to the matters set out below:

Date Approved	Authority	Matter	Regulation
08 Mar 2019	Council	Consent for wall on boundary	80

Inspection requirements

The mandatory notification stages are:

- Prior to placing a footing - concrete pads**
- Prior to placing a footing - slab reinforcement**
- Completion of frame**
- Final upon completion of all building work**

Occupation or use of building

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

Commencement and completion

This building work must commence by **12/03/2020**.

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

This building work must be completed by **12/03/2021**.

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

Relevant building surveyor

Name: M D Curtain

Registration No. BS-U1590



Signature:

Conditions of Approval
Building Permit No. BS-U1590/20190446/0

1. The building permit has been issued pursuant to the Building Act 1993 (*the "Act"*), the Building Regulations 2018 (*the "Building Regulations"*) and the National Construction Code Series Building Code of Australia 2016 - Volume 2 (*the "BCA"*); and
2. The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and
3. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
4. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
5. 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
6. The following information and or certificates are to be provided with the application for the 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.
7. 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
8. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling; and
9. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
10. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
11. 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). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.

ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS

All work to comply with NCC BCA 2016 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part 1.4 of the NCC including the standards listed below:

- Glazing to comply with AS1288 (Glass in buildings selection and installation)
- Windows to comply with AS2047 (Windows in building selections and installations)
- Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
- Footings to comply with AS2870 (Residential slabs and footings)
- Timber framing to comply with AS1684.2 (Residential timber-framed construction)
- Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)
- Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
- Termite protection to comply with AS3660.1 (Termite management for new building work).

GENERAL

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside or a roof vent (eg whirly bird) must be provided if the exhaust fans discharge into a roof space which has sarking.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.
- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.
- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extend across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

DRAINAGE

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the perimeter of the dwelling must fall away a minimum of 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

FRAMING

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm² per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the timber must be preservative-treated to H3.

MASONRY

- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

CLADDING

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.

Domestic Building Insurance

Certificate of Insurance

Ronald Stott, Jennifer Stott

**6 Reggardo Rise
LAKES ENTRANCE
VIC 3909**

Policy Number:

C318558

Policy Inception Date:

26/09/2017

Builder Account Number:

005334

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

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **540a Lake Tyers Beach Rd LAKE TYERS BEACH VIC 3909 Australia**

Carried out by the builder: **BLAY BUILDERS PTY LTD**

Builder ACN: **153222078**

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

For the building owner(s): **Ronald Stott, Jennifer Stott**

Pursuant to a domestic building contract dated: **20/09/2017**

For the contract price of: **\$ 569,706.00**

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

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

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

PLEASE CHECK

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

IMPORTANT

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

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

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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 11103 FOLIO 198

Security no : 124117739857X
Produced 26/08/2024 03:25 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 620094F.
PARENT TITLE Volume 08008 Folio 149
Created by instrument PS620094F 19/11/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RONALD ANTHONY STOTT
JENNIFER FAY STOTT both of 4 REGGARDO RISE LAKES ENTRANCE VIC 3909
AL809598G 13/04/2015

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AL809598G 13/04/2015
Expiry Date 01/01/2030

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 PS620094F 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: 540A LAKE TYERS BEACH ROAD LAKE TYERS BEACH VIC 3909

DOCUMENT END

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PS620094F



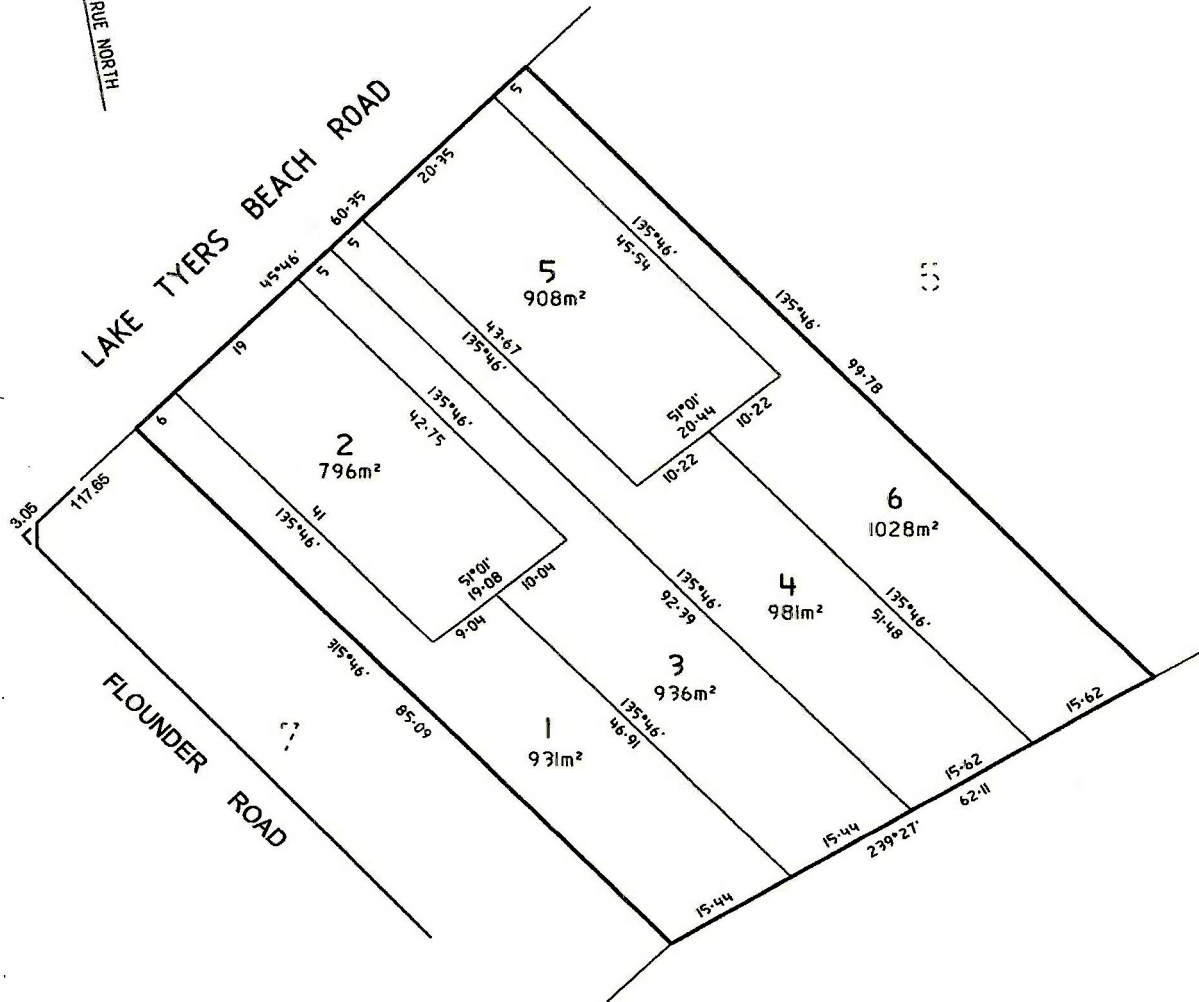
PLAN OF SUBDIVISION		STAGE No. /	LTD USE ONLY EDITION 1	
LOCATION OF LAND PARISH: COLOUHOON TOWNSHIP: EAST CUNNINGHAM SECTION: _____ CROWN ALLOTMENT: 6 CROWN PORTION: _____ TITLE REFERENCES: VOL 8008 FOL 149 LAST PLAN REFERENCE: TP277656K POSTAL ADDRESS: (At time of subdivision) 538 LAKE TYERS BEACH ROAD, LAKE TYERS BEACH, 3909 MGA 84 CO-ORDINATES: E 595 135 (Of approx. centre of land in plan) N 5809 215 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 109/2008/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 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 <i>Richard Healy</i> Council seat Date 06/08/2008 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council seat Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
STAGING		This is / is not a staged subdivision Planning Permit No 459/2006/P		
DEPTH LIMITATION		15.24 METRES BELOW THE SURFACE		
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 7/11/08	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
LICENSED SURVEYOR MICHAEL JOSEPH SADLER SIGNATURE <i>Michael Sadler</i> DATE 28/5/2008 REF 13060 VERSION 1			LR USE ONLY PLAN REGISTERED TIME 10.38am DATE 19/11/08 KEVIN BUHAGIAR Assistant Registrar of Titles SHEET 1 OF 2 SHEETS <i>Kevin Buhagiar</i> DATE 06/08/2008 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	
Crowther & Sadler Pty Ltd. LICENSED SURVEYORS & TOWN PLANNERS 162 MACLEOD STREET, BAINSDALE, VIC., 3875 TELEPHONE (03) 5162 6011				

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 620094F



Crowthor & Sadler Pty. Ltd.
 LICENSED SURVEYORS & TOWN PLANNERS
 162 MACLEOD STREET, BAIRNSDALE, VIC., 3876
 TELEPHONE (03) 6162 6011

SHEET 2 OF 2 SHEETS

ORIGINAL	SCALE	5 0 5 10 15 20
SHEET SIZE A3	SCALE 1:500	LENGTHS ARE IN METRES

LICENSED SURVEYOR: MICHAEL JOSEPH SADLER
 SIGNATURE: *Michael Joseph Sadler* DATE: 28/5/2008
 REF: 13060 VERSION: 1

Richard Harty
 DATE: 06/08/2008
 COUNCIL DELEGATE SIGNATURE

AL809598G

Transfer of Land

Creating an Easement and/or Restrictive Covenant

Section 45 Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by

Name: WARREN, GRAHAM & MURPHY PTY LTD
Phone: (03) 5155 1286
Address: 383 Esplanade
Lakes Entrance
Reference: GRW:AB:3016815

Customer Code: 1716W

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)

Volume 11103 Folio 198

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

\$375,000.00

Transferor: (full name)

BRIAN JOHN BRODRIBB

Transferee: (full name and address including postcode)

RONALD ANTHONY STOTT and JENNIFER FAY STOTT both of 4 Reggardo Rise, Lakes Entrance, Vic 3909as Joint Proprietors

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant :

AND the Transferees 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 the Plan of Subdivision Number PS620094F (other than the land hereby transferred) and each and every part thereof until the 1st January 2030 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 1st January 2030 and be set out as an encumbrance at the foot of the Certificate of Title to be issued pursuant to this Transfer HEREBY for themselves their respective heirs executors administrators and transferees COVENANTS with the said BRIAN JOHN BRODRIBB his successors and transferees and other the registered 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) that the transferee will not prior to 1st January 2030:-

5951308A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 1 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

AL809598G

- a) Erect, place, permit, licence or authorise on the said land any building being a single dwelling house unless built only of new materials and unless such building contains a floor area of not less than one hundred and twenty (120) square metres within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola or verandah and has an external wall area of at least 75% brick, brick veneer, masonry, stone, glass, timber or composite weather board and having a roof of slate, clay tile, cement tile, zinculume or colour bonded material;
- b) Erect, place, permit, licence or authorise on the said lot any outbuildings built with other than new materials of the same type as the main dwelling house;
- c) Use or permit the use of the said land for any service industrial offensive or noxious purpose;
- d) Use or permit to be used the said land or any part thereof for the purpose of parking, garaging, or servicing of any motor vehicle in excess of five (5) tonnes;
- e) Use or permit the use of the said land or any building thereon for the purpose of commercial breeding, boarding or training kennels for cats, dogs or to keep poultry in excess of twenty birds or for pig farming.

Dated: 07-04-2015


Execution and attestation:

Signed by BRIAN JOHN BRODRIBB in the presence of:)

Witness: )


BRIAN JOHN BRODRIBB

Signed by RONALD ANTHONY STOTT in the presence of:)

Witness: )


RONALD ANTHONY STOTT

Signed by JENNIFER FAY STOTT in the presence of:)

Witness: )


JENNIFER FAY STOTT

5951308A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 2 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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)

RONALD ANTHONY STOTT AND JENNIFER FAY STOTT

VENDOR STATEMENT

Property: 540A Lake Tyers Beach Road, Lake Tyers Beach 3909

Warren, Graham & Murphy Pty Ltd
Lawyers
347A Esplanade
Lakes Entrance Vic 3909
Tel: 03 5155 1286
Fax: 03 5155 2451
Ref: BGC:AB:3031224