

DATED

2023

**PETER PAUL BALDACCHINO**

to

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**SECTION 32 STATEMENT**

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**Property: 7 Blake Court, Traralgon VIC**

**Good Move Conveyancing**

PO Box 12  
TRARALGON VIC 3844  
Tel: 03 5174 6862  
Fax: 03 5174 4670  
Ref: AC:CK:23-10344


# 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.

<b>Land</b>	7 BLAKE COURT, TRARALGON VIC 3844
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Vendor's name	Peter Paul Baldacchino	Date	7 / 7 / 23
Vendor's signature			

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

## 1. FINANCIAL MATTERS

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

(a)  Are contained in the attached certificate/s.

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

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*.

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"/>
---------------------------------------------	-------------------------------------	---------------------------------------	-----------------------------------	--------------------------------------------------------

**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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# Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwth)

From: Peter Paul Baldacchino, 13 Alliss Road, Morwell VIC 3840

Property Address: 7 Blake Court, Traralgon VIC 3844

Lot: 17 Plan of subdivision: 149689N

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

Dated: 7/7/23

Signed for an on behalf of the Vendor:



# 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](http://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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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 09932 FOLIO 722

Security no : 124107413317X  
Produced 06/07/2023 12:55 PM

LAND DESCRIPTION

Lot 17 on Plan of Subdivision 149689N.  
PARENT TITLE Volume 09571 Folio 266  
Created by instrument LP149689N 19/02/1990

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PETER PAUL BALDACCHINO of 7 BLAKE COURT TRARALGON VIC 3844  
AJ159700H 29/08/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ339857U 28/11/2011  
ING BANK (AUSTRALIA) LTD

COVENANT P736383J 03/04/1990

CAVEAT AW898082V 02/06/2023

Caveator  
FIONA MICHELLE O'DONNELL  
Grounds of Claim  
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
SOUTHERN FAMILY LAW  
Notices to  
KRISTY HAMS of SUITE 2 1174 NEPEAN HIGHWAY CHELTENHAM VIC 3192

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 LP149689N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AW898082V (E)	CAVEAT Registered	02/06/2023


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

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

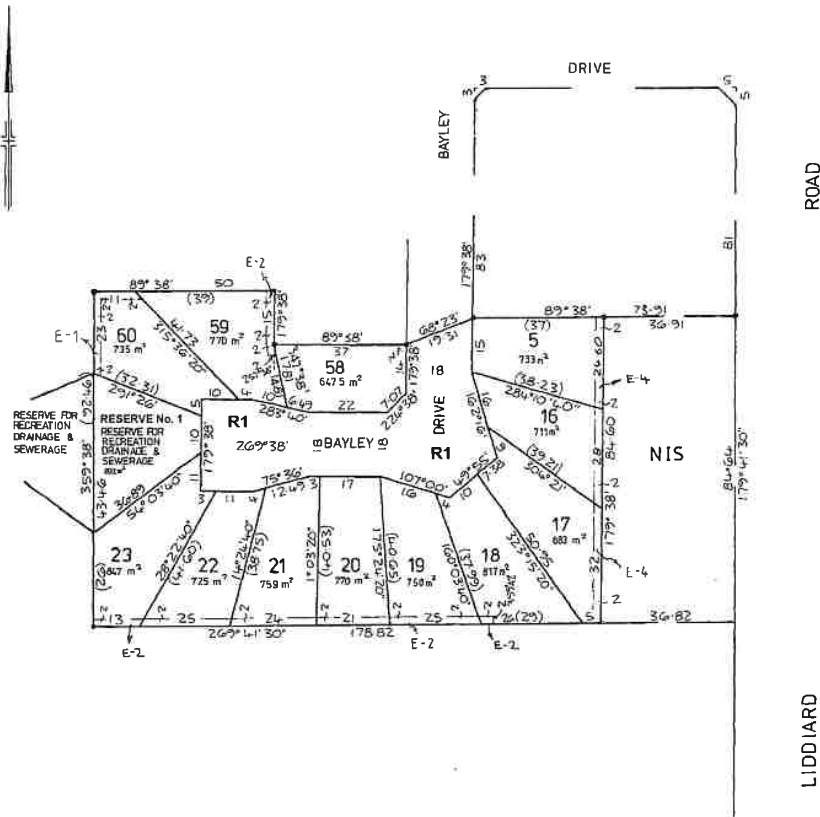
Street Address: 7 BLAKE COURT TRARALGON VIC 3844

DOCUMENT END

**LP149689N**  
 EDITION 1  
 PART OF THE TRARALGON CHART 21

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENTS 74 <sup>A</sup> & 74 <sup>B</sup>  PARISH OF TRARALGON COUNTY OF BULN BULN SCALE:  LENGTHS ARE IN METRES	APPROPRIATIONS BROWN - WAY, DRAINAGE & SEWERAGE YELLOW - SEWERAGE BLUE - DRAINAGE	ENCUMBRANCES & OTHER NOTATIONS PURPLE - ENCUMBRANCES AS A SEWERAGE EASEMENT CREATED BY LP149688B
	COLOUR CONVERSION BLUE - E-1 YELLOW - E-2 BROWN - R1 PURPLE - E-4	LOTS 1-4, 6-16, & 24-57 EACH INCLUSIVE HAVE BEEN OMITTED

APPROVED 19/2/1990



**WARNING: THE IMAGE OF THIS PLAN HAS BEEN DIGITALLY AMENDED  
 NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN.**

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Titles Office Use Only	
<b>REC</b>	P736383J
00090 1415 45 10	P736383J

Lodged at the Titles Office by

Vann Fisher  
Code 2371A

**VICTORIA**

**TRANSFER OF LAND**

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

Land (Note 5)

Certificate of Title Volume 9932 Folio 722

Consideration (Note 6)

\$10,950.00

Transferor (Note 7)

A. & M. Nominees Pty. Ltd. and Jelaryl Pty. Ltd.

STAMP DUTY VICTORIA  
U304531 SF1 11034984 00022094 03-04-20  
84146489 B444 4153.00

Transferee (Note 8)

Terence James Hill of 14 Lotus Court, Keilor Downs.

Estate and Interest (Note 9)

All my estate and interest in the fee simple.

Directing Party (Note 10)

CODE	44
DI	153
STAMP	0
VAL	10,950
AL	0

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

I, Terence James Hill, for myself and successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and every part thereof DO HEREBY and as separate covenants COVENANT with the said A. & M. NOMINEES PTY. LTD. and JELARYL PTY. LTD. and the

CONTINUED OVERLEAF

**T2** Office Use Only  
OFFICE OF TITLES  
VICTORIA  
Approval No. T2/1

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



CREATION OF COVENANT (continued from previous page).

other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 149689N (other than the land hereby transferred) that I shall not erect or cause or suffer to be erected upon the said land any building, structure or fence consisting wholly or partly of secondhand materials.

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

Date 30th March 1990

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of A. & M. NOMINEES PTY. LTD. )  
was hereunto affixed in accordance with its )  
Articles of Association in the presence of: )

A. J. Hill ..... Director

[Signature] ..... Secretary

THE COMMON SEAL of JELARVYL PTY. LTD. )  
was hereunto affixed in accordance )  
with its Articles of Association in )  
the presence of: )

[Signature] ..... Director

[Signature] ..... Secretary

SIGNED by the said TERENCE JAMES )  
HILL in the presence of: )

T. J. HILL

[Signature] ..... Witness



# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 07 July 2023 11:11 AM

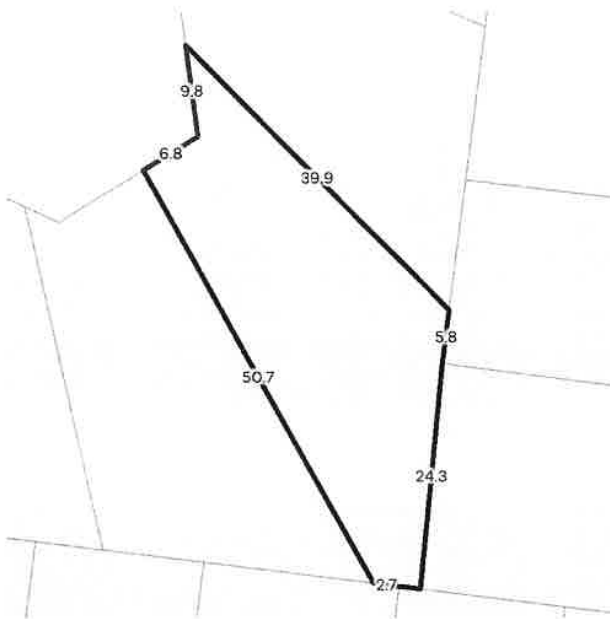
## PROPERTY DETAILS

Address: **7 BLAKE COURT TRARALGON 3844**  
Lot and Plan Number: **Lot 17 LP149689**  
Standard Parcel Identifier (SPI): **17\LP149689**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **31496**  
Directory Reference: **Vicroads 696 K9**

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

## SITE DIMENSIONS

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



**Area:** 833 sq. m

**Perimeter:** 142 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.

1 overlapping dimension label is not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

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

## 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 INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

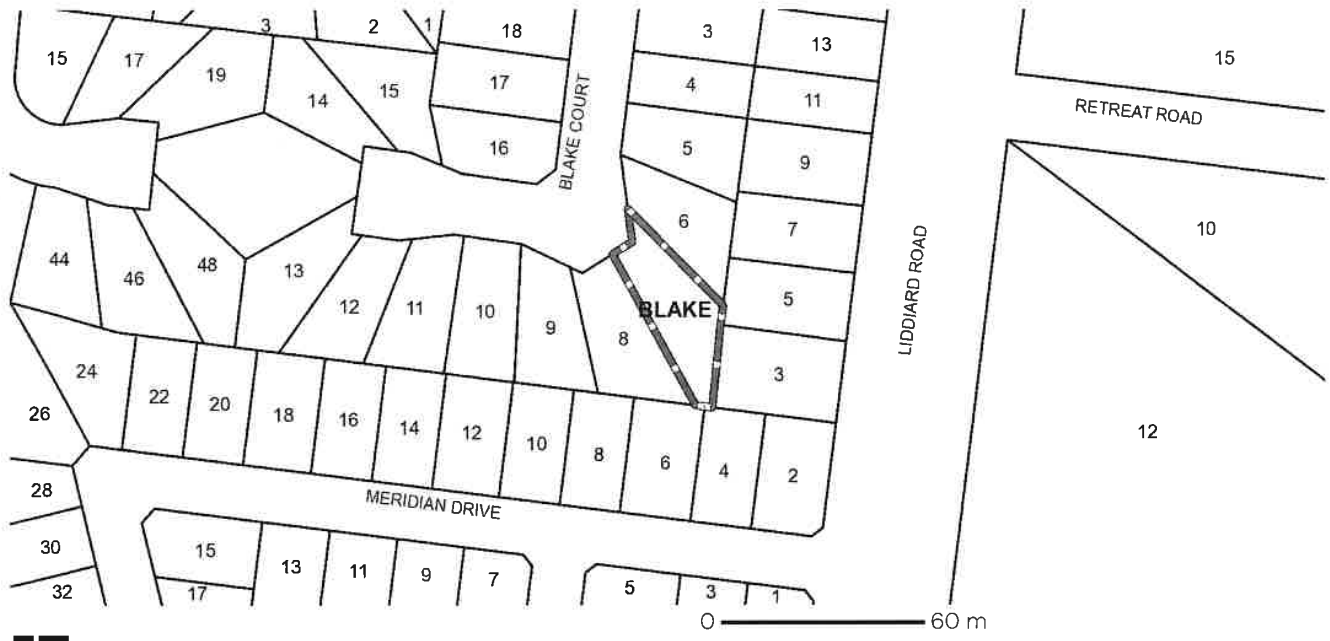
PROPERTY REPORT: 7 BLAKE COURT TRARALGON 3844

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## Area Map



 Selected Property

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 07 July 2023 11:11 AM

## PROPERTY DETAILS

Address: **7 BLAKE COURT TRARALGON 3844**  
Lot and Plan Number: **Lot 17 LP149689**  
Standard Parcel Identifier (SPI): **17\LP149689**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **31496**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 696 K9**

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

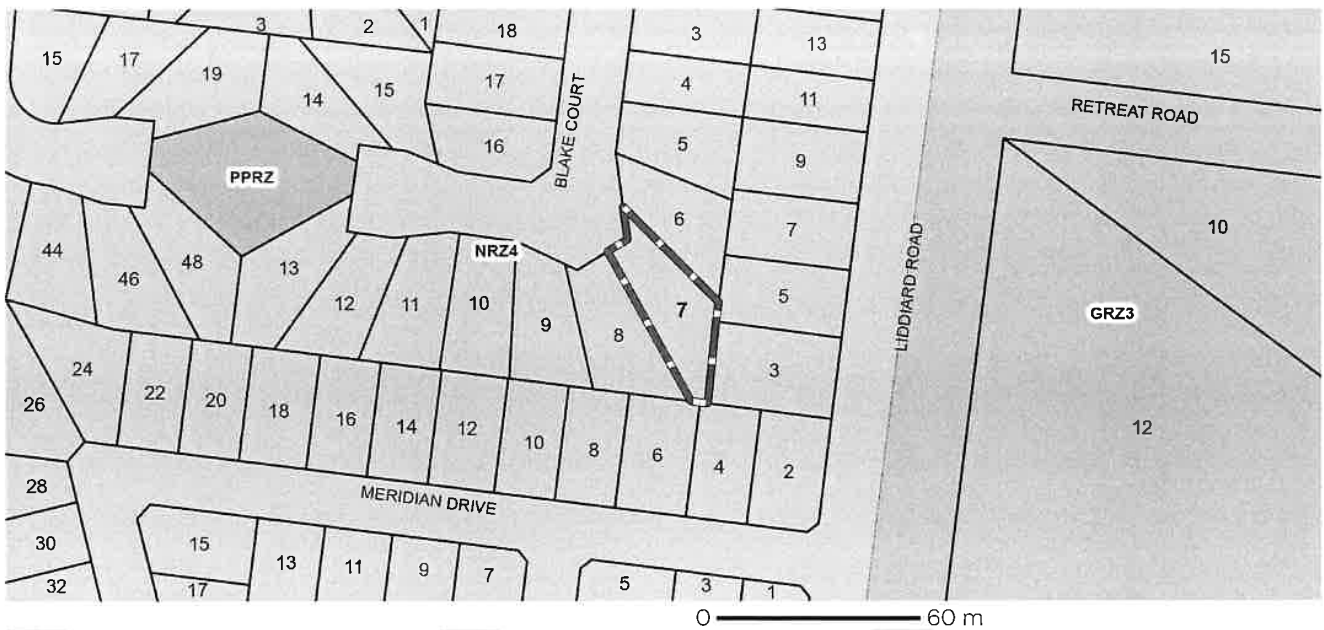
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



GRZ - General Residential      NRZ - Neighbourhood Residential      PPRZ - Public Park and 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 Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

#### DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan Overlay

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 6 July 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/vicoplan>

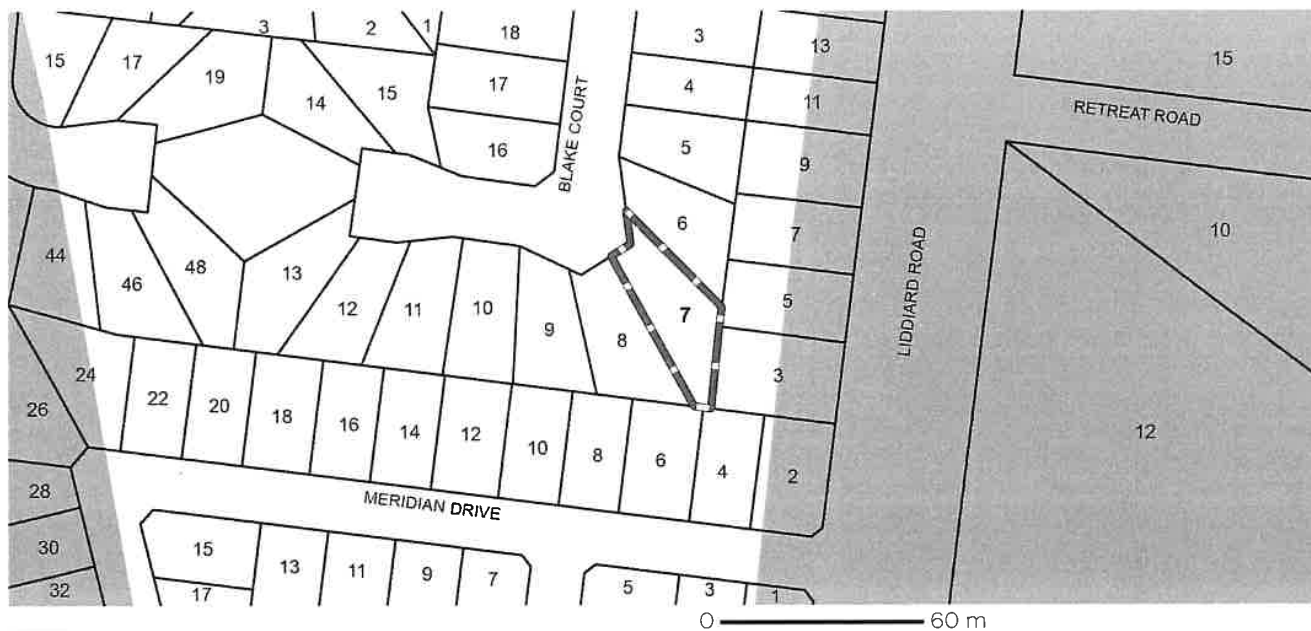
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

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

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 Bushfire Prone Areas

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 \(environment.vic.gov.au\)](#).

Code 135

# Residential Rental Agreement<sup>®</sup>



The Real Estate Institute of Victoria Ltd | www.reiv.com.au | 81 004 210 897 |

## Residential Tenancies Act 1997 (Section 26(1))

(Regulation 10(1))

### RESIDENTIAL RENTAL AGREEMENT OF NO MORE THAN 5 YEARS

This agreement is between the residential rental provider (rental provider) and the renter listed on this form. Rental providers must use this form for a fixed term residential rental agreement of no more than 5 years or a periodic residential rental agreement in writing.

#### PART A—GENERAL

**1. DATE OF AGREEMENT**

This is the date the agreement is signed 21 November 2023

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

**2. PREMISES LET BY RENTAL PROVIDER**

Address of premises

**7 Blake Ct, Traralgon VIC 3844**

**3. RENTAL PROVIDER'S DETAILS**

Full name or company name of rental provider: **Peter Baldacchino**

Address: **37-39 Franklin St, Traralgon VIC 3844**

Phone number: **51747777**

ACN:

Email address: **rentals@keithwilliams.com.au**

**RENTAL PROVIDER'S AGENT DETAILS**

Full name: **Keith Williams Real Estate Pty Ltd**

Address: **37-39 FRANKLIN STREET, TRARALGON VIC 3844**

Phone number: **03 5174 7777**

ACN: **58 621 366 416**

Email address: **rentals@keithwilliams.com.au**

Note: The rental provider must notify the renter within 7 days if any of this information changes.

**4. RENTER DETAILS**

Each renter that is party to the agreement must provide their details here.

Code 135

## Residential Rental Agreement<sup>®</sup>



Full name of renter: **Marcey Collier-Mark**  
Current Address: **7 Blake Ct, Traralgon VIC 3844**  
Phone number: **+61 409 331 591**  
Email address: **marcey.collier@outlook.com**  
Full name of renter: **Liam Birdsey**  
Current Address: **7 Blake Ct, Traralgon VIC 3844**  
Phone number: **+61 473 588 556**  
Email address: **birdsey101@gmail.com**

### 5. LENGTH OF AGREEMENT

Fixed term agreement

Start date: **25th** day of **November, 2023**  
(this is the date the agreement starts and you may move in)

End date: **24th** day of **May, 2024**

Periodic agreement (monthly)

Start date: \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

**Note:** If a fixed term agreement ends and the renter and rental provider do not enter into a new fixed term agreement, and the renter continues to occupy the premises, a periodic (e.g. month by month) residential rental agreement will be formed.

### 6. RENT

The rent amount is (\$) **410.00**  
(payable in advance)

To be paid per:  
(tick one box only)

week  fortnight  calendar month

Day rent is to be paid  
(e.g. each Thursday or the 11th of each month)

**FRIDAY OF EVERY WEEK**

Date first rent payment due **25 / 11 / 2022**

### 7. BOND

The renter has been asked to pay the bond specified below.

Unless the rent is greater than \$900 (per week), the maximum bond is one month's rent. In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit. The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA). The bond must be lodged within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond. If the renter does not receive a receipt within 15 business days from when they paid the bond, they may

- email the RTBA at [rtba@justice.vic.gov.au](mailto:rtba@justice.vic.gov.au); or
- call the RTBA on 1300 137 164.

Bond amount (\$) **1,776.65**  
Date bond payment due **25 / 11 / 2022**

### PART B – STANDARD TERMS



**8. RENTAL PROVIDER'S PREFERRED METHODS OF PAYMENT**

**Note:** The rental provider must permit a fee-free (other than the renter's own bank fees) payment method and must allow the renter to use Centrepay or another form of electronic funds transfer.

**Note:** The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

Payment Method : **Direct Debit**

Payment Details : **Rental Rewards 02 9556 7556**

**9. SERVICE OF NOTICES AND OTHER DOCUMENTS BY ELECTRONIC METHODS**

- Electronic service of documents must be in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000**.
- Just because someone responds to an email or other electronic communications does not mean they have consented to the service of notices and other documents by electronic methods.
- The rental provider and renter must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.
- The rental provider and renter must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods such as email? The rental provider must complete this section before giving the agreement to the renter.

(rental provider to tick as appropriate)

The RENTAL PROVIDER: **Peter Baldacchino**

Yes, at this email address: **rentals@keithwilliams.com.au**

No.

9.2 Does the renter agree to the service of notices and other documents by electronic methods such as email?

(rental provider to tick as appropriate)

The RENTER: **Marcey Collier-Mark**

Yes, at this email address: **marcey.collier@outlook.com**

No.

The RENTER: **Liam Birdsey**

Yes, at this email address: **birdsey101@gmail.com**

No.

(The option to consent should be provided to each renter who is a party to the agreement)

**10. URGENT REPAIRS**

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.

For further information on seeking repairs see **Part D** (below).

**Details of person the renter should contact for an urgent repair**

(rental provider to insert details)

Emergency contact name: **Keith Williams Real Estate / Nerelle Lawn**

Emergency contact phone: **0399 090 611 After hours ONLY**

Emergency contact email: **rentals@keithwilliams.com.au - During business hours ONLY**

**11. PROFESSIONAL CLEANING**

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless—

- professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned, or pay the cost of having all or part of the rented premises professional cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

**12. OWNERS CORPORATION**

Do owners corporation rules apply to the premises? (rental provider to tick as appropriate)

YES

NO

If yes, the rental provider must attach a copy of the rules to this agreement.

**13. CONDITION REPORT**

The renter must be given 2 copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.

(rental provider to tick as appropriate)

The condition report has been provided.

The condition report will be provided to the renter on or before the date the agreement starts.

**PART C - SAFETY-RELATED ACTIVITIES**

**14. ELECTRICAL SAFETY CHECKS**

- (a) The rental provider must ensure an electrical safety check of all electrical installations, appliances and fittings provided by a rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
- (b) If an electrical safety check of the rented premises has not been conducted within the last 2 years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.

**15. GAS SAFETY ACTIVITIES**

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

- (a) The rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises is conducted every 2 years by a licensed or registered gasfitter and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
- (b) If a gas safety check has not been conducted within the last 2 years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.



**16. SMOKE ALARM SAFETY ACTIVITIES**

- (a) The rental provider must ensure that—
- (i) any smoke alarm is correctly installed and in working condition; and
  - (ii) any smoke alarm is tested according to the manufacturer's instructions at least once every 12 months; and
  - (iii) the batteries in each smoke alarm are replaced as required.
- (b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.  
**Note:** Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.
- (c) The rental provider, on or before the commencement of the agreement, must provide the renter with the following information in writing—
- (i) information about how each smoke alarm in the rented premises operates;
  - (ii) information about how to test each smoke alarm in the rented premises;
  - (iii) information about the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.
- (d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a smoke alarm in the rented premises is not in working order.  
**Note:** Regulations made under the **Building Act 1993** require smoke alarms to be installed in all residential buildings.

**17. SWIMMING POOL BARRIER SAFETY ACTIVITIES**

These safety-related activities only apply if the rented premises contains a swimming pool.

- (a) The rental provider must ensure that the swimming pool barrier is maintained in good repair.
- (b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.
- (c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
- (d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the **Building Act 1993** on the request of the renter.

**18. RELOCATABLE SWIMMING POOL SAFETY ACTIVITIES**

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, on the rented premises.

- (a) The renter must not erect a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.
- (b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.  
**Note:** Regulations made under **Building Act 1993** apply to any person erecting a relocatable swimming pool. This safety-related activity only applies to swimming pools or spas that hold water deeper than 300 mm.

**19. BUSHFIRE PRONE AREA ACTIVITIES**

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

If the rented premises is in a designated bushfire prone area under section 192A of the **Building Act 1993** and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.

The water tank must be full and clean at the commencement of the agreement.

## PART D - RIGHTS AND OBLIGATIONS

This is a summary of selected rights and obligations of renters and rental providers under the Act. Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.  
For more information, visit [consumer.vic.gov.au/renting](http://consumer.vic.gov.au/renting).

### 20. USE OF THE PREMISES

The renter—

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act; and
- must not use the premises for illegal purposes; and
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours; and
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing; and
- must keep the premises reasonably clean.

### 21. CONDITION OF THE PREMISES

The rental provider—

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in; and
- must maintain the premises in good repair and in a fit condition for occupation; and
- agrees to do all the safety-related maintenance and repair activities set out in **Part C** of the Agreement.

The renter must follow all safety-related activities set out in **Part C** of the agreement and not remove, deactivate or otherwise interfere with the operation of prescribed safety devices on the premises.

### 22. MODIFICATIONS

The renter—

- may make some modifications without seeking the rental provider's consent. These modifications are listed on the Consumer Affairs Victoria website; and
- must seek the rental provider's consent before installing any other fixtures or additions; and
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act; and
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed.

The rental provider must not unreasonably refuse consent for certain modifications.

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website [consumer.vic.gov.au/renting](http://consumer.vic.gov.au/renting).

### 23. LOCKS

The rental provider must ensure the premises—

- has locks to secure all windows capable of having a lock; and
- has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and

- meets the rental minimum standards for locks and window locks.

External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—

- is operated by a key from the outside; and
- may be unlocked from the inside with or without a key.

The renter must obtain consent from the rental provider to change a lock in the master key system.

The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.

The rental provider must not give a key to a person excluded from the premises under—

- a family violence intervention order; or
- a family violence safety notice; or
- a recognised non-local DVO; or
- a personal safety intervention order.

#### 24. REPAIRS

Only a suitably qualified person may do repairs—both urgent and non-urgent.

#### 25. URGENT REPAIRS

Section 3(1) of the Act defines *urgent repairs*. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit [consumer.vic.gov.au/urgentrepairs](http://consumer.vic.gov.au/urgentrepairs).

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.

The rental provider must carry out urgent repairs after being notified. A renter may arrange for urgent repairs to be done if the renter has taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.

If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to \$2500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if—

- (a) the renter cannot meet the cost of the repairs; or
- (b) the cost of repairs is more than \$2500; or
- (c) the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

#### 26. NON-URGENT REPAIRS

The renter must notify the rental provider, in writing, as soon as practicable of—

- damage to the premises; and
- a breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.

The rental provider must carry out non-urgent repairs in a reasonable time.

The renter may apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within 14 days of receiving notice of the need for repair.

**27. ASSIGNMENT OR SUB-LETTING**

The renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider. The rental provider may give the renter notice to vacate if the renter assigns or sub-lets the premises without consent.

The rental provider—

- cannot unreasonably withhold consent to assign or sub-let the premises; and
- must not demand or receive a fee or payment for consent, other than any reasonable expenses incurred by the assignment.

**28. RENT**

The rental provider must give the renter at least 60 days written notice of a proposed rent increase.

The rent cannot be increased more than once every 12 months.

The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase by specifying the amount of increase or the method of calculating the rent increase.

**29. ACCESS AND ENTRY**

The rental provider may enter the premises—

- at any time, if the renter has agreed within the last 7 days; and
- to do an inspection, but not more than once every 6 months; and
- to comply with the rental provider's duties under the Act; and
- to show the premises or conduct an open inspection to sell, rent or value the premises; and
- to take images or video for advertising a property that is for sale or rent; and
- if they believe the renter has failed to follow their duties under the Act; and
- to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.

The renter must allow entry to the premises where the rental provider has followed proper procedure.

The renter is entitled to a set amount of compensation for each sales inspection.

**30. PETS**

The renter must seek consent from the rental provider before keeping a pet on the premises.

The rental provider must not unreasonably refuse a request to keep a pet.

**PART E - ADDITIONAL TERMS****31. ADDITIONAL TERMS (IF ANY)**

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.

Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit [consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms](http://consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms).

**31.1 Meanings in these additional terms**

**31.1.1** In these additional terms "I", "me", or "my", are used to describe the rental provider and "you" or "your", the renter. The descriptions apply even if there is more than one rental provider or renter.

**31.1.2** \*Important advice about "writing". In these additional terms the word "writing" means all ways of

representing or reproducing words, figures, or symbols in a visible form, unless a form prescribed by the Residential Tenancies Act or Regulations or some other legislation must be used. These are examples of "writing": an SMS message, an email, a facsimile and a letter.

**31.1.3** Before you use an electronic means to send a message or document to me check clause 9.1 to see if I have consented to the electronic service of notices or other documents. If I have, check if I have provided another email address to the one in clause 9.1 or if I have withdrawn my consent. If you can give me a notice or other document by electronic service also check to see if you need to use email instead of an SMS message. If I have not given, or have withdrawn, my consent to receive notices or other documents by electronic means, you will need to use the post or delivery by hand to serve me with notices or other documents.

**31.2 Other use of the rented premises**

**31.2.1** You must use the premises primarily as your home. If you also want to use them for some ancillary purpose – for example, as an office for your business, as a rooming house, for short term accommodation, or to provide services to clients visiting the premises, you must ask me in "writing" for permission beforehand. Before I decide I may ask you to provide reasonable information about the proposed use, including any proposed alterations to the premises, and if I give my permission, I may ask you to comply with reasonable conditions. Before the rental agreement ends you must also comply with section 64(2) of the Residential Tenancies Act. You cannot use an SMS message to ask me for my permission.

**31.2.2** Use of the rental premises primarily as a home does not include:

- the storage of flammable liquids or gases apart from in small quantities for normal domestic use,
- the service or repair of a vehicle or boat of any description except for routine minor maintenance,
- disposal on the premises, including the land, of any liquid fuels, oils, tyres, paints, or other polluting substances.

**31.3 Storage and removal of waste and rubbish**

**31.3.1** You must store rubbish and waste in appropriate containers with close fitting lids.

**31.3.2** If a place or places are provided for rubbish and waste containers you will keep them there.

**31.3.3** You will have rubbish and waste removed regularly in accordance with the municipality's rubbish and waste removal timetables.

**31.3.4** The only waste containers the Rental Tenancies Regulations require me to provide are a rubbish bin and a recycling bin which are provided by the local council, or which are vermin proof and compatible with local council collection.

**31.4 My insurance on the premises**

**31.4.1** If I provide you with a copy of my insurance policy for the rented premises you will not do anything that may invalidate it or result in my insurance premium or excess being increased, unless you are entitled to do so by the Residential Tenancies Act 1997 or some other legislation.

**31.4.2** If it is found you are liable to compensate or reimburse me for damage to any part of the premises, and I recover part or all of the loss I have suffered by making a successful claim on my insurance, you will only be liable to reimburse me for that part of your liability which is not covered by the amount I recover from my insurance.

**31.4.3** My insurance policy does not cover your goods and personal belongings against theft, loss, or damage. If you wish to insure your goods and personal belongings against theft, loss, or damage it is your responsibility to do so.

**31.5 Locks (see clause 23) and alarms**

**31.5.1** Key of a lock means a device or information normally used to operate the lock.

**31.5.2** Lock means a device for securing a door or window or other part of the premises.

**31.5.3** Master key system means a set of locks in which each lock or subset of locks has a unique key, and one single key or master key can operate all the locks in the set.

**31.5.4** You may change locks at the rented premises but only if you install replacement locks that will not be capable of being operated by the keys already provided and will instead be operated by new keys. Any

change of locks must not breach the minimum standards for locks contained in the Residential Tenancies Act and Regulations.

- 31.5.5** If the lock is keyed alike with other locks in the premises and you make a change to the keying of any of those locks, you must change all the keyed alike locks so that they can continue to be operated by one key.
- 31.5.6** If you change the locks, you must purchase the same number of keys as were supplied to you at the commencement of the tenancy and supply them to me or my managing agent at the end of the tenancy. In addition, you must give to me or my managing agent duplicates of the new key/s as soon as practicable and preferable within one business day of changing the locks.
- 31.5.7** You may change the code of an alarm at the rented premises.
- 31.5.8** If you change the code or install an alarm system you must tell me or my managing agent in \*writing of the code as soon as practicable and preferable within one business day of the change or installation. You cannot use an SMS message to tell me of the new code.
- 31.6 Defects (see clauses 25 and 26)**
- 31.6.1** When you become aware of a defect at the rented premises that may injure someone or cause damage you must, in addition to telling me or my managing agent as soon as possible, take reasonable action to avoid risk of injury to yourself or anybody else and to prevent further damage.
- 31.7 Light globes, fluorescent tubes, and LED lights**
- 31.7.1** At the commencement of the rental agreement light globes, fluorescent tubes and LED lights will be in working order. If on taking possession of the rental premises you find this to not be the case, you must notify me or my managing agent as soon as possible so that the problem may be rectified at my expense.
- 31.7.2** During the rental agreement you must replace any light globes, fluorescent tubes, starters, and LED lights that cease to function, unless it has ceased to function due to actions taken by me, my managing agent, or my contractor. The requirement for you to replace LED lights does not extend to instances where the light fitting needs to be replaced, because as with other faulty light fittings, their replacement is my responsibility.
- 31.7.3** If for whatever reason you cannot personally fulfil your obligations, you may at your expense engage a suitable contractor to complete the tasks.
- 31.8 Sewers and septic systems**
- 31.8.1** Things that may cause a blockage must not be placed into the sewerage or septic system, in addition to the toilet/s this includes drainage from the kitchen, laundry and bathroom/s. These are examples of things that may cause a blockage: cotton waste, disposable nappies, excessive amounts of toilet paper, paper towel, tampons, sanitary pads, continence pads, wipes, cooking fats and oils, and food waste. This is not a complete list and has been provided as a guide only.
- 31.8.2** When you become aware to a blockage or defect in the sewerage or septic system you must tell me or my managing agent as soon as possible, preferably within 24 hours, even if you, or anyone you have allowed to come on to the rented premises, including me or my managing agent or my contractor, caused it.
- 31.8.3** If you, or anyone you have allowed to come on to the rented premises negligently or intentionally causes a blockage or defect in the sewerage or septic system you must pay to me the reasonable expenses I incur in having it rectified. You do not have to do so if I, or my managing agent or my contractor caused the blockage or defect.
- 31.9 Gardens and land**
- 31.9.1** If under this rental agreement you are provided with, in addition to the built structures, gardens or land as part of the premises, you must unless otherwise agreed in writing, maintain them in a reasonably clean condition and free from damage apart from fair wear and tear.
- 31.9.2** These are examples of things you may need to do to care for the garden and land: mow grass; water subject to water restrictions, as and when required; remove weeds; rake up and remove lawn cuttings and fallen flowers and leaves; maintain trees, shrubs flowers and other plants; and as far as reasonably possible keep the garden free of pests and vermin. In bushfire prone areas you must take reasonable action to minimise

the fuel load on the land during the fire season. This is not a complete list of things you may need to do. I have provided the examples as a guide only. If for whatever reason you cannot personally fulfil this obligation you may at your expense engage a suitable contractor to complete the tasks.

- 31.9.3** You must make a request in \*writing for my permission if you wish to remove any plants apart from weeds, or if you wish to change the layout of garden beds, grassed areas, paved areas and so on. The request must not be made by SMS message.
- 31.9.4** You must make a request in \*writing for my permission if you wish to plant any trees, shrubs, or vines, apart from those that form part of a vegetable or herb garden. The request must not be made by SMS message.
- 31.9.5** You must not dispose of any polluting or toxic substance on the land.
- 31.10 Mould**
- 31.10.1** You should take all reasonable steps to prevent the development of mould (fungi) in the rented premises. These steps include but are not limited to; ventilating the premises by use of exhaust fans and openable windows provided, particularly if you need to dry washing inside the premises; using an appropriate household cleaner to regularly clean surfaces on which condensation forms; and preventing window furnishings, furniture and clothes being in contact with surfaces on which condensation forms.
- 31.10.2** If you see signs of mould in the premises you must notify me or my managing agent as soon as possible.
- 31.10.3** If the mould has developed due to a fault, such as a leak in the premises, or is related to the building structure I will arrange for it to be rectified and the mould treated. In the meantime, you should take all reasonable steps to avoid exposure to the mould.
- 31.11 You cannot use your bond to pay rent**
- 31.11.1** You acknowledge the Residential Tenancies Act 1997 provides you may not refuse to pay rent for the premises on the ground you intend to regard the bond as rent paid and it allows VCAT to impose a penalty if satisfied a breach of the bond requirements has occurred.
- 31.12 'To Let', 'Auction', 'For Sale' etc signs at the rented premises**
- 31.12.1** You will allow me, or my managing agent, to put up a sign on the rented premises during the final month of the rental agreement indicating the premises will be available for renting. The sign will be positioned so as not to interfere with your use of the rented premises.
- 31.12.2** You will allow me or my estate agent to put up a sign on the premises at any time indicating that it is available to be purchased. The sign will be positioned so as not to interfere with your use of the rented premises.
- 31.13 Assigning, subletting, or abandoning the rented premises (see clause 27)**
- 31.13.1** If during the period of the rental agreement the people in occupation of the rented premises are to change you must notify or my managing agent as soon as possible after you become aware the change is to happen, or has happened, preferably within 24 hours and ask me or my managing agent in \*writing for permission to assign your rental agreement or sub-let the rental premises. Neither I nor my managing agent will unreasonably withhold permission. You cannot use an SMS message to ask me or my managing agent for permission.
- 31.13.2** If the rental agreement is assigned to a new renter or combination of renters, even if some are continuing, I may require you to reimburse me for my reasonable expenses incurred due to the assignment. These expenses will be calculated according to the following:

**As per the signed rental agreement, I/we are aware that when I/we vacate the premises prior to the expiration of the term of the rental agreement we will need to continue to maintain the property, pay rent, maintain the lawns and gardens until a suitable renter is found. That I/we will need to reimburse the Rental Provider for letting fees paid, being a pro-rated figure based on the remaining term of rental agreement at the time a new renter has been approved and signed rental agreement to take over possession of the property.**

- 31.13.3** If you assign or sublet the rental premises without obtaining written permission beforehand and I terminate your rental agreement, or if you abandon the rental premises, I may ask you to reimburse me for expenses I incur in reletting. If I do this the expenses will be calculated according to the following formula:

**Upon approval of a change in renters (renters transferring on or off the rental agreement), there is a fee payable of \$302.50 including GST. This fee covers bond transfers, applications fully processed, all documentation completed, reports and systems updated and supplied accordingly. The renter will be required to reimburse this fee to the rental provider.**

- 31.13.4** My managing agent cannot require payment from you, however they can on my behalf require you to reimburse me for expenses I incur.
- 31.14 Leaving the premises at the end of the fixed term (see clause 5)**
- 31.14.1** If you intend to leave the rental premises at the end of the fixed term on this agreement you need to tell me or my managing agent about your intention at least 28 days before the fixed term comes to an end, or 14 days before the fixed term comes to an end if you fall within one of the categories set out in section 91ZB of the Residential Tenancies Act 1997.
- 31.14.2** You must tell me or my managing agent about your intention to leave in \*writing by giving notice in a form which is not an SMS message.
- 31.14.3** You must return all the keys and any key cards and remote controls to me or my managing agent when you leave the rented premises.
- 31.14.4** You must continue to pay rent to me or my managing agent until the end of the fixed term; or to and including the day on which you return all the keys, key cards and remote controls to me or my managing agent if it is after the end of the fixed term. If, with your agreement, the premises are relet from a date before the end of fixed term and you return the keys etc before that date you will only be required to pay rent to and including the day before the new rental agreement commences.
- 31.15 Leaving the premises after the fixed term ends**
- 31.15.1** If you remain in occupation of the rental premises after the fixed term of this agreement ends and you do not enter into a new fixed term agreement with me, you must tell me or my managing agent of your intention to leave specifying a date not less than 28 days after the date you tell me or my managing agent, or 14 days if you fall within one of the categories set out in section 91ZB of the Residential Tenancies Act 1997.
- 31.15.2** You must tell me, or my managing agent, about your intention to leave in \*writing in a form that is not an SMS message.
- 31.16 Receipt of condition report /statement of rights and duties**
- 31.16.1** You acknowledge, before you took occupation of the rented premises, you received from me or my managing agent:
- two copies of a condition report signed by me or my managing agent, and
  - a written guide "Renting a home: a guide for tenants" as authorised and published by the Victorian government setting out my rights and duties as a rental provider and your rights and duties as a renter. If you consented to receiving notices electronically this guide may be provided to you electronically.
- 31.17 Rental provider's signature**
- 31.17.1** I may authorise my managing agent to sign this rental agreement on my behalf. In the event you and I (or my managing agent acting on my behalf) have agreed that you will rent the rented premises on the terms set out in this document or we have conducted ourselves in such a way as to imply that this was the case, the terms of this rental agreement will be binding even if, through an oversight, a party has neglected to sign it. The Residential Tenancies Act 1997 provides the following definition of a residential rental agreement in section 5:
- "residential rental agreement means an agreement, whether or not in writing and whether express or implied, under which a person lets premises as a residence (but does not include an SDA residency agreement) and includes a fixed term residential rental agreement and a periodic residential rental agreement;"

# Residential Rental Agreement®



SDA means Specialist Disability Accommodation.

### 31.18 Modifications (see clause 22)

31.18.1 If you make any modification that does not require my consent you must notify me that you intend to make that modification along with a description of the modification at least 48 hours before making the modification.

31.18.2 If you intend to install non-permanent window film for insulation, reduced heat transfer or privacy or install security lights, alarm systems or security cameras, I may require you to engage a suitably qualified person to carry out the work.

31.18.3 If you intend to replace curtains you must inform me of where and the manner in which you intend to store the original curtains.

### 31.19 Rent Increases

The rent amount will increase to (\$) \_\_\_\_\_ calculated as:

%

CPI

Other \_\_\_\_\_

The date the first payment at the increased rate is due is \_\_\_\_ / \_\_\_\_ / 20 \_\_\_\_

Pay period:  Weekly  Fortnightly  Monthly

The day rent is to be paid : \_\_\_\_\_  
(e.g. each Thursday or the 11th of each month)

### 31.20 Urgent Repairs

The agent ~~can~~ / ~~cannot~~ authorise urgent repairs (strike out inapplicable)

If the agent can authorise repairs, the maximum amount for repairs which the agent can authorise is (\$) **2,500.00**

Emergency facsimile: \_\_\_\_\_

### Additional Items

1.The renter/s must not smoke inside the rental property. Any damage caused by smoking inside the premises, whether it be smoke or other damage, is to be remedied at the renter's expense.

2.All rent must be paid and kept fortnightly/monthly in advance at all times. If the renter/s find themselves unable to pay rent in advance, it is their responsibility to contact the Property Manager in writing and make arrangements to rectify the situation. Such arrangements once made, are to be strictly adhered to.

3.The persons named on this rental agreement are those who will occupy the premises during the term of the agreement, and that any change in those person/s occupying the premises must be immediately reported to the Property Manager in writing.

4.The renter/s agree that it is not the responsibility of the Property Manager to mediate between rental agreement parties if there is a relationship breakdown.

5.If the renter/s require access to the property as a result of mislaid or lost keys, the renter must contact a locksmith at their own expense.

6.The renter/s must park motor vehicles in the car parks provided and not on the lawns and nature strips, nor shall the renter/s park on the roadway or in front of the said property if it causes a nuisance or annoyance to occupiers of surrounding properties, or is a danger to motorists. Disused, unregistered, unroadworthy motor vehicles are also not to be kept on the property.

7.If there is a swimming pool or spa on the rented property, it is the tenant/s responsibility for the safety of any other person, including residents and visitors.

8.It is the renter/s responsibility to ensure oil leaks from motor vehicles do not appear on concrete or driveways and/or are removed prior to vacating the property.

9.The renter/s agree that any animal that resides at the property must be restrained during inspections at the property by the agent/rental provider/third parties.

10. The renter/s agree that with prior written notification a representative from the agency will conduct a routine inspection during the 4th month following the commencement of the rental agreement and every six months thereafter, to report to the rental provider any maintenance to be undertaken and the general condition of the property, photos will be taken of the property for this report. An office key will be used for access. Routine inspection times/dates will not be changed.

11.The renter/s are responsible for the ignition at the commencement and during the course of the tenancy, of all gas appliances at the property. If the renter/s requests for this office or themselves enlist a tradesperson, at their own expense, to ignite appliances and if a further problem is found with the appliance, the renter/s must request the tradesperson to contact this office immediately to seek authorisation before proceeding with the repair.

12. The Renter/s is responsible to maintain all lawns & gardens at the property.

13.The carpets at the property have been professionally steam cleaned immediately prior to the rental agreement commencing. The renter/s agree that they must have the carpets professionally dry/steam cleaned upon vacating the property, and will provide the agent with a receipt for such work.

14. The rental provider has given the renter/s permission to keep one (1) indoor/outdoor dog and (1) Indoor cat on the premises. The renter/s are aware that they are responsible for the animal/s. Should any damage arise the renter/s will pay for the repair of the damages or rectify the problem. The renter/s will also be responsible and liable to eradicate or remove fleas, lice and insects, due to having a pet on the premises. Upon the termination of the tenancy the renter is responsible for flea bombing all rooms of the property as a health precaution for all persons entering the property.

As per the Domestic Animals ACT 1994, it is your responsibility to have your pet confined and registered. The registered pets must have ID tag attach to their collar at all times. Any offence or penalties issued will be the renter/s full responsibility.

- Please read the following information carefully:

- Pet urine contamination of carpet is an ever increasing problem to property rental providers, Property Manager and renters alike. The following information is to help you gain an understanding thus avoid the potential damage that can be caused by pet urine and the cost liability that you may incur!

- Pet urine will penetrate the carpet backing and underlay. This is where bacterial action takes place causing an offensive odour. On the surface it will oxidise and react with the carpet and create a colour change (stain) which will become permanent.

- Steam or dry cleaning will generally not rectify urine contaminated carpet and often odour problems are more severe after cleaning as when dried urine is remoistened ammonia gas is given off. This is why odours are more apparent during periods of higher humidity. Put simply the problem is at the underside of the carpet.

Deodorising carpets will not rectify bacterial odours.

- Pet urine contamination of carpets can be detected by professional carpet cleaners using various methods. Treatment and cost of repair is proportionate to the severity and extent of the problem. In severe cases carpets and underlay must be replaced as well as treatment of the sub floor. Costs can vary from a few hundred dollars to thousands.

- Prevention is better and cheaper than cure. The pet clause(s) contained in your tenancy agreement is for the benefit and protection of all parties and should be followed accordingly.

15. Renter/s acknowledges that the small garden shed is not for renter use and is not included in the rent.

Note: If you need extra space, attach a separate sheet. Both the rental provider and renter should sign and date all attachments.

Code 135

## Residential Rental Agreement®



### 32. SIGNATURES

This agreement is made under the Act.

Before signing you must read **Part D — Rights and Obligations** in this form which outlines your rights and obligations.

#### RENTAL PROVIDER

Name: Peter Baldacchino

Sign:

Signed by:  
*Peter Baldacchino*  
02518868ad63

Dated: 22/11/2023

#### RENTER

Name: Marcey Collier-Mark

Sign:

Signed by:  
*Marcey Collier-Mark*  
d77d3ea6b4af

Dated: 17/11/2023

Name: Liam Birdsey

Sign:

Signed by:  
*Liam Birdsey*  
46d3c5a74ef4

Dated: 21/11/2023

**Note:** Each renter who is a party to the agreement must sign and date here. If there are more than 4 renters, include details on an extra page

REIV

# Valuation and Rates Notice

For the period 1 July 2022 to 30 June 2023



034 15339

Mr P P Baldacchino  
PO Box 190  
MORWELL VIC 3840

**Property:** 7 Blake Court, TRARALGON VIC 3844

Description: L 17 LP 149689  
AVPCC: 110 - Detached Home  
(see reverse)

Capital Improved Value (CIV): \$450,000

Valuation date: 01/01/2022

Effective as at: 01/07/2022

## Payments

### Council rates and charges

General Rates Residential (0.00322058 x CIV)	\$1,449.25
Municipal Charge	\$144.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$382.00

### State government charges

Fire Service Property Levy - Residential (0.000053 x CIV)	\$23.85
Fire Services Property Levy Fixed Charge	\$117.00
EPA Victoria Landfill Levy	\$31.50

**Total amount payable** \$2,147.60

## Quick Links

- Rates Brochure

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2022

Assessment number: 314963

Issue date: 16/08/2022

## Your payment options:

### Pay by instalment

Instalment 1 \$537.05

**Due: 30 Sept 2022**

Instalment 2 \$536.85

Due: 30 Nov 2022

Instalment 3 \$536.85

Due: 28 Feb 2023

Instalment 4 \$536.85

Due: 31 May 2023

OR

### Full payment

Due date: \$2,147.60

**15 February 2023**

### Difficulty paying on time?

If you are experiencing financial difficulties, contact us to discuss your eligibility for an alternative payment plan. Overdue amounts attract interest of 10% per annum.

Payments made on or after 05 August 2022 may not be included

Full payment: \$2,147.60

Instalment: \$537.05

Assessment number: 314963

Property: 7 Blake Court, TRARALGON VIC 3844



Billers Code:6072  
Ref: 314963

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



Post  
Billpay

Billers Code:0359  
Ref: 314963

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 314963

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 the rates brochure for more details.

Please retain this notice for your records as a fee of \$20.00 may be charged for replacement copies. Or, see the Rates Brochure for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge

More  
information  
overpage



LOT15339 027258 #84172

## 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 now 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 2022. 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 2022 is:

Capital Improved Value (includes Site Value)	\$450,000.00
Site Value only	\$242,500.00
Net Annual Value	\$22,500.00

## 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 on your notice please contact us to discuss your concerns or learn more by visiting [www.latrobe.vic.gov.au/objections](http://www.latrobe.vic.gov.au/objections)

## 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.

## Concessions

If you have a Pensioner Concession Card or an eligible Veterans' Affairs Gold Card, you meet the eligibility criteria and a concession does not already appear on this notice, obtain an application from [www.latrobe.vic.gov.au/concession](http://www.latrobe.vic.gov.au/concession) or a service centre.

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

## 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.

## Victorian Government's Fair Go Rates Cap Policy

Council has complied with the Victorian Government's rate cap of 1.75 percent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district;
- the application of any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Visit [www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians](http://www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians) to learn more.

## 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

Tue & 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

### 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 6pm

Sat: 9am to 12pm

2022 - 2023

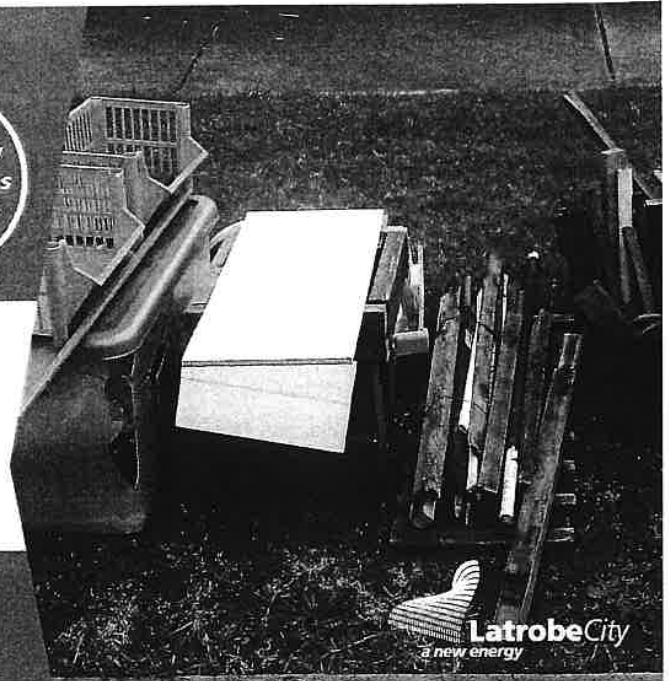
# Hard & Green Waste Coupons

See below  
for changes  
to service



034 15339

Mr P P Baldacchino  
PO Box 190  
MORWELL VIC 3840



Below are your coupons for disposal of general hard waste or green waste at Transfer Stations only. Bookings for collections are no longer required.

### PLEASE NOTE:

Details of hardwaste collection days for each township will be published in the Latrobe Valley Express, on the Latrobe City website and on social media in October 2022, with collections expected to commence in November 2022.

### REMEMBER:

Keep up to date with the latest hard waste collection information via the Council website, on social media and in the Latrobe Valley Express.

### WHAT DO THE COUPONS ALLOW?

Hard waste is not general household rubbish.

Each coupon allows the free disposal of up to **one cubic metre** of general hard waste OR up to **one cubic metre** of green waste.

It does not include asbestos, liquids, chemicals or other waste types not accepted at the landfill or the PineGro recycling facility.

Any hard waste in excess of one cubic metre per coupon will be charged at the applicable rate.

For more information visit [www.latrobe.vic.gov.au/waste](http://www.latrobe.vic.gov.au/waste)

### WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our transfer stations during normal operating hours and are valid until 31 July 2023.

Coupons must be presented at time of disposal. You can present either a single coupon or both coupons together for a single load. The transfer station attendant will retain your coupon to be recorded on Council's record management system.

### BOOKINGS FOR HARDWASTE COLLECTIONS ARE NO LONGER REQUIRED

Council will commence a new service to replace the current booked hard waste collection in November 2022.

Any resident who currently receives a kerbside collection will now be able to place acceptable items out during their locality's advertised pick up time.

These residents will also have the option of an additional paid hard waste collection at a time that suits them. These changes are based on feedback from the community and aim to make hard waste collections more accessible, and reduce illegal dumping. Dumped rubbish on our roadsides and bushland areas is unsightly; damaging to our environment, and increases the risk of arson and bushfires.



M015339002 027259 #84172

TEAR  
HERE

2022/23

## Hard and Green Waste Disposal Coupon

Present this coupon at any Latrobe City Transfer Station or PineGro Facility for:

Free disposal of  
up to one cubic metre of **hard waste** or  
up to one cubic metre of **green waste**

CAR REG. No:

7 Blake Court  
TRARALGON VIC 3844



314963 2023 01

Valid to 31 July 2023  
(see back for details)



2022/23

## Hard and Green Waste Disposal Coupon

Present this coupon at any Latrobe City Transfer Station or PineGro Facility for:

Free disposal of  
up to one cubic metre of **hard waste** or  
up to one cubic metre of **green waste**

CAR REG. No:

7 Blake Court  
TRARALGON VIC 3844



314963 2023 02

Valid to 31 July 2023  
(see back for details)





## Latrobe City Council

**Telephone** 1300 367 700  
(cost of local call Australia wide)  
**Website** [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)  
**Email** [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)  
**Post** PO Box 264, Morwell VIC 3840



### Transfer Stations

**Management** Latrobe Waste & Recycling  
**Phone** 0418 260 466

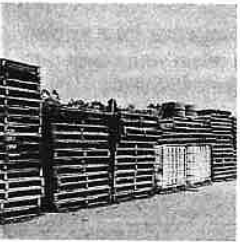
#### **Morwell Transfer Station and Recycled Goods Shop**

**Porter's Road (off Tramway Road), Morwell**  
**Payment facilities** EFTPOS, cash, no cheque  
**Opening hours** Monday to Friday 8am to 2pm  
Saturday to Sunday 9am to 2pm  
**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday



#### **Traralgon Transfer Station**

**Depot Road (off Liddiard Road), Traralgon**  
**Payment facilities** EFTPOS, cash, no cheque  
**Opening hours** Monday to Friday 11am to 5pm  
Saturday to Sunday 12pm to 4.30pm  
**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday



#### **Moe Transfer Station**

**Haunted Hills Road, Newborough**  
**Payment facilities** EFTPOS, cash, no cheque  
**Opening hours** Seven days per week  
12.30pm to 4.30pm  
**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday



#### **Yinnar Transfer Station**

**Whitelaws Track, Yinnar South**  
**Payment facilities** Cash, no cheque or EFTPOS  
**Opening hours** Saturday to Sunday  
9:30am to 4:30pm  
**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday

### PineGro (green waste)

#### **Moe**

**31 Walhalla Road, Moe**  
**Payment facilities** Cash, no cheques or EFTPOS  
**Opening hours** Saturday and Sunday 10am to 4pm

#### **Morwell**

**Monash Way (2km from freeway entrance), Morwell**  
**Phone** (03) 5122 2036  
**Payment facilities** Cash, no cheques  
No EFTPOS on weekends or  
public holidays  
**Opening hours** Monday to Friday 8.30am to 4pm,  
Saturday and Sunday 9am to 5pm

#### **Traralgon**

**Rocla Road (0.5 km from Princes Highway), Traralgon**  
**Payment facilities** Cash, no cheques or EFTPOS  
**Opening hours** Saturday and Sunday 9am to 5pm

PRINTED July 2022

Information within this document was correct at time of print and is subject to change without prior notice.

### Hard and Green Waste Disposal Coupon Conditions of Use

Coupons must be presented at time of disposal  
Waste in excess of one cubic metre will be charged  
at the applicable rate  
This coupon is not transferable  
Council may reserve the right not to replace  
lost or discarded coupons

#### **IMPORTANT:**

Acceptable hard waste does not include tyres, asbestos,  
building or demolition waste  
Some items are never acceptable  
You can find a detailed list of non-acceptable materials  
at [www.latrobe.vic.gov.au/waste](http://www.latrobe.vic.gov.au/waste)

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**Gippsland  
Water**

P Baldacchino  
PO Box 190  
MORWELL VIC 3840

034

Customer enquiries  
1800 050 500

Faults & emergencies 24hrs  
1800 057 057

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

Account number:

**0011359504**

Amount due:

**\$332.19**

Pay by:

**19 June 2023**

**Date of issue:** 22 May 2023

**Tax invoice:** 6543126

**Service address:**

7 Blake Crt Traralgon Vic 3844

Previous balance	\$332.19
Payments received up to 22 May 2023	\$332.19 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)



**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.



**BPAY**

Bill Code: 3475  
Ref: 3680 0000 1135 9504 1



**Phone**

Call 1800 050 500 and select Option 1.



**Post Office**

Pay in person at any Australia Post outlet.



**Centrepay**

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information on how to set up your Centrepay deductions.



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

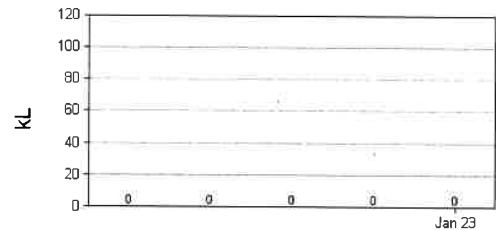
**Your charges explained**

**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 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 00113595041

Account number: 0011359504  
P Baldacchino

Tax invoice number: 6543126

Amount Paid

Date Paid