

DATED

2021

CHRISTOPHER CHARLES ROSSETTI AND TAYLER PATRICIA ROSSETTI

VENDORS SECTION 32 STATEMENT

Property: 96B Beech Street, Langwarrin VIC

goodmove
CONVEYANCING

DX 84436
TRARALGON VIC
Tel: 03 5174 6862
Fax: 03 5174 4670
Ref: AB:BH:21-8016

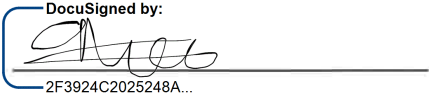
Vendor Statement

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	96B BEECH STREET, LANGWARRIN VIC 3910
------	---------------------------------------

Vendor's name	Christopher Charles Rossetti	Date
Vendor's signature		/ / 11/3/2021
Vendor's name	Tayler Patricia Rossetti	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) ☒ Are contained in the attached certificate/s.

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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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 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

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Vendor GST Withholding Notice

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

From: Christopher Charles Rossetti and Tayler Patricia Rossetti, 96B Beech Street, Langwarrin VIC 3910

Property Address: 96B Beech Street, Langwarrin VIC 3910

Lot: 2 Plan of subdivision: 811030U

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: 11/3/2021

Signed by Christopher Charles Rossetti and Tayler Patricia Rossetti

DocuSigned by:



2F3924C2025248A...

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

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

VOLUME 11998 FOLIO 672

Security no : 124088487431N
Produced 04/03/2021 12:15 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 811030U.
PARENT TITLE Volume 08695 Folio 216
Created by instrument PS811030U 10/07/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
CHRISTOPHER CHARLES ROSSETTI
TAYLER PATRICIA ROSSETTI both of 96B BEECH STREET LANGWARRIN VIC 3910
AR593964C 26/10/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR593965A 26/10/2018
COMMONWEALTH BANK OF AUSTRALIA

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 PS811030U 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: 96B BEECH STREET LANGWARRIN VIC 3910

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 26/10/2018

DOCUMENT END

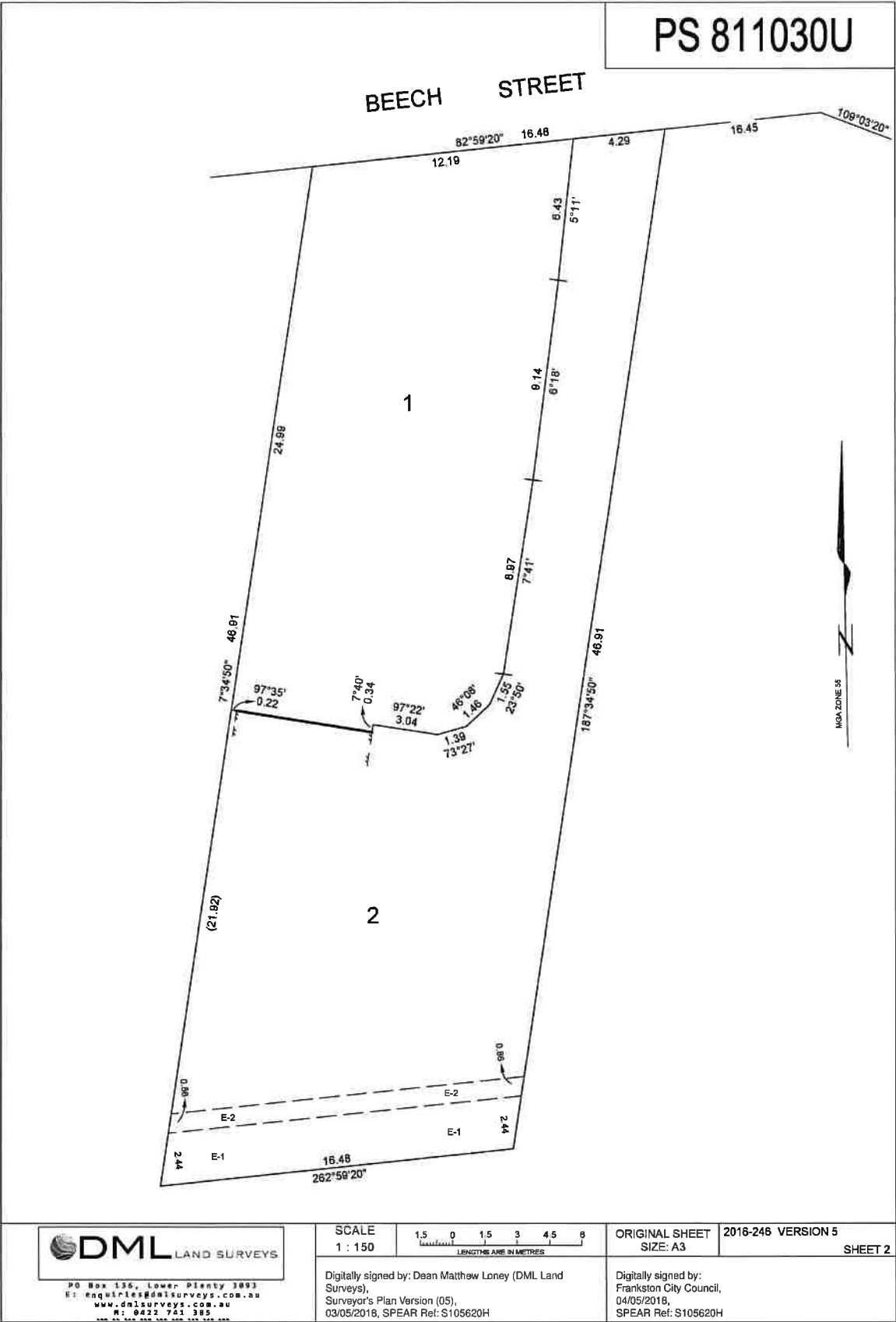
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PLAN OF SUBDIVISION			EDITION 1	PS 811030U
LOCATION OF LAND PARISH: LANGWARRIN TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 41A (PART) CROWN PORTION: - TITLE REFERENCE: VOL.8695 FOL.216 LAST PLAN REFERENCE: LOT 56 ON LP72124 POSTAL ADDRESS: 96 BEECH STREET, (at time of subdivision) LANGWARRIN, VIC. 3910 MGA CO-ORDINATES: E: 340 757 ZONE: 55 (of approx centre of land N: 5 775 738 GDA 94 in plan)			Council Name: Frankston City Council Council Reference Number: 71/2017/S Planning Permit Reference: 305/2017/P SPEAR Reference Number: S105620H Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 22/03/2018 Statement of Compliance This is a statement of compliance issued under section 21 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 Digitally signed by: Peter McWhinney for Frankston City Council on 04/05/2018	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		Boundaries shown by thick continuous lines are defined by buildings. Location of boundaries defined by buildings: Exterior Face : All boundaries	
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION DOES NOT APPLY				
SURVEY: This plan is is not based on survey. STAGING: This is is not a staged subdivision. Planning Permit No. This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 52				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO LAND & LOTS IN THIS PLAN				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2.44m	LP72124	LOTS ON LP72124
E-1	DRAINAGE	2.44m	THIS PLAN	FRANKSTON CITY COUNCIL
E-1 & E-2	SEWERAGE	SEE PLAN	THIS PLAN	SOUTH EAST WATER CORPORATION
 PO Box 136, Lower Plenty 3993 E: enquiries@dmlsurveys.com.au www.dmlsurveys.com.au M: 0422 741 385 030 31 545 616 516 628 128 118 000		SURVEYORS FILE REF: 2016-246 VERSION 5 Digitally signed by: Dean Matthew Loney (DML Land Surveys), Surveyor's Plan Version (05), 03/05/2018, SPEAR Ref: S105620H		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 PLAN REGISTERED TIME: 06:01pm DATE: 10/07/2018 Vernon Prasad Assistant Registrar of Titles



Property Report from www.land.vic.gov.au on 04 March 2021 12:18 PM

Address: 96B BEECH STREET LANGWARRIN 3910

Lot and Plan Number: Lot 2 PS811030

Standard Parcel Identifier (SPI): 2\PS811030

Local Government (Council): FRANKSTON **Council Property Number:** 271888

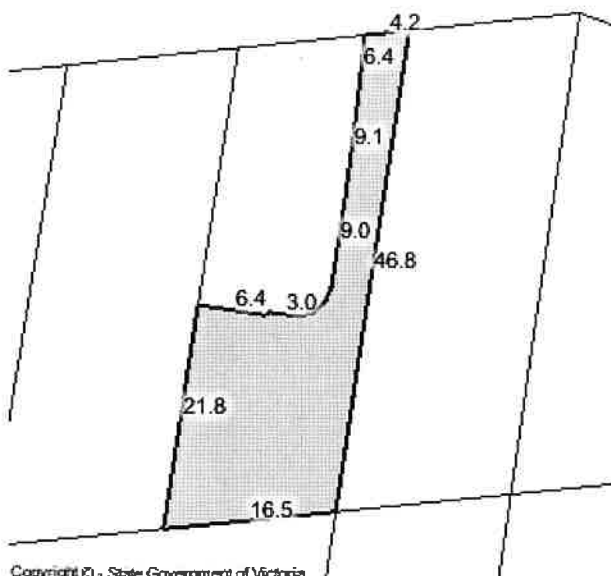
Directory Reference: Melway 103 G4

**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

Site Dimensions

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



Area: 428 sq. m

Perimeter: 128 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.

6 dimensions shorter than 2m not displayed

Calculating the area from the dimensions shown may give a different value to the area shown above - which has been calculated using all the dimensions.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: HASTINGS

Utilities

Rural Water Corporation: Southern Rural Water

Melbourne Water Retailer: South East Water

Melbourne Water: inside drainage boundary

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

Planning information continued on next page

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (R1Z)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (R1Z)

Planning Overlay: None

Planning scheme data last updated on 3 March 2021.

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](#)

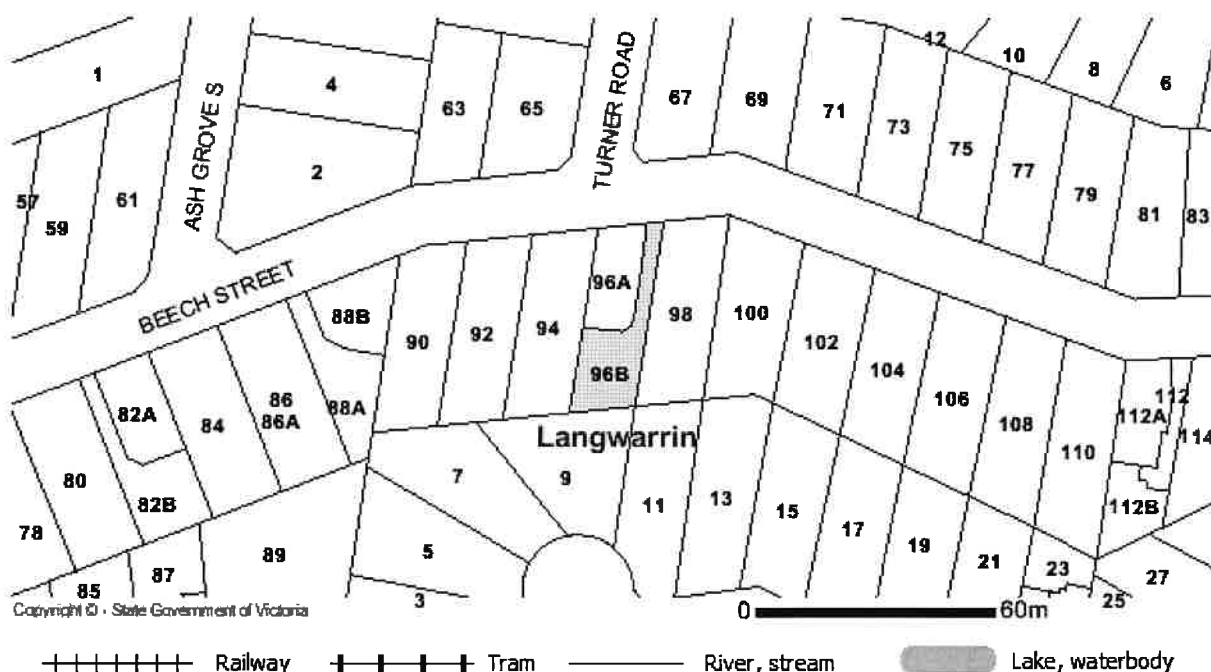
The Planning Property Report includes separate maps of zones and overlays

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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 04 March 2021 12:18 PM

PROPERTY DETAILS

Address: 96B BEECH STREET LANGWARRIN 3910
Lot and Plan Number: Lot 2 PS811030
Standard Parcel Identifier (SPI): 2\PS811030
Local Government Area (Council): FRANKSTON
Council Property Number: 271888
Planning Scheme: Frankston
Directory Reference: Melway 103 G4

www.frankston.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/frankston

UTILITIES

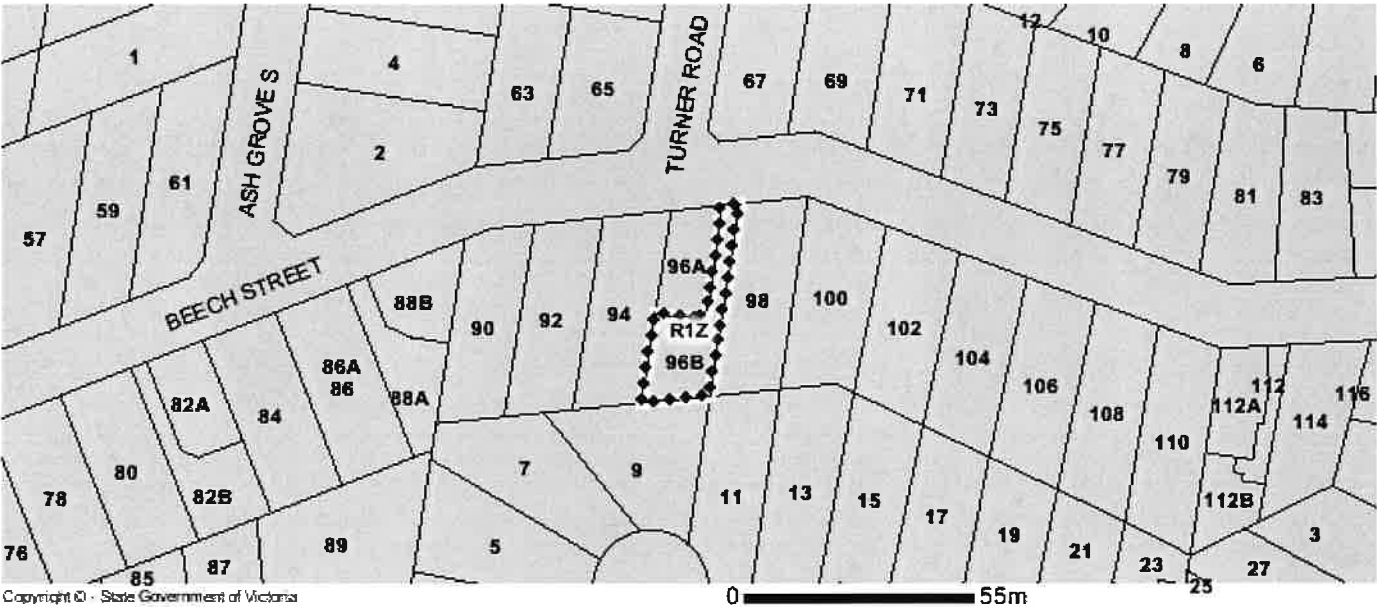
Rural Water Corporation: Southern Rural Water
Melbourne Water Retailer: South East Water
Melbourne Water: inside drainage boundary
Power Distributor: UNITED ENERGY

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
Legislative Assembly: HASTINGS

Planning Zones

GENERAL RESIDENTIAL ZONE (R1Z)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (R1Z)



R1Z - Residential 1

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

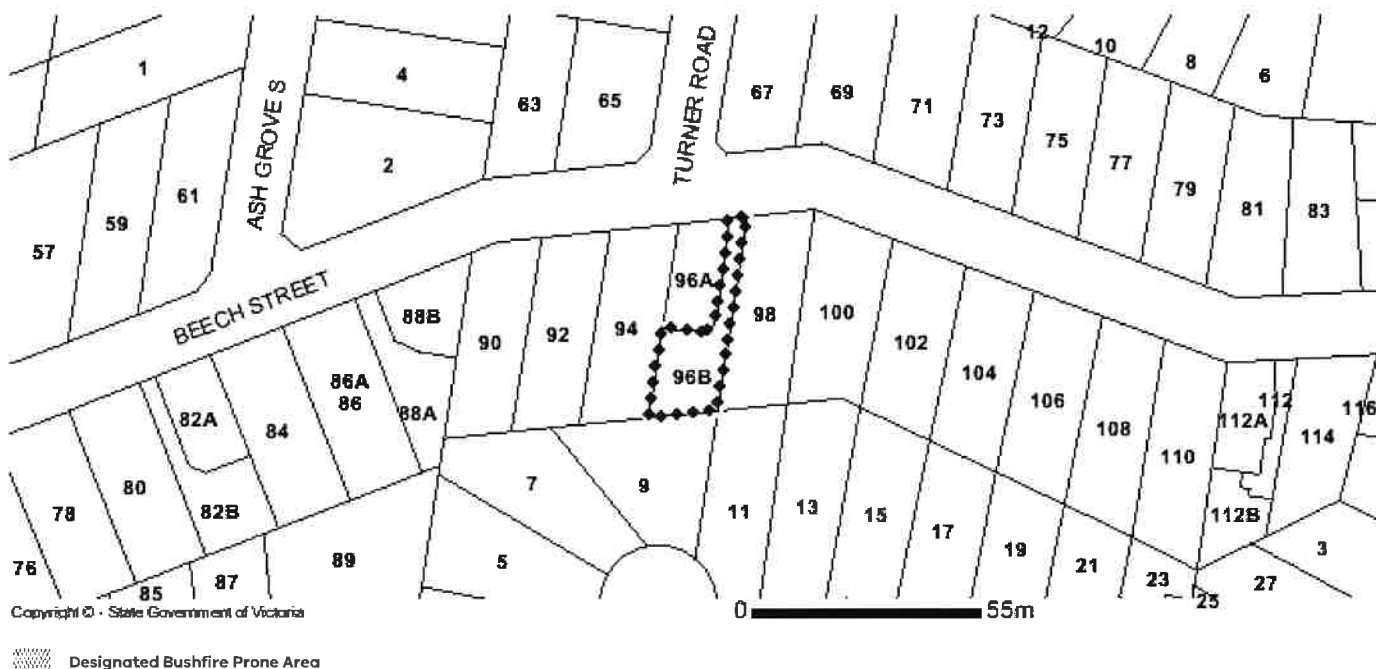
PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

Designated Bushfire Prone Area

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 <http://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 www.vba.vic.gov.au

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>



ZONNE BUILDING SURVEYORS & CONSULTANTS

Zonne Building Consulting Pty Ltd
Level 1, 11 Blackburn Square
PO Box 249, Berwick VIC 3806
t 03 9769 8655 | f 03 9769 8699
info@zonne.com.au | www.zonne.com.au

FORM 2
Regulation 313
BUILDING REGULATIONS 2006
Building Act 1993

BUILDING PERMIT

BUILDING PERMIT N°:BS-U 25124/20180198/0
ZONNE REF N°:170937/0

Issued To

Agent of Owner*1
Address

BUILD FROM DESIGN PTY. LTD.
6 SWIFT STREET
FRANKSTON

Post Code **3199**

Address for Serving
of Notices

LEIGH TIERNEY & BRETT GOATLEY
6 SWIFT STREET
FRANKSTON

Post Code **3199**

Contact Person

Telephone **0407 284 612**

Ownership Details

Owner
Address

LEIGH TIERNEY & BRETT GOATLEY
6 SWIFT STREET
FRANKSTON

Post Code **3199**

Contact Person

Telephone **0407 284 612**

Property Details

Project Address

96 LOT 56 BEECH STREET LANGWARRIN 3910

Title details

VOL 08695, FOL 216, PS 072124

Municipal District

CITY OF FRANKSTON

Builder²

Name

LEIGH TIERNEY
BUILD FROM DESIGN PTY. LTD.

Telephone **0407 284 612**

Address

6 SWIFT STREET
FRANKSTON

Post Code **3199**

Details of Building Practitioners/Architect

(a) to be engaged in the building work*3

TIERNEY LEIGH WILLIAM

BUILDER - DOMESTIC - UNLIMITED DBU29288

(b) who were engaged to prepare documents forming part of the application for this permit*4

POV LUON

ENGINEER - CIVIL

EC-40490

Details of Domestic Building Work Insurance*5

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

Details of Relevant Planning Permit (if applicable)

Planning Permit No:

116/2014/P

Date

11 MAY 2015

Nature of Building Work

Project Description

CONSTRUCTION OF A DWELLING & GARAGE X 2

Project Part

AS PER PLANS

Project Use

RESIDENTIAL

Stages of Work Permitted

COMPLETE

Project estimated value

\$400,000.00



ZONNE BUILDING

SURVEYORS & CONSULTANTS

ZONNE REF N°:170937/0

Building details:

Building Classification	1a(i) & 10a	Persons accommodated for	0
New floor area,m ²	417.51	Allowable live load:	1.5 & 3kPa
No of storeys	2	Allotment area m2:	748.14

Prescribed Reporting Authorities

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

<i>Prescribed Reporting Authority</i>	<i>Matter Reported On</i>	<i>Regulation</i>
South East Water	Build within 1m of asset	

Inspection Requirements

The mandatory notification stages are-

INSPECTION FOR OCCUPANCY PERMIT
INSPECTION OF SLAB REINFORCEMENT
INSPECTION OF PRE-SLAB
INSPECTION OF FRAME

Occupation or Use of the Building

AN OCCUPANCY PERMIT IS REQUIRED PRIOR TO THE OCCUPATION OR USE OF THIS BUILDING

Commencement and Completion

This building work must commence by: **27 SEPTEMBER 2018**

This building work must completed by: **27 SEPTEMBER 2019**

Conditions of Building Permit

Refer to Annexure A for a list of conditions which apply to this Building Permit.

Relevant Building Surveyor

Name **JASON SINGH**
 Registration No. **BS-U 25124**
 Address **LEVEL 1, 11 BLACKBURNE SQUARE**
PO BOX 249, BERWICK 3806

Signature

Date of issue of Permit

27 SEPTEMBER 2017

Annexures

Annexure A	Permit Conditions
Annexure B	Relevant Building Surveyor's Notes
Annexure C	Approved Documents

Notes

Note 1: Under regulation 318, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.

Note 2: Under regulation 317, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.";

Note 3: Include building practitioners with continuing involvement in the building work.

Note 4: Include only building practitioners with no further involvement in the building work.

Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contact price for that work is more than \$12, 000 must be covered by an insurance policy as required under section 135 of the Building Act 1993.



ZONNE BUILDING
SURVEYORS & CONSULTANTS

Zonne Building Consulting Pty Ltd
Level 1, 11 Blackburne Square
PO Box 249, Berwick VIC 3806
t 03 9769 8655 | f 03 9769 8699
info@zonne.com.au | www.zonne.com.au

FORM 6
Regulation 1005
BUILDING INTERIM REGULATIONS 2017
Building Act 1993

OCCUPANCY PERMIT

OCCUPANCY PERMIT N°:20180198/U2
BUILDING PERMIT N°:BS-U 25124/20180198/U2
ZONNE REF N°:170937/2

Property Details

Project Address **2/96 LOT 56 BEECH STREET LANGWARRIN 3910**
Title details **VOL 08695, FOL 216, PS 072124**
Municipal District **CITY OF FRANKSTON**

Nature of Building Work

Project Description **CONSTRUCTION OF A DWELLING & GARAGE**
Project Part **UNIT 2**
Project Use **RESIDENTIAL**

Building details:

Building Classification	1a(i) & 10a	No of storeys	2
New floor area,m ²	210	Allowable live load:	1.5 & 3kPa

This Occupancy permit is required under Division 1 of Part 5 of the Building Act 1993.

Conditions of Occupancy Permit

Occupation is subject to the following conditions-

- (1) Essential Safety Measures - **N/A**
(2) Other Conditions -

Conditions

This Occupancy Permit is issued subject to the power, gas and water supplies being connected (as applicable).

All landscaping to ensure the slab's vapour barrier is maintained at the external side of the edge beams. The vapour barrier must extend above the height of any adjacent ground level.

All landscaping must maintain a clearance below the building's damp proof course (i.e. base of weep holes) of 150mm above the adjacent finished ground level; 75mm above the finished paved, concreted or landscape areas that slope away from the building; or

The owner(s) of the building(s) is responsible for the maintenance of the buildings foundations. Attention is drawn to the CSIRO Building Technology File 18 names 'Foundation maintenance and Footing Performance: A home Owners Guide'.

The owner(s) of the building(s) is responsible for maintaining the buildings smoke detectors in a state which will enable them to fulfill their purpose.

Suitability for occupation:

The building or part of a building to which this certificate applies is suitable for occupation.

Relevant Building Surveyor

Name	JASON SINGH
Registration No.	BS-U 25124
Address	LEVEL 1, 11 BLACKBURNE SQUARE PO BOX 249, BERWICK 3806

Signature

Date of issue of Permit

03 APRIL 2018

Date of Final Inspection

29 MARCH 2018

Rate and Valuation Notice 2020-2021

3rd Instalment Notice



Paid 18/2

Christopher Rossetti and Tayler Patricia Rossetti
96B Beech Street
LANGWARRIN VIC 3910

Tax Invoice

ABN 49 454 768 065

Rates and charges for the period
1 July 2020 to 30 June 2021

Notice date: 29/01/2021

Frankston City Council
PO Box 490
FRANKSTON VIC 3199
Phone: 1300 322 322
info@frankston.vic.gov.au
frankston.vic.gov.au

Ward: North-East

Assessment No./Reference No. 0201312 4

Property details

96B Beech Street, LANGWARRIN 3910
Lot 2 PS 811030

Australian Valuation Property Classification Code: 120
Single Strata Unit/Villa Unit/Townhouse

Date of valuation: 1/01/2020

Site Value (SV): \$205,000
*Capital Improved Value (CIV): \$540,000
Net Annual Value (NAV): \$27,000
Valuation Effective Date: 1/07/2020
*Capital Improved Value includes land and any improvements

Financial details

Declared on: 1 June 2020

Credit on overcharge

-\$0.46

3rd Instalment (Due 28/02/2021)

\$527.54

4th Instalment (Due 31/05/2021) \$528.00

This notice does **not** include payments received after 25th January 2021.

Supporting our Community

Council understands the impact of COVID-19 is far reaching. To support our rate paying community we are:

- Suspending penalty interest on overdue accounts to 30th June 2021
- Offering flexibility to impacted residents, and urging anyone unable to meet their payment due date to apply for an Arrangement to Pay.
- Visit: <https://www.frankston.vic.gov.au/rates>

If you currently have a formalised Arrangement to Pay (ATP) agreement in place with Council which is being fully maintained in accordance with the payment schedule then please disregard this notice.

If you have applied for a pension rebate, \$291.00 will have already been deducted from your instalments for this financial year.

If you are experiencing difficulty paying your Rates
please contact Council to discuss payment options.
Visit frankston.vic.gov.au or phone 1300 322 322

TOTAL DUE

\$527.54

For email notices:
frankston.enotices.com.au
Reference No: 0918A6F71V

BPAY View - View and pay this bill using internet banking.
BPAY View Registration No.: Please enter the BPAY
Assessment/Ref number: 02013124

How to pay



Online

Using a Visa,
Mastercard or
debit card via
Council's website.

Visit:
frankston.vic.gov.au



BPAY

Contact your
participating financial
institution to pay from
your cheque, savings or
credit card account.
Visit: bpay.com.au

Billir Coders: 1966
Ref: 02013124



Phone or Post Billpay

Using a Visa, Mastercard
or debit card.

Phone: 1300 721 138
Ref: 02013124

or

By Post Billpay: 13 18 16
Billpay Code: 0760
Ref: 02013124



Centrelink

Deducted from
your Centrelink
payments.

Learn more:
centrelink.gov.au

CRN: 555014543H
Ref: 02013124



Direct Debit

By application to
council only, for more
information please
visit:
frankston.vic.gov.au



Mail

Attach cheque or money
order to this portion of
your notice and post to:

Frankston City Council
PO Box 490
Frankston 3199

Receipts not issued for
mail payments



In Person

By cash, cheque, money
order, EFTPOS or Credit
Card (Visa or Mastercard).

Present this notice with
payment at any Council
Customer Service Centre.

Find your nearest location:
frankston.vic.gov.au

<580702+000000002013124>0000052754+3111+31

**Payments (Visa/MasterCard) & account balances:**

southeastwater.com.au or call 1300 659 658

Account enquiries:

southeastwater.com.au/enquiries or call 131 851

Mon-Fri 8am to 6pm

Faults and emergencies (24/7):

live.southeastwater.com.au or call 132 812

Interpreter service:

For all languages 9209 0130

TTY users 133 677 (ask for 131 851)

CHRISTOPHER CHARLES ROSSETTI & TAYLER PA
96B BEECH ST
LANGWARRIN VIC 3910

Last bill	Payments received	Balance
\$367.90	— \$367.90cr =	\$0.00

Account number:	32020362
Date due:	30 December 2020
Current charges	Total due
+ \$248.25	\$248.25

Your account breakdown

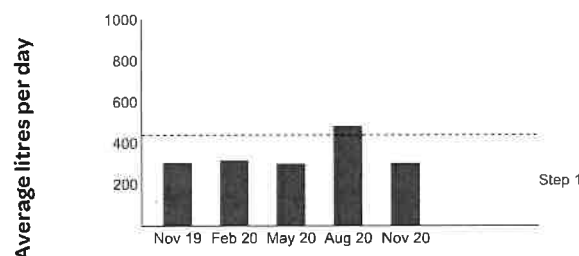
Issue date	11 December 2020
Property	96b Beech Street LANGWARRIN VIC 3910
Property reference	53C//13029/00132
Last bill	\$367.90
Payment received	\$367.90cr
Balance brought forward	\$0.00
Our charges (no GST)	\$222.20
Other authorities' charges (no GST)	\$26.08
Total due	\$248.25

Your snapshot

Average daily water use

303 litres

Average daily cost

\$2.44**Your water use****Bill note:**

This bill's been estimated as we couldn't access your water meter.
To ensure your bill is accurate simply send a photo of your water meter
reading to support@sew.com.au

Previous bills

Number of people in a household	1	2	3	4	5
Average daily use (litres) per person	303	152	101	76	61
Meeting Target 155?	x	✓	✓	✓	✓

Payment options**DirectDebit**

Set up payments at mysoutheastwater.com.au

**EFT (Electronic Funds Transfer)**

BSB: 033-874

Account number: 32020362

Account name:

South EastWater Corporation

**BPAY® (Up to \$20,000)**

Bill code: 24208 Ref: 1003 2020 3600 009

**Centrepay**

Arrange regular deductions from your Centrelink payments
visit humanservices.gov.au/centrepay CRN: 555 050 397J

**Credit Card**

Pay by Visa or MasterCard at southeastwater.com.au
or call 1300 659 658.

Property ref: 53C//13029/00132
96B BEECH STREET
LANGWARRIN VIC 3910

PN53C

Total due:**\$248.25****Account number:****32020362****Date paid:****Receipt number:**

+00000032020362>

+009124+

<0000000000>

<0000024825>

+444+