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# Vendor's Section 32 Statement

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**Brett Reginald Irving**

*Vendor*

**Unit 4, 41 Baromi Road Mirboo North Vic 3871**

*Property*

## **VENDOR'S SOLICITOR:**

Sam Carbone  
Barrister & Solicitor  
P O Box 71  
THORPDALE 3835

Telephone: 0412 407 316  
Email: [sam@samjcarbone.com.au](mailto:sam@samjcarbone.com.au)  
Ref: 24287

## Vendors Statement to the Purchaser of Real Estate

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### VENDORS STATEMENT TO THE PURCHASER OF REAL ESTATE AS REQUIRED BY SECTION 32 OF THE SALE OF LAND ACT 1962 ("the Act")

Vendor: Brett Reginald Irving

Property: Unit 4, 41 Baromi Road Mirboo North Vic 3871

#### 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 and Interest):

- a. Their total does not exceed \$2,500.00
- 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\*/see attached certificate(s).
- c. Commercial and Industrial Property Tax Reform Act 2024(Vic)(CIPT Act)
  - (1) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is AVPCC No. 120 – Single Unit
  - (2) The land is not 'tax reform scheme land' within the meaning of the CIPT Act.
  - (3) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date is – Not Applicable.

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

- (a) if the contract provides that the land does not remain at the vendor's risk before the purchaser is entitled to possession or receipt of rents and profits:

*Not Applicable*

- (b) if there is a residence on the land which was constructed 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) Information concerning any easement, covenant or similar restriction affecting the property, registered or unregistered, are as follows:

- i. Description:
- ii. Particulars of any existing failure to comply with the terms of that easement, covenant and/or restriction are as follows:

*There are none to the Vendors knowledge*

- (b) This land **is not** within a bushfire prone area within the meaning of the regulations made under the **Building Act 1993**
- (c) There **is** access to the property by road.
- (d) in the case of land to which a planning scheme applies a statement specifying—
  - (i) Name of planning scheme: South Gippsland planning scheme
  - (ii) Name of responsible authority: South Gippsland Shire Council
  - (iii) Zoning of the land: **GRZ – General Residential Zone**

(iv) Name of any planning overlay affecting the land: *Are contained in the attached certificate/s.*

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

- (a) 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:

*There are none to the Vendors knowledge*

- (b) whether there are any 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:

*There are none to the Vendors knowledge*

- (c) particulars of any notice of intention to acquire served under section 6 of the Land Acquisition and Compensation Act 1986.

*There are none to the Vendors knowledge*

#### **5. Building permits**

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

Not Applicable

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

The land **is** affected by an Owners Corporation within the meaning of the *Owners Corporations Act 2006*. See copy of current owners corporation certificate issued in respect of the land under Section 151 of the Owners Corporations Act 2006 attached.

#### **7. Growth areas infrastructure contribution**

There **is not** a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987*) – (\*delete as appropriate)

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

The following services **ARE NOT** connected to the land—

Gas  
Telephone

#### **9. Evidence of title**

Attached are copies of the following documents:

- (a) Registered Title: Volume 9925 Folio 897
- (b) Plan SP 33876
- (c) DELWP Property Report
- (d) DELWP Planning Report

(e) Section 151 Certificate

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 of sale. The vendor may sign by electronic signature.

The day of this Statement is the .....7<sup>th</sup>.....day of .....JULY.....2025

Signed by the  
Vendor.....



The Purchaser acknowledges being given this Statement signed by the Vendor with the attached documents before the Purchaser signed any Contract.

The day of this Acknowledgement is the .....day of.....2025

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.

**VENDOR/SUPPLIER GST WITHHOLDING NOTICE**

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

TO:

The Purchasers/Recipient:  
Of

Unit 4, 41 Baromi Road Mirboo North Vic 3871

Volume 9925 Folio 897

The Purchaser/Recipient 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.

From: Brett Reginald Irving

Dated 7 July 2025

Signed by or on behalf of the Vendor/Supplier:

*Sam J Carbone*

Sam J Carbone Barrister & Solicitor

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

Page 1 of 1

VOLUME 09925 FOLIO 897

Security no : 124126116986X  
Produced 10/07/2025 05:12 PM

### LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 033876S.  
PARENT TITLE Volume 02027 Folio 280  
Created by instrument SP033876S 10/01/1990

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BRETT REGINALD IRVING of UNIT 4 41 BAROMI ROAD MIRBOO NORTH VIC 3871  
Executor(s) of KATHLEEN EDITH IRVING deceased  
AY654272L 02/12/2024

### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE SP033876S 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: UNIT 4 41 BAROMI ROAD MIRBOO NORTH VIC 3871

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21304J SAM J CARBONE  
Effective from 02/12/2024

### OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. SP033876S

DOCUMENT END



# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>SP033876S</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>25/09/2024 15:44</b>

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SP 33876S

SP033876S

TOWNSHIP 1

PLAN OF STRATA SUBD

THE PARCEL The whole of the land described in Crown Grant  
Volume 2027 Folio 280 being  
Crown Allotment 115 Section 3 Township of MURDOO NORTH  
Parish of MURDOO County of BURN BURN \* SEE BELOW

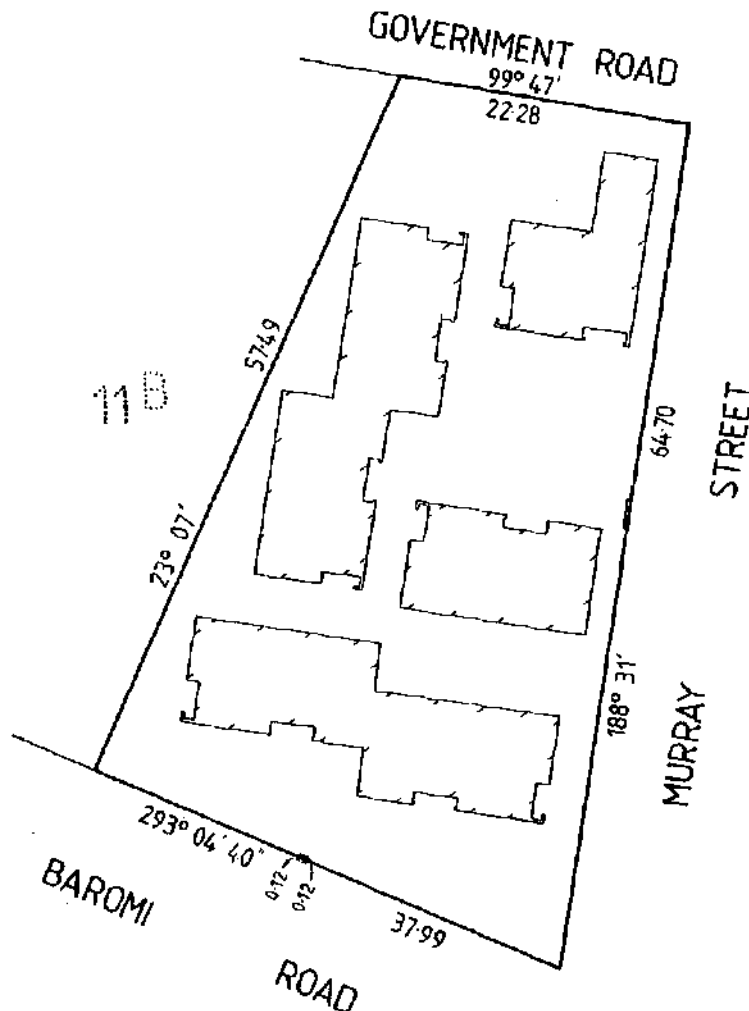
REGISTERED

POSTAL ADDRESS OF BUILDINGS

41 BAROMI ROAD,  
MURDOO NORTH 3811

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE  
SEE OWNERS CORPORATION SEARCH REPORT

TIME 7.45 DATE 10-1-90



NOTATIONS:

- \* THE PARCEL IS LIMITED TO AS MUCH AS LIES ABOVE THE DEPTH OF 30.48 METRES BELOW THE SURFACE.

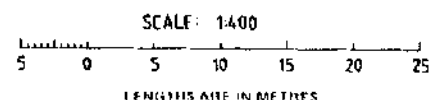


Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYORS CERTIFICATE

I, RODNEY WILLIAM DITCHFIELD  
a surveyor licensed under the Surveyors Act 1978 certify  
that this plan and any measurements on which it is based  
have been made by me or under my personal direction and  
supervision; that the standard of accuracy of any measure-  
ments made to determine the external boundaries of the  
site complies with the requirements of and under the  
Surveyors Act 1978; that the plan accurately represents as at  
the 26th day of September, 1989,  
in the manner required by or under the Strata Titles Act  
1967 and by or under the Surveyors Act 1978; and within  
the limitations of the scale used and the standard of accuracy  
required, the boundaries of the units and the location at  
ground level of all buildings in the parcel in relation to the  
external boundaries of the site; and that all units are within  
the parcel.

Signature: *R. Ditchfield* Date: 16-10-89

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 6 (4), Strata Title Act

THE COMMON SEAL OF  
THE COUNCIL OF THE CITY OF  
MURDOO WAS HEREIN AFFIXED  
ON THE 26th DAY OF OCTOBER 1989

*[Signature]*  
COUNCILOR  
*[Signature]*

k.a. reed (group) pty. ltd.  
54 McCartin St, Leongatha  
surveys Ph. 0561 62-4290  
engineers architects planners cartographers



SURVEYORS REF

L 1775

VICTORIA

*[Signature]* 16-10-89

LICENSED SURVEYOR  
SHEET 1 OF 3 SHEETS

SP 33876

SCHEDULE OF UNIT ENTITLEMENT AND LIABILITY

FOR CURRENT OWNERS CORPORATION DETAILS  
SEE OWNERS CORPORATION SEARCH REPORT

LEGEND

1. THE BUILDINGS IN THE PARCEL PARTS OF WHICH ARE CONTAINED IN UNITS 1 TO 6 (BOTH INCLUSIVE) ARE SINGLE STOREY BUILDINGS.
2. THE LOWER BOUNDARY OF EACH OF UNITS 1 TO 6 (BOTH INCLUSIVE) IS ONE METRE BELOW THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON SHEET 3 HEREOF.
3. THE UPPER BOUNDARY OF EACH OF UNITS 1 TO 6 (BOTH INCLUSIVE) IS TEN METRES ABOVE ITS LOWER BOUNDARY.
4. UNIT BOUNDARIES WHICH LIE ALONG THE EXTERNAL WALLS OF A BUILDING LIE ALONG THE OUTSIDE FACE OF THE SAID WALLS.
5. THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND CONTAINED IN UNITS 1 TO 6 (BOTH INCLUSIVE).
6. THERE ARE NO ACCESSORY UNITS ON THE PLAN.

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SURVEYORS REF.

L 1775

SHIRE OF MILDURA

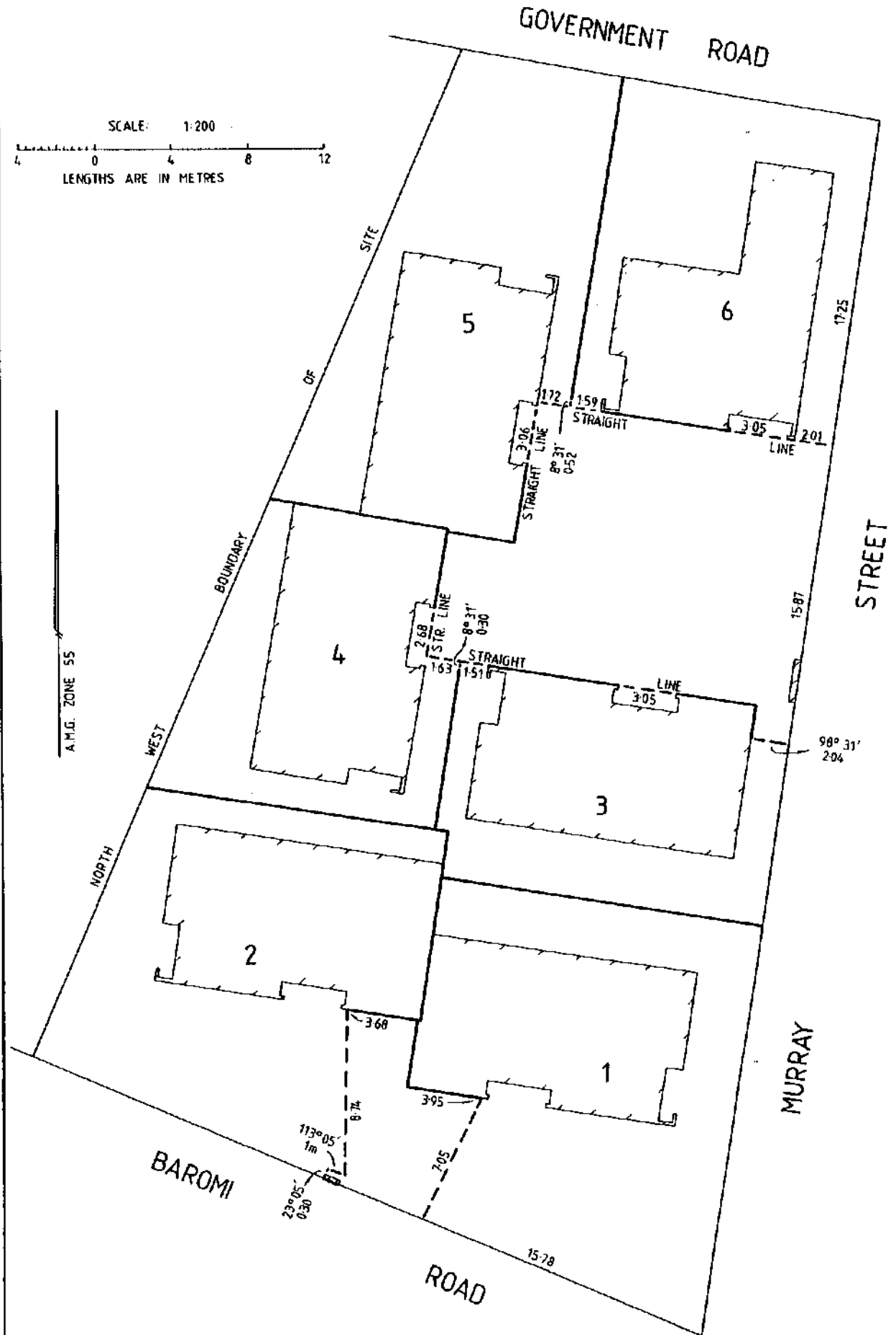
SHIRE SECRETARY  
VICTORIA

16.10.89

LICENSED SURVEYOR  
SHEET 2 OF 3 SHEETS

SP 33876

SCALE: 1:200  
LENGTHS ARE IN METRES



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SURVEYORS REF.

L 1775

SHIRE OF MIRBOO

SHIRE SECRETARY  
VICTORIA

*[Signature]* 16.10.89

LICENSED SURVEYOR  
SHEET 3 OF 3 SHEETS

# OWNERS CORPORATION CERTIFICATE

Issued pursuant to s.151 Owners Corporation Act

Owners Corporation No. SP033876S

This certificate is issued in respect of lot

Unit 5

\* Subject to  
\* change due to  
per quarter/year raises in  
costs

(a) Current fees

\$ 800

(b) Paid up to

20/6/25

(c) Total of any unpaid fees or charges

\$ 0

(d) Details of any special fees or levies which have been struck

\$ nil  
Payable / /

(e) Details of any repairs or maintenance or other work which has been or is about to be performed which may incur additional charges

nil.

(f) Owners corporation insurance details

Name of insurance company Fsm General Insurance

Policy number OCSP 33876

Kind of policy - Building + Liability - Residential Strata Insurance

Buildings covered 41 Balcon? Rd. Mirraboo North 3871

Building amount \$ 2,446,194

Public liability amount \$ 20,000,000

Renewal date 26/6/25

(g) If the owners corporation has resolved that the members may arrange their own insurance under s.63, the date of this resolution.

/ /

(h) Funds held by owners corporation

\$ 1395.87

9/7/25

(i) Details of liabilities additional to the liabilities listed in (a) to (d)

\$

(j) Details of current contracts, leases, licences or agreements affecting common property

(k) Details of current agreements to provide services to lot owners, occupiers or the public

Monthly lawn mow of common  
areas. mow 4 Gippstand -  
\$60 per mow.

(l) Details of notices or orders served on the owners corporation in the last 12 months that have not been satisfied

(m) Details of legal proceedings to which the owners corporation is a party and any circumstances of which the owners corporation is aware that are likely to give rise to proceedings


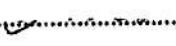
- (n) Whether the owners corporation has appointed, or has resolved to appoint a manager and, if so, the name and address of the manager
- (o) Whether an administrator has been appointed for the owners corporation, or whether there has been a proposal for the appointment of an administrator

This certificate must include the following documents;

- a copy of the owners corporation rules;
- the prescribed information statement;
- a copy of all resolutions made at the last AGM.




Common Seal of the Owners Corporation  
was affixed in the presence of:

Sign. 	Sign. 
Name... <u>SALLY PATE</u>	Name. ....
Address... <u>85 Smiths RD</u>	Address ..... <u>Mardan, Vic 3953</u>
Owner of lot... <u>5/41 Baroni</u>	Owner of lot... ..

OR

Signed on behalf of the Owners Corporation by

Name Sally Pate 

In the capacity as Secretary / Treasurer  
pursuant to an instrument of delegation made  
by the Owners Corporation on. 9/7/25  
in accordance with s.11 Owners Corporation  
Act

Dated the 9th day of July 2025

Further information can be obtained by an inspection of the owners corporation register.

## **STATEMENT OF ADVICE AND INFORMATION FOR PROSPECTIVE PURCHASERS AND LOT OWNERS**

### **What is an owners corporation?**

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. When purchasing a lot that is part of an owners corporation, buyers automatically become members of the owners corporation.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

### **How are decisions made by an owners corporation?**

As an owner, you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

### **Owners corporation rules**

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

### **Lot entitlement and lot liability**

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay. Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

### **Further information**

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into you can inspect the owners corporation register.

### **Management of an owners corporation**

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

**IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS  
CORPORATION OR THE DOCUMENTS YOU HAVE RECEIVED FROM THE  
OWNERS CORPORATION, YOU SHOULD SEEK EXPERT ADVICE.**

## **STANDARD RULES FOR A BODY CORPORATE**

### **Use of common property and lots**

A member must not, and must ensure that the occupier of the member's lot does not -

- (a) use the common property or permit the common property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of lots or their families or visitors;
- (b) park or leave a vehicle or permit a vehicle to be parked or left on the common property so as to obstruct a driveway or entrance to a lot or in any place other than in a parking area specified for such purpose by the body corporate;
- (c) use or permit a lot affected by the body corporate to be used for any purpose which may be illegal or injurious to the reputation of the development or may cause a nuisance or hazard to any other member or occupier of any lot or the families or visitors of any such member;
- (d) make or permit to be made any undue noise in or about the common property or any lot affected by the body corporate;
- (e) make or permit to be made noise from music or machinery which can be heard outside the owner's lot between the hours of midnight and 8.00 a.m.;
- (f) keep any animal on the common property after being given notice by the body corporate to remove the animal after the body corporate has resolved that the animal is causing a nuisance.

## **MODEL RULES FOR AN OWNERS CORPORATION**

### **1 Health, safety and security**

#### **1.1 Health, safety and security of lot owners, occupiers of lots and others**

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

#### **1.2 Storage of flammable liquids and other dangerous substances and materials**

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
  - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
  - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

#### **1.3 Waste disposal**

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

### **2 Management and administration**

#### **2.1 Metering of services and apportionment of costs of services**

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
  - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
  - (b) is paid directly to the lot owner or occupier as a refund.

### **3 Use of common property**

#### **3.1 Use of common property**

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for his or her own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

#### **3.2 Vehicles and parking on common property**

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

(c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

### **3.3 Damage to common property**

(1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.

(2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.

(3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.

(4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.

(5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

## **4 Lots**

### **4.1 Change of use of lots**

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

#### **Example**

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

## **5 Behaviour of persons**

### **5.1 Behaviour of owners, occupiers and invitees on common property**

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

### **5.2 Noise and other nuisance control**

(1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.

(2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

## **6 Dispute resolution**

(1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.

(2) The party making the complaint must prepare a written statement in the approved form.

(3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.

(4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.

(5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 14 working days after the dispute comes to the attention of all the parties.

(6) A party to the dispute may appoint a person to act or appear on his or her behalf at the meeting.

(7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of his or her right to take further action under Part 10 of the *Owners Corporations Act 2006*.

(8) This process is separate from and does not limit any further action under Part 10 of the *Owners Corporations Act 2006*.

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 July 2025 06:56 PM

## PROPERTY DETAILS

Address: **4/41 BAROMI ROAD MIRBOO NORTH 3871**  
Lot and Plan Number: **Lot 4 SP33876**  
Standard Parcel Identifier (SPI): **4\SP33876**  
Local Government Area (Council): **SOUTH GIPPSLAND**  
Council Property Number: **186478**  
Planning Scheme: **South Gippsland**  
Directory Reference: **Vicroads 710 H4**

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

[Planning Scheme - South Gippsland](#)

## UTILITIES

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

## STATE ELECTORATES

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

## OTHER

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

[View location in VicPlan](#)

## Planning Zones

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

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



GRZ - General Residential

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

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 4/41 BAROMI ROAD MIRBOO NORTH 3871

Page 1 of 3

## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)



**BMO - Bushfire Management 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 3 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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

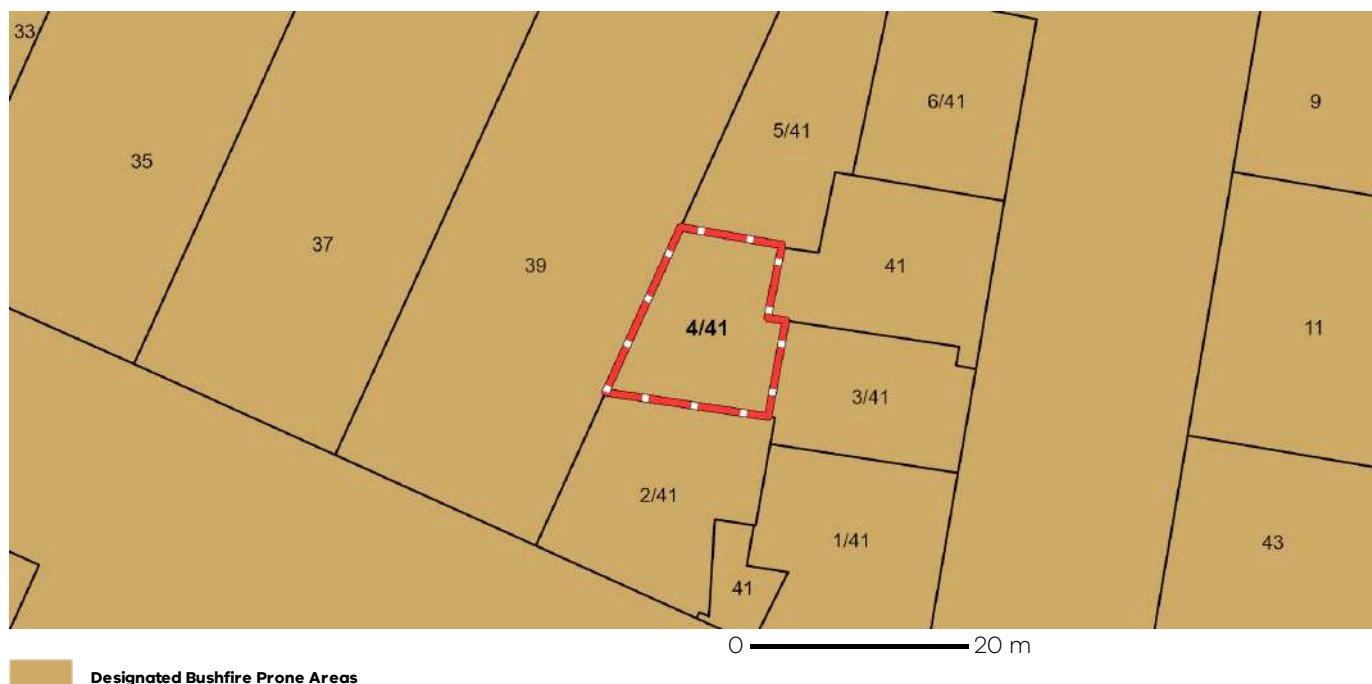
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 06 July 2025 06:55 PM

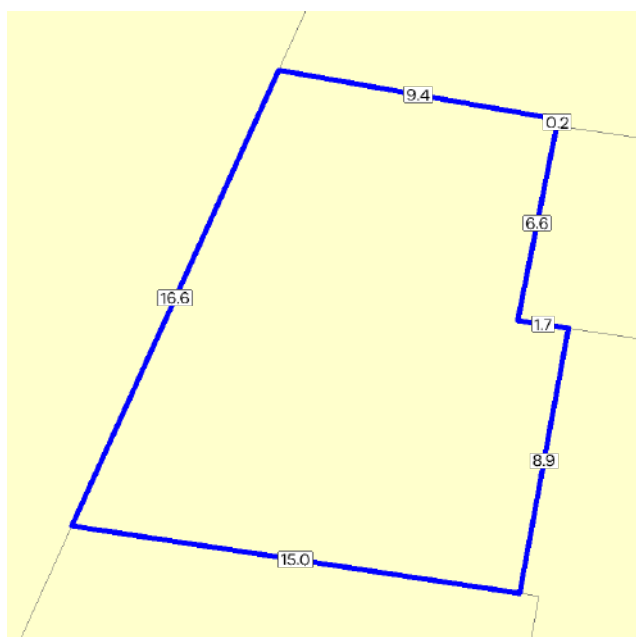
## PROPERTY DETAILS

Address: **4/41 BAROMI ROAD MIRBOO NORTH 3871**  
Lot and Plan Number: **Lot 4 SP33876**  
Standard Parcel Identifier (SPI): **4\SP33876**  
Local Government Area (Council): **SOUTH GIPPSLAND**  
Council Property Number: **186478**  
Directory Reference: **Vicroads 710 H4**

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

## SITE DIMENSIONS

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



Area: 194 sq. m

Perimeter: 58 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: **Gippsland Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

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

## PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



# 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.