



# Vendor Statement

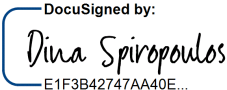
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

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	87 CRINIGAN ROAD, MORWELL VIC 3840
------	------------------------------------

Vendor's name	Dina Spiropoulos	Date	/ /
Vendor's signature	<div>DocuSigned by:  E1F3B42747AA40E...</div>	7/12/2023	

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)

(a) ☒ Their total does not exceed: \$2,600.00

### 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:

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")

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 checked="" 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 1000m<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)*

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### **14. GST NOTICE**

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08450 FOLIO 135

Security no : 124110853930C

Produced 29/11/2023 08:59 AM

LAND DESCRIPTION

Lot 33 on Plan of Subdivision 061894.  
PARENT TITLE Volume 08444 Folio 680  
Created by instrument LP061894 22/11/1963

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
DINA SPIROPOULOS of 24 CRINIGAN ROAD MORWELL VIC 3840  
AS503658K 05/09/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW219651Y 31/10/2022  
MACQUARIE BANK LTD

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 TP665100X 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: 87 CRINIGAN ROAD MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

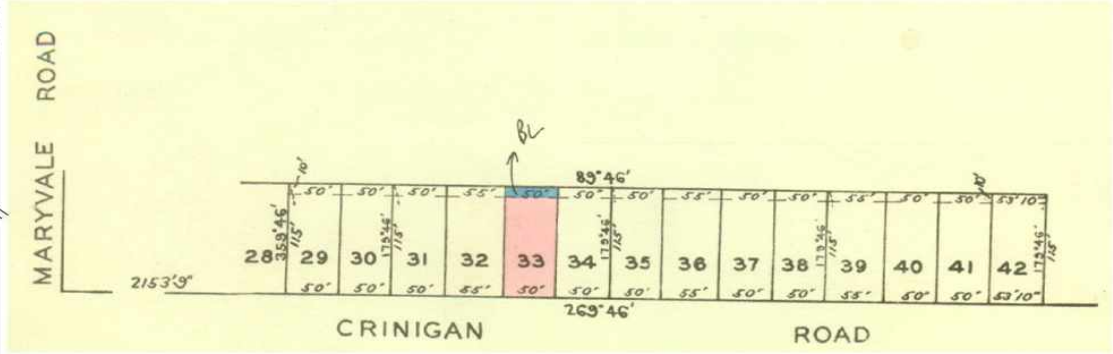
eCT Control 18440T MSA NATIONAL  
Effective from 31/10/2022

DOCUMENT END

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Delivered by LANDATA®, timestamp 29/11/2023 08:59 Page 1 of 1  
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TITLE PLAN		EDITION 1	TP 665100X
<b>Location of Land</b>  Parish: MARYVALE Township: Section: Crown Allotment: Crown Portion:  Last Plan Reference: LP61894 Derived From: VOL 8450 FOL 135 Depth Limitation: NIL		<b>Notations</b>          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>  A DRAINAGE EASEMENT APPURTENANT TO THE WITHIN LAND HAS BEEN CREATED BY INSTRUMENT C11638  <b>ENCUMBRANCES REFERRED TO</b>  As to any land coloured blue-  <u>ANY EASEMENTS</u> implied under Section 98 of the Transfer of Land Act - - - - -		<b>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</b>  COMPILED: 25/10/2000 VERIFIED: AA	
			
<b>COLOUR CODE</b> BL = BLUE			
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

PLANNING PROPERTY REPORT



From www.planning.vic.gov.au at 29 November 2023 09:07 AM

PROPERTY DETAILS

Address: 87 CRINIGAN ROAD MORWELL 3840  
Lot and Plan Number: Lot 33 LP61894  
Standard Parcel Identifier (SPI): 33\LP61894  
Local Government Area (Council): LATROBE  
Council Property Number: 12681  
Planning Scheme: Latrobe  
Directory Reference: Vicroads 699 Q2

www.latrobe.vic.gov.au

Planning Scheme - 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

OTHER

Registered Aboriginal Party: Gunaikurnai Land and Waters  
Aboriginal Corporation

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)  
NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



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

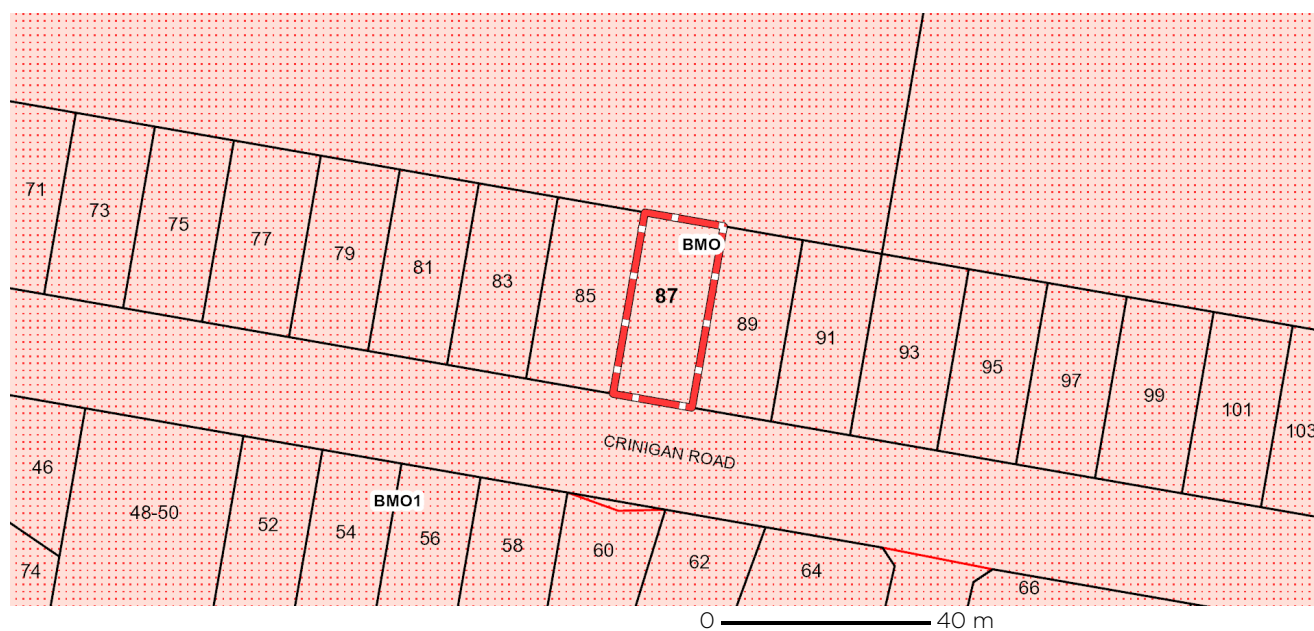
# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Planning Overlays

### BUSHFIRE MANAGEMENT OVERLAY (BMO)

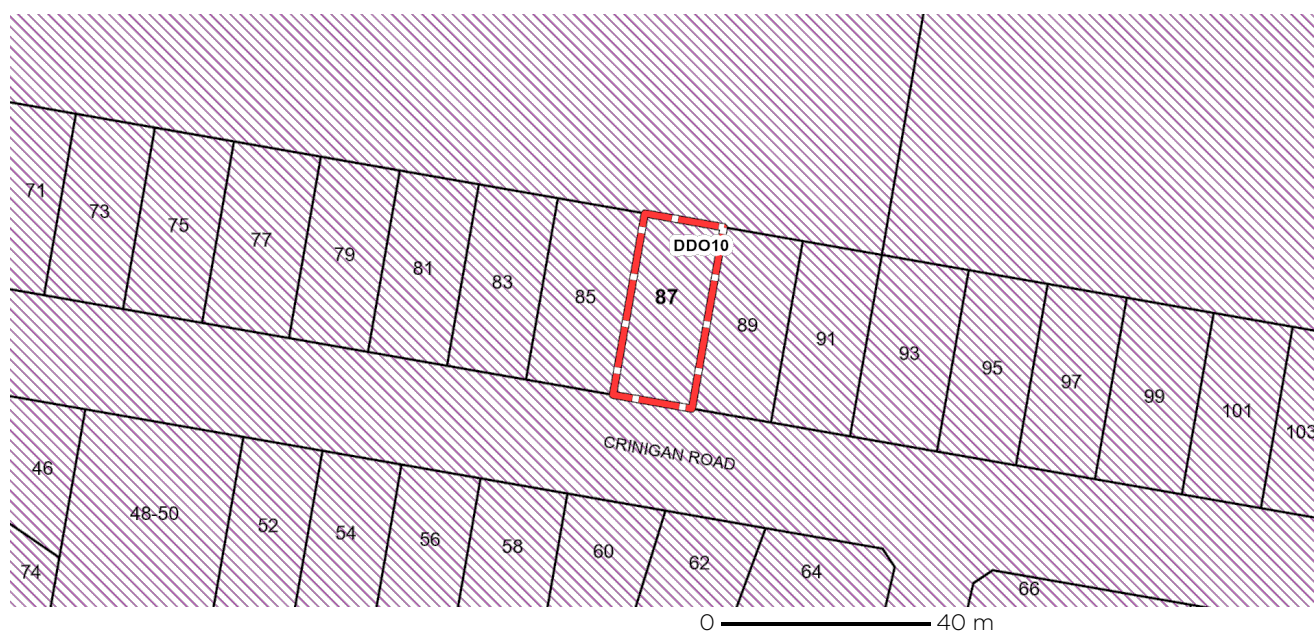


 **BMO - Bushfire Management Overlay**

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

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

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



 **DDO - Design and Development Overlay**

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

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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: 87 CRINIGAN ROAD MORWELL 3840

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# PLANNING PROPERTY REPORT



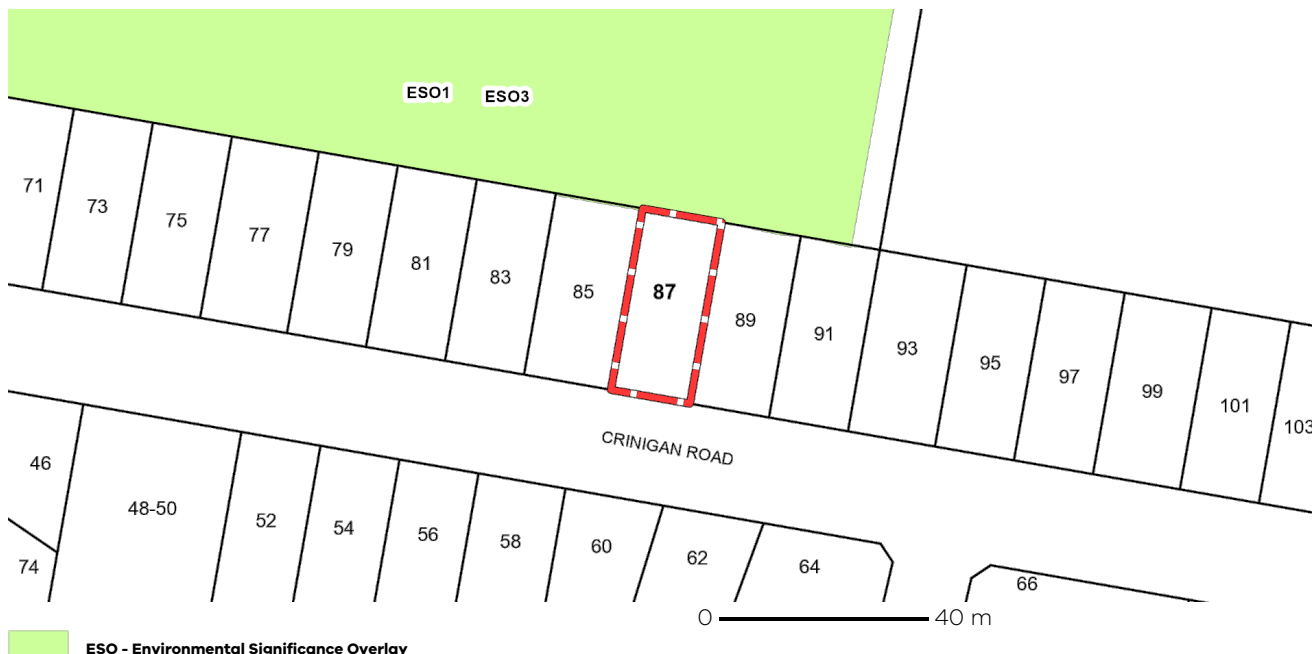
Environment,  
Land, Water  
and Planning

## Planning Overlays

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 \(ESO1\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 3 \(ESO3\)](#)



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 27 November 2023.

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>

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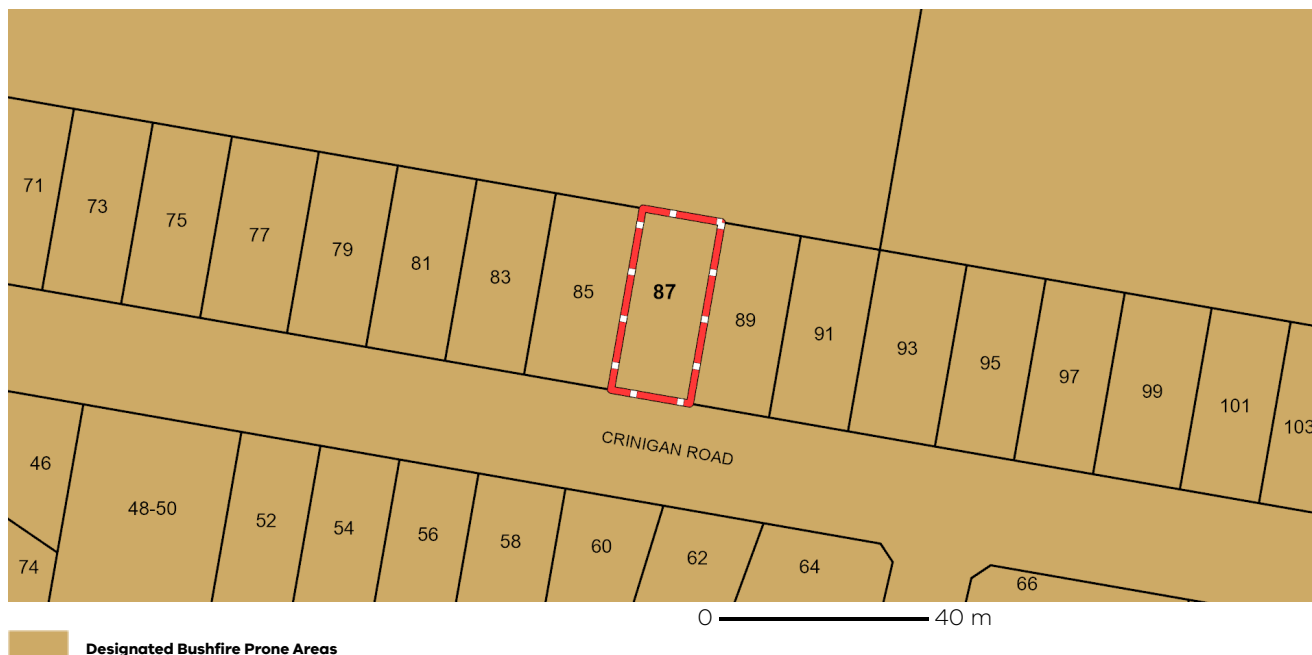
# PLANNING PROPERTY REPORT

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

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# Valuation and Rates Notice

For the period 1 July 2023 to 30 June 2024



034 02835

Ms D Spiropoulos  
78 Charles St  
WARRAGUL VIC 3820

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2023

Assessment number: 126813

Issue date: 17/08/2023

**Your payment options:****Pay by instalment**

Instalment 1 \$361.60

**Due: 30 Sept 2023**

Instalment 2 \$361.45

Due: 30 Nov 2023

Instalment 3 \$361.45

Due: 28 Feb 2024

Instalment 4 \$361.45

Due: 31 May 2024

**OR****Full payment**

Due date: \$1,445.95

**15 February 2024****Payment Plan or Difficulty paying on time?**

Contact us to apply for an alternative payment plan. Phone 1300 367 700 or email [rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

**Property:** 87 Crinigan Road, MORWELL VIC 3840

Description: L 33 LP 61894  
AVPCC: 110 - Detached Home  
(see reverse)

Capital Improved Value (CIV): \$250,000

Valuation date: 01/01/2023

Effective as at: 01/07/2023

**Payments****Council rates and charges**

General Rates Residential (0.00293783 x CIV)

\$734.45

Municipal Charge

\$149.00

Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)

\$393.00

**State government charges**

Fire Service Property Levy - Residential (0.000046 x CIV)

\$11.50

Fire Services Property Levy Fixed Charge

\$125.00

EPA Victoria Landfill Levy

\$33.00

**Total amount payable****\$1,445.95**

Payments made on or after 11 August 2023 may not be included

☐ **Full payment:** \$1,445.95☐ **Instalment:** \$361.60

Assessment number: 126813

Property: 87 Crinigan Road, MORWELL VIC 3840



Billers Code: 6072  
Ref: 126813

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



Billers Code: 0359  
Ref: 126813

Pay 24 hours a day by credit card:

Online: [www.auspost.com.au/postbillpay](http://www.auspost.com.au/postbillpay)

Phone: 13 18 16



\*359 126813

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](http://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.

**You now have a choice**

...receive your rates notice by email.

Visit: <https://erates.latrobe.vic.gov.au/erates>

See page three for more details.

Please retain this notice for your records as a fee of \$21.00 may be charged for replacement copies. Or, see page three for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

More information overpage

L002835 008711 #87655



## Property Valuation and Rates

The **Capital Improved Value (CIV)** is the total market value of your property, including your **Site Value** (land value) plus the value of any buildings or other improvements.

Your property is revalued every year by an independent valuer appointed by the Valuer-General of Victoria (VGV) who is the sole valuation authority. Learn more and for FAQs visit

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

All properties in Victoria were revalued in January 2023. Therefore, your rates may have changed this year because a revaluation of your property has occurred.

Valuations vary depending on the current market, the size and quality of building construction, improvements such as pools or landscaping and the land size and location.

The VGV provides valuations to councils and the State Revenue Office for the purposes of council rates, land tax, and the Fire Services Property Levy.

Your rates are a property tax, calculated by multiplying the Capital Improved Value of your property by the rate in the dollar as determined by Council (see 'Rates charge' overpage).

For more information go to

[www.propertyandlandtitles.vic.gov.au/valuation/council-valuations](http://www.propertyandlandtitles.vic.gov.au/valuation/council-valuations)

Your property valuation as at 01 January 2023

Capital Improved Value (includes Site Value)	\$250,000.00
Site Value only	\$127,500.00
Net Annual Value	\$12,500.00

## What is an AVPCC?

An AVPCC is an Australian Valuation Property Classification Code. An AVPCC is allocated to each property by the valuer (appointed by the Valuer-General of Victoria) according to the use of the land – e.g. house, shop, farm. The land use classification is then used to calculate the Fire Services Property Levy.

## Objections to Valuation

If you disagree with your property valuation or Australian Valuation Property Classification Code (AVPCC) you have a right to lodge an objection within 60 days from the issue date on this notice. Please submit your objection online at: <https://ratingvaluationobjections.vic.gov.au/>

Or learn more by visiting

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

## Other Objections

If you disagree with any other rate or charge you have a right under the Local Government Act 1989 (the Act) to:

- Apply to the Victorian Civil and Administration Tribunal under section 183 of the Act for a review in relation to a differential rating;
- Appeal to the County Court under section 184 of the Act for a review in relation to a rate or charge;

Your appeal must be lodged within 60 days from the issue date on this notice.

The grounds for appealing and the procedure for making an application are set out in the respective sections of the Act listed above.

## Financial hardship

You may be eligible to apply for the deferral or waiver of your rates, charges or levies if you are assessed by Council as experiencing genuine financial hardship. Visit our website to learn more about your eligibility.

## State Government Pension Concession

If you have an eligible Pensioner Concession Card or Veterans' Affairs Gold Card and you meet the eligibility criteria you may be entitled to a State Government concession on your rates of up to \$253.20. If your concession does not appear on your rates notice, then download an application form at [www.latrobe.vic.gov.au/concession](http://www.latrobe.vic.gov.au/concession) or collect one from any of our service centres.

Eligible pensioners and veterans also receive a \$50 State Government concession on the Fire Services Property Levy.

A Health Care Card or Seniors Card does not entitle the holder to a concession.

## Change of details

Change your contact details, including postal address and property ownership, by visiting [www.latrobe.vic.gov.au/changemydetails](http://www.latrobe.vic.gov.au/changemydetails) or contact us.

## Privacy

Personal information included in this notice is used by Latrobe City Council for the primary purpose of issuing and collecting municipal rates, or for a lawful secondary purpose.

Your personal information may also be disclosed to other government agencies in relation to matters that may potentially affect you or your property, or debt collection agencies where rates remain unpaid.

Visit our website to read our privacy policy.

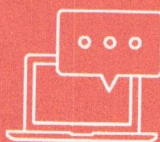
## Any questions?



1300 367 700  
Weekdays  
8.30am to 5.15pm



In person at our  
service centres  
and libraries



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



[rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

### Churchill

9-11 Philip Parade

Mon – Fri: 8.30am to 5.15pm

Closed at  
lunchtimes: 12pm to 1pm

### Moe

1-29 George Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

### Morwell

141 Commercial Road

Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)

Credit card only, no cash or cheques

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

### Traralgon

34-38 Kay Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm





**Gippsland  
Water**



D Spiropoulos  
24 Crinigan Road  
MORWELL VIC 3840



034  
1000237  
R1\_573

**Customer enquiries**  
1800 050 500

**Faults & emergencies 24hrs**  
1800 057 057

[www.gippswater.com.au](http://www.gippswater.com.au)

Account number:

**0015489402**

Amount due:

**\$332.19**

Pay by:

**6 June 2023**

**Date of issue:** 9 May 2023

**Tax invoice:** 6525886

**Service address:**

87 Crinigan Rd Morwell Vic 3840

Previous balance	\$334.43
Payments received up to 9 May 2023	\$334.43 CR
Balance	\$0.00
Current charges (over page)	\$332.19
<b>Total amount due</b>	<b>\$332.19</b>
<i>Total includes GST of</i>	<i>\$0.00</i>

**Payment assistance is available**

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

**Have you registered for a concession?**

Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

**We issue invoices three times per year.**

**How to pay**



**Direct Debit**

To register for direct debit call us or visit  
[www.gippswater.com.au/direct-debit](http://www.gippswater.com.au/direct-debit)



**BPAY**

Bill Code: 3475  
Ref: 3680 0000 1548 9402 2



**Centrepay**

Call 1800 050 500 to use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.



**Online**

Scan the QR code with your smartphone or go to [my.gippswater.com.au/pay-now](http://my.gippswater.com.au/pay-now) to pay with Visa or Mastercard.



**Phone**

Call 1800 050 500 and select Option 1.



**Post Office**

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:  
PO Box 348 TRARALGON VIC 3844.



**Your current charges - 1 March 2023 to 30 June 2023**

Water Service Charge

\$59.38



Wastewater Service Charge

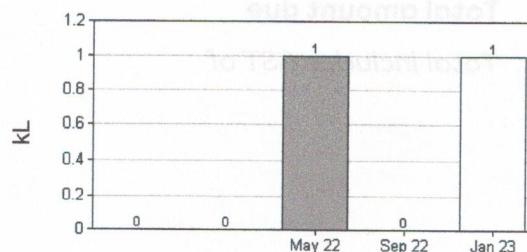
\$272.81

**Your charges explained****Water service**

This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

**Wastewater/sewerage service**

This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.



Average daily water usage 0.0385 kL/day



If you are deaf or find it hard hearing or speaking with people on the phone visit [nrschat.nrsccall.gov.au](http://nrschat.nrsccall.gov.au) or call 133 677.



For interpreter or translation services call 13 14 50.

**Payment slip**

Gippsland Water  
PO Box 348 TRARALGON VIC 3844  
ABN 75 830 750 413



\* 368 00154894022

Account number: 0015489402  
D Spiropoulos

Tax invoice number: 6525886

Amount Paid

Date Paid

## 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](https://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.