

SECTION 32

STATEMENT

PURSUANT TO DIVISION 2 OF PART II
SECTION 32 OF THE SALE OF LAND ACT 1962 (VIC)

Vendor:	Raymond Gerradus Van Poppel and Julie Joy Van Poppel
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Property:	14 St Georges Road TRARALGON VIC 3844
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VENDORS REPRESENTATIVE

Tyler Tipping & Woods
190 Franklin Street
PO Box 1044
TRARALGON VIC 3844

Tel: 03 5173 1100
Email: leanne.donnet@ttwoods.com.au

Ref: Van Poppel Sale 14 St Geo

SECTION 32 STATEMENT
14 ST GEORGES ROAD TRARALGON VIC 3844

32A FINANCIAL MATTERS

Information concerning any rates, taxes, charges or other similar outgoings AND any interest payable on any part of them is contained in the attached rates notices:

Their total does not exceed \$5,000.00 (does not include water usage)

Any further amounts (including any proposed Owners Corporation Levy) for which the Purchaser may become liable as a consequence of the purchase of the property are as follows:- None to the Vendors knowledge

At settlement the rates will be adjusted between the parties, so that they each bear the proportion of rates applicable to their respective periods of occupancy in the property.

32B INSURANCE

- (a) Where the Contract does not provide for the land to remain at the risk of the Vendor, particulars of any policy of insurance maintained by the Vendor in respect of damage to or destruction of the land are as follows: - Not Applicable

32C LAND USE

(a) RESTRICTIONS

Information concerning any easement, covenant or similar restriction affecting the land (whether registered or unregistered) is as follows:-

- Easements affecting the land are as set out in the attached copies of title.
- Covenants affecting the land are as set out in the attached copies of title..
- Particulars of any existing failure to comply with the terms of such easement, covenant and/or restriction are as follows:-

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or similar restriction affecting the land. The Purchaser should note that there may be sewers, drains, water pipes, underground and/or overhead electricity cables, underground and/or overhead telephone cables and underground gas pipes laid outside any registered easements and which are not registered or required to be registered against the Certificate of Title.

(b) BUSHFIRE

This land is not in a designated bushfire- prone area under section 192A of the Building Act 1993.

(c) ROAD ACCESS

There is access to the Property by Road.

SECTION 32 STATEMENT
14 ST GEORGES ROAD TRARALGON VIC 3844

(d) PLANNING

Planning Scheme: Latrobe Planning
Responsible Authority: Latrobe City Council
Zoning: NRZ Neighbourhood Residential Zone
Planning Overlay/s: None

32D NOTICES

The Vendor is not aware of any Notices, Declarations, Property Management Plans, Reports, Recommendations or Orders in respect of the land issued by a Government Department or Public Authority or any approved proposal directly and currently affecting the land however the Vendor has no means of knowing all decisions of the Government and other authorities unless such decisions have been communicated to the Vendor.

32E BUILDING PERMITS

Particulars of any Building Permit issued under the *Building Act 1993* during the past seven years (where there is a residence on the land):-

No such Building Permit has been granted to the Vendors knowledge.

32F OWNERS CORPORATION

The Land is NOT affected by an Owners Corporation within the meaning of the *Owners Corporation Act 2006*.

32G GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (GAIC)

- (1) The land, in accordance with a work-in-kind agreement (within the meaning of Part 9B of the *Planning and Environment Act 1987* is NOT –
- land that is to be transferred under the agreement.
 - land on which works are to be carried out under the agreement (other than Crown land).
 - land in respect of which a GAIC is imposed

32H SERVICES

Service	Status
Electricity supply	Connected
Gas supply	Connected
Water supply	Connected
Sewerage	Connected
Telephone services	Not Connected

Connected indicates that the service is provided by an authority and operating on the day of sale. The Purchaser should be aware that the Vendor may terminate any account with a service provider before settlement, and the purchaser may need to have the service reconnected.

SECTION 32 STATEMENT
14 ST GEORGES ROAD TRARALGON VIC 3844

32I TITLE

Attached are the following document/s concerning Title:

A copy of the Register Search Statement/s and the document/s, or part of the document/s, referred to as the diagram location in the Register Search Statement/s that identifies the land and its location.

ATTACHMENTS

Attached to this Section 32 Statement please find:-

- All documents noted as attached within this Section 32 Statement
- ***Due Diligence Checklist

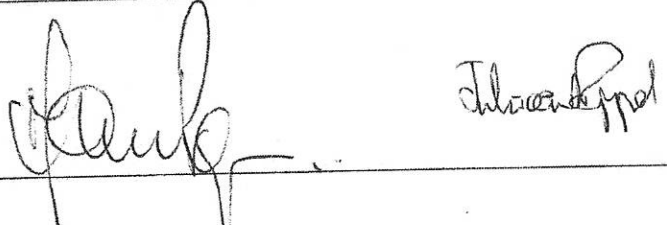
DATE OF THIS STATEMENT

13 / 10 /20 22

Name of the Vendor

Raymond Gerradus Van Poppel and Julie Joy Van Poppel

Signature/s of the Vendor

x 

The Purchaser acknowledges being given a duplicate of this statement signed by the Vendor before the Purchaser signed any contract.

The Purchaser further acknowledges being directed to the DUE DILIGENCE CHECKLIST.

DATE OF THIS ACKNOWLEDGMENT

/ /20

Name of the Purchaser

Signature/s of the Purchaser

x

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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 10808 FOLIO 679

Security no : 124101123349U
Produced 13/10/2022 09:48 AM

LAND DESCRIPTION

Lot 62 on Plan of Subdivision 514890W.
PARENT TITLE Volume 10800 Folio 970
Created by instrument PS514890W 17/06/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RAYMOND GERRADUS VAN POPPEL
JULIE JOY VAN POPPEL both of 14 ST GEORGES ROAD TRARALGON VIC 3844
AT106421Y 26/03/2020

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AC981940K 14/07/2004

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 PS514890W 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)

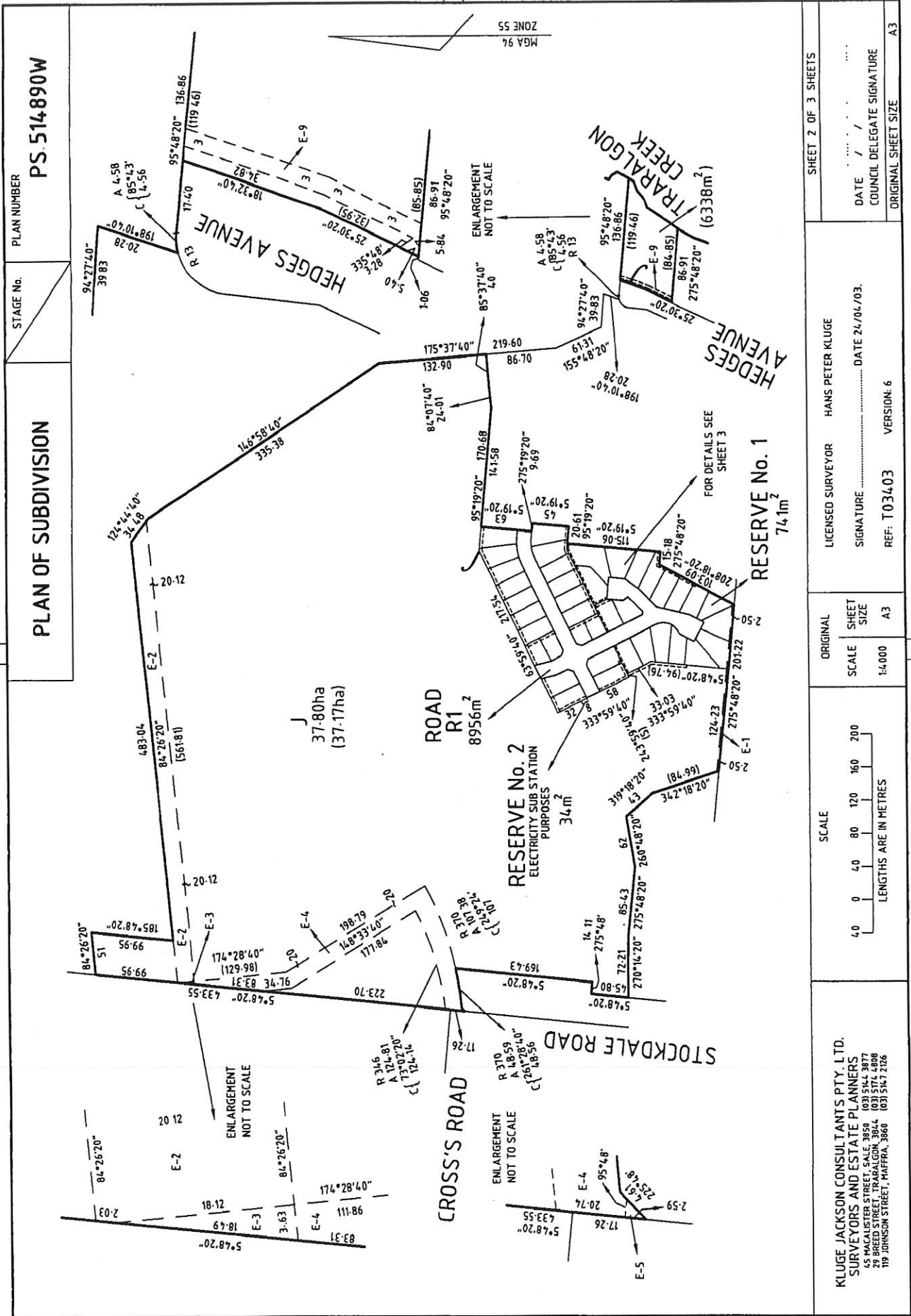
Street Address: 14 ST GEORGES ROAD TRARALGON VIC 3844

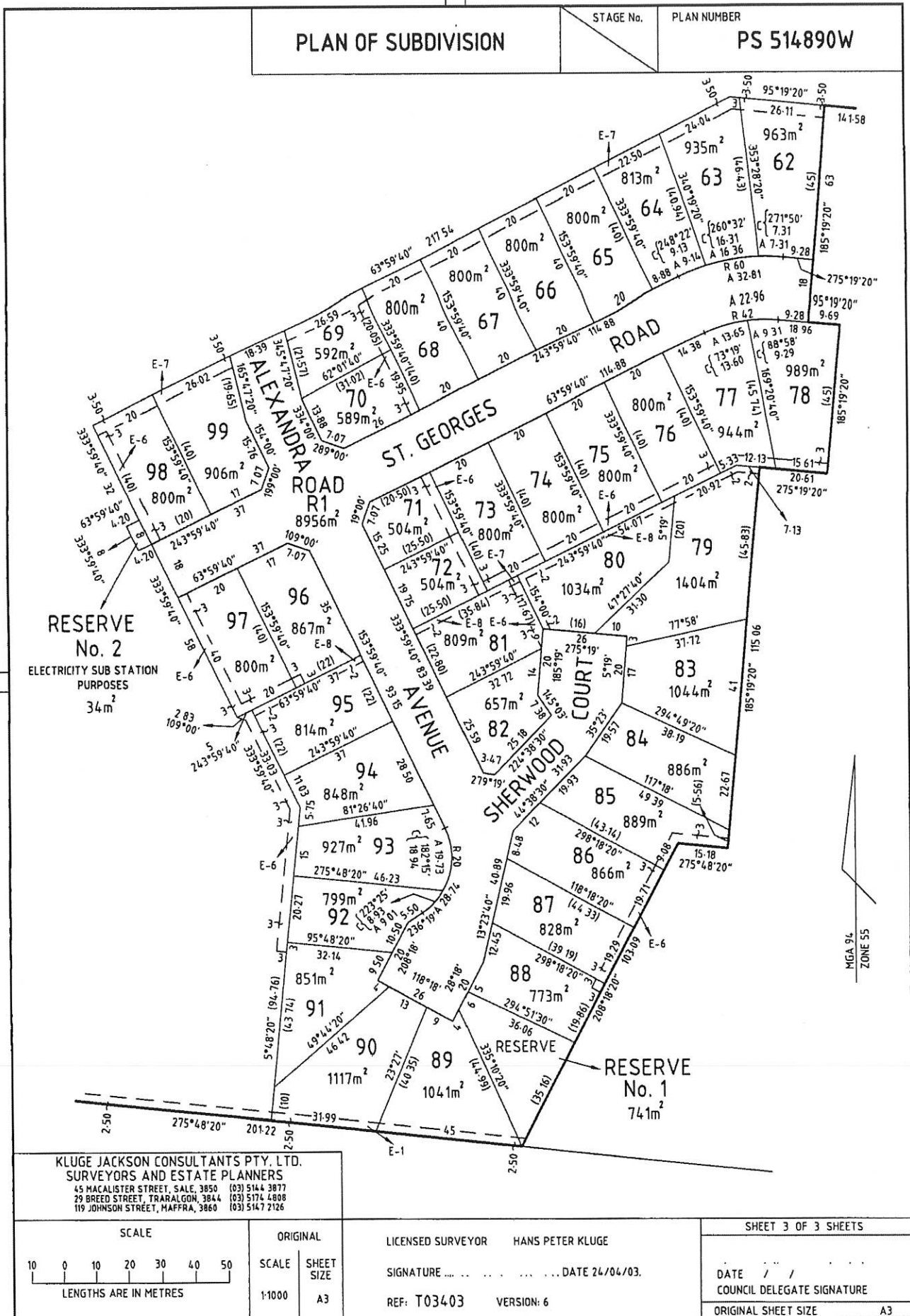
DOCUMENT END

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PLAN OF SUBDIVISION		STAGE No.	EDITION 1	PLAN NUMBER PS 514890W
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT 22 (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL: 10800 FOL: 970 DCMB (RURAL) LAST PLAN REFERENCE/S. PS 510053K (LOT H) POSTAL ADDRESS: BREED STREET TRARALGON VIC. 3844 AMG Co-ordinates E: 458950 ZONE: 55 (of approx. centre of land in plan) N: 5773600 GDA: 94		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF LATROBE 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 23 / 3 / 2004 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 / / Re-certification under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date 7 / 6 / 2004		
VESTING OF ROAD AND / OR RESERVE				
IDENTIFIER	COUNCIL / BODY / PERSON			
R1 ROAD RESERVE No. 1 RESERVE No. 2	LATROBE CITY COUNCIL LATROBE CITY COUNCIL TXU ELECTRICITY LIMITED			
NOTATIONS				
STAGING This is not a staged subdivision Planning permit No. _____				
DEPTH LIMITATION: DOES NOT APPLY LOTS 62 TO 99 (BOTH INCLUSIVE) ARE SUBJECT TO SURVEY THE AREA OF LOT J HAS BEEN OBTAINED BY DEDUCTION FROM TITLE LOTS 1 TO 61 (BOTH INCLUSIVE) AND LOTS A TO I (BOTH INCLUSIVE) HAVE BEEN OMITTED.				
SURVEY THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK Nos. 145 AND 340. IN PROCLAIMED SURVEY AREA No. _____				
EASEMENT INFORMATION				
LEGEND	A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)			
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In favour Of
E-1	DRAINAGE AND SEWERAGE	2-50	LP 140730	LOTS ON LP 140730
E-2 & E-3	SEWERAGE	20-12	C/E A899580	LATROBE VALLEY WATER AND SEWERAGE BOARD
E-3, E-4 & E-5	WAY	SEE DIAGRAM	PS 506794N	LOTS ON PS 506794N
E-5	DRAINAGE AND SEWERAGE	SEE DIAGRAM	C/E M355464P	CITY OF TRARALGON
E-6 & E-7	PIPELINE OR ANCILLARY PURPOSES	SEE DIAGRAM	THIS PLAN - SEC. 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-7 & E-8	DRAINAGE	SEE DIAGRAM	THIS PLAN	LOTS ON THIS PLAN
E-9	PIPELINE OR ANCILLARY PURPOSES	SEE DIAGRAM	PS 510053K - SEC. 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
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 24/04/03. REF T03403 VERSION: 6		LTO USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED ☒ DATE 11 / 6 / 04 LTO USE ONLY PLAN REGISTERED TIME 12:49 PM DATE 11 / 6 / 2004  Assistant Registrar of Titles SHEET 1 OF 3 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3





TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: M. DAVINE + Co

Phone: 56231211

Address: 5 SMITH ST WARRANTEE

Ref.: POS CB 37225

Customer Code: 07126



AC981940K

14-07-2004 \$228 45



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—

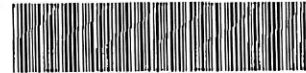
- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: *(volume and folio reference)*
Lot 62 on Plan of Subdivision No. 514890W being land contained in Certificate of Title VOLUME 10808
FOLIO 679

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

ALL THE ESTATE IN FEE SIMPLE

Consideration:
\$56,000.00



DRC981940K-1-1

Transferor: *(full name)*

HOBSONS RUN PTY LTD (ABN 63 099 849 224)

Transferee: *(full name and address including postcode)*

KEVIN FRANCIS RYAN and LEONIE SUSAN RYAN both of RMB 6788 Nilma-Shady Creek Road, Nilma 3821
as Joint Proprietors

Directing Party: *(full name)*

Creation and/or Reservation and/or Covenant:

And the Transferee with the intent that the benefit of this covenant shall be attached to and run at law and in equity with all Lots on Plan of Subdivision No. 51514890W (except Lot J) and that the burden of this covenant shall be annexed to and run at law and in equity with the Land hereby transferred DO HEREBY for themselves their transferees, executors, administrators and assigns and as a separate covenant COVENANTS with the Transferor and its transferees, successors and assigns and other registered proprietor or proprietors for the time being of each of the Lots on the said Plan of Subdivision (except Lot J) that they shall not at any time allow or cause to be constructed on the Land or any part thereof any dwelling or other improvements in second hand materials and this covenant shall appear on the Certificate of Title to issue for the land hereby transferred.

Continued on T2 Page 2

Approval No. 571027L

ORDER TO REGISTER

Please register and issue title to

T2



Signed

Cust. Code:

STAMP DUTY USE ONLY	
LawpoLit Pty Ltd	
This stamp is	ABN 82 003 480 671 AP 411
SRO	Victorian Duty \$ 1144
Property	Consideration / Advance \$ 56,000
NOT TO BE COPIED	Victorian Assets % Section
	Original / Counterpart / Collateral / Upstamp
	Transaction No: 14 516 21 1225
	Endorsing Date: 9/7/20
	Stamp No 1

THE BACK OF THIS FORM MUST NOT BE USED

L71A

Dated: 6th JULY 2004



DAC981940K-2-0

Execution and attestation:

SIGNED by the said DUGALD BLAIR CAMPBELL
in the presence of:

SIGNED by the said JANET MARY RICHARDSON
in the presence of:

~~THE COMMON SEAL of HOBSONS RUN PTY. LTD.
ABN 63 099 849 224 was hereunto affixed in the
presence of authorised persons~~

See Annexure 'A'

Director..... Director or Secretary.....
Full Name..... Full Name.....
Usual Address..... Usual Address.....

SIGNED by the said KEVIN FRANCIS RYAN in the
presence of:

Witness X

SIGNED by the said LEONIE SUSAN RYAN in the
presence of:

Witness X

Kevin Ryan
K F Ryan
Leonie Ryan
L S Ryan

Approval No. 571027L

T2 Page 2



AC981940K

14-07-2004 \$228

45



THE BACK OF THIS FORM MUST NOT BE USED Bolsa Cascade Office Products L71B

ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of *Approved Form* dated 6/10/21 between HOBSONS RUN PTY LTD AND KEVIN FRANCIS RYAN & LEONIE SUSAN RYAN

Signatures of the parties

Panel Heading

Executed by Hobsons Run Pty Ltd)
by being signed by the person authorised to sign)
for the Company:)

Director/Secretary.....
Grant Ernest Williams
45 Tulloch Way, Traralgon 3844



DAC981940K-3-8

Approval No:1558029A

A1



* 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 which it is annexed.
4. All pages must be attached together by being stapled in the top

AC981940K



14-07-2004 \$228

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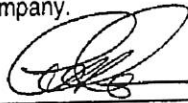
Hobsons Run Pty Ltd
ACN 099 849 224
Level 2, RACV Centre
32 Kay Street, Traralgon 3844

24 June 2004

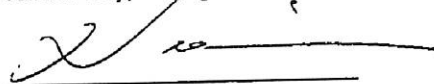
Registrar of Titles
570 Bourke Street
Melbourne 3000

Dear Sir/Madam

We hereby confirm that Hobsons Run Pty Ltd is a multi-director Company which has a Constitution permitting Grant Ernest Williams to sign documents solely on behalf of the Company.



Grant Ernest Williams - Sole Secretary
45 Tulloch Way, Traralgon 3844



Keith McClure Williams - Director
18 Chester Close, Traralgon 3844



DAC981940K-4-6

AC981940K

14-07-2004 \$228

45



PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 13 October 2022 09:27 AM

PROPERTY DETAILS

Address: **14 ST GEORGES ROAD TRARALGON 3844**
Lot and Plan Number: **Lot 62 PS514890**
Standard Parcel Identifier (SPI): **62\PS514890**
Local Government Area (Council): **LATROBE**
Council Property Number: **46532**
Directory Reference: **Vicroads 696 G3**

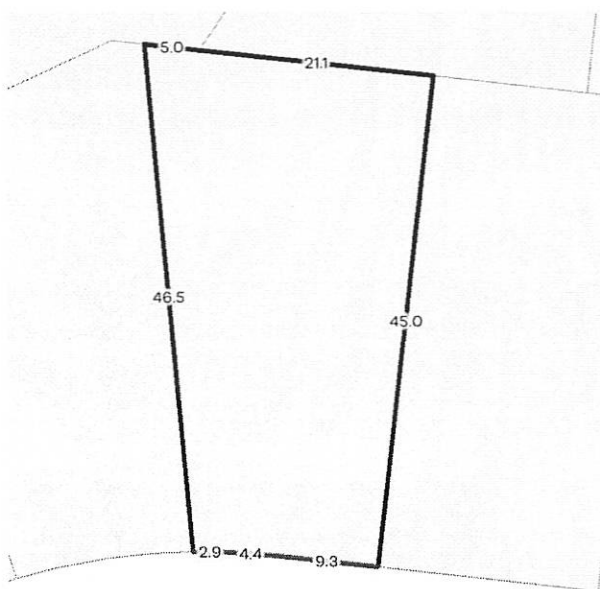
www.latrobe.vic.gov.au

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: 964 sq. m

Perimeter: 134 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 12 October 2022.

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

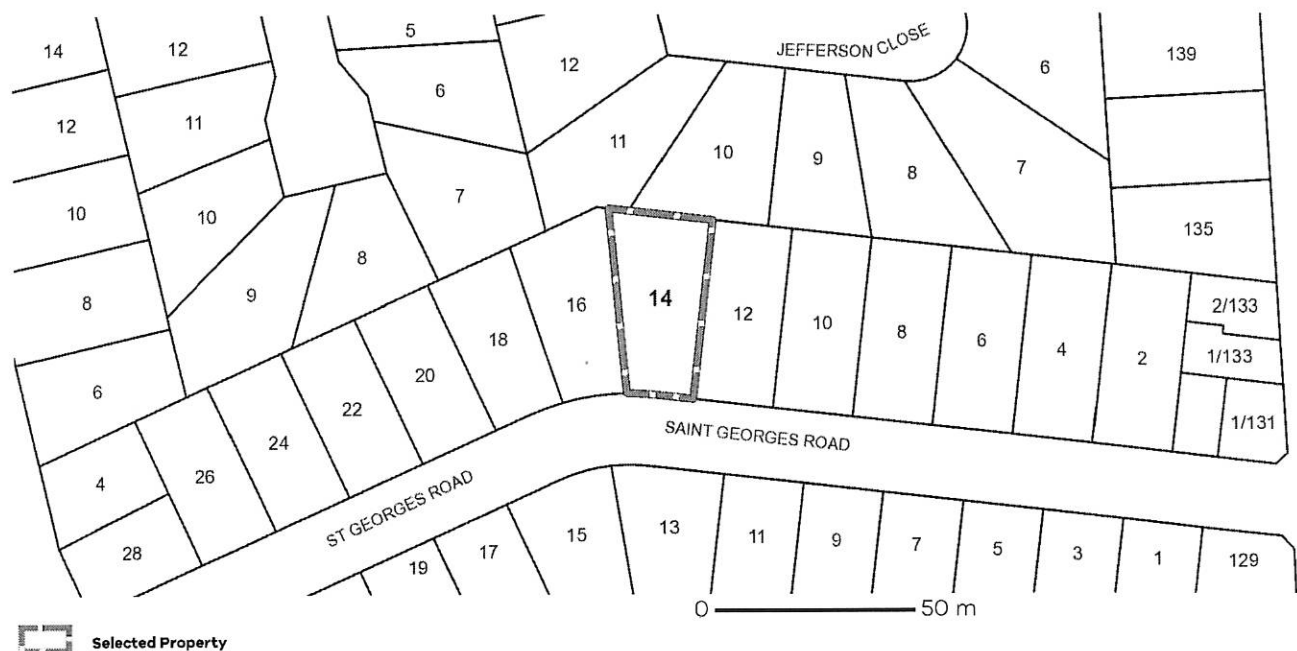
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates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

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

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

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

Area Map



From www.planning.vic.gov.au at 13 October 2022 09:27 AM

PROPERTY DETAILS

Address: **14 ST GEORGES ROAD TRARALGON 3844**
 Lot and Plan Number: **Lot 62 PS514890**
 Standard Parcel Identifier (SPI): **62\PS514890**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **46532**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 G3**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

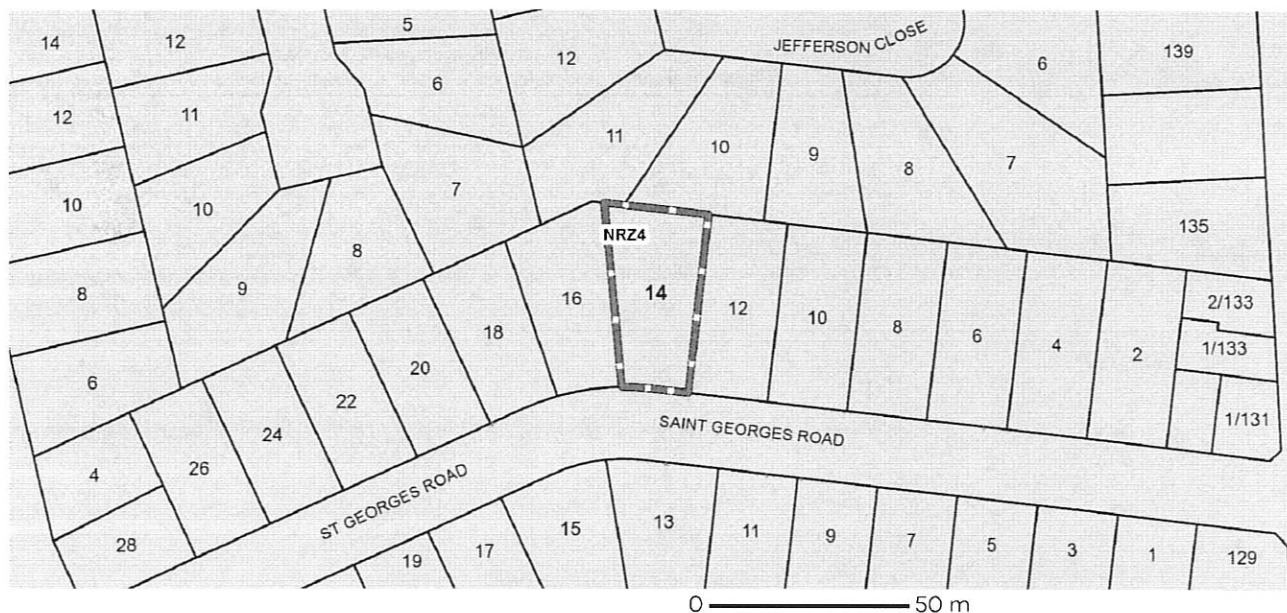
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential

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

Planning Overlays

No planning overlay found

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

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

PLANNING PROPERTY REPORT: 14 ST GEORGES ROAD TRARALGON 3844

Page 1 of 3

Further Planning Information

Planning scheme data last updated on 5 October 2022.

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>

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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>

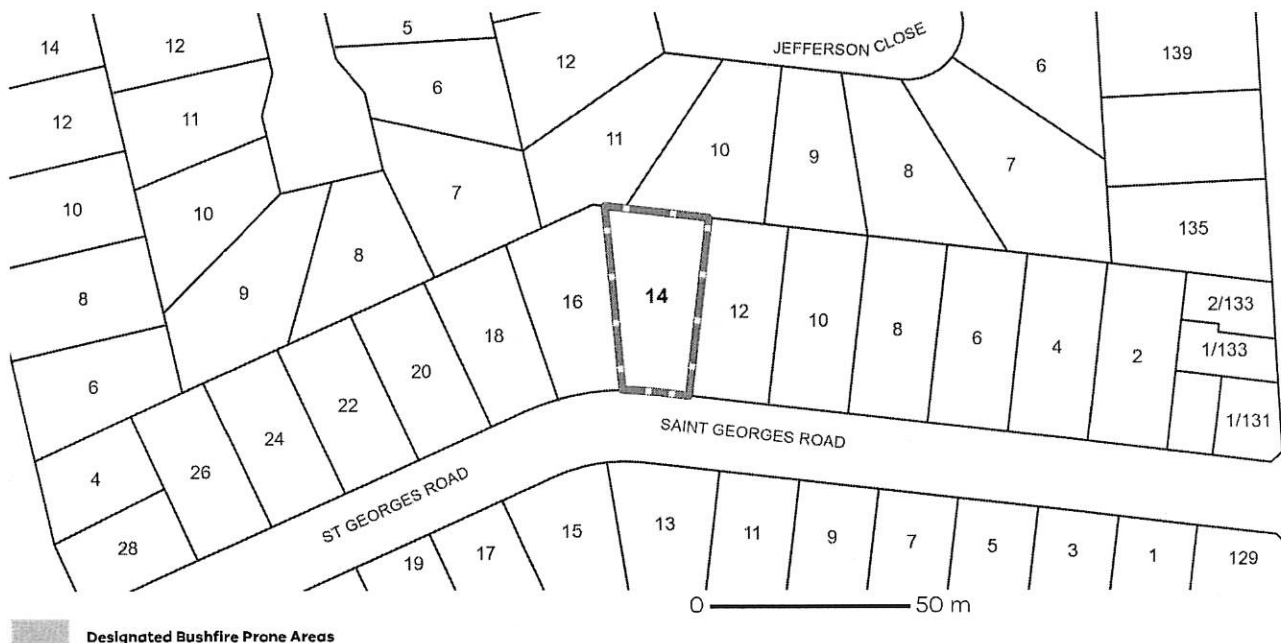
Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.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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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

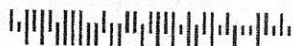
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 11 ST GEORGES ROAD TRARALGON 38414

Page 3 of 3

Valuation and Rates Notice

For the period 1 July 2022 to 30 June 2023



034 21102

Mr R G Van Poppel and Mrs J J Van Poppel
PO Box 376
TRARALGON VIC 3844

Property: 14 St Georges Road, TRARALGON VIC 3844

Description: L 62 PS 514890
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): \$710,000

Valuation date: 01/01/2022

Effective as at: 01/07/2022

Payments

Council rates and charges

General Rates Residential (0.00322058 x CIV)	\$2,286.60
Municipal Charge	\$144.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$418.00

State government charges

Fire Service Property Levy - Residential (0.000053 x CIV)	\$37.65
Fire Services Property Levy Fixed Charge	\$117.00
EPA Victoria Landfill Levy	\$31.50

Total amount payable \$3,034.75

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

Assessment number: 633719

Issue date: 16/08/2022

Your payment options:

Pay by instalment

Instalment 1 \$758.80
Due: 30 Sept 2022

Instalment 2 \$758.65
Due: 30 Nov 2022

Instalment 3 \$758.65
Due: 28 Feb 2023

Instalment 4 \$758.65
Due: 31 May 2023

OR

Full payment

Due date: \$3,034.75
15 February 2023

Difficulty paying on time?

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

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

☐ Full payment: \$3,034.75

☐ Instalment: \$758.80

Assessment number: 633719

Property: 14 St Georges Road, TRARALGON VIC 3844



Bill Code: 6072
Ref: 633719

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



Post
Billpay

Bill Code: 0359
Ref: 633719

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16



*359 633719

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.

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

More
information
overpage





**Gippsland
Water**



R Van Poppel & J Van Poppel
PO Box 376
TRARALGON VIC 3844



034
1000020
R1_55

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:

0010456005

Amount due:

\$510.69

Pay by:

29 June 2022

Date of issue: 1 June 2022

Tax invoice: 6235963

Service address:

205 Franklin St Traralgon Vic 3844

Previous balance \$407.81

Payments received
up to 1 June 2022 \$407.81 CR

Balance \$0.00

Current charges (over page) \$510.69

Total amount due \$510.69

Total includes GST of \$0.00

Payment assistance is available

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

Have you registered for a concession?

Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

How to pay



Direct Debit

To register for direct debit call us or visit
www.gippswater.com.au/direct-debit



BPAY

Bill Code: 3475
Ref: 3680 0000 1045 6005 3



Centrepay

Call 1800 050 500 to use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

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](http://consumer.vic.gov.au/duediligencechecklist) (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.

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.