

DATED

2022

TAMARA JAYNE LOUCH

VENDORS STATEMENT

Property: 18 Skipton Street, Drouin VIC 3818

Claire Miles Conveyancing Pty Ltd
Suite 2, 5 Cook Drive, Pakenham VIC 3810
PO Box 2022, Pakenham VIC 3810
Tel: (03) 5940 5802
Fax: (03) 5940 4389
info@clairemilesconveyancing.com.au

Ref: MW:22/4161

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	18 SKIPTON STREET, DROUIN VIC 3818
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Vendor's name	Tamara Jayne Louch	Date	/ /
Vendor's signature	<div></div>		

Purchaser's name		Date	/ /
Purchaser's signature	<div></div>		
Purchaser's name		Date	/ /
Purchaser's signature	<div></div>		

1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) ☒ Their total does not exceed: \$3,000.00

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

1.3 Terms Contract

This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 2 or more payments (other than a deposit or final payment) to the vendor after the execution of the contract and before the purchaser is entitled to a conveyance or transfer of the land.

Not Applicable

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this vendor statement is in respect of a contract which provides that any mortgage (whether registered or unregistered), is NOT to be discharged before the purchaser becomes entitled to possession or receipts of rents and profits.

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants 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 within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☐

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

None to the Vendors knowledge

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")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

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

Electricity supply <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.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. MATERIAL FACTS

The Vendor discloses that there is currently a tenant residing in the property under a Private Arrangement, with no formal lease in place. The Vendor discloses that the appropriate Notice to Vacate will be served on the tenant and the property will be Vacant for settlement.

14. 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)

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.

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

Page 1 of 1

VOLUME 11280 FOLIO 587

Security no : 124098943035C
Produced 13/07/2022 10:34 AM

LAND DESCRIPTION

Lot 50 on Plan of Subdivision 631955Q.
PARENT TITLE Volume 11241 Folio 093
Created by instrument PS631955Q 27/06/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TAMARA JAYNE LOUCH of MOUNT BASSETT CEMETARY ROAD MACKAY HARBOUR QLD 4740
AL146136R 12/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT798476G 24/11/2020
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS631955Q 27/06/2011

COVENANT AJ291203H 03/11/2011
Expiry Date 21/12/2020

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 PS631955Q 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: 18 SKIPTON STREET DROUIN VIC 3818

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 24/11/2020

DOCUMENT END

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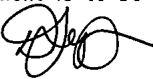

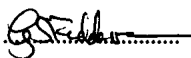
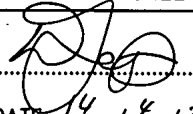
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Document Type	Plan
Document Identification	PS631955Q
Number of Pages (excluding this cover sheet)	6
Document Assembled	13/07/2022 10:45

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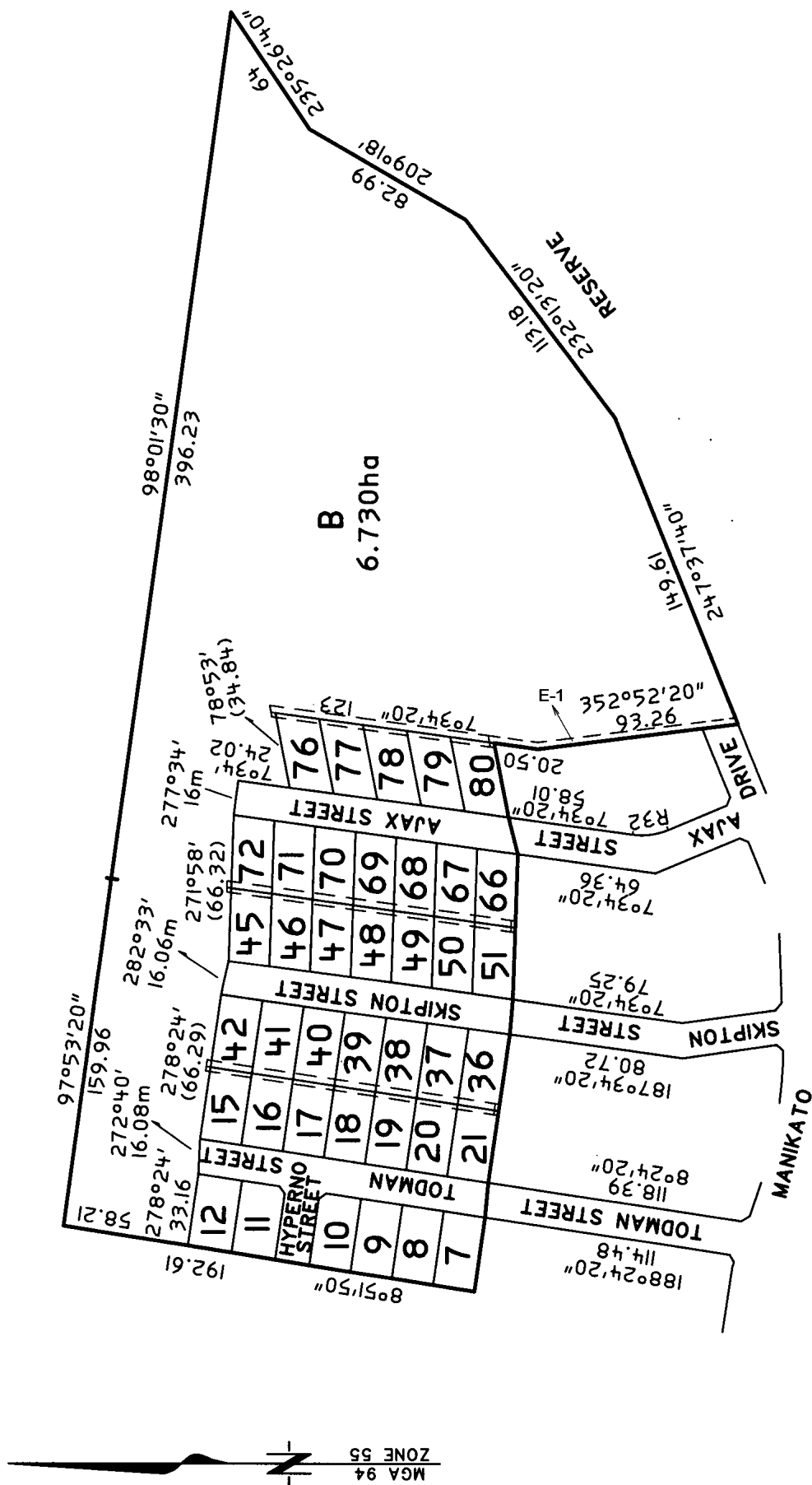
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PLAN OF SUBDIVISION		EDITION 1		PS631955Q	
Location of Land Parish: DROUIN WEST Township: _____ Section: _____ Crown Allotment: 40A (PART) Crown Portion: _____ Title References: VOL. 11241 FOL. 093 Last Plan Reference: PS 631956N (LOT A) Postal Address: HOPETOUN ROAD DROUIN, 3818 MGA 94 Co-ordinates: E 400640 Zone 55 (Of approx. centre of plan) N 5779180			Council Certification and Endorsement. Council Name: BAW BAW SHIRE COUNCIL Ref: <u>PS60025/09.03</u> 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 of the 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 <u>14/ 4/ 2011</u> Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council seal Date / /		
Vesting of Roads or Reserves					
Identifier		Council/Body/Person			
ROAD R1		BAW BAW SHIRE COUNCIL			
ROAD R2		BAW BAW SHIRE COUNCIL			
ROAD R3		BAW BAW SHIRE COUNCIL			
Notations					
Depth Limitation: 15.24 METRES BELOW THE SURFACE.			Staging This is not a staged subdivision. Planning Permit No. PSB 0025/09		
THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES. LOTS 1-6,13-14,22-35,43-44,52-65 & 73-75 ARE OMITTED FROM THIS PLAN Other purpose of plan: CREATION OF RESTRICTION under Regulation 15 Subdivision (Procedures) Regulations 2000 SEE SHEET 6			Survey:- This plan is based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). 308,309,310 In proclaimed Survey Area no. _____		
Easement Information					LRS use only
Legend: E- Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A- Appurtenant Easement R- Encumbering Easement (Road)					Statement of Compliance / Exemption Statement Received FORM 25 DATE 16/06/2011
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	PLAN REGISTERED TIME 11:43 AM DATE 27/06/2011 ROB Mc BAIN Assistant Registrar of Titles SHEET 1 OF 6 SHEETS
E-1	PIPELINE OR ANCILLARY PURPOSES	3	PS 631956 - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
E-2	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN - SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER CORPORATION	
E-3	DRAINAGE	2	THIS PLAN	BAW BAW SHIRE COUNCIL	
E-4	DRAINAGE	2	PS 631956	BAW BAW SHIRE COUNCIL	
ROSS & WORTH PTY. LTD. LAND & ENGINEERING SURVEYORS * 5/61 SMITH STREET WARRAGUL 56232257 26 CONTINGENT ST. TRAFALGAR 56331577 213B PRINCES HIGHWAY MORWELL 51341368			LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN SIGNATURE  DATE <u>11/11/2010</u> REF 11811 DRG No. 11811ps11.lcd VERSION 04		 DATE <u>14/ 11/ 2011</u> COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

Stage No.	Plan Number
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Plan Number
PS 631955Q




SHEET 2

ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS
* 5/61 SMITH STREET WARRACUL 56233257
26 CONTINGENT ST. TRAFALGAR 56335157
213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL
SHEET SCALE
SIZE A3 1:2000

SCALE
20 0 20 40 60 80
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) GEOFFREY STUART FEDDERSEN
SIGNATURE  DATE 11/11/2010
REF 11811 DRG No. 11811ps11.lcd VERSION 04

DATE 14/4/2011

COUNCIL DELEGATE SIGNATURE

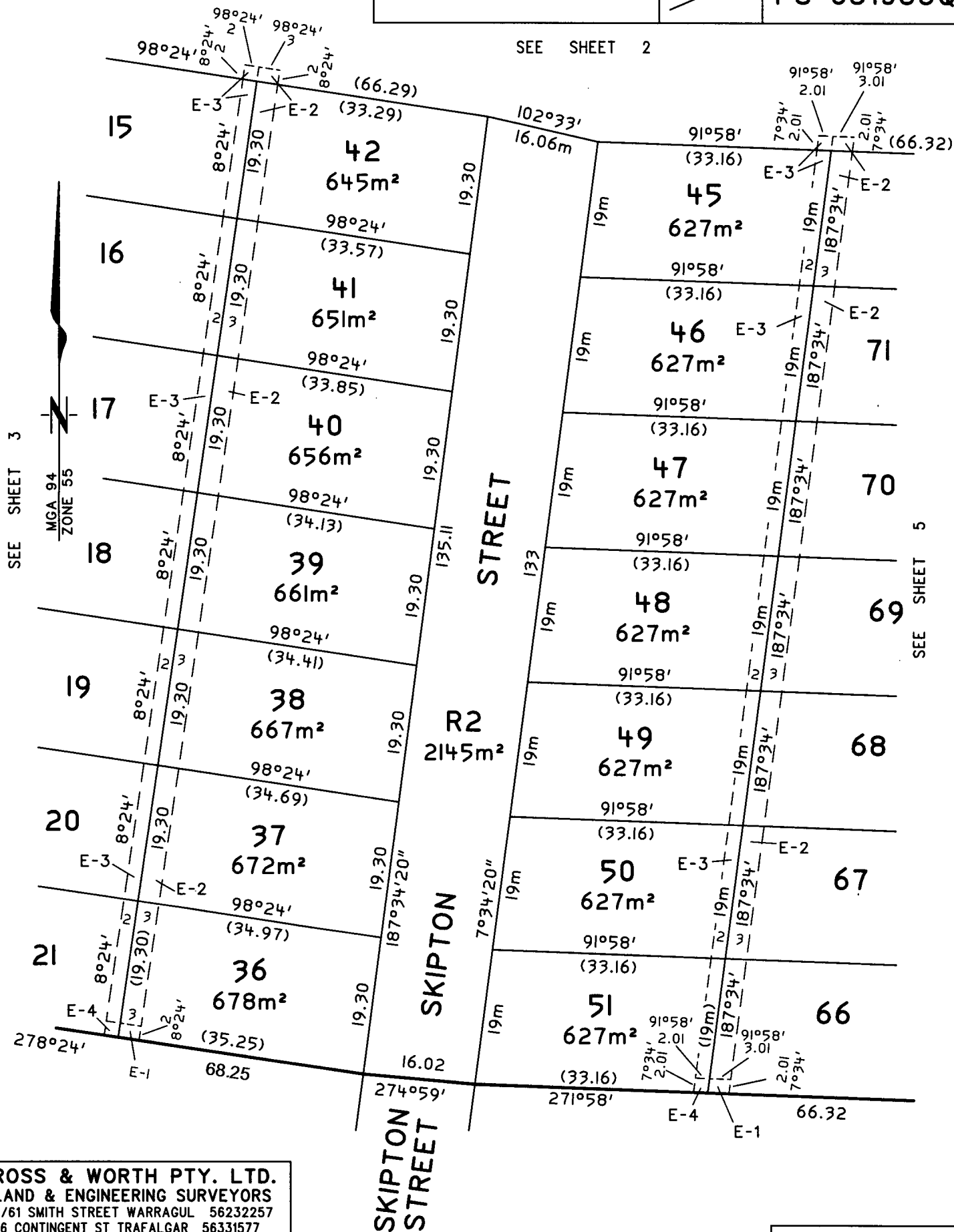
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 631955Q

SEE SHEET 2



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LAND & ENGINEERING SURVEYORS
 #5/61 SMITH STREET WARRAGUL 56232257
 26 CONTINGENT ST TRAFALGAR 56331577
 213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL
 SHEET SCALE
 SIZE
 A3 1:500
 SCALE
 5 0 5 10 15 20
 LENGTHS ARE IN METRES

LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN

SIGNATURE *[Signature]* DATE 11/11/2010

REF 11811 DRG No. 11811PS11A.LCD VERSION 04

SHEET 4

DATE 14/11/2011
 COUNCIL DELEGATE SIGNATURE

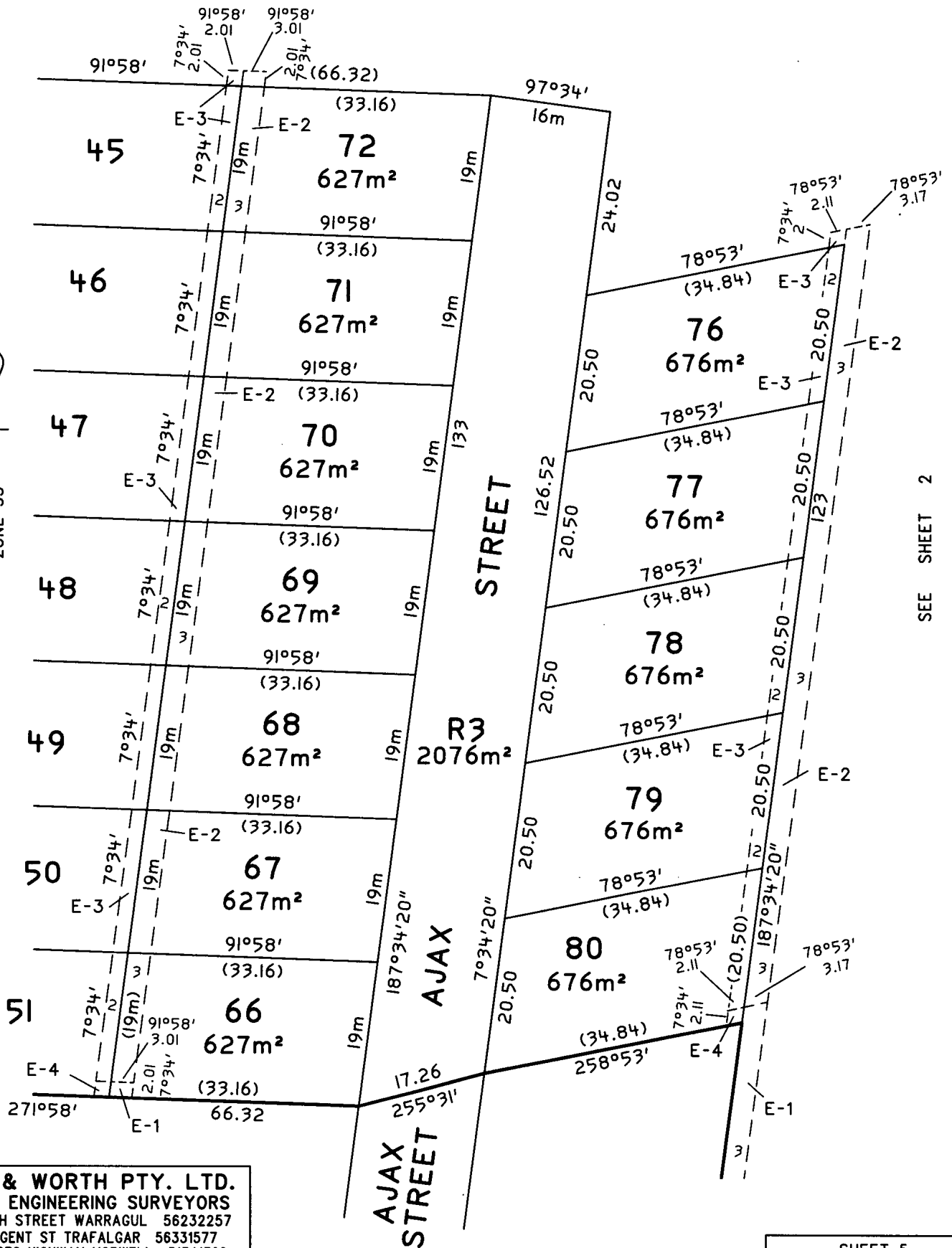
PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 631955Q

SEE SHEET 2



SEE SHEET 4

SEE SHEET 2

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LAND & ENGINEERING SURVEYORS
*5/61 SMITH STREET WARRAGUL 56232257
26 CONTINGENT ST TRAFALGAR 56331577
213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL
SHEET SCALE
SIZE
A3 1:500
SCALE
5 0 5 10 15 20
LENGTHS ARE IN METRES

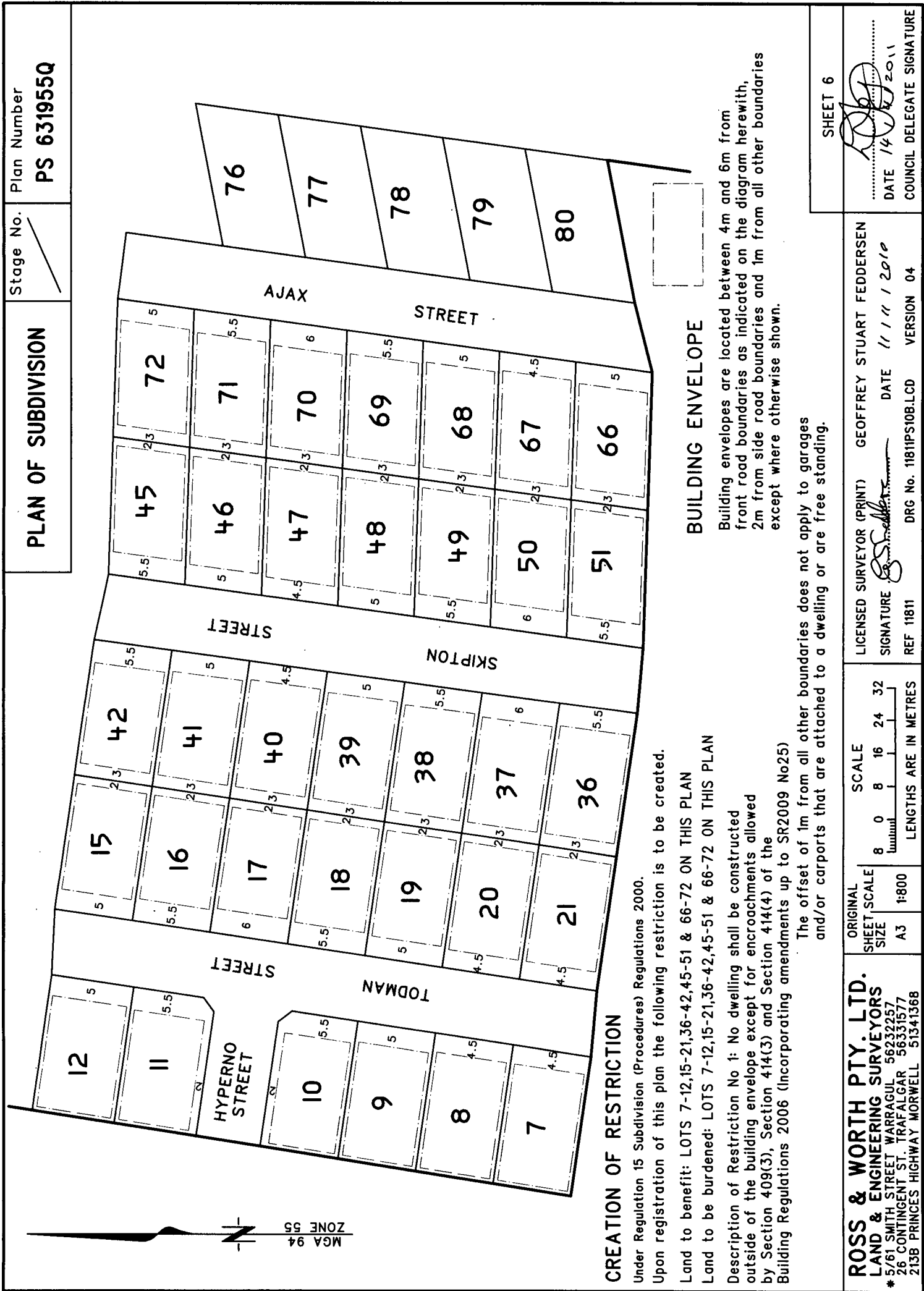
LICENSED SURVEYOR GEOFFREY STUART FEDDERSEN

SIGNATURE *G. Feddersen* DATE 11/11/2010

REF 11811 DRG No. 11811PS11A.LCD VERSION 04

SHEET 5

DATE 14/11/2011
COUNCIL DELEGATE SIGNATURE



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Transfer of Land

Section 45 Transfer of Land Act 1958

Lodged by: **MAC GILLIVRAY SOLICITORS**
Name:
Phone: **07 3228 5323**
Address: **GPO BOX 2582**
BURBANE QLD 4001
Reference: **232652: NAC**
Customer Code: **11673R**

AJ291203H

03/11/2011

\$433

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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)

Lot 50 on PS 631955Q contained in Volume **11280** Folio **587**

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

All our estate in fee simple

Consideration:

\$125,000.00

Transferor: (full name)

RAWDON NOMINEES PTY LTD (A C N 006 042 404) & JOAN LORRAINE WALKER

Transferee: (full name and address including postcode)

MATTHEW LAURENCE FERRARI & SOPHIE FERRARI of 470 Dore Road, Nar Nar Goon North, 3812 as joint proprietors

Directing Party: (full name)

Creation and/or Reservation of Easement and/or Restrictive Covenant :

"AND the Transferee for himself, his heirs or himself, his executors and administrators, transferees and the registered proprietor or proprietors for the time being of the land hereby transferred **COVENANTS** with the said Rawdon Nominees Pty Ltd (A C N 006 042 404) and Joan Lorraine Walker, their successors assigns and transferees and separately covenants with the other registered proprietor or proprietors for the time being of the Land comprised in Plan of Subdivision 631955Q and every part or parts thereof (other than the land hereby transferred) that the transferee shall not:-

- (a) build, construct or erect or cause to be built, constructed or erected or remain on the land any part thereof any dwelling house unless such dwelling has a minimum floor area of 120 square metres (excluding any garage or carport) and constructed of new materials of which not less than 75% of the external walls (excluding windows) of the ground storey of such dwelling shall be constructed of new brick, brick or masonry veneer or other approved texture coated material and of which the

Continued Page 2

1053108A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 1 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Original Land Transfer
Scanned with \$2,750.00
Doc ID 2769322, 02 Nov 2011
SRO Victoria Duty, R4K2

roof shall be laid with tiles, slate or painted metal;

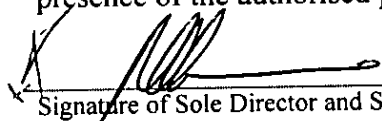
- (b) build, construct or erect or cause to be built, constructed or erected or remain on the land or any part thereof any garage or outbuilding constructed of any exposed metal or any unpainted cement sheet;
- (c) erect or build or cause or suffer to be erected or built on any lot hereby transferred or on any part or parts thereof more than one dwelling house;
- (d) this covenant shall not operate after 21 December 2020.

AND IT IS INTENDED that this covenant shall be set out as an encumbrance on the Certificate of Title issued to the lots hereby transferred and shall run with the land."

Dated: 25-10-11

Execution and attestation:

THE COMMON SEAL of RAWDON NOMINEES
PTY LTD (A C N 006 042 404) was affixed in the
presence of the authorised person


Signature of Sole Director and Sole Company Secretary

Paul Andrew Harmon
Full Name of Sole Director and Sole Company Secretary

26 Bourke Road, Glen Iris, 3146
Usual Address of Sole Director and Sole Company Secretary


AJ291203H

03/11/2011 \$433 45



EXECUTED by JOAN LORRAINE WALKER by her
Attorney CRAIG ERIC HAILES under Power of
Attorney dated 21 May 2009 in the presence of:


Signature of Witness


Signature of Attorney

1053108A

Order to Register

Duty Use Only

T2

Please register and issue Certificate of Title to

Page 2 of 2

Signed

Customer Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

Annexure Page

Transfer of Land Act 1958

AJ291203H

03/11/2011

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This is page 3 of *Approved Form T2* dated

between RAWDON NOMINEES PTY LTD (A C N 006 042 404) & JOAN LORRAINE WALKER and
MATTHEW LAURENCE FERRARI & SOPHIE FERRARI

Signatures of the Parties

Panel Heading

SIGNED by MATTHEW LAURENCE FERRARI
in the presence of:

Signature of Witness

SIGNED by SOPHIE FERRARI
in the presence of:

Signature of Witness

1053108A

A1

Page 3 of 3

1. If there is insufficient space to accommodate the required information in a panel of the attached Form insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached Form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED

Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 13 July 2022 11:09 AM

PROPERTY DETAILS

Address: **18 SKIPTON STREET DROUIN 3818**
Lot and Plan Number: **Lot 50 PS631955**
Standard Parcel Identifier (SPI): **50\PS631955**
Local Government Area (Council): **BAW BAW**
Council Property Number: **25619**
Planning Scheme: **Baw Baw**
Directory Reference: **Vicroads 706 G6**

www.bawbawshire.vic.gov.au

[Planning Scheme - Baw Baw](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **NARRACAN**

OTHER

Registered Aboriginal Party: **Bunurong Land Council 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.

Planning Overlay

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)



Further Planning Information

Planning scheme data last updated on 6 July 2022.

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 not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.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 <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://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://environment.vic.gov.au)



GIPPSLAND WATER

55 Hazelwood Road, PO Box 348, Traralgon Vic 3844 ABN 75 830 750 413

Customer Enquiries 1800 050 500

Customers outside Victoria (03) 5177 4600

Service Faults 24hrs 1800 057 057

Email: contactus@gippswater.com.au

Website: www.gippswater.com.au



T Louch
18 Skipton Street
DROUIN VIC 3818

034

Account Number: 0021182503

Amount Due:

**Current Charges
Pay By:**

**Credit balance
Payment not
required**

Invoices are issued 3 times per year.

Approximate next meter reading:

07/07/2022

Account Summary

18 Skipton St Drouin Vic 3818

Tax invoice number	6161778
Service charge period	01/03/2022 to 30/06/2022
Meter read period	05/11/2021 to 07/03/2022



Water Usage Treated **\$83.59**
(Refer to back of account)



Water Service Charge **\$57.57**
(Water treatment and supply)



Wastewater Service Charge **\$264.50**
(Sewerage treatment and disposal charge)

TOTAL CURRENT CHARGES **\$405.66**

Total account **\$405.66**

Total price includes GST of **\$0.00**

**Indicates taxable supply*

Payment Summary

Last account \$35.39CR

Balance Due	\$475.39CR
Current Charges	\$405.66

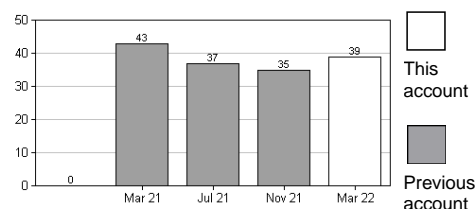
CREDIT BALANCE **\$69.73CR**

Total includes GST \$0.00

Payments made on or after 08/03/2022
will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT

Average daily water usage **0.3197 kL/day**

Average cost for water usage **\$0.69/day**

Your Charges Explained

WATER USAGE: The charge for the amount of water used at the property as recorded by the water meter.

WATER SERVICE AND WASTEWATER SERVICE: The charges for Gippsland Water to maintain water quality, to undertake maintenance and construction of water and wastewater mains, and responsibly dispose of the wastewater from your property with the exception of properties serviced by septic tank systems.

Payment Assistance

We understand there are times customers have difficulty in meeting bill payment. Our Customer Care Program is designed to assist you at such times. Please call **1800 050 500** and speak to our Customer Contact team. We look forward to assisting you.
Please refer to back of account for payment arrangement information.

Payment Slip



* 368 00211825035

T Louch

Direct Debit arrangement in place.

Account Number: 0021182503

Tax Invoice Number: 6161778

Date of Issue: 08/03/2022

Current Charges Pay By: 05/04/2022

Customer Information

RESIDENTIAL TENANTS

If you have a tenant living in this property that has not yet registered with us, please notify Gippsland Water immediately.

ELIGIBLE RESIDENTIAL CONCESSIONS

- Pensioner Concession Card
- DVA Gold Card (all types except "Dependant")
- Health Care Card (except payment types CD and FO)

If you own or occupy a property which is your principal place of residence and your residential address matches one of the above cards, you may be entitled to a concession on your water and/or wastewater charges. Please call us on **1800 050 500** to apply. Gippsland Water is required to verify your concession details with the Department of Human Services to ensure you continue to receive your entitlements. If you do not consent to this, please contact our office within 14 days from the date of this notice.

WATER METER ACCESS

It is your responsibility to ensure that the water meter is accessible for reading, testing, inspection and replacement by Gippsland Water. A Gippsland Water representative may visit your property at any time to access the water meter for these purposes.

TTY

Hearing impaired customers who require a Telephone Typewriter Service, please call **1800 555 677**.

INTERPRETER SERVICE

For interpreter service please call **131 450**.

DIRECT DEBIT PAYMENT ARRANGEMENT

This account is for information purposes. Customers have a responsibility to ensure that payments made by instalments are adequate to cover your accounts for the next 12 months including any current outstanding amounts. **For more information call us on 1800 050 500.** If any transaction is not accepted by your financial institution, charges may be incurred and added to your account.

Meter Readings

METER NO.	PREV READ	CURR READ	USAGE
12AF001877	5/11/2021 1056	7/03/2022 1095	39 kL

Your water usage

39 kL

Water usage charge:

39.00 kilolitres @ \$2.1434 per kilolitre

\$83.59

TARGET YOUR
WATER USE 

Find out more at:
www.targetyourwateruse.vic.gov.au

How You Could Pay

Other Payment Options are:



Visit www.gippswater.com.au
to pay your account by credit card.
Scan the QR code with your
smartphone to go directly to our
website.



Biller Code: 3475
Ref: 3680 0000 2118 2503 5
Pay by cheque, savings or credit card.



Billpay Code: 0368
Ref: 0021 1825 035

Credit card only: Please call **13 18 16** (24 hours) Visa and Mastercard accepted.

AMOUNT DUE

\$69.73CR

AMOUNT PAID

DATE PAID

RECEIPT NUMBER