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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 Monash Street, Traralgon 3844	
Vendor's name	Arthur Vincent Habel	**Date** 28/5/20
Vendor's signature	A Habel.	
Vendor's name	Josephine Habel	**Date** 28/5/2020
Vendor's signature	DocuSigned by: J Habel 331BC599C906418...	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

BD Legal Solicitors
24 Hotham Street
TRARALGON VIC 3844
Tel: (03) 5176 1000
Fax: (03) 5176 1020
RB:NJ:LPD:200661

DocuSign Envelope ID: 2D464A67-04F9-4F3B-9479-99CC8E307712

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

	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 under section 192A of the *Building Act* 1993 if the square box is marked with an "X" ☐

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3.4 **Planning Scheme**

The required specified information is as follows:

Name of planning scheme	As Per The Attached Property Report
Name of responsible authority	Latrobe City Council
Zoning of the land	As Per The Attached Property Report
Name of planning overlay	As Per The Attached Property Report

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:

Not to the best of the Vendors knowledge.

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:

Not to the best of the Vendors knowledge.

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.

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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)

Copy register search statement V7742 F049

Copy of Plan PS017881

Latrobe City Council – Land Information Certificate

Gippsland Water – Water Information Statement

Property reports

Due Diligence

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State Government

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

VOLUME 07742 FOLIO 049

Security no : 124083273275Y
Produced 22/05/2020 09:04 AM

LAND DESCRIPTION

Lot 24 on Plan of Subdivision 017881.
PARENT TITLE Volume 07221 Folio 014
Created by instrument 2495896 04/06/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ARTHUR VINCENT HABEL
JOSEPHINE HABEL both of 3 THOMAS STREET TRARALGON
K738488 02/02/1984

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG029654Q 15/08/2008
WESTPAC BANKING CORPORATION

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 LP017881 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 MONASH STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	**plan**
Document Identification	**LP017881**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**22/05/2020 10:28**

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PLAN OF SUBDIVISION

OF CROWN ALLOTMENTS 6 7 & 9

TOWNSHIP OF TRARALGON

PARISH OF TRARALGON

COUNTY OF BULN BULN

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

V1003	F 526
V1003	F 527
V3848	F 518

COLOUR CODE

BL=BLUE G=GREEN
R1 & R2=BROWN P=PURPLE
Y=YELLOW R=RED
H=HATCH CH=CROSS HATCH

APPROPRIATIONS

THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART AS A RESERVE FOR THE USE OF PURCHASERS

THE LAND COLOURED BLUE & GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

NOTATIONS

The land colored blue is set apart for drainage and sewerage purposes and is 6 feet wide

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No:	A.R.T.	NEW EDN.
LOT 3	TRANSFER TO KING	TR 2379035		1
LOT 32	TRANSFER TO QUEEN	TR 2642934		1

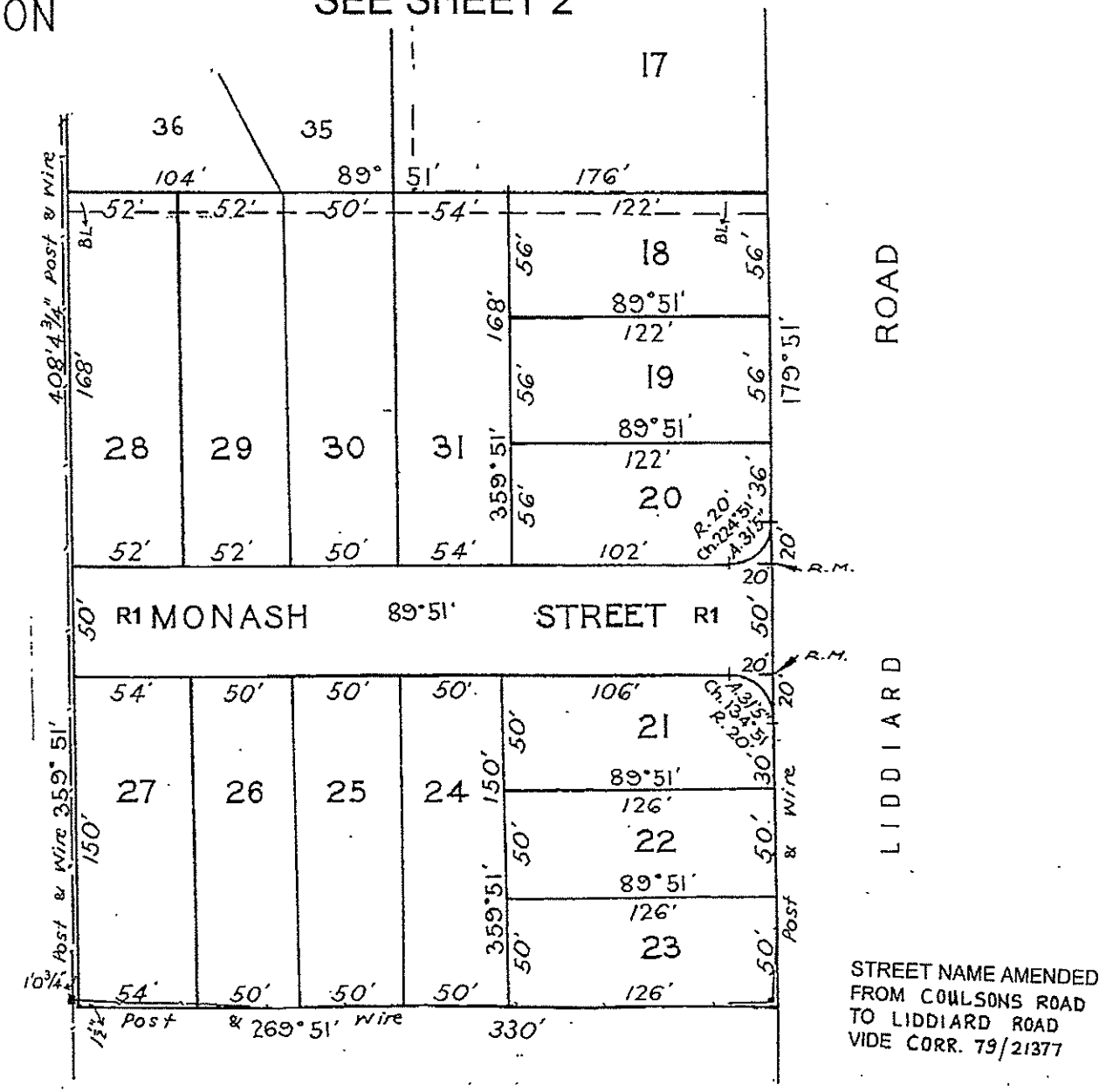
2 SHEETS
SHEET 1

LP 17881

EDITION 1

PLAN MAY BE LODGED 3-3-48

SEE SHEET 2



STREET NAME AMENDED FROM COULSONS ROAD TO LIDDIARD ROAD VIDE CORR. 79/21377

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
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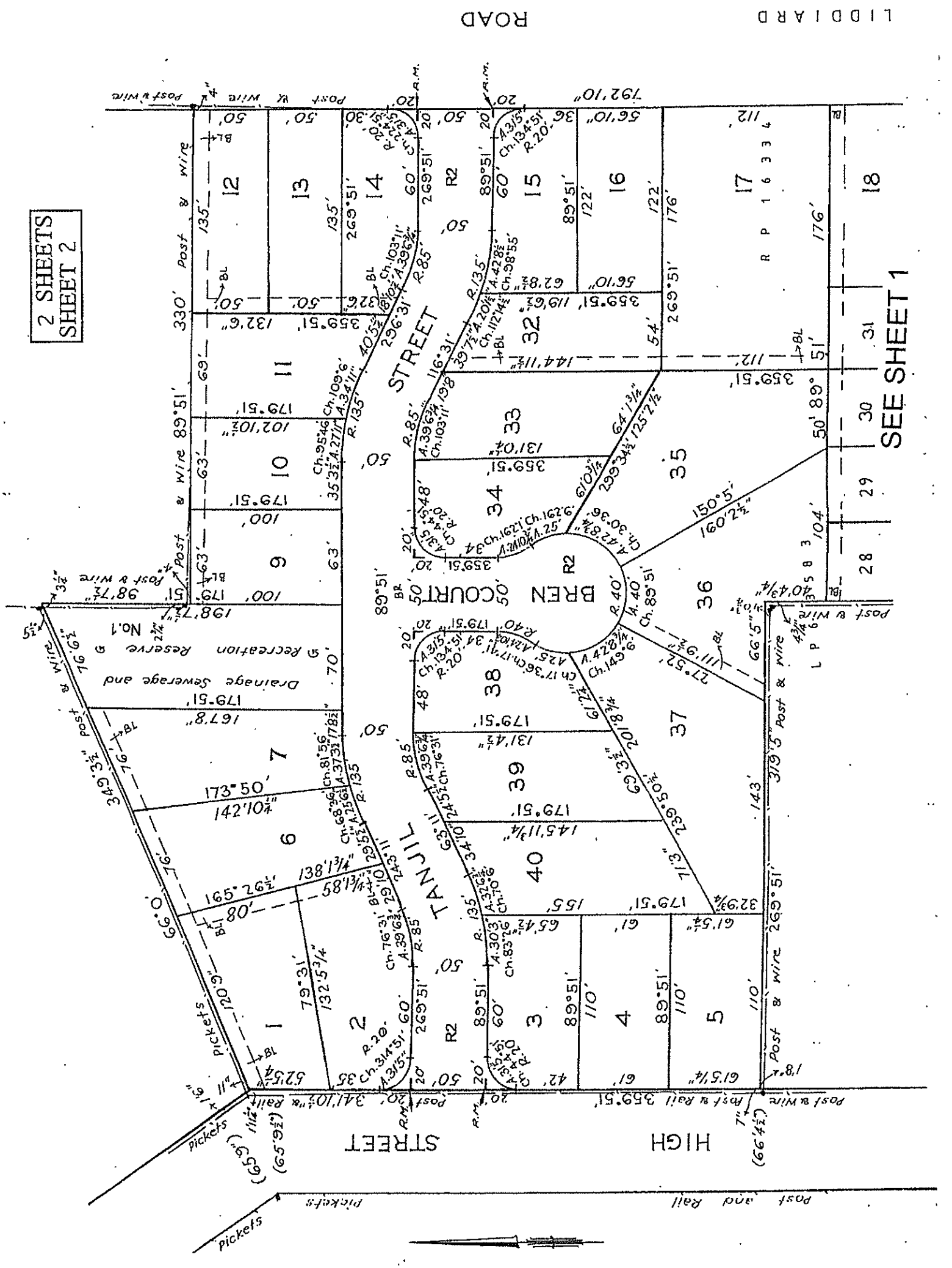

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LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

Latrobe City
a new energy

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
Post to PO Box 264, Morwell 3840
Email Address latrobe@latrobe.vic.gov au
Internet www.latrobe.vic.gov.au
AUSDOC DX217733 Morwell

LANDATA
DX 250639
MELBOURNE VIC

Assessment Number:	28854-8
Applicant's Reference:	37710900-011-9
Issue Date :	22-May-2020
Property Address:	1 Monash Street TRARALGON VIC 3844
Property Description:	L 24 LP 17881
Property Title:	CT-7742/049
Area:	673M2
Ward:	East
Owner:	Mr A V Habel and Mrs J Habel

Statement of Rates & Charges for the Year Ending 30-Jun-2020 are payable in full by 15-Feb-2020 (except where paying by instalments).

PLEASE NOTE:

- **This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 20-Aug-2020.**
- **Confirmation and variations will only be provided in writing. Please contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 1 week prior to settlement if an update is required.**
- **Latrobe City Council will not be held responsible for information provided verbally.**
- **Outstanding rates and charges for this account must be paid in full at settlement.**
- **If this account shows a credit balance, you must factor this into your settlement adjustment.**

Rates & Charges:

Arrears Legal Fees	$	0.00
Other Arrears B/forward	$	2.30
General Rates	$	877.65
Garbage Charge	$	373.30
Municipal Charge	$	140.00
Fire Service Property Levy	$	123.40
Current Interest	$	0.00
Rebates	$	-285.15
Arrears Interest	$	0.00
Special Rates & Charges	$	0.00
Legal Fees	$	0.00
Less Cash Paid	$	-1,229.00
Total Amount Due	**$**	2.50

This property currently has been granted a pension rebate. In order to continue receiving the pension rebate the applicant must satisfy the eligibility criteria.

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LatrobeCity
a new energy

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
Post to PO Box 264, Morwell 3840
Email Address latrobe@latrobe.vic.gov au
Internet www.latrobe.vic.gov.au
AUSDOC DX217733 Morwell

Assessment Number: 28854-8
Applicants' Ref.: 37710900-011-9
Date: 22-May-2020
Property Address: 1 Monash Street
TRARALGON VIC 3844

Property Valuations:

Description		Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	$	188,000	01-Jan-2019	01-Jul-2019
SITE VALUE	$	103,000	01-Jan-2019	
NET ANNUAL VALUE	$	9,400	01-Jan-2019	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 1958, Local Government Act 1989, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There ARE NO monies owed for works under The Local Government Act 1958.
3. There IS NO potential liability for rates under The Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under Section 173, 174, 174A of The Local Government Act 1989.
5. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Latrobe City Council, for recreational purposes under Section 18 of The Subdivision Act 1988 or The Local Government Act 1958.
6. There ARE NO monies owed under Section 227 of The Local Government Act 1989.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges and other monies owing and any orders or notices made under The Local Governments Act 1958, The Local Government Act 1989 or under a local law of the Latrobe City Council and specified flood level by Latrobe City Council (if any).

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip other Flooding information or Service Easements. Information regarding these matters may be available from the Latrobe City Council or the relevant Authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to The Local Government Act 1989, Local Laws or any other legislation.

Authorised Officer

BPAY **Biller Code: 6072**
Ref: 288548

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

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

27 May 2020

Your Reference : 37833073-024-0
Our Reference: 00120215-01

Landata

Victorian Land Registry Services Level 12, 2 Lonsd

MELBOURNE VIC 3000

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 1 Monash St Traralgon Vic 3844
Information Statement No: 132044

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Section 158 Statement

(Water Act 1989)

Date of Issue:	27/05/2020	**Your Reference :**	37833073-024-0
Information Statement No:	132044	**Our Reference:**	00120215-01

Property Address: 1 Monash St Traralgon Vic 3844
Property Details: Lot 24 Plan LP17881
Settlement Date: 30/06/2020

The following items relate to Section 158 of the *Water Act 1989*:

- ⇨ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇨ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act* 1989 PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

INFORMATION STATEMENT

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Financial Statement

Date of Issue:	27/05/2020	**Your Reference :**	37833073-024-0
Information Statement No:	132044	**Our Reference:**	00120215-01

Property Address: 1 Monash St Traralgon Vic 3844
Property Details: Lot 24 Plan LP17881
Settlement Date: 30/06/2020

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:	
Brought Forward Balance	287.51
Sewer Scheme Charges	0.00
Adjustable Charges:	
Water Service Charges	58.96
Wastewater Service Charges	270.90
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00
Non Adjustable Charges:	
Wastewater Volumetric Charges	0.00
Notional / Usage Charges	66.38
Miscellaneous / Adjustments / Credits	-397.15
Total Outstanding	**286.60**

(Please note: CR denotes a credit)

BPAY **Biller Code: 3475**
REF: 3680 0000 1202 1501 3
Pay by savings or credit card

Gippsland Water Authorised Officer: _____ Date: 27 May 2020

GIPPSLAND WATER Solicitors Updates Online Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax: (03) 5174 0103

Email: contactus@gippswater.com.au
www.gippswater.com.au
ABN : 75 830 750 413

Important Information

Gippsland Water Billing Periods:
Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water Tariffs:
Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and Non Adjustable Charges:
Service charges listed under the Adjustable Charges section are fixed charges that are applicable to that property e.g. Water Availability Charges. Any charge listed as a Non Adjustable charge on the Information Statement is a charge that is specific to the customer e.g. Notional/usage charges, these charges do not need to be adjusted.

Payment of Gippsland Water Accounts:
Gippsland Water requires payment of outstanding charges within 10 working days of settlement taking place. Any outstanding charges that remain unpaid, including uncleared or dishonoured payments, will be transferred to the purchaser's account. Any enquiries relating to the transfer of outstanding charges will be referred to the purchaser's solicitor.

Notice of Property Transfer:
Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Please ensure notices of disposition/acquisition are forwarded within 10 working days of settlement taking place.

Validity of the Information Statement:
All information contained in this certificate will be valid only to the end of the next billing period after the date of issue of this Information Statement.

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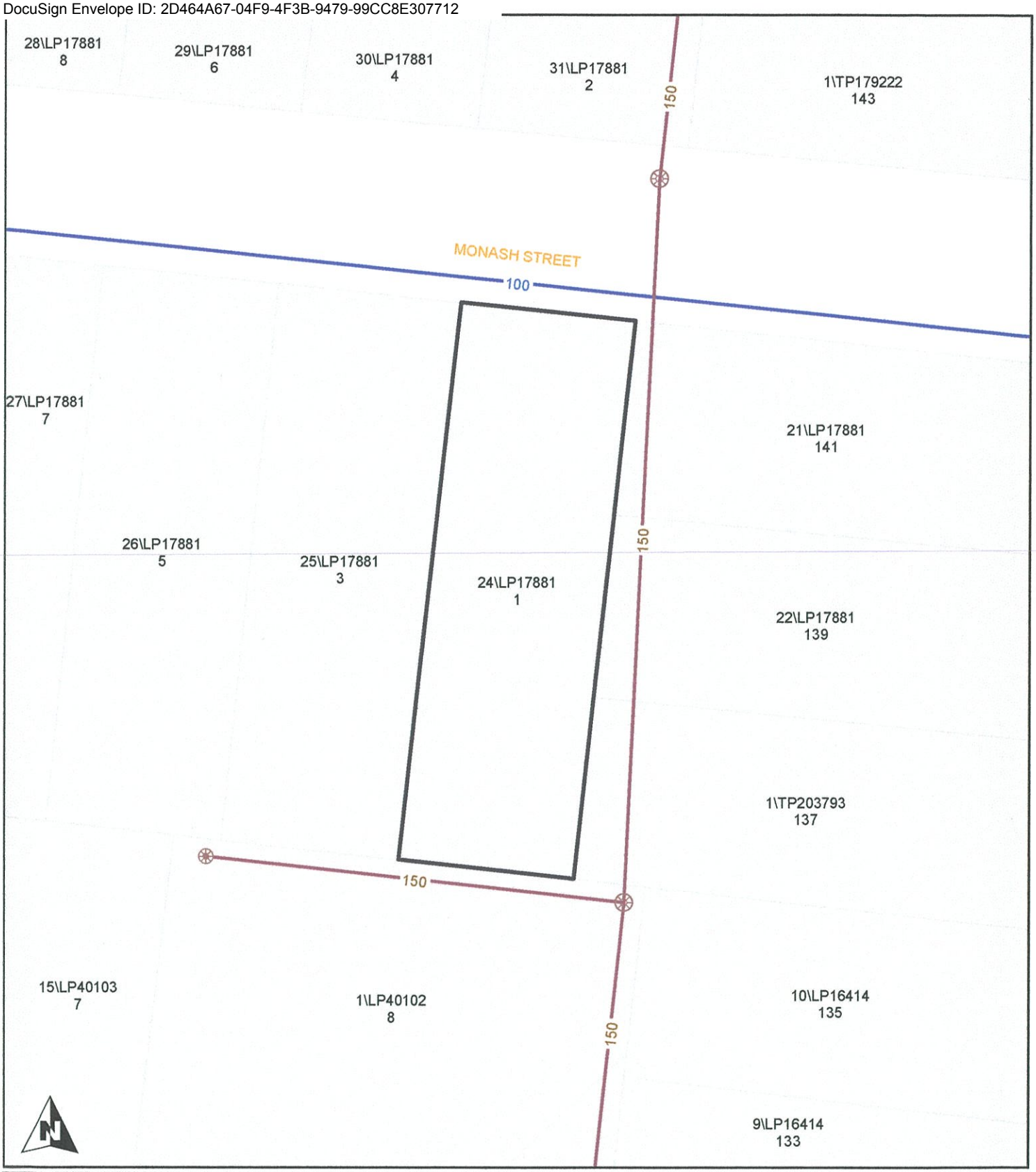

Gippsland Water Asset Plan

1 Monash St Traralgon
Information Statement No: 132044
Date Issued: 27/05/2020

GIPPSLAND WATER

Water Pipes	Sewer Pipes	House Discharge Line		
Reticulation	Gravity	House Discharge Line	Maintenance Point	Collection Tank
Distribution	Pressure		Manhole	
Transfer	Rising Main		Pipe End	

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the infromation. Any persons using this information should make their own site investigation and accommodate their works accordingly.

DocuSign Envelope ID: 2D464A67-04F9-4F3B-9479-99CC8E307712

Land.vic.gov.au

Property Report from www.land.vic.gov.au on 13 February 2019 09:37 AM

Address: 1 MONASH STREET TRARALGON 3844
Lot and Plan Number: Lot 24 LP17881
Standard Parcel Identifier (SPI): 24\LP17881
Local Government (Council): LATROBE **Council Property Number:** 28854
Directory Reference: VicRoads 696 K7

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

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

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water
Urban Water Corporation: Gippsland Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)
Planning Overlay: None

Planning scheme data last updated on 6 February 2019.

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

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

The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online

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

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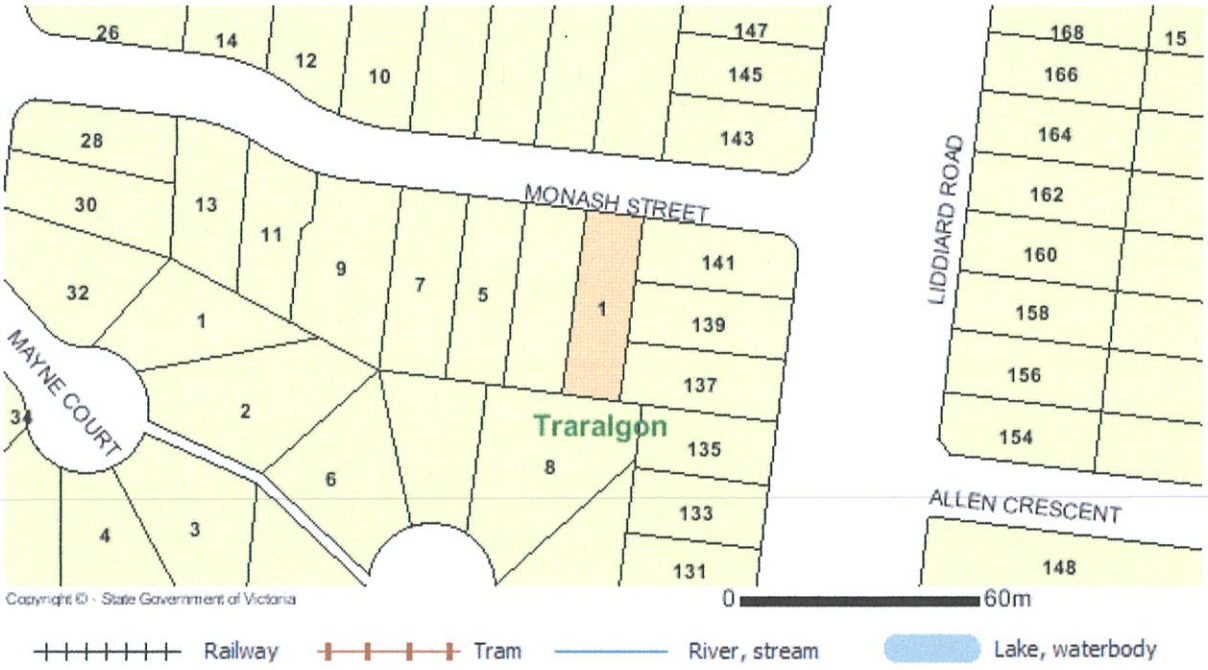
Area Map



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PLANNING PROPERTY REPORT

VICTORIA State Government | Environment, Land, Water and Planning

From www.planning.vic.gov.au on 13 February 2019 09:38 AM

PROPERTY DETAILS

Address:	**1 MONASH STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 24 LP17881**
Standard Parcel Identifier (SPI):	**24\LP17881**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**28854**
Planning Scheme:	**Latrobe** planning-schemes.delwp.vic.gov.au/schemes/latrobe
Directory Reference:	**VicRoads 696 K7**

UTILITIES

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

STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential | PPRZ - Public Park & Recreation | PUZ2 - Public Use - Education

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 Overlay

None affecting this land



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

Further Planning Information

Planning scheme data last updated on 6 February 2019.

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

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

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

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

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

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Designated Bushfire Prone Area

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



Designated Bushfire Prone Area

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

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

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

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

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

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

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

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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.

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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)

CONSUMER AFFAIRS VICTORIA