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	101 Kay Street, Traralgon 3844	
Vendor's name	Boris Manasievski	**Date** 16/10/19
Vendor's signature	B. Manasievski	
Vendor's name	Janette Emelie Manasievski	**Date** 16/10/19
Vendor's signature	Janette Emelie Manasievski	
Purchaser's name		**Date** / /
Purchaser's signature		
Purchaser's name		**Date** / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) Their total does not exceed: $2,700.00 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.

(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 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):

Are contained in the attached certificate.

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 7397 Folio 247
3. Copy Plan
4. Building Permit
5. Certificate of Final Inspection
6. Builders Warranty Insurance
7. Property Report
8. Planning Property Report
9. Copy Rate Notice - Latrobe City Council
10. Copy Water Rates Notice - Gippsland Water

GST WITHHOLDING – SUPPLIER NOTIFICATION

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

To :	The Purchaser
Property :	Lot Plan being Volume 7397 Folio 247
	101 Kay Street, Traralgon
From :	Boris MANASIEVSKI and Janette Emelie MANASIEVSKI
Of :	101 Kay Street, 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 :	Boris MANASIEVSKI and Janette Emelie MANASIEVSKI
ABN :	
Amount to be withheld :	$
	(and being 1/7 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

B. Manasievski Janette Emelie Manasievski

Boris MANASIEVSKI and Janette Emelie MANASIEVSKI

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

VOLUME 07397 FOLIO 247 Security no : 124079783037L
Produced 16/10/2019 04:47 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 537938C (formerly known as part of Lot 31 on Plan of Subdivision 004399, part of Lot 32 on Plan of Subdivision 004399).
PARENT TITLE Volume 07185 Folio 944
Created by instrument 2297013 24/04/1950

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
BORIS MANASIEVSKI of 101 KAY ST TRARALGON
As to 1 of a total of 2 equal undivided shares
Sole Proprietor
JANETTE EMELIE MANASIEVSKI of 101 KAY ST TRARALGON
P922170A 26/07/1990

ENCUMBRANCES, CAVEATS AND NOTICES

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 TP537938C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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Delivered by LANDATA®. Land Use Victoria timestamp 16/10/2019 16:49 Page 1 of 1
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TITLE PLAN		EDITION 1	TP 537938C

Location of Land

Parish: TRARALGON
Township:
Section:
Crown Allotment: 48A(PT)
Crown Portion:

Last Plan Reference: LP4399
Derived From: VOL 7397 FOL 247
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

All that piece of Land, delineated and coloured red on the map in the margin being part of Lots 31 and 32 on Plan of Subdivision No.4399 lodged in the Office of Titles and being part of Crown Allotment Forty-eight[A] Parish of Traralgon County of Buln Buln - Together with a right of carriage way over Fairview Street coloured brown on the said Plan of Subdivision

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 19/06/2000
VERIFIED: GB

COLOUR CODE
R = RED

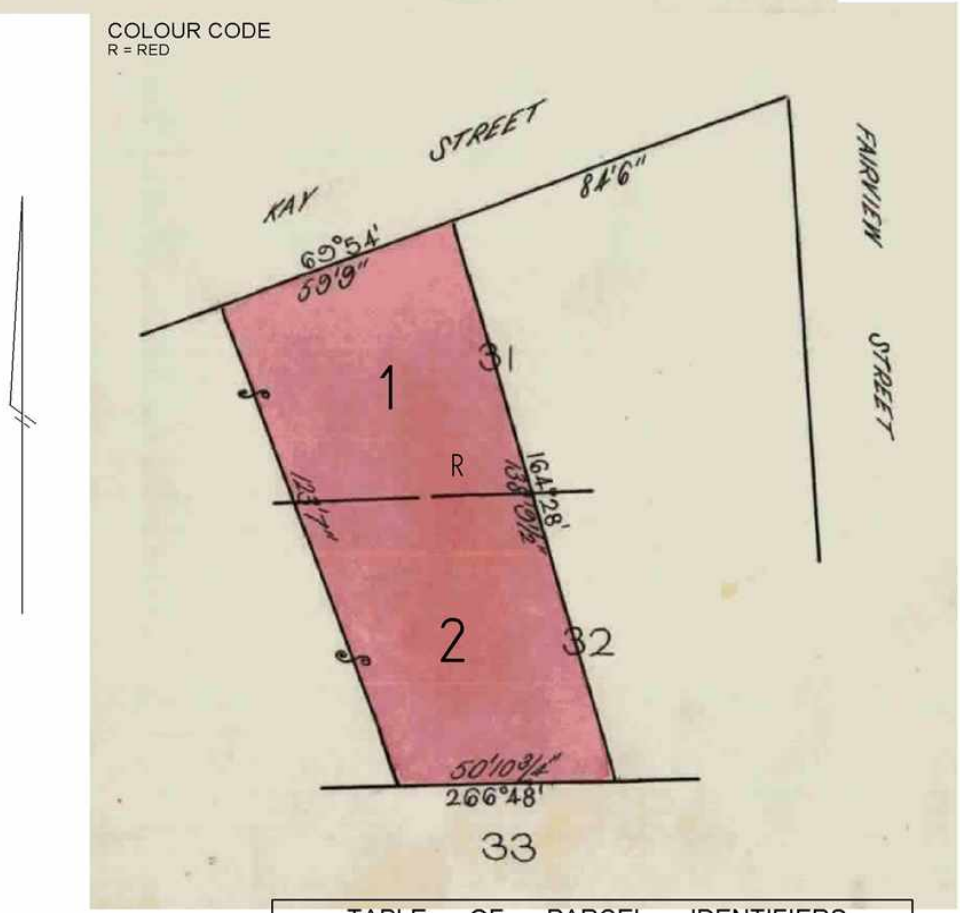


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 31 (PT) ON LP4399
PARCEL 2 = LOT 32 (PT) ON LP4399

LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

Watershed
Building Consultants

Watershed Building Consultants ACN 118 532 755
Suite 2 / 75 Robinson Street, Dandenong Vic 3175
P 03 9791 3355 F 03 9791 4495 W watershedbc.com.au
6a Seymour Street, Traralgon Vic 3844
P 03 5176 5888 F 03 5176 5999 W watershedbc.com.au

FORM 2
Building Act 1993 Building Regulations 2006, Regulation 313

BUILDING PERMIT No. BS-U1590/20131115/0 ISSUED 06/11/2013
JOB NUMBER: 13/01397

Issued to
Owner/Agent of owner **Johns Lyng Group** Telephone **5127 1115**
Postal address **11 Lloyd Street, MOE** Postcode **3825**

Ownership details
Owner **Janette & Boris Manasievski** Telephone **5174 0658**
Postal address **101 Kay Street, TRARALGON** Postcode **3844**

Property details
Number **101** Street/road **Kay Street** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **1 & 2** LP/PS Volume Folio
Municipal District **Latrobe City Council** Unique Property Identifier

Builder[1]
Name **David Cameron** Telephone **92720000**
Address **1 Williamson Road, DONCASTER** Postcode **3108**

Details of building practitioners and architects
(a) to be engaged in the building work[2]

Name	Company	Category / Class	Registration No.
David Cameron	Johns Lyng Insurance Builders	Builder	DB-U16210

(b) who were engaged to prepare documents forming part of the application for this permit[3]

Name	Company	Category / Class	Registration No.
Emmanuel Dellas	Emmanuel Dellas Consulting Engineers	Civil Engineer	EC 22717
David Cameron	Johns Lyng Insurance Builders	Builder	DB-U16210

Details of domestic building work insurance[4]
The issuer or provider of the required insurance policy is **QBE Insurance** and the policy number is **570042362BWI-471**.

Details of relevant planning permit
Planning permit no. N/A Date of grant of planning permit.

Nature of building work
Description of building work **Shed** Stage of building work permitted all
Cost of building work **$25,599** Total floor area of new building work **52 m²**

Building Classification

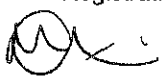
BCA	BCA Desc	NOW	Part
10a	Garage, carport, shed or storage facility	Re-erection	All of replacement shed

Commencement and completion:
This building work must commence by: **06/11/2014**
This building work must be completed by: **06/11/2015**

Inspection requirements
The mandatory notification stages are:
Prior to placing a footing - concrete pads
Completion of steel frame
Final upon completion of all building work

Occupation or use of building
A certificate of final inspection is required prior to the occupation or use of this building

Relevant building surveyor
Name: M D Curtain Registration No. BS-U1590

Signature: 

NOTES

Note 1: Under regulation 317 the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. They must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
Note 2: Under regulation 318 an owner of a building or land, for which a building permit has been issued, must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
Note 3: Include building practitioners with continuing involvement in the building work.
Note 4: Include only building practitioners with no further involvement in the building work.
Note 5: Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than $12,000) must be covered by an insurance policy as required under section 135 of the **Building Act 1993**.

Conditions of Approval
Building Permit No. BS-U1590/20131115/0

1. The building permit has been issued pursuant to the *Building Act 1993*, the *Building Regulations 2006* and the *National Construction Code Series, Building Code of Australia 2013 - Volume 2*; and
2. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
3. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
4. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling; and
5. All new downpipes are to be connected to the legal point of discharge via the existing stormwater drainage system; and
6. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by the adjoining owner; and
7. It is the responsibility of the owner to comply with any covenant which may exist on the property title. A building surveyor is not responsible for the enforcement of a covenant.

Watershed
Building Consultants

Watershed Building Consultants ACN 118 532 755

Suite 2 / 75 Robinson Street DANDENONG VIC 3175
PO Box 7004 DANDENONG VIC 3175
P 03 9791 3355 F 03 9791 4495 E dandenong@watershedbc.com.au

6a Seymour Street TRARALGON VIC 3844
PO Box 9282 TRARALGON VIC 3844
P 03 5176 5888 F 03 5176 5999 E traralgon@watershedbc.com.au

FORM 7
Regulation 1006
Building Act 1993
Building Regulations 2006

Certificate of Final Inspection

For Building Permit Number: BS-U1590/20131115/0
Job No. 13/01397

Property Details
Number: 101 **Lot:** 1 & 2 **LP/PS:** **Vol:** **Folio:**
Street:: Kay Street **Suburb:** TRARALGON **Postcode:** 3844
Municipality: Latrobe City Council

Description Of Building Work
Shed

Classification Of Building Work

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	Re-erection	All of replacement shed

Directions
All directions under Part 4 of the Building Act 1993 have been complied with.

Relevant Building Surveyor

Name: M D Curtain **Registration No.** BS-U1590

Signature:

Certificate Number: 20131115/0 **Date Of Issue:** 07 August 2015
Date Of Inspection: 04 August 2015

Conditions:

vmia
Risk Management and Insurance
ABN 39 682 497 841
Phone: 1300 363 424

Domestic Building Insurance Certificate of Insurance

Policy Number 570042362BWI-471

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545

QBE

JANETTE & BORIS MANASIEVSKI
101 KAY ST
TRARALGON 3844

Account Number
57BWMBA00
Date Issued
04/10/2013

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work	ALTERATIONS AND ADDITIONS STRUCTURAL
At the property	101 KAY STREET TRARALGON VIC 3844
Carried out by the builder	JOHNS LYNG INSURANCE BUILDING ABN: 70 097 531 769
	Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.
For the building owner	JANETTE & BORIS MANASIEVSKI
Pursuant to a domestic building contract dated	02/10/2013
For the contract price of	$26,000.00
Type of cover	Cover is only provided if JOHNS LYNG INSURANCE BUILDING has died, becomes insolvent or has disappeared*
Period of cover	Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes: • Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects* • Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*
The maximum policy limit for all claims made under this policy is	$200,000 all inclusive of costs and expenses*
The maximum policy limit for all claims for non-completion of the domestic building works is	20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

001158-02-000010

QM1824-1207

Valuation and Rates Notice

For the period 1 July 2019 to 30 June 2020

ABN: 92 472 314 133

Mr B Manasievski and Mrs J E Manasievski
PO Box 889
TRARALGON VIC 3844

034
I015548
R4_3301

Assessment number: 276 667
Issue date: 08/08/2019

Property: 101 Kay Street, TRARALGON VIC 3844

Description: L 1 TP 537938, L 2 TP 537938
AVPCC: 110 - Detached Home
(See reverse)

Valuation date: 01/01/2019
Capital Improved Value (CIV): $259,000 Effective as at: 01/07/2019

Payments

Council rates and charges

General Rates Charge	(0.00466836 x CIV)	$1,209.10
Municipal Charge		$140.00
Garbage Charge		$352.00
State Government Concession		-$235.15

State government charges

Fire Service Property Levy - Residential	(0.00006600 x CIV)	$17.10
Fire Services Property Levy Fixed Charge		$111.00
EPA Victoria Landfill Levy		$21.30
State Government Concession		-$50.00
Total outstanding		**$1,565.35**

Any payments made on or after 19 July 2019 may not be included in the balance on this notice.

Your payment options:

Pay by instalment

Instalment 1
Due: 30 Sept 2019
$391.45

Instalment 2 Due: 30 Nov 2019	$391.30
Instalment 3 Due: 28 Feb 2020	$391.30
Instalment 4 Due: 31 May 2020	$391.30

OR

Full payment for 2019-20 rate period
Due date: 15 February 2020 **$1,565.35**

☐ **Full payment:** $1,565.35
☐ **Instalment:** $391.45

Assessment number: 276 667
Property: 101 Kay Street, TRARALGON VIC 3844

BPAY Biller Code: 6072 Ref: 276 667

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

Post Billpay Biller Code: 0359 Ref: 27 6667

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

POSTbillpay
Payment by instalment *359 276667

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.

Register for email rates notices

latrobe.enotices.com.au
Ref: 88149FE14Q

More information overpage

GIPPSLAND WATER

55 Hazelwood Road, PO Box 348, Traralgon Vic 3844 ABN 75 830 750 413

Customer Enquiries 1800 050 500
Customers outside Victoria (03) 5177 4600
Service Faults 24hrs 1800 057 057
Email: contactus@gippswater.com.au
Website: www.gippswater.com.au

J Manasievski & B Manasievski
Po Box 889
TRARALGON VIC 3844

034
I000601
R1_1247

Account Number: 0010421401

Amount Due: $330.72
Current Charges Pay By: 09/10/2019

Invoices are issued 3 times per year.
Approximate next meter reading:
09/01/2020

Account Summary

101 Kay St Traralgon Vic 3844

Tax invoice number	5275721
Service charge period	01/07/2019 to 31/10/2019
Meter read period	08/05/2019 to 09/09/2019

Water Usage Treated *(Refer to back of account)*	**$111.39**
Water Service Charge *(Water treatment and supply)*	**$58.96**
Wastewater Service Charge *(Sewerage treatment and disposal charge)*	**$270.90**
TOTAL CURRENT CHARGES	**$441.25**
Rebate concession granted	**$110.53CR**
Total account	**$330.72**
Total price includes GST of	**$0.00**

**Indicates taxable supply*

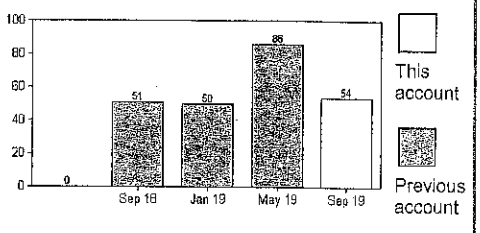
Payment Summary

Last account	$398.92
Thank you for your payment	$398.92CR
Balance Due	$0.00
Current Charges	$330.72
AMOUNT DUE	**$330.72**
Total includes GST	$0.00

Payments made on or after 11/09/2019 will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT

Average daily water usage	**0.4355 kL/day**
Average cost for water usage	**$0.90/day**

Your Charges Explained

WATER USAGE: The charge for the amount of water used at the property as recorded by the water meter.

WATER SERVICE AND WASTEWATER SERVICE: The charges for Gippsland Water to maintain water quality, to undertake maintenance and construction of water and wastewater mains, and responsibly dispose of the wastewater from your property with the exception of properties serviced by septic tank systems.

Payment Assistance

We understand there are times customers have difficulty in meeting bill payment. Our Customer Care Program is designed to assist you at such times. Please call **1800 050 500** and speak to our Customer Contact team.We look forward to assisting you.

Payment Slip

* 368 00104214016

J Manasievski & B Manasievski

GST Inclusive Amount Due: **$330.72**

Account Number:	0010421401
Tax Invoice Number:	5275721
Date of Issue:	11/09/2019
Current Charges Pay By:	09/10/2019

Property Report from www.land.vic.gov.au on 16 October 2019 04:51 PM

Lot and Plan Number: Lot 1 TP537938
Address: 101 KAY STREET TRARALGON 3844
Standard Parcel Identifier (SPI): 1\TP537938
Local Government (Council): LATROBE **Council Property Number:** 27666 (Part)
Directory Reference: VicRoads 696 F5

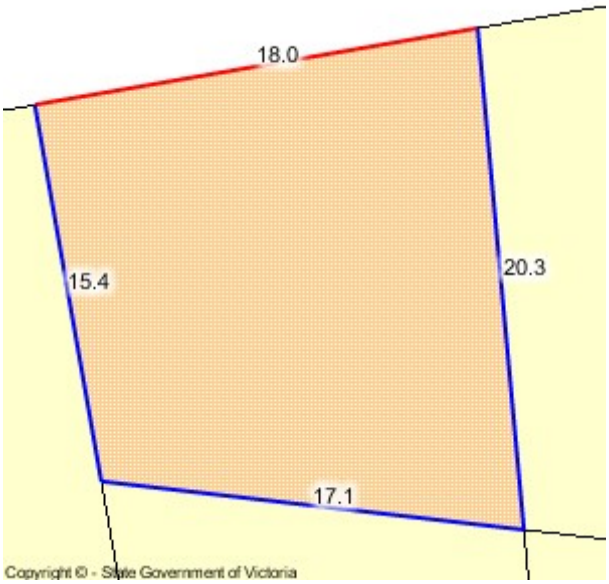
Note: This parcel is part of a property. For property details get the free Basic Property Report at Property Reports

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

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

Site Dimensions

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



Area: 308 sq. m
Perimeter: 70 m

For this parcel:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at
Title and Property Certificates

Parcel Details

This is 1 parcel of 2 parcels comprising the property.The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI
*Lot 1 TP537938	1\TP537938
Lot 2 TP537938	2\TP537938

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MORWELL

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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 9 October 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

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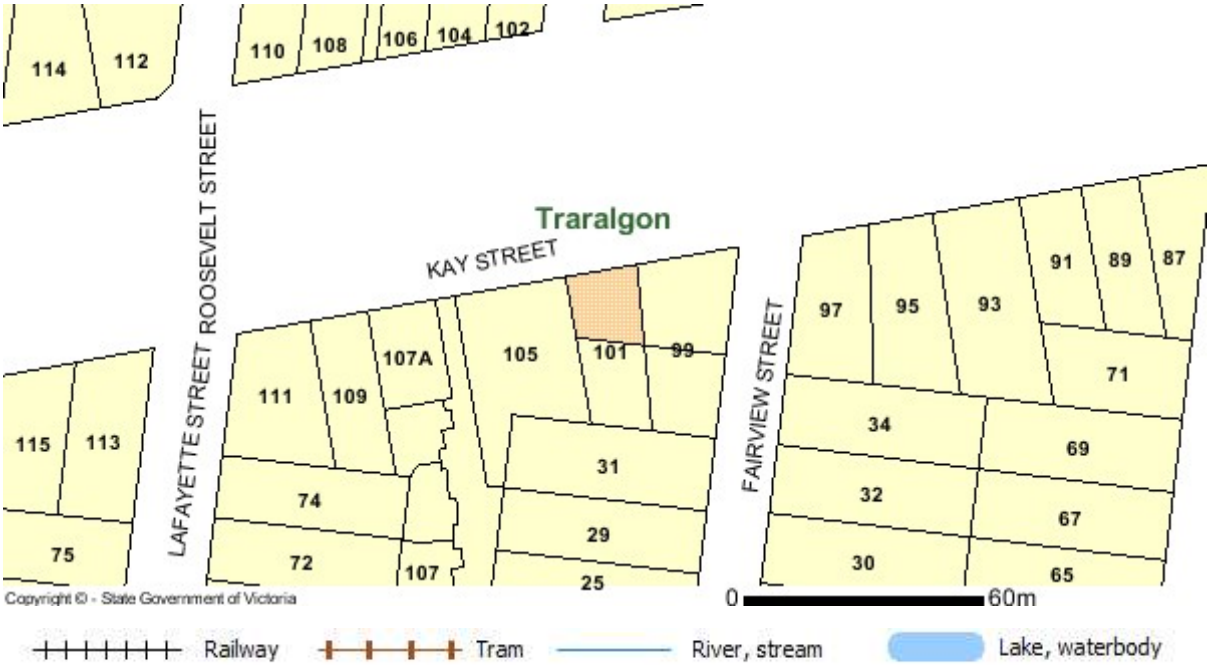
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For other information about planning in Victoria visit www.planning.vic.gov.au

Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 16 October 2019 04:54 PM

PROPERTY DETAILS

Lot and Plan Number:	**Lot 1 TP537938**
Address:	**101 KAY STREET TRARALGON 3844**
Standard Parcel Identifier (SPI):	**1\TP537938**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**27666** (Part)
Planning Scheme:	**Latrobe** planning-schemes.delwp.vic.gov.au/schemes/latrobe
Directory Reference:	**VicRoads 696 F5**

This parcel is one of 2 parcels comprising the property. For full parcel details get the free Basic Property report at Property Reports

UTILITIES

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

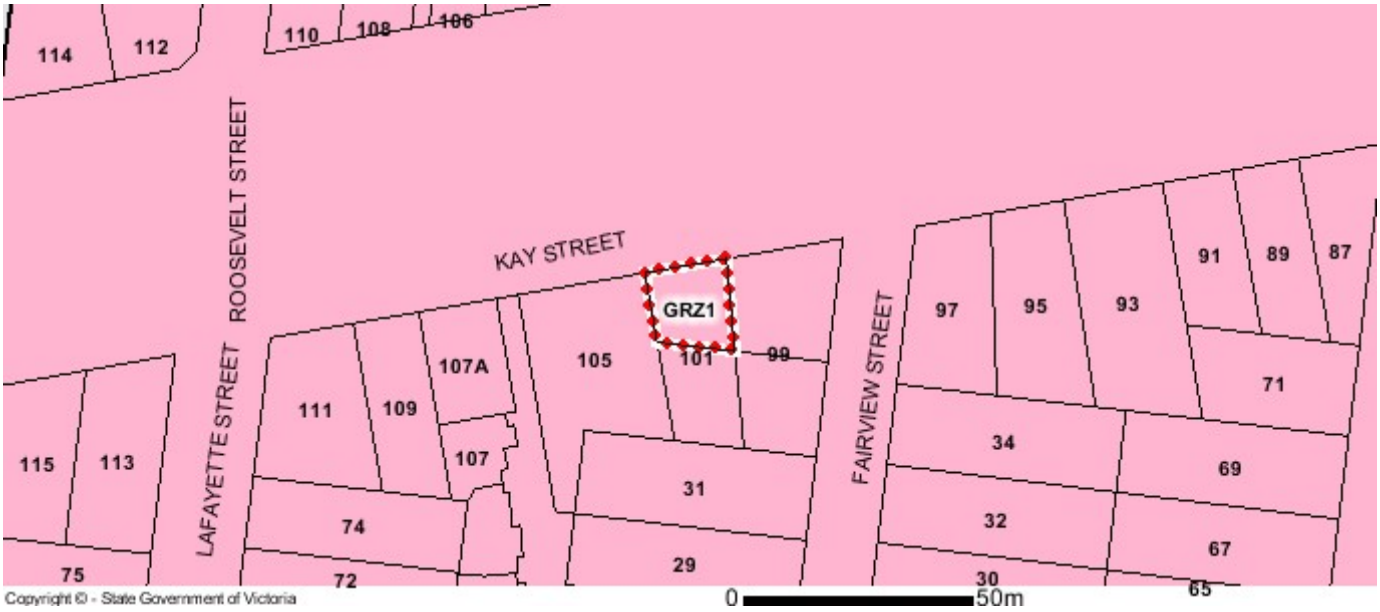
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

PUZ4 - Public Use - Transport

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

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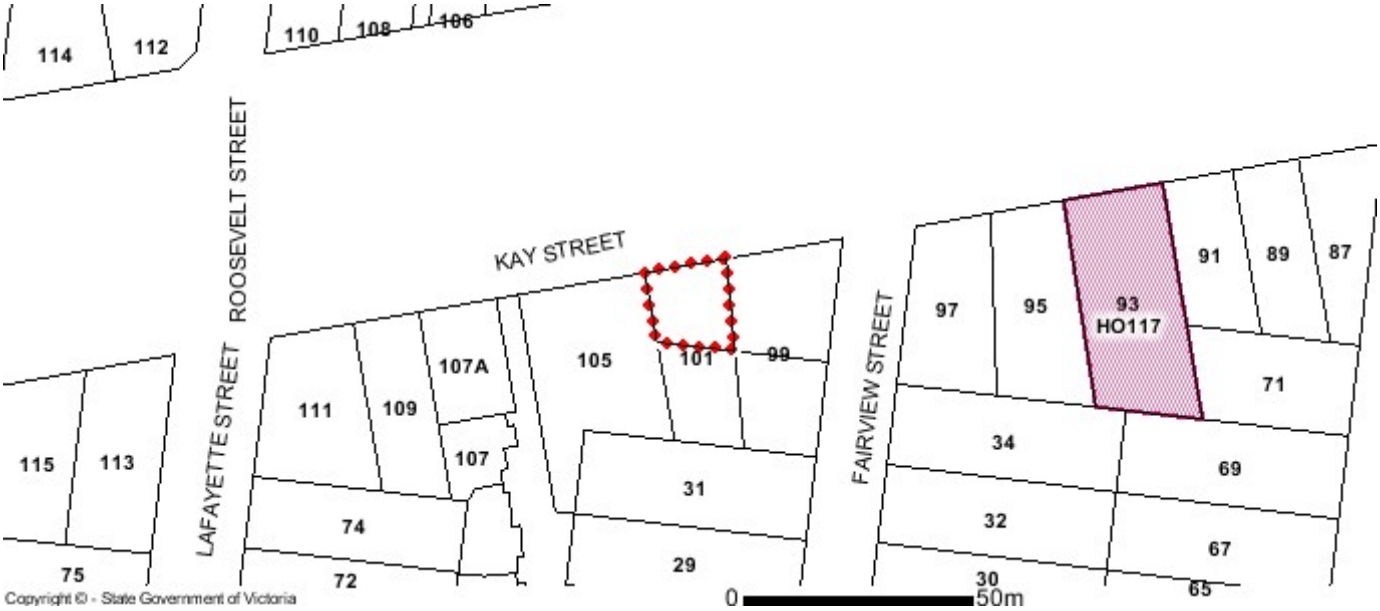
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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

HERITAGE OVERLAY (HO)



HO - Heritage

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 9 October 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
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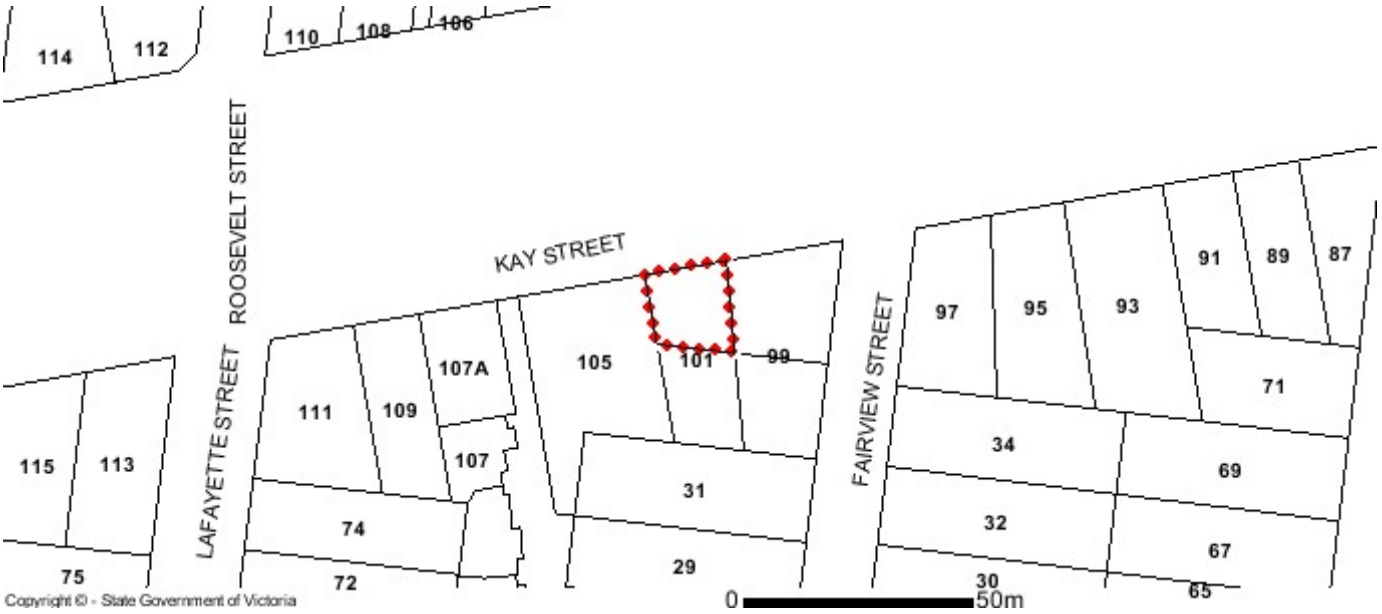
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PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

This parcel 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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Property Report from www.land.vic.gov.au on 16 October 2019 04:55 PM

Lot and Plan Number: Lot 2 TP537938
Address: 101 KAY STREET TRARALGON 3844
Standard Parcel Identifier (SPI): 2\TP537938
Local Government (Council): LATROBE **Council Property Number:** 27666 (Part)
Directory Reference: VicRoads 696 F5

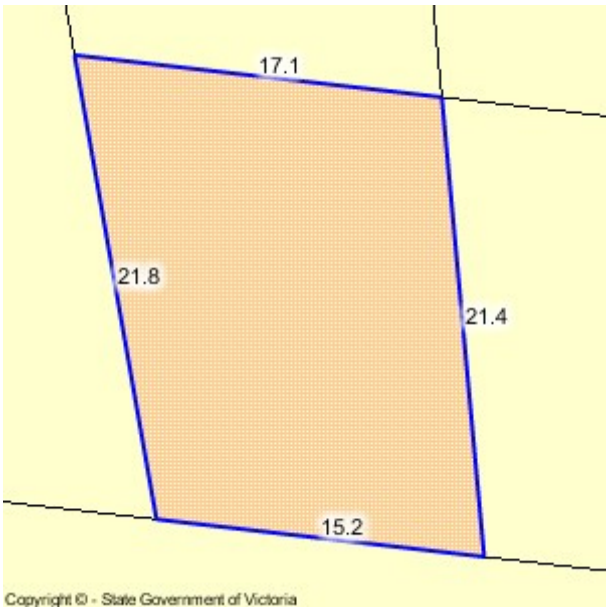
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Site Dimensions

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



Area: 337 sq. m
Perimeter: 75 m

For this parcel:
Site boundaries
Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

For more accurate dimensions get copy of plan at
Title and Property Certificates

Parcel Details

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Lot/Plan or Crown Description	SPI
Lot 1 TP537938	1\TP537938
*Lot 2 TP537938	2\TP537938

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MORWELL

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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 9 October 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.
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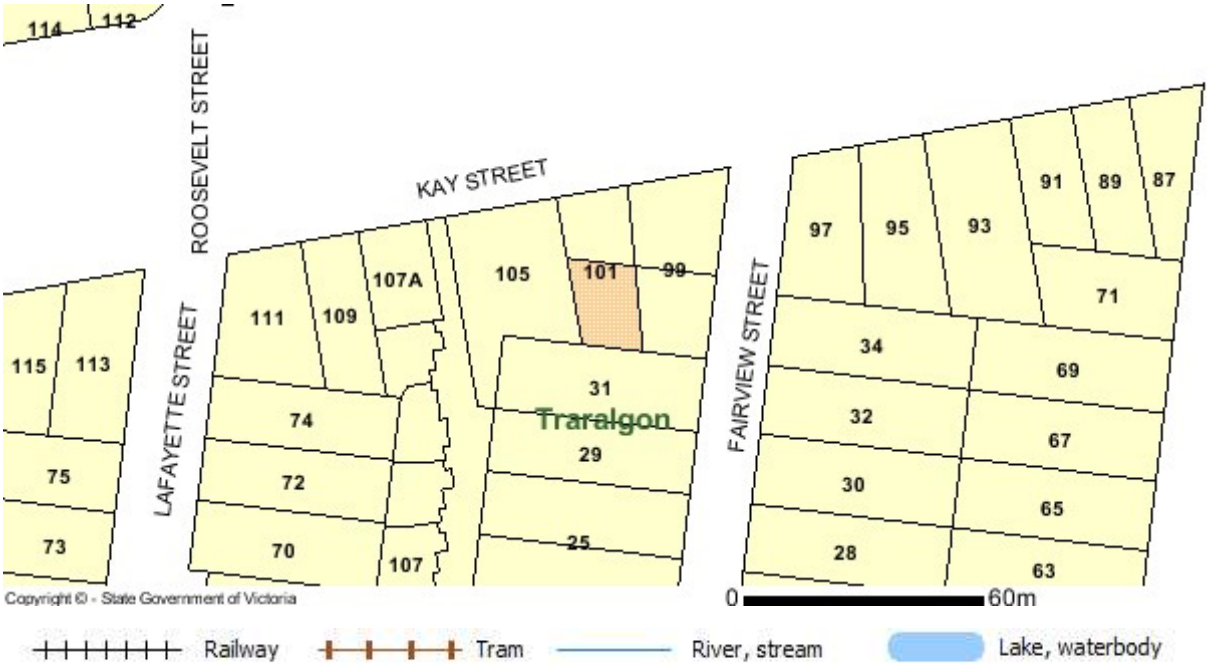
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Area Map



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Directory Reference:	**VicRoads 696 F5**

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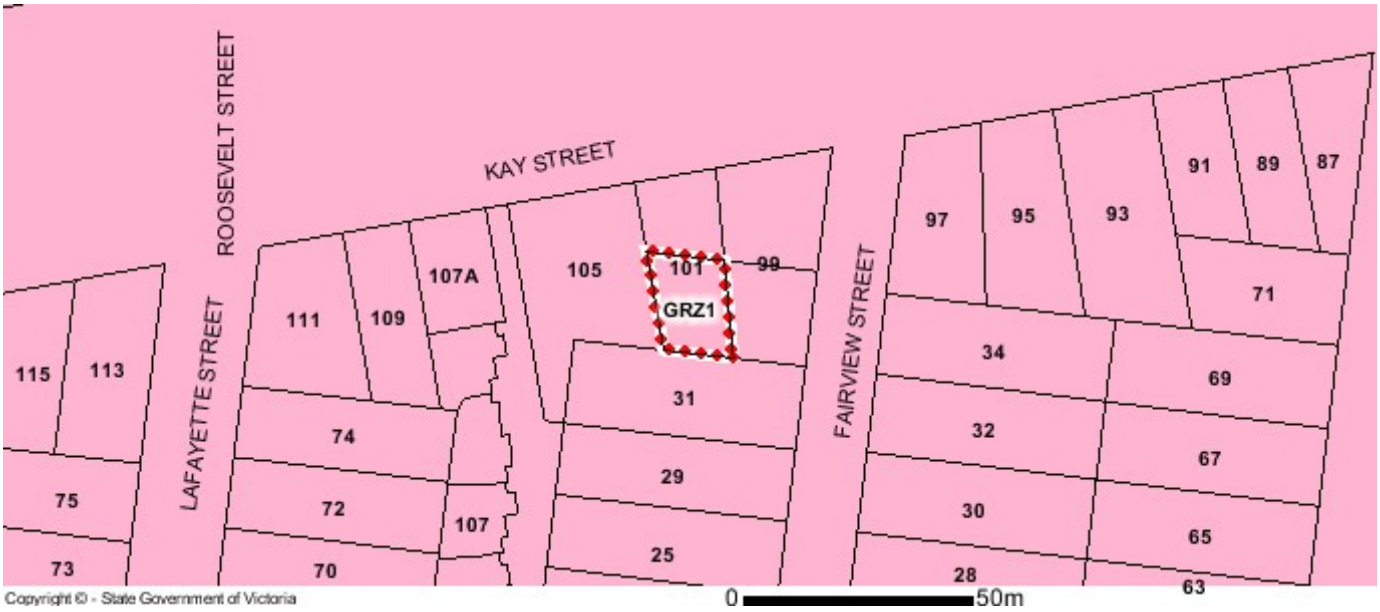
STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

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

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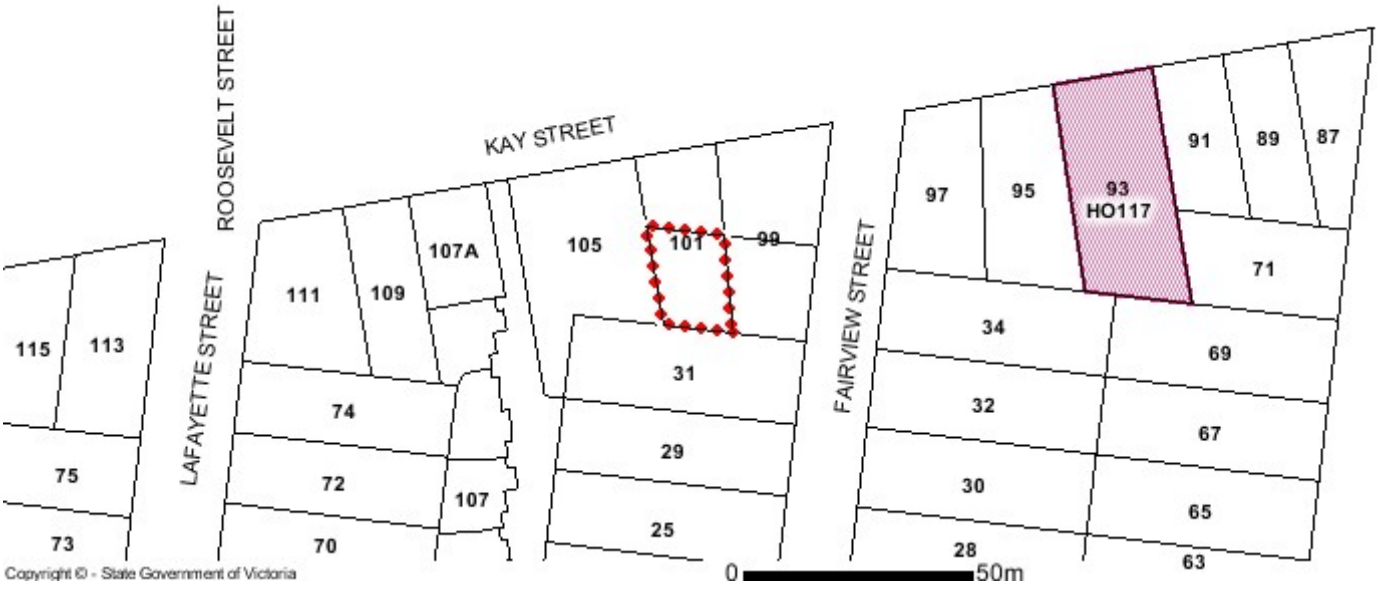
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PLANNING PROPERTY REPORT

Planning Overlay

None affecting this land - there are overlays in the vicinity

HERITAGE OVERLAY (HO)



HO - Heritage

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 9 October 2019.

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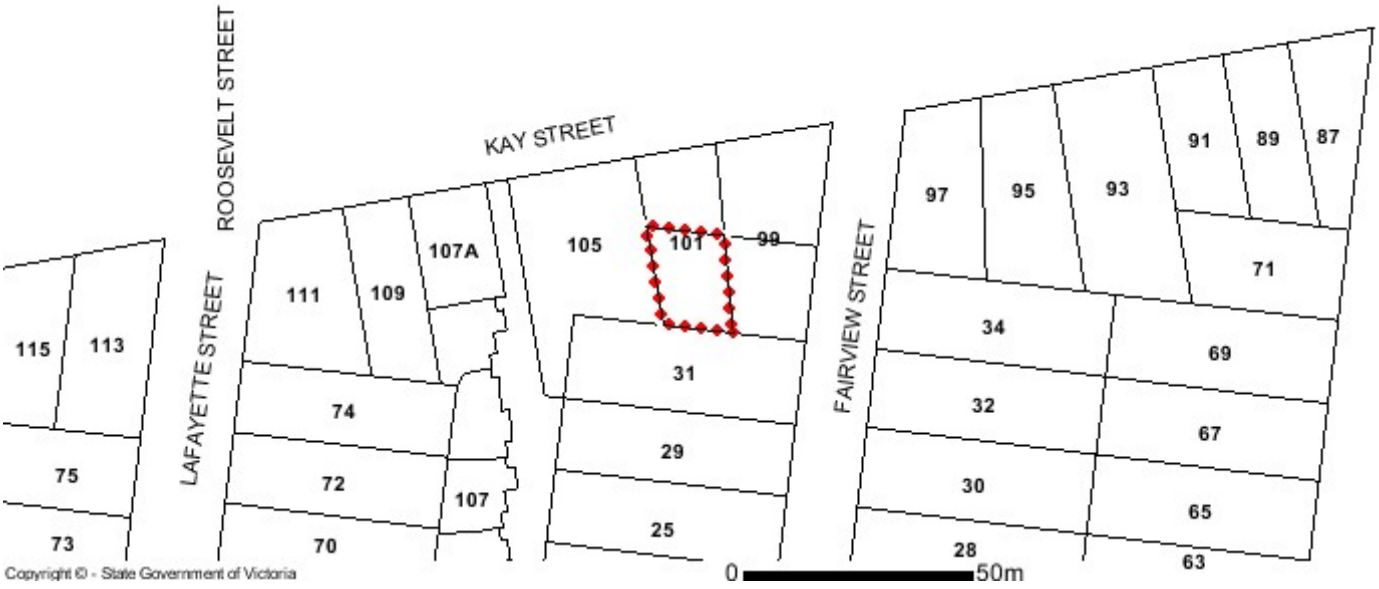
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PLANNING PROPERTY REPORT

Designated Bushfire Prone Area

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Designated Bushfire Prone Area

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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 2019

BORIS MANASIEVSKI AND JANETTE EMELIE MANASIEVSKI

VENDORS STATEMENT

Property: 101 Kay Street, Traralgon 3844

Littleton Hackford
Lawyers
115 Hotham Street
Traralgon Vic 3844
Tel: 03 5172 2444
Fax: 03 5174 9316
DX 84408 Traralgon
Ref: DRH:JD:191295