

GEOFFREY IAN WELLS AND DIANNE PATRICIA LEWIS

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VENDORS SECTION 32 STATEMENT

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Property: 69 Breed Street, Traralgon VIC

**goodmove**  
CONVEYANCING

DX 84436  
TRARALGON VIC  
Tel: 03 5174 6862  
Fax: 03 5174 4670  
Ref: JM:AB:20-7163


# 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	69 BREED STREET, TRARALGON VIC 3844
------	-------------------------------------

Vendor's name	Geoffrey Ian Wells	Date
Vendor's signature		15/9/20
Vendor's name	Dianne Patricia Lewis	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: \$4,900.00

### 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

Not Applicable

### 1.3 Terms Contract

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

Not Applicable

### 1.4 Sale Subject to Mortgage

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

Not Applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable

### 2.2 Owner Builder

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

Not Applicable

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

Not Applicable

### 3.2 Road Access

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

☐

### 3.3 Designated Bushfire Prone Area

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

☐

### 3.4 Planning Scheme

☒ 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")

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

Not Applicable

## 8. SERVICES

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

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

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable

### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

*Subdivision Act 1988.*

- (a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:  
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:  
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:  
NIL

#### **10.3 Further Plan of Subdivision**

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

Not Applicable

### **11. DISCLOSURE OF ENERGY INFORMATION**

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

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

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

Not Applicable

### **12. DUE DILIGENCE CHECKLIST**

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

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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## Vendor GST Withholding Notice

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

From: Geoffrey Ian Wells and Dianne Patricia Lewis, 69 Breed Street, Traralgon VIC 3844

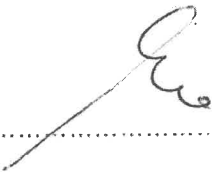
Property Address: 69 Breed Street, Traralgon VIC 3844

Lot: 1 Plan of subdivision: 584515R

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property

Dated:

Signed by GI Wells and DP Lewis:

  
.....

.....

# 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.

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

VOLUME 08513 FOLIO 145

Security no : 124084359549R  
Produced 16/07/2020 01:24 PM

LAND DESCRIPTION

Lot 1 on Title Plan 584515R.  
PARENT TITLE Volume 04864 Folio 782  
Created by instrument B957785 17/06/1964

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
GEOFFREY IAN WELLS  
DIANNE PATRICIA LEWIS both of 10 GLENROWAN STREET MORWELL VIC 3840  
AN493246C 25/01/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE TP584515R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

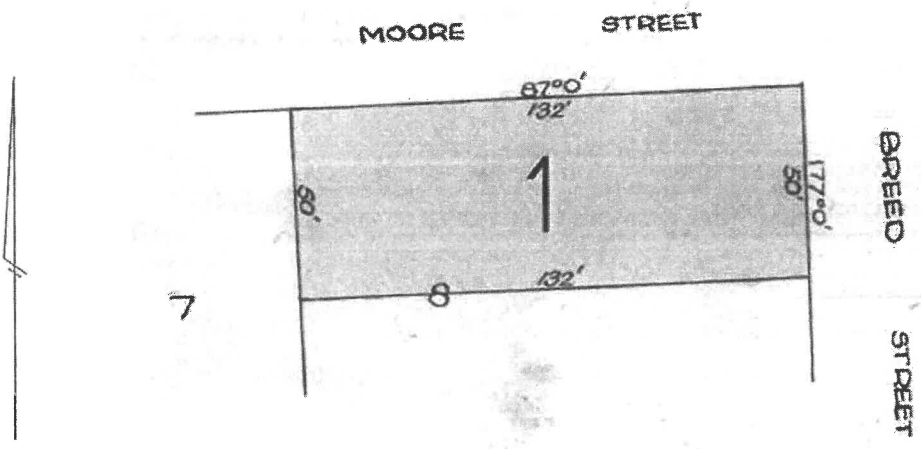
Additional information: (not part of the Register Search Statement)

Street Address: 69 BREED STREET TRARALGON VIC 3844

DOCUMENT END

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 584515R</b>						
<b>Location of Land</b> Parish: TRARALGON Township: Section: Crown Allotment: Crown Portion:		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN						
<b>Last Plan Reference:</b> LP 4864 <b>Derived From:</b> VOL 8513 FOL 145 <b>Depth Limitation:</b> NIL		<b>Description of Land / Easement Information</b>  THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 27/07/2000 VERIFIED: GS						
								
<table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 8 (PT) BLOCK 3 ON LP 4864</td> </tr> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 8 (PT) BLOCK 3 ON LP 4864	
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PARCEL 1 = LOT 8 (PT) BLOCK 3 ON LP 4864								
<b>LENGTHS ARE IN FEET &amp; INCHES</b>	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 16 July 2020 01:25 PM

**Address:** 69 BREED STREET TRARALGON 3844

**Lot and Plan Number:** Lot 1 TP584515

**Standard Parcel Identifier (SPI):** 1\TP584515

**Local Government (Council):** LATROBE Council **Property Number:** 23902

**Directory Reference:** VicRoads 696 G5

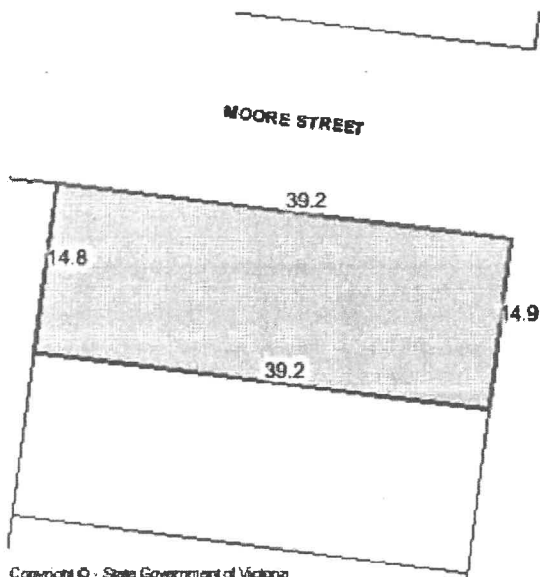
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



**Area:** 580 sq. m

**Perimeter:** 108 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.

For more accurate dimensions get copy of plan at **Title and Property Certificates**

### State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** MORWELL

### Utilities

**Rural Water Corporation:** Southern Rural Water

**Urban Water Corporation:** Gippsland Water

**Melbourne Water:** outside drainage boundary

**Power Distributor:** AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (GRZ)  
GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)

**Planning Overlay:** None

Planning scheme data last updated on 15 July 2020.

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 [Planning Schemes Online](#)

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](#)

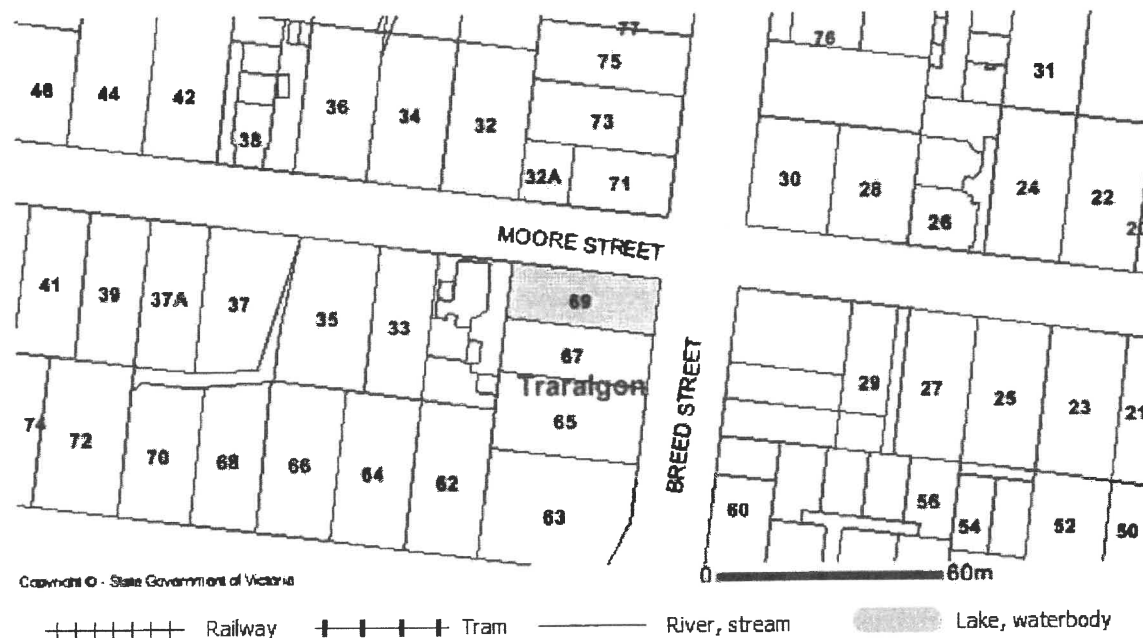
The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Area Map



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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 16 July 2020 01:25 PM

## PROPERTY DETAILS

Address: **69 BREED STREET TRARALGON 3844**  
Lot and Plan Number: **Lot 1 TP584515**  
Standard Parcel Identifier (SPI): **1\TP584515**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **23902**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 696 G5**

[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

[Planning Scheme - Latrobe](#)

## UTILITIES

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

[View location in VicPlan](#)

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **MORWELL**

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)



0 40 m



ACZ - Activity Centre



GRZ - General Residential



NRZ - Neighbourhood Residential



RDZ1 - Road-Category 1



RGZ - Residential Growth

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

# PLANNING PROPERTY REPORT



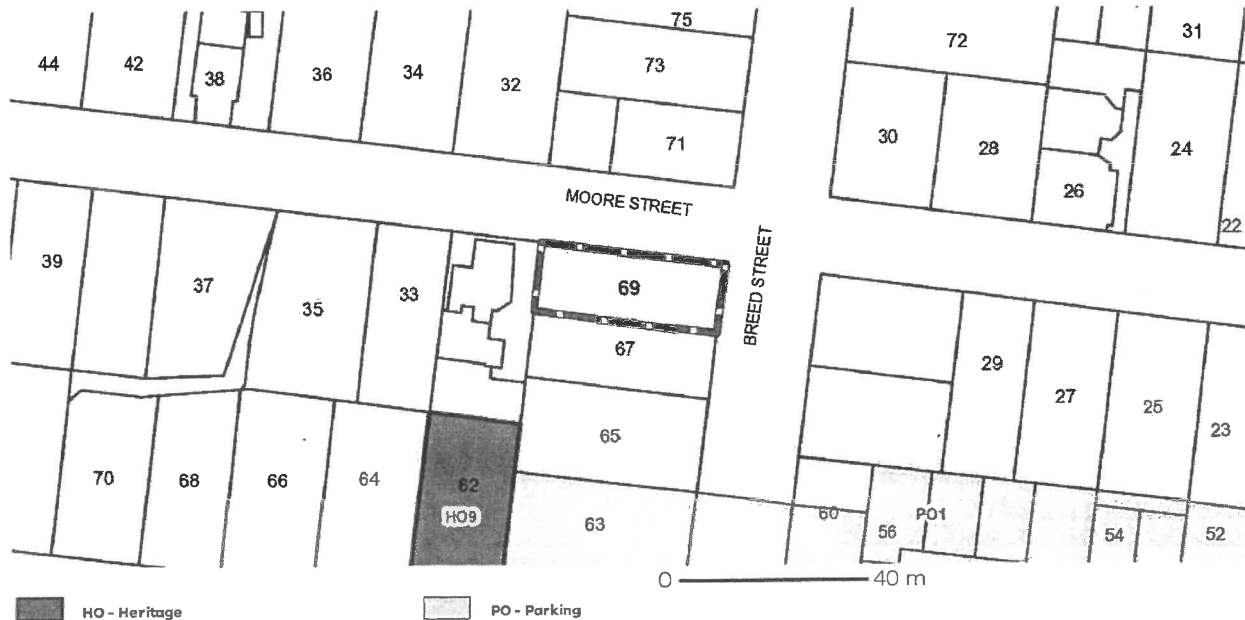
Environment,  
Land, Water  
and Planning

## Planning Overlay

None affecting this land - there are overlays in the vicinity

HERITAGE OVERLAY (HO)

PARKING OVERLAY (PO)



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 9 July 2020.

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>

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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>

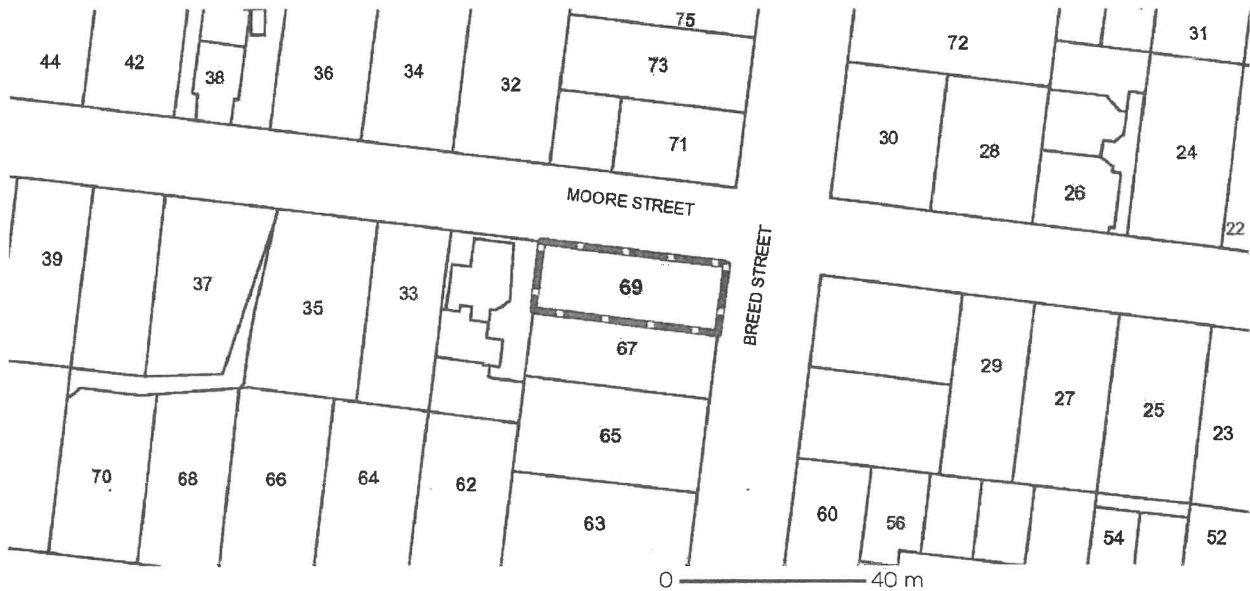
# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.  
No special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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>

**FORM 2**

Building Act 1993

Building Interim Regulations 2017 Regulation 313

**BUILDING PERMIT BSU-1274/201710597/0**

Issue Date: 16 October 2017

Stage: As shown on approved plans

**Issue to**

Agent of Owner

Geoff Wells

Postal Address

69 Breed Street Traralgon 3844

Phone

0487 167 855

**Ownership Details**

Owner

Geoff Wells

Postal Address

69 Breed Street Traralgon 3844

Phone

0487 167 855

**Property Details**

Number: 69

Street/Road: Breed Street

Suburb: Traralgon

Postcode: 3844

Lot/s: 1

LP/PS: TP584515R

Volume: 08513

Folio: 145

Crown allotment:

Section No:

Parish:

County:

Municipal District: Latrobe City Council

**Builder**

Name

Geoff Wells

Address

69 Breed Street Traralgon 3844

Phone

0487 167 855

**Details of Building Practitioners and Architects**a) To be engaged in the building work<sup>3</sup>

Name	Registration Number	Category
------	---------------------	----------

b) Who were engaged to prepare documents forming part of the application for this permit<sup>4</sup>

Name	Registration Number	Category
Alexander Filonov	27759	EC

**Details of Domestic Building Work Insurance<sup>5</sup>**

The issuer or provider of the required insurance policy is: NA

**Details of Relevant Planning Permit**

Planning Permit No: N/A

Date of grant of Planning Permit: N/A

Nature of Building Work: Extension to garage and construction of outdoor area

Cost of Building Work: \$13,900.00

Total new floor area of new building work in m<sup>2</sup>: 76.36

Allowable Live Load: NA

**BCA Class**

Part of Building: As per approved building permit plans

Class: 1a &amp; 10a

Occupation or Use of Building: A Final Certificate is required prior to use or occupation

**Commencement and Completion:**

This building work must commence by 16 October 2018



This building work must be completed by **16 October 2019**

### **Inspection Requirements<sup>3</sup>**

The mandatory inspection notification stages are:

- 1. Inspection of steel for slab**
- 2. Inspection of framework**
- 3. Inspection for Final Certificate**

### **Conditions and required Certificates**

This building permit is issued subject to compliance with all of the conditions as listed in attached Annexures.



**Brian Ross**

**BSU-1274**

**Relevant Building Surveyor**

**Notes**

- Note 1 Under Regulation 318 an owner of a building of land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units;
- Note 2 Under Regulation 317 the person in charge of the carrying out the building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans and relevant documentation are available for inspection at the allotment while the building works in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
- Note 3 Include building practitioners with continuing involvement in the building work.
- Note 4 Include building practitioners with no further involvement in the building work.
- Note 5 Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an Insurance policy as required under section 13S of **The Building Act 1993**.

## **Annexures 'A'**

### **CONDITIONS OF APPROVAL**

**BUILDING PERMIT NO. BSU-1274/201710597/0 16 October 2017**

The building permit for this project has been issued subject to the following conditions and further information being submitted prior to completion of works certificate being issued:

1. All works authorised by this Permit shall comply with the provisions of the Building Act 1993, Building Interim Regulations 2017, National Construction Code of Australia, other relevant codes and any Local Laws of the Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor. The owner and/or builder is responsible to obtain any other relevant permits or consents prior to commencing work. The approval hereby given is based on the information provided. If at any stage any discrepancies or non compliant issues are identified, the owner/builder is responsible to correct these abnormalities prior to continuation of the works.
2. The owner and/or builder is responsible to define the boundaries of the allotment.
3. Any changes from approved plans including but not limited to structural changes, involving member sizes, stress grades will require the submission and approval of these amended plans by the relevant building surveyor. Please note these such documents will incur a fee associated with this amendment.
4. A. Corrosion protection for masonry wall ties are to comply with NCC Volume 2 table 3.3.3.1.  
B. Corrosion protection for built in structural steel members are to comply with NCC Volume 2 table 3.3.3.5. This project has been assessed as requiring a low level of protection.  
C. Corrosion protection fore metal cladding is to comply with NCC Volume 2 table 3.5.1.1a. This project has been assessed as requiring a low level of protection.
5. Down pipes must be installed in accordance with NCC Volume 2 Part 3.5.2, and overflow provisions made for the spouting if the down pipes are located further than 1.2m from a valley. Such down pipes shall be directed to an underground drainage system discharging to a legal point to the satisfaction of the Building Surveyor. Down pipes are to be provided to the building to serve a 12m maximum length of gutter in accordance with NCC Volume 2 Part 3.5.2.
6. All construction must meet the performance requirements of Section 2 of the National Construction Code of Australia.
7. The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than 750mm unless the door sill is not more than 570mm above the finish surface of the ground, balcony, or the like to which the door opens. Refer: NCC Volume 2 Part 3.9.1.5.
8. Footings are to be founded to depth where a minimum of 100kPa bearing capacity is achieved. Where service pipes exist the adjacent footings must be founded at a minimum depth of 100mm below the angle of repose taken from 100mm below the edge of the trench.
9. All timber framing must comply with AS 1684.2 – Residential-framed construction.
10. Ground around building is to be graded away at 50mm per 1m for the first meter in accordance with NCC Volume 2 Part 3.1.2.
11. Regular inspection of the termite barriers and the building itself is necessary to ensure effective maintenance of the methods of protection. Damage to barriers should be repaired without delay. Inspections at intervals not exceeding twelve months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken. For more information concerning the detection of subterranean termite infestation, see Australian Standard (AS 3660) Protection of Buildings from Subterranean Termites-Prevention, Detection and Treatment of Infestation.
12. Legal Point of discharge is: A. Underground easement drainage location or adjacent to the property. B. The kerb and channel and/or associated underground drainage fronting the property. C. If no easement drainage, to a point within the property as directed by the Shire, Development/Design Engineer.
13. Storm water drainage must comply with AS 3500.3 & AS 3500.3.2
14. Provide three (3) copies of truss layout, design and fixing and have them approved in writing prior to commencing framing. Provide three (3) copies of bracing plans, design and fixing prior to commencing framing. Provide three (3) copies of framing plans and lintels, design and fixing prior to commencing framing. All above design details must be signed by the designer and be submitted for approval by the relevant building surveyor with a minimum of 5 working days prior to calling for a frame inspection.
15. As constructed underwater storm water drainage details are to be submitted to the satisfaction of the relevant building surveyor prior to the issue of the Final Certificate.
16. The building is deemed to be located in a N1 wind area. Therefore all framing is to be fixed, tied down and braced to comply with Residential framed construction AS 1684.2
17. Upon completion of the building works you are required to submit the following documentation:-
  - (i) Application for Final Certificate in accordance with Form 5 Regulation 1002;
  - (ii) Certificate of compliance from Plumbers engaged in carrying out any plumbing works;
  - (iii) Certificate of compliance from any Electricians engaged in carrying out any electrical works;



**Brian Ross**  
**BSU-1274**  
**Relevant Building Surveyor**



East Gippsland Building Permits Vic Pty Ltd  
Traralgon  
20 Breed Street, Traralgon, 3844  
(03) 5176 5599  
traralgon@egbp.com.au  
www.egbp.com.au  
Project Number: 201710597

**FORM 17**  
**Regulation 200**  
**Building Act 1993**  
**Building Regulations 2018**  
**CERTIFICATE OF FINAL INSPECTION**

**Property Details**

<b>Number:</b> 69	<b>Street/Road:</b> Breed Street	<b>Suburb:</b> Traralgon	<b>Postcode:</b> 3844
<b>Lot/s:</b> 1	<b>LP/PS:</b> TP584515R	<b>Volume:</b> 08513	<b>Folio:</b> 145
<b>Crown allotment:</b> -	<b>Section:</b> No	<b>Parish:</b> -	<b>County:</b> -
<b>Municipal District:</b> Latrobe City Council			

**Building Permit Number:** BSU-1274/201710597/0  
**Version of BCA applicable to building permit:** NCC 2016 Amendment 1

**Nature of Building Works:** Extension to garage and construction of outdoor area

**Building Details**

**Class:** 1a & 10a      **Part of Building:** As per approved building permit plans

**Directions:** All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

**Certificate Number:** BSU-1274/201710597/0

**Certificate Date:** 06/12/2018

**Issue By:** Brian Ross

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

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

Inspection Type	Approved Date
Inspection of footings/steel for slab	09/11/2017
Inspection of framework - garage	06/02/2018
Inspection of stump holes (deck)	30/07/2018
Inspection for Final Certificate (garage & outdoor area roof)	29/07/2018

A certificate of final inspection under this division is not evidence that the building or part of a building to which it applies complies with Building Act 1993 or the building regulations.

# Urie Building Inspections

David Urie  
Building Inspector IN-U 1431  
0428 997 520  
durie51@gmail.com  
PO BOX 758 Traralgon VIC 3844  
ABN 40 608 257 754

## OWNER BUILDER INSPECTION REPORT

On Domestic Building work under Section 137B of the Building Act 1993  
(Owner Builder Construction)

This inspection report has been prepared by:

### Inspector Details:

Name: David Urie  
Registration No: IN-U1431  
Address: PO Box 758, TRARALGON 3844

### Owner Details:

Name: Geoff Wells  
Address: 69 Breed Street Traralgon  
Telephone: 0487 167 855

### Property Details:

Site address: 69 Breed Street Traralgon

### Permit Details:

Building Permit Number:	BS-U1274/201710597/0
Building Permit Issue Date:	16 October 2017
Certificate of Final Inspection Issue Date:	06/12/2018
Building Surveyor:	Brian Ross BS-U1274

### General Description of Building:

General description of building: Extension to garage and construction of outdoor area

Estimated age: One year and seven months

Weather conditions on day of inspection: Overcast and cool

Foundation: Concrete

Floor: Concrete

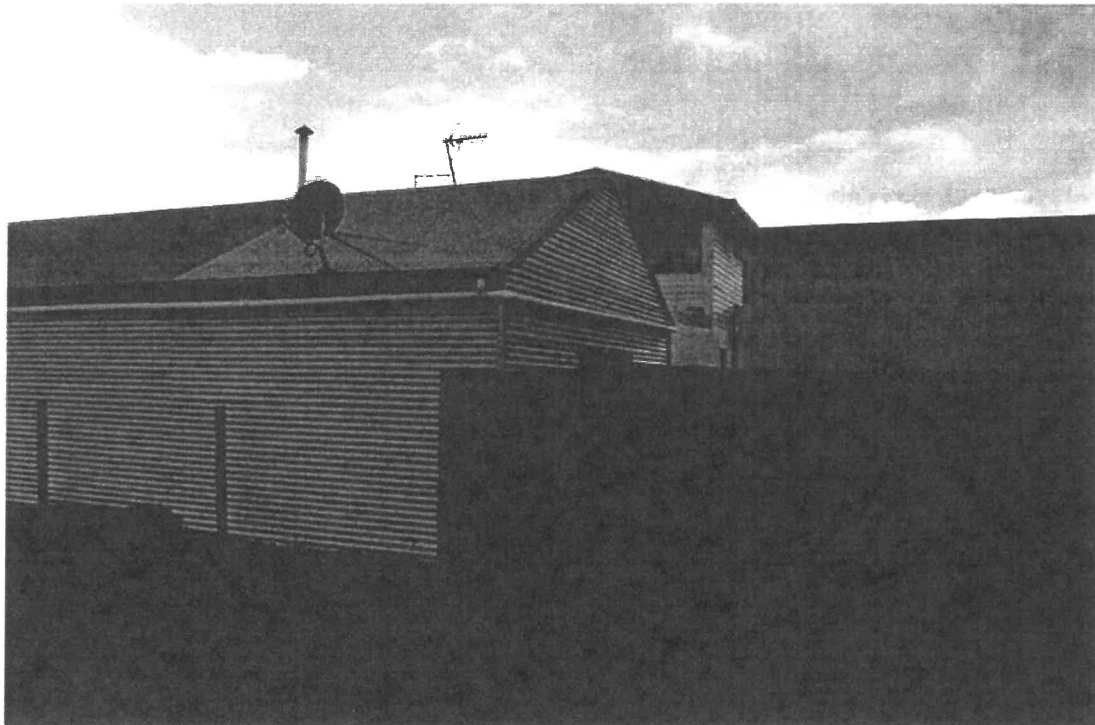
Wall: Metal

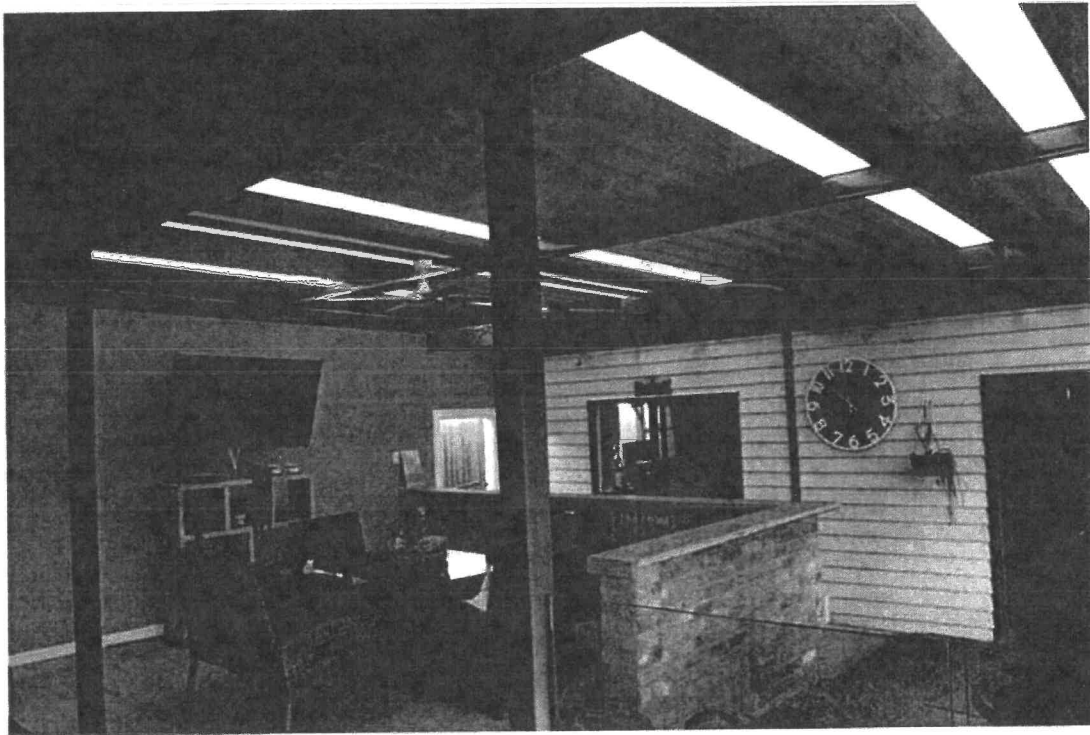
Windows: Metal

Roof: Colour bond

### Inspection Summary:

Inspectors general summary: Garage extension and outdoor area completed.





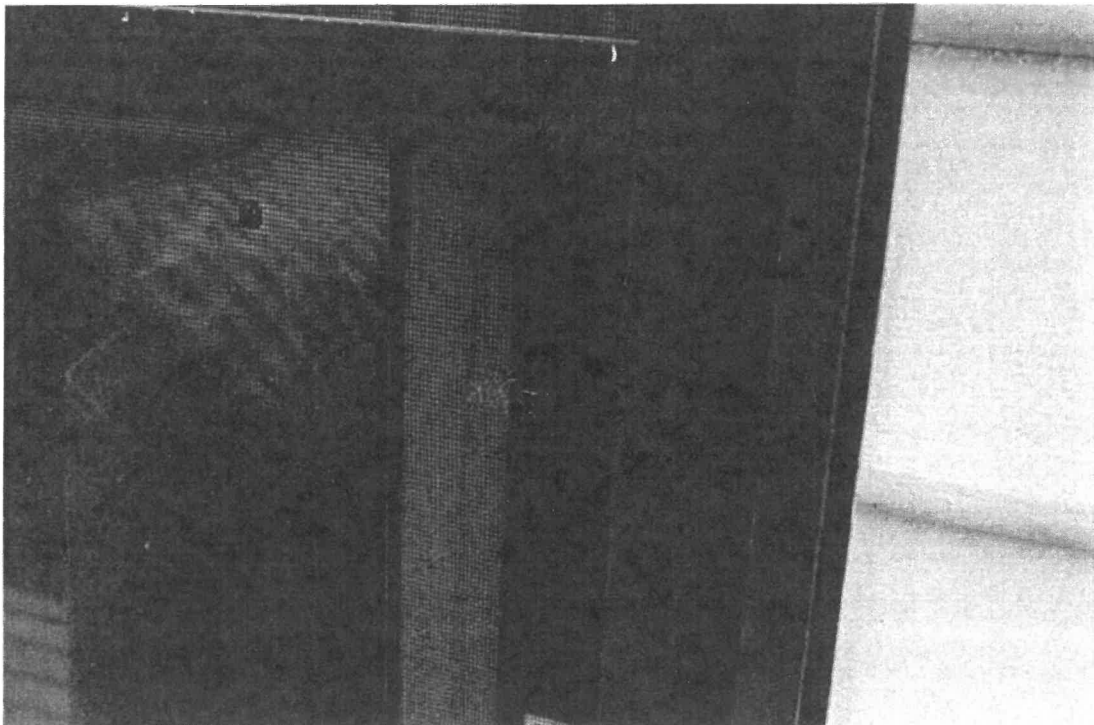
Conditions and status of incomplete works: None

List of second hand or used materials: None

Maintenance items:



Rust to cladding above window



Hole in flywire door

This inspection report is undertaken to comply with the requirements of Section 137B of the Building Act 1993. (Owner Builder Construction)

Signed:

A handwritten signature in black ink, appearing to read 'D. Urie', written in a cursive style.

David Urie

**Building Inspector**

Registration Number: IN-U 1431

Date of Inspection: 14th July 2020



## Details of Report:

**LEGEND:** ☒ No visible defect ☒ Significant defect ☒ Maintenance item ☒ Not applicable

☒ Non-completion

Numbers on checklist refer to items on Summary of Defects list

### THE SITE

Fences	N	Paths	N	Driveways	N	Steps	N
Surface drainage	N	Retaining Walls (non-structural)	N				

### Shed extension

Walls	M	Roof frame	✓	Floor	✓	Roof condition	✓
Skylights	N	Flywire door	M	Valleys	N	Guttering	✓
Rolla Door	N						

### EXTERIOR OF BUILDING

#### Masonry

Brickwork	N	Mortar	N	Cracking	N	Dampness	N
Settlement	N	Flashings	N	Weepholes	N		

#### Timber/Other

Hardi plank	N	Paint Surface	N	Flashings	N	Cement Sheet	N
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#### Windows

Flashings	N	Moulding	N	Sills	N	Fly Screens	N
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#### Chimney

Flashings	N	Structural	N	Chimney Pot	N
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#### Outdoor area

Structural	✓	Floor	✓	Walls	✓	Ceilings	N
Posts	N	Steps	N	Handrails/balustrade	N	Cement Sheet	N

#### Roof

Condition	N	Skylights	N	Flashings	N	Valleys	N
Guttering	N	Downpipes	N				

### UNDERFLOOR SPACE

#### Timber Floor

Stumps	N	Framing	N	Dampness	N	Drainage	N
Ventilation	N	Ant caps	N	Services	N	Debris	N

#### Suspended concrete floor

Concrete condition	N	Dampness	N	Drainage	N	Ventilation	N
Services	N	Debris	N				

### ROOF SPACE

Framing	N	Roof covering	N	Insulation	N	Sarking	N
Party walls	N	Leaks	N				

### INTERIOR OF BUILDING

#### Entry

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

#### Living room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

#### Dining room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

#### Family room

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

**Rumpus room**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N		

**Hallway**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N	Cupboard	N

**Bedroom 1**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Walk in Robes	N	Doors	N	Windows	N	Ventilation	N

**Bedroom 2**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

**Bedroom 3**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

**Bedroom 4**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

**Study/workroom**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Robes	N	Doors	N	Windows	N	Ventilation	N

**WET AREAS****Kitchen**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Pantry	N	Doors	N	Windows	N	Exhaust	N
Ventilation	N	Cupboards	N	Floor tiles	N	Sink	N
Taps/Pressure	N	Bench Tops	N	Tiles	N		

**Bathroom 1**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N	Bidet	N
Floor tiles	N	Vanity	N	Basin	N	Bath	N
Spa	N	Cistern & pan	N	Shower Recess	N	Screen	N
Taps/Pressure	N	Wall tiles	N				

**Ensuite**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Bidet	N	Doors	N	Windows	N	Ventilation	N
Cistern and pan	N	Floor tiles	N	Vanity	N	Basin	N
Bath	N	Spa	N	Shower Recess	N	Screen	N
Taps/Pressure	N	Wall tiles	N				

**Laundry**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Doors	N	Windows	N	Ventilation	N	Cupboard	N
Trough	N	Taps/Pressure	N				

**WC**

Floor	N	Walls	N	Ceiling	N	Dampness	N
Natural Light	N	Doors	N	Ventilation	N		
Cistern and pan	N						

**Services**

Electrical wiring	N	Plumbing	N	Hot water service	N		
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# Urie Building Inspections

David Urie  
Building Inspector IN-U 1431  
0428 997 520  
durie51@gmail.com  
PO BOX 758 Traralgon VIC 3844  
ABN 40 608 257 754

Ref: 69 Bred Street Traralgon

Dear Geoff Wells

**RE:** Property Inspection Report

As per your request for this office to carry out a report on the works executed as an owner/builder as required by Section 137B of the Building Act 1993 and Part 1 inter-alia- Section (5) of the Domestic Building Contracts Act 1995. Therefore, I inspected the works constructed and advise the following:

This inspection report (as requested) is clarification of items visually apparent during inspection and as such, is not a complete structural analysis of building works. Following is a visual inspection report for the workmanship, which may include regulatory and maintenance items to be undertaken, on the building works constructed.

This inspection report is written without prejudice and is not a complete structural report of any building works undertaken without a building permit (Structures design and performance determined by building construction methodology). Contact with the Municipal Building Surveyor or structural engineer should be made if you have any doubt, regarding the building's structural integrity. This report is not to be altered, reproduced (unless in full) or provided in any other form to any other person or party without approval of the author.

Should you have any concerns over this report please contact me.

Yours sincerely



David Urie  
Building Inspector  
Reg No. IN-U 1431  
14<sup>th</sup> July 2020

