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	UNIT 4, 46-48 STRATHCOLE DRIVE, TRARALGON VIC 3844

Vendor's name	Patricia Mary Williams	Date 11 / 5 / 21
Vendor's signature	P. M. Williams.	

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: $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:

Not Applicable

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.

6.1 ☒ Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the Owners Corporations Act 2006.

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

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. 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)

Register Search Statement Volume 9401 Folio 825

Plan RP15660

Due Diligence Checklist

Owners Corporation Certificate

No GST Withholding Certificate

Latrobe City Council invoice

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 (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.

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

VOLUME 09401 FOLIO 825 Security no : 124089678210N
Produced 04/05/2021 01:06 PM

LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 015660.
PARENT TITLES :
Volume 09368 Folio 297 to Volume 09368 Folio 298
Created by instrument J254453 18/12/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PATRICIA MARY WILLIAMS of 5A QUEENS PARADE TRARALGON 3844
M793144M 14/04/1987

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE M793145J
STATE BANK

CAVEAT N553855E 05/07/1988
Caveator
AVCO FINANCIAL SERVICES LTD
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
20/04/1988
Estate or Interest
INTEREST AS CHARGEE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
BAKER & MCKENZIE
Notices to
BAKER & MCKENZIE of 525 COLLINS STREET MELBOURNE VIC 3000

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

DIAGRAM LOCATION

SEE RP015660 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: UNIT 4 46-48 STRATHCOLE DRIVE TRARALGON VIC

ADMINISTRATIVE NOTICES

Delivered from the LANDATA® System by InfoTrack Pty Ltd

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 22/10/2016

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015660

DOCUMENT END

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J254453

15660

PLAN OF STRATA SUBDIVISION

THE PARCEL — The whole of the land described in Certificate of Title Volume 9368 Folio 297 & 298 being part of Crown Allotment A[8] Parish of TRARALGON County of BULN BULN

POSTAL ADDRESS OF BUILDINGS — 46 / 48 STRATHCOLE DR. TRARALGON

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

U

REGISTERED

TIME 8·55

DATE 18·12·80.

T.R.D.

RP15660

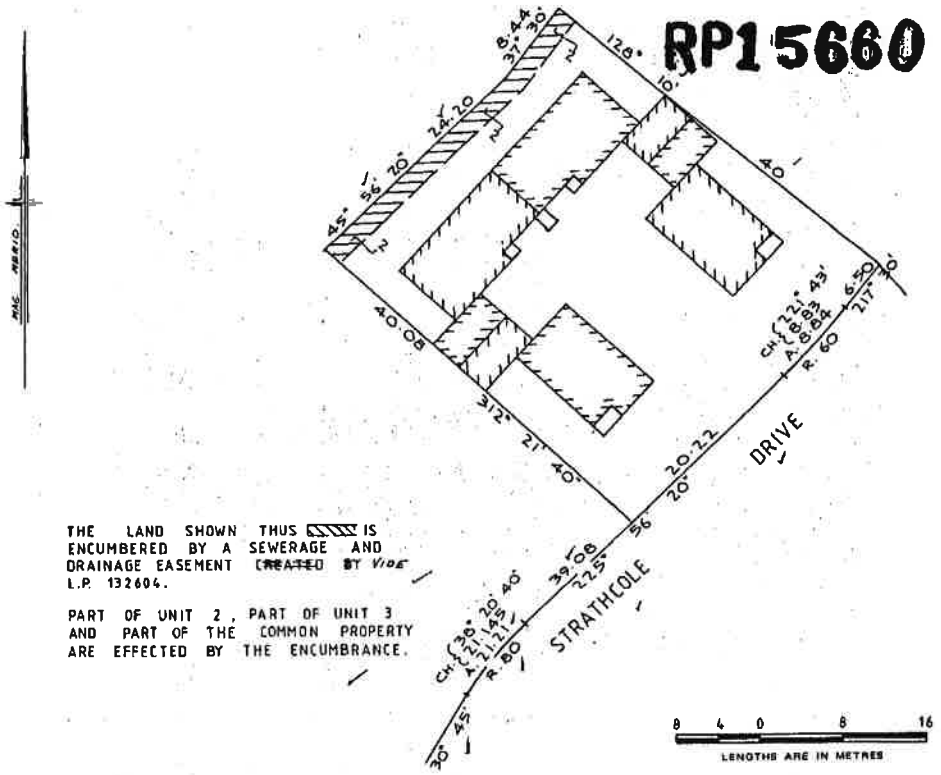


Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYOR'S CERTIFICATE

I, RICHARD H. BERRY of 41 Breed Street Traralgon a surveyor licensed under the Land Surveyors Act 1958 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the 17th day of SEPT. 1980 in the manner required by or under the Strata Titles Act 1967 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature Richard H Berry Date 16-9-80

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 6 (1). Strata Title Act 1967 the Comm[illegible] Council of the [illegible] Councillors and Officers of the City of Traralgon was hereunto affixed this 4th day of November 1980 in pursuance of a resolution of the Council and in the presence of -

EXECUTED B. Livingstone

COUNCIL

TOWN CLERK

Richard H Berry 16-9-80
Licensed Surveyor.

SHEET 1 OF 2 SHEETS

REF. T80419 C

GANNON KLUGE JACKSON CONSULTANTS P/L
41 BREED STREET TRARALGON 3844

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J254453

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT

RP15660

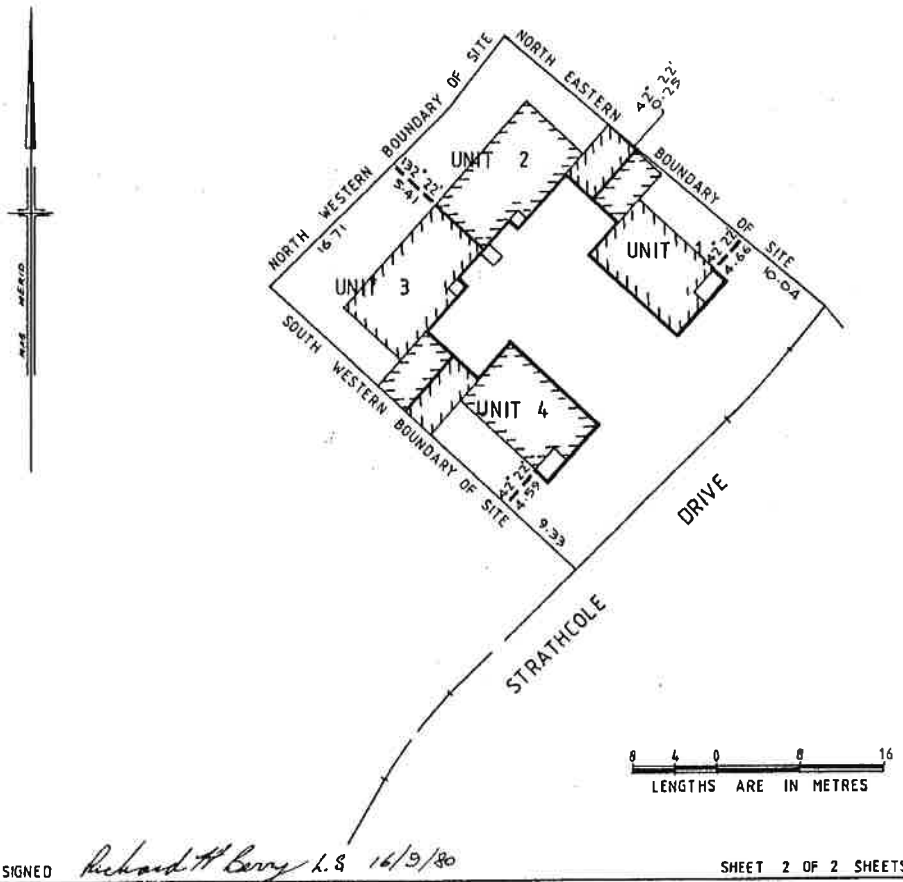
LEGEND

1. THE BUILDING IN THE PARCEL A PART OF WHICH IS CONTAINED IN EACH OF UNITS 1, 2, 3 AND 4, IS A SINGLE STOREY BUILDING. THE UPPER BOUNDARY OF EACH OF UNITS 1, 2, 3 AND 4 IS SIX METRES ABOVE THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON THIS SHEET. THE LOWER BOUNDARY OF EACH OF THESE UNITS IS ONE METRE BELOW THAT PART OF THE SITE.

2. THERE ARE NO ACCESSORY UNITS

3. THE COMMON PROPERTY IS ALL OF THE LAND IN THE PARCEL EXCEPT THE LAND IN UNITS 1, 2, 3 AND 4.

4. WHERE THE BOUNDARY BETWEEN THE UNITS AND COMMON PROPERTY IS SHOWN BY A CONTINUOUS THICK LINE THE BOUNDARY IS THE FACE OF THE BUILDING NEAREST THE COMMON PROPERTY.



SIGNED Richard H Berry L.S 16/9/80

SHEET 2 OF 2 SHEETS

REF. T 80419 C

GANNON KLUGE JACKSON CONSULTANTS P/L.

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. RP015660

The land in RP015660 is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Common Property, Lots 1 - 4.

Limitations on Owners Corporation:
Unlimited

Postal Address for Services of Notices:
2/41 BREED STREET TRARALGON VIC 3844

AN692201R 29/03/2017

Owners Corporation Manager:
NIL

Rules:
Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:
NIL

Additional Owners Corporation Information:
NIL

Notations:
NIL

Entitlement and Liability:
NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	**100.00**	**100.00**

Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 04/05/2021 01:22:12 PM

OWNERS CORPORATION
PLAN NO. RP015660

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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Titles Office Use Only

050788 1130 89 N553855E

Lodged at the Titles Office by
BAKER & McKENZIE
525 Collins Street
MELBOURNE

Code 443M

VICTORIA

CAVEAT
Section 89 of the *Transfer of Land Act* 1958

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as transferee or proprietor of and of any instrument affecting that estate or interest to the extent specified. (Notes 1-3)

Land
CERTIFICATE OF TITLE VOLUME 9401 FOLIO 825

Caveator AVCO FINANCIAL SERVICES LIMITED a Company incorporated in the Australian Capital Territory and having an office at
240 Commercial Road, Morwell

Estate or Interest Claimed
claims an equitable interest as Chargee

Grounds of Claim
under and by virtue of an agreement dated the 20th day of April 1988 between itself and Patricia Williams

Extent of Prohibition
unless it consents in writing thereto

STAMP DUTY
- 5 JUL 1988
Commissioner of Stamps
Victoria

Registered Proprietor
PATRICIA MARY WILLIAMS

Address in Victoria for Service of Notice at the office of Baker & McKenzie, 525 Collins Street, Melbourne.

Dated the 5th day of July 1988

Baker + McKenzie
SOLICITORS AND AGENTS FOR
THE CAVEATORS

Prepared by Baker & McKenzie
AR/GVS 2457d-3/LM 5.7.88

DN553855E-1-7

Office Use Only

OFFICE OF TITLES VICTORIA

A memorandum of the within instrument has been entered in the Register Book.

OFFICE OF TITLES E. S. VICTORIA

REGISTRATION

Approval No. C/11 23/4/87

Natural Resources and Environment
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

INTENTIONALLY
BLANK

Ace Body Corporate Management (Gippsland Region)
Phone: 03 5115 8300
Email: info.gippsland@acebodycorp.com.au
Postal: PO Box 2006, Traralgon, Vic, 3844
ABN: 23 431 923 108
Professional Personal Service www.acebodycorp.com.au

OWNERS CORPORATION FEE NOTICE

Owners Corporations Act 2006 Section 31, *Owners Corporations Regulations 2018* and Owners Corporation Rules

Patricia Mary Williams
Unit 4 / 46 - 48 Strathcole Drive
TRARALGON VIC 3844

Invoice

Invoice No: 0000065 **Issue Date:** 02/03/21

Net Amount Payable: **$ 397.57**
Due Date: **01/04/2021**

Payment is due within 28 days of the date of this Notice or by the Due Date.

New Charges for Owners Corporation for Plan No. RP 15660

Lot No. 4 **Unit** 4
OC Address: 46 - 48 Strathcole Drive, TRARALGON VIC, Victoria 3844
Lot Liability: 25 **Lot Entitlement:** 25

Previous Balance: $127.43 CR
Penalty Interest: 0.00
Issued Levies Not Due: 0.00

Description	Transaction Type	Fund	Gross		Totals
01/04/2021 to 30/09/2021 for total Levy of $1125.00 pa	Normal	Admin	525.00*		525.00

Credit at time of printing: **127.43**
Gross Amount **397.57**

Net Amount Payable **$ 397.57**

* Penalty interest of 10.00% per annum will apply if not paid by the Due Date.
The rate of interest has been calculated in accordance with the current rate under the *Penalty Interest Rates Act 1983 (Vic)*. This rate is subject to change.

If mailing your payment please tear off this slip and return with payment. DO NOT include correspondence with your payment.

Please make cheques payable to: Owners Corporation for Plan No. RP 15660

DEFT PAYMENT SYSTEMS

DEFT Reference Number:
2608 4047 5308 0290 0047

How to Pay

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 2174, MELBOURNE VIC 3001

Bpay: Contact your bank, credit union or building society to make this payment from your cheque or savings account.

By phone: Please call 1300 301 090 to make your payment using Mastercard, Visa, Diners Club or American Express.

Internet: Visit www.deft.com.au and use the DEFT reference number supplied on this page.

In person: Present this page to make your payment by cash, cheque or EFTPOS at any post office.
Payments made at Australia Post will incur a $2.75 DEFT processing fee.

Payments by credit or debit card may attract a surcharge.
Registration is required for payments from cheque or savings accounts.
Registration forms available from www.deft.com.au or call 1800 672 162.

Ace Body Corporate Management (Gippsland Region)
Lot No. 4 Unit 4
46 - 48 Strathcole Drive Traralgon
Invoice No: **0000065**

Net Amount Payable: **$ 397.57**
Due Date: **01/04/2021**

BPAY **Biller Code: 96503**
Reference: 2608 4047 5308 0290 0047

POST billpay

*442 260840475 30802900047

+260840475 30802900047< 000039757<3+

Ace Body Corporate Management (Gippsland Region)
Phone: 03 5115 8300
Email: info.gippsland@acebodycorp.com.au
Postal: PO Box 2006, Traralgon, Vic, 3844
ABN: 23 431 923 108
Professional Personal Service www.acebodycorp.com.au

Hilltop Conveyancing
14B Hotham Street, Traralgon, Vic 3844

7th May 2021

Dear Hilltop Conveyancing

Re: OWNERS CORPORATION CERTIFICATE - LOT 4, PLAN NO. RP 15660

In response to your request, we now attach an Owners Corporation Certificate for Lot 4 in Plan No. RP 15660 dated 7th May 2021. This certificate is intended for use for the purpose of section 151 of the *Owners Corporations Act 2006* (**"Act"**).

Pursuant to section 151(4)(b) of the Act, we also attach the following:

(a) A copy of the Rules for this Owners Corporation;

(b) A statement of advice and information for prospective purchasers of a strata title lot in Victoria in accordance with Regulation 17 of the *Owners Corporations Regulations 2018*; and

(c) A copy of the minutes of the last annual general meeting of the Owners Corporation showing all resolutions passed at that meeting.

Please note that if you require any further information on the matters reported in the attached Owners Corporation Certificate, you may inspect a copy of the Owners Corporation Register in accordance with section 150 of the Act. An inspection of the Register must be booked in advance by contacting our office during business hours or via email at info.gippsland@acebodycorp.com.au. Please note the inspection of the Register may require the payment of a fee.

Yours faithfully

Registered Manager

Full name: Adele Nippers
Company: Ace Body Corporate Management (Gippsland Region)
Address of registered office: Shop 5 / 29 - 31 Church Street
Traralgon 3844

07/05/2021

Date

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OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 7th May 2021

1. OWNERS CORPORATION DETAILS

Plan Number:	RP 15660
Address of Plan:	46 - 48 Strathcole Drive TRARALGON VIC Victoria 3844
Lot Number this statement relates to:	4
Unit Number this statement relates to:	4
Postal Address	PO Box 2006 Traralgon 3844

2. CERTIFICATE DETAILS

Vendor:	Patricia Mary Williams
Postal Address for Lot 4	Unit 4 / 46 - 48 Strathcole Drive TRARALGON VIC 3844
Purchaser:	
Person requesting Certificate:	Hilltop Conveyancing
Reference:	
Address:	14B Hotham Street, Traralgon, Vic 3844
Fax:	
E-mail:	

3. CURRENT ANNUAL LEVY FEES FOR LOT 4

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 4 are **1,125.00 per annum** commencing on 1 April 2021.
Levies for this plan are raised over **2 periods**

Period	Amount	Due Date	Status
01/04/21 to 30/09/21	525.00	01/04/21	Partial payment
01/10/21 to 31/03/22	600.00	01/10/21	To be Issued

Maintenance Fund

There are currently no annual Maintenance Fund levy fees payable for Lot 4.

OWNERS CORPORATION CERTIFICATE

(Continued)
As at 7th May 2021
For Plan No. RP 15660 - Lot 4

4. CURRENT LEVY POSITION FOR LOT 4

Fund	Balance		Paid To
Administrative	$239.52 DR	*	31 March 2021
Maintenance Fund	0.00		
BALANCE	**$239.52 DR**	*	

* These amounts include penalty interest for outstanding levies.

Biller Code: 96503
Reference: 2608 4047 5308 0290 0047

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 4.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 4 that relate to work performed by the owners corporation or some other act that incurs additional charge.

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 7 May 2021:

Account / Fund	Amount
Administrative Fund	1,933.03
Maintenance Fund	0.00
TOTAL FUNDS HELD AS AT 7 MAY 2021	**$1,933.03**

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

Policy	
Policy No.	42 RSP 3423806
Expiry Date	28-June-2021
Insurance Company	WFI Insurance
Broker	
Premium	1562.00

Cover Type	**Amount of Cover**
Common Area Contents	5,000
Damage (i.e. Building) Policy	1,003,756
Fidelity Guarantee Insurance	40,000
Flood	selected
Loss of Rent	124,350
Property, Death and Injury (Public Liability)	20,000,000
Voluntary Workers Insurance	50,000 / 500

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has not or do not intend in the foreseeable future to enter into any contracts affecting the common property.

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The owners corporation has not granted any authorities or dealings affecting the common property.

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has made the following agreements to provide services to lot owners and occupiers or the general public for a fee:

Date of Agreement	Name of Service Provider	Agreement provided to	Status	Brief Description
01/01/2015	John O'Bryan L V Lawns		Current	Monthly mow common area lawns
01/11/2018	John O'Bryan - LV Lawns	Lot Owners	Current	Gutter Clean every two (2) years

13. NOTICES OR ORDERS

The owners corporation currently has no orders or notices served in the last 12 months that have not been satisfied.

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

16. PROFESSIONAL MANAGER DETAILS

Name of Manager:	Ace Body Corporate Management (Gippsland Region)
ABN / ACN:	23431923108
Address of Manager:	Shop 5 / 29 - 31 Church Street Traralgon 3844
Telephone:	5115 8300
Facsimile:	
E-mail Address:	info.gippsland@acebodycorp.com.au

17. ADDITIONAL INFORMATION

The owners corporation provides the following information for the benefit of the purchaser:

OWNERS CORPORATION CERTIFICATE

(Continued)
As at 7th May 2021
For Plan No. RP 15660 - Lot 4

Refer to the minutes of the last Annual General Meeting (attached)

SIGNING

The common seal of Plan No. RP 15660, was affixed and witnessed by and in the presence of the registered manager in accordance with Section 20(1) and Section 21(2A) of the Owners Corporations Act 2006.

Registered Manager

Full name: Adele Nippers
Company: Ace Body Corporate Management (Gippsland Region)
Address of registered office: Shop 5 / 29 - 31 Church Street
Traralgon 3844

07/05/2021

Date



Common Seal
of Owners Corporation

Ace Body Corporate Management (Gippsland Region)
Phone: 03 5115 8300
PO Box 2006, Traralgon, 3844
info.gippsland@acebodycorp.com.au
ABN: 23 431 923 108

Professional Personal Service www.acebodycorp.com.au

MINUTES OF ANNUAL GENERAL MEETING

Owners Corporations Act 2006 Section 81, Owners Corporations Regulations 2018

OWNERS CORPORATION PLAN NO. PS RP 15660
46 - 48 Strathcole Drive Traralgon

The meeting was held on Friday, 30 October 2020 at 02:00 PM via Zoom.

PRESENT:	Lot 4	Patricia Mary Williams	Proxy – Manager Stephen Nippers

1.1. Quorum.:

Noting of attendances, proxies, apologies and determination of a quorum.
OWNERS CORPORATIONS ACT 2006 - SECT 77 & 78.

NO Quorum:

No Quorum achieved means the meeting may proceed but all decisions made will be interim decisions. A notice (minutes) of all interim decisions will be forwarded to all owners within 14 days. If a petition is NOT received (within 29 days of the meeting) from members representing at least 25% of the total lot liability, for a meeting to review the decisions made, these interim decisions will become final decisions of the Owners Corporation. (OC Act 2006 - Section 78)

1.2. Voting - a show of hands.:

OWNERS CORPORATIONS ACT 2006 - SECT 91 - There is to be one vote for each lot.

OWNERS CORPORATIONS ACT 2006 - SECT 92
(1) Subject to subsection (3), at a meeting, voting may be by show of hands or in another prescribed manner, unless the meeting resolves otherwise.

(3) A lot owner present in person or by proxy may, before or after the vote is taken for an ordinary resolution, require that a poll be taken based on one vote for each unit of lot entitlement.

Motion that the method for voting be by show of hands and one owner one vote.

1 Yes 0 No 0 Abstain 0 Invalid

1.3. Electronic Communications and Correspondence.:

OWNERS CORPORATIONS ACT 2006 - SECT 92(1)
Subject to subsection (3), at a meeting, voting may be by show of hands or in another prescribed manner, unless the meeting resolves otherwise.

Motion to effective communication in accordance OWNERS CORPORATIONS ACT 2006 - SECT 76 and SECT 80 - Meetings, voting and communications by electronic technologies as required.

1 Yes 0 No 0 Abstain 0 Invalid

2.1. Adoption of Minutes.:

Motion to accept that the minutes of the last annual general meeting of the Owners Corporation be taken as a true and accurate account of the proceedings of that meeting.

1 Yes 0 No 0 Abstain 0 Invalid

2.2. Financial Statement.:

OWNERS CORPORATIONS ACT 2006 - SECT 33

The administration account balance (excluding prepaid levies) at the end of the financial year was $1,981.55

There is currently no oustanding levies.

Motion that the financial statement tabled for the period 31 MAR 2020 is accepted.

1 Yes 0 No 0 Abstain 0 Invalid

3.1. Election of Committee - No Committee:

Motion NOT to have a committee of the Owners Corporation.

1 Yes 0 No 0 Abstain 0 Invalid

4.1. Managers' report.:

OWNERS CORPORATIONS ACT 2006 - SECT 126 - The manager performed all the normal accounting (accounts payable & receivable), administrative, banking, general enquiries and record maintenance for the Owners Corporation.

- Convened, minuted and circulated minutes to members for the Annual General Meeting
- Prepared financial reports, prepared proposed budget
- Struck levies as resolved, collected and followed debt collection procedures
- Attended to management of expense payments; reconciled bank account
- Liaised with owners throughout the year, providing advice on OC Rules and general concerns raised by owners
- Re quoted insurance policy and renewed as instructed, provided Certificate of Currency upon request to owners
- Maintained the Owners Corporation Register and attended to all administrative duties, record keeping etc.

Grievance Report - No matters were referred to V.C.A.T.

There is some confusion to the lot and unit numbers within this complex. If owners could clarify their location in the complex (ie back RHS is unit 2). We have the unit numbers and lot numbers the same - a site plan is attached and if you could mark your unit and return.

Lot 3 is yet to advise the colour scheme of the complex, including a new roof colour. It is requested that Lot 3 provide the colour scheme at the AGM. If an owner obtains a colour match please advise so I can advise all owners

The garden contractor - LV Lawns - is unable to undertake tree pruning of large trees. This work was completed in April by Rob's Tree Service - at a cost of $660.00 refer Budget

Motion that the Managers report as tabled is accepted.

1 Yes 0 No 0 Abstain 0 Invalid

4.2. Appointment of Owners Corporation Manager (OCM).:

Motion that the owners corporation re-appoint Kideston Dairy Pty Ltd (A.B.N. 23 431 923 108) (Registered Manager No. 766) trading as Ace Body Corporate Management (Gippsland Region) in accordance with the Contract of Appointment for 1 year, the contract expires 31 MAR 2021 or is current until the next Annual General Meeting (whichever is the longer). Management Fee - $800.00 p.a.

Motion that the Owners Corporation delegates to the Manager the powers and functions of the Owners Corporation necessary to enable the Manager to perform his duties in accordance with those of the Owners Corporation Act 2006 and the Contract of Appointment.

Motion Pursuant to OC Act 2006 - section 82 that the following decisions, in the interest of the Owners Corporation, can only be made at a General Meeting: - Appointment and Termination of a Manager

1 Yes 0 No 0 Abstain 0 Invalid

5.1. Essential Services and OHS:

Owners noted that the Owners Corporation is in charge of the common property that is a defined workplace under the Occupational Health and Safety Act. As an occupier of a workplace the Owners Corporation has an obligation to ensure that the workplace (common property) including the means of access and egress from the workplace are safe and without risk to the health and safety of visitors and workers alike. Workers include voluntary and contractors engaged by the Owners Corporation. Prosecution and or substantial fines may result should an incident occur.

The Owners Corporation reviewed its mandatory responsibility in accordance with the Building Act 1993, Building Regulations 2006 (Part 11) & OHS Act 2004, Section 21 (3) in relation to the fire services, safety and risk management including:

- Identifying hazards on common property;
- Assessing risks that may result because of the hazards;
- Deciding on control measures to prevent or minimise the level of the risks;
- Implementation of control measures;
- Monitoring and reviewing the effectiveness of the measures;
- Ensure that all Owners Corporation work is carried out by properly qualified tradespeople holding appropriate insurances.

5.2. OH&S Obligations:

Current Policy: Motion that the Owners Corporation discharges its obligations under the OHS Act 2004 by:

a). Undertaking contractor validation utilising the managers 'Contractor OH&S Checklist',

b) Owners and Committee to undertake regular inspections and to monitor the safety of the common area. Faults will be reported to the manager and he is authorised to arrange repairs. If there are insufficient saving, Special Levies will be raised to fund these issues.

Motion NOT to obtain Safety Audit of common property or other professional services to perform OHS inspections.

Motion to reconfirm above policy

1 Yes 0 No 0 Abstain 0 Invalid

5.3. Essential Safety Measures (ESM):

Common Area Lighting:- There is no common area lighting. (No common Power).

Essential Services (Common Area):- Inspections of Essential Services for the common area are carried out according to the Certificate of Occupancy. As required under the Building Act 1993, Building Regulations 2018, Australian Standards and Building Codes of Australia.

Motion that the Owners Corporation resolves that each owner is to ensure that the essential service items are attended to in accordance with the Building Act 1993, Building Regulations 2018, Australian Standards and Building Codes of Australia

Fire Appliances (Common Area): N/A

Emergency Lighting Testing and Inspection (Common Area): N/A

1 Yes 0 No 0 Abstain 0 Invalid

6.1. Debt Recovery & Penalty Interest:

Penalty Interest:- Pursuant to Section 29(1) & (2) of the Owners Corporation Act 2006, to charge penalty interest on monies owed by a member to the Owners Corporation after the due date for fees and charges. Penalty interest rate is set at the maximum rate of interest payable in accordance with the Penalty Interest Rate Act 1983. The rate under the Act is currently set at 10 %.

Debt Recovery: -

a. Levy payment is required by the due date. Penalty Interest will be charged on any overdue amount. A reminder notice will be forwarded when approximately 15 days overdue.

b. When a Levy is more than 28 days overdue, a statement will be sent confirming interest is being charged on the overdue levy. A fee of $30.00 will be charged and recoverable from the indebted lot owner.

c. When a Levy is more than 60 days overdue a Final Notice will be sent stating that the Owners Corporation intends to take action under Part 11 to recover the amount due. A fee of $100.00 will be charged and recoverable from the indebted lot owner.

d. If no payment is made after 28days from the date of the final notice, the Owners Corporation will make application to V.C.A.T. (via LFS Legal) for an order requiring the lot owner to pay all overdue fees, charges and interest owing. A letter confirming this action will be sent and the indebted lot owner charged $30.00.

e. Where a lot is in arrears, and a Final Notice has been issued, any new levy is overdue after the due date of that new levy. When the new levy is more than 28 days overdue a Final Notice will be sent stating that the Owners Corporation intends to take action under Part 11 to recover the amount due. A fee of up to $100.00 will be charged and recoverable from the indebted lot owner.

f. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006, will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due. VCAT action to recover a debt via LFS Legal and this initial cost is approximately $650.00 payable by the indebted lot owner.

g. The manager has authority enter into payment plans (manager discretion) and is also authorised to remove small amounts of interest as a management tool. Penalty interest will not be charged on a payment plan that was authorised prior to levy being in arrears and the above policy does not apply. This debt policy will be re-activated when a payment plan is breached.

h. Third party debt collection agencies are authorised and cost of 7.5% to 10% of debt are payable to OC. This amount will be charged to the indebted lot owner. A site visit to owners address, by the debt collection agency, may be required at a cost not exceeding $185.00. This amount will be charged to the indebted lot owner. All fees not recovered at VCAT will remain on the lot ledger and will be the responsibility of the indebted lot owner or any subsequent new owner.

Motion that the above penalty interest and debt recovery policy to be adopted.

1 Yes 0 No 0 Abstain 0 Invalid

6.2. Debt Recovery - Legal Action:

Special Resolution (2017): Motion that the Owners Corporation (RP 15660) resolved to take legal action in a court of competent jurisdiction, against the registered and equitable owner of ANY Lot in Arrears in Owners Corporation (Plan RP 15660) to recover unpaid fees, levies, interest administration fees, legal fees and breaches of the Owners Corporations Act 2006.

Motion to reconfirm above existing special resolution.

1 Yes 0 No 0 Abstain 0 Invalid

7.1. Insurance.:

OWNERS CORPORATIONS ACT 2006 - SECT 55

Owners are informed on their current insurance cover: (attached) WFI

Motion that the OC have Strata Insurance to cover all the private lots, common area infrastructure and public liability as per Owners Corporation Act, Section 4 (c) and 62. All excesses are payable by the affected lot owners as determined under the benefit rule.

1 Yes 0 No 0 Abstain 0 Invalid

7.2. Insurance - Building Sum:

Motion that the Building sum insured be retained as per the current level $1,003,756.00

1 Yes 0 No 0 Abstain 0 Invalid

7.3. Insurance - Renew Options:

Motion to automatically renew insurances without consulting the Owners Corporation.

1 Yes 0 No 0 Abstain 0 Invalid

7.3. Alternatives for Insurance - Renew Options:

(Option A)

The sum insured to be increased as per the insurance companies indexed sum insured recommendation.

1 A 0 B 0 Invalid

7.4. Insurance - Building Valuation.:

OWNERS CORPORATIONS ACT 2006 - SECT 65(2)

The valuation must be obtained every 5 years or earlier, as determined by the owners' corporation.

Motion Defeated - Motion that a Building valuation be obtained and that the limits of cover are set according to the report and that a special levy be raised to fund the difference in premium.

0 Yes 1 No 0 Abstain 0 Invalid (No direction given to Manager)

7.5. Insurance Information:

Insurance: - The manager discloses that he is an Authorised Representative (per Corporations Act 2001 and registered with A.S.I.C.) for the Insurance Company. The Financial Services Guide (FSG) and Product Disclosure Statement (PDS) are tabled at the meeting. Owners are advised they are available online or from the managers office. Please contact the manager if you require a copy of these documents.

General Advice:- Any advice I give is General Advice please read the P.D.S. before making a decision. All insurance claims are handled by either the manager or direct with the insurance company. Also that in the case of an emergency, such as storm or malicious damage, that the owners can call either the manager on 03 5115 8300 or direct to the insurance company emergency line W.F.I. 1300 855 141
Owners Corporation Act requires Insurance valuations to be conducted every 5 years.

The manager discloses that as an Authorised Representative we receive a commission of up to 20% of base premium for placing the insurance, processing and follow-up of insurance claims. The commission in no way affects the Owners Corporation insurance premiums.

Manager advises that lot owners are responsible for their own insurance needs, including, but not limited to, contents and public liability insurance inside their lots. It is important that owners organise their own insurance.

8.1. Consent for Minor Works.:

The Strata Manager will not issue a Work Order or engage any Contractors for the provision of any goods or services, unless they have complied with the minimum requirements as defined in Contractor OH&S form.

Motion that minor works of cost of $1000 or less can be actioned with one quote.

1 Yes 0 No 0 Abstain 0 Invalid

8.2. Common Area Maintenance:

Motion that the manager arrange common area minor building & general maintenance as per C.O.A. Accrued funds to be utilised. If there is insufficient accrued funds then a special levy will be issued.

1 Yes 0 No 0 Abstain 0 Invalid

8.3. Lawn Mowing & Gardening:

Motion that the manager is responsible responsible to arrange lawn mowing, garden maintenance and tidiness or cleaning of the common property to a standard that does not affect the Aesthetics of the common area. The current contractor is to continue with existing service schedule.

Current Scope: 14 Mows & 1 Prune

Current Contractor: John O'Brien LV Lawns

Pruning of Large Trees:- Rob's Tree Service. Trees were pruned on 9/4/20.

1 Yes 0 No 0 Abstain 0 Invalid

8.4. Gutter Cleaning:

Motion that the manager is responsible to arrange gutters to be inspected and cleaned as required once every two years.

Current Contractor - John O'Brien LV Lawns (Due 2020 - last done 2018) (This is a maintenance issue which could effect insurance claims).

1 Yes 0 No 0 Abstain 0 Invalid

9.1. Proposed Budget - Biannual:

OWNERS CORPORATIONS ACT 2006 - SECT 23

Owners Corporation Financial Year Ending: - 31/3/21

Motion that the proposed Administration Fund budget totalling $3,400.00 per annum adopted. (attached) That the levy period, due date and amounts based on lot liability are as attached. Budget apportioned according to lot liability and commence at the start of the financial year. The levy period is also to commence at the start of the financial year.

The Administrative Fund Balance at the end of the financial year be approximately $1,539.35

Motion that the Administration Fund plans on a maximum balance of approximately $1,500 for contingencies.

Motion that all levies be paid in advance in Biannual instalments, the first levy is due on 1st day of the financial year. Levies will continue at the same yearly rate or as required by the next proposed budget or until changed by a resolution of the Owners Corporation at a General Meeting.

Motion that the fees be paid in advance by instalments, the first such instalment being due on

- 1 APR 2020
- 1 OCT 2020

Motion in accordance to Section 24 of the Owners Corporation Act 2006 that should there be a shortfall in the funds of the Owners Corporation to meet its statutory commitments, including maintaining a current insurance policy then the OCM may raise a special levy to meet the shortfall in funds to comply with that statutory and or contractual obligations.

Next Budget estimated at $3600

1 Yes 0 No 0 Abstain 0 Invalid

10. General (Enduring) Resolutions:

The following are enduring resolutions of the Owners Corporation which remain in place from year to year, unless the Owners Corporation resolves to change them:

Special Resolution (2018):- It was resolved that Lot 3 notify the OC of this new roof colour and all owners will be notified and be given 14 days to object. If no objections are received this will be the colour of all future roof restorations. (Colour not supplied to date).

Outside Toilet (2016):- It was resolved that this toiet is available to all owners and visitors to the Owners Corporation. The area is to be cleaned and maintained by Mrs Williams (Lot 4). Mrs Williams refused to accept any reimbursement. If Mrs Williams is no longer able to maintain the area she will advise the manager who will arrange monthly cleaning.

Letter Boxes (2019):- Motion that each owner (or occupant) is responsible to clear mail and junk mail from their letter box.

Exterior Lighting (2017):- Motion that lot owners are authorised to install subtle solar or sensor lighting upon their lots and along the common area driveway / footpaths in front of their lots. Maintenance of these lights will be the lot owners responsibility.

Rubbish Bins (2017):- Motion that each lot is responsible for putting out and collecting their individual bins. Bins are to be put out the night before collection and returned ASAP after collection. Bins are to be kept within each lot boundary or other authorised area. Bins are not to be left in or within the view of the common area.
Council has the authority to fine occupants for rubbish bins that have been left on the nature strip and not returned to a person's property.

Dumping of Rubbish: - Members are reminded not to dump or leave rubbish on the common property.

11.1. Asbestos:

Owners should note that a liability may exist in the event that a person residing, working in or visiting a building containing asbestos, that has not been properly managed, can identify that they contracted an asbestos related illness from the Owners Corporation. There is a requirement under Sect 226 of the OHS Regulations 2017 to identify whether asbestos is present. As the Owners Corporation is in charge of the common property an asbestos audit is required.

Any buildings built before 2003 is considered to contain asbestos.

Owners aware of Asbestos, within their lots, are to notify manager of location of the Asbestos. Owners are to arrange for an inspection and to treat suspected Asbestos as per recommendation in the inspection report. This may be treatment or removal of the suspected Asbestos.

11.2. Asbestos - As the buildings were built before 2003 the following policy applies.:

Current Policy (2017): Motion that in the common area the Owners Corporation can manage this by:

i. Instruct each contractor that there is NO asbestos report and to assume that asbestos is present.

ii. The manager is NOT authorised to have any suspected asbestos tested and a quote is to be obtained for the treatment or removal of such Asbestos.

It was resolved NOT to Obtain a report that identifies the location and type of asbestos.

Motion to reconfirm the above Asbestos Policy.

1 Yes 0 No 0 Abstain 0 Invalid

12. General Information & Meeting Closure:

Rules: - The Owners Corporation will be bound by the Model Rules (2018) under the Owners Corporation Regulations 2018. Please contact manager if you require a copy.

All owners are reminded it is their responsibility to ensure all tenants are provided with a copy of the Model Rules and all owners, occupiers and tenants are bound by the Rules. A copy of the Rules are attached to the Owners Corporation Certificate (part of Section 32 documents).

General Complaints - Breach of OC Rules:- For minor breaches of OC Rules and where initial warnings given by the manager are ignored, the manager will issue a breach notice for any proven minor breaches of the Rules. The cost of this notice is a $60.00 Admin Fee charged to the OC. This fee will be reimbursed by the lot owner of the offending lot. via a special levy.

Owners are responsible for the general tidiness, lawn mowing, garden maintenance and building maintenance within their own lots to a standard that does not affect the Aesthetics of the Owners Corporation. Owners are responsible to ensure tenants maintain the appropriate standard.

Owners Details: - Members are reminded that it is the responsibility of the lot owners to insure their contact details (including e-mail address) are kept up to date on the Owners Corporation Register.

Manager's Professional Indemnity - Strata Managers - Insurer: Chubb Insurance Company of Australia Limited
Policy Number: 93312084 Limit: $5,000,000 Expiry date: 4.00 P.M on 1 July 2021

Owners are advised that the seal of the Owners Corporation is fixed to the following documents as required: -

i. Contract of Appointment of the Owners Corporation Manager.
ii. Owners Corporation Certificates.
iii. Documents forwarded to the Titles Office.
iv. Instrument of Delegation - To the Committee.

Motion that the manager is permitted to apply seal as required to above documents.

Electricity & Gas Meter Numbers:- New Owners and tenants sometimes have difficulty connecting power and gas services. The manager can record the MNI of their power meter and the gas meter number for each lot. Please forward these details if you want them stored on your file.

OH&S:- The Manager advises owners to be aware of their obligations under OH&S and Work-Cover Victoria when they engage the services of a contractor, especially to works carried out at height. It is advised that each owner (within their lot) is to ensure that all OH&S and Work-Cover requirements re adhered to in accordance with the Building Codes of Australia.

Essential Services:- It is advised that each owner (within their lot) is to ensure that the essential service items are attended to in accordance with the Building Codes of Australia. This includes but not limited to: Paths of Egress, Air Conditioning units and extraction ducts and fans. Tested as required by relevant standards

Fire Appliances:- It is the responsibility of individual lot owners (within their lot) to ensure that the servicing of all fire appliances within their lots are carried out as per the essential services requirements of the Building Codes of Australia. This includes fire extinguishers, fire blankets, alarms, detectors and any other fire equipment. Tested every 6 months.

Smoke Detectors: - Members are reminded that smoke detectors are mandatory inside residential lots. They must be kept operational at all times as per provisions of Australian Standards AS3786. It is the responsibility of the lot owners to notify their tenants of this requirement. Please note that detectors have a 10 year expiry date and should be replaced if past expiry date.

Parking: - Members are reminded that there is no parking in common driveway (other than designated) and under no circumstances are the vehicles to be parked on the lawns. Members with tenants must advise their tenants as this is a breach of the Rules of the Owners Corporation.

Post Pay - All Post Office payments incur a $2.75 fee.

Please make cheques payable to: Owners Corporation for Plan No. RP 15660

By post: Mail this slip with your cheque to: DEFT Payment Systems, GPO Box 2174, MELBOURNE VIC 3001

Similar time for the next Annual General Meeting.

Zoom conference is the preferred option.

Closing time of the meeting 2.15 p.m.

Insurance Report

Owners Corporation for Plan No. RP 15660
46 - 48 Strathcole Drive TRARALGON VIC Victoria 3844

Policy number : 42 RSP 3423806

Insurance Policy Details

Policy Number:	42 RSP 3423806
Period of Insurance:	28 June 2020 to 28 June 2021
Insurance Company:	WFI Insurance
Broker (if any):	
Amount of Premium:	$ 1,562.00
Paid Date:	8 July 2020

Policy Type	Amount of cover	Excess
Damage (i.e. Building) Policy	1,003,756.00	500.00
Common Area Contents	5,000.00	500.00
Loss of Rent	124,350.00	500.00
Property, Death and Injury (Public Liability)	20,000,000.00	500.00
Voluntary Workers Insurance	50,000 / 500	1,000.00
Fidelity Guarantee Insurance	40,000.00	500.00
Flood	selected	500.00

Note

renew on current sum

Approved Annual Budget

Administrative Fund

Owners Corporation for Plan No. RP 15660

46 - 48 Strathcole Drive TRARALGON VIC Victoria 3844

1 April 2020 to 31 March 2021

Expenditure	Actuals 04/19 - 03/20	Budget 04/19 - 03/20	Budget 04/20 - 03/21	Variance $
Administrative Fees & Charges - Deft, Banking & Software Fees	57.20	57.20	57.20	-
Garden/Lawn Maintenance	450.00	700.00	700.00	-
Garden/Lawn Maintenance - pruning	-	250.00	660.00	410.00
Insurance Premiums	1,361.00	1,345.00	1,495.00	150.00
Roof Systems - gutters, valleys	-	130.00	130.00	-
Strata Manager - management fees	788.79	800.00	800.00	-
Water - charges	8.19	30.00	-	(30.00)
Total Administrative Fund Expenditure	**2,665.18**	**3,312.20**	**3,842.20**	**530.00**

Administrative Fund Summary		Budget 04/20 - 03/21	
Opening balance (Surplus)		1,981.55	
Expenditure during budget period		3,842.20	
		1,860.65	
Less	Additional revenue during budget period	0.00	
Plus	Planned surplus at end of budget period	1,539.35	
			Per Ent
Budgeted levies to be raised $		**3,400.00**	34.0000
Last years budgeted levies raised		3,400.00	34.0000
Variance $		0.00	
Total Lot Liability		100	

*May include insurance contributions

1 April 2020 to 31 March 2021

Owners Corporation for Plan No. RP 15660

46 - 48 Strathcole Drive TRARALGON VIC Victoria 3844

Levy Period Start	01/04/2020
Levy Period Duration	12 month(s)
No. of Instalment(s):	2
GST	NO

TOTAL LEVIES	Per Period	Per Year
Admin Fund	P1 1,600.0000 P2 1,800.0000	3,400.00
Total Contribution	P1 1,600.0000 P2 1,800.0000	3,400.00

TOTAL LIABILITIES	Per Period	Per Year
Admin Fund	P1 16.0000 P2 18.0000	34.0000
Total Per Lot Liability	P1 16.0000 P2 18.0000	34.0000

				Yearly Levy By Period (Estimate Only)	
Lot No.	Unit No.	Lot Liability	Lot Entitlement	Administrative Fund	Total
1	1	25	25	400.00	400.00
				450.00	450.00
2	2	25	25	400.00	400.00
				450.00	450.00
3	3	25	25	400.00	400.00
				450.00	450.00
4	4	25	25	400.00	400.00
				450.00	450.00
		100	**100**	**3,400.00**	**3,400.00**

Schedule 2—Model rules for an owners corporation

Regulation 11

1 Health, safety and security

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

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

1.2 Storage of flammable liquids and other dangerous substances and materials

(1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.

(2) This rule does not apply to—

(a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or

(b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

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

2 Committees and sub-committees

2.1Functions, powers and reporting of committees and sub-committees

A committee may appoint members to a sub-committee without reference to the owners corporation.

3 Management and administration

3.1 Metering of services and apportionment of costs of services

(1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.

(2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.

(3) Subrule (2) does not apply if the concession or rebate—

(a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or

(b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property

4.1 Use of common property

(1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.

(2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.

(3) An approval under subrule (2) may state a period for which the approval is granted.

(4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.

(5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.

(6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.

4.2 Vehicles and parking on common property

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

(a) to be parked or left in parking spaces situated on common property and allocated for other lots; or

(b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or

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

4.3 Damage to common property

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

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

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

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

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

5 Lots

5.1 Change of use of lots

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

Example

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

5.2 External appearance of lots

(1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.

(2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

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

6.2 Noise and other nuisance control

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

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

7 Dispute resolution

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

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

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

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

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

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

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

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

Schedule 3—Statement of advice and information for prospective purchasers and lot owners

Regulation 17

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Use Victoria.

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

How are decisions made by an owners corporation?

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

Owners corporation rules

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

Lot entitlement and lot liability

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

Further information

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

Management of an owners corporation

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

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR ANY DOCUMENTS YOU HAVE RECEIVED IN RELATION TO THE OWNERS CORPORATION YOU SHOULD SEEK EXPERT ADVICE.

NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: **Patricia Mary Williams**

Property: **Unit 4, 46-48 strathcole Drive, Traralgon VIC 3844**

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.

The above property is either an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST.

Christine Ferguson– **Hilltop Conveyancing Services**

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411

LatrobeCity
a new energy

ABN: 92 472 314 133
AUSDOC: DX 217733

Statement/Tax Invoice

ABN: 92 472 314 133
PO Box 264, Morwell VIC 3840
1300 367 700

Ms P M Williams
C/- Margory Cole
1 Matthews Cres
TRARALGON VIC 3844

Debtor number:	837302
Issue date:	17-Mar-21
Period end:	14-Mar-21
Type:	Home Care
Payment due:	14-Apr-21
	$165.60
Total GST:	$10.04

If you have a payment arrangement in place please ignore this notice.

Any questions?







Churchill
9-11 Philip Parade
Mon and Fri: 8.30am to 5.15pm
Tue and Thu: 9.15am to 6pm
Wed: 8.30am to 4.30pm

Moe
1-29 George Street
Mon-Fri: 8.30am to 6pm
Sat: 9am to 12pm
Sun: 10am to 2pm

Morwell
141 Commercial Road
Mon-Fri: 8.30am to 5.15pm
63-65 Elgin Street (Library)
Mon-Fri: 8.30am to 5.15pm
Sat: 9am to 12pm

Traralgon
34-38 Kay Street
Mon - Fri: 8.30am to 6pm
Sat: 9am to 12pm
Sun: 3pm to 6pm

Debtor number: 83730
Balance due: $165.60

Account name: Ms P M Williams

BPAY
Biller Code: 221572
Ref: 837302
Pay 24 hours a day by phone or internet, direct from your bank account.

BPOINT
Biller Code: 221572
Ref: 8373 02
Pay online: **www.latrobe.vic.gov.au/pay**

DIRECT DEBIT IN PLACE
PLEASE DO NOT PAY

Direct debit
To arrange regular deductions, including fortnightly or monthly, from your bank account.
Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700

In person
At any Latrobe City Service Centre or Library, or Australia Post outlet. Child care fees can be paid at child care centre by EFTPOS.

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

Centrepay
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): 555 050 076K

Difficulty paying on time?
If you are experiencing financial difficulties, contact us to discuss your eligibility for an alternative payment plan.

More information overpage

LatrobeCity
a new energy

Statement/Tax Invoice Details

ABN: 92 472 314 133
PO Box 264, Morwell VIC 3840
1300 367 700

Date	Invoice Number	Description	GST	Fee Charged	Credit	Balance
	Brought Forward Amount					$ 0.00
3-Mar-21	3099752	Social Support Group	5.02	$ 55.20		$ 55.20
10-Mar-21	3099862	Social Support Group	5.02	$ 55.20		$ 110.40
12-Mar-21	3099863	Social Support Group		$ 55.20		$ 165.60

TOTAL AMOUNT DUE: 14-Apr-21 **Amount Due this period:** $ 165.60 **OVERDUE AMOUNT:** $ 0.00 **Total Includes GST** $165.60

Property Report from www.land.vic.gov.au on 26 April 2021 01:49 PM

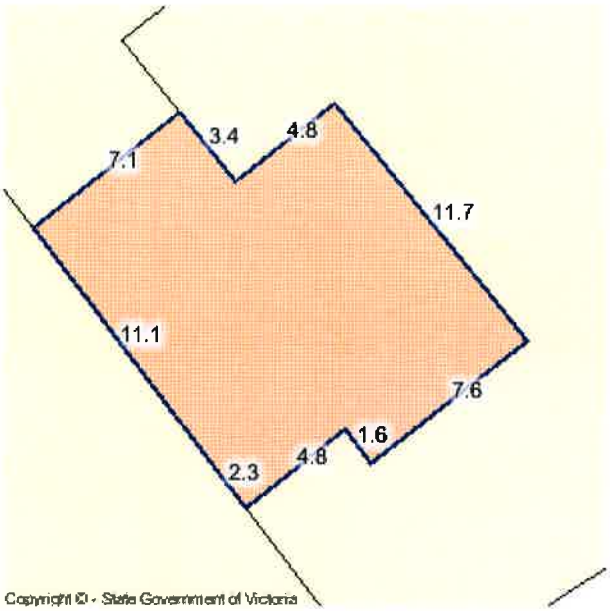
Address: UNIT 4/46-48 STRATHCOLE DRIVE TRARALGON 3844
Lot and Plan Number: Lot 4 RP15660
Standard Parcel Identifier (SPI): 4\RP15660
Local Government (Council): LATROBE **Council Property Number:** 30664
Directory Reference: VicRoads 697 M4

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: 159 sq. m
Perimeter: 55 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

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Planning Zone Summary

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

Planning Overlay: None

Planning scheme data last updated on 22 April 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
This report provides information about the zone and overlay provisions that apply to the selected land.
Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.
It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.
To obtain a Planning Certificate go to Titles and Property Certificates

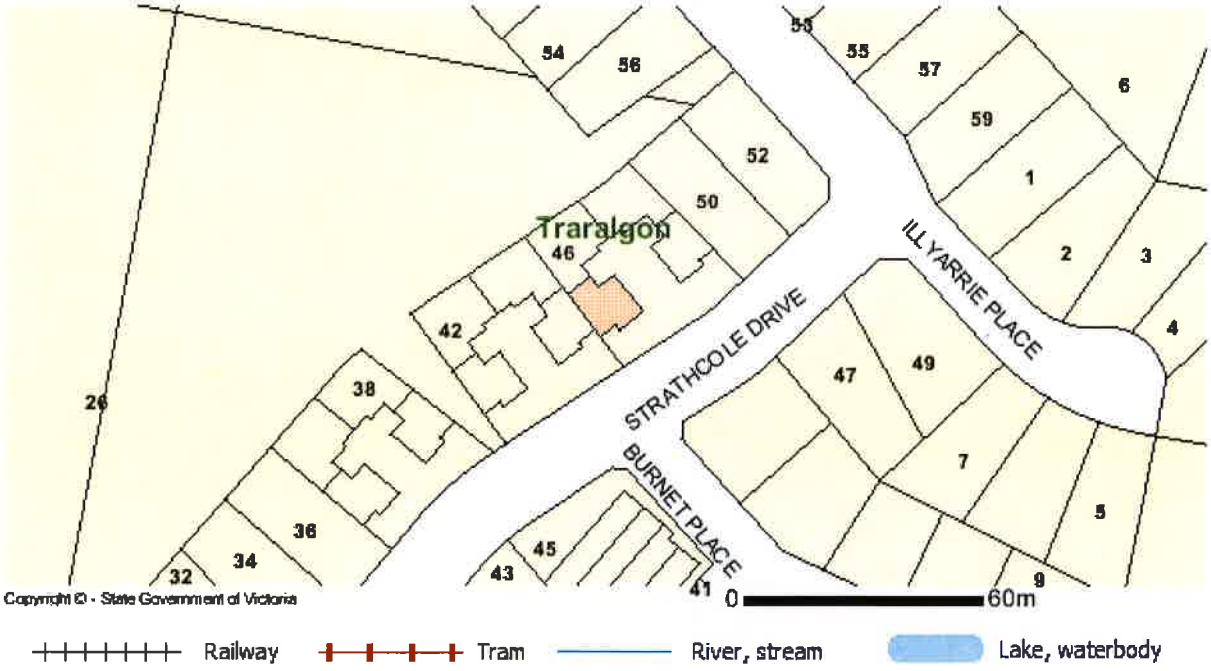
The Planning Property Report includes separate maps of zones and overlays

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



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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au on 26 April 2021 01:50 PM

PROPERTY DETAILS

Address:	**UNIT 4/46-48 STRATHCOLE DRIVE TRARALGON 3844**
Lot and Plan Number:	**Lot 4 RP15660**
Standard Parcel Identifier (SPI):	**4\RP15660**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**30664**
Planning Scheme:	**Latrobe** planning-schemes.delwp.vic.gov.au/schemes/latrobe
Directory Reference:	**VicRoads 697 M4**

UTILITIES

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

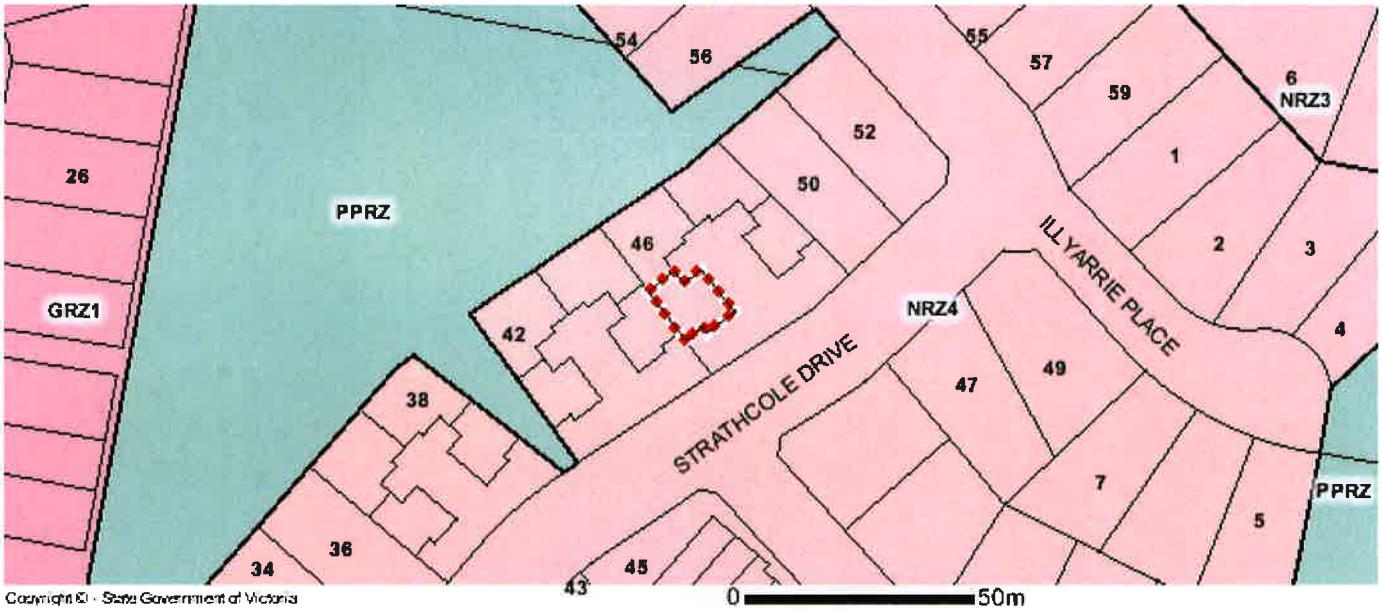
STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**MORWELL**

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



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GRZ - General Residential

NRZ - Neighbourhood Residential

PPRZ - Public Park & Recreation

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

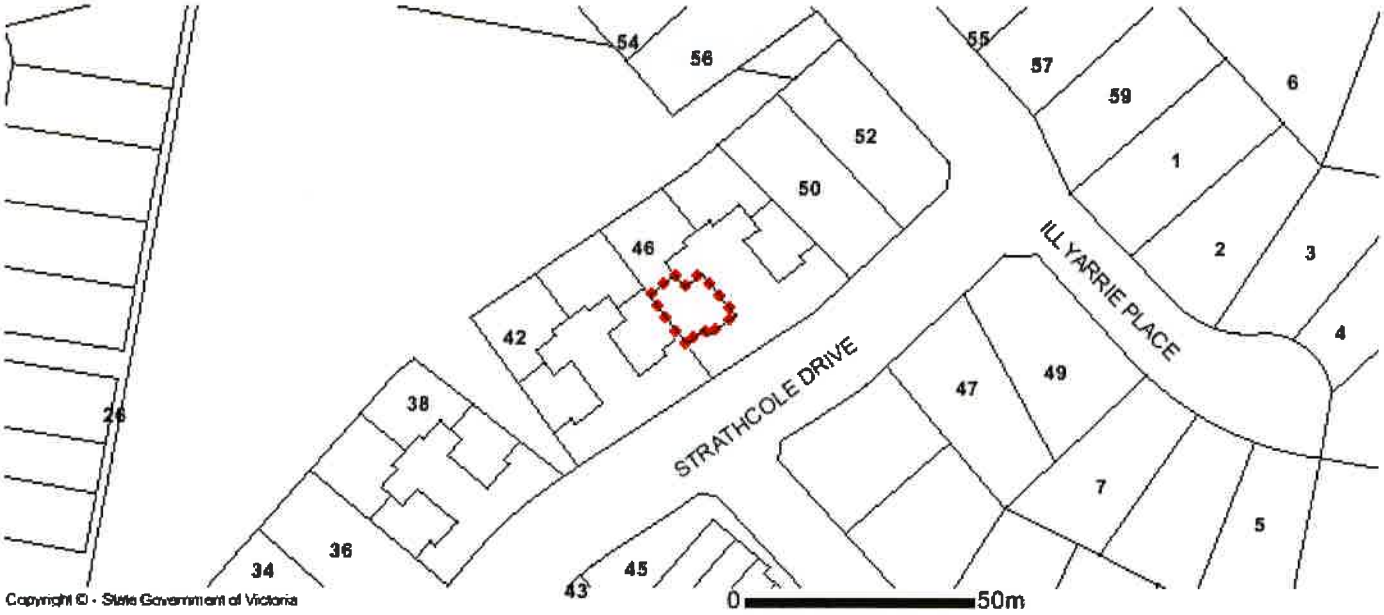
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT

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 22 April 2021.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987.* It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

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

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

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

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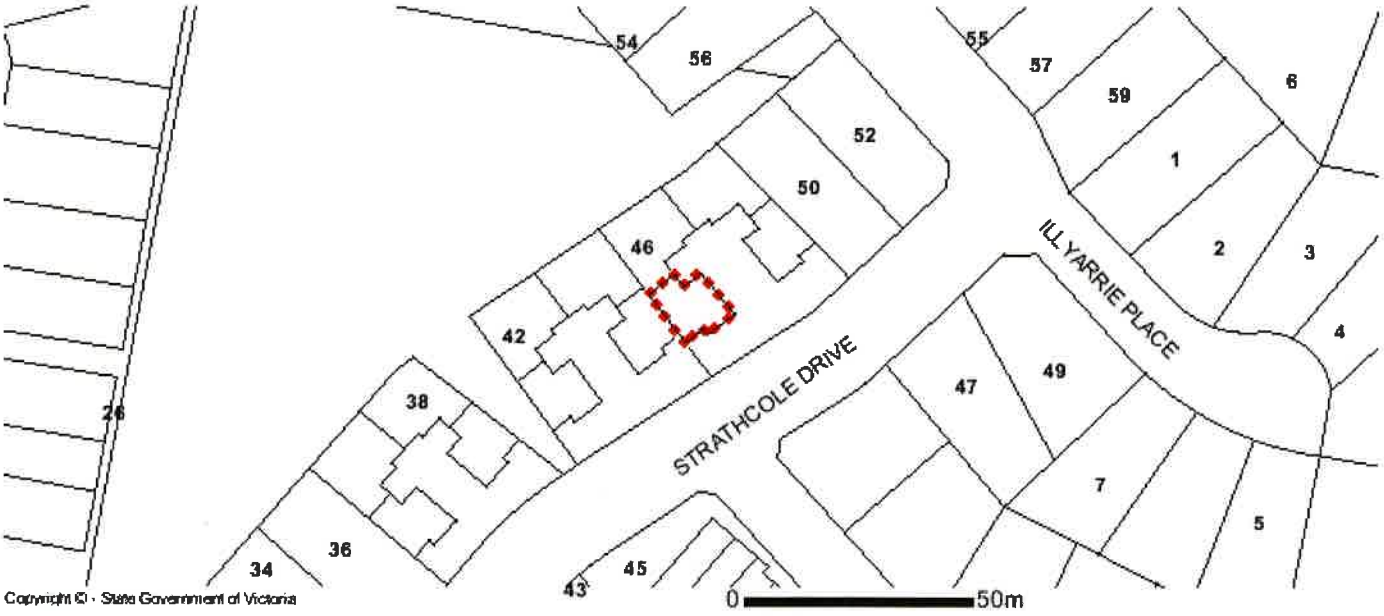
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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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

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

Designated bushfire prone areas maps can be viewed on VicPlan at http://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

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

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

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DATED 2021

PATRICIA MARY WILLIAMS

VENDOR STATEMENT

Property: Unit 4, 46-48 strathcole Drive, Traralgon VIC 3844

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844
Tel: 03 5175 0773

Ref: CF:21121