

# 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	232 Kay Street, Traralgon 3844	
Vendor's name	Helen Lesley Seaman	Date 9 / 17 / 21
Vendor's signature	<i>Helen Seaman</i>	
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

80 Albert Street WARRAGUL  
24 Hotham Street TRARALGON  
03 5176 1000  
conveyancing@bdlegal.com.au

**1. 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**

	To	
--	----	--

Other particulars (including dates and times of payments):  
--

**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 documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.
--

**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 under section 192A of the *Building Act* 1993 if the square box is marked with an "X"

**3.4 Planning Scheme**

The required specified information is as follows:

Name of planning scheme	As Per The Attached Property Report
Name of responsible authority	Latrobe City Council
Zoning of the land	As Per The Attached Property Report
Name of planning overlay	As Per The Attached Property Report

**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):

Not Applicable.

**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")**

Not applicable.

**8. SERVICES**

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

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

Attached are copies of the following documents:

**9.1 (a) Registered Title**

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

## 10. SUBDIVISION

### 10.1 Unregistered Subdivision

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

Not Applicable.

### 10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

### 10.3 Further Plan of Subdivision

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

Not Applicable.

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable.

## 12. DUE DILIGENCE CHECKLIST

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

Is attached.

## 13. ATTACHMENTS

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

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

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

Copy register search statement V9568 F619  
Copy of Plan PS147093K  
Covenant P803458J  
Latrobe City Council – Land Information Certificate  
Gippsland Water – Water Information Statement  
State Revenue Office – land Tax Certificate  
Property reports  
Due Diligence



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

Page 1 of 1

VOLUME 09588 FOLIO 619

Security no : 124090808352X  
Produced 28/06/2021 11:15 AM

**LAND DESCRIPTION**

Lot 244 on Plan of Subdivision 147093K.  
PARENT TITLES :  
Volume 09553 Folio 093      Volume 09553 Folio 123  
Created by instrument LP147093K 23/01/1985

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
HELEN LESLEY SEAMAN of 232 KAY STREET TRARALGON VIC 3844  
AL081261W 14/05/2014

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AF923186V 23/06/2008  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument P803458J 17/05/1990

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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP147093K 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: 232 KAY STREET TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 23/10/2016

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
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# LP147093K

EDITION 2

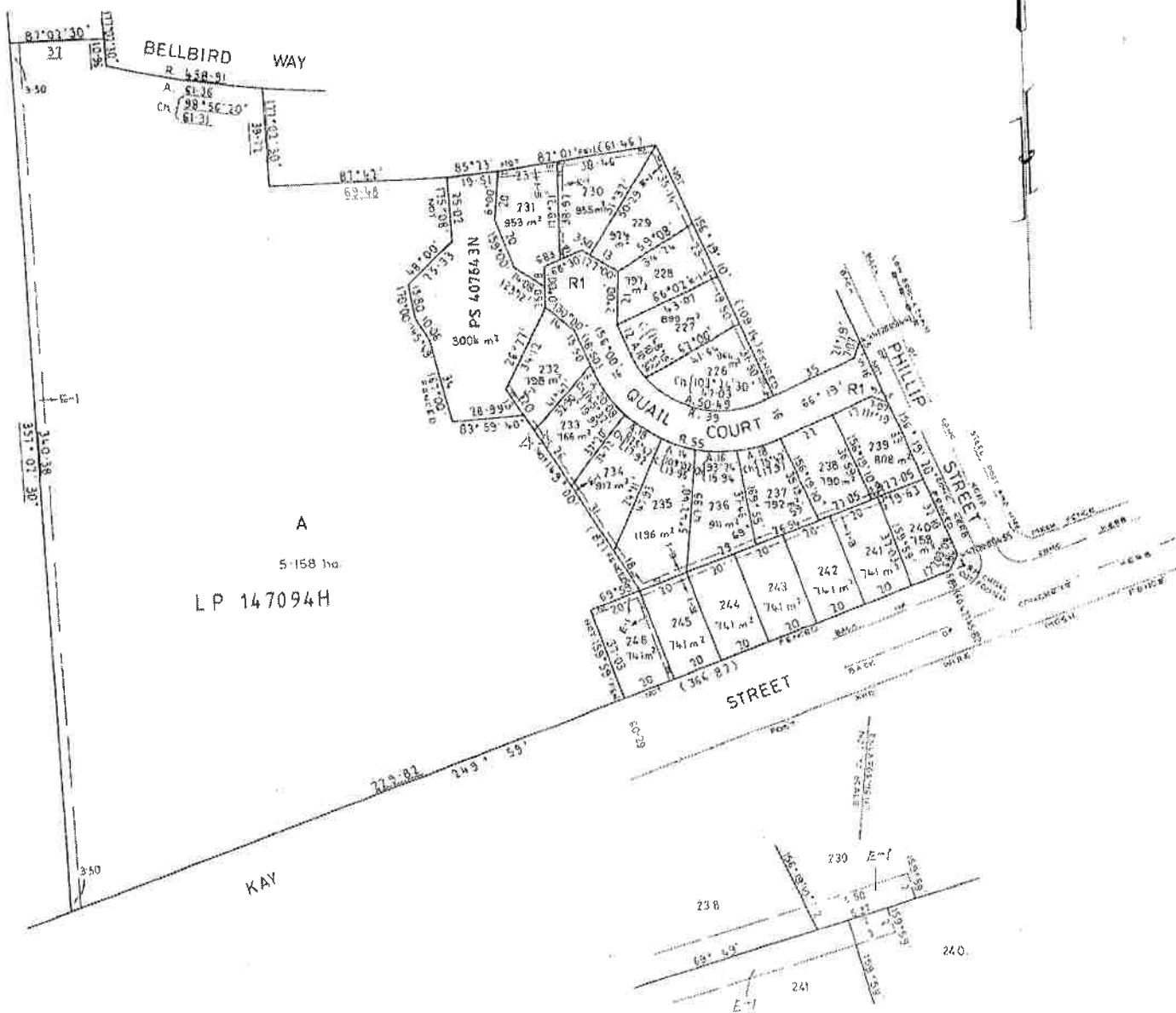
PARISH / TOWNSHIP / CHART 19

HERON, DELL & ASSOCIATES PTY. LTD.

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 44  PARISH OF TRARALGON  COUNTY OF BULN BULN	APPROPRIATIONS BROWN - WAY & DRAINAGE BLUE - DRAINAGE & SEWERAGE	ENCUMBRANCES & OTHER NOTATIONS THERE ARE NO LOTS NUMBERED 1-225 (BOTH INCLUSIVE) ON THIS PLAN. ROADWIDTHS ARE NOT TO SCALE DIMENSIONS & DISTANCES UNDERLINED ARE NOT THE RESULT OF THIS SURVEY - TITLE DIMENSIONS ONLY. FOR DATUM OF BEARING & DETAILS OF ADDITIONAL REFERENCE MARKS SEE COPY OF FIELDNOTES. REFERENCE MARKS ARE 002m DIAM GALV. IRON PIPES 0.30m LONG UNLESS OTHERWISE STATED & HAVE BEEN PLACED AT ALL DISPLAYED CORNERS. PART OF THE LAND COLOURED BLUE IS ENCUMBERED FOR DRAINAGE & SEWERAGE PURPOSES VIDE LP 125475 & LP 147092.
SCALE 70 10 0 20 40 60 80 LENGTHS ARE IN METRES.		

V.9553 F.123  
V.9553 F.093

APPROVED 2 / 11 / 84  
COLOUR CONVERSION  
BLUE = E-1  
BROWN = R1









# Imaged Document Cover Sheet

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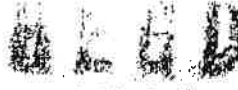
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Titles Office Use Only			
Lodged at the Titles Office by		P803458J	
LITTLETON HACKFORD & MALKIN		P803458J	
Code	1130E	170590	1209 45 0

**VICTORIA**



**TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land Lots 242, 244 and 245 on Plan of Subdivision No. 147093K, lot 247 on Plan of Subdivision No. 147094H, Lots 287, 288, 289 and 298 on Plan of Subdivision No. 200178H, being the whole of the lands more particularly described in Certificates of Title Volume 9588 Folio 617, Volume 9588 Folio 619, ~~Volume 9588 Folio 620~~, Volume 9588 Folio 623, Volume 9634 Folio 509, Volume 9634 Folio 506, Volume 9634 Folio 507 and Volume 9634 Folio 516 / (Note 5)

STAMP DUTY VICTORIA  
DIPLOMAT 511 12033555 0000420 00/00/00  
6#123820 0:44 4464.00

Consideration (Note 6)

An entitlement in equity

Transferor (Note 7)

ALLAN FRANCIS CUMMING and RONALD JAMES SKINNER

Transferee (Note 8)

See overleaf

VICTORIA STAMP DUTY  
THIS INSTRUMENT IS  
DULY STAMPED  
8.5.90  
for Completion

Estate and Interest (Note 9)

All our estate and interest in the fee simple

Directing Party (Note 10)

CODE	JV
DUTY	168-
SERVICE	✓
AMOUNT	\$ 27,843-

Controller of Stamps Use Only

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

See overleaf

**T2** Office Use Only



Memorandum of the within instrument has been entered in the Register



14  
9/2/90  
90

Approval No. T2/1

CAVEAT

Transferees:

ALLAN FRANCIS CUMMING of 4 Downie Court Traralgon as to three equal undivided sixteenth parts or shares, JOYCE CUMMING of 4 Downie Court Traralgon as to four equal undivided sixteenth parts or shares, AUBREY JOHN HENRY RIDDIFORD of 94 Franklin Street Traralgon as to two equal undivided sixteenth parts or shares, OLIVE JEAN VARY of "Driffield" Purves Road, Main Ridge as to two equal undivided sixteenth parts or shares, RONALD JAMES SKINNER and VALDA SKINNER of Coonoc Road Traralgon as joint proprietors as to four equal undivided sixteenth parts or shares and N. & J. NEILSON PTY. LTD. of 37 Grey Street Traralgon as to the remaining one equal undivided sixteenth part or share as tenants in common.

Restrictive Covenant:

The said Transferees for themselves and their successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate covenants COVENANT with the said ALLAN FRANCIS CUMMING and RONALD JAMES SKINNER and other the registered proprietor or proprietors for the time being of the land comprised in the said Plans of Subdivision (other than the land hereby transferred) as follows:-

- (a) That the transferees or their successors in title will not at any time erect or cause or suffer to be erected upon any one of the said lots more than one main building being a dwelling house or two maisonettes with the usual outbuildings;
- (b) That the transferees or their successors in title will not use or permit or suffer any such main building to be used for other than residential purposes;
- (c) That the transferees or their successors in title will not erect or cause or suffer to be erected upon any one of the said lots any building structure or fence consisting wholly or partly of second hand materials.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the said Plans of Subdivision and that the burden thereof shall be annexed to and run at law and in equity with the said lots hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said lots as an encumbrance affecting the same and every part thereof.

Date 16<sup>th</sup> day of May 1988

(Note 13)

Execution and Attestation

SIGNED by the said ALLAN FRANCIS CUMMING  
in the presence of:

*R.J. Skinner*

) *A.F. Cumming*  
)

(Note 14)

SIGNED by the said RONALD JAMES SKINNER  
in the presence of:

*[Signature]*

) *R.J. Skinner*  
)

SIGNED by the said ALLAN FRANCIS CUMMING  
in the presence of:

*R.J. Skinner*

) *A.F. Cumming*  
)

SIGNED by the said JOYCE CUMMING  
in the presence of:

*R.J. Skinner*

) *Joyce Cumming*  
)

SIGNED by the said AUBREY JOHN HENRY  
RIDDIFORD in the presence of:

*A.J. Henry*

) *A.J. Henry*  
)

SIGNED by the said OLIVE JEAN VARY  
in the presence of:

*E. N. Ardern*

) *O.J. Vary*  
)

SIGNED by the said RONALD JAMES SKINNER  
in the presence of:

*[Signature]*

) *R.J. Skinner*  
)

SIGNED by the said VALDA SKINNER  
in the presence of:

*L. Bedford*

) *Valda Skinner*  
)

THE COMMON SEAL of N. & J. NEILSON PTY. LTD.  
was hereunto affixed in accordance with its  
Articles of Association in the presence of:

Director

Secretary

) *[Signature]*  
)  
) *[Signature]*  
)

88 28523



## LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

LANDATA  
DX 250639  
MELBOURNE VIC



**LatrobeCity**  
a new energy

Latrobe City ABN 92 472 314 133  
Telephone 1300 367 700  
Facsimile (03) 5128 5672  
TTY (NRS) 133 677  
Post to PO Box 264, Morwell 3840  
Email Address [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)  
Internet [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
AU\$DOC DX217733 Morwell

**Assessment Number:** 27789-7  
**Applicant's Reference:** 50646457-014-6  
**Issue Date :** 06-Jul-2021  
**Property Address:** 232 Kay Street  
TRARALGON VIC 3844  
**Property Description:** L 244 LP 147093  
**Property Title:** CT-9588/619  
**Area:** 741M2  
**Ward:** East  
**Owner:** Mrs H L Seaman

Statement of Rates & Charges for the Year Ending 30-Jun-2022 are payable in full by 15-Feb-2022 (except where paying by instalments).

### PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 04-Oct-2021.
- Confirmation and variations will only be provided in writing. You must contact the Rates Team via email [proprates@latrobe.vic.gov.au](mailto:proprates@latrobe.vic.gov.au) no earlier than 5 business days but no later than 1 business day prior to settlement of this property.
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.

Rates for Year Ending 30 June 2022	
Arrears	
Interest	\$ -
General Rates	\$ 1,606.90
Municipal Charge	\$ 142.00
Garbage Charge	\$ 431.80
Rebate	-\$ 247.00
Fire Services Property Levy	\$ 137.00
FSL Rebate	-\$ 50.00
Less: cash paid	-\$ 739.23
<b>Total Due</b>	<b>\$ 1,528.47</b>

*This property currently has been granted a pension rebate. In order to continue receiving the pension rebate the applicant must satisfy the eligibility criteria.*

*The owner of this property is making regular scheduled payments for their rates and charges and we suggest that where the sale of the property proceeds, that you discuss with the vendor's solicitor/conveyancer to instruct their client not to make any further payments. Please contact the Rates Team for an update prior to settlement via email [proprates@latrobe.vic.gov.au](mailto:proprates@latrobe.vic.gov.au)*



**Latrobe City**  
a new energy

**Assessment Number:** 27789-7  
**Applicants' Ref.:** 50646457-014-6  
**Date:** 06-Jul-2021  
**Property Address:** 232 Kay Street  
 TRARALGON VIC 3844

Latrobe City ABN 92 472 314 133  
 Telephone 1300 367 700  
 Facsimile (03) 5128 5672  
 TTY (NRS) 133 677  
 Post to PO Box 264, Morwell 3840  
 Email Address latrobe@latrobe.vic.gov.au  
 Internet www.latrobe.vic.gov.au  
 AUSDOC DX217733 Morwell

**Property Valuations:**

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 390,000	01-Jan-2021	01-Jul-2021
SITE VALUE	\$ 167,500	01-Jan-2021	
NET ANNUAL VALUE	\$ 19,500	01-Jan-2021	

**OTHER INFORMATION:**

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 1958, Local Government Act 1989, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There ARE NO monies owed for works under The Local Government Act 1958.
3. There IS NO potential liability for rates under The Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under Section 173, 174, 174A of The Local Government Act 1989.
5. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Latrobe City Council, for recreational purposes under Section 18 of The Subdivision Act 1988 or The Local Government Act 1958.
6. There ARE NO monies owed under Section 227 of The Local Government Act 1989.

**PLEASE NOTE:**

This certificate provides information regarding Valuation, Rates, Charges and other monies owing and any orders or notices made under The Local Governments Act 1958, The Local Government Act 1989 or under a local law of the Latrobe City Council and specified flood level by Latrobe City Council (if any).

This certificate is not required to include information regarding Planning, Building, Health, Land Fill, Land Slip other Flooding information or Service Easements. Information regarding these matters may be available from the Latrobe City Council or the relevant Authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

**Authorised Officer**



**Bill Code: 6072**  
**Ref: 277897**

**Pay 24 hours a day by phone or internet, direct from your bank account.**



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

01 July 2021

Your Reference :  
Our Reference:

50646457-027-6  
00125251-03

Landata

Victorian Land Registry Services Level 12, 2 Lonsd  
MELBOURNE VIC 3000

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

**Applicant:** Landata  
**Property Address:** 232 Kay St Traralgon Vic 3844  
**Information Statement No:** 139836

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at [infostats@gippswater.com.au](mailto:infostats@gippswater.com.au).

Online updates are available, please visit our website [www.gippswater.com.au](http://www.gippswater.com.au) to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn  
**MANAGER PROPERTY SERVICES**



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1800 050 500  
Fax: (03) 5174 0103

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 630 750 413

## **Section 158 Statement**

*(Water Act 1989)*

<b>Date of Issue:</b>	01/07/2021	<b>Your Reference :</b>	50646457-027-6
<b>Information Statement No:</b>	139836	<b>Our Reference:</b>	00125251-03
<b>Property Address:</b>	232 Kay St Traralgon Vic 3844		
<b>Property Details:</b>	Vol 9588 Folio 619 Lot 244 Plan LP147093		
<b>Settlement Date:</b>	31/10/2021		

**The following items relate to Section 158 of the *Water Act 1989*:**

- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

### **Protection of Gippsland Water Assets:**

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844Telephone: 1800 050 500  
Fax: (03) 5174 0103**Financial Statement**

**Date of Issue:** 01/07/2021      **Your Reference :** 50646457-027-6  
**Information Statement No:** 139836      **Our Reference:** 00125251-03

**Property Address:** 232 Kay St Traralgon Vic 3844  
**Property Details:** Vol 9588 Folio 619 Lot 244 Plan LP147093  
**Settlement Date:** 31/10/2021

**Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June**

Charges levied for billing period: 01 Jul to 31 Oct

**Financial Information:**

Brought Forward Balance	-26.61
Sewer Scheme Charges	0.00

**Adjustable Charges:**

Water Service Charges	57.57
Wastewater Service Charges	264.50
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

**Non Adjustable Charges:**

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	-116.43

---

**Total Outstanding** 179.03

---

(Please note: CR denotes a credit)



**Billor Code: 3475**  
**REF: 3680 0000 1252 5103 9**  
Pay by savings or credit card

Gippsland Water Authorised Officer: \_\_\_\_\_



Date: 1 July 2021



Solicitors  
**Updates Online**  
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

**REGISTER TODAY**

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>



**GIPPSLAND**  
WATER

55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

Telephone: 1900 050 500  
Fax: (03) 5174 0103

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 753 413

### Important Information

**Gippsland Water Billing Periods:**

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

**Gippsland Water Tariffs:**

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

**Adjustable and Non Adjustable Charges:**

Service charges listed under the Adjustable Charges section are fixed charges that are applicable to that property e.g. Water Availability Charges. Any charge listed as a Non Adjustable charge on the Information Statement is a charge that is specific to the customer e.g. Notional/usage charges, these charges do not need to be adjusted.

**Payment of Gippsland Water Accounts:**

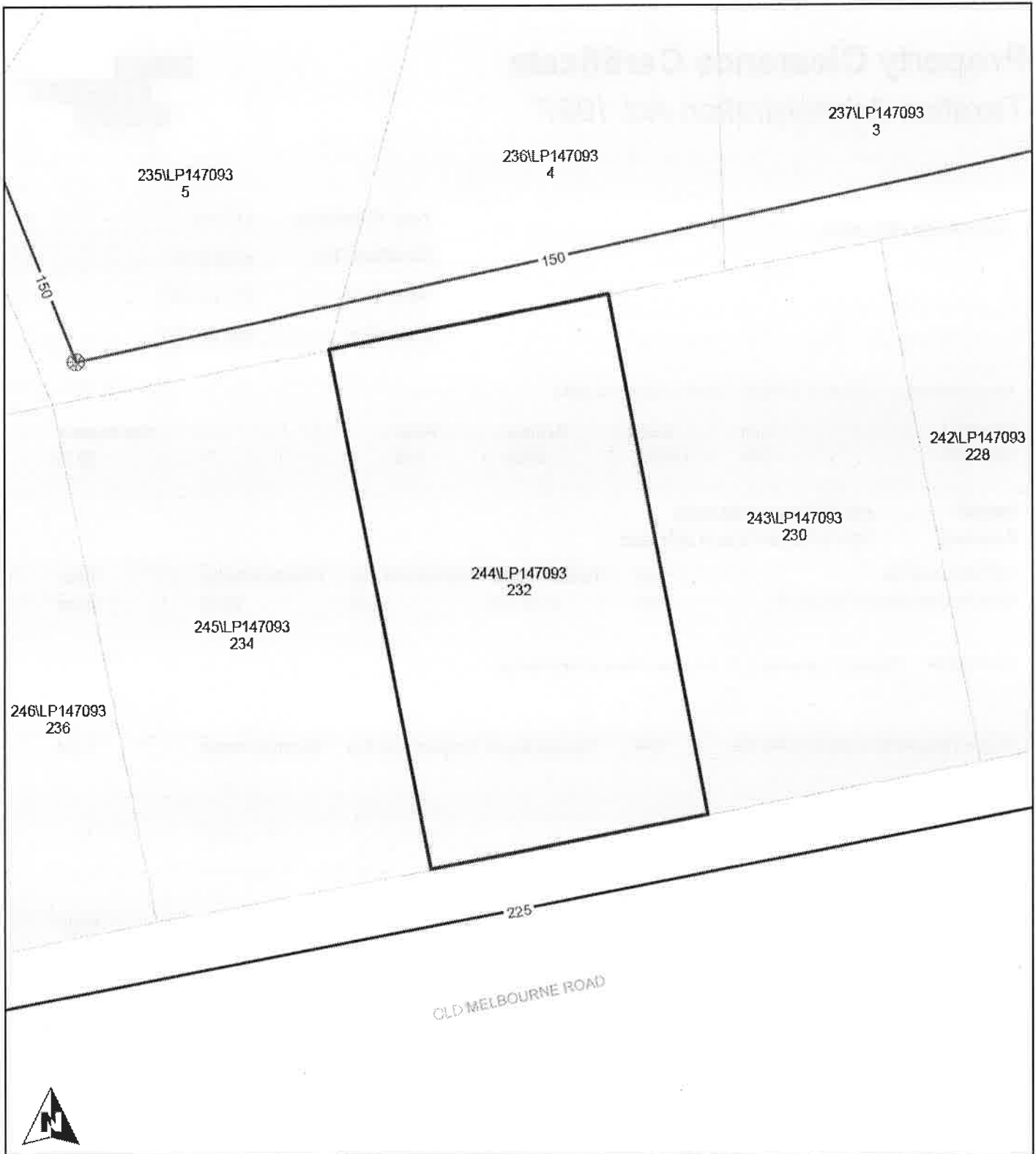
Gippsland Water requires payment of outstanding charges within 10 working days of settlement taking place. Any outstanding charges that remain unpaid, including uncleared or dishonoured payments, will be transferred to the purchaser's account. Any enquiries relating to the transfer of outstanding charges will be referred to the purchaser's solicitor.

**Notice of Property Transfer:**

Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Please ensure notices of disposition/acquisition are forwarded within 10 working days of settlement taking place.

**Validity of the Information Statement:**

All information contained in this certificate will be valid only to the end of the next billing period after the date of issue of this Information Statement.

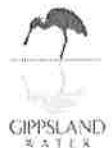


## Gippsland Water Asset Plan

232 Kay St Traralgon

Information Statement No: 139836

Date Issued: 1/07/2021



### Water Pipes

- Reticulation
- Distribution
- Transfer

### Sewer Pipes

- Gravity
- Pressure
- Rising Main

### House Discharge Line

- House Discharge Line



Maintenance Point



Manhole



Pipe End



Collection Tank

**Disclaimer:** Gippsland Water does not warrant or make any representation or warrant the accuracy, scale or completeness of information in this product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

# Property Clearance Certificate

## Taxation Administration Act 1997



INFOTRACK / BD LEGAL

Your Reference: 211153  
 Certificate No: 47933610  
 Issue Date: 01 JUL 2021  
 Enquiries: ESYSPROD

Land Address: 232 KAY STREET TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
20227860	244	147093	9588	619	\$0.00

Vendor: HELEN LESLEY SEAMAN  
 Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MRS HELEN LESLEY SEAMAN	2021	\$132,500	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

Paul Broderick  
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$335,000
SITE VALUE:	\$132,500
AMOUNT PAYABLE:	\$0.00

# Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 47933610

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## Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

## Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
  - Land tax that has been assessed but is not yet due,
  - Land tax for the current tax year that has not yet been assessed, and
  - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

## Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

## Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

## Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

## General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

## For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$132,500

Calculated as \$0 plus ( \$132,500 - \$0) multiplied by 0.000 cents.

---

## Property Clearance Certificate - Payment Options

<b>BPAY</b> 	Billers Code: 5249 Ref: 47933610
<b>Telephone &amp; Internet Banking - BPAY®</b> Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. <a href="http://www.bpay.com.au">www.bpay.com.au</a>	

<b>CARD</b> 	Ref: 47933610
<b>Visa or Mastercard</b> Pay via our website or phone 13 21 61. A card payment fee applies.  <a href="http://sro.vic.gov.au/paylandtax">sro.vic.gov.au/paylandtax</a>	

## Property Report

from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 28 June 2021 11:08 AM

Address: 232 KAY STREET TRARALGON 3844

Lot and Plan Number: Lot 244 LP147093

Standard Parcel Identifier (SPI): 244\LP147093

Local Government (Council): LATROBE Council Property Number: 27789

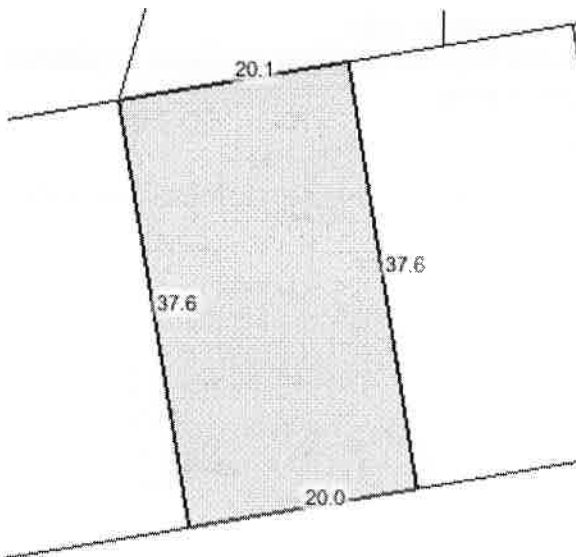
Directory Reference: VicRoads 696 C6

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.

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

### Site Dimensions

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



Area: 754 sq. m

Perimeter: 115 m

For this property:

— Site boundaries

— Road frontages

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

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

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### State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MORWELL

### Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: outside drainage boundary

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

Planning information continued on next page

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## Planning Zone Summary

**Planning Zone:** NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)  
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)

**Planning Overlay:** DESIGN AND DEVELOPMENT OVERLAY (DDO)  
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)

Planning scheme data last updated on 23 June 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](#)

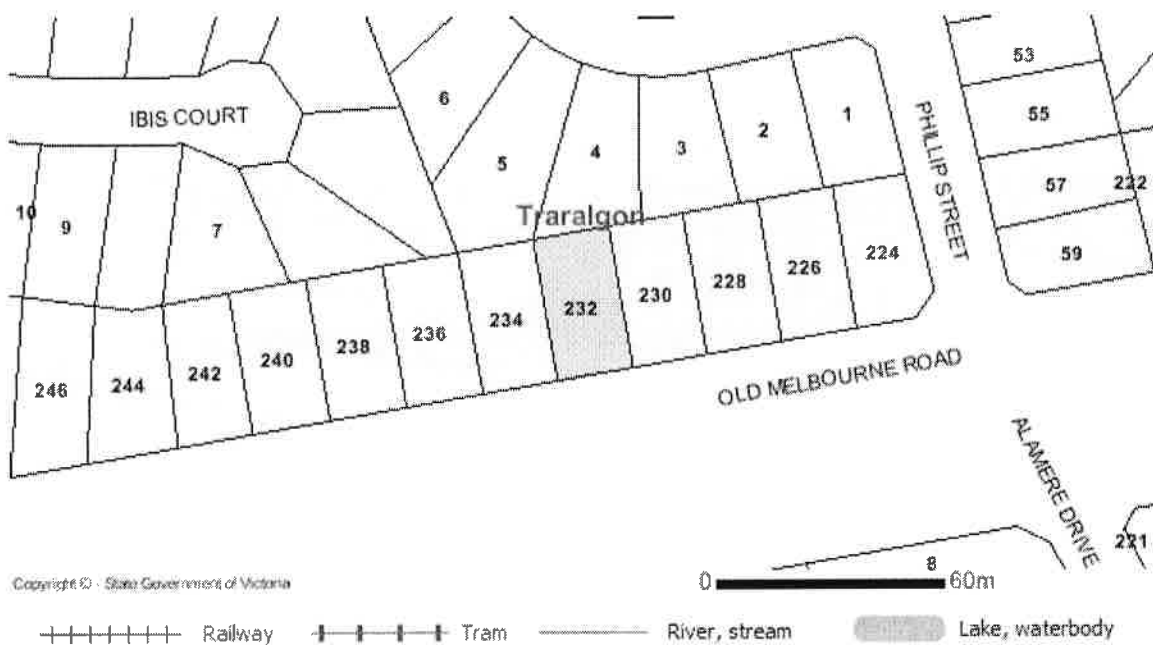
The Planning Property Report includes separate maps of zones and overlays

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](http://www.planning.vic.gov.au)

## Area Map



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# PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 28 June 2021 11:05 AM

## PROPERTY DETAILS

Address: 232 KAY STREET TRARALGON 3844  
Lot and Plan Number: Lot 244 LP147093  
Standard Parcel Identifier (SPI): 244\LP147093  
Local Government Area (Council): LATROBE  
Council Property Number: 27789  
Planning Scheme: Latrobe  
Directory Reference: VicRoads 696 C6

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

[planning-schemes.delwp.vic.gov.au/schemes/latrobe](http://planning-schemes.delwp.vic.gov.au/schemes/latrobe)

## UTILITIES

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

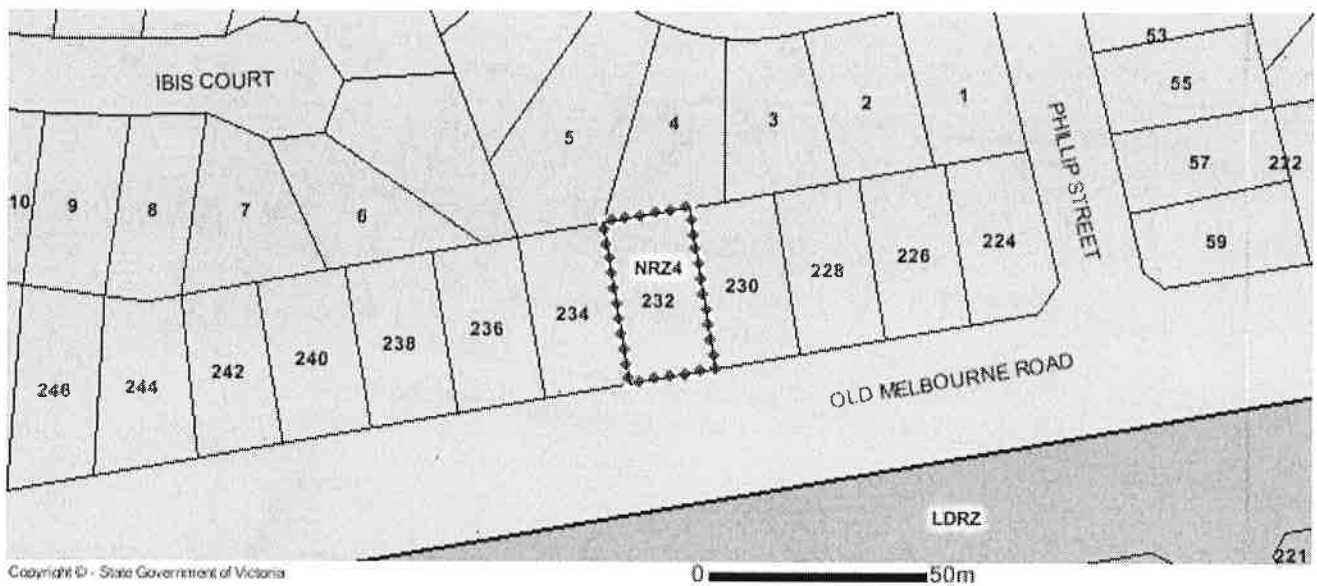
## STATE ELECTORATES

Legislative Council: EASTERN VICTORIA  
Legislative Assembly: MORWELL

## Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



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LDRZ - Low Density Residential

NRZ - Neighbourhood Residential

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

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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).

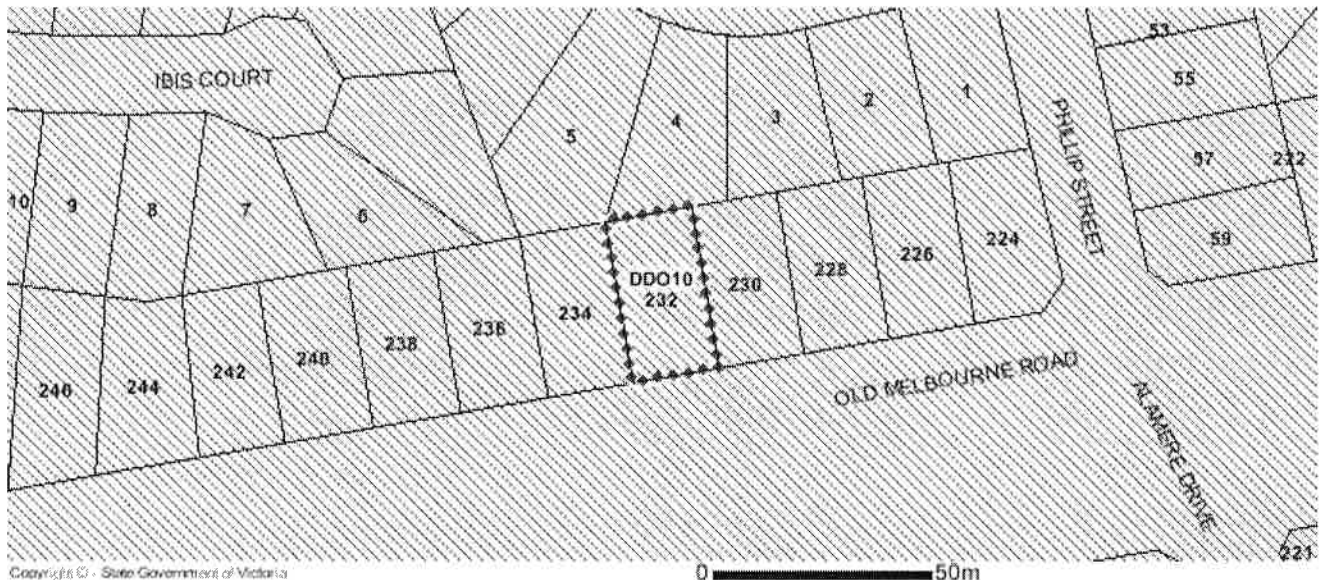
PLANNING PROPERTY REPORT: 232 KAY STREET TRARALGON 3844



## Planning Overlay

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



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DDO - Design and Development

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 23 June 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 <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 <http://mapshare.maps.vic.gov.au/vicplan>

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

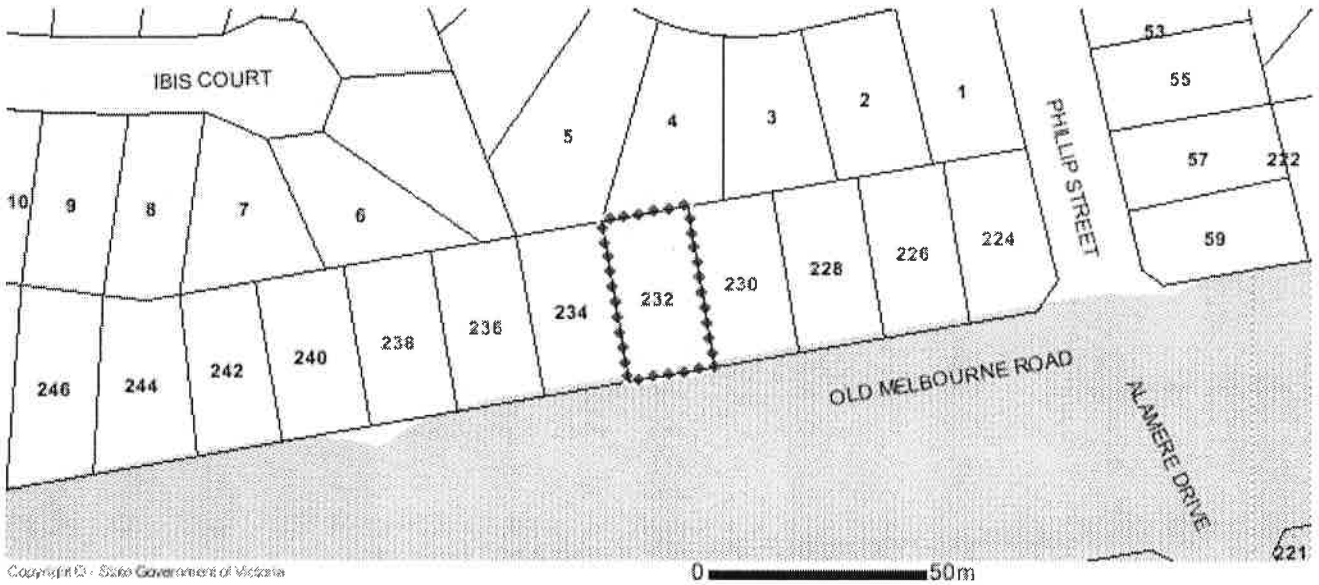
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Designated Bushfire Prone Area

This property is in a designated bushfire prone area.  
Special bushfire construction requirements apply. Planning provisions may apply.



Designated Bushfire Prone Area

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](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

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

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# Due diligence checklist

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

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

(04/10/2016)