VENDOR STATEMENT

21 Sunset Boulevard PAYNESVILLE VIC 3880

Warren, Graham & Murphy Pty Ltd
Lawyers
119 Main Street BAIRNSDALE
Tel: 03 5152 2661
Ref: ISH 1130225

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	21 SUNSET BOULEVARD, PAYNESVILLE VIC 3880

Vendor's name	Terence Allen Payne	Date 17/7/25
Vendor's signature	T Payne	
Vendor's name	Sandra Margaret Payne	Date 17/7/25
Vendor's signature	S M Payne	

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)

	Authority	Amount	Interest (if any)
(1)	East Gippsland Shire Council	(1)	(1)
(2)	East Gippsland Water	(2)	(2)

(a) ☒ Their total does not exceed: $4,500.00

2.1 **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

$0.00	To	

Other particulars (including dates and times of payments):

2.2 **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

2.3 **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

2.4 **Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)**

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

3. INSURANCE

3.1 **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

3.2 **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

4. LAND USE

4.1 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

4.2 Road Access

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

4.3 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' ☒

4.4 Planning Scheme

5. NOTICES

5.1 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

5.2 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

5.3 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

6. 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

7. 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

8. 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

9. 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 ☐

10. 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 1000m^2; (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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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10854 FOLIO 267 Security no : 124126292396K
Produced 17/07/2025 10:29 AM

LAND DESCRIPTION

Lot 10 on Plan of Subdivision 524627G.
PARENT TITLE Volume 10850 Folio 037
Created by instrument PS524627G 28/01/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SANDRA MARGARET PAYNE
TERENCE ALLEN PAYNE both of 21 SUNSET BOULEVARD EAGLE POINT VIC 3878
AR252145V 17/07/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AG190129G 12/11/2008
Expiry Date 31/12/2024

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 PS524627G 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: 21 SUNSET BOULEVARD PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD
Effective from 17/07/2018

DOCUMENT END

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PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
/	EDITION 1	PS 524627G

LOCATION OF LAND

PARISH: BAIRNSDALE
TOWNSHIP: ———
SECTION: ———
CROWN ALLOTMENT: 144 & 145 (PARTS)
CROWN PORTION: ———

TITLE REFERENCES: V. 10850 F.037

LAST PLAN REFERENCE: LOT B ON PS524610A

POSTAL ADDRESS: PALM AVENUE,
(At time of subdivision) EAGLE POINT , 3880

AMG CO-ORDINATES: E 532 410
(Of approx. centre of land in plan) N 5804 680 **ZONE:** 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: EAST GIPPSLAND SHIRE COUNCIL **REF:** 47/2004/CRT

1. This plan is certified under Section 6 of the Subdivision Act 1988.
2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /~~
3. ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 Subdivision Act 1988 ~~has~~ / has not been made.
(ii) ~~The requirement has been satisfied.~~
(iii) ~~The requirement is to be satisfied in stage~~

Council Delegate
~~Council seal~~

Date 22/10/2004

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~

~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
R1 ROAD	EAST GIPPSLAND SHIRE COUNCIL

NOTATIONS

STAGING This ~~is~~ / is not a staged subdivision
Planning Permit No JT/484/2003/P

DEPTH LIMITATION DOES NOT APPLY

LOTS 13 & 14 HAVE BEEN OMITTED FROM THIS PLAN
LOT D CONSISTS OF 3 PIECES

SURVEY: THIS PLAN IS / ~~IS NOT~~ BASED ON SURVEY

THIS SURVEY IS CONNECTED TO PERMANENT MARK No(s) 358 & 454

EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-2	DRAINAGE	2	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL & LAND IN THIS PLAN
E-3	DRAINAGE	2	PS524610A	EAST GIPPSLAND SHIRE COUNCIL & LAND IN THIS PLAN
E-4	SEWERAGE	SEE DIAG	THIS PLAN	EAST GIPPSLAND REGION WATER AUTHORITY

LTO USE ONLY
STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT
RECEIVED ☑
DATE 22 / 12 / 04

LTO USE ONLY
PLAN REGISTERED
TIME 2.45pm
DATE 28/1/05
Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 6011

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 16/9/04
REF 11033 VERSION 4

DATE 22/10/04
COUNCIL DELEGATE SIGNATURE

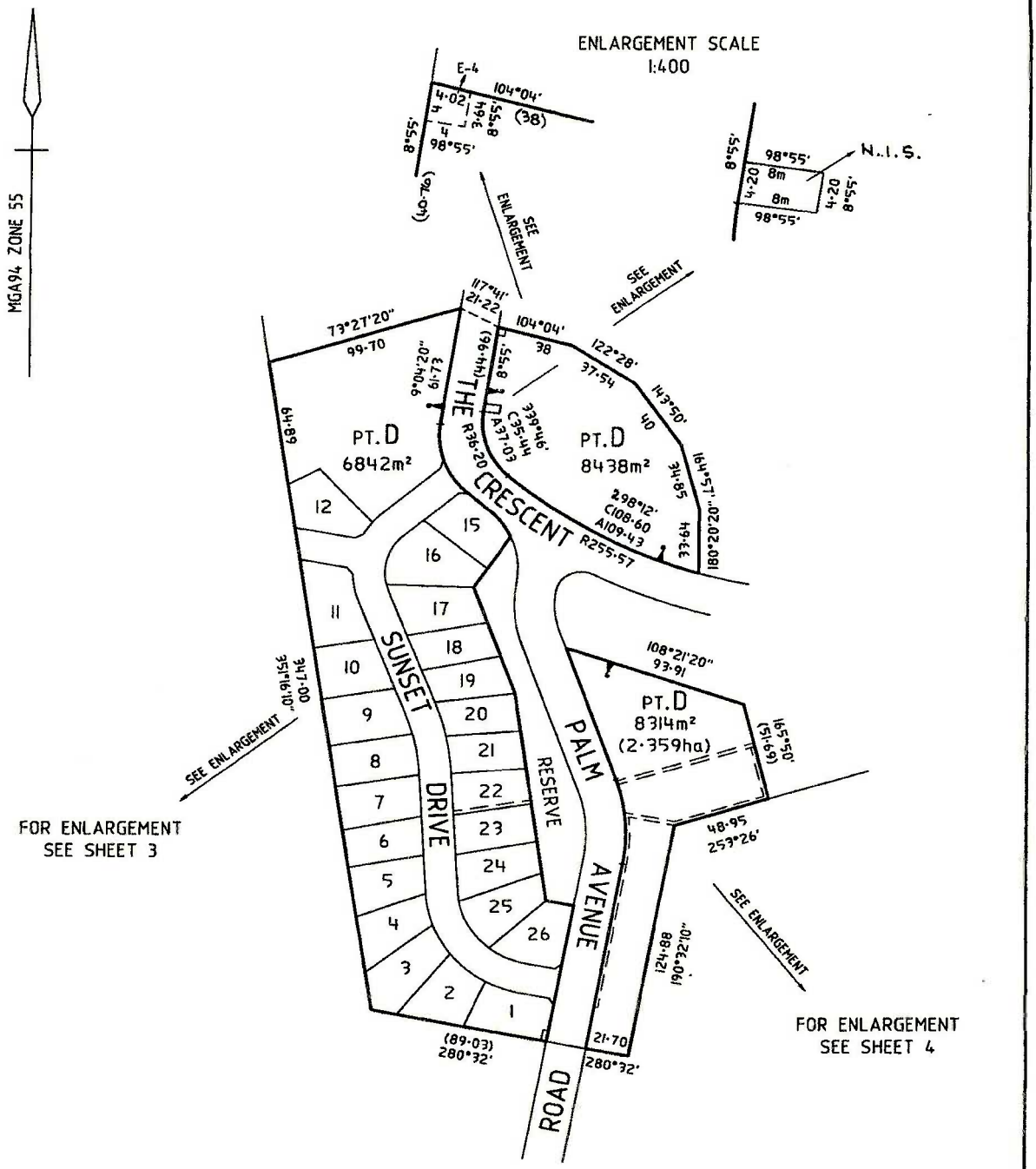
ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 524627G



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

SHEET 2 OF 4 SHEETS

ORIGINAL SHEET SIZE	SCALE	SCALE 20 0 20 40 60 80
A3	1:2000	LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 16/9/04
REF 11033 VERSION 4

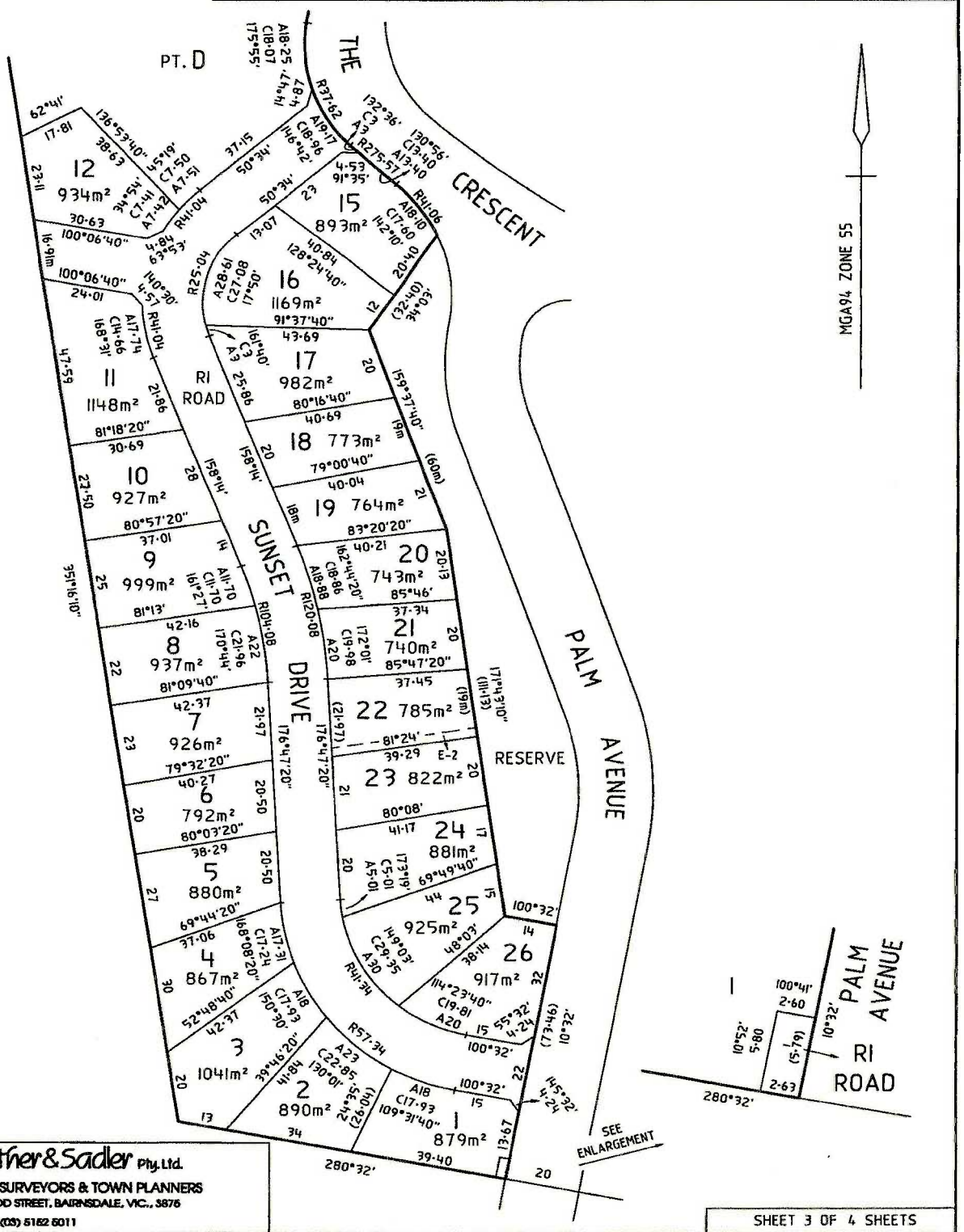
DATE 22/10/04
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 524627G



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LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
TELEPHONE (03) 5152 5011

SHEET 3 OF 4 SHEETS

ORIGINAL SHEET SIZE	SCALE	SCALE
A3	1:1000	10 0 10 20 30 40 LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER

SIGNATURE ..... DATE / /

REF 11033 VERSION 4

..... DATE / /

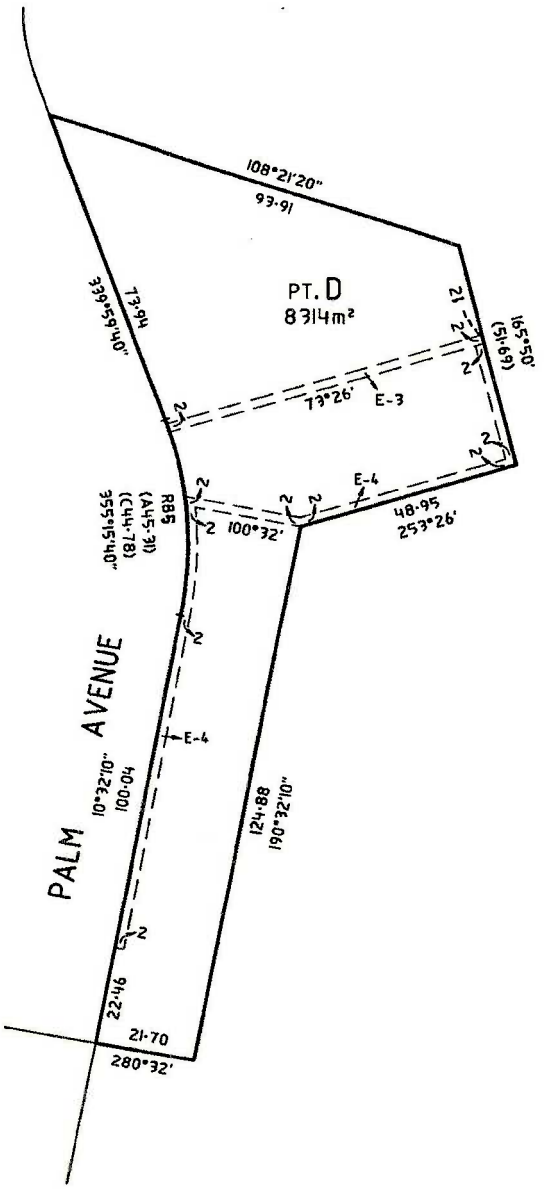
COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

STAGE No. /

PLAN NUMBER PS 524627G



MGA94 ZONE 55

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

SHEET 4 OF 4 SHEETS

ORIGINAL SHEET SIZE	SCALE	SCALE 10 0 10 20 30 40
A3	1:1000	LENGTHS ARE IN METRES

LICENSED SURVEYOR PAUL ANTHONY DWYER
SIGNATURE ..... DATE 16/9/04
REF 11033 VERSION 4

DATE 22/10/04
COUNCIL DELEGATE SIGNATURE

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: **Robert Gregory Conveyancing Ser... P/L**

Phone: **03 5152 5233**

Address: **P O Box 817, BAIRNSDALE 3875**

Ref: **081372**

Customer Code: **1052X**

OFFICE OF TITLES VICTORIA P.W.S.

Privacy Collecti
The information fr
statutory authority
maintaining publicl
the Victorian La

AG190129G

12/11/2008 $360 45

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-
- together with any easements created by this transfer
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*

Certificate of Title Volume 10854 Folio 267

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

All Its Estate In Fee Simple

Consideration:

$105,000.00

Transferor: *(full name)*

EAGLE BAY VILLAGE PTY LTD ACN 054 610 918

Transferee: *(full name and address including postcode)*

Bismark Lodge Pty Ltd
of 115 Mathiesons Road EAGLE POINT 3878

Directing Party: *(full name)*

NIL

Creation and/or Reservation and/or Covenant

"The Transfer with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No 524627G (other than the land hereby transferred) and each and every part thereof and that the burden on this Covenant shall be annexed to and run at law and in equity with the land hereby transferred and each and every part thereof and that the same shall be noted and appear on every Certificate of Title for the said lot and every part thereof as an encumbrance effecting the same DOES HEREBY COVENANT with the transferor and other registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) that the transferee will not prior to the 31st December 2024:

Approval No. 1234075A

T2

Page 1 of 3

OFFICE OF TITLES VICTORIA

Anstat Pty Ltd

ORDER TO REGISTER

Please register and issue title to

Signed **Cust. Code:**

$2270 — **STAMP DUTY USE ONLY**

Original Land Transfer
Stamped with $2,270.00
Doc ID 2386535, 31 Oct 2008
SRO Victoria Duty, JXD4

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

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(a) (i) except in the case of Lots A & B erect, place, permit, licence or authorise any buildings other than dwellings together with the usual outbuildings containing a floor area of less than 170m2 within the outer walls thereof calculated by excluding the area of any carport, garage, terrace, pergola, porch, verandah or other outbuilding.

(ii) erect, place, permit, licence or authorise on the said land any building which is built other than of new materials save second hand bricks.

(iii) erect, permit, place, licence or authorise on the said land any building constructed if materials other than bricks of nominal dimensions unless such materials are finished with permanent render or texture coating.

(iv) erect, place, permit, licence or authorise on the said land any building with walls finished of heavily blended, mottled or rock face brick work (it being agreed that use of blended brick work shall be limited to not more than 2 closely matched colours.

(v) erect, place, permit, licence or authorise on the said land any building constructed Hardiplank or cement sheet on any external wall or roof (such materials being acceptable only for cave lining, gable-ends and in-fills).

(vi) erect, place, permit, licence or authorise on the said land any building having a roof other than slate, clay tile, cement tile or colorbonded materials.

(vii) erect, place, permit, licence or authorise on the said land any outbuilding with a floor area greater than 10m2 unless the same is constructed with materials of the same type and in the same style as the dwelling.

(viii) erect, place, permit, licence or authorise on the said land any single storey dwelling dwelling or outbuilding of a size greater than 10m2 which has a roof pitch of less than 22 degrees.

(ix) erect, place, permit, licence or authorise on the said land any single storey dwelling with internal ceiling heights of less than 2700mm (excluding bathroom and laundry areas)

(x) erect, place, permit, licence or authorise on any building any gutters and down pipes that are not colour coated or painted with at least 2 coats of first quality paint.

(xi) on Lots 36, 37 and 38 erect, place, permit, licence or authorise any building with a viewing point (being a window, doorway, balcony or other similar viewing point) less than 9 metres from the rear boundary of the said Lot.

(b) Erect, place permit, licence or authorise on the said land any fence on the side boundaries or boundaries facing roadways unless same is constructed of brick, concrete, timber picket, paling, or aluminium pickets or any combination thereof (except in the case of a fence constructed of new bricks) such fence shall be painted with at least 2 coats of first quality paint or finished with a permanent render or texture coating.

(c) Erect, place, permit, licence or authorise on the said land any retaining wall constructed of treated pine timber, which is visible to the public from a roadway.

(d) Construct any driveway, parking and paved areas on the land of materials other than clay, brick, masonry pavers, stone sheeted bitumen, hot mix or concrete.

(e) Plant or permit to be planted any Lots 41 - 56 inclusive between any dwelling constructed on such Lot or Lots and adjoining roadway more than one tree or scrub which will grow to a height greater than 7 metres.

AG190129G

12/11/2008 $380 45

OFFICE OF TITLES VICTORIA

Anstat Pty Ltd

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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

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(f) Extract or remove or permit the extraction or removal of any soil, gravel or earth or earth or other materials from the said land except for the purpose of excavating for the foundations of a building or of a swimming pool or tennis court or for gardening, landscaping or driveway within the said land.
(g) Use or permit the use of the said land for any offensive or noxious purpose.
(h) Permit the land or any part thereof to be used for the purpose of commercial breeding or boarding of or training kennel for cats or dogs or for the purpose of keeping poultry or pigeons thereof.
(i) Permit the land to be used for the parking, garaging or servicing of any motor vehicle in excess of 5 tonnes gross vehicle mass (GMV) except for the purpose of loading or unloading goods unless the vehicle is a vehicle engaged in construction works on the, said land.
(j) Permit the land or any part thereof to be used for the parking, garaging or servicing of any boat (on a trailer or hard stand), caravan, campervan or similar vehicle unless such vehicle is screeded from public view from the roadways.
(k) Permit or authorise any part of the land to be used for the purposes of storage of garbage, housing of gas, fuel or water tanks, drying of clothes or similar uses unless such areas are screened from public view from adjoining roadways.
(1) Permit the occupancy of any dwelling or other building on the land unless an occupancy permit has been issued for the dwelling on the land.

Dated: 8·9·08

Execution and attestation

The COMMON SEAL of EAGLE BAY VILLAGE PTY was hereunto affixed in accordance with its Articles of Association in the presence of:

Director ..... **Director** .....
Full Name ..... **Full name** .....
Usual address ..... **Usual address** .....

The COMMON SEAL of BISMARK LODGE PTY LTD was affixed in the presence of Authorised persons:

Director ..... **Director** .....
Full Name ..... **Full name** .....
Usual address ..... **Usual address** .....

AG190129G
12/11/2008 $380 45

Approval No. 1234075A

T2

OFFICE OF TITLES VICTORIA
Anstat Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne 3000. Phone 03 8636 2010

East Gippsland Building Surveyors P/L
P.O. Box 889 Bairnsdale VIC 3875
Phone: 0458 564 141

Building Act 1993
Building Regulations 2018
Regulation 1006
Form 7

Certificate of Final Inspection
For Building Permit number: CBS-L 57086/20182458/0,

Issued to (owner)
Sandra M & Terence A Payne
21 Sunset Boulevard
EAGLE POINT VIC 3878

Site
Number: 10 21 **Street:** Sunset Boulevard
Suburb EAGLE POINT **Postcode** 3878

Municipality East Gippsland Shire Council

Description of Building Work:
1a Extension Dwelling

Allowable Live Load: N/A
Person Count: N/A

Directions
Any directions under Part 4 of the Building Act 1993 have been complied with.

Certificate number: 20182458 **Certificate date:** 23 January 2019

Issued By: East Gippsland Building Surveyors P/L Registration No.: CBS-L 57086
Postal Address: P.O. Box 889 BAIRNSDALE VIC 3875



Signature:

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **CBS-L 57086/20182458/0**, issued on 01/10/2018 are as follows;

Approved date	Inspection
04/10/2018	**Prior to pouring in situ concrete Poly and steel**
05/11/2018	**Completion of framework Timber frame**
10/12/2018	**Final upon completion of all building work**

Vendor GST Withholding Notice

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

To:

From: Terence Allen Payne and Sandra Margaret Payne, 21 Sunset Boulevard, Paynesville VIC 3878

Property Address: 21 Sunset Boulevard, Paynesville VIC 3880
Lot: 10 Plan of subdivision: 524627G

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: 17/7/2025

Signed Terrance Allen Payne and Sandra Margaret Payne

T A Payne S M Payne

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 (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.

PROPERTY REPORT

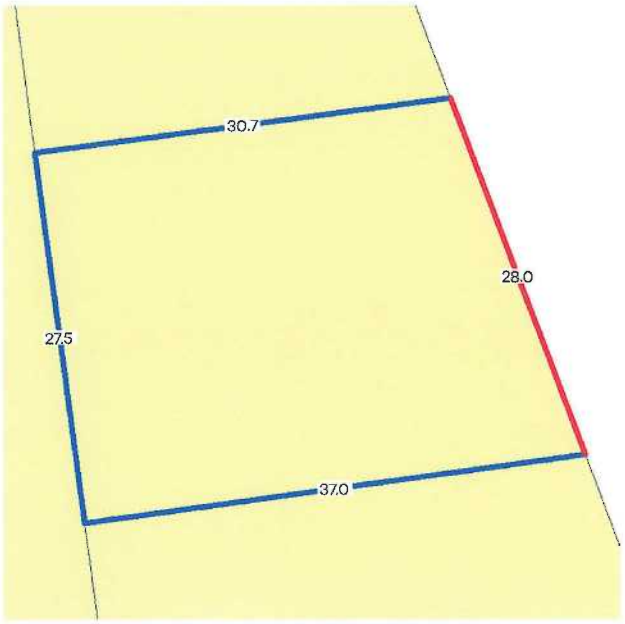
From www.land.vic.gov.au at 17 July 2025 10:30 AM

PROPERTY DETAILS

Address:	**21 SUNSET BOULEVARD PAYNESVILLE 3880**
Lot and Plan Number:	**Lot 10 PS524627**
Standard Parcel Identifier (SPI):	**10\PS524627**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**89937**
Directory Reference:	**Vicroads 685 P6**

SITE DIMENSIONS

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



Area: 927 sq. m
Perimeter: 123 m
For this property:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

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

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

PLANNING INFORMATION

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

The Planning Property Report for this property can found here - Planning Property Report

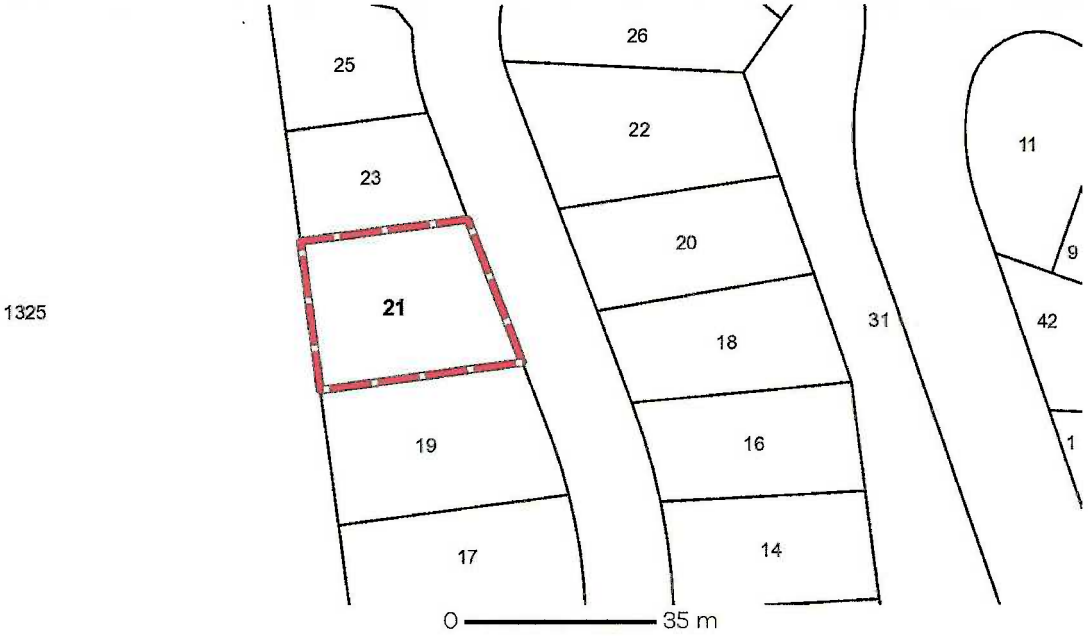
Planning Property Reports can be found via these two links
Vicplan https://mapshare.vic.gov.au/vicplan/
Property and parcel search https://www.land.vic.gov.au/property-and-parcel-search

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PROPERTY REPORT

VICTORIA State Government | Energy, Environment and Climate Action

Area Map



Selected Property

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PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 17 July 2025 10:31 AM

PROPERTY DETAILS

Address:	**21 SUNSET BOULEVARD PAYNESVILLE 3880**
Lot and Plan Number:	**Lot 10 PS524627**
Standard Parcel Identifier (SPI):	**10\PS524627**
Local Government Area (Council):	**EAST GIPPSLAND** www.eastgippsland.vic.gov.au
Council Property Number:	**89937**
Planning Scheme:	**East Gippsland** Planning Scheme - East Gippsland
Directory Reference:	**Vicroads 685 P6**

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**GIPPSLAND EAST**

OTHER

Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

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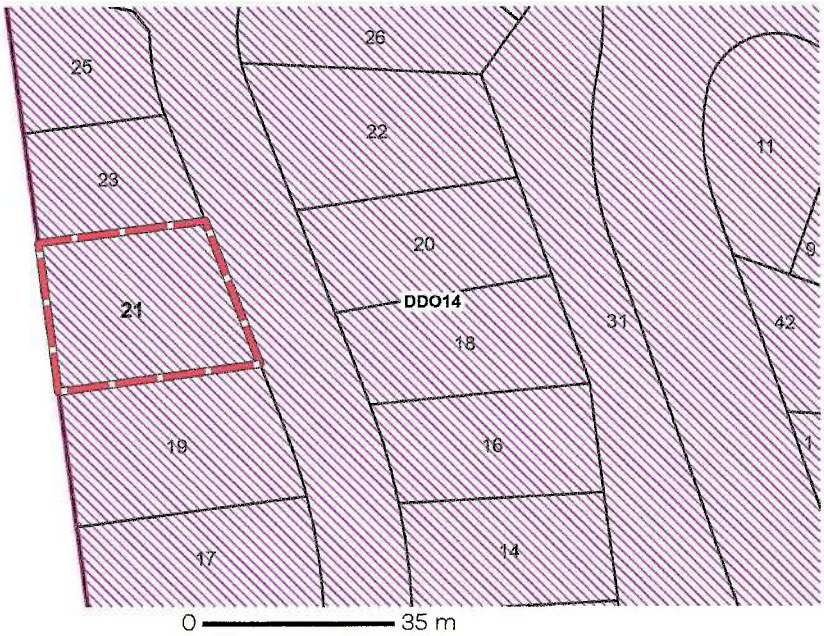
PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14)



DDO - Design and Development Overlay

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

Further Planning Information

Planning scheme data last updated on 17 July 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the ***Planning and Environment Act 1987.***
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

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

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

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

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PLANNING PROPERTY REPORT

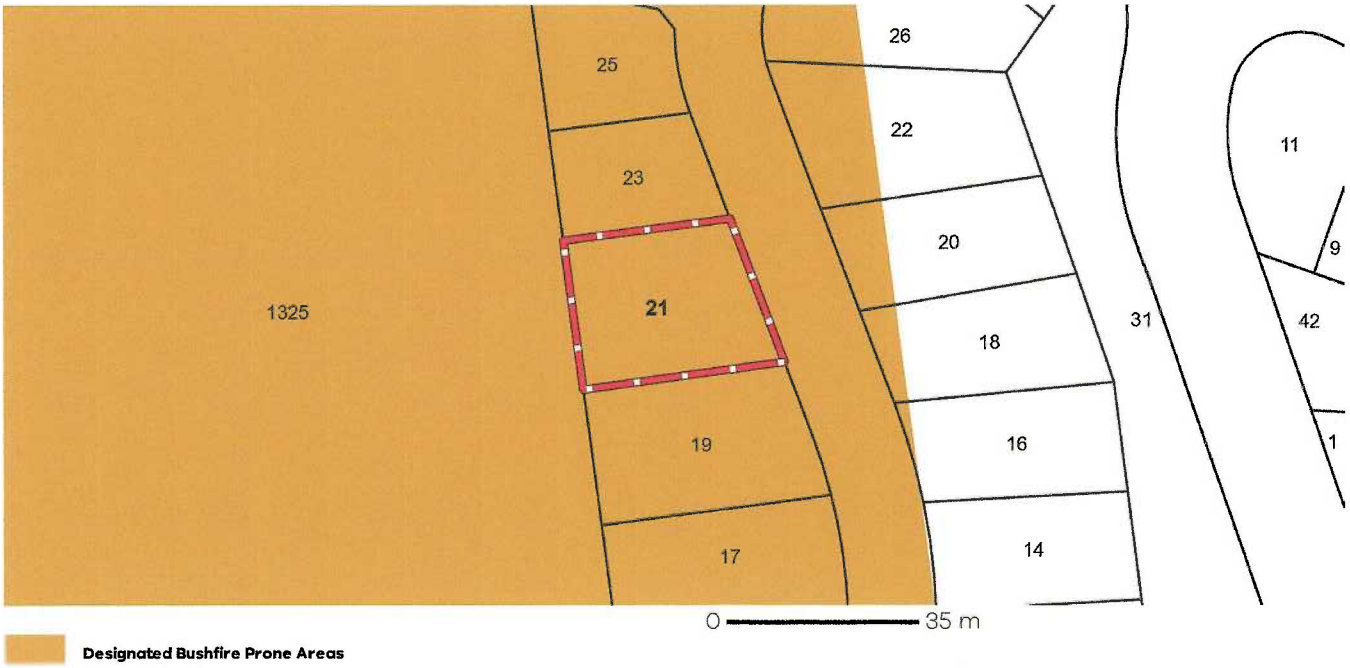
Department of Transport and Planning

Designated Bushfire Prone Areas

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

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

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



Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

Native Vegetation

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

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

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

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DATED 2025

ALAN KEITH DONCHI & CYNTHIA CONCHI

VENDOR STATEMENT

Property: **21 Sunset Boulevard PAYNESVILLE VIC 3880**

Warren, Graham & Murphy Pty Ltd
Lawyers
119 Main Street BAIRNSDALE
Telephone 03 5152 2661
Reference: ISH:1130225