Vendor Statement

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

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	1 Kaitlyn Court, Traralgon 3844	
Vendor's name	Monique Frances Holland (Formerly Pickering)	**Date** 23/11/21
Vendor's signature	MP.	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) Their total does not exceed: $3000.00 plus water usage

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

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3. LAND USE

3.1 **Easements, Covenants or Other Similar Restrictions**

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

3.2 **Road Access**

There is NO access to the property by road if the square box is marked with an 'X' ☐

3.3 **Designated Bushfire Prone Area**

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act* 1993 if the square box is marked with an 'X' ☐

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

4.1 **Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable.

4.2 **Agricultural Chemicals**

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

Nil.

4.3 **Compulsory Acquisition**

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

This section 6 only applies if the land is affected by an owners corporation within the meaning of the *Owners Corporations Act* 2006.

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable.

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☐

9. TITLE

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

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

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

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

1. GST Withholding – Supplier Notification
2. Copy Title – Volume 10786 Folio 724
3. Copy Plan PS521419F
4. Copy Covenant AC616367F
5. Copy Rate Notice - Latrobe City Council
6. Property Report
7. Planning Property Report
8. Due Diligence Checklist

GST WITHHOLDING – SUPPLIER NOTIFICATION

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

To :	The Purchaser
Property :	Lot 1 Plan PS521419F being Volume 10786 Folio 724
	1 Kaitlyn Court, Traralgon
From :	Monique Frances Holland (Formerly Pickering)
Of :	1 Kaitlyn Court, Traralgon, VIC 3844

Select

☒ **PART ONE**

1. The purchaser is given notice it is <u>not required</u> to make a GST Withholding Payment at Settlement of the property as:

   (a) the Vendor is not registered or required to be registered for GST ; and/or
   (b) the property comprises existing residential premises.

☐ **PART TWO**

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

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

GST WITHHOLDING PAYMENT DETAILS (where applicable)

Supplier's Name :	Monique Frances Holland (Formerly Pickering)
ABN :	
Amount to be withheld :	$
	(and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor

.....

Monique Frances Holland (Formerly Pickering)

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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 10786 FOLIO 724 Security no : 124093849676L
Produced 19/11/2021 11:31 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 521419F.
PARENT TITLE Volume 10773 Folio 977
Created by instrument PS521419F 03/03/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MONIQUE FRANCES PICKERING of 1 KAITLYN COURT TRARALGON VIC 3844
AG254580L 18/12/2008

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AC616367F 21/01/2004

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

DIAGRAM LOCATION

SEE PS521419F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 1 KAITLYN COURT TRARALGON VIC 3844

DOCUMENT END

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PLAN OF SUBDIVISION

STAGE No.	LTO USE ONLY	PLAN NUMBER
	EDITION	PS 521419 F

LOCATION OF LAND

PARISH: TRARALGON

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 23 (PART)

CROWN PORTION: -

TITLE REFERENCES: VOLUME. FOLIO.

LAST PLAN REFERENCE/S: PS 516187 E (LOT 45)

POSTAL ADDRESS: DUXBURY DRIVE, TRARALGON. VIC. 3844

AMG Co-ordinates (of approx. centre of land in plan) E: 458 220 N: 5 773 790 GDA 94 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF LATROBE REF: 03371

1: This plan is certified under Section 6 of the Subdivision Act 1988.

~~2: This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /~~

3: This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE:

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 ~~has~~/has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in stage~~

Council Delegate
~~Council Seal~~
Date 24/ 2 / 2004

~~Re-certification under Section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~
~~Council Seal~~
~~Date / /~~

VESTING OF ROAD AND / OR RESERVE

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING This is not a staged subdivision.
Planning permit No. -

DEPTH LIMITATION:
DOES NOT APPLY.

SURVEY THIS PLAN IS NOT BASED ON SURVEY.

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK No.(s) -
IN PROCLAIMED SURVEY AREA No. -

EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land in this plan.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of
E-1	PIPELINE OR ANCILLARY PURPOSES	3·50	PS 516187 E - Section 136 of the WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-1	DRAINAGE	3·50	PS 516187 E	LOTS ON PS 516187 E

LTO USE ONLY

STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT

RECEIVED ☑

DATE 1 / 3 /04

LTO USE ONLY

PLAN REGISTERED

TIME 10·37am

DATE: 3 / 3 /04

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

KLUGE JACKSON CONSULTANTS PTY. LTD.
SURVEYORS AND ESTATE PLANNERS
45 MACALISTER STREET, SALE. 3850. (03) 5144 3877.
29 BREED STREET, TRARALGON. 3844. (03) 5174 4808.
119 JOHNSON STREET, MAFFRA. 3860. (03) 5147 2126.

LICENSED SURVEYOR: HANS PETER KLUGE

SIGNATURE ..... DATE: 27/08/03

REF: T03432-B VERSION: 1

FILE: E:\Data\2003\Traralgon\T03432\03432-B.pro

DATE / /
COUNCIL DELEGATE SIGNATURE

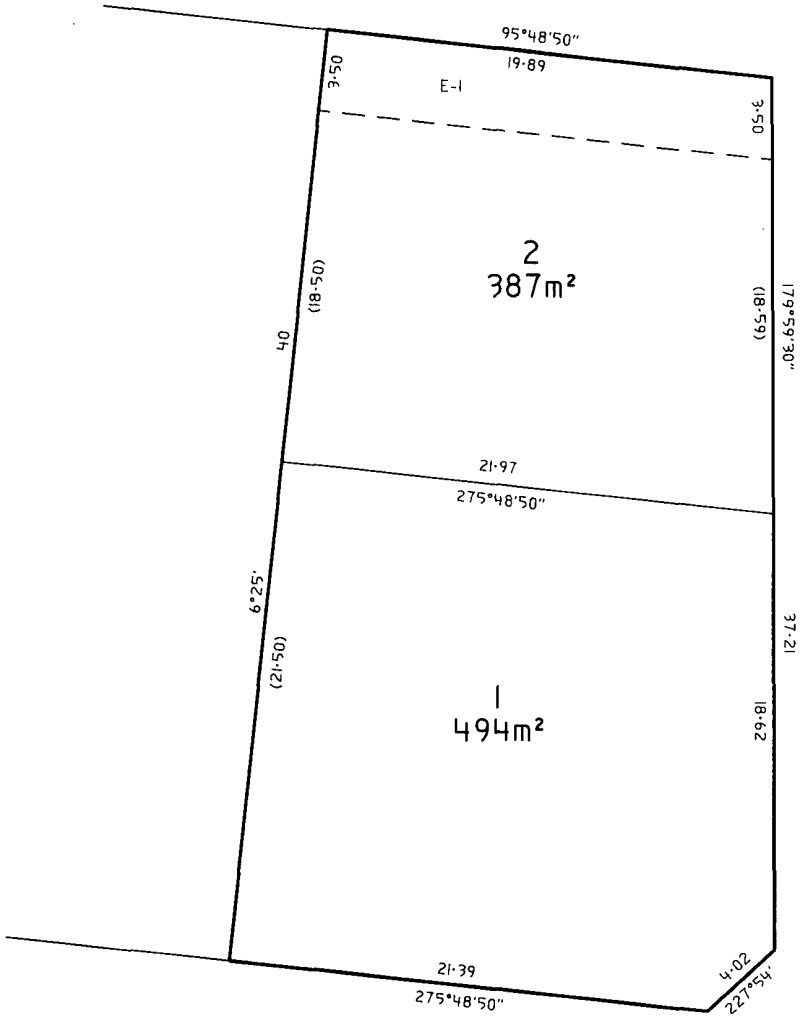
ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER
PS 521419 F



KLUGE JACKSON CONSULTANTS PTY. LTD.
SURVEYORS AND ESTATE PLANNERS
45 MACALISTER STREET, SALE, 3850. (03) 5144 3877.
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119 JOHNSON STREET, MAFFRA, 3860. (03) 5147 2126.

SCALE
2 0 2 4 6 8 10
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:200 | ORIGINAL SHEET SIZE A3

LICENSED SURVEYOR: HANS PETER KLUGE
SIGNATURE ..... DATE: 27/08/03
REF: T03432-B VERSION: 1
FILE: E:\Data\2003\Traralgon\T03432\03432-B.pro

SHEET 2 OF 2 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

OFFICE OF TITLES L.J.E. VICTORIA

Approved Form T2
Victorian Land Titles Office

AC616367F
21/01/2004 $211 45

Lodged by:
Name: RICHARD HORSEMAN PTY LTD
Phone: 5135 3300
Address: 154 Commercial Road
MORWELL
Ref: FCP 30432
Customer Code: 11052R

MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-
- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*
Lot 45 on Plan of Subdivision 516187E and being the land contained in Certificate of Title Volume 10773 Folio 977

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

Consideration:
$49,209.79

DAC616367F-1-6

Transferor: *(full name)*
HOBSONS RUN PTY. LTD. (ACN 099 849 224)

Transferee: *(full name and address including postcode)*
WILKAN EQUITIES PTY. LTD. (ACN 005 225 365) of 23 Central Park Avenue, Traralgon 3844

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant :
The Transferee for itself and its successors and transferees the registered proprietor or proprietors for the time being of the Land hereby transferred and or each part thereof **DO HEREBY COVENANT** with the Transferor its successors and transferees the registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 516187E (except Lot H) and each and every part thereof (other than the Land hereby transferred) that it shall not at any time allow or cause to be constructed on the Land or any part thereof any dwelling or other improvements built of second hand materials. **AND IT IS HEREBY AGREED** that the benefit of the foregoing covenant shall be attached to and run at law and in equity with the land comprised in Plan of Subdivision No. 516187E (except Lot H) so 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.

Continued on **T2 Page 2**

Approval No: 1842021A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY
$1742 Original Transfer of Land
Stamped with:$1,742.00
Trn:1700648 16-JAN-2004
SRO Victoria Duty, MDO

T2

OFFICE OF TITLES VICTORIA

Signed Cust. Code:

Law Perfect Pty Ltd

LJE

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Dated: 21/1/04

Execution and attestation

Executed by HOBSONS RUN PTY. LTD. by being)
signed by the person who is authorised to sign for)
the company:)

.....

Sole Director & Sole Company Secretary

Full name Grant Ernest McClure Williams

Usual address 45 Tulloch Way, Traralgon 3844

DAC616367F-2-4

Approval No: 1842021A

T2 Page 2

OFFICE OF TITLES VICTORIA

AC616367F
21/01/2004 $211 45

Law Perfect Pty Ltd

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ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of *Approved Form T2* dated 21/1/04 between HOBSONS RUN PTY. LTD. ACN 099 849 224 AND WILKAN EQUITIES PTY. LTD. ACN 005 225 365

Signatures of the parties

Panel Heading

THE COMMON SEAL of WILKAN EQUITIES PTY. LTD. was affixed in the presence of authorised persons:

seal

WILKAN EQUITIES PTY. LIMITED ACN 005 225 365 The Common Seal Of

Director .....

Full name Donald Grant Willett

Usual address 23 Central Park Avenue, Traralgon 3844

Secretary .....

Full name Kay Evelyn Willett

Usual address 23 Central Park Avenue, Traralgon 3844

DAC616367F-3-2

AC616367F
21/01/2004 $211 45

Approval No: 1842021A

A1

OFFICE OF TITLES VICTORIA

Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Valuation and Rates Notice

For the period 1 July 2021 to 30 June 2022

ABN: 92 472 314 133

LatrobeCity
a new energy

034 18861

Ms M F Pickering
1 Kaitlyn Ct
TRARALGON VIC 3844

Assessment number: 615948
Issue date: 27/08/2021

Property: 1 Kaitlyn Court, TRARALGON VIC 3844

Description: L 1 PS 521419
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): $330,000 Valuation date: 01/01/2021
Effective as at: 01/07/2021

Payments

Council rates and charges

General Rates Residential (0.00412032 x CIV)	$1,359.70
Municipal Charge	$142.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	$357.00

State government charges

Fire Service Property Levy - Residential (0.000059 x CIV)	$19.45
Fire Services Property Levy Fixed Charge	$114.00
EPA Victoria Landfill Levy	$24.80

Total outstanding $2,016.95

Your payment options:

Pay by instalment

Instalment 1 **Due: 30 Sept 2021**	$504.35
Instalment 2 Due: 30 Nov 2021	$504.20
Instalment 3 Due: 28 Feb 2022	$504.20
Instalment 4 Due: 31 May 2022	$504.20

OR

Full payment for 2021-22 rate period

Due date: 15 February 2022 $2,016.95

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.

L018861 039095 #80230

Payments made on or after 09 August 2021 may not be included

☐ **Full payment:** $2,016.95
☐ **Instalment:** $504.35

Assessment number: 615948
Property: 1 Kaitlyn Court, TRARALGON VIC 3844

BPAY Biller Code: 6072 Ref: 615948

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

Post Billpay Biller Code: 0359 Ref: 615948

Pay 24 hours a day by credit card:
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

*359 615948

Council Use Only

Direct debit

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

In person

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

Mail

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

Centrepay

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

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.

More information overpage

PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 19 November 2021 11:28 AM

PROPERTY DETAILS

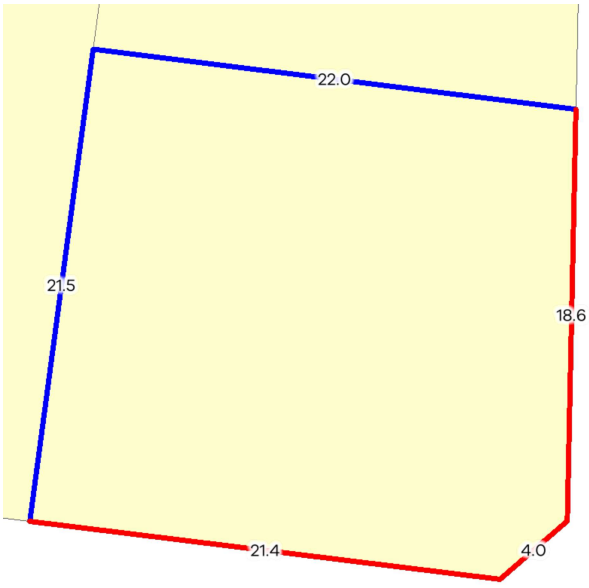
Address:	**1 KAITLYN COURT TRARALGON 3844**
Lot and Plan Number:	**Lot 1 PS521419**
Standard Parcel Identifier (SPI):	**1\PS521419**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**46029**
Directory Reference:	**Vicroads 696 F3**

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

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

SITE DIMENSIONS

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



Area: 494 sq. m
Perimeter: 88 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.

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

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

Planning Overlay: None

PROPERTY REPORT

Environment, Land, Water and Planning

Planning scheme data last updated on 16 November 2021.

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

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

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

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

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

Area Map



PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 19 November 2021 11:28 AM

PROPERTY DETAILS

Address:	**1 KAITLYN COURT TRARALGON 3844**
Lot and Plan Number:	**Lot 1 PS521419**
Standard Parcel Identifier (SPI):	**1\PS521419**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**46029**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 696 F3**

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**

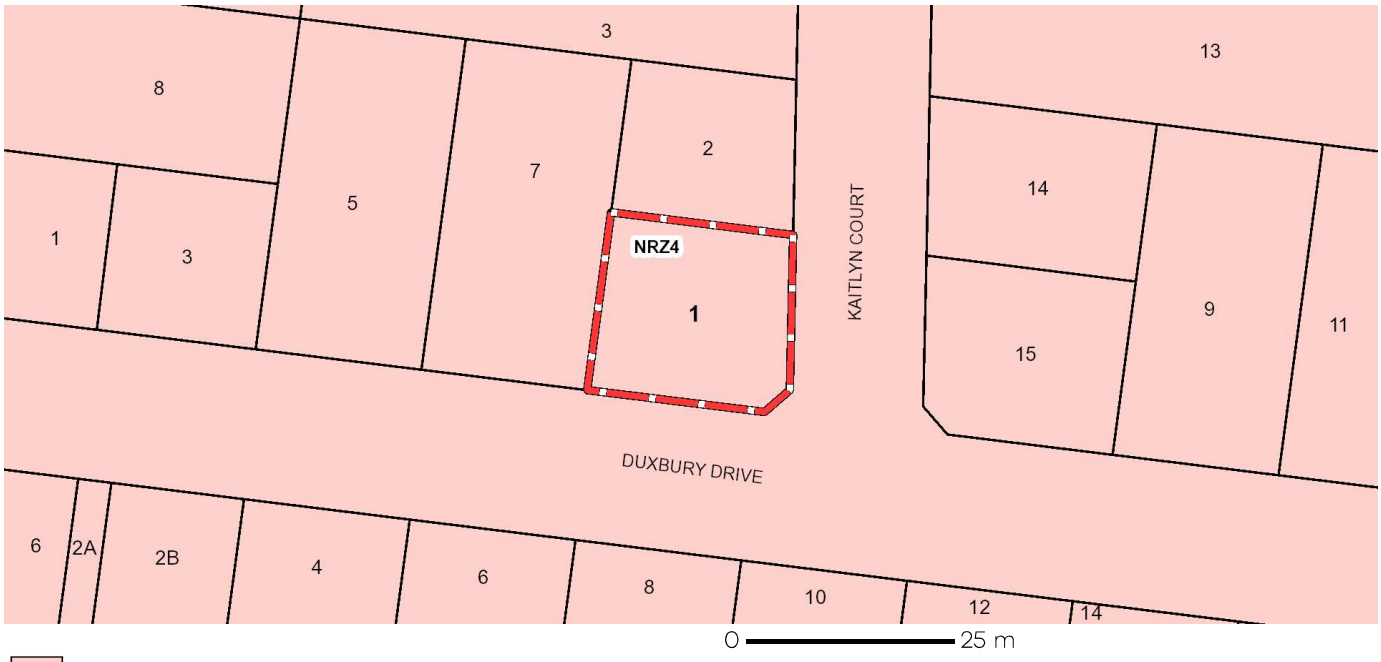
OTHER

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)



NRZ - Neighbourhood Residential

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

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PLANNING PROPERTY REPORT

Planning Overlays

No planning overlay found



Further Planning Information

Planning scheme data last updated on 16 November 2021.

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

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

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

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

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

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PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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



Designated Bushfire Prone Areas

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

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

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

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

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website 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 his property and the application of Clause 52.17 please visit the Native Vegetation Information Management system https://nvim.delwp.vic.gov.au/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

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

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Due diligence checklist

What you need to know before buying a residential property

Before you buy a home, you should be aware of a range of issues that may affect that property and impose restrictions or obligations on you, if you buy it. This checklist aims to help you identify whether any of these issues will affect you. The questions are a starting point only and you may need to seek professional advice to answer some of them. You can find links to organisations and web pages that can help you learn more, by visiting the Due diligence checklist page on the Consumer Affairs Victoria website (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

High density areas are attractive for their entertainment and service areas, but these activities create increased traffic as well as noise and odours from businesses and people. Familiarising yourself with the character of the area will give you a balanced understanding of what to expect.

Is the property subject to an owners corporation?

If the property is part of a subdivision with common property such as driveways or grounds, it may be subject to an owners corporation. You may be required to pay fees and follow rules that restrict what you can do on your property, such as a ban on pet ownership.

Growth areas

Are you moving to a growth area?

You should investigate whether you will be required to pay a growth areas infrastructure contribution.

Flood and fire risk

Does this property experience flooding or bushfire?

Properties are sometimes subject to the risk of fire and flooding due to their location. You should properly investigate these risks and consider their implications for land management, buildings and insurance premiums.

Rural properties

Moving to the country?

If you are looking at property in a rural zone, consider:

- Is the surrounding land use compatible with your lifestyle expectations? Farming can create noise or odour that may be at odds with your expectations of a rural lifestyle.
- Are you considering removing native vegetation? There are regulations which affect your ability to remove native vegetation on private property.
- Do you understand your obligations to manage weeds and pest animals?

Can you build new dwellings?

Does the property adjoin crown land, have a water frontage, contain a disused government road, or are there any crown licences associated with the land?

Is there any earth resource activity such as mining in the area?

You may wish to find out more about exploration, mining and quarrying activity on or near the property and consider the issue of petroleum, geothermal and greenhouse gas sequestration permits, leases and licences, extractive industry authorisations and mineral licences.

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

You should consider whether past activities, including the use of adjacent land, may have caused contamination at the site and whether this may prevent you from doing certain things to or on the land in the future.

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

You should compare the measurements shown on the title document with actual fences and buildings on the property, to make sure the boundaries match. If you have concerns about this, you can speak to your lawyer or conveyancer, or commission a site survey to establish property boundaries.

Planning controls

Can you change how the property is used, or the buildings on it?

All land is subject to a planning scheme, run by the local council. How the property is zoned and any overlays that may apply, will determine how the land can be used. This may restrict such things as whether you can build on vacant land or how you can alter or develop the land and its buildings over time.

The local council can give you advice about the planning scheme, as well as details of any other restrictions that may apply, such as design guidelines or bushfire safety design. There may also be restrictions – known as encumbrances – on the property's title, which prevent you from developing the property. You can find out about encumbrances by looking at the section 32 statement.

Are there any proposed or granted planning permits?

The local council can advise you if there are any proposed or issued planning permits for any properties close by. Significant developments in your area may change the local 'character' (predominant style of the area) and may increase noise or traffic near the property.

Safety

Is the building safe to live in?

Building laws are in place to ensure building safety. Professional building inspections can help you assess the property for electrical safety, possible illegal building work, adequate pool or spa fencing and the presence of asbestos, termites, or other potential hazards.

Building permits

Have any buildings or retaining walls on the property been altered, or do you plan to alter them?

There are laws and regulations about how buildings and retaining walls are constructed, which you may wish to investigate to ensure any completed or proposed building work is approved. The local council may be able to give you information about any building permits issued for recent building works done to the property, and what you must do to plan new work. You can also commission a private building surveyor's assessment.

Are any recent building or renovation works covered by insurance?

Ask the vendor if there is any owner-builder insurance or builder's warranty to cover defects in the work done to the property.

Utilities and essential services

Does the property have working connections for water, sewerage, electricity, gas, telephone and internet?

Unconnected services may not be available, or may incur a fee to connect. You may also need to choose from a range of suppliers for these services. This may be particularly important in rural areas where some services are not available.

Buyers' rights

Do you know your rights when buying a property?

The contract of sale and section 32 statement contain important information about the property, so you should request to see these and read them thoroughly. Many people engage a lawyer or conveyancer to help them understand the contracts and ensure the sale goes through correctly. If you intend to hire a professional, you should consider speaking to them before you commit to the sale. There are also important rules about the way private sales and auctions are conducted. These may include a cooling-off period and specific rights associated with 'off the plan' sales. The important thing to remember is that, as the buyer, you have rights.

(04/10/2016)

DATED 2021

MONIQUE FRANCES HOLLAND (FORMERLY PICKERING)

VENDORS STATEMENT

Property: **1 Kaitlyn Court, Traralgon 3844**

Littleton Hackford
Lawyers
115 Hotham Street
Traralgon Vic 3844
Tel: 03 5172 2444
Fax: 03 5174 9316
DX 84408 Traralgon
Ref: JD:211883