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Vendor: Ricky John Goodliffe

Property: 82A Beech Street, Langwarrin

### **1. Financial matters in respect of the land**

Information concerning the amount of Rates, Taxes, Charges and other similar outgoings affecting the property and interest (if any) payable thereon (including any Owners Corporation Charges):

(a) Are as follows:

<b><u>Authority</u></b>	<b><u>Amount</u></b>
1. Frankston City Council	\$1,500.00 approx.
2. South East Water	\$750.00 approx.
a. Their total does not exceed \$2,800.00 per annum.	
b. The particulars of any Charge (whether registered or not) over the property imposed by or under any Act to secure an amount due under that Act are as follows:	

Nil to the Vendors knowledge.

### **2. Insurance details in respect of the land**

#### **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. Matters relating to land use**

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

Is in the attached copies of Title documents.

- (b) Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:

None to the Vendors knowledge.

The Purchaser should note sewers, drains, water pipes, underground and/or overhead electricity pipes, if any, may be laid outside registered easements.

- (c) This land is not within a bushfire prone area within the meaning of the regulations made under the *Building Act 1993*.
- (d) There is access to the property by road.

#### **4. Planning Scheme**

Name of planning scheme	Frankston Planning Scheme
Name of responsible authority	Frankston City Council
Zoning of the land	General Residential Zone
Name of planning overlay	See attached

#### **5. Notices made in respect of land**

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

None to the Vendors Knowledge.

The Vendor has no means of knowing decisions of all public authorities and government departments affecting the property unless communicated to the Vendor.

#### **6. Building permits**

Particulars of any building permit issued during the past seven years under the *Building Act 1993* (where the property includes a residence):

Is contained in the attached certificate/s.

The Vendor provides no warranties in respect to any alterations, additions or improvements to the property which occurred prior to the Vendor becoming the registered proprietor.

#### **7. Information relating to any owners corporation**

The Owners Corporation in respect of the land is INACTIVE. It has not in the past 15 months had an Annual General Meeting, fixed any fees or held any insurance.

#### **8. Growth areas infrastructure contribution**

Purchaser to make their own enquiries.

## **9. Disclosure of non-connected services**

The services which are marked with an "x" in the square box below 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 <input checked="" type="checkbox"/>
------------------------------------------------	----------------------------------------	------------------------------------------	--------------------------------------	--------------------------------------------------

### **Warning to the Purchaser**

It is your (the Purchasers) sole responsibility to check with the appropriate authorities as to the availability of and the cost of connection or re-connection to the property of any services you require, in particular whether sewerage is connected or whether all services are available at the boundary of the land. Unless you contact the supply authority and take over the existing service, a final reading will be obtained (where applicable) and the services may be disconnected on or before the settlement date. It is the Purchasers' responsibility to pay all costs of and incidental to the transfer, connection or re-connection to the land of the services if disconnected prior to settlement. The Vendor makes no representations that any of the services are adequate for your proposed use and you should make your own enquiries.

## **10. Title**

Attached are copies of the following document/s concerning Title:

- (a) In the case of land under the ***Transfer of Land Act 1958***, a copy of the Register Search Statement and the document, or part of the document, referred to as the diagram location in the Register Search Statement that identifies the land and its location.

## **11. Subdivision**

Not applicable.

## **12. Due Diligence**

The *Sale of Land Act 1962* provides that the Vendor or the Vendors licenced 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 has been attached as a matter of convenience.

### **In case of Default:**

The Vendor gives notice to the Purchaser that, in the event, the Purchaser fails to complete the purchase of the Property on the date specified in the Contract between the Vendor and the Purchaser (Contract) for payment of the residue as defined in the Contract (Due Date), the Vendor will or may suffer the following reasonably foreseeable losses and expenses which the Purchaser shall be required to pay to the Vendor in addition to the interest payable in accordance with the terms of the Contract.

- (a) All costs associated with obtaining bridging finance to complete the Vendors purchase of another property and interest charged on such bridging finance;
- (b) Interest payable by the Vendor under any existing Mortgage over the property calculated from Due Date;
- (c) Accommodation expenses necessarily incurred by the Vendor;
- (d) Removalist expenses necessarily incurred by the Vendor;
- (e) Costs and expenses as between the Vendors conveyancer and the Vendor;
- (f) Penalties payable by the Vendor to a third party through any delay in completion of the Vendors purchase;

(g) A fee for rescheduling settlement from the due date and agreed time to such alternative date and time thereafter set at \$110.00 on each occasion of change.  
This clause is a fundamental condition of any Contract of Sale for the sale of land described herein.

**The day of this Statement is the .....day of .....2018**

**Signed by the  
Vendor.....**

The Purchaser acknowledges being given a duplicate of this Statement signed by the Vendor before the Purchaser signed any Contract.

**The day of this Acknowledgement is the .....day of.....2018**

**Signed by the  
Purchaser.....**

**IMPORTANT NOTICE – ADDITIONAL DISCLOSURE REQUIREMENTS:**

Where the property is to be sold subject to a Mortgage that is not to be discharged by the date of possession (or receipt of rents and profits) of the property and/or sold on Terms – the Vendor must provide an additional Statement containing the particulars specified in Schedules 1 and 2 of the Act.

Where the land is to be sold pursuant to a terms contract which obliges the purchaser to make two or more payments to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land, then the vendor must provide an additional statement containing the information specified in Schedule 2 of the Sale of Land Act 1962.

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

Page 1 of 1

VOLUME 11877 FOLIO 257

Security no : 124069859304B  
Produced 11/01/2018 11:18 am

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 726653E.  
PARENT TITLE Volume 08955 Folio 833  
Created by instrument PS726653E 10/05/2017

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
RICKY JOHN GOODLIFFE of 82 BEECH STREET LANGWARRIN VIC 3910  
PS726653E 10/05/2017

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM732578F 28/04/2016  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 PS726653E 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: 82A BEECH STREET LANGWARRIN VIC 3910

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 10/05/2017

DOCUMENT END

# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Use Victoria.

Document Type	<b>plan</b>
Document Identification	<b>PS726653E</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>11/01/2018 11:21</b>

**Copyright and disclaimer notice:**

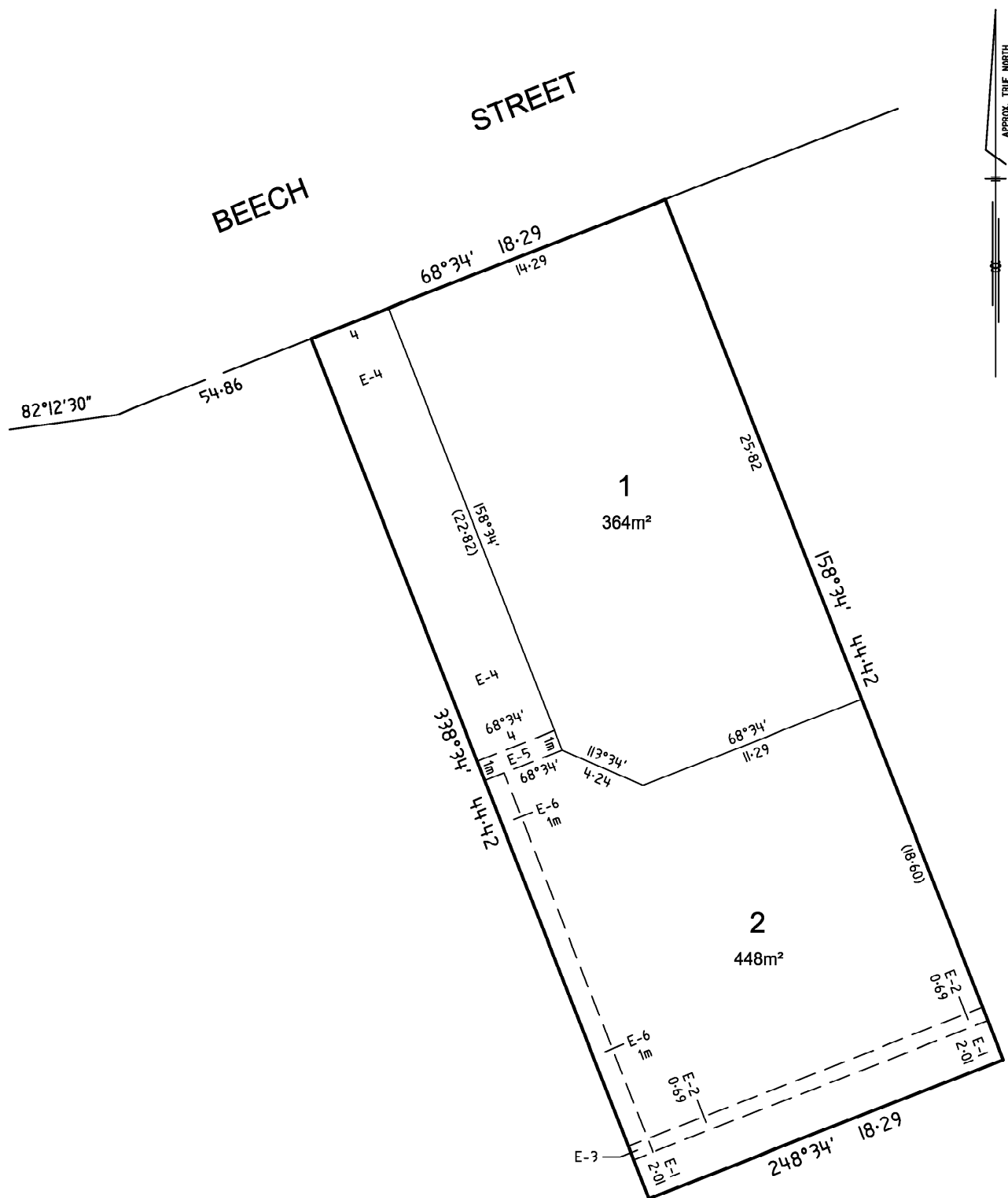
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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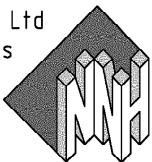
<b>PLAN OF SUBDIVISION</b>			LV USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 726653E</b>
<b>LOCATION OF LAND</b>  Parish: LANGWARRIN Township: - Section: - Crown Allotment: 41 A (PART) Crown Portion: - Title Reference: VOL 8955 FOL 833 Last Plan Reference: LOT 59 ON LP 40761 Postal Address: 82 BEECH STREET, (at time of subdivision) LANGWARRIN 3910 MGA94 Co-ordinates: E 340 640 Zone: 55 (of approx. centre of land in plan) N 5 775 700			Council Name: CITY OF FRANKSTON	
<b>VESTING OF ROADS AND / OR RESERVES</b>			<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL / BODY / PERSON			
NIL	NIL			
<b>NOTATIONS</b>				
THIS IS A SPEAR PLAN. Depth Limitation: DOES NOT APPLY Staging: This is not a staged subdivision. Planning Permit No. 98/2014/P  Survey: This plan is based on survey. This survey has been connected to permanent marks no(s) 167 & MPDWB 89/E35 In proclaimed Survey Area No. 52				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement      E - Encumbering Easement      R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	DRAINAGE	2.01	LP 40761	LOTS ON LP 40761 CITY OF FRANKSTON SOUTH EAST WATER CORPORATION
E-1	DRAINAGE	2.01	THIS PLAN	
E-1,E-2,E-3	SEWERAGE	SEE DIAG.	THIS PLAN	
E-4,E-5	CARRIAGEWAY	4	THIS PLAN	LOT 1 ON THIS PLAN
E-3,E-5,E-6	DRAINAGE	1	THIS PLAN	LOT 1 ON THIS PLAN
Nilsson, Noel & Holmes (Surveyors) Pty Ltd Surveyors, Engineers & Town Planners A.C.N. 067 949 615 Phone (03) 5996 4133 Fax (03) 5996 6119 8A Codrington Street, Cranbourne 3977 Email - mail@nnhsurveyors.net.au			LICENSED SURVEYOR: STANLEY G. JEFFREYS DIGITALLY SIGNED  REF: <b>4011</b>  DWG No. 4011S    VER 03    18/08/2015	
			Sheet 1 of 2 sheets	
			Original sheet size A3	
			PLAN REGISTERED	
			TIME: 02:31 DATE: 10/05/2017	
			Assistant Registrar of Titles	

# PLAN OF SUBDIVISION

PLAN NUMBER  
**PS 726653E**



Nilsson, Noel & Holmes (Surveyors) Pty Ltd  
Surveyors, Engineers & Town Planners  
A.C.N. 067 949 615  
Phone (03) 5996 4133 Fax (03) 5996 6119  
8A Codrington Street, Cranbourne 3977  
Email - mail@nnhsurveyors.net.au



LICENSED SURVEYOR: STANLEY G. JEFFREYS  
DIGITALLY SIGNED

ORIGINAL  
SCALE  
**1:200**

2 0 2 4 6 8  
LENGTHS ARE IN METRES

DWG No. 4011S VER 03 18/08/2015

SHEET 2

Original sheet size A3

CITY OF FRANKSTON





## **Plan of Subdivision PS726653E**

### **Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S047895H

Plan Number: PS726653E

Responsible Authority Name: Frankston City Council

Responsible Authority Reference Number 1: 26/2014/S

Surveyor's Plan Version: 03

### **Certification**

☒ This plan is certified under section 6 of the Subdivision Act 1988

### **Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

☐ Has not been made at Certification

Digitally signed by Council Delegate: Vanessa Herde

Organisation: Frankston City Council

Date: 01/09/2015

# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Mrs Donna Emile  
E-mail:  
lyn@prochoiceconveyancing.com.au

Statement for property:  
LOT 1 82A BEECH STREET  
LANGWARRIN 3910

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
53C//13029/00117	18/9306 Goodliffe	12 JAN 2018	30253276

## 1. Statement of Fees Imposed

### (a) By Other Authorities

<b>Parks Victoria - Parks Service Charge</b>	01/07/2017 to 30/06/2018	\$75.85
<b>Melbourne Water Corporation Total Service Charges</b>	01/01/2018 to 31/03/2018	\$24.72

### (b) By South East Water

<b>Water Service Charge</b>	01/01/2018 to 31/03/2018	\$30.27
<b>Sewerage Service Charge</b>	01/01/2018 to 31/03/2018	\$96.12
<b>Subtotal Service Charges</b>		<u>\$226.96</u>
<b>Usage Charges*</b>	Billed until 22/11/2017	\$95.90
<b>Payments</b>		\$16.75
<b>TOTAL UNPAID BALANCE</b>		\$306.11

- The meter at the property was last read on 22/11/2017. Fees accrued since that date may be estimated by reference to the following historical information about the property:

<b>Water Usage Charge</b>	<b>\$1.84 per day</b>
<b>Sewage Disposal Charge</b>	<b>\$1.03 per day</b>

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below):

<https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

\* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

AUTHORISED OFFICER:



HAMISH REID  
GENERAL MANAGER  
CUSTOMER GROUP

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198

# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at [www.southeastwater.com.au](http://www.southeastwater.com.au).
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (Disposition of Land) Regulations 2010. Please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

## 2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from South East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

To assist in identifying if the property is connected to South East Waters sewerage system, connected by a shared, combined or encroaching drain, it is recommended you request a copy of the Property Sewerage Plan. A copy of the Property Sewerage Plan may be obtained for a fee at [www.southeastwater.com.au](http://www.southeastwater.com.au). Part of the Property Sewerage Branch servicing the property may legally be the property owners responsibility to maintain not South East Waters. Refer to Section 11 of South East Waters Customer Charter to determine if this is the case. A copy of the Customer Charter can be found at [www.southeastwater.com.au](http://www.southeastwater.com.au). When working in proximity of drains, care must be taken to prevent infiltration of foreign material and or ground water into South East Waters sewerage system. Any costs associated with rectification works will be charged to the property owner.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

**ENCUMBRANCE ENQUIRY EMAIL** [infostatements@sew.com.au](mailto:infostatements@sew.com.au)

AUTHORISED OFFICER:



HAMISH REID  
GENERAL MANAGER  
CUSTOMER GROUP

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



# INFORMATION STATEMENT

STATEMENT UNDER SECTION 158, WATER ACT 1989

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

## **Important Warnings**

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

## **3. Disclaimer**

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

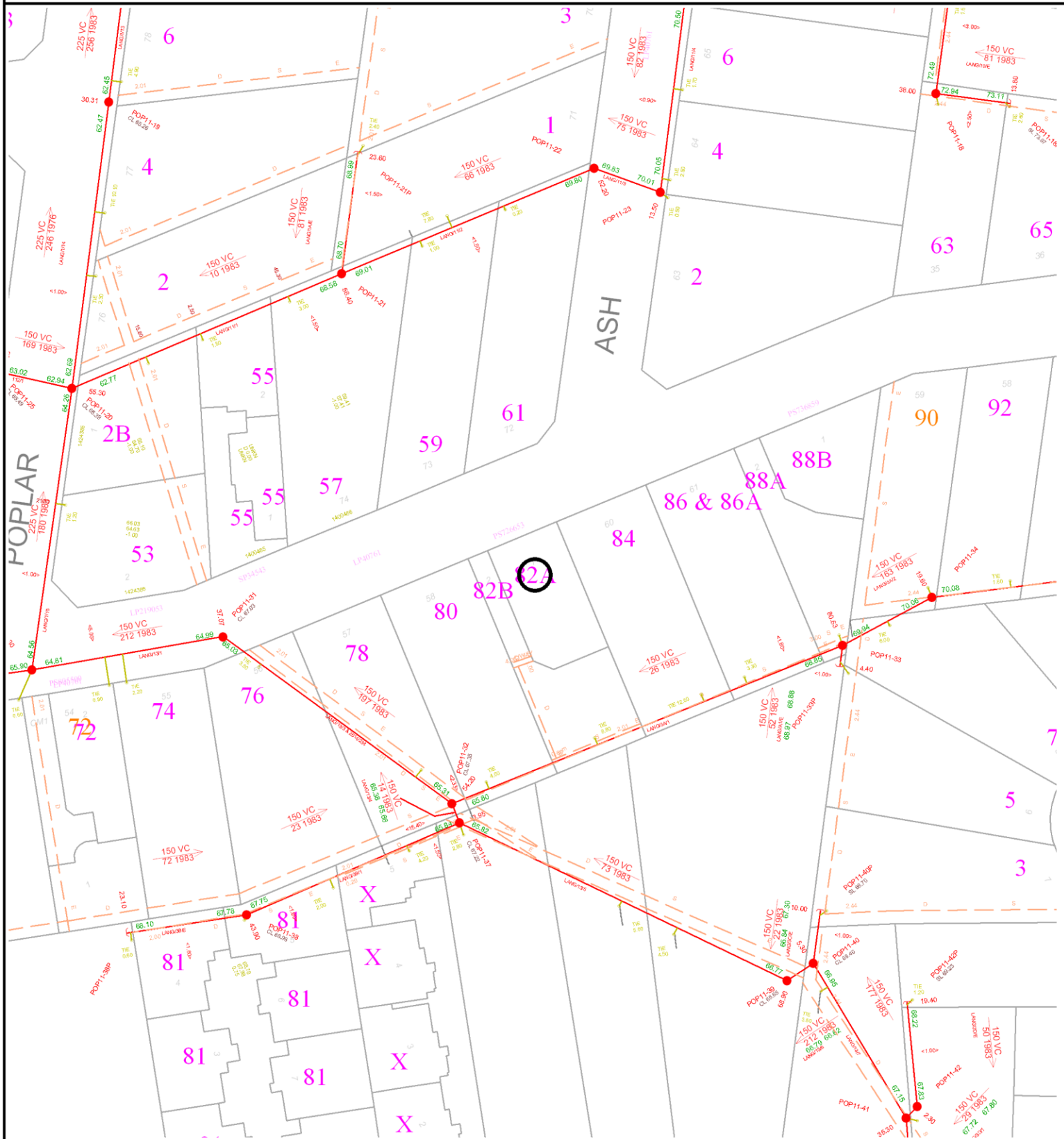
South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

A handwritten signature in blue ink, appearing to read "Hamish Reid".

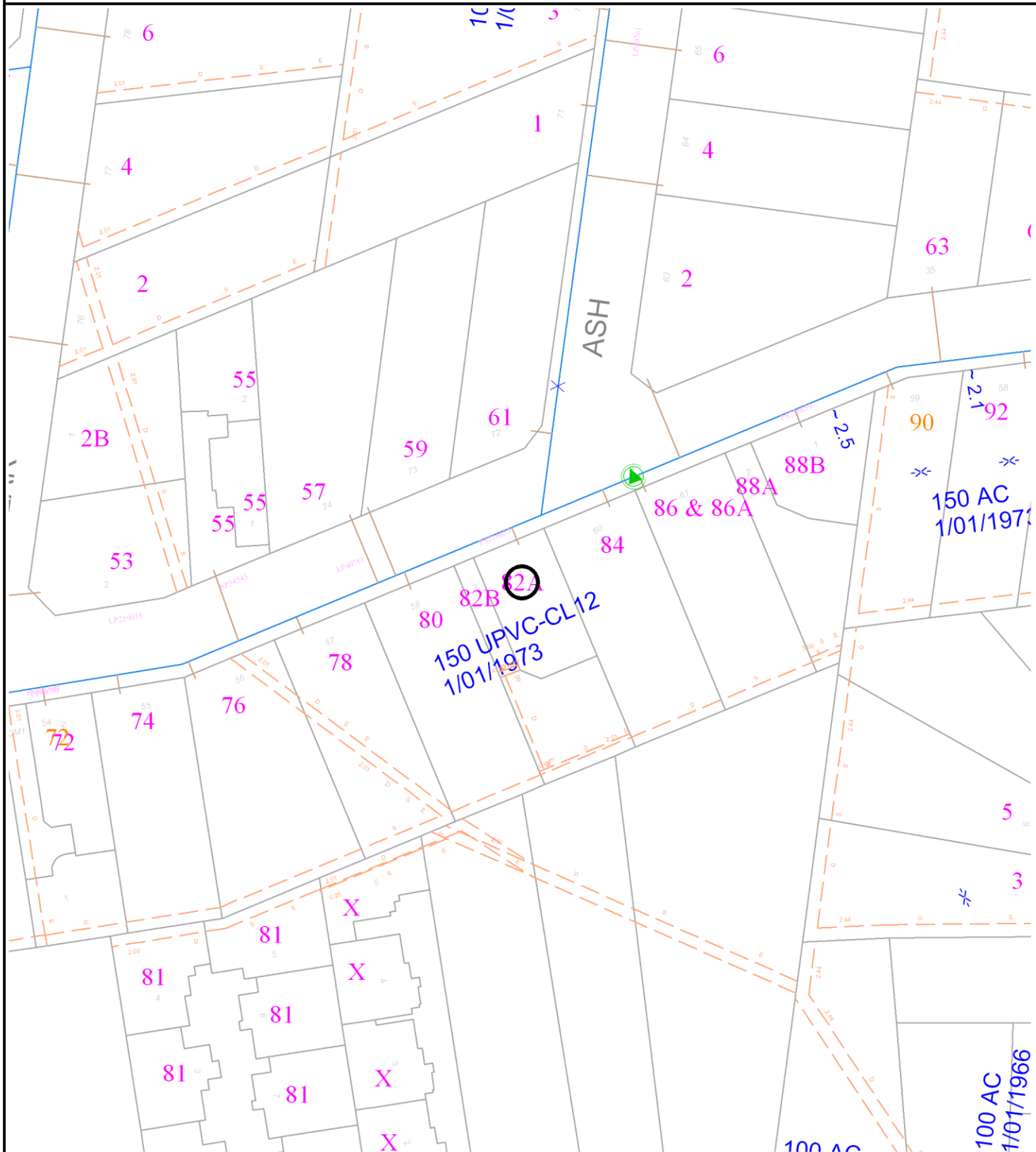
HAMISH REID  
GENERAL MANAGER  
CUSTOMER GROUP

**South East Water**  
**Information Statement Applications**  
PO Box 2268, Seaford, VIC 3198



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

	Title/Road Boundary		Subject Property		Maintenance Hole
	Proposed Title/Road		Sewer Main		Inspection Shaft
	Easement		Direction of Flow		Offset from Boundary
<b>Melbourne Water Assets</b>					
	Sewer Main		Underground Drain		Natural Waterway
	Maintenance Hole		Channel Drain		Underground Drain M.H.



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

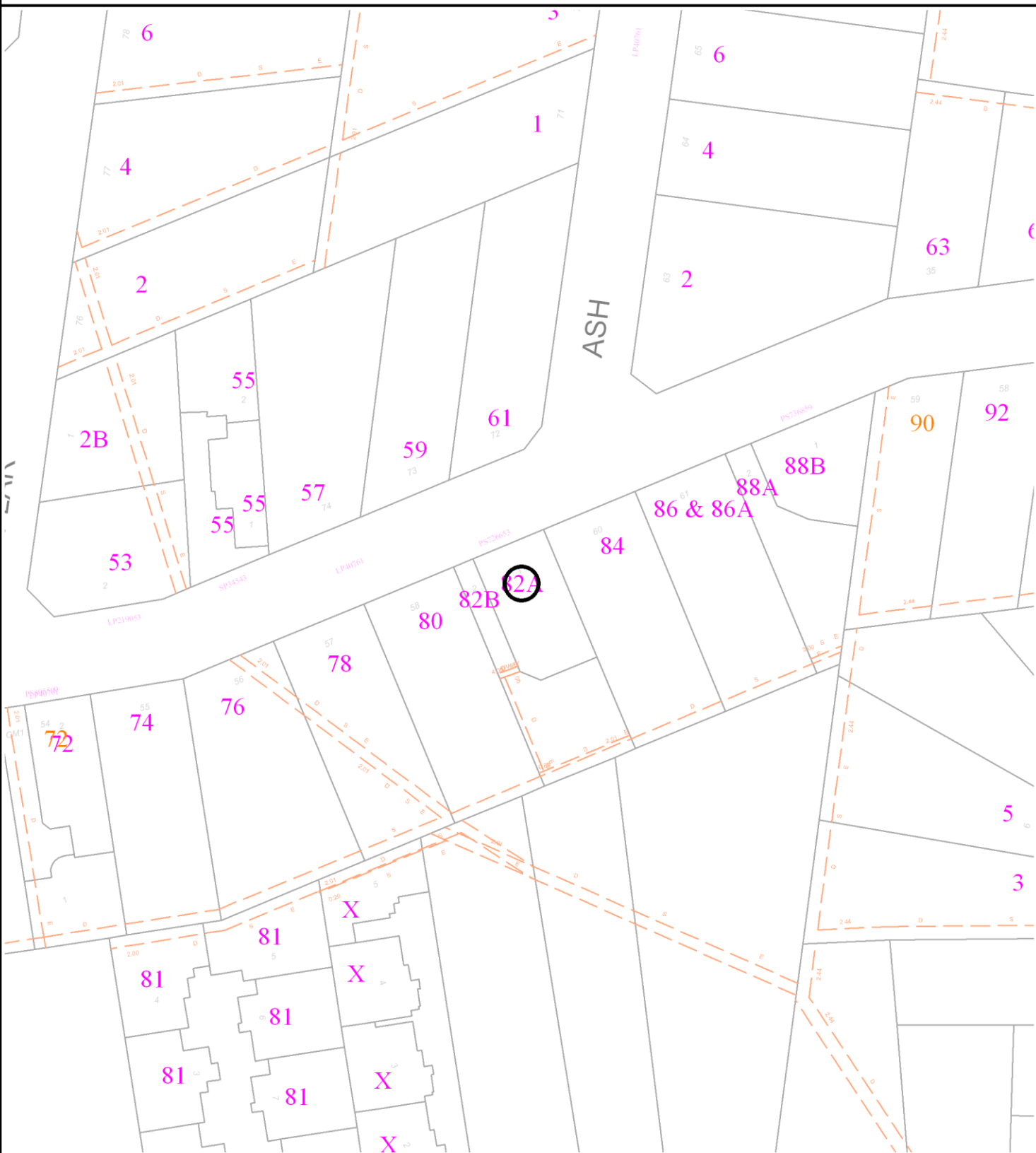
## LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement



- Subject Property
- Water Main Valve
- Water Main

- Hydrant
- Fireplug/Washout
- Offset from Boundary



**WARNING:** This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

## LEGEND

— Title/Road Boundary

- - - Proposed Title/Road

- - - Easement



Subject Property



Recycled Water Main Valve

Recycled Water Main



Hydrant



Fireplug/Washout



~ 1.0 Offset from Boundary





# Certificate of Final Inspection

Building Act 1993 Building Regulations 2006: Regulation 1006 Form 7

**Certificate No. BS-L 42366/ 2016-90/FCC-R**

**AGENT**

B A Goodliffe  
30 Edward Street  
LANGWARRIN VIC 3910  
Ph. 9583 5969

**OWNER**

R J Goodlife  
1 Wootten Crescent  
LANGWARRIN VIC 3910  
Ph. 9583 5969

**PROPERTY DETAILS No: 82 Beech Street, LANGWARRIN**

**Title Details**

CT-8955/833

**Municipal District**

Frankston City Council

**Description of Building Works**

New Carport

**Project Use**

Carport

**Classification**

Class 10A

**Live Load**

N/A

**Directions**

N/A

**Inspection Records**

20 December 2016	Pad Footings (prior to pouring concrete)	Approved
18 October 2017	Frame Inspection (prior to covering or cladding)	Approved
18 October 2017	Final Inspection	Approved

**Conditions / Notes**

1. The **Certificate of Final Inspection** is not evidence that the building, part of the building or building work listed above complies with the Building Act 1993 or the Building Regulations 2006.

**MUNICIPAL BUILDING SURVEYOR:**

Luigi Vanzin

**Registration No. BS-U 1236**

**Date of Issue:** 23-Oct-2017

**E:** [building@frankston.vic.gov.au](mailto:building@frankston.vic.gov.au) **P:** (03) 9784 1900 **F:** (03) 9784 1087

**POST:** PO BOX 490, FRANKSTON VIC 3199



**COUNCIL BUILDING PERMITS No BS-L 42366/2016-90/FCC-R**

**BUILDING INSPECTION REPORT**

<b>To:</b>	<b>CC:</b>
Name: Ricky John Goodlife	Name: R J Goodlife
Address: 1 Wootten Crescent LANGWARRIN VIC 3910	Address: 1 Wootten Crescent LANGWARRIN VIC 3910

Phone: Fax No:	Phone: Fax No:
----------------	----------------

**Subject Property:** 82 Beech Street, Langwarrin 3910

**Description of Works:** New Carport

**Inspection Type:** Final Inspection

**Special Areas:** ☒ Termite ☐ High Wind ☐ Flood ☐ Bush Fire ☐ None ☐ Other .....

**Description of Building Works Inspected** ✓ = OK X = Incomplete / Additional Action Required

**Relevant Items**

Layout	Bracing roof & walls	Brick work	Plumbing Certificate required
Foundation Material	Roof frame	SW & site drainage	Electrical Certificate required
Size / depth	Roof tie down	Fire safety	Insulation Certificate required
Preparation	Frame construction/fixings	Safe movement & access	Glazing Certificate required
Reinforcement	Sub floor construction	Health & amenity	Protection works
Service Pipes	Load points	Services	Roof truss comp's required
Site excavations	Wall & roof cladding	Glazing	Other Matters

**Inspection Result:** Approved **Inspection Date:** 18-Oct-2017

**Comments:**

1. Downpipe connected to existing storm water.

I verify on behalf of Frankston City Council that this report describes the record of council inspection/s carried out onsite by registered building practitioner as nominated below in accordance with the health, safety & amenity objectives of the Building Regulations, incorporating the Building Code of Australia and Australian Standards as are relevant to the building works described in this report.

Copy to ☒ Builder ☒ Owner ☐ Contractor

Via ☒ Post ☐ Hand ☐ Facsimile

**Name** Con Adamidis **Municipal Council Inspector Reg. No.** IN-U 40812

**Signature**  **Date:** 18-Oct-2017

**For – FRANKSTON CITY COUNCIL - Davey Street, Frankston 3199**

**Phone** 1300 322 322

**FAX** 9784 1094

**Email:** building@frankston.vic.gov.au

**COUNCIL BUILDING PERMITS No BS-L 42366/2016-90/FCC-R**

**BUILDING INSPECTION REPORT**

<b>To:</b>	<b>CC:</b>
Name: Ricky John Goodlife	Name: R J Goodlife
Address: 1 Wootten Crescent LANGWARRIN VIC 3910	Address: 1 Wootten Crescent LANGWARRIN VIC 3910
Phone: Fax No:	Phone: Fax No:

**Subject Property:** 82 Beech Street, Langwarrin 3910

**Description of Works:** New Carport

**Inspection Type:** Frame Inspection (prior to covering or cladding)

**Special Areas:** ☒ Termite ☐ High Wind ☐ Flood ☐ Bush Fire ☐ None ☐ Other .....

**Description of Building Works Inspected** ✓ = OK X = Incomplete / Additional Action Required

**Relevant Items**

Layout	Bracing roof & walls	Brick work	Plumbing Certificate required
Foundation Material	Roof frame	SW & site drainage	Electrical Certificate required
Size / depth	Roof tie down	Fire safety	Insulation Certificate required
Preparation	Frame construction/fixings	Safe movement & access	Glazing Certificate required
Reinforcement	Sub floor construction	Health & amenity	Protection works
Service Pipes	Load points	Services	Roof truss comp's required
Site excavations	Wall & roof cladding	Glazing	Other Matters

**Inspection Result:** Approved **Inspection Date:** 18-Oct-2017

**Comments:**

1. In accordance with approved plans.

I verify on behalf of Frankston City Council that this report describes the record of council inspection/s carried out onsite by registered building practitioner as nominated below in accordance with the health, safety & amenity objectives of the Building Regulations, incorporating the Building Code of Australia and Australian Standards as are relevant to the building works described in this report.

Copy to ☒ Builder ☒ Owner ☐ Contractor

Via ☒ Post ☐ Hand ☐ Facsimile

**Name** Con Adamidis **Municipal Council Inspector Reg. No.** IN-U 40812

**Signature**  **Date:** 18-Oct-2017

**For – FRANKSTON CITY COUNCIL - Davey Street, Frankston 3199**

**Phone** 1300 322 322

**FAX** 9784 1094

**Email:** building@frankston.vic.gov.au

# Upright Building Inspections Pty / Ltd

P.O.Box: 4402 Langwarrin, Victoria 3910

Fax: 9789 7647 Mobile: 0416 006 219

Email: [upright.craig@bigpond.com](mailto:upright.craig@bigpond.com)



## Owner Builder / Inspection Report

On Domestic Building work under section 137B of the Building Act 1993

(Owner Builder Construction)

A person who constructs a building, or arranges and / or causes any other person to undertake construction of a building during the prescribed period. Is required under section 137B of the Building Act 1993, to engage a prescribed building practitioner to provide a written report on said works. This report must contain matters that are required by the Minister as published in the Government Gazette:

- 1) This report must be provided to purchaser and / or Insurer as required, prior to entering into a contract of sale.
- 2) This Practitioner and / or the relevant Insurer are not liable in respect to any defects referred to in this report.
- 3) Definition of **"Building"**, as per the Building Act 1993. Any structure, temporary building, temporary structure, any part of a building or structure.
- 4) Definition of **"construct"** in relation to a building, as per section 137B of the Building Act 1993. Build, rebuild, erect or re-erect the building; make alterations to the building; enlarge or extend the building; manage or arrange any other person to do anything referred to above.
- 5) Materials noted as **recycled** or **second hand**, are not covered by any warranties extended by this practitioner, and / or the relevant Insurer. As such any reference to these items has been based on a casual Inspection only.
- 6) This Inspection has been carried out under the guidelines formatted by Australian Standard 4349.1
- 7) The Guide to Standards & Tolerances produced by the Building Control Commission in 2015, has been used as a reference to indicate the minimum quality of Building standards required.
- 8) As per section 137B.(2)(a)(ii) of the Building Act 1993, this report must be obtained not more than 6 months before the person enters into the contract to sell the building, ( **this report is only valid for a six month period** ).
- 9) If plans, town planning or building permits are **NOT SIGHTED** at the time of this Inspection, it is the purchasers responsibility to verify the legality of these works.
- 10) This inspection does not check or ensure compliance with Australian Building Standards or Codes.
- 11) It is the perspective purchasers obligation to read this entire report, and if He / She is not entirely satisfied with the extent or content, concerns should be raised upon receipt of this report. If no concerns are raised at this time, it will be deemed that the client has agreed to all the terms and conditions within this report.

### Report Details:

Number of pages to this report  Number of photos in this report  Report Number

### Building Practitioners Details:

Name : Craig Andrew Matheson  
: Building Inspector

P.B.P. Number : IN-U-1588

### Owner Builder Details:

Name : Rick Goodliffe  
Address : 82 Beech St Langwarrin  
Phone :  
Mobile : 0418 802 604  
Email : [rick@baycityrentals.com.au](mailto:rick@baycityrentals.com.au)  
Facsimile :

## PROPERTY & INSPECTION DETAILS

Address : 82 Beech St Langwarrin

Post Code : 3910

Date of Inspection : 02/02/18

Time of this Inspection : 1:00PM

Weather during this Inspection : Fine

### Works covered by this report.

Dwelling	N/A	Dwelling Addition	N/A	Pergola	N/A
Garage	N/A	Dwelling Relocation	N/A	Shed	N/A
Carport	YES	Dwelling Alteration	N/A	Deck	N/A
Veranda	N/A	Pool & isolation fence	N/A	Fence	N/A
Balcony	N/A	Balcony	N/A	Other	N/A

### Information Provided at the time of this Inspection.

Building Permit : **Not Sighted**

Relevant Building Surveyor

: **Not Sighted**

Plans : **Not Sighted**

Building Permit issue date

: **Not Sighted**

Specifications : **Not Sighted**

Final certificate issue date

: **Not Sighted**

### General Summary of this Inspection.

This Inspection was carried out on a de-attached Carport only.

### Summary of areas Inspected.

**Note:** I have not inspected woodwork on parts of the structure, which are covered, unexposed or inaccessible, and I am therefore unable to report that any such part of the structure is free from defects. Areas with less than 400mm clearance are deemed to be inaccessible.

Areas not inspected

-  
-

I do state that all areas other above, have been inspected by myself.



### Recycled or second hand materials

This report does not cover the operation and condition of recycled or second hand materials.

Materials noted:

-  
-

I do state that no recycled materials other than above were identified by myself or nominated by the Owner during this Inspection.



### Summary of Incomplete works

-  
-

I do state that all works other than above were complete.





## CONSTRUCTION DETAILS

### Footing Details

Concrete slab	<b>YES</b>	Concrete stumps		Strip footing	
Concrete pads	<b>YES</b>	Timber stumps		Brick piers	
Piles		Metal stumps		Other	

### Floor, Wall & Roof

Timber sub-floor frame		Timber wall frame	<b>YES</b>	Timber roof frame	<b>YES</b>
Coupled roof frame		Truss roof frame		Flat roof frame	<b>YES</b>
Metal sub-floor frame		Metal wall frame		Metal roof frame	
Brick veneer		Double brick		Un-supported masonry	
Cement sheet		Metal clad		Timber clad	
Roof tiles		Metal sheet roofing	<b>YES</b>	Clear sheet roofing	
Timber doors		Aluminum doors		Rendered cladding	
Timber windows		Aluminum windows		Fly wire screens	

### REPORT LEDGEND

<input checked="" type="checkbox"/>	=	No visible defect, from a reasonable visual Inspection.
<input checked="" type="checkbox"/>	=	Defect was visible, see summary of defects on page 6.
N/A	=	Not applicable &/or building work not considered as part of this report.
I/A	=	Inaccessible, (or area with less than 400mm clearance).
E	=	Existing, ( does not form part of this report ).
O	=	Works Incomplete

## INSPECTION DETAILS

### General Site and Drainage

Site drainage	:✓	Pool	:N/A	Pool isolation fence	:N/A
Site levels	:✓	Fences	:N/A	Retaining walls	:N/A
Paved areas	:N/A	Driveways	:N/A	Other	:N/A

### Minor Works

	Structural	Drainage	External Cladding	Internal Cladding	Doors & Windows	Safe Movement
Garage :						
Carport :	✓	✓	✓	N/A	N/A	✓
Shed :						
Deck :						
Veranda :						
Balcony :						
Pergola :						
Steps :						

## INSPECTION DETAILS ( con't)

### Dwelling walls. N/A

	Structural	Condition	Flashings	Sealing	Vents	Other
Brick Veneer :						
Double Brick :						
Timber :	N/A					
Cement Sheet :	N/A					
Windows :	N/A				N/A	
Doors :	N/A				N/A	

### Dwelling roof. N/A

	Condition	Flashings	Sky lights	Sealing	Vents	Other
Roof tiles :						
Metal sheet :						
Clear sheet :						
Cement Sheet :			N/A			
Guttering :			N/A		N/A	
Down pipes :			N/A		N/A	

### Dwelling roof space.

	Structural	Services	Insulation	Ventilation	Debris	Leaks
N/A						

### Dwelling sub-floor space.

	Structural	Services	Drainage	Ventilation	Stumps	Debris
N/A						

### Interior of the Dwelling.

	Walls	Ceilings	Floors	Doors	Windows	Other
Entry : N/A						
Living : N/A						
Meals : N/A						
Hallway : N/A						
W.C : N/A						
Lounge : N/A						
Dining : N/A						
Study : N/A						
Bedroom 1 : N/A						
Bedroom 2 : N/A						
Bedroom 3 : N/A						
Bedroom 4 : N/A						

## INSPECTION DETAILS ( con't)

### WET AREAS

#### Bathroom 1 : N/A

Walls		Windows
Ceilings		Doors
Floors		Shower
Ventilation		Tiles
Vanity / Basin		Bath
Water pressure		Spa

#### Bathroom 2 : N/A

Walls		Windows	
Ceilings		Doors	
Floors		Shower	
Ventilation		Tiles	
Vanity / Basin		Cistern	
Water pressure	N/A	Bath	N/A

#### Kitchen : N/A

Walls		Doors
Ceilings		Windows
Floors		Sink
Ventilation		Bench tops
Water pressure		Tiles

#### Laundry : N/A

Walls		Windows	
Ceilings		Doors	
Floors		Trough	
Ventilation		Tiles	
Water pressure		Bench tops	

## IMPORTANT INFORMATION

- a) This report covers the visual aspects of the property only, It does not cover any part of the building located beneath the ground surface EG: Sewer, Storm water drains, footings etc.
- b) This report does not cover the Identification of Asbestos related products.
- c) These Inspections do not assess operations of appliances, Spa pumps, Ovens, fittings, fixture mechanisms etc.
- d) These Inspections do not cover matters such as Privacy issues and / or vehicle access. No building materials have been tested, No soil has been excavated, No samples have been taken or tested.
- e) No building services have been tested, No fixtures, fittings, linings or furniture have been removed or moved.
- f) No Investigation of Insect attack, (Borer or Termite) was made. And as such any reference to this has been based on a casual Inspection only.
- g) Roofs greater than 3.6m in height are not inspected, as occupational health and safety regulations would require a full roof scaffold.
- h) The roof was not water tested.
- i) This consultant can only make comment, with regard to the general visible condition of electrical wiring and / or plumbing.
- j) This report can only be used by the Owner Builder nominated within this report, solely for the purpose of gaining the required insurance to sell this Building.
- k) This Inspector is not obligated to re-Inspect repairs on defective building work.
- l) It is a criminal offense to alter or edit this report without the authors written consent.

## SUMMARY OF DEFECTS

Below is a summary of defects based on the checklists of pages 3,4 & 5. Items with their numbers enclosed in brackets indicate significant items requiring attention or rectification. Minor items listed are considered to be of an ongoing nature for a Dwelling this age, and should be addressed and / or rectified under the general maintenance of the Dwelling.

No Defects Were Noted.

### Photo Of The Structure



## Conclusions

It is my professional opinion that at the time of this inspection, no defects were visible from normal viewing positions.

Date : 02/02/18

Signature : 

Signed : Craig Andrew Matheson



## Property Report from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 11 January 2018 11:17 AM

**Address:** 82A BEECH STREET LANGWARRIN 3910

**Lot and Plan Number:** Lot 1 PS726653

**Standard Parcel Identifier (SPI):** 1\PS726653

**Local Government (Council):** FRANKSTON **Council Property Number:** 271591

**Directory Reference:** Melway 103 G4

**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)

### State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** HASTINGS

### Utilities

**Rural Water Business:** Southern Rural Water

**Metro Water Business:** South East Water Limited

**Melbourne Water:** inside drainage boundary

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

### Planning Zone Summary

**Planning Zone:** GENERAL RESIDENTIAL ZONE (R1Z)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (R1Z)

**Planning Overlay:** None

Planning scheme data last updated on 20 December 2017.

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, local, particular and general 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 & 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](#)

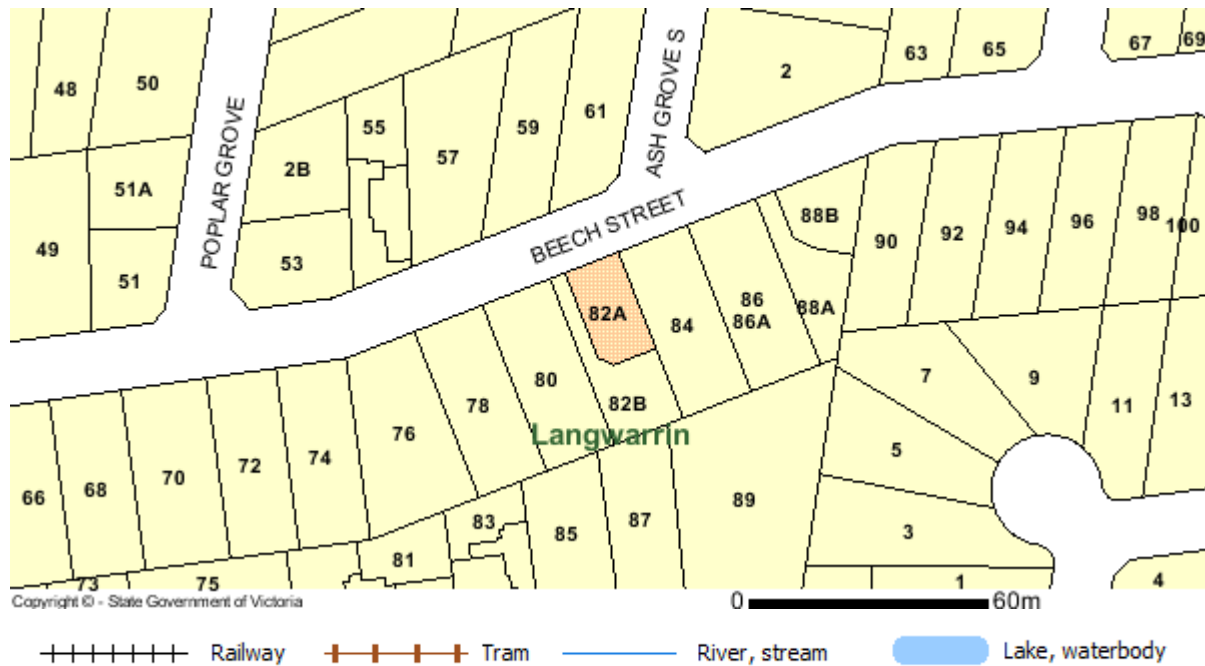
For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

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## Area Map



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# Due Diligence Checklist

## What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting [consumer.vic.gov.au/duediligencechecklist](http://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