

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

8 Palmgate Terrace, Traralgon 3844

Vendor's name

John Ross Bayliss

Date

23/03/20

Vendor's
signature



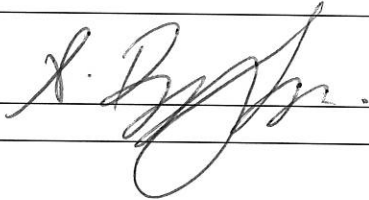
Vendor's
name

Selina Louise Bayliss

Date

23/03/20

Vendor's
signature



Purchaser's
name

Date

/ /

Purchaser's
signature

Purchaser's
name

Date

/ /

Purchaser's
signature

1. FINANCIAL MATTERS

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

All outgoings will be adjusted between the parties at the time of settlement. Services may be disconnected at or prior to settlement. Purchaser will be responsible for any reconnection fees which may be incurred.

(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

N/A	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 within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

4.3 Compulsory Acquisition

The particulars of any notices of intention to acquire that have been served under section 6 of the *Land Acquisition and Compensation Act* 1986 are as follows:

Nil.

5. BUILDING PERMITS

Particulars of any building permit issued under the *Building Act* 1993 in the preceding 7 years (required only where there is a residence on the land):

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☐
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable.

10.2 Staged Subdivision

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

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 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

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

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

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

1. GST Withholding – Supplier Notification
2. Copy Title – Volume 11030 Folio 517
3. Copy Plan 540145K
4. Covenant AF475629G
5. Property Planning and Bush Fire Prone Area Reports
6. Copy Rate Notice - Latrobe City Council
7. Copy Water Rates Notice - Gippsland Water
8. Due Diligence

GST WITHHOLDING – SUPPLIER NOTIFICATION

This notice contains information to assist a purchaser comply with its GST Withholding obligations.

To : The Purchaser
Property : Lot Plan being Volume 11030 Folio 517
8 Palmgate Terrace, Traralgon
From : John Ross Bayliss and Selina Louise Bayliss
Of : 8 Palmgate Terrace, Traralgon, VIC 3844

Select

☒ PART ONE

1. The purchaser is given notice it is not required to make a GST Withholding Payment at Settlement of the property as:
- (a) the Vendor is not registered or required to be registered for GST ; and/or
 - (b) the property comprises existing residential premises.

☒ PART TWO

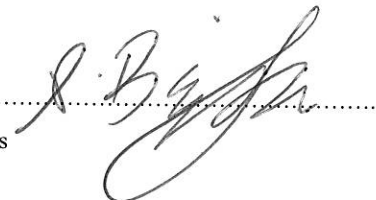
(complete only if the property comprises *new residential or potential new residential land*. *If this applies please seek confirmatory advice from your accountant*)

2. The purchaser is given notice that it is required to make a GST Withholding Payment at Settlement of the property as the Vendor is registered for GST and the property comprises new residential or potential new residential land.

GST WITHHOLDING PAYMENT DETAILS (where applicable)

Supplier's Name :	John Ross Bayliss and Selina Louise Bayliss
ABN :	
Amount to be withheld :	\$ (and being 1/7 of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor


John Ross Bayliss and Selina Louise Bayliss 

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

VOLUME 11030 FOLIO 517

Security no : 124082205504U

Produced 18/03/2020 05:04 PM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 540145K.
PARENT TITLE Volume 11030 Folio 056
Created by instrument PS540145K 28/09/2007

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

JOHN ROSS BAYLISS

SELINA LOUISE BAYLISS both of 8 PALMGATE TERRACE TRARALGON VIC 3844
AN940182N 15/06/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN940183L 15/06/2017

ING BANK (AUSTRALIA) LTD

COVENANT AF475629G 17/11/2007

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 PS540145K 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: 8 PALMGATE TERRACE TRARALGON VIC 3844

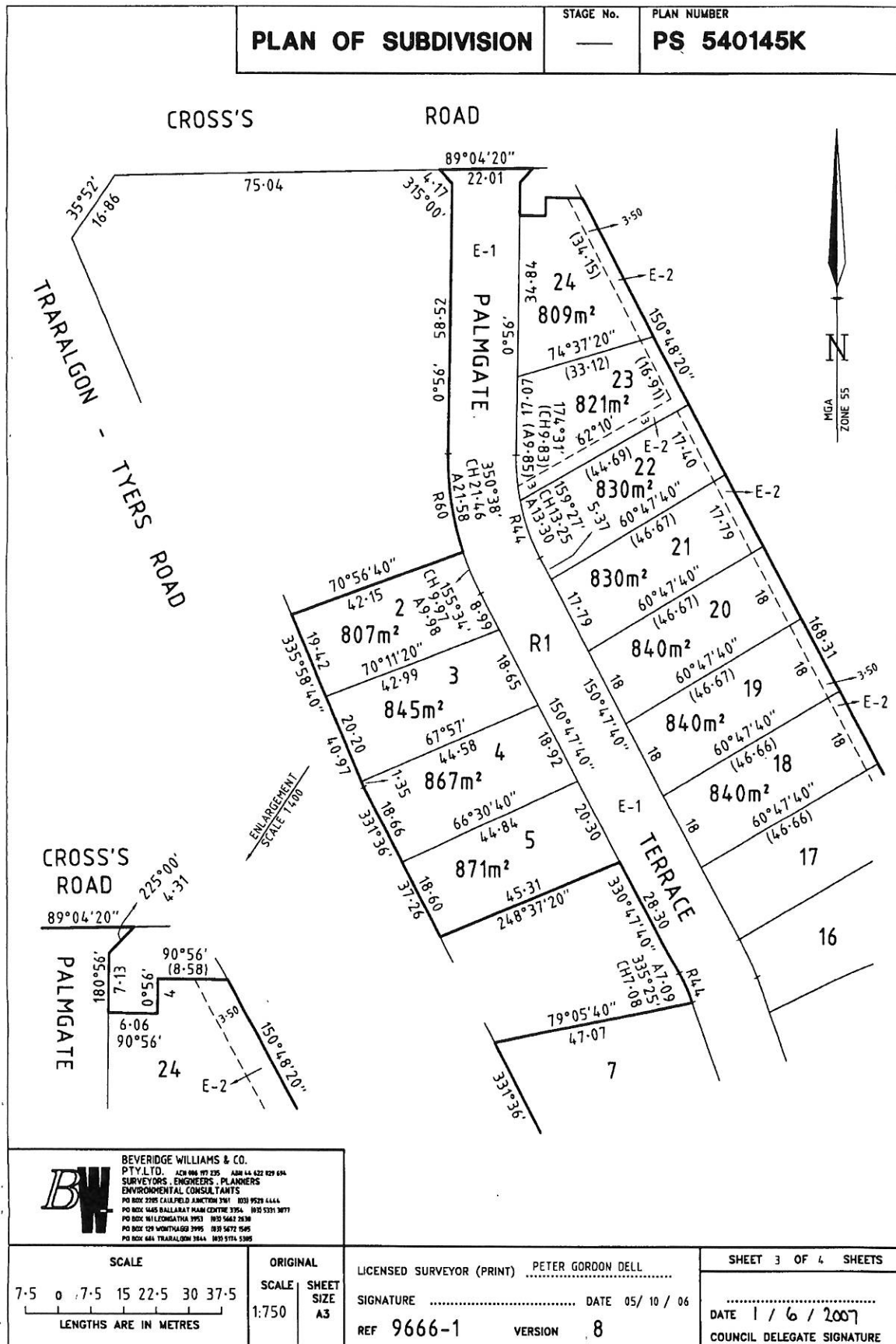
DOCUMENT END

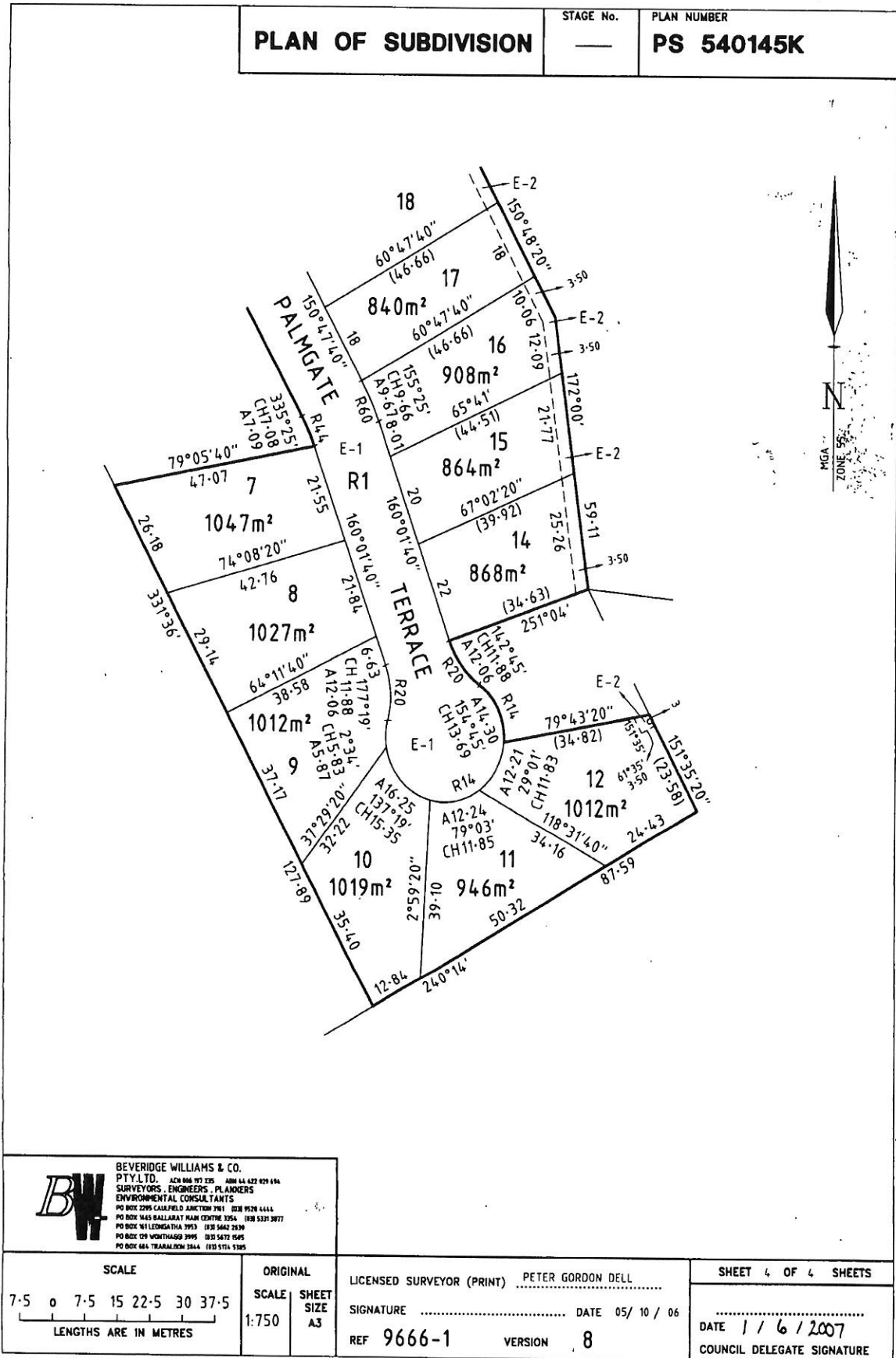
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION		STAGE No. —	LR USE ONLY EDITION 1	PLAN NUMBER PS 540145K
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 36 (PART) TITLE REFERENCES: C/T VOL FOL LAST PLAN REFERENCE/S: PS 540144M LOT A POSTAL ADDRESS: (At time of subdivision) CROSS'S ROAD TRARALGON VIC 3844 MGA Co-ordinates (of approx centre of land in plan) E 456,400 N 5,773,700 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF LATROBE REF: 04152 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 1 / 6 / 2007 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
ROAD R1	CITY OF LATROBE			
NOTATIONS				
STAGING This is is not a staged subdivision. Planning permit No. 04152 DEPTH LIMITATION: DOES NOT APPLY LOT 1, LOT 6 & LOT 13 HAVE BEEN OMITTED FROM THIS PLAN SURVEY. THIS PLAN IS IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 331 IN PROCLAIMED SURVEY AREA No. —				
EASEMENT INFORMATION				
LEGEND		A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of
E-1	WAY	SEE DIAG	PS 540144M	CITY OF LATROBE
E-2	PIPELINE & ANCILLARY PURPOSES DRAINAGE	SEE DIAG SEE DIAG	PS 540144M - SEC 136 OF WATER ACT 1989 PS 540144M	CENTRAL GIPPSLAND REGION WATER AUTHORITY CITY OF LATROBE
RECEIVED ☒				
DATE: 18 / 9 / 07				
LR USE ONLY PLAN REGISTERED TIME 12.36 pm DATE 28 / 9 / 07  Assistant Registrar of Titles SHEET 1 OF 4 SHEETS				
 BEVERIDGE WILLIAMS & CO. PTY.LTD. ACN 096 997 325 ABN 64 622 929 646 SURVEYORS - ENGINEERS - PLANNERS ENVIRONMENTAL CONSULTANTS PO BOX 2295 CALFIELD JUNCTION 3611 020 9529 4444 PO BOX 1448 BALLARAT PLAIN CENTRE 3554 (03 5321 3877) PO BOX 161 LEONGATHA 3715 (03 5442 3636) PO BOX 129 WENTWORTH 3905 (03 5472 1545) PO BOX 684 TRARALGON 3844 (03 5714 5385)		LICENSED SURVEYOR (PRINT) PETER GORDON DELL SIGNATURE DATE 05 / 10 / 06 REF 9666-1 VERSION 8		
DATE 1 / 6 / 2007 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3				





TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: THE LOCAL CONVEYANCING COMPANY

Phone: 03 5176 0955

Address: First Floor, 51 Hotham Street

Traralgon

Ref: JD:TL070732

Customer Code: 39092



on Ashwood P/L
Code 15570

MADE AVAILABLE / CHANGE CONTROL

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Volume 11030 Folio 517

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

all its estate and interest in fee simple

Consideration:

\$95,000.00

Transferor: (full name)

PALMGATE TERRACE ESTATE PTY LTD (ACN 117 145 927)

Transferee: (full name and address including postcode)

Shane Michael Whelan of 34 Raesowna Rise, Hazelwood North 3840

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

And the Transferees with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with all lots on Plan of Subdivision No PS540145K and that the burden of this Covenant shall be annexed to and run at law and in equity with the land hereby transferred DO HEREBY for themselves their transferees, executors, administrators and assigns and as a separate covenant COVENANTS with the transferor and its transferees successors and assigns and other registered proprietor or proprietors for the time being of each lot on the said Plan of Subdivision other than the land hereby transferred that they shall not at any time:

Continued on T2 Page 2

Approval No: 1445063A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed

Cust. Code:

*Law Perfect Pty Ltd

Scott Ashwood Pty Ltd	
DRS	AP 414
Vic Duty	\$2,080.00
Consideration	\$95,000.00
Trans No.	14296/2007
Endorse Date	13/11/2007
Section	Original
Signature	

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

46414775977

1. Erect or permit erection of more than one dwelling and the usual outbuildings on the said lot;
2. Use or permit the use of secondhand materials (save secondhand bricks for the purpose of cement rendering) in any building or structure;
3. Construct or permit construction of external walls of materials other than predominately brick, brick veneer or stone, or if rendered, hebel bricks and having a roof other than slate, tiles or colourbond; and
4. Construct or permit construction of the dividing fences between the lots of materials other than treated pine horizontal palings or construct or permit construction of fences adjoining the Tyers Road Reserve of materials other than vertical palings similar to those along Tyers Road to the south of the subdivision.

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

AF475629G



Dated: 19/10/07

Execution and attestation

Executed by **PALMGATE TERRACE ESTATE PTY LTD** ACN 117 145 927 in accordance with Section 127 of the Corporations Act 2001 by being signed by those persons who are authorised to sign for the company:

DIRECTOR *Glenn Anthony Livesey*

Full name: GLENN ANTHONY LIVESEY

Usual address: 20 PALMGATE TERRACE
TRARALGON 3844

DIRECTOR *Francis Leo Fitzpatrick*

Full name: FRANCIS LEO FITZPATRICK

Usual address: 32 Kay Street, Traralgon 3844

Approval No: 1445063A

T2 Page 2



*Law Perfect Pty Ltd

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

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of *Approved Form T2* dated 19/10/07
between PALMGATE TERRACE ESTATE PTY LTD (ACN 117 145 927)
AND SHANE MICHAEL WHELAN



Signatures of the parties

Panel Heading

Signed by SHANE MICHAEL WHELAN in the
presence of:

Witness: Paula

) Shane Michael Whelan
SHANE MICHAEL WHELAN

Approval No: 1445063A

A1



*Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved 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. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Property Report from www.land.vic.gov.au on 19 March 2020 02:50 PM

Address: 8 PALMGATE TERRACE TRARALGON 3844

Lot and Plan Number: Lot 17 PS540145

Standard Parcel Identifier (SPI): 17\PS540145

Local Government (Council): LATROBE **Council Property Number:** 49392

Directory Reference: VicRoads 696 B3

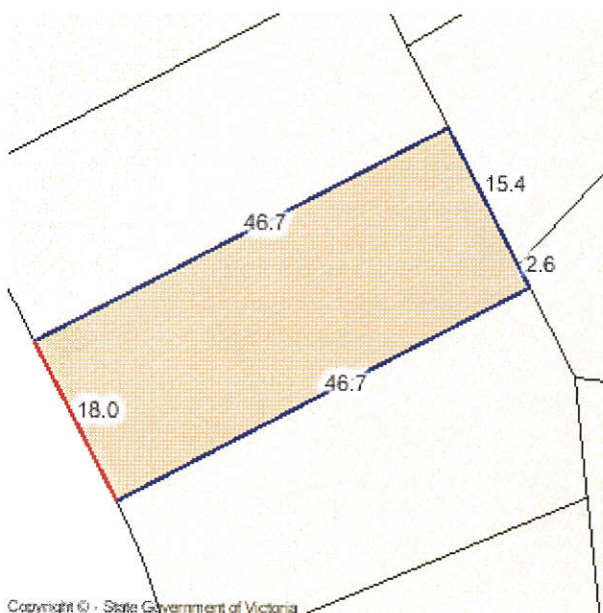
This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

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

Site Dimensions

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



Area: 840 sq. m

Perimeter: 129 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](#)

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

Planning Zone Summary

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

Planning Overlay: None

Planning scheme data last updated on 18 March 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

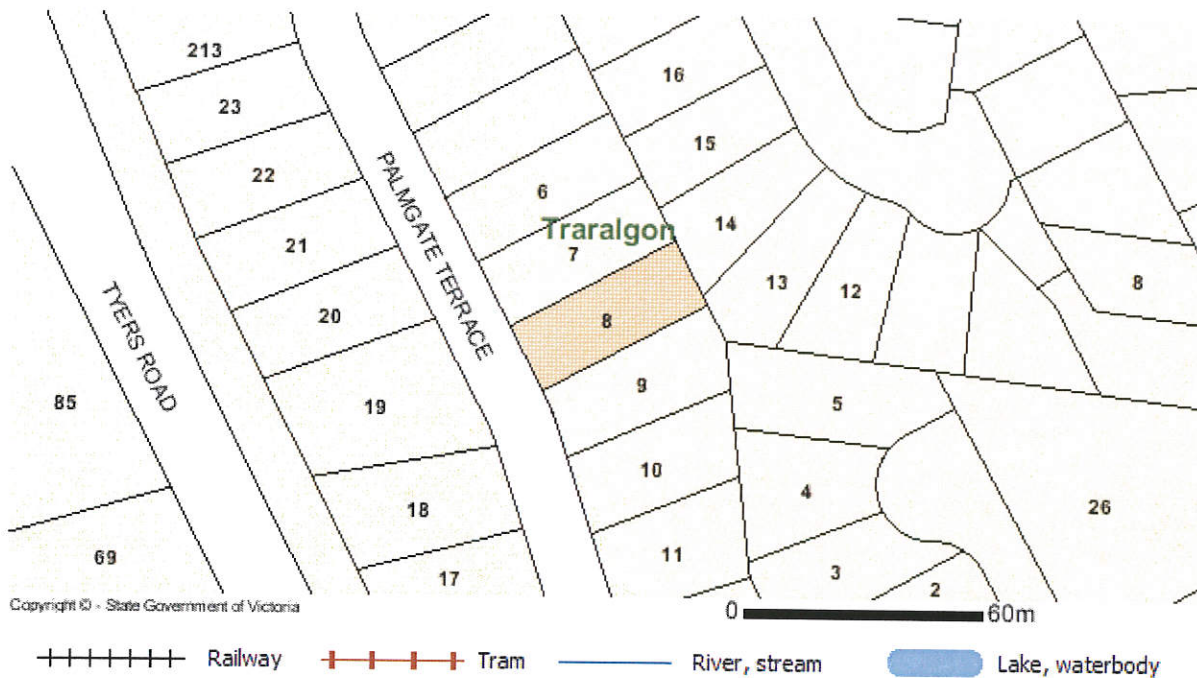
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 19 March 2020 02:50 PM

PROPERTY DETAILS

Address: **8 PALMGATE TERRACE TRARALGON 3844**
Lot and Plan Number: **Lot 17 PS540145**
Standard Parcel Identifier (SPI): **17\PS540145**
Local Government Area (Council): **LATROBE**
Council Property Number: **49392**
Planning Scheme: **Latrobe**
Directory Reference: **VicRoads 696 B3**

www.latrobe.vic.gov.au

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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NRZ - Neighbourhood Residential

RDZ1 - Road - Category 1

RLZ - Rural Living

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: 8 PALMGATE TERRACE TRARALGON 3844

Planning Overlay

None affecting this land



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 18 March 2020.

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>

Designated Bushfire Prone Area

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



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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

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

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

Valuation and Rates Notice

For the period 1 July 2019 to 30 June 2020



ABN: 92 472 314 133



Mr J R Bayliss and Mrs S L Bayliss
8 Palmgate Tce
TRARALGON VIC 3844



034
1017552
R4_11519

Property: 8 Palmgate Terrace, TRARALGON VIC 3844

Description: L 17 PS 540145

AVPCC: 110 - Detached Home
(See reverse)

Capital Improved Value (CIV): \$367,000

Valuation date: 01/01/2019

Effective as at: 01/07/2019

Payments

paid

Council rates and charges

General Rates Charge (0.00466836 x CIV)	\$1,713.30
Municipal Charge	\$140.00
Garbage Charge	\$352.00

State government charges

Fire Service Property Levy - Residential (0.00006600 x CIV)	\$24.20
Fire Services Property Levy Fixed Charge	\$111.00
EPA Victoria Landfill Levy	\$21.30

Total outstanding

\$2,361.80

Any payments made on or after 19 July 2019 may not be included in the balance on this notice.

- ☐ Full payment: \$2,361.80
☐ Instalment: \$590.60

Assessment number: 699 165

Property: 8 Palmgate Terrace, TRARALGON VIC 3844



Bill Code: 6072
Ref: 699 165

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



Bill Code: 0359
Ref: 69 9165

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

(POSTbillpay)



Payment by Instalment *359 699165

Council Use Only



Direct debit

To arrange regular deductions,
including weekly, fortnightly or
monthly, from your bank account.
Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700
to obtain a direct debit form.

In person

At any Latrobe City Service Centre
or Library, (locations on reverse) or
Australia Post outlet.

Mail

Detach this slip and send with
payment to: Latrobe City Council
PO BOX 264, Morwell VIC 3840.

Centrepay

To arrange regular deductions from
your Centrelink payment, please use your
Centrelink online account, Express
Plus Centrelink mobile app or you can contact
Centrelink in person or by phone and quote
reference number (CRN): 555 070 553H.

Register for email rates notices



latrobe.enotices.com.au
Ref: 49D54508CV

More
information
overpage

Assessment number: 699 165

Issue date: 08/08/2019

Your payment options:

Pay by instalment

Instalment 1

Due: 30 Sept 2019

\$590.60 ✓

Instalment 2 \$590.40
Due: 30 Nov 2019

Instalment 3 \$590.40
Due: 28 Feb 2020

Instalment 4 \$590.40
Due: 31 May 2020

OR

Full payment for 2019-20 rate period

Due date: **\$2,361.80**
15 February 2020

*Receipt 1st: 287386 \$590.60
paid - 18/8/19.*





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



J Bayliss & S Bayliss
8 Palmgate Terrace
TRARALGON VIC 3844



034
1000987
R1_2017

Account Number: 0020329807

Amount Due: \$524.85

Current Charges Pay By: 07/02/2020

Invoices are issued 3 times per year.
Approximate next meter reading:
08/05/2020

Account Summary

8 Palmgate Tce Traralgon Vic 3844

Tax invoice number 5425991
Service charge period 01/11/2019 to 29/02/2020
Meter read period 06/09/2019 to 08/01/2020

	Water Usage Treated (Refer to back of account)	\$194.99
	Water Service Charge (Water treatment and supply)	\$58.96
	Wastewater Service Charge (Sewerage treatment and disposal charge)	\$270.90

TOTAL CURRENT CHARGES **\$524.85**

Total account **\$524.85**
Total price includes GST of **\$0.00**

*Indicates taxable supply

Paid in full.

20/1/20 ING Orange Everyday

Receipt NO. # 385346

S. Bayliss

Payment Summary

Last account \$505.15
Thank you for your payment \$505.15 CR

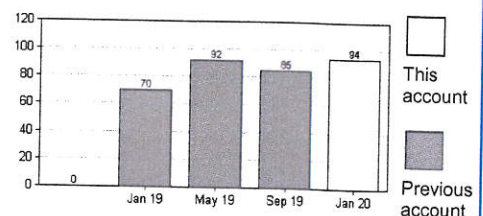
Balance Due \$0.00
Current Charges \$524.85

AMOUNT DUE **\$524.85**
Total includes GST \$0.00

Payments made on or after 10/01/2020
will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT
Average daily water usage 0.7581 kL/day
Average cost for water usage \$1.57/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.

Payment Slip



* 368 00203298076

J Bayliss & S Bayliss

GST Inclusive Amount Due: **\$524.85**

Account Number: 0020329807
Tax Invoice Number: 5425991
Date of Issue: 10/01/2020
Current Charges Pay By: 07/02/2020

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.

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)

DATED

2020

JOHN ROSS BAYLISS AND SELINA LOUISE BAYLISS

VENDORS STATEMENT

Property: 8 Palmgate Terrace, Traralgon 3844

Littleton Hackford
Lawyers
115 Hotham Street
Traralgon Vic 3844
Tel: 03 5172 2444
Fax: 03 5174 9316
DX 84408 Traralgon
Ref: DRH:GM:200449