

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	92 THORPES LANE, LAKES ENTRANCE VIC 3909	
Vendor's name	Graeme Robert Brindley	Date
Vendor's signature		
Vendor's name	Vicky Lee-Anne Brindley	Date
Vendor's signature		
Purchaser's name		Date
Purchaser's signature		
Purchaser's name		Date
Purchaser's signature		

Important information

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1. FINANCIAL MATTERS

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

Total does not exceed new: \$ 4000

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

\$ To \$

Other particulars (Including dates) and times of payments:

1.3 Terms of Contract

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

Not applicable.

1.4 Sale Subject to Mortgage

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

Not applicable.

1.5 Land subject to Tax Reform scheme

Is the land tax reform scheme land within the meaning of the **Commercial and Industrial Property Tax Reform Act 2024**?

(a)

(b) If yes to 1.5(a), please provide:

i. the AVPCC* most recently allocated to the land; AND

ii. the entry date within the meaning of the Commercial and Industrial Property Tax Reform Act 2024

* **AVPCC** means an Australian Valuation Property Classification Code based on the Valuation Best Practice Specifications Guidelines, or as otherwise defined under the **Commercial and Industrial Property Tax Reform Act 2024**.

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.

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building on which building work has been carried out.

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.

*Is as follows:

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not applicable.

4.2 Agricultural Chemicals

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

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:

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*

6.1 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:

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

10.2 **Staged Subdivision**

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.)

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)

92 THORPES LANE, LAKES ENTRANCE VIC 3909
Copy of Plan - PS438857S
Instrument Search - X813669E (AGREEMENT)
Vicroads: Vicroads Certificate - 10612/644
East Gippsland: Building Approval 326 (1) - 10612/644
DELWP: Planning Certificate Express - 10612/644

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](https://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.

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.

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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 10612 FOLIO 644

Security no : 124118150367R
Produced 11/09/2024 12:20 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 438857S.
PARENT TITLE Volume 10181 Folio 916
Created by instrument PS438857S 12/11/2001

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
GRAEME ROBERT BRINDLEY
VICKY LEE-ANNE BRINDLEY both of 5 GOOLARA PLACE JERRABOMBERRA NSW 2619
AK706702X 11/11/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL384272C 25/09/2014
NATIONAL AUSTRALIA BANK LTD

COVENANT X959471J 18/12/2001
Expiry Date 31/12/2025

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

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

DIAGRAM LOCATION

SEE PS438857S 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: 92 THORPES LANE LAKES ENTRANCE VIC 3909

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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PLAN OF SUBDIVISION	STAGE No. <hr/>	LTO USE ONLY EDITION 1	PLAN NUMBER PS 438857S
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LOCATION OF LAND

PARISH: COLQUHOUN

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 27^A, 28^A & 30 (PARTS)

CROWN PORTION: —

LTO BASE RECORD:
TITLE REFERENCES: Vol. 10181 Fol. 916

LAST PLAN REFERENCE/S: PS 328995T LOT F

POSTAL ADDRESS: 75 STIRLING DRIVE,
(At time of subdivision) LAKES ENTRANCE, 3909

AMG Co-ordinates E 589 200 ZONE: 55
(of approx centre of land N 5808 440
in plan)

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL REF: 00/0032/SD

~~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. 17 / 8 / 2000

~~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 of the Subdivision Act 1988 ~~has~~ has not been made.

(ii) The requirement has been satisfied.

(iii) The requirement is to be satisfied in Stage

~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

Re-certified under Section 11(7) of the Subdivision Act 1988.
Council Delegate
~~Council Seal~~
Date 14 / 8 / 2001

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This ~~is~~ is not a staged subdivision.
Planning permit No. 00/00075/DS

DEPTH LIMITATION

LOT 10 IS BY DEDUCTION FROM TITLE

SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E - 1	WAY, DRAINAGE & SEWERAGE	SEE DIAG.	LP 210631	LAND IN LP 210631
E - 1	WAY, DRAINAGE & SEWERAGE	SEE DIAG.	PS 328995T	SHIRE OF TAMBO & TAMBO WATER BOARD
E - 2	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN
E - 3	POWER LINE	16	THIS PLAN - SECTION 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY LTD.

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE 15 / 10 / 2001

LTO USE ONLY

PLAN REGISTERED
TIME 5.40pm
DATE 12 / 11 / 2001

D. Bull
Assistant Registrar of Titles

SHEET 1 OF 3 SHEETS

Crowthier & Sadler Pty Ltd
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, 3875
TELEPHONE (03) 5152 5011

LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER

SIGNATURE DATE 7 / 8 / 2001

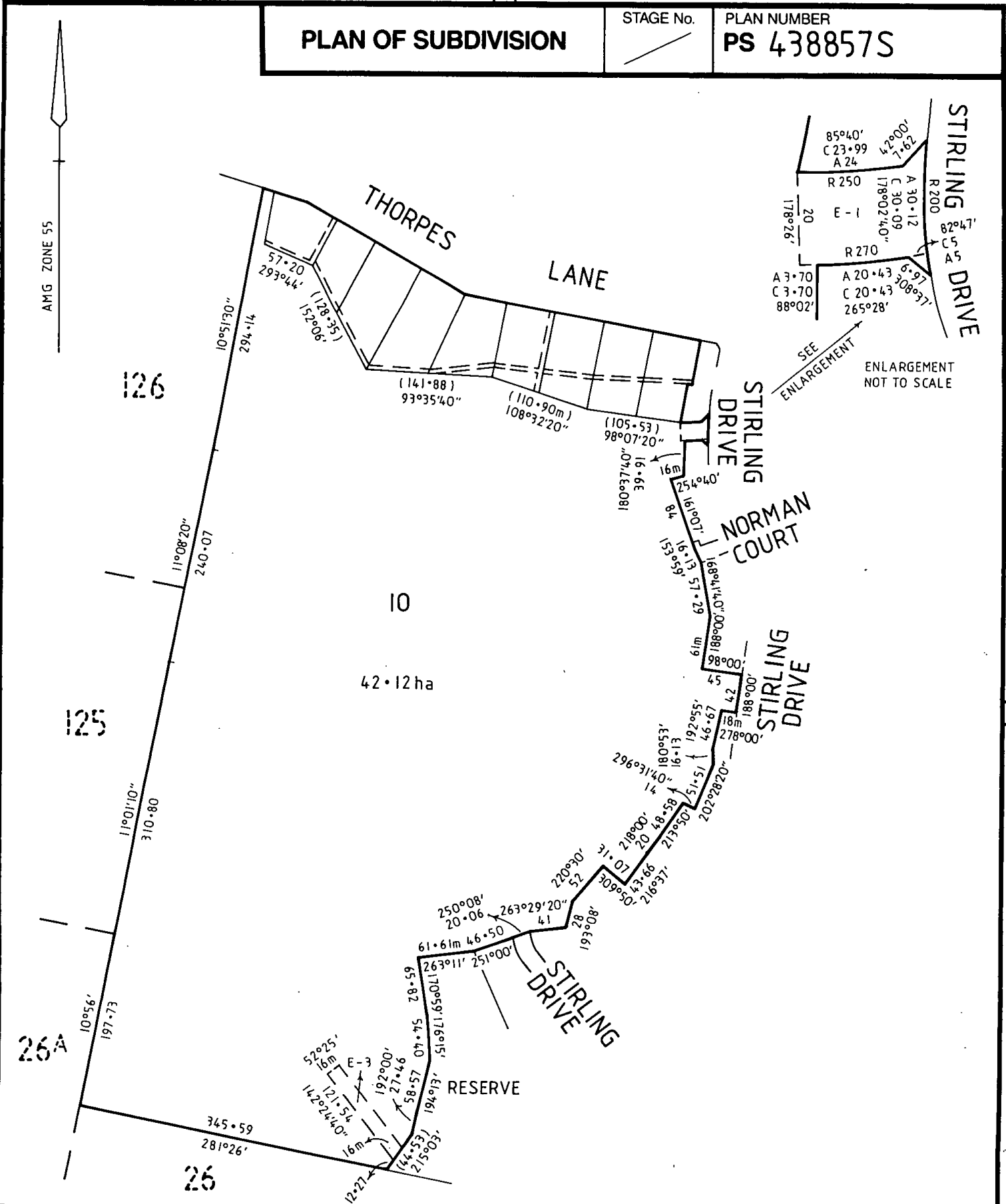
REF 9256 VERSION 3

DATE 14 / 8 / 2001

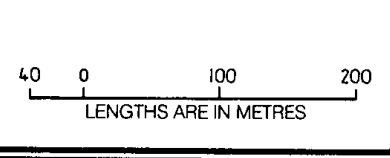
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE No. /	PLAN NUMBER PS 438857S
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Crowther & Sadler Pty Ltd
 LICENSED SURVEYORS & TOWN PLANNERS
 152 MACLEOD STREET, BAIRNSDALE, 3875
 TELEPHONE (03) 5152 5011



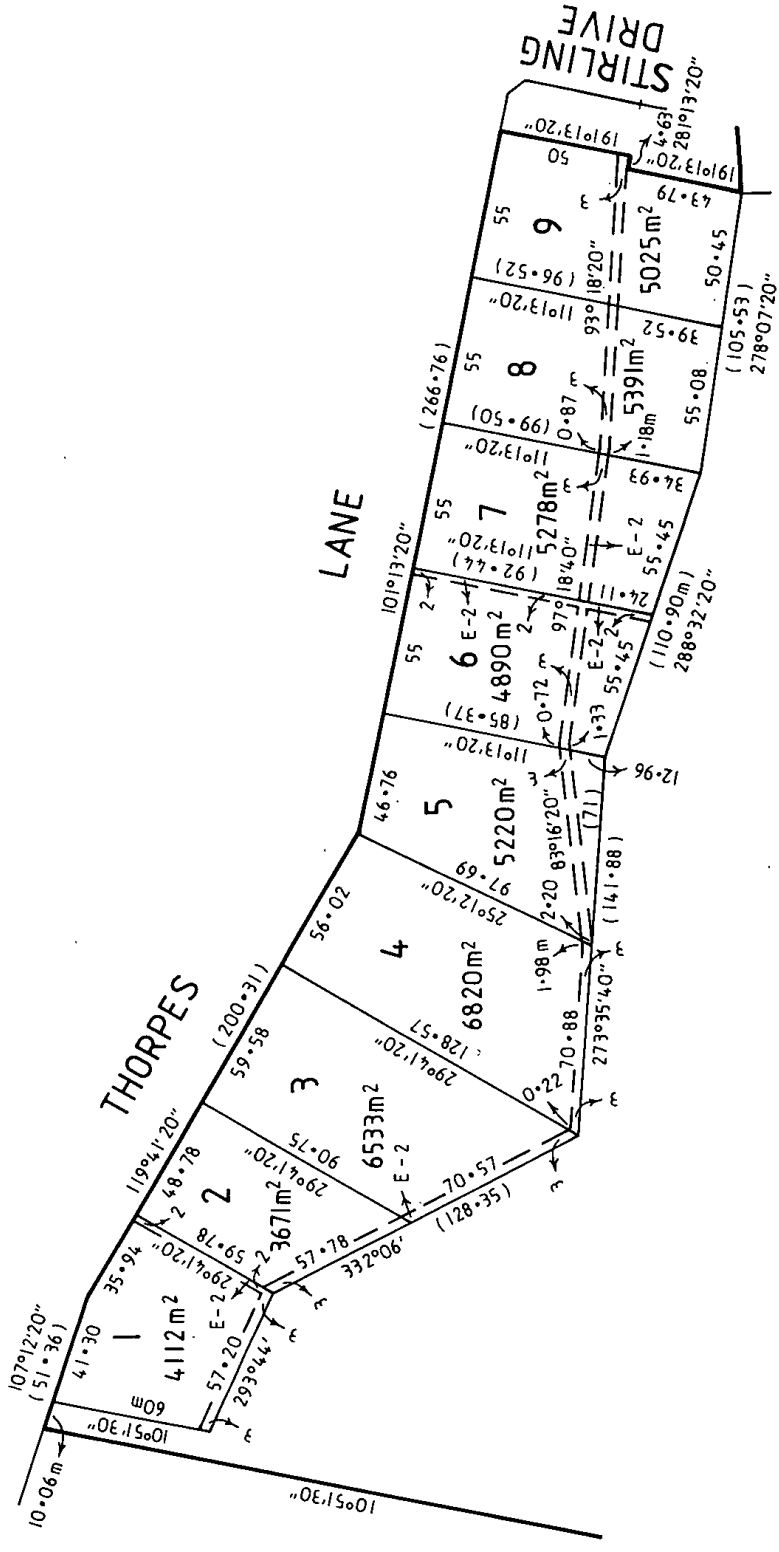
ORIGINAL SCALE SHEET SIZE
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LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER
 SIGNATURE DATE 7 / 8 / 2001
 REF 9256 VERSION 3

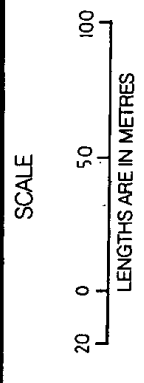
SHEET 2 OF 3 SHEETS
 DATE 14 / 8 / 2001
 COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No. / PLAN NUMBER
PS 438857S



Crowthor & Sadler Pty Ltd
 LICENSED SURVEYORS & TOWN PLANNERS
 152 MACLEOD STREET, BAIRNSDALE, 3875
 TELEPHONE (03) 5152 5011



ORIGINAL SCALE 1:2000
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) MICHAEL JOSEPH SADLER
 SIGNATURE DATE 7 / 8 / 2001
 REF 9256 VERSION 3

SHEET 3 OF 3 SHEETS
 DATE 14 / 8 / 2001
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FORM 13

1



SI X813669E 151001 0753 173 \$63



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

PLANNING AND ENVIRONMENT ACT 1987

Lodged at the Land Titles Office by:

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

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

Land: Certificate of Title Volume 10181 Folio 916.

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

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

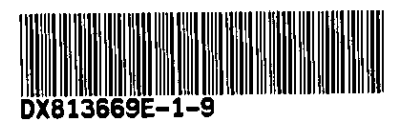
A copy of the Agreement is attached to this Application.

Signature of the Responsible Authority [Handwritten Signature]

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

Date: 18th September 2001

B 16/10/01



A0107005

THIS AGREEMENT is made the 22nd day of August 2001

BETWEEN:

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

and

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

WHEREAS

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

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

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



DX813669E-2-6

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

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

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

NOW THIS AGREEMENT WITNESSETH as follows:-

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



DX813669E-3-3

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

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

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

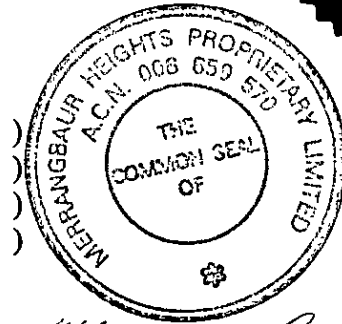
THE COMMON SEAL of the EAST GIPPSLAND SHIRE COUNCIL was affixed on the 12TH day of JULY 2001 in the presence of:

[Signature].....Chief Executive Officer

M Bennett.....Witness



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



[Signature].....
(Signed)

JOHN HIBBERT.....
(Print full name)

35 STIRLING DRIVE, LAKES ENTRANCE.....
(Usual Address)

SECRETARY.....
(Office held)

[Signature].....
(Signed)

WILLIAM MAULD DANIEL.....
(Print full name)

116 CARPENTER ST, LAKES ENTRANCE.....
(Usual address)

DIRECTOR.....
(Office held)



SCHEDULE

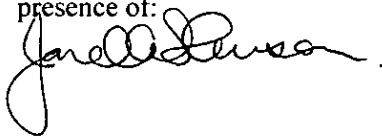
Certificate of Title Volume 10181 Folio 916

CONSENT

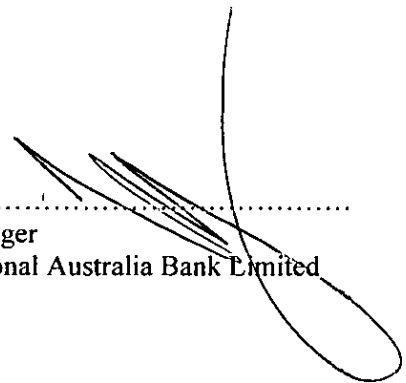
National Australia Bank Limited A.C.N. 004 044 937 as Mortgagee pursuant to Mortgage No. N245248C hereby Consents to the within Application.

Dated this 13th day of September, 2001

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



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



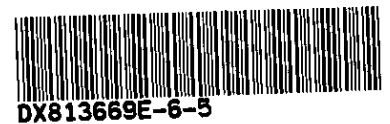
DX813669E-5-8

EAST GIPPSLAND SHIRE COUNCIL

and

MERRANGBAUR HEIGHTS PTY LTD

SECTION 173 AGREEMENT



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

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



Valuation and Rate Notice 2024-2025

PO Box 1618, Bairnsdale, VIC 3875
ABN 81 957 967 765
Enquiries (03) 5153 9500
www.eastgippsland.vic.gov.au

H 017076



034
H1

G R Brindley & V L Brindley
PO Box 1173
LAKES ENTRANCE VIC 3909



92 Thorpes Lane LAKES ENTRANCE VIC 3909
Lot 5 PS 438857

Land Area: 0.5220 Ha

AVPCC: 117 Residential Rural/Rural Lifestyle

Owner: G R Brindley & V L Brindley

Assessment Number:	81534
Date of Issue:	23/08/2024
Arrears	
Due Immediately:	
Pay in Full	\$3,266.97
By 15/2/2025:	
Pay by 4 instalments	\$815.97
First by 30/9/2024:	

Date of valuation	01/01/2024
Operative Date	01/07/2024
Site Valuation (SV)	\$375,000
Capital Improved Valuation (CIV)	\$1,000,000
Net Annual Valuation (NAV)	\$50,000

Rates and charges (Council uses CIV for rating purposes). Date of Declaration: 25 June 2024.

2024/2025 Council Rate and Charges

General Rate	0.00265466 X \$1,000,000	\$2,654.66
Municipal Charge		\$252.00
Waste Levy		\$51.00
Waste - 3 Bins - Compulsory	\$464.00 X 1	\$464.00
2024/2025 Victorian Government Fire Services Property Levy		
FSPL – Residential Variable	0.00008700 X \$1,000,000	\$87.00
FSPL – Residential Fixed	\$132.00 X 1	\$132.00

Rebates

Council Rebate		\$64.19 CR
Victorian Government Rebate		\$309.50 CR

Total Amount of this notice \$3,266.97

Instalments

Date Due	Amount Due
30/09/2024	\$815.97
30/11/2024	\$817.00
28/02/2025	\$817.00
31/05/2025	\$817.00

Please do not pay this account as a direct debit has been set up to pay this account by four instalments.

Payment(s) made on or after 9 August 2024 may not be shown on this account.

No GST is applied to rates.

The first payment will be deducted on 30 September 2024 for the amount as shown above.



Contact your bank or credit union to register for BPAY

Billers Code: 125864
Customer Ref: 1708153406

BPAY® this payment via Internet or phone banking.
BPAY View® – View and pay this bill using internet banking.
BPAY View Registration No: 1708153406
BPAY View Registration Name: G R Brindley & V L Brindley



Pay at our website with credit card (Visa and Mastercard only) visit
www.eastgippsland.vic.gov.au/council/online
Use Customer Reference Number: 1708153406



By Telephone
Pay with your credit card (Visa and Mastercard only)
Call 1300 321 219



In person at any Australia Post Office



*3632 1 1708153406



To arrange periodical Direct Debit from your bank account, please contact our office or download the form from our website and return to Council. Payment by quarterly instalments or in full can be arranged.



In Person - At Council's Service Centres (cash, cheque, EFTPOS or credit card). Reference: 81534



Pay by cheque –
Please detach this payment slip and mail with your cheque to:
East Gippsland Shire
PO Box 1618,
BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 815340

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1067618

APPLICANT'S NAME & ADDRESS

FIRST CALL CONVEYANCING C/- TRICONVEY2 (RESELLER)
C/- LANDATA
DOCKLANDS

VENDOR

BRINDLEY, GRAEME ROBERT

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

609471

This certificate is issued for:

LOT 5 PLAN PS438857 ALSO KNOWN AS 92 THORPES LANE LAKES ENTRANCE
EAST GIPPSLAND SHIRE

The land is covered by the:

EAST GIPPSLAND PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a GENERAL RESIDENTIAL ZONE - SCHEDULE 1
- is within a BUSHFIRE MANAGEMENT OVERLAY
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/eastgippsland>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

11 September 2024

Sonya Kilkenny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

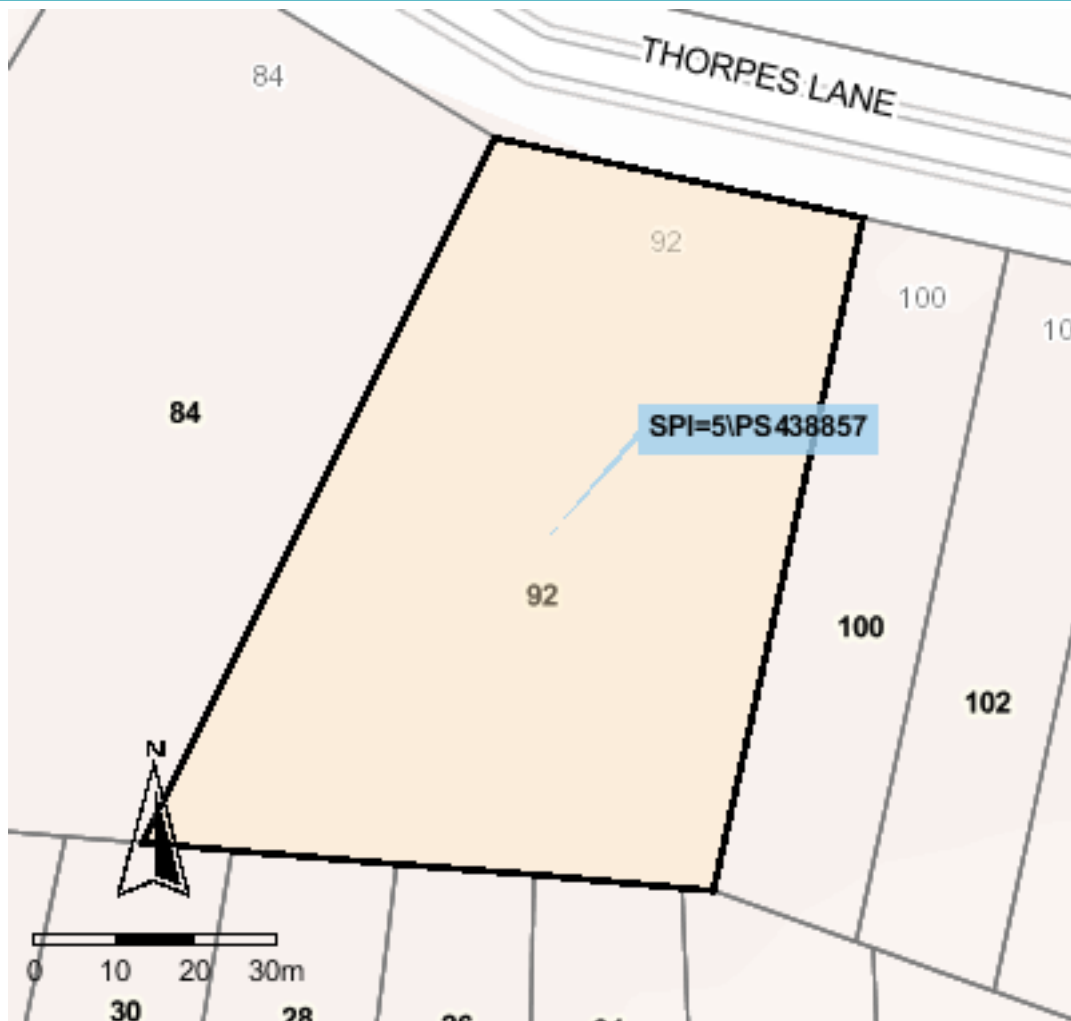
LANDATA@
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.au

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.

ROADS PROPERTY CERTIFICATE

The search results are as follows:

First Call Conveyancing C/- Triconvey2 (Reseller)
135 King Street
SYDNEY 2000
AUSTRALIA

Client Reference: 609471

NO PROPOSALS. As at the 11th September 2024, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

92 THORPES LANE, LAKES ENTRANCE 3909
SHIRE OF EAST GIPPSLAND

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 11th September 2024

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 74190838 - 74190838002545 '609471'

Your Reference 74190838-017-6
Our Reference BLDG/1103
Contact Building Department
Parcel Number 106645
Fee: \$52.10

12/09/2024

Landata
Two Melbourne Quarter
Level 13 697 Collins Street
DOCKLANDS VIC 3008

Corporate Centre
273 Main Street (PO Box 1618)
Bairnsdale Victoria 3875
Telephone: (03) 5153 9500
National Relay Service: 133 677
Residents' Info Line: 1300 555 886
Facsimile: (03) 5153 9576
Email: feedback@egipps.vic.gov.au
ABN 81 957 967 765

Dear Sir/Madam,

BUILDING INFORMATION – REGULATION 51(1)

Property Address: 92 Thorpes Lane LAKES ENTRANCE VIC 3909
Property Description: Lot: 5 PS: 438857 - Vol 10612 Fol 644

In reference to your request for information pursuant to Regulation 51(1) *Building Regulations 2018* on the above-mentioned property I would like to offer the following:

(a) Details of any permits or certificates of final inspection issued in the preceding 10 years:

The below record/s exist for this property

- Swimming pool, Permit Issued on 19/01/2017
- Swimming Pool & Barriers - Completion, Certificate of Final Inspection Issued on 03/02/2020
- Carport, Certificate of Final Inspection Issued on 03/11/2021

(b) Details of current determination under regulation 64(1) or exemption granted under regulation 231(2):

Council records do not capture determinations made under Regulation 64(1) or exemptions granted under Regulation 231(2).

(c) Details of current Notices or Orders:

No records exist against this property

For further information regarding building matters please contact the Council's on (03) 5153 9500.

Yours sincerely



MICHELLE VAN AARDE
Land Use Administration Team Leader

Building Amendment (Swimming Pool and Spa) Regulations 2019
S.R. No. 116/2019

FORM 23

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

CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

**Building Act 1993
Building Regulations 2018**

Issued to:

Name of owner: Vicky Brindley
Postal address: 92 Thorpes Lane Lakes Entrance 3909
Phone number: 0418 647 660
Email address: airops_@hotmail.com

Property details:

Address: 92 Thorpes Lane Lakes Entrance 3909
Type of swimming pool or spa: Permanent swimming pool
Date of construction: 1 May 2013
Applicable barrier standard: AS 1926.1 -2012

The applicable barrier standard applies under the relevant:

Part 9A - Division 2 of the Building Regulations 2018

Deemed to satisfy provisions of the BCA ✓

A performance solution in accordance with the BCA



SMART CHOICE
BUILDING PERMITS & INSPECTIONS



29 HOTHAM STREET TRARALGON VIC



7 0 1 9 5 5 2 1



ADMIN@SCBUILDINGPERMITS.COM.AU

RECORD OF INSPECTION OF BUILDING WORK

Building Act 1993
Section 35A(1)

BUILDING REGULATION 2018

Building Regulation 173

This certificate is issued to: Kane Rozynski of JBT Constructions and Sheds Pty Ltd

Owners Name: Vicky Brindley

Builders Details: Kane Rozynski of JBT Constructions and Sheds Pty Ltd

This certificate is issued in relation to the building work at: 92 Thorpes Lane LAKES ENTRANCE 3909

Job Number: 202001066

BPN: 5679563031582

Nature of Building Work: Carport

Storey's Contained: 0 **Rise in storeys:** 0

Effective Height: N/A **Type of Constructions:** N/A

Version of BCA applicable to certificate NCC 2019 BCA – Volume Two

Building classification

Part Of Building: Carport BCA Classification 10a

Prescribed classes of building work for which this certificate is issued:

domestic building work relating to a *Structural matter

Inspection Stage Inspected:

Date and time	Inspection Type	Approved / Not Approved
29/10/2021 10:00	Re Final upon completion of all building work	Approved



East Gippsland Water

**133 Macleod St
(PO Box 52)
Bairnsdale Victoria 3875**

**Telephone: 1300 720 700
ABN: 40 096 764 586**

Account Statement

09-Sep-2024

Account Number: 22-1071-0350-01-7

Property Address: 92 Thorpes Lane, Lakes Entrance VIC 3909

Opening Balance: \$0.00

From Date: 01-Jul-2023

Closing Balance: \$0.00

To Date: 30-Jun-2024

Date Active	Description	Debit	Credit	Balance
15-Aug-2023	Water Service Charge	\$28.42		\$28.42 DR
15-Aug-2023	Water Service Charge	\$29.81		\$58.23 DR
15-Aug-2023	Water Usage	\$66.24		\$124.47 DR
15-Aug-2023	Water Usage	\$68.67		\$193.14 DR
15-Aug-2023	Sewerage Availability	\$85.50		\$278.64 DR
15-Aug-2023	Sewerage Availability	\$89.69		\$368.33 DR
15-Aug-2023	Concession Entitlement		\$22.31	\$346.02 DR
15-Aug-2023	Concession Entitlement		\$22.31	\$323.71 DR
15-Aug-2023	Concession Entitlement		\$21.77	\$301.94 DR
15-Aug-2023	Concession Entitlement		\$21.77	\$280.17 DR
22-Sep-2023	Payment		\$300.00	\$19.83 CR
14-Nov-2023	Water Service Charge	\$60.29		\$40.46 DR
14-Nov-2023	Water Usage	\$144.98		\$185.44 DR
14-Nov-2023	Sewerage Availability	\$181.36		\$366.80 DR
14-Nov-2023	Concession Entitlement		\$44.02	\$322.78 DR
14-Nov-2023	Concession Entitlement		\$44.02	\$278.76 DR
12-Dec-2023	Payment		\$278.76	\$0.00 CR
13-Feb-2024	Water Service Charge	\$60.29		\$60.29 DR
13-Feb-2024	Water Usage	\$167.87		\$228.16 DR
13-Feb-2024	Sewerage Availability	\$181.36		\$409.52 DR
13-Feb-2024	Concession Entitlement		\$44.02	\$365.50 DR
13-Feb-2024	Concession Entitlement		\$44.02	\$321.48 DR
01-Mar-2024	Payment		\$321.48	\$0.00 CR
14-May-2024	Water Service Charge	\$60.29		\$60.29 DR
14-May-2024	Water Usage	\$132.26		\$192.55 DR
14-May-2024	Sewerage Availability	\$181.36		\$373.91 DR
14-May-2024	Concession Entitlement		\$44.02	\$329.89 DR
14-May-2024	Concession Entitlement		\$44.02	\$285.87 DR
12-Jun-2024	Payment		\$285.87	\$0.00 CR
Total Transactions: 29		\$1,538.39	\$1,538.39	\$0.00

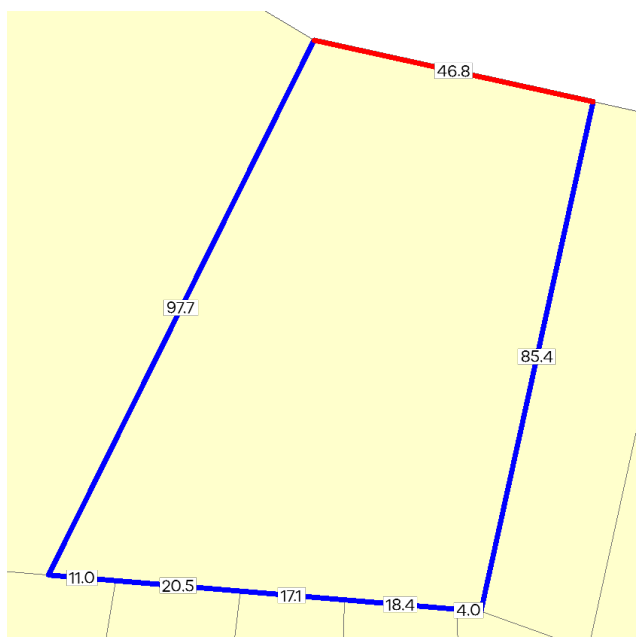
PROPERTY DETAILS

Address: **92 THORPES LANE LAKES ENTRANCE 3909**
Lot and Plan Number: **Lot 5 PS438857**
Standard Parcel Identifier (SPI): **5\PS438857**
Local Government Area (Council): **EAST GIPPSLAND**
Council Property Number: **81534**
Directory Reference: **Vicroads 687 L1**

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: 5220 sq. m

Perimeter: 301 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.

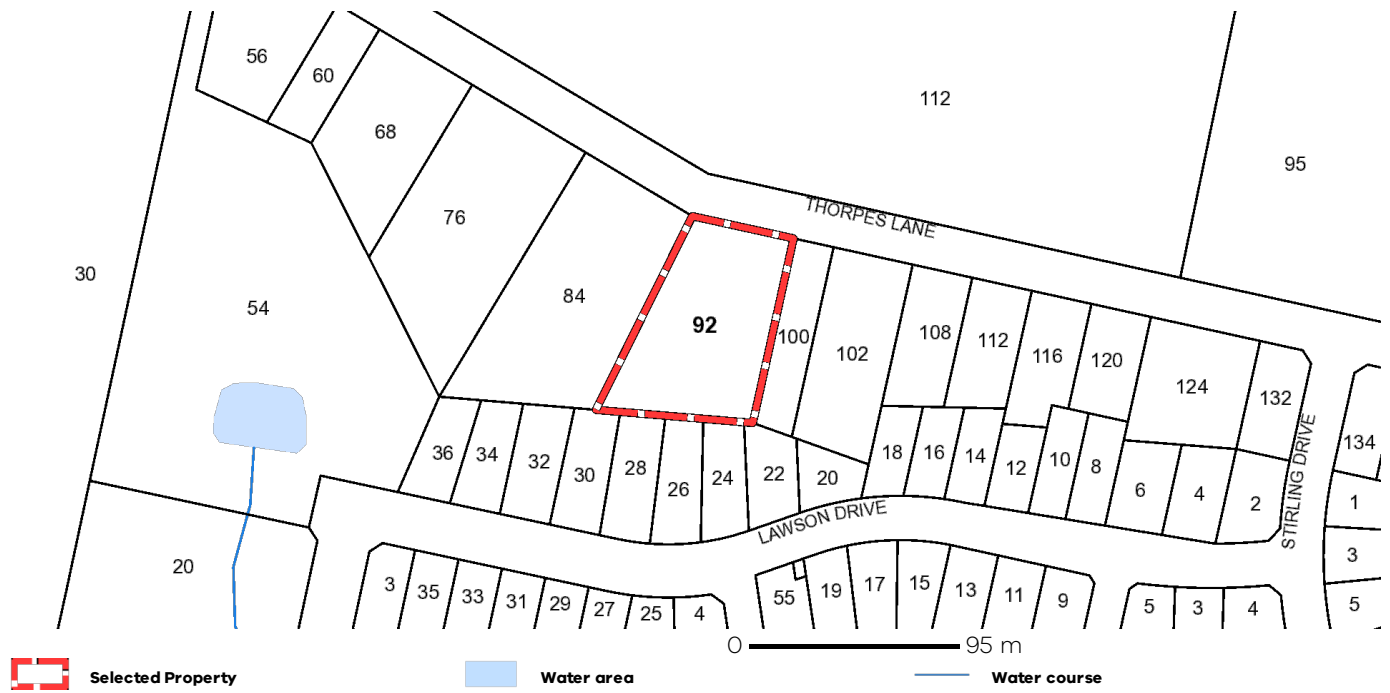
The Planning Property Report for this property can found here - [Planning Property Report](#)

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



From www.planning.vic.gov.au at 28 September 2024 03:04 PM

PROPERTY DETAILS

Address: **92 THORPES LANE LAKES ENTRANCE 3909**
 Lot and Plan Number: **Lot 5 PS438857**
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 Council Property Number: **81534**
 Planning Scheme: **East Gippsland**
 Directory Reference: **Vicroads 687 L1**

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

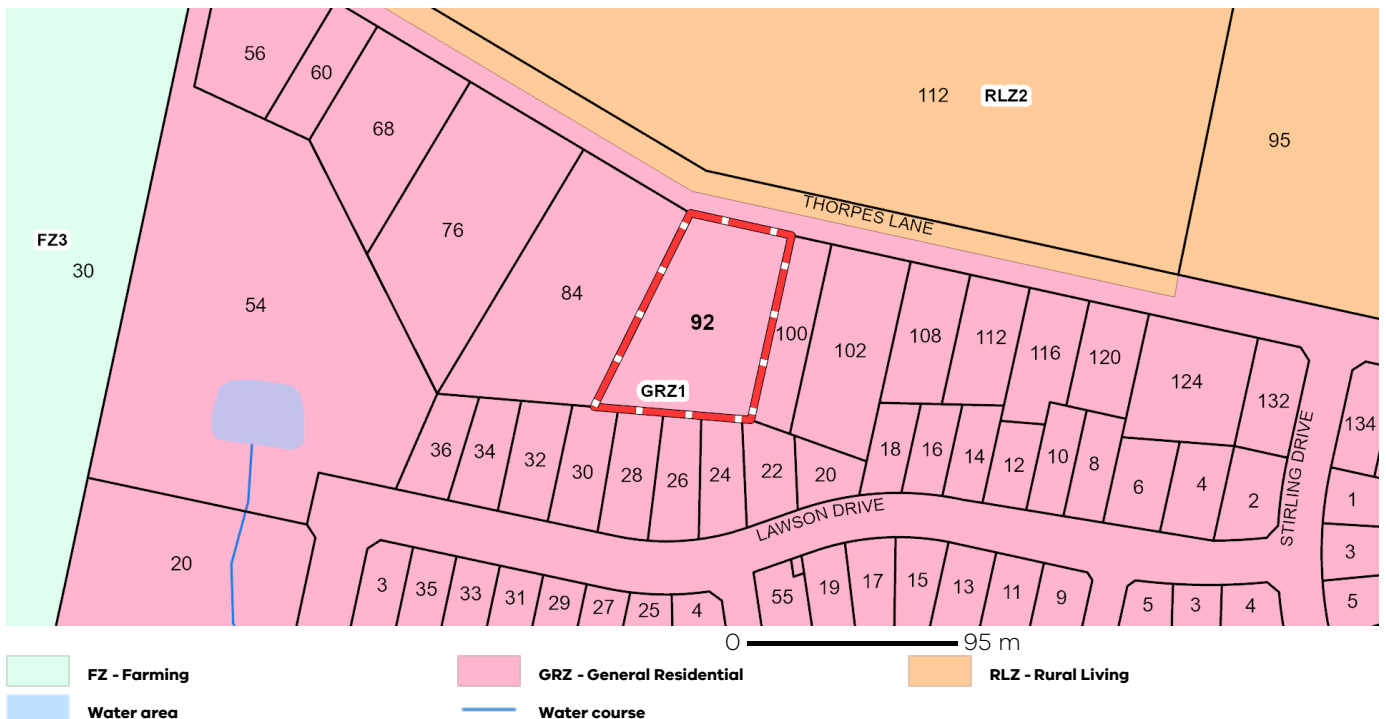
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

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

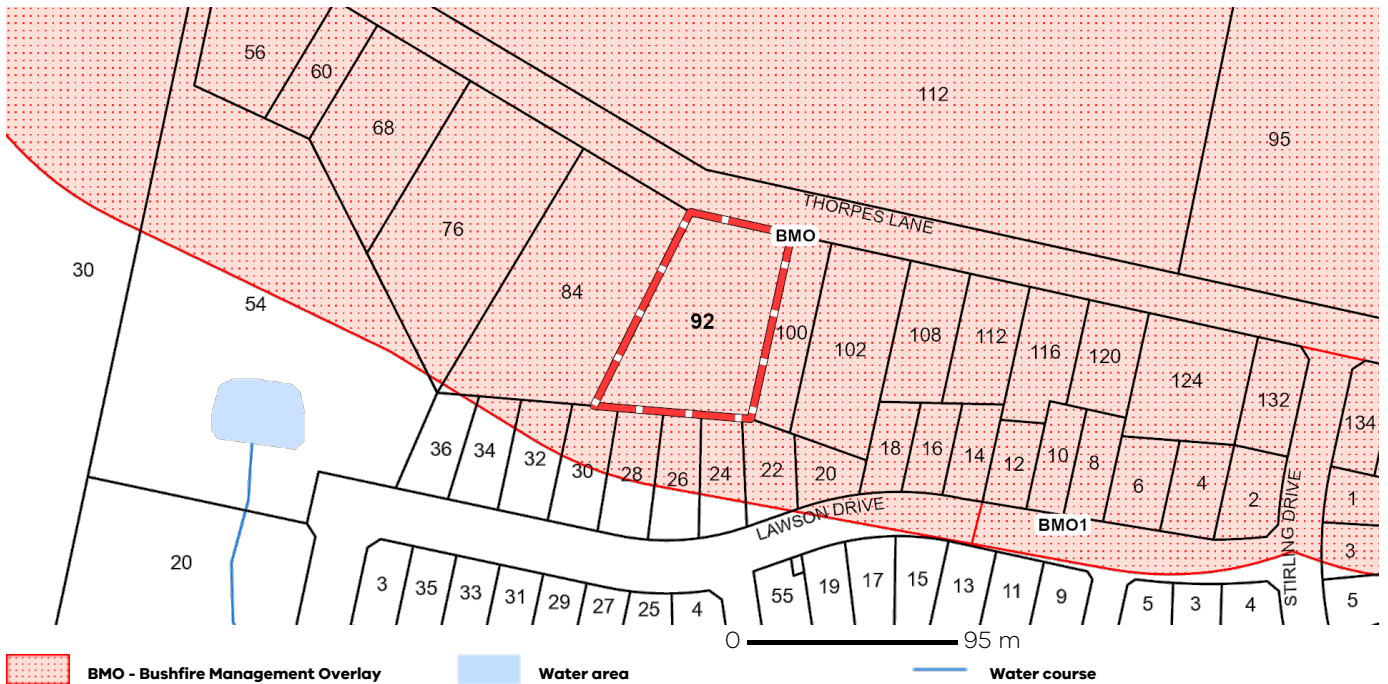
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

Planning Overlays

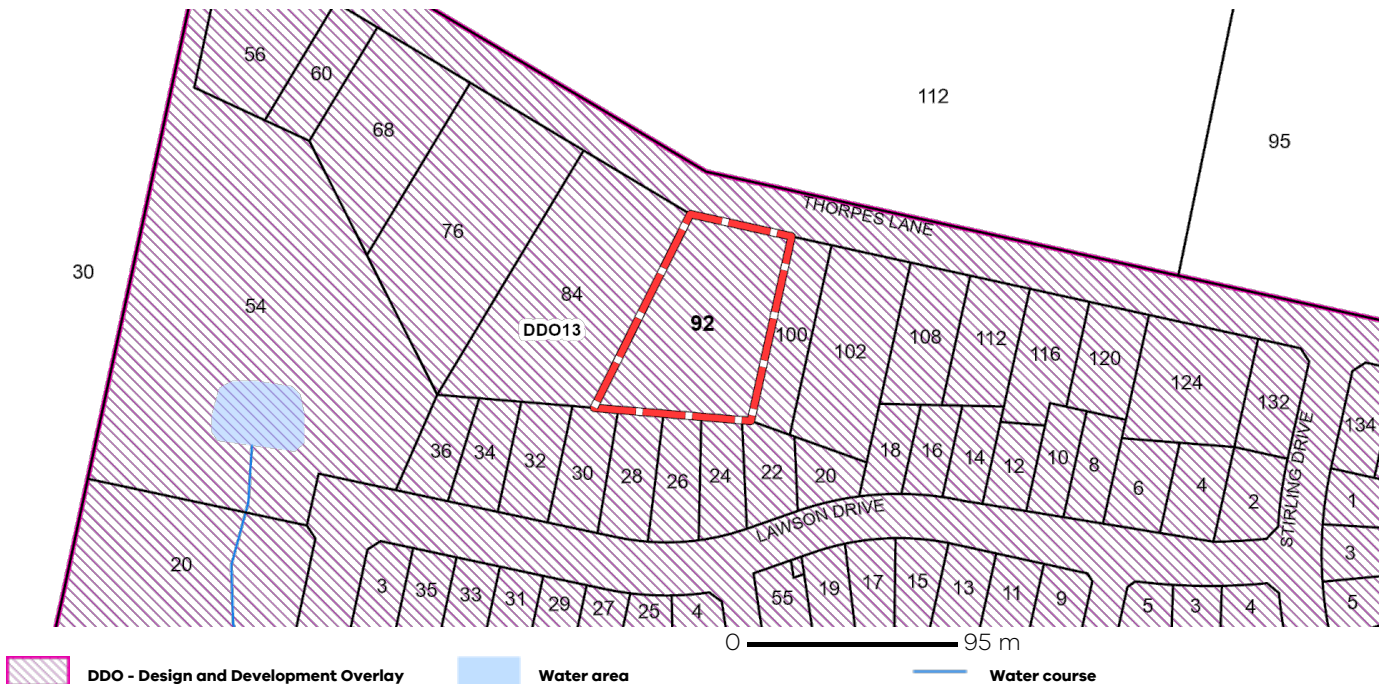
BUSHFIRE MANAGEMENT OVERLAY (BMO)



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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (DDO13)



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

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

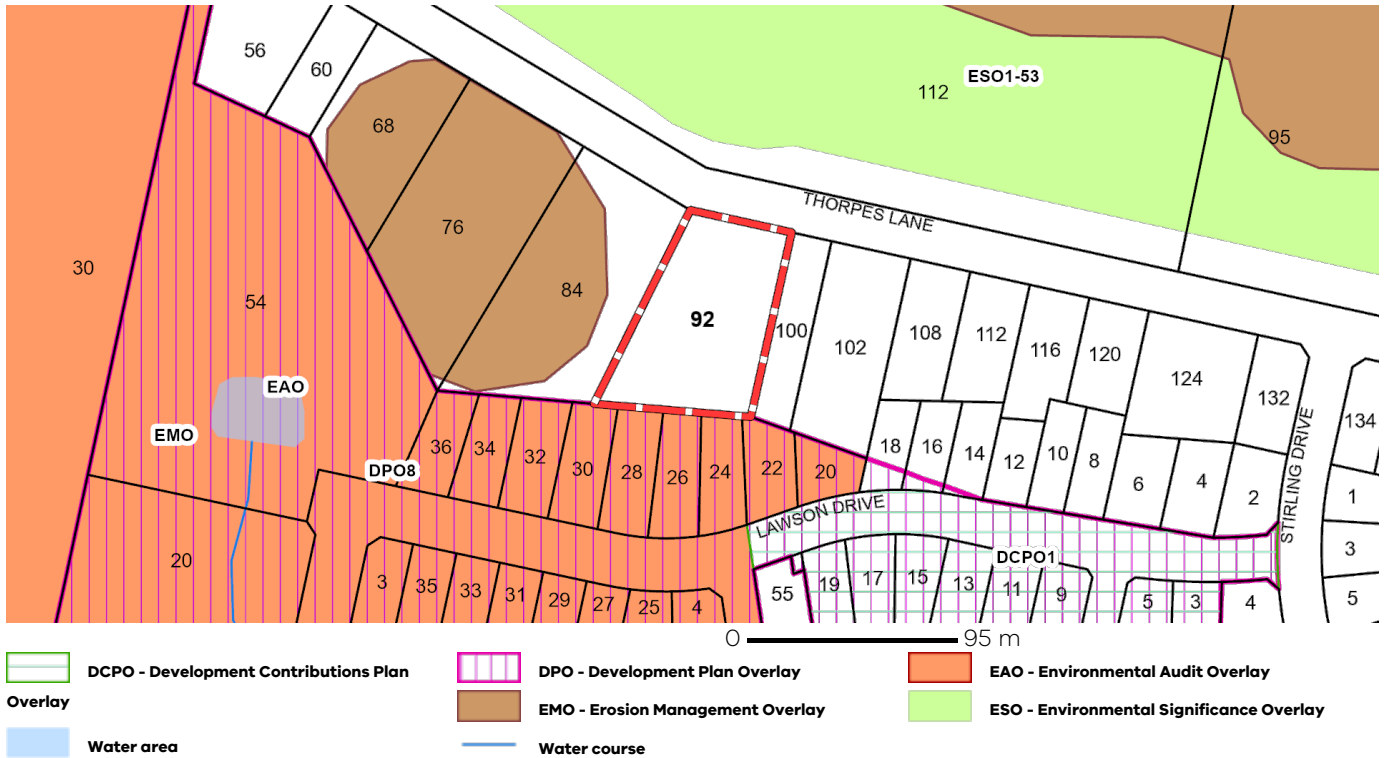
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

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

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

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

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



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

Further Planning Information

Planning scheme data last updated on 19 September 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

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

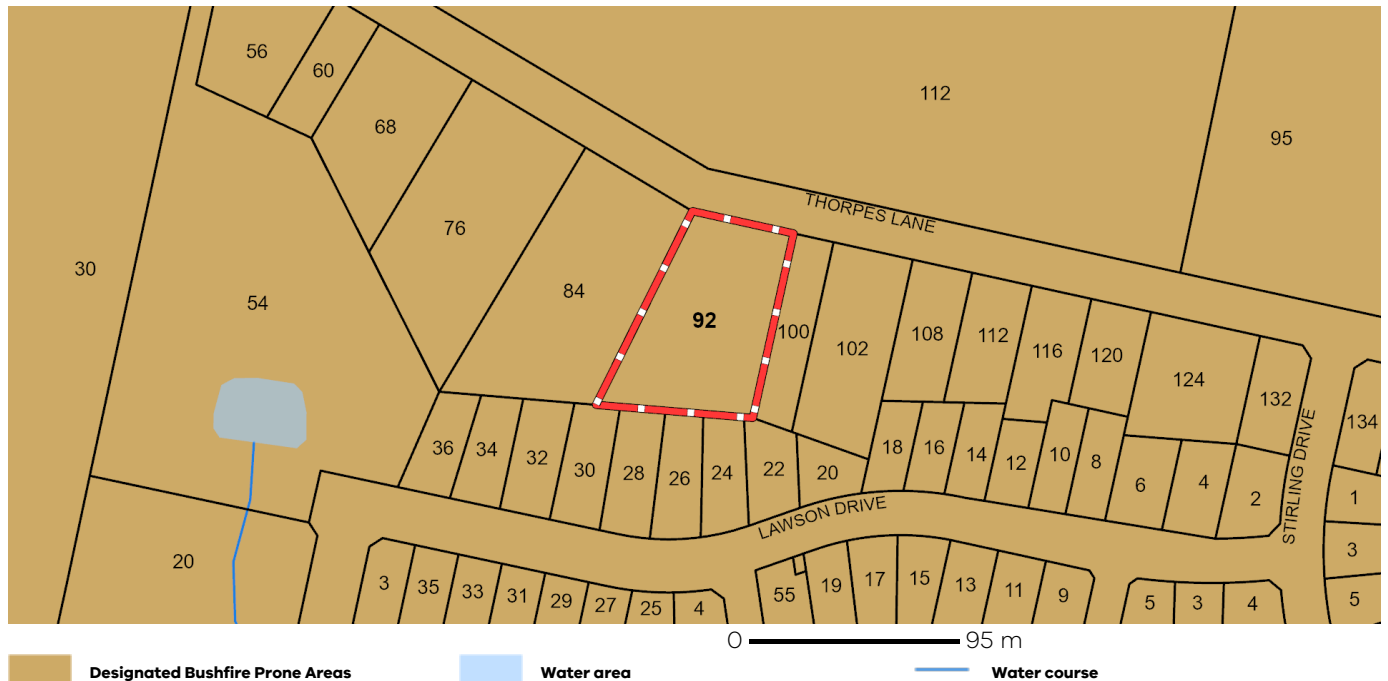
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

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

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