

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	46/18 Gwalia Street, Traralgon 3844
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Vendor's name	Gloria Gail Goddard	Date 22/11/2024
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Vendor's signature	Signed by:  <small>39EC967A8E004D0...</small>	
---------------------------	--	--

Purchaser's name		Date / /
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Purchaser's signature		
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Purchaser's name		Date / /
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Purchaser's signature		
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1. FINANCIAL MATTERS

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

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):
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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.

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable.

2.2 Owner Builder

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

Not Applicable.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

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

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable.

4.2 Agricultural Chemicals

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

Nil.

4.3 Compulsory Acquisition

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

Nil.

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

- 6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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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. Register Search Statement Volume 10325 Folio 010
3. Copy Plan SP029453W
4. Property & Planning Reports
5. Owners Corporation Certificate
6. Copy Council Rate Notice - Latrobe City Council
7. Copy Water Rates Notice – Gippsland Water
8. State Revenue Office: Land Tax Certificate
9. Due Diligence Checklist

GST WITHHOLDING – SUPPLIER NOTIFICATION

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

To : The Purchaser
 Property : Lot 46 Plan 029453W being Volume 10325 Folio 010
 46/18 Gwalia Street, Traralgon
 From : Gloria Gail Goddard
 Of : 35 Hare Street, Echuca, VIC 3564

Select

PART ONE

1. The purchaser is given notice it is not required 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 is required 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 :	Gloria Gail Goddard
ABN :	
Amount to be withheld :	\$
	(and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor

Signed by:

39EC987A8E664D0.....

Gloria Gail Goddard



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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

Page 1 of 2

VOLUME 10325 FOLIO 010

Security no : 124120064678T

Produced 22/11/2024 01:44 PM

LAND DESCRIPTION

Lot 46 on Registered Plan of Strata Subdivision 029453W.
PARENT TITLE Volume 10093 Folio 172
Created by instrument U667050D 15/04/1997

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

GLORIA GAIL GODDARD of 35 HARE STREET ECHUCA VIC 3564 Executor(s) of GLORIA
MAY GRENENGER deceased
AY622602W 22/11/2024

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP029453W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY622546E (E)	TRANSFER CONTROL OF ECT	Completed	22/11/2024
AY622602W (E)	TRANSMISSION APPLICATION	Registered	22/11/2024

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

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

Street Address: UNIT 46 18 GWALIA STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 25091C LITTLETON HACKFORD PTY LTD
Effective from 22/11/2024

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP029453W



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

Page 2 of 2

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	SP029453W
Number of Pages (excluding this cover sheet)	5
Document Assembled	14/11/2024 14:33

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PLAN OF STRATA SUBDIVISION	EDITION 2	SP029453W
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: TRARALGON SECTION: 15A CROWN ALLOTMENT: 1 (PT), 2 (PT), 3 (PT), 4 (PT), 5 (PT), 6 (PT), 7 (PT), 8 (PT), 9 (PT) & 12 (PT) CROWN PORTION: - TITLE REFERENCE: VOL. 9828 FOL. 043 LAST PLAN REFERENCE: CP168151S DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 18 GWALIA STREET, TRARALGON 3844	FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
	SURVEYOR'S CERTIFICATE Surveyor: RODNEY WILLIAM DITCHFIELD Certification Date: 28/06/1988 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY OF TRARALGON on 19/07/1988 REGISTERED DATE: 26/08/1988 PLAN UPDATED BY REGISTRAR IN AN661031Q 22/12/2022	

LEGEND

THE BUILDINGS IN THE PARCEL CONTAINED IN LOTS 1 TO 50 ARE TWO STOREY BUILDINGS.

NO BUILDING OR PART OF A BUILDING IS CONTAINED IN LOTS 63, 64, 65 AND 67.

THE LOWER BOUNDARY OF LOTS 1 TO 50 AND 67 IS ONE METRE BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.
THE UPPER BOUNDARY OF THESE LOTS IS TEN METRES ABOVE ITS LOWER BOUNDARY.

THE LOWER BOUNDARY OF LOTS 63, 64 AND 65 IS TWO METRES BELOW THAT PART OF THE SITE.
THE UPPER BOUNDARY OF THESE LOTS IS THAT PART OF THE SITE.

LOTS 63, 64, 65 AND 67 ARE ACCESSORY LOTS.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

OUTSIDE FACE OF WALL: BOUNDARIES ALONG EXTERNAL BUILDING WALLS

MEDIAN: ALL OTHER BOUNDARIES

EASEMENT INFORMATION

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

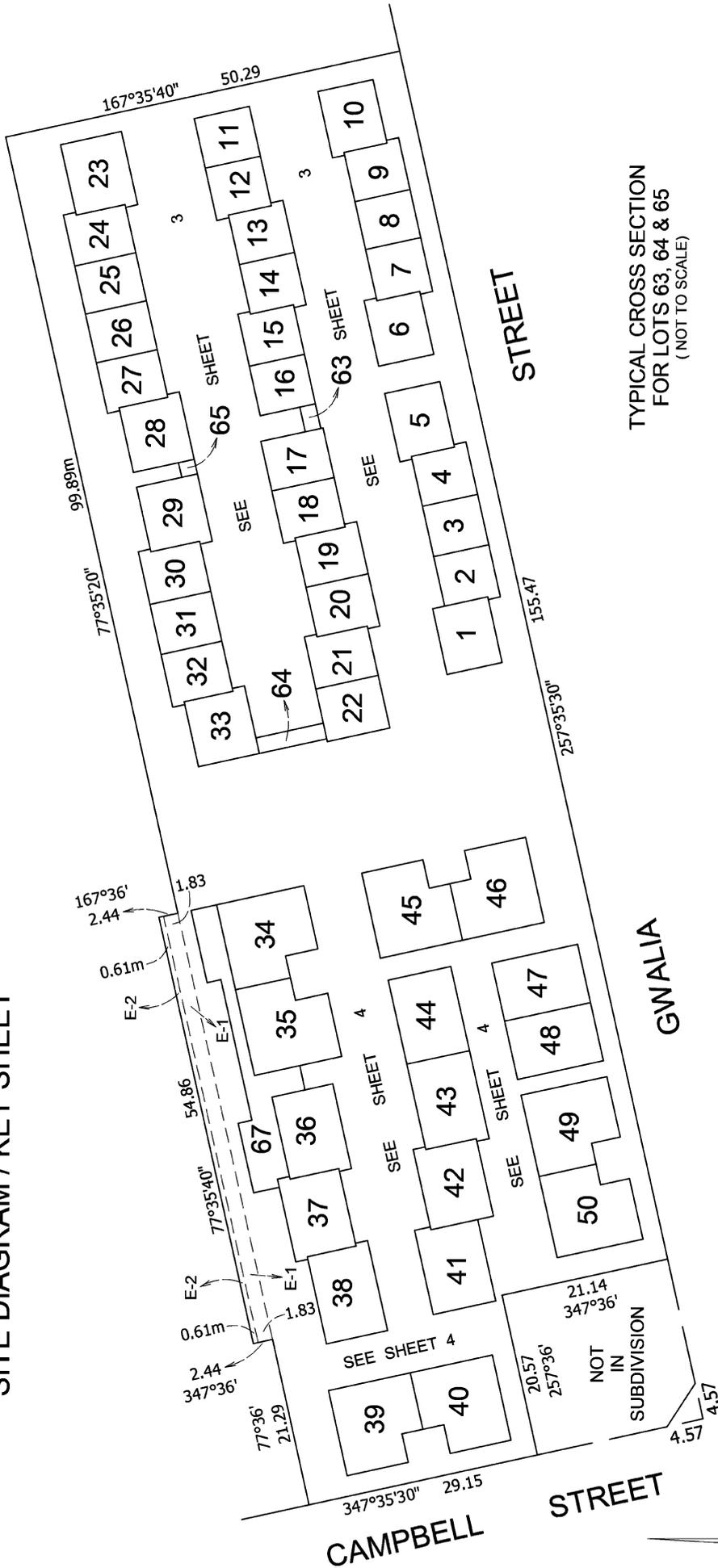
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected
E-1	DRAINAGE	1.83	LP 22116	LOTS ON LP 22116	COMMON PROPERTY
E-1 & E-2	DRAINAGE & SEWERAGE (SEE DIAGRAM ON SHEET 2)	2.44	LP 68794	LOTS ON LP 68794	COMMON PROPERTY
E-1 & E-2	DRAINAGE & SEWERAGE (SEE DIAGRAM ON SHEET 2)	2.44	LP 76243	LOTS ON LP 76243	COMMON PROPERTY
E-3	PARTY WALL (SEE DIAGRAM ON SHEET 4)	SEE DIAG.	U667050D	RELEVANT ABUTTING LOT	LOTS 41 TO 46 & CP

PLAN OF STRATA SUBDIVISION

SP029453W

SITE DIAGRAM / KEY SHEET



TYPICAL CROSS SECTION FOR LOTS 63, 64 & 65 (NOT TO SCALE)

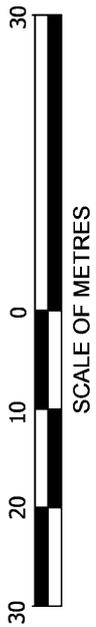
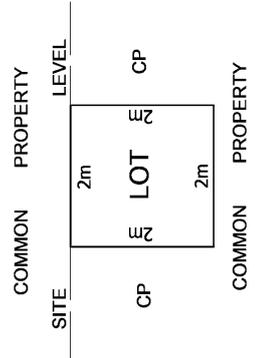
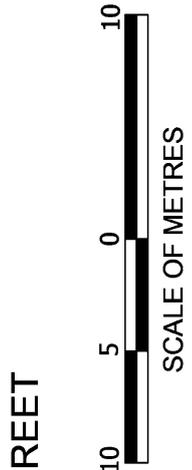
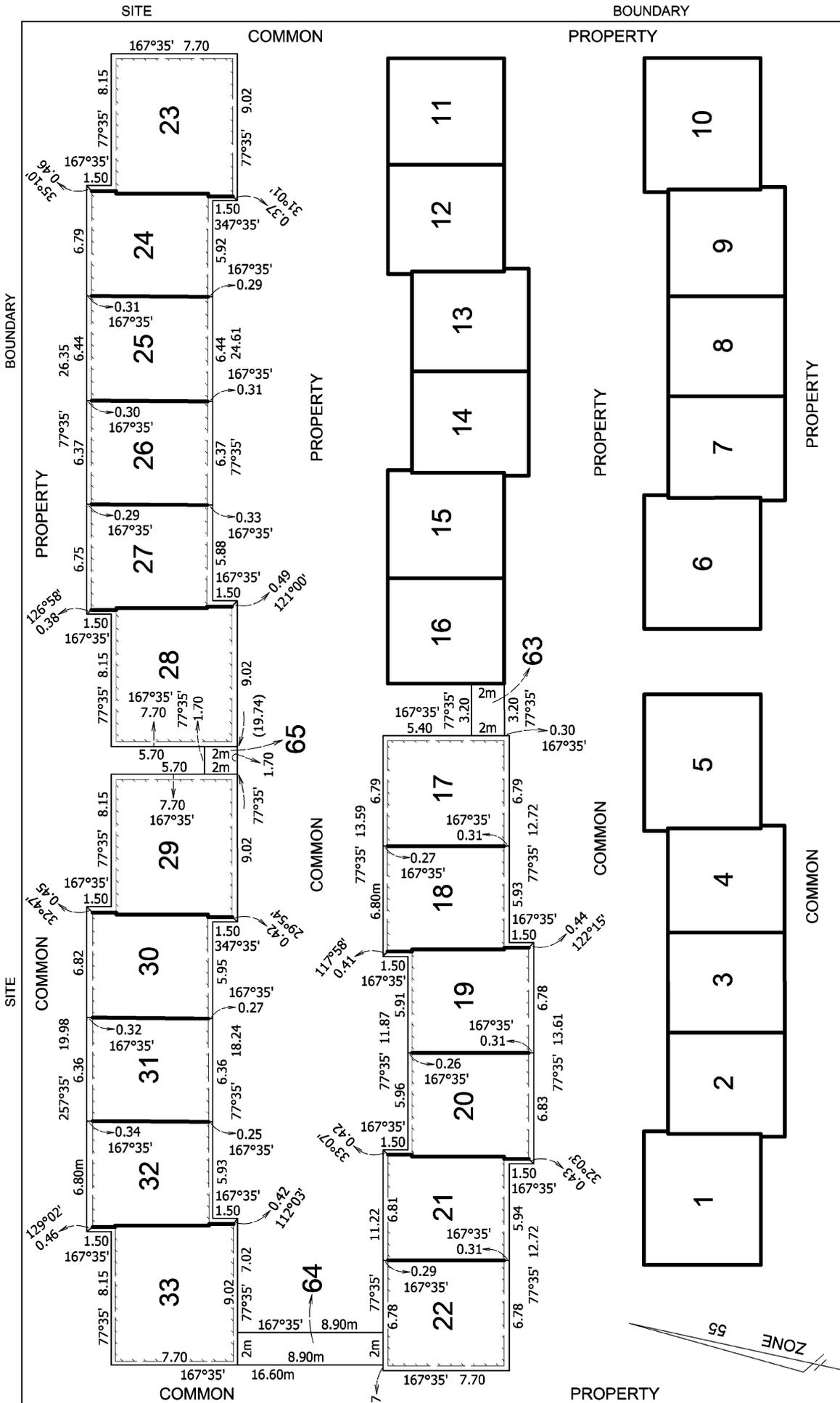


DIAGRAM SHOWING THE EXTERNAL BOUNDARIES OF THE SITE AND THE LOCATION IN RELATION THERETO AT GROUND LEVEL OF ALL BUILDINGS IN THE PARCEL

AMG. ZONE 55

PLAN OF STRATA SUBDIVISION

SP029453W



SEE SHEET 4

PROPERTY REPORT



Energy,
Environment
and Climate Action

From www.land.vic.gov.au at 14 November 2024 02:52 PM

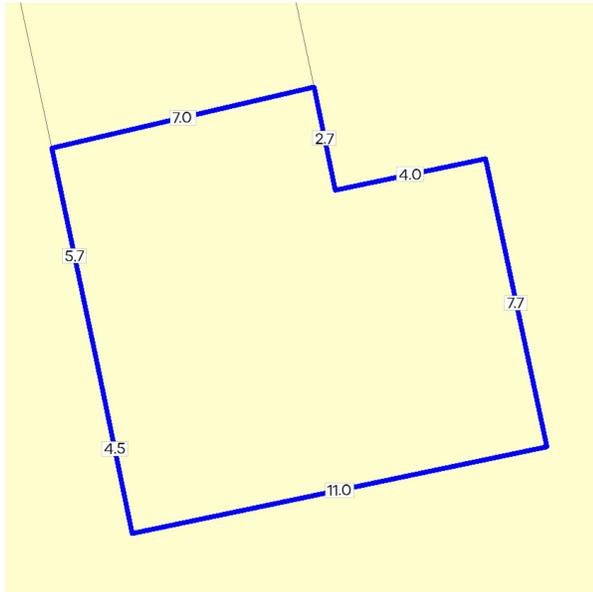
PROPERTY DETAILS

Address: **46/18 GWALIA STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 46 SP29453**
 Standard Parcel Identifier (SPI): **46\SP29453**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **44499**
 Directory Reference: **Vicroads 696 K5**

www.latrobe.vic.gov.au

SITE DIMENSIONS

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



Area: 103 sq. m

Perimeter: 43 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

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

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

Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



 Selected Property

0 ————— 15 m

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 14 November 2024 02:52 PM

PROPERTY DETAILS

Address: **46/18 GWALIA STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 46 SP29453**
 Standard Parcel Identifier (SPI): **46\SP29453**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **44499**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 K5**

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

[RESIDENTIAL GROWTH ZONE \(RGZ\)](#)
[RESIDENTIAL GROWTH ZONE - SCHEDULE 1 \(RGZ1\)](#)



0 ————— 15 m

 **RGZ - Residential Growth**

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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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

Further Planning Information

Planning scheme data last updated on 13 November 2024.

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

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

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

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

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

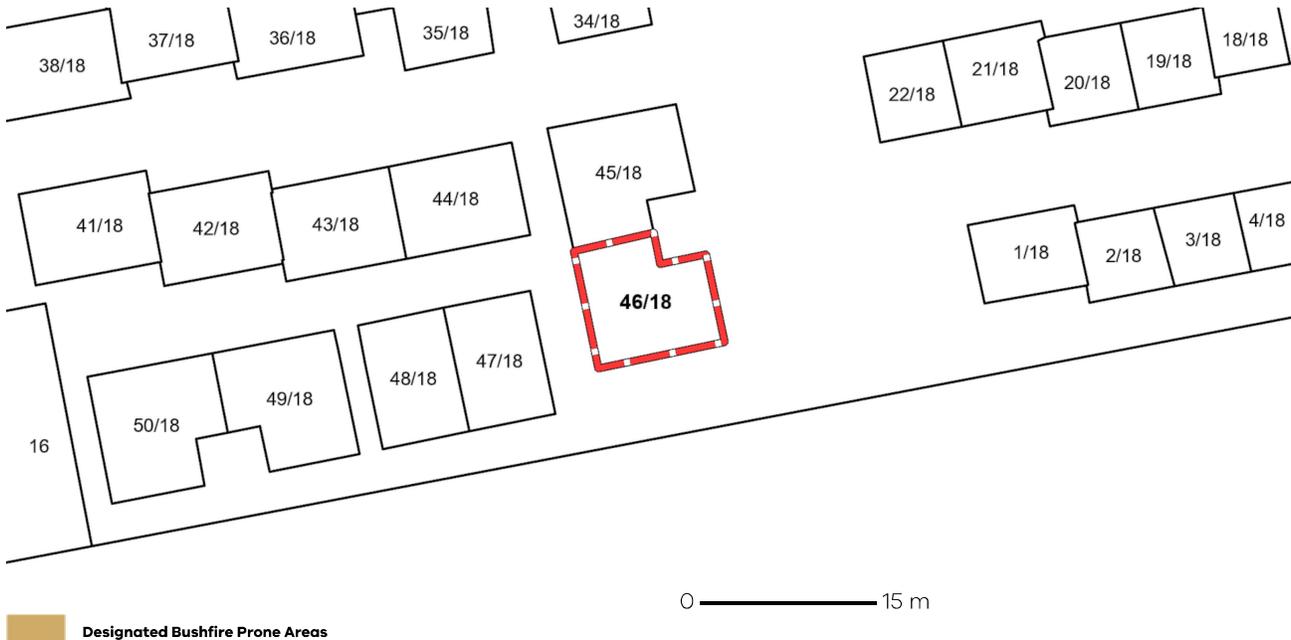
PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

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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).



ACE BODY CORPORATE MANAGEMENT
TRARALGON

PO Box 459 Mt Eliza VIC 3930
1300 223 220
traralgon@acebodycorp.com.au
ABN: 17 677 123 803

Franchisee: TAYLOR & CO HOLDINGS PTY LTD t/a Ace Body Corporate Traralgon
Professional Personal Service | www.acebodycorp.com.au

Littleton Hackford

21st November 2024

Dear Littleton Hackford

Re: OWNERS CORPORATION CERTIFICATE - LOT 46, PLAN NO. SP 29453W

In response to your request, we now attach an Owners Corporation Certificate for Lot 46 in Plan No. SP 29453W dated 21st November 2024. This certificate is intended for use for the purpose of section 151 of the *Owners Corporations Act 2006* ("**Act**").

Pursuant to section 151(4)(b) of the Act, we also attach the following:

- (a) A copy of the Rules for this Owners Corporation;
- (b) A statement of advice and information for prospective purchasers of a strata title lot in Victoria in accordance with Regulation 17 of the *Owners Corporations Regulations 2018*; and
- (c) A copy of the minutes of the last annual general meeting of the Owners Corporation showing all resolutions passed at that meeting.

Please note that if you require any further information on the matters reported in the attached Owners Corporation Certificate, you may inspect a copy of the Owners Corporation Register in accordance with section 150 of the Act. An inspection of the Register must be booked in advance by contacting our office during business hours or via email at traralgon@acebodycorp.com.au. Please note the inspection of the Register may require the payment of a fee.

Yours faithfully

A handwritten signature in black ink, appearing to read 'A. Taylor'.

Signer ID: BVVB8FDS13...
Registered Manager

Full name: Adam Taylor
Company: Ace Body Corporate Management (Traralgon)
Address of registered office: 49 Koetong Parade Mount Eliza Victoria
3930

21/11/2024

Date

OWNERS CORPORATION CERTIFICATE

Owners Corporations Act 2006, s.151 Owners Corporations Act 2006, Owners Corporations Regulations 2018

As at 21st November 2024

1. OWNERS CORPORATION DETAILS

Plan Number: SP 29453W

Address of Plan: 18 - 20 Gwalia Street TRARALGON VIC Victoria 3844

Lot Number this statement relates to:

Unit Number this statement relates to:

Postal Address: PO Box 459 Mount Eliza Victoria 3934

2. CERTIFICATE DETAILS

Vendor: Gloria May Grenenger

Postal Address for Lot 46: 46 / 18 Gwalia Street Traralgon Victoria 3844

Purchaser:

Person requesting Certificate: Littleton Hackford

Reference: (Ref: 241417)

Address:

Fax:

E-mail: ownerscorp@infotrack.com.au

3. CURRENT ANNUAL LEVY FEES FOR LOT 46

ADMINISTRATIVE FUND

The annual administrative levy fees for Lot 46 are **1,940.00 per annum** commencing on 1 July 2024. Levies for this plan are raised over **4 periods**

Period	Amount	Due Date	Status
01/07/24 to 30/09/24	485.00	01/07/24	Paid
01/10/24 to 31/12/24	485.00	01/10/24	Paid
01/01/25 to 31/03/25	485.00	01/01/25	To be Issued
01/04/25 to 30/06/25	485.00	01/04/25	To be Issued

Maintenance Fund

There are currently no annual Maintenance Fund levy fees payable for Lot 46.

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 21st November 2024

For Plan No. SP 29453W - Lot 46

4. CURRENT LEVY POSITION FOR LOT 46

Fund	Balance	Paid To
Administrative	0.00	31 December 2024
Maintenance Fund	0.00	
BALANCE	0.00	

5. SPECIAL LEVIES

There are currently no special levy fees due for Lot 46.

6. OTHER CHARGES

There are currently no additional charges payable by Lot 46 that relate to work performed by the owners corporation or some other act that incurs additional charge.

7. FUNDS HELD BY OWNERS CORPORATION

The owners corporation holds the following funds as at 21 November 2024:

Account / Fund	Amount
Administrative Fund	17,542.20
Maintenance Fund	0.00
TOTAL FUNDS HELD AS AT 21 NOVEMBER 2024	\$17,542.20

8. INSURANCE

The owners corporation currently has the following insurance cover in place:

Policy

Policy No.	VRSC21006975
Expiry Date	15-October-2025
Insurance Company	Strata Community Insurance Agencies Pty Ltd (SCI)
Broker	Resolute Property Protect Pty Ltd
Premium	22002.13

Cover Type

Cover Type	Amount of Cover
Common Area Contents	7983
Damage (i.e. Building) Policy	12008705
Fidelity Guarantee Insurance	100000
Floating Floors	Insured
Flood	Insured
Government Audit Costs	25000
Government Audit Costs - Appeal Expenses	100000
Government Audit Costs - Legal Defense Expenses	50000
Loss of Rent	1801306
Lot Owner's Fixtures and Improvements	300000
Machinery Breakdown Insurance	10000
Office Bearers Liability Insurance	5000000
Property, Death and Injury (Public Liability)	30000000
Voluntary Workers Insurance	200,000 / 2,000

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 21st November 2024

For Plan No. SP 29453W - Lot 46

9. CONTINGENT LIABILITIES

The owners corporation has no contingent liabilities arising from legal proceedings not otherwise shown or budgeted for in items 3, 5 or 6 above.

10. CONTRACTS OR AGREEMENTS AFFECTING COMMON PROPERTY

The owners corporation has not or do not intend in the foreseeable future to enter into any contracts affecting the common property.

11. AUTHORITIES OR DEALINGS AFFECTING COMMON PROPERTY

The following authorities or dealings affecting the common property has been granted by the owners corporation:

Date of Resolution	Granted to	Lot	Area of Common Property Affected	Type of Authority or Dealing
	Mr C Evans	17	carport lease	Lease of common property
01/10/2018	John Holmes	25	Carport	Lease of Common Property
01/10/2018	Jean Evans	26	carport licence	Lease of Common Property
11/10/2022	Cheryl Crawford	32	carport lease	Lease of common property

12. AGREEMENTS TO PROVIDE SERVICES

The owners corporation has made the following agreements to provide services to lot owners and occupiers or the general public for a fee:

Date of Agreement	Name of Service Provider	Agreement provided to	Status	Brief Description
14/08/2019	Harles Plumbing division of Ellis Plumbers Pty Ltd	Lot Owners	Current	Two yearly service of gas appliances in community hall
22/08/2019	Steve's Gone Mowing	Lot Owners	Current	Lawn Mowing Common Area & Garden Maintenance
01/10/2020	CVE Fire & Safety Pty Ltd	Lot Owners	Current	6 monthly Fire Audit of common area.
01/09/2022	Gauci's Electrical Pty Ltd	Lot Owners	Current	Annual inspection and service of group meter box

13. NOTICES OR ORDERS

The owners corporation currently has no orders or notices served in the last 12 months that have not been satisfied.

14. CURRENT OR FUTURE PROCEEDINGS

The owners corporation is not currently a party to any proceedings or is aware of any circumstances which may give rise to proceedings.

OWNERS CORPORATION CERTIFICATE

(Continued)

As at 21st November 2024
For Plan No. SP 29453W - Lot 46

15. APPOINTMENT OF AN ADMINISTRATOR

The owners corporation is not aware of an application or a proposal for the appointment of an administrator.

16. PROFESSIONAL MANAGER DETAILS

Name of Manager: Taylor & Co. Holdings Pty Ltd
ABN / ACN: 17 677 123 803
Address of Manager: 49 Koetong Parade Mount Eliza Victoria 3930
Telephone: 1300223220
Facsimile:
E-mail Address: traralgon@acebodycorp.com.au

17. ADDITIONAL INFORMATION

The owners corporation provides the following information for the benefit of the purchaser:

For further information refer to the minutes of the last Annual General Meeting **Also attached - Special Rules**

SIGNING

The common seal is not required pursuant to Section 18A of the Owners Corporations Act 2006.



Signer ID: BVVB8FDS13...

Registered Manager

Full name: Adam Taylor
Company: Ace Body Corporate Management (Traralgon)
Address of registered office: 49 Koetong Parade Mount Eliza Victoria 3930

21/11/2024

Date

Schedule 3—Statement of advice and information for prospective purchasers and lot owners

Regulation 17

What is an owners corporation?

The lot you are considering buying is part of an owners corporation. Whenever a plan of subdivision creates common property, an owners corporation is responsible for managing the common property. A purchaser of a lot that is part of an owners corporation automatically becomes a member of the owners corporation when the transfer of that lot to the purchaser has been registered with Land Use Victoria.

If you buy into an owners corporation, you will be purchasing not only the individual property, but also ownership of, and the right to use, the common property as set out in the plan of subdivision. This common property may include driveways, stairs, paths, passages, lifts, lobbies, common garden areas and other facilities set up for use by owners and occupiers. In order to identify the boundary between the individual lot you are purchasing (for which the owner is solely responsible) and the common property (for which all members of the owners corporation are responsible), you should closely inspect the plan of subdivision.

How are decisions made by an owners corporation?

As an owner you will be required to make financial contributions to the owners corporation, in particular for the repair, maintenance and management of the common property. Decisions as to the management of this common property will be the subject of collective decision making. Decisions as to these financial contributions, which may involve significant expenditure, will be decided by a vote.

Owners corporation rules

The owners corporation rules may deal with matters such as car parking, noise, pets, the appearance or use of lots, behaviour of owners, occupiers or guests and grievance procedures. You should look at the owners corporation rules to consider any restrictions imposed by the rules.

Lot entitlement and lot liability

The plan of subdivision will also show your lot entitlement and lot liability. Lot liability represents the share of owners corporation expenses that each lot owner is required to pay. Lot entitlement is an owner's share of ownership of the common property, which determines voting rights. You should make sure that the allocation of lot liability and entitlement for the lot you are considering buying seems fair and reasonable.

Further information

If you are interested in finding out more about living in an owners corporation, you can contact Consumer Affairs Victoria. If you require further information about the particular owners corporation you are buying into, you can inspect that owners corporation's information register.

Management of an owners corporation

An owners corporation may be self-managed by the lot owners or professionally managed by an owners corporation manager. If an owners corporation chooses to appoint a professional manager, it must be a manager registered with the Business Licensing Authority (BLA).

IF YOU ARE UNCERTAIN ABOUT ANY ASPECT OF THE OWNERS CORPORATION OR ANY DOCUMENTS YOU HAVE RECEIVED IN RELATION TO THE OWNERS CORPORATION YOU SHOULD SEEK EXPERT ADVICE.

1 Health, safety and security**1.1 Health, safety and security of lot owners, occupiers of lots and others**

A lot owner or occupier must not use the lot, or permit it to be used, so as to cause a hazard to the health, safety and security of an owner, occupier, or user of another lot.

1.2 Storage of flammable liquids and other dangerous substances and materials

- (1) Except with the approval in writing of the owners corporation, an owner or occupier of a lot must not use or store on the lot or on the common property any flammable chemical, liquid or gas or other flammable material.
- (2) This rule does not apply to—
 - (a) chemicals, liquids, gases or other material used or intended to be used for domestic purposes; or
 - (b) any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

1.3 Waste disposal

An owner or occupier must ensure that the disposal of garbage or waste does not adversely affect the health, hygiene or comfort of the occupiers or users of other lots.

1.4 Smoke penetration

A lot owner or occupier in a multi-level development must ensure that smoke caused by the smoking of tobacco or any other substance by the owner or occupier, or any invitee of the owner or occupier, on the lot does not penetrate to the common property or any other lot.

1.5 Fire safety information

A lot owner must ensure that any occupier of the lot owner's lot is provided with a copy of fire safety advice and any emergency preparedness plan that exists in relation to the lot prior to the occupier commencing occupation of the lot.

2 Committees and sub-committees**2.1 Functions, powers and reporting of committees and sub-committees**

A committee may appoint members to a sub-committee without reference to the owners corporation.

3 Management and administration**3.1 Metering of services and apportionment of costs of services**

- (1) The owners corporation must not seek payment or reimbursement for a cost or charge from a lot owner or occupier that is more than the amount that the supplier would have charged the lot owner or occupier for the same goods or services.
- (2) If a supplier has issued an account to the owners corporation, the owners corporation cannot recover from the lot owner or occupier an amount which includes any amount that is able to be claimed as a concession or rebate by or on behalf of the lot owner or occupier from the relevant supplier.
- (3) Subrule (2) does not apply if the concession or rebate—
 - (a) must be claimed by the lot owner or occupier and the owners corporation has given the lot owner or occupier an opportunity to claim it and the lot owner or occupier has not done so by the payment date set by the relevant supplier; or
 - (b) is paid directly to the lot owner or occupier as a refund.

4 Use of common property**4.1 Use of common property**

- (1) An owner or occupier of a lot must not obstruct the lawful use and enjoyment of the common property by any other person entitled to use the common property.
- (2) An owner or occupier of a lot must not, without the written approval of the owners corporation, use for the owner or occupier's own purposes as a garden any portion of the common property.
- (3) An approval under subrule (2) may state a period for which the approval is granted.
- (4) If the owners corporation has resolved that an animal is a danger or is causing a nuisance to the common property, it must give reasonable notice of this resolution to the owner or occupier who is keeping the animal.
- (5) An owner or occupier of a lot who is keeping an animal that is the subject of a notice under subrule (4) must remove that animal.
- (6) Subrules (4) and (5) do not apply to an animal that assists a person with an impairment or disability.
- (7) The owners corporation may impose reasonable conditions on a lot owner's right or an occupier's right to access or use common property to protect the quiet enjoyment, safety and security of other lot owners, including but not limited to imposing operating hours on facilities such as gymnasiums and swimming pools.

4.2 Vehicles and parking on common property

An owner or occupier of a lot must not, unless in the case of an emergency, park or leave a motor vehicle or other vehicle or permit a motor vehicle or other vehicle—

- (a) to be parked or left in parking spaces situated on common property and allocated for other lots; or
- (b) on the common property so as to obstruct a driveway, pathway, entrance or exit to a lot; or
- (c) in any place other than a parking area situated on common property specified for that purpose by the owners corporation.

- (1) An owner or occupier of a lot must not damage or alter the common property without the written approval of the owners corporation.
- (2) An owner or occupier of a lot must not damage or alter a structure that forms part of the common property without the written approval of the owners corporation.
- (3) An approval under subrule (1) or (2) may state a period for which the approval is granted, and may specify the works and conditions to which the approval is subject.
- (4) An owner or person authorised by an owner may install a locking or safety device to protect the lot against intruders, or a screen or barrier to prevent entry of animals or insects, if the device, screen or barrier is soundly built and is consistent with the colour, style and materials of the building.
- (5) The owner or person referred to in subrule (4) must keep any device, screen or barrier installed in good order and repair.

5 Lots

5.1 Change of use of lots

An owner or occupier of a lot must give written notification to the owners corporation if the owner or occupier changes the existing use of the lot in a way that will affect the insurance premiums for the owners corporation.

Example

If the change of use results in a hazardous activity being carried out on the lot, or results in the lot being used for commercial or industrial purposes rather than residential purposes.

5.2 External appearance of lots

- (1) An owner or occupier of a lot must obtain the written approval of the owners corporation before making any changes to the external appearance of their lot.
- (2) An owners corporation cannot unreasonably withhold approval, but may give approval subject to reasonable conditions to protect quiet enjoyment of other lot owners, structural integrity or the value of other lots and/or common property.
- (3) The owners corporation cannot unreasonably prohibit the installation of sustainability items on the exterior of the lot, including by prohibiting the installation of a sustainability item only on aesthetic grounds.
- (4) The owners corporation may require that the location of a sustainability item, or the works involved in installing a sustainability item, must not unreasonably disrupt the quiet enjoyment of other lot owners or occupiers or impede reasonable access to, or the use of, any other lot or the common property.
- (5) The owners corporation may impose reasonable conditions on the installation of a sustainability item on the exterior of the lot related to the colour, mounting and location of the sustainability item provided that these conditions do not increase the cost of installing the sustainability item or reduce its impact as a sustainability item.

5.3 Requiring notice to the owners corporation of renovations to lots

An owner or occupier of a lot must notify the owners corporation when undertaking any renovations or other works that may affect the common property and/or other lot owners' or occupiers' enjoyment of the common property.

6 Behaviour of persons

6.1 Behaviour of owners, occupiers and invitees on common property

An owner or occupier of a lot must take all reasonable steps to ensure that guests of the owner or occupier do not behave in a manner likely to unreasonably interfere with the peaceful enjoyment of any other person entitled to use the common property.

6.2 Noise and other nuisance control

- (1) An owner or occupier of a lot, or a guest of an owner or occupier, must not unreasonably create any noise likely to interfere with the peaceful enjoyment of any other person entitled to use the common property.
- (2) Subrule (1) does not apply to the making of a noise if the owners corporation has given written permission for the noise to be made.

7 Dispute resolution

- (1) The grievance procedure set out in this rule applies to disputes involving a lot owner, manager, or an occupier or the owners corporation.
- (2) The party making the complaint must prepare a written statement in the approved form.
- (3) If there is a grievance committee of the owners corporation, it must be notified of the dispute by the complainant.
- (4) If there is no grievance committee, the owners corporation must be notified of any dispute by the complainant, regardless of whether the owners corporation is an immediate party to the dispute.
- (5) The parties to the dispute must meet and discuss the matter in dispute, along with either the grievance committee or the owners corporation, within 28 calendar days after the dispute comes to the attention of all the parties.
- (5A) A meeting under subrule (5) may be held in person or by teleconferencing, including by videoconference.
- (6) A party to the dispute may appoint a person to act or appear on the party's behalf at the meeting.
- (6A) Subject to subrule (6B), the grievance committee may elect to obtain expert evidence to assist with the resolution of the dispute.
- (6B) The grievance committee may obtain expert evidence to assist with the resolution of a dispute if the owners corporation or the parties to the dispute agree in writing to pay for the cost of obtaining that expert evidence.
- (7) If the dispute is not resolved, the grievance committee or owners corporation must notify each party of the party's right to take further action under Part 10 of the **Owners Corporations Act 2006**.
- (8) This process is separate from and does not limit any further action under Part 10 of the **Owners Corporations Act 2006**.



ACE BODY CORPORATE MANAGEMENT

TRARALGON

PO Box 459 Mt Eliza VIC 3930

1300 223 220

traralgon@acebodycorp.com.au

ABN: 17 677 123 803

Franchisee: TAYLOR & CO HOLDINGS PTY LTD t/a Ace Body Corporate Traralgon

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MINUTES OF AN ANNUAL GENERAL MEETING OWNERS CORPORATION PLAN NO. SP 29453W

ADDRESS OF THE OWNERS CORPORATION: 18 - 20 Gwalia Street, TRARALGON VIC, VIC,
3844

Notice of interim minutes is provided pursuant to Section 78(4) of the Act and that these interim resolutions will become resolutions of the Owners Corporation, subject to paragraphs (b) & (c), 29 days from the date of the interim resolution.

DATE, PLACE & TIME OF MEETING:

An Annual General Meeting of Owners Corporation Plan No. SP 29453W was held on **15 Nov 2024** at 18 - 20 Gwalia Street, TRARALGON VIC, VIC, 3844.

The meeting commenced at 12:00 PM.

LOTS REPRESENTED:

Carole Ann Livesey Lot 5
Michael W Frankland Lot 15
Pat Wisby - Lot 35 Lot 20
Pat Wisby - Lot 35 Lot 22
John Holmes Lot 25
Emma Waghorne (non-financial) Lot 29
Pat Wisby Lot 35
Anna McGregor Lot 36
Brenda Green Lot 38
Marion McEwan Lot 41
Anthony James Willman & Kerry Susan Baker Lot 42
Thelma McInnes - Pre voted online Lot 43

PRESENT BY PROXY:

Pat Wisby - Lot 35 Lot 20
(In favour of Leah May Fairbrother)
Pat Wisby - Lot 35 Lot 22
(In favour of Leah May Fairbrother)

APOLOGIES:

Lots 27,31,37,40,6

IN ATTENDANCE:

QUORUM:

As no quorum was declared, members resolved that the meeting proceed in accordance with Section 78 of the Owners Corporation Act 2006, and that all decisions made will be interim decisions.

CHAIRPERSON:

Adam Taylor

MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W

9 MANAGER

9.1 **RESOLUTION:**

Motion that in accordance with The Owners Corporations Act 2006 Section 119, Owners Corporations Regulations 2018 and Owners Corporation Rules:

- a. Taylor & Co. Holdings Pty Ltd trading as Ace Body Corporate Management (Traralgon) (ABN: 17 677 123 803) (Registered Manager No: 001553) be appointed as Manager of the Owners Corporation in accordance with the new Contract of Appointment for 1 year or until the next Annual General Meeting (whichever is longer).
- b. The Owners Corporation delegate to the Manager all of the powers and functions of the Owners Corporation necessary to enable the Manager to perform their duties in accordance with those of the Owners Corporation Act 2006 and the Contract of Appointment.
- c. Pursuant to OC Act 2006 - section 82 that the following decisions, in the interest of the Owners Corporation, can only be made at a General Meeting: - Appointment and Termination of a Manager.
- d. The Owners Corporation executes the Contract of Appointment of the manager in accordance with the OC Act. (In-person electronic signature by attendees)

Management Fee - \$5765p.a. Disbursement Fee - \$1050p.a.

Motion CARRIED.

Yes 10

No 0

Abstain 1

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

10 Reports

10.1 RESOLUTION:

Amounts owing on a Payment Plan are still considered in arrears. Owners who are in arrears at the time of the meeting will not be able to vote at General or Special Meetings or Ballots.

Please note: Financial queries need to be addressed with the strata managers, at least 48 hours prior to the meeting so that the issue can be adequately addressed.

The administration account balance (excluding prepaid levies) at the end of the financial year was **\$24,777.69**

Motion that the financial statements for the period ending **30 June 2024** is accepted.

There are currently \$3898.34 outstanding levies.

Lots in arrears Lots 13,16,24,29,31 & 49

Motion CARRIED. Yes 11 No 0 Abstain 0

10.2 RESOLUTION:

The manager performed all the normal accounting (accounts payable & receivable), administrative, banking, general enquiries and record maintenance for the Owners Corporation.

- Convened, minuted and circulated minutes to members for the Annual General Meeting

- Prepared financial reports, prepared proposed budget - Struck levies as resolved, collected and followed debt collection procedures.

- Attended to management of expense payments; reconciled bank account

- Liaised with owners throughout the year, providing advice on OC Rules and general concerns raised by owners

- Re quoted insurance policy and renewed as instructed, provided Certificate of Currency upon request to owners, uploaded all documents to portal for Owner access.

- Maintained the Owners Corporation Register and attended to all administrative duties, record keeping etc.

Grievance Report - No matters were referred to V.C.A.T.

Insurance was renewed with SCI on 15/10/2024 with the building sum increasing to \$12,008,705 from \$11,436,862 The annual premium was \$22,002.13. Standard excess payable on successful insurance claims remains at \$1,500.

Insurance due: 15/10/2024

Gauci Electrical completed the safety inspection and cleaned the group metering box 24/10/2023 at a cost of \$165.00. No issues were reported.

Aug 2024 - Unit 36 reported water leak from pin hole leak in pipe work. A pressure limiter was installed to address high pressure issue.

Sept 2024 - Water leak behind Units 7 & 14 was repaired by Alite Plumbing - Additional advice from Alite was to remove some trees as the roots may cause additional problems. Tony to liaise with Steve's Gone Mowing to address.

Please note: The manager does not offer a 24/7 service. **For after hours - emergencies and make safes - please contact Resolute Property Protect 24/7. Phone: 1300 726 842** If the incident is not an approved insurance claim you may be responsible for the associated call out fees & repairs applicable.

For lot owner urgent maintenance please contact the required contractor and these costs are an owners responsibility.

Online Voting & Meeting Access - Owners must advise us in writing that letting agents are authorised to receive correspondence. If we do not have this on file letting agents will be removed from receiving your documents. Letting agents will still receive levies if that is your current set up.

Motion CARRIED. Yes 10 No 0 Abstain 1

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

11 INSURANCES

11.1 RESOLUTION:

Insurance was renewed with SCI 15/10/2024 with the building sum increasing to **\$12,008,705** from **\$11,436,862**

The annual premium was **\$22,002.13**.

Standard excess payable on successful insurance claims is **\$1,500**.

Insurance renewal due **15/10/2025**

Policy Details: - Refer Insurance attachment.

Broker: Resolute Property Protect: 1300 668 033

For after hours - emergencies and insurance claims - please contact Resolute 24/7 Emergency make safe repair line: 1300 726 842

Insurance Claims Since Last AGM: Nil

Motion that the OC has Strata Insurance to cover all buildings within the private lots, common area infrastructure and public liability as per Owners Corporation Act, Section 4 (c) and 62. All excesses are payable by the affected lot owners as determined under the benefit rule.

Please note: It is lot owner responsibility to arrange insurance cover for contents within their own lot, including carpets, curtains, light fittings, etc plus loss of rent for tenants and public liability cover for events occurring within the lot. Taylor & Co. Holdings Pty Ltd recommends you seek advice from your preferred insurance broker.

It is important that owners organise their own insurance.

Motion CARRIED. Yes 7 No 0 Abstain 4

11.2 RESOLUTION:

An insurance valuation was undertaken on **28 OCT 2021** and the policy endorsed with the recommended replacement value of **\$7,830,000**

The current building sum insured is **\$12,008,705**

Reports are uploaded on the MyCommunity portal for easy access. A fee applies to owners who require a copy sent to them. (Refer to the portal document policy)

Motion that a valuer be appointed to conduct a valuation for insurance purposes 5 years after the last valuation 28 OCT 2026. Limit of cover is set according to the report and a special levy is raised (as required) to fund the cost of the valuation and variation in premium.

Please note: Prescribed Owners Corporations must be revalued every five years as a maximum under the Owners Corporation Act.

Motion CARRIED. Yes 11 No 0 Abstain 0

11.3 RESOLUTION:

Motion to renew the insurance policy without further approval from the Owners Corporation.

Renew as per Brokers' recommendations (Broker obtains up to 4 comparative quotes).

Motion CARRIED. Yes 11 No 0 Abstain 0

(Option A) The sum insured to be increased as per the insurance companies indexed sum insured recommendation.

OPT A selected with the highest number of votes.

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

12.6 RESOLUTION:

The levy for the carports has not been increased for sometime. It has been raised that the levy should increase from \$100 p.a to \$125 p.a with the new rate commencing from 01-01-2025. The new period commencing 01-01-2025 at \$125 maintenance levy per car port. Money raised to be utilised for general maintenance of the common area.

This licence IS NOT transferable upon sale of the unit.

Lot 17 - Mr C Evans, Lot 25 - John Holmes , Lot 26 - Jean Evans, Lot 32 - Cheryl Crawford

Motion that the use of the carports be determined by the committee and licensed for a period of 12 months. Existing licence agreements automatically roll over for another year.

Yes 3

No 0

Abstain 2

Motion was ruled Out of Order: Motion withdrawn from the floor of the meeting by the proposer This motion was passed at the 2023 AGM.

12.7 RESOLUTION:

Owners are advised that the electrical regulations require the group meter box to be locked with an industry padlock. The OHS requirements and standards imposed by the OC require access to the group meter box only by authorised persons (electricians) Keys are not distributed to owners. Other electricians hold some keys to access these industry locks, but they may not have the key for the lock installed at your OC. If your chosen electrician does not have a key then access can be arranged via Gauci Electrical who are the electricians for the Owners Corporation. Owners have the right to access the group meter to inspect their meter, but an electrician must facilitate access.

Motion that the manager arranges the annual maintenance, safety inspection and cleaning as required of the common group meter box(es).(4 group boxes).

Current Contractor: Gauci Electrical

Last inspection date: 24/10/2023

Motion CARRIED.

Yes 11

No 0

Abstain 0

13 Loading Zone Proposal:

RESOLUTION:

Motion to create a Loading Zone in the North East corner of the car park, outside the common room and near Unit 33.

This area is sometimes used by tradies and workers and does not obstruct anyone or anything but is not suitable to be turned into a permanent car space. Painting yellow lines and installing a Loading Zone sign that will encourage tradies and others to use it and not park in the ten unreserved resident's spaces. Quotes not yet recieved at time of document preparation but estimated at \$1500

Car space to run east west in NE end of car park. Manger to obtain quotes to present to committee.

Motion CARRIED.

Yes 7

No 0

Abstain 4

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

16 BUDGET

16.1 RESOLUTION:

Motion that the proposed budget totalling **\$60,625.00** for the financial year commencing **1 July 2024**, enclosed within the meeting documents, be adopted. That the levy period, due date and amounts based on lot liability are as attached. Budget apportioned according to lot liability and commences at the start of the financial year. The levy period is also to commence at the start of the financial year.

The planned surplus at the end of the financial year is approximately **\$26,213.84**

Motion that the Administration Fund plans on a maximum balance of approximately \$15,000 for contingencies to ensure quarterly levies are issued as 25% of budget requirements.

*** If savings are not at 65% of the insurance cost the 1st & 2nd Levies may will be 65% of the budget. ***

Owners Corporation Financial Year Ending: **30 JUN 2025**

Motion that all levies be paid in advance in quarterley instalments, the first levy is due on the 1st day of the financial year. Levies will continue at the same quarterley rate or as required by the next proposed budget or until changed by a resolution of the Owners Corporation at a General Meeting.

Motion in accordance with Section 24 of the Owners Corporation Act 2006 that should there be a shortfall in the funds of the Owners Corporation to meet its statutory commitments, including maintaining a current insurance policy then the OCM may raise a special levy to meet the shortfall in funds to comply with that statutory and or contractual obligations.

Next Budget estimated at: \$63,000

Please note: Information about the Owner Corporation accounting records will be presented at the meeting. The latest financial statement for the Owner Corporation is enclosed with this notice.

Motion CARRIED.

Yes 11

No 0

Abstain 0

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

17 PENALTY INTEREST AND DEBT RECOVERY

17.1 RESOLUTION:

Penalty Interest: Pursuant to Section 29(1) & (2) of the Owners Corporation Act 2006, to charge penalty interest on monies owed by a member to the Owners Corporation after the due date for fees and charges. The penalty interest rate is set at the maximum rate of interest payable in accordance with the Penalty Interest Rate Act 1983. The rate under the Act is currently set at 10 %.

Debt Recovery:

a. Levy payment is required by the due date. Penalty Interest will be charged on any overdue amount. A reminder notice will be forwarded when approximately 15 days overdue.

b. When a Levy is more than 28 days overdue, a statement will be sent confirming interest is being charged on the overdue levy. A fee of \$30.00 will be charged and recoverable from the indebted lot owner.

c. When a Levy is more than 60 days overdue a Final Notice will be sent stating that the Owners Corporation intends to take action under Part 11 to recover the amount due. A fee of \$100.00 will be charged and recoverable from the indebted lot owner.

d. If no payment is made after 28 days from the date of the final notice, the Owners Corporation will make an application to V.C.A.T. or the Magistrates Court (via LFS Legal) for an order requiring the lot owner to pay all overdue fees, charges and interest owing. A letter confirming this action will be sent and the indebted lot owner charged \$30.00.

e. Where a lot is in arrears, and a Final Notice has been issued, any new levy is overdue after the due date of that new levy. When the new levy is more than 28 days overdue a Final Notice will be sent stating that the Owners Corporation intends to take action under Part 11 to recover the amount due. A fee of up to \$100.00 will be charged and recoverable from the indebted lot owner.

f. The costs incurred by the Owners Corporation in recovering fees and levies due under Section 32 of the Owners Corporation Act 2006, will be fully recoverable from the indebted lot owner. This includes administrative fees charged to the Owners Corporation by the manager and all legal fees incurred as a result of the failure to pay levies, fees and charges due. VCAT or Magistrates Court action to recover a debt via LFS Legal and this cost payable by the indebted lot owner.

g. The manager has the authority to enter into payment plans (manager discretion) and is also authorised to remove small amounts of interest as a management tool. Penalty interest may be reversed if the payment plan was authorised prior to the levy being in arrears. Debt policy is suspended whilst complying with an approved payment plan. This debt policy will be re-activated when a payment plan is breached. Amounts owing on a Payment Plan are still considered in arrears and owners will not be able to vote at General Meetings whilst in arrears.

h. Third-party debt collection agencies are authorised and costs of 7.5% to 10% of debt are payable to OC. This amount will be charged to the indebted lot owner. A site visit to the owner's address, by the debt collection agency, may be required at a cost not exceeding \$185.00. This amount will be charged to the indebted lot owner. All fees not recovered at VCAT will remain on the lot ledger and will be the responsibility of the indebted lot owner or any subsequent new owner.

Motion that the above penalty interest and debt recovery policy to be adopted.

Motion CARRIED.

Yes 11

No 0

Abstain 0

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

17.2 RESOLUTION:

Please note that Solicitor fees are payable by the Owners Corporation and the Debt is recoverable from the indebted lot owner. The manager will also charge additional fees at the hourly rate for services relating to further legal action.

Motion that accrued funds will be used to fund this cost and if there are insufficient funds the manager is approved to raise a special levy to cover the debt collection costs.

Current policy - Special Resolution (2018): Motion that the Owners Corporation SP 29453W resolved to take legal action in a court of competent jurisdiction, against the registered and equitable owner of ANY Lot in Arrears in Owners Corporation SP 29453W to recover unpaid fees, levies, interest administration fees, legal fees and breaches of the Owners Corporations Act 2006.

Motion to reconfirm the above debt recovery special resolution.

Motion CARRIED.

Yes 10

No 0

Abstain 1

18 Online Portal Access:

RESOLUTION:

Owners have access to an OC community portal, which allows owners to view and download correspondence for the Owners Corporation including recent fee notices, tax statements and other relevant documents.

This portal also allows owners to view live and up-to-date financials of the Owners Corporation, providing greater transparency for the Owners Corporation financials.

Owners with email addresses known to our office should have received login details. If you need access to My Community or a password reset please contact Ace Body Corporate.

19 Request for Documents:

RESOLUTION:

All Owners Corporation documents are held by the manager as required under the Owners Corporation Act. It is not the manager's duty to automatically forward all or any of these documents free of charge to owners. This is an additional service above the standard management duty of the manager. Filing and holding OC documents is the standard requirement. If owners request a copy of any document the schedule fee applies. This also applies to copies of documents already sent to owners.

The standard Consumer Affairs cost for supplying documents will apply in the future. The scheduled fee is 1.15 x fee unit (\$18.78 for 2024-25) for a copy of any document. <https://www.consumer.vic.gov.au/housing/owners-corporations/finance-insurance-and-record-keeping/fees>

Please note that some documents are automatically uploaded to the Portal and are available free for owners to access. Documents that are not automatically uploaded may incur an above fee to be made available on the portal. Please enquire with the manager

If you require portal access or your portal access needs to be reset please contact us via email.

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

20 General (Enduring) Resolutions:

RESOLUTION:

The following are enduring resolutions of the Owners Corporation which remain in place from year to year, unless the Owners Corporation resolves to change them:

A request to change a current resolution can only be made by the committee or an owner representing at least 25% of owners.

Common Seal (2023) Pursuant to section 18A Owners corporation is not required to have or use a common seal. Motion that the common seal is no longer required and has been removed.

Air Conditioners (2023): Motion that air conditioners must be installed within your lot boundary and has minimal impact on the outward appearance. All external pipes and control panels that are visible (externally installed) must be painted a colour consistent with the complex. (Preference is to have these items installed internally).

Solar Panels (2021): Motion that solar panels are permitted on roofs, but they must be flat mounted, entirely within lot boundaries and professionally installed. All external pipes and control panels that are visible (externally installed) must be painted a colour consistent with the complex. (Preference is to have these items installed internally)

External Bins / Sheds and Other Constructions (2016): It was resolved that the committee is responsible for granting approval for external storage boxes, sheds and all other constructions within the complex. This includes the use of any common area under the eaves of lots. The committee will make an assessment on an individual case-by-case basis. All applications for approval are to be in writing to the committee.

Sheds and other Structures (2019): There has also been a request by lot 19 to have a garden shed, similar to the one at unit 3. This shed is in the common area and there is NO licence or lease for this to remain in the common area. It was resolved that these requests be forwarded to the committee for approval. Committee to assess the aesthetics and size of any proposed shed and ensure they are in line with existing sheds. This is a house rule and the OC can remove this approval. It was resolved not to issue a licence or lease for this purpose.

Letter Boxes (2019): Motion that each owner (or occupant) is responsible to clear mail and junk mail from their letter box.

Exterior Lighting (2017): Motion that lot owners are authorised to install subtle solar or sensor lighting upon their lots and along the common area driveway / footpaths in front of their lots. Maintenance of these lights will be the lot owners responsibility.

Rubbish Bins (2017): Motion that each lot is responsible for putting out and collecting their individual bins. Bins are to be put out the night before collection and returned ASAP after collection. Bins are to be kept within each lot boundary or other authorised area. Bins are not to be left in or within the view of the common area.

Council has the authority to fine occupants for rubbish bins that have been left on the nature strip and not returned to a person's property.

Dumping of Rubbish: Members are reminded not to dump or leave rubbish on the common property.

Collection of Fees and Bank Account (2019): Motion that the Manager (or the manager's delegate), pursuant to its appointment as manager for the Owners Corporation, is authorised to collect the fees for the Owners Corporation and to operate a bank account on behalf of the Owners Corporation.

The Strata Manager will not issue a Work Order or engage any Contractors for the provision of any goods or services, unless they have complied with the minimum requirements as defined in Contractor OH&S form. Minor works of cost of \$1000 or less will be actioned with one quote. Additional quotes will incur an additional management fee.

Motion that owners are satisfied with the list of General (Enduring) Resolutions. No changes have been requested and all motions remain in place from year to year, unless the Owners Corporation resolves to change them.

Motion CARRIED.

Yes 10

No 0

Abstain 1

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

21 Insurance Information:

RESOLUTION:

Insurance: The manager discloses that he is an Authorised Representative (per Corporations Act 2001 and registered with A.S.I.C.) for the Insurance Company. The Financial Services Guide (FSG) and Product Disclosure Statement (PDS) are tabled at the meeting. Owners are advised they are available online or from the managers office. Please contact the manager if you require a copy of these documents.

Motion that the manager upload the PDS & FSG to the online portal each renewal and this is deemed as service to all owners of the owners corporation.

General Advice: Any advice we give is General Advice please read the P.D.S. before making a decision. All insurance claims are handled by either the manager or direct with the insurance company.

For lot owner urgent maintenance please contact the required contractor and these costs are an owners responsibility.

Current Insurance Company: SCI Policy Details: - As per Insurance Report. Broker:Resolute Property Protect. 1300 668 033

For after hours - emergencies and insurance claims - please contact Resolute 24/7 Emergency make safe repair line. Phone: 1300 726 842 If the incident is not an approved insurance claim you may be responsible for the associated call-out fees & repairs applicable.

Owners Corporation Act requires Insurance valuations to be conducted every 5 years.

The manager discloses that as an Authorised Representative we receive a commission of up to 20% of the base premium for placing the insurance, processing and follow-up of insurance claims. The commission in no way affects the Owners Corporation insurance premiums. The last commission payment received was \$3,332.48

Manager advises that lot owners are responsible for their own insurance needs, including, but not limited to, contents and public liability insurance inside their lots. It is important that owners organise their own insurance.

22 Essential Services and OHS:

RESOLUTION:

Owners noted that the Owners Corporation is in charge of the common property that is a defined workplace under the Occupational Health and Safety Act. As an occupier of a workplace the Owners Corporation has an obligation to ensure that the workplace (common property) including the means of access and egress from the workplace are safe and without risk to the health and safety of visitors and workers alike. Workers include voluntary and contractors engaged by the Owners Corporation. Prosecution and or substantial fines may result should an incident occur. The Owners Corporation reviewed its mandatory responsibility in accordance with the Building Act 1993, Building Regulations 2006 (Part 11) & OHS Act 2004, Section 21 (3) in relation to the fire services, safety and risk management including:

- Identifying hazards on common property;
- Assessing risks that may result because of the hazards;
- Deciding on control measures to prevent or minimise the level of the risks;
- Implementation of control measures;
- Monitoring and reviewing the effectiveness of the measures;
- Ensure that all Owners Corporation work is carried out by properly qualified tradespeople holding appropriate insurances.

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

23 Asbestos:

RESOLUTION:

Asbestos: Any buildings built before 2003 is considered to contain asbestos.

Owners should note that a liability may exist in the event that a person residing, working in or visiting a building containing asbestos, that has not been properly managed, can identify that they contracted an asbestos-related illness from the Owners Corporation. There is a requirement under Sect 226 of the OHS Regulations 2017 to identify whether asbestos is present. As the Owners Corporation is in charge of the common property an asbestos audit is required.

Owners aware of Asbestos, within their lots, are to notify the manager of the location of the Asbestos. Owners are to arrange for an inspection and to treat suspected Asbestos as per recommendation in the inspection report. This may be the treatment or removal of the suspected Asbestos.

Motion that in the common area the Owners Corporation can manage this by:

- i. Instruct each contractor that there is NO asbestos report and to assume that asbestos is present. Any suspected asbestos must be treated pursuant to Australian Standards.
- ii. The manager is authorised to have any suspected asbestos tested and a quote is to be obtained for the treatment or removal of such Asbestos.

It was resolved not to Obtain a report that identifies the location and type of asbestos.

Motion CARRIED.

Yes 11

No 0

Abstain 0

24 Other General Items to Discuss:

Manager to review insurance policy to determine impact on premium if the “loss of rent” cover was removed.

Manager to review Payment Plans and debt recovery for Lots in arrears.

25 General Information and Meeting Closure:

RESOLUTION:

Rules: The Owners Corporation will be bound by the Special Rules (if applicable) of the Owners Corporation & Model Rules (Updated 2021) under the Owners Corporation Regulations 2018. Please contact manager if you require a copy. **New Model Rules 2021 - attached.**

All owners are reminded it is their responsibility to ensure all tenants are provided with a copy of the Model Rules and all owners, occupiers and tenants are bound by the Rules. A copy of the Rules are attached to the Owners Corporation Certificate (part of Section 32 documents).

General Complaints - Breach of OC Rules: All breaches of OC Rules require a grievance meeting. The manager will issue a breach notice for any proven breaches of the Rules. The notice is subject to a \$60.00 Admin Fee charged to the lot owner of the offending lot via a special levy.

Owners are responsible for the general tidiness, lawn mowing, garden maintenance and building maintenance within their own lots to a standard that does not affect the Aesthetics of the Owners Corporation. Owners are responsible to ensure tenants maintain the appropriate standard.

Owners Details: Members are reminded that it is the responsibility of the lot owners to ensure their contact details (including e-mail address) are kept up to date on the Owners Corporation Register.

Taylor & Co. Holdings Pty Ltd T/as Ace Body Corporate Management (Traralgon)

Professional Indemnity Insurance - Strata Managers - Insurer: Chubb Insurance Company.

Policy Number: MPI0048551 Limit: \$5,000,000 Expiry date: 4.00 P.M on 05/08/2025

Owners are advised that the seal of the Owners Corporation is fixed to the following documents as required: i. Contract of Appointment of the Owners Corporation Manager.

ii. Owners Corporation Certificates.

iii. Documents forwarded to the Titles Office.

iv. Instrument of Delegation - To the Committee.

Motion that the manager is permitted to apply seal as required to above documents.

Electricity & Gas Meter Numbers: New Owners and tenants sometimes have difficulty connecting power and gas services. The manager can record the MNI of their power meter and

**MINUTES OF AN ANNUAL GENERAL MEETING – Friday, 15 November 2024
OWNERS CORPORATION PLAN NO. SP 29453W**

the gas meter number for each lot. Please forward these details if you want them stored on your file.

OH&S: The Manager advises owners to be aware of their obligations under OH&S and WorkCover Victoria when they engage the services of a contractor, especially to works carried out at height. It is advised that each owner (within their lot) is to ensure that all OH&S and WorkCover requirements are adhered to in accordance with the Building Codes of Australia.

Essential Services: It is advised that each owner (within their lot) is to ensure that the essential service items are attended to in accordance with the Building Codes of Australia. This includes but not limited to: Emergency Exit Lighting, Fire Doors and Walls, Paths of Egress, Air Conditioning units and extraction ducts and fans. Tested as required by relevant standards

Fire Appliances: It is the responsibility of individual lot owners (within their lot) to ensure that the servicing of all fire appliances within their lots are carried out as per the essential services requirements of the Building Codes of Australia. This includes fire extinguishers, fire hoses and reels, hydrants, fire blankets, alarms, detectors, and any other fire equipment. Tested every 6 months.

Smoke Detectors: Members are reminded that smoke detectors are mandatory inside residential lots. They must be always kept operational as per provisions of Australian Standards AS3786. It is the responsibility of the lot owners to notify their tenants of this requirement. Please note that detectors have a 10-year expiry date and should be replaced if past expiry date.

Parking: Members are reminded that there is no parking in common driveway (other than designated) and under no circumstances are the vehicles to be parked on the lawns. Members with tenants must advise their tenants as this is a breach of the Rules of the Owners Corporation.

Levy Payments: From March 2024 - DEFT payments cannot be made over the phone. From November 2024 - DEFT will no longer accept mail-in cheques, Cheques will continue to be accepted in-store at Australia Post.

Next Meeting: AGM should recur closer to the Financial year end (30 Jun) so 2025 AGM to be brought forward a few months.

To set a similar time for the next Annual General Meeting. (There is NO preferred time)

Close: Confirmation of Closing time of the meeting:

NEXT MEETING:

The next Annual General Meeting is tentatively scheduled for August 2025 to bring it closer to the OC's financial year.

CLOSE:

As there was no further business, the meeting was declared closed at 01:29 PM.

Insurance Report

Owners Corporation for Plan No. SP 29453W

Policy number : VRSC21006975

18 - 20 Gwalla Street TRARALGON VIC Victoria 3844

Insurance Policy Details

Policy Number:	VRSC21006975
Period of Insurance:	15 October 2024 to 15 October 2025
Insurance Company:	Strata Community Insurance Agencies Pty Ltd (SCI)
Broker (if any):	Resolute Property Protect Pty Ltd
Amount of Premium:	\$ 22,002.13
Paid Date:	15 October 2024

Policy Type	Amount of cover	Excess
Lot Owner's Fixtures and Improvements	300,000.00	1,500.00
Government Audit Costs - Legal Defense Expenses	50,000.00	1,000.00
Government Audit Costs - Appeal Expenses	100,000.00	1,500.00
Government Audit Costs	25,000.00	1,500.00
Machinery Breakdown Insurance	10,000.00	1,500.00
Office Bearers Liability Insurance	5,000,000.00	1,500.00
Fidelity Guarantee Insurance	100,000.00	1,500.00
Voluntary Workers Insurance	200,000 / 2,000	1,500.00
Property, Death and Injury (Public Liability)	30,000,000.00	1,500.00
Floating Floors	Insured	1,500.00
Flood	Insured	5,000.00
Loss of Rent	1,801,306.00	1,500.00
Common Area Contents	7,983.00	1,500.00
Damage (i.e. Building) Policy	12,008,705.00	1,500.00

Note

Flood Limit Optional Cover '1. Flood in Section 1 - Insured property' is deleted and replaced by the following: '1. Flood For any claim arising from Flood, We will pay up to \$10,000,000 in the aggregate in respect of any Event(s) under Section 1 of the Policy, subject to any sub-limits applicable for those Event(s).'

Approved Annual Budget

Administrative Fund

Owners Corporation for Plan No. SP 29453W

1 July 2024 to 30 June 2025

18 - 20 Gwalia Street TRARALGON VIC Victoria 3844

Expenditure	Actuals 07/23 - 06/24	Budget 07/23 - 06/24	Budget 07/24 - 06/25	Variance \$
Administrative Fees & Charges, DEFT	828.85	829.00	828.85	(0.15)
Car Park (External) - linemarking	1,155.00	1,200.00	-	(1,200.00)
Committee Expenses	50.00	150.00	150.00	-
Committee Expenses - honorariums	500.00	500.00	500.00	-
Committee Expenses - incidentals	-	500.00	500.00	-
Electrical Circuits	165.00	200.00	200.00	-
Electricity - charges	758.84	1,500.00	1,000.00	(500.00)
Fire Protection Equipment	447.70	1,000.00	1,000.00	-
Garden/Lawn Maintenance	19,710.04	20,000.00	20,000.00	-
Gas - charges	580.58	750.00	750.00	-
Insurance Premiums	19,648.83	19,400.00	22,595.00	3,195.00
Lighting Maintenance	-	500.00	500.00	-
Minor Building Maintenance	474.00	1,000.00	1,000.00	-
Plumbing Maintenance	1,188.00	-	-	-
Plumbing Maintenance - leaking pipes	4,620.00	4,620.00	3,000.00	(1,620.00)
Strata Manager	300.00	300.00	350.00	50.00
Strata Manager - disbursements	1,000.00	1,000.00	1,050.00	50.00
Strata Manager - management fees	5,490.00	5,490.00	5,765.00	275.00
Total Administrative Fund Expenditure	56,916.84	58,939.00	59,188.85	249.85
Additional Revenue	Actuals 07/23 - 06/24	Budget 07/23 - 06/24	Budget 07/24 - 06/25	Variance \$
Mutual Revenue	-	500.00	-	(500.00)
Mutual Revenue - other	-	4,687.50	-	(4,687.50)
Total Administrative Fund Additional Revenue	-	5,187.50	-	(5,187.50)

Approved Annual Budget (continued)

Administrative Fund

Owners Corporation for Plan No. SP 29453W

1 July 2024 to 30 June 2025

18 - 20 Gwalia Street TRARALGON VIC Victoria 3844

		Budget
Administrative Fund Summary		07/24 - 06/25
Opening balance (Surplus)	24,777.69	
Expenditure during budget period	59,188.85	
	34,411.16	
<i>Less</i> Additional revenue during budget period	0.00	
<i>Plus</i> Planned surplus at end of budget period	26,213.84	
		Per Ent
Budgeted levies to be raised \$	60,625.00	19.4000
Last years budgeted levies raised	57,500.00	18.4000
Variance \$	3,125.00	
Total Lot Liability	3125	
<i>*May include insurance contributions</i>		

1 July 2024 to 30 June 2025

**Owners Corporation for Plan No. SP 29453W
18 - 20 Gwalla Street TRARALGON VIC Victoria 3844**

Levy Period Start 01/07/2024
 Levy Period Duration 12 month(s)
 No. of Instalment(s): 4
 GSI NO

TOTAL LEVIES	<u>Per Period</u>	<u>Per Year</u>	TOTAL LIABILITIES	<u>Per Period</u>	<u>Per Year</u>
Admin Fund	15,156.25	60,625.00	Admin Fund	4.8500	19.4000
Total Contribution	15,156.25	60,625.00	Total Per Lot Liability	4.8500	19.4000

Yearly Levy (Estimates Only)					
Lot No.	Unit No.	Lot Liability	Lot Entitlement	Administrative Fund	Total
1	1	60	60	1,164.00	1,164.00
2	2	45	45	873.00	873.00
3	3	45	45	873.00	873.00
4	4	45	45	873.00	873.00
5	5	60	60	1,164.00	1,164.00
6	6	60	60	1,164.00	1,164.00
7	7	45	45	873.00	873.00
8	8	45	45	873.00	873.00
9	9	45	45	873.00	873.00
10	10	60	60	1,164.00	1,164.00
11	11	45	45	873.00	873.00
12	12	45	45	873.00	873.00
13	13	45	45	873.00	873.00
14	14	45	45	873.00	873.00
15	15	45	45	873.00	873.00
16	16	45	45	873.00	873.00
17	17	45	45	873.00	873.00
18	18	45	45	873.00	873.00
19	19	45	45	873.00	873.00
20	20	45	45	873.00	873.00
21	21	45	45	873.00	873.00
22	22	45	45	873.00	873.00
23	23	60	60	1,164.00	1,164.00
24	24	45	45	873.00	873.00
25	25	45	45	873.00	873.00
26	26	45	45	873.00	873.00

Lot No.	Unit No.	Lot Liability	Lot Entitlement	Administrative Fund	Total
27	45	45	45	873.00	873.00
28	60	60	60	1,164.00	1,164.00
29	60	60	60	1,164.00	1,164.00
30	45	45	45	873.00	873.00
31	45	45	45	873.00	873.00
32	45	45	45	873.00	873.00
33	60	60	60	1,164.00	1,164.00
34	100	100	100	1,940.00	1,940.00
35	100	100	100	1,940.00	1,940.00
36	80	80	80	1,552.00	1,552.00
37	80	80	80	1,552.00	1,552.00
38	80	80	80	1,552.00	1,552.00
39	100	100	100	1,940.00	1,940.00
40	100	100	100	1,940.00	1,940.00
41	80	80	80	1,552.00	1,552.00
42	80	80	80	1,552.00	1,552.00
43	80	80	80	1,552.00	1,552.00
44	80	80	80	1,552.00	1,552.00
45	100	100	100	1,940.00	1,940.00
46	100	100	100	1,940.00	1,940.00
47	80	80	80	1,552.00	1,552.00
48	80	80	80	1,552.00	1,552.00
49	100	100	100	1,940.00	1,940.00
50	100	100	100	1,940.00	1,940.00
		3125	3125	60,625.00	60,625.00

Maskrey Lodge
O/C No. SP29435W
Owner's Committee
18-34 Gwalia Street, Traralgon VIC 3844

29/10/2024

Chairman's Report for the Financial Year 01/07/2023 to 30/06/2024

This report covers the period since the last AGM on 23/09/2023 to 14/11/2024.

Committee Meetings:

In keeping with practice established during the Covid era there have been no formal, pre-arranged committee meetings. Meetings of the committee (Tony Willman, Mick Frankland and Pat Wisby) are held on an informal basis as needed.

Events during the year:

October 2023: A resident expressed concern about the large tree behind units 5 & 17. Steve's Gone Mowing carried out some trimming and reinforcement works.

February 2024: A broken drainage grate was replaced near Unit 47.

April 2024: A group of residents requested a heater for the community room. An electric heater was purchased and installed. The room is no longer being used.

September 2024: Plumbers repaired another water leak behind units 7 & 14. On recommendation of the plumber a tree was removed.

Units sold during the year:

Unit 24 \$180K, July 2024
Unit 43 \$240k, October 2024

Currently for sale: Units 4, 39, 44, 46.

New Residents:

Historically, Welcome Packs have been given to new residents of Maskrey Lodge. The pack included emergency services information, OC Rules and forms to return which included contact details and emergency contact information. However, not one new resident has returned the forms for at least four years and it has become impossible to maintain the list of residents.

As a result of people's unwillingness to divulge personal information it has also become impossible to maintain the list of Carport Entitlements.

Car port entitlement:

The next person inline for a carport is Tony Watts (Unit 10), followed by Karen McDowell (14), Graeme Lambert (22), Tony Willman (42), Emmy Ulang (1) and Ann Wright (21). The list is not maintained after Ann.

A policy for allocation of car port entitlements beyond this list will need to be established.

In lieu of a welcome pack, I am now delivering a one-page letter to new residents.

Comings & Goings:

Known new residents this year:

Unit 24: Lisa

Known residents departed this year:

Unit 44: Barbara Henwood

Unit 43: Wendy Shapcott

Unit 33: Alan Irvine

Unit 39: Lloyd Lewis

Unit 46: Gloria Grenenger

Unit 47: Sue

Unit 12: Beryl Shaw

Unit 24: Barbara Parmagiana

Unit 23: Val Williamson

Current Committee:

Tony Willman (Chairman)

Mick Frankland

Pat Wisby

Social Committee:

The Social Committee is defunct and there are no plans to hold any future social functions. Residents are at liberty to re-establish a social committee if desired.

Tony Willman

Chairman

Unit 42

29/10/2024

2

New Rules.

MASKREY LODGE BODY CORPORATE 29453W

BODY CORPORATE RULES

Use of common property and lots

A member must not, and must ensure that the occupier of a member's lot does not-

- (a) use the common property or permit the common property to be used in such a manner as to unreasonably interfere with or prevent its use by other members or occupants of lots or their families or visitors;
- (b) park or leave a vehicle or permit a vehicle to be parked or left on the common property so as to obstruct a driveway or entrance to a lot or in any place other than in a parking area specified for such purpose by the body corporate;
- (c) use or permit a lot affected by the body corporate to be used for any purpose which may be illegal or injurious to the reputation of the development or may cause a nuisance or hazard to any other member or occupier of any lot or the families or visitors of any such member or occupier;
- (d) make or permit to be made any undue noise in or about the common property or any lot affected by the body corporate;
- (e) make or permit to be made noise from music or machinery which may be heard outside the owner's lot between the hours of midnight and 8.00 am;
- (f) keep any animal on the common property after being given notice by the body corporate to remove the animal after the body corporate has resolved that the animal is causing a nuisance.
- (g) Allow any person under the age of 50 years to occupy the lot for any period longer than 14 days (two weeks) without the approval of the Body Corporate's Committee of Management;
- (h) Allow any visitor or guest to park a vehicle within the Body Corporate's grounds – emergencies excepted.



DX847119E-3-2

Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 07243

Mrs G M Grenenger
46/18 Gwalia St
TRARALGON VIC 3844

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2024.

Assessment number: 444976
Issue date: 16/08/2024

Your payment options:

Pay by instalment

Instalment 1 \$308.35
Due: 30 Sept 2024

Instalment 2 \$308.20
Due: 30 Nov 2024

Instalment 3 \$308.20
Due: 28 Feb 2025

Instalment 4 \$308.20
Due: 31 May 2025

OR

Full payment

Due date: 15 February 2025
\$1,232.95

Payment Plan or Difficulty paying on time?

Contact us to apply for an alternative payment plan. Phone 1300 367 700 or email rates@latrobe.vic.gov.au

Property: 46/18 Gwalia Street, TRARALGON VIC 3844

Description: U 46 LP 29453
AVPCC: 125 - Strata unit or flat
(see reverse)

Capital Improved Value (CIV): \$270,000 Valuation date: 01/01/2024
Effective as at: 01/07/2024

Payments

Council rates and charges

General Rates Residential (0.00297572 x CIV)	\$803.45
Municipal Charge	\$153.00
Waste Services Charge (Rubbish x0, Recycling x0, Green Waste x0)	\$110.45

State government charges

Fire Service Property Levy - Residential (0.000087 x CIV)	\$23.50
Fire Services Property Levy Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$10.55

Total amount payable \$1,232.95

Payments made on or after 05 August 2024 may not be included

- Full payment: \$1,232.95
- Instalment: \$308.35

Assessment number: 444976
Property: 46/18 Gwalia Street, TRARALGON VIC 3844



Ref: 444976

Online: www.latrobe.vic.gov.au/pay



Billers Code: 6072
Ref: 444976

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



Billers Code: 0359
Ref: 444976

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

Direct debit

To arrange regular deductions, including weekly, fortnightly, monthly, quarterly or in full annually, 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.

Please retain this notice for your records as a fee of \$22.00 may be charged for replacement copies. Or, see page three for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

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.

Council Use Only



More information overpage



*359 444976

Property Valuation and Rates

The **Capital Improved Value (CIV)** is the total market value of your property, including your **Site Value** (land value) plus the value of any buildings or other improvements.

Your property is revalued every year by an independent valuer appointed by the Valuer-General of Victoria (VGV) who is the sole valuation authority. Learn more and for FAQs visit

www.latrobe.vic.gov.au/valuation

All properties in Victoria were revalued in January 2024. Therefore, your rates may have changed this year because a revaluation of your property has occurred.

Valuations vary depending on the current market, the size and quality of building construction, improvements such as pools or landscaping and the land size and location.

The VGV provides valuations to councils and the State Revenue Office for the purposes of council rates, land tax, and the Fire Services Property Levy.

Your rates are a property tax, calculated by multiplying the Capital Improved Value of your property by the rate in the dollar as determined by Council (see 'Rates charge' overpage).

For more information go to www.propertyandlandtitles.vic.gov.au/valuation/council-valuations

Your property valuation date is: 01 January 2024

Capital Improved Value (includes Site Value)	\$270,000
Site Value only	\$25,000
Net Annual Value	\$13,500

What is an AVPCC?

An AVPCC is an Australian Valuation Property Classification Code. An AVPCC is

allocated to each property by the valuer (appointed by the Valuer-General of Victoria) according to the use of the land – e.g. house, shop, farm. The land use classification is then used to calculate the Fire Services Property Levy.

Objections to Valuation

You may be entitled to lodge an objection pursuant to section 17 of the Valuation of Land Act 1960.

If you disagree with your property valuation or Australian Valuation Property Classification Code (AVPCC) you have a right to lodge an objection within 60 days from the issue date on this notice. Please submit your objection online at: <https://ratingvaluationobjections.vic.gov.au/>

Or learn more by visiting www.latrobe.vic.gov.au/objections

Other Objections

If you disagree with any other rate or charge you have a right under the Local Government Act 1989 (the Act) to:

- Apply to the Victorian Civil and Administrative Tribunal under section 183 of the Act for a review in relation to a differential rating.
- Appeal to the County Court under section 184 of the Act for a review in relation to a rate or charge.
- Apply (if applicable) to the Victorian Civil and Administrative Tribunal for a review under section 185 of the Act in relation to a decision by Council to impose a special rate or charge.

Your appeal must be lodged within 60 days from the issue date on this notice.

The grounds for appealing and the procedure for making an application are set out in the respective sections of the Act listed above.

Financial hardship

You may be eligible to apply for the deferral or waiver of your rates, charges or levies if you are assessed by Council as experiencing genuine financial hardship. Visit our website to learn more about your eligibility.

State Government Pension Concession

If you have an eligible Pensioner Concession Card or Veterans' Affairs Gold Card and you meet the eligibility criteria you may be entitled to a State Government concession on your rates of up to \$259.50. If your concession does not appear on your rates notice, then download an application form at www.latrobe.vic.gov.au/concession or collect one from any of our service centres.

Eligible pensioners and veterans also receive a \$50 State Government concession on the Fire Services Property Levy.

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

Change of details

Change your contact details, including postal address and property ownership, by visiting www.latrobe.vic.gov.au/changemydetails or contact us.

Privacy

Personal information included in this notice is used by Latrobe City Council for the primary purpose of issuing and collecting municipal rates, or for a lawful secondary purpose.

Your personal information may also be disclosed to other government agencies in relation to matters that may potentially affect you or your property, or debt collection agencies where rates remain unpaid.

Visit our website to read our privacy policy.

Any questions?



1300 367 700
Weekdays
8.30am to 5.15pm



In person at our service centres and libraries
Note that we are closed on public holidays.



latrobe.vic.gov.au/rates



rates@latrobe.vic.gov.au

Churchill

9-11 Philip Parade

Mon – Fri: 8.30am to 5.15pm

Closed at lunchtimes: 12pm to 1pm

Moe

1-29 George Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Morwell

141 Commercial Road

Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)

Credit card only, no cash or cheques

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Traralgon

34-38 Kay Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

Victorian Government's Fair Go Rates Cap Policy

Council has complied with the Victorian Government's rate cap of 2.75 percent. The cap applies to the average annual increase of rates and charges.

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

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

Visit www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians to learn more.

Municipal Charge

The municipal charge is part of the rates levied by Council and is intended to distribute some of the administrative costs of running Council in a fairer way. This ensures every ratepayer contributes a reasonable amount toward these costs. If there were no municipal charge, the rate in the dollar would be higher for everyone.

Fire Services Property Levy

Council is required to collect the Fire Services Property Levy on behalf of the Victorian State Government to help fund the Country Fire Authority. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated based on your land classification and Capital Improved Value of your property.

If you believe your land has been incorrectly classified for the purposes of this levy, you have a right to object within 60 days. Please submit your objection online at <https://ratingvaluationobjections.vic.gov.au/>

Allocation of Payments Received

Payments received by Council will be allocated in the following order of priority:

Dishonour Fees, legal fees, interest, arrears, current rates and charges.

Interest

Overdue amounts attract interest of 10% per annum.

Dishonour Fee

A dishonour fee of \$10.00 will be added to your account for each dishonoured payment.

Legal action and costs for unpaid rates and charges

If a rate or charge (including any instalment or any part of a rate or charge) remains unpaid after it is due and payable, the Council may recover it in the Magistrates' Court by suing for it as a debt, subject to section 180(A) of the Act. If applicable, legal costs will be incurred and may be sought from you.

You now have a choice.



Choose to receive your rates notice by email.

To register to receive your rates notice by email visit:

<https://erates.latrobe.vic.gov.au>

Read the instructions

Input your details

Read the important information

Accept the declarations

Click the button to register

After registering, we will send you an email. It's important that you..

Click the link in this email to activate your registration.

You will then be set up to receive your **rates notices via email.**

Obtain a copy of your rates notice free of charge

To register visit:

<https://erates.latrobe.vic.gov.au>

Click 'Create Your Account' button

Read the instructions

Input your details

Click 'Create Your Account' button

After registering we will send you an email.

It's important that you...**click the link** in the email to activate your registration.

Why does the following information appear on my rates notice?

Changes to the Local Government (General) Amendment Regulations 2023 require that we provide you with details of the rate set for every type or class of land subject to a differential rate and the amount that would be payable for each class of land if your land constituted that type or class of land.

The changes also require that we insert the name of the property owner(s) on your notice.

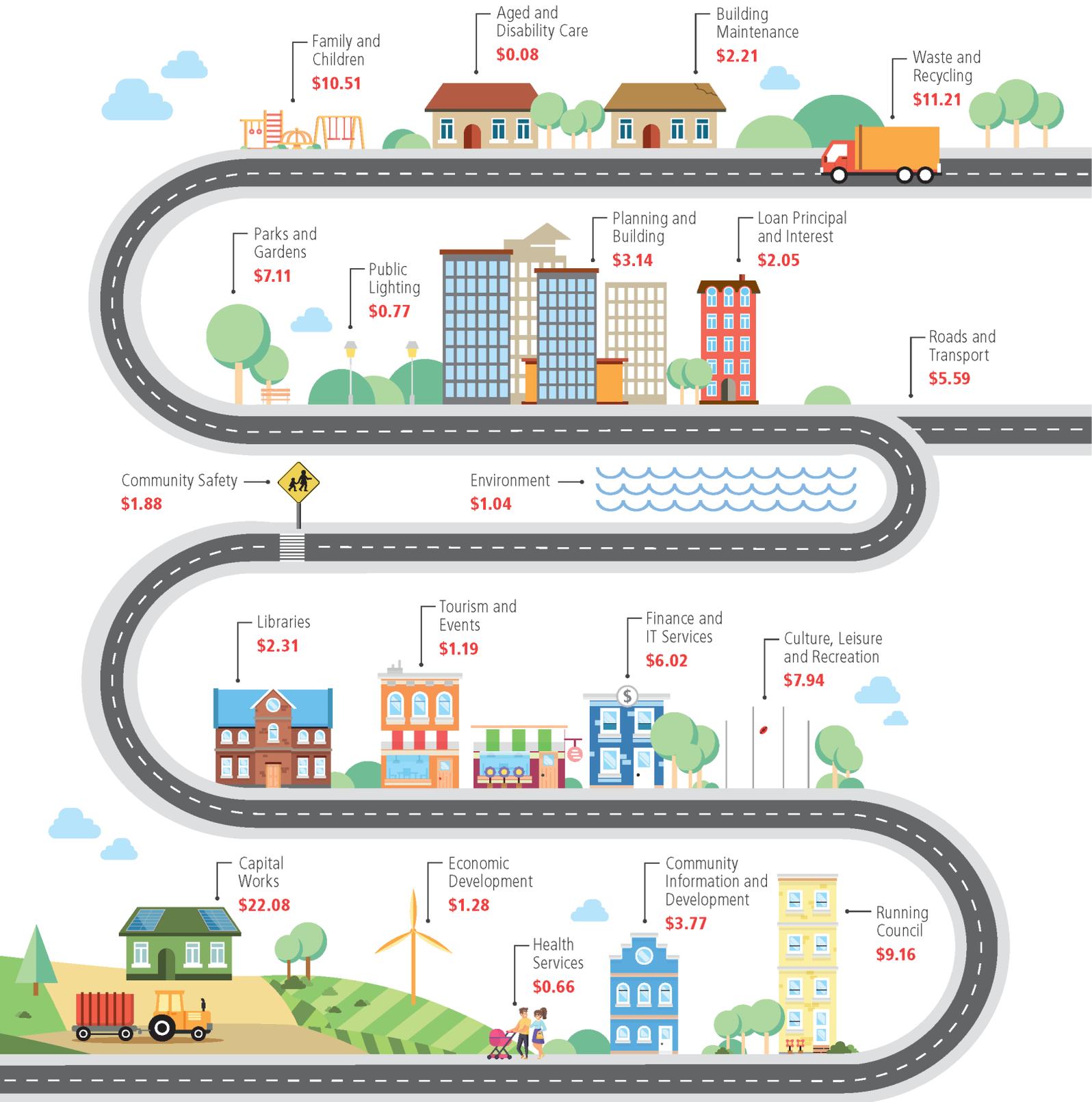
Type/Class of Land	Differential Rate	CIV	Amount that would be payable
General	0.00297572	\$270,000	\$803.45
Farm	0.00223179	\$270,000	\$602.60
Derelict	0.00892716	\$270,000	\$2,410.35

Property Owner(s) Name(s):

Mrs G M Grenenger

Latrobe City Council 2024/25 Budget

How \$100 of your rates are spent





2024/25 Hard & Green Waste Coupons

Below are your coupons for disposal of general hard waste or green waste at Transfer Stations and Green Waste drop-off facilities only. Bookings for collections are no longer required.



034 07243

Mrs G M Grenenger
46/18 Gwalia St
TRARALGON VIC 3844

WHAT DO THE COUPONS ALLOW?

Hard waste is not general household rubbish.

Each coupon allows the free disposal of up to **one cubic metre** of acceptable hard waste items OR up to **one cubic metre** of green waste. For more information visit our website.

www.latrobe.vic.gov.au/waste

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

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

REMEMBER:

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

HARDWASTE COLLECTIONS

Council will commence a free hard waste collection in November 2024.

Any resident who currently receives a kerbside collection will be able to place acceptable items out during their locality's advertised pick up time. Locality pick up times will be advertised in the Latrobe Valley Express, on Facebook and local Radio.

These residents will also have the option of an additional PAID hard waste collection. These can be booked through WM Waste Management Services on 1300 969 278. WM Waste Management Service will then contact residents to notify them of their pickup time.

WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our Transfer Stations and Green Waste drop-off facilities during normal operating hours and are valid until 31 July 2025.

If you have not received your new waste coupons or misplaced them, you can quote your rates assessment number to the staff at our transfer stations to confirm eligibility.

2024/25

Hard and Green Waste Disposal Coupon

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

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

Valid to 31 July 2025 (see back for details)

46/18 Gwalia Street
TRARALGON VIC 3844



444976 2025 01



2024/25

Hard and Green Waste Disposal Coupon

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Valid to 31 July 2025 (see back for details)

46/18 Gwalia Street
TRARALGON VIC 3844



444976 2025 02



2024/25

Hard and Green Waste Disposal Coupon

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

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Valid to 31 July 2025 (see back for details)

46/18 Gwalia Street
TRARALGON VIC 3844



444976 2025 03



Transfer Stations

Management Latrobe Waste & Recycling

Phone 0418 260 466

Morwell Transfer Station

Porter's Road (off Tramway Road), Morwell

Payment facilities EFTPOS, cash, no cheque

Opening hours Mon to Fri, 8am to 3pm
Sat to Sun, 9am to 2pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

Payment facilities EFTPOS, cash, no cheque

Opening hours Mon to Fri, 11am to 5pm
Sat to Sun, 12pm to 4.30pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

Moe Transfer Station

Haunted Hills Road, Newborough

Payment facilities EFTPOS, cash, no cheque

Opening hours Seven days per week
12.30pm to 4.30pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

Yinnar Transfer Station

Whitelaws Track, Yinnar South

Payment facilities Cash, no cheque or EFTPOS

Opening hours Sat to Sun, 9:30am to 4:30pm

Closed Christmas Day, Boxing Day,
New Year's Day and Good Friday

PineGro (green waste)

Moe

31 Walhalla Road, Moe

Payment facilities Cash, no cheques or EFTPOS

Opening hours Sat and Sun, 10am to 4pm

Morwell

Monash Way (2km from freeway entrance), Morwell

Phone (03) 5122 2036

Payment facilities Cash, no cheques
No EFTPOS on weekends or
public holidays

Opening hours Mon to Fri, 8.30am to 3.30pm,
Sat and Sun, 9am to 4pm

Traralgon

Rocla Road (0.5 km from Princes Highway), Traralgon

Payment facilities Cash, no cheques or EFTPOS

Opening hours Sat and Sun, 9am to 4pm

PRINTED July 2024

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

Latrobe City Council

Phone 1300 367 700
(cost of local call Australia wide)

Web www.latrobe.vic.gov.au

Email latrobe@latrobe.vic.gov.au

Post PO Box 264, Morwell VIC 3840

Hard and Green Waste Disposal Coupon Conditions of Use

If you have not received your new waste coupons
or misplaced them, you can quote your rates
assessment number to the staff at our transfer
stations to confirm eligibility.

IMPORTANT:

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

Hard and Green Waste Disposal Coupon Conditions of Use

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or misplaced them, you can quote your rates
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- Some items are never acceptable
- You can find a detailed list of acceptable materials
at www.latrobe.vic.gov.au/waste



Gippsland Water

RECEIVED
30 SEP 2024

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au



Estate of G Grenenger
PO Box 347
TRARALGON VIC 3844



034
1000241
R1_603

Account number:

0016128206

Amount due:

\$281.31

Pay by:

22 October 2024

Date of issue: 24 September 2024

Tax invoice: 6968501

Service address:

46/18 Gwalia St Traralgon Vic 3844

Previous balance	\$275.90
Payments received up to 24 September 2024	\$275.90 CR
Balance	\$0.00
Current charges (over page)	\$403.64
Concession entitlement	\$122.33 CR
Total amount due	\$281.31
<i>Total includes GST of</i>	<i>\$0.00</i>

Payment assistance is available

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

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



Online

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



BPAY

Billers Code: 3475
Ref: 3680 0000 1612 8206 2



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



Centrepay

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



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

Your current charges - 1 July 2024 to 31 October 2024

	Water Usage Treated Network	\$47.46
	Water Usage Total 7.26 kL (kilolitres) @ \$2.3209 per kL	
	Water Usage Total 12.74 kL (kilolitres) @ \$2.4025 per kL	
	Water Service Charge	\$63.66
	Wastewater Service Charge	\$292.52

Your charges explained

Water usage

This is a variable charge for the amount of water used at your property as recorded by the water meter.

Water service

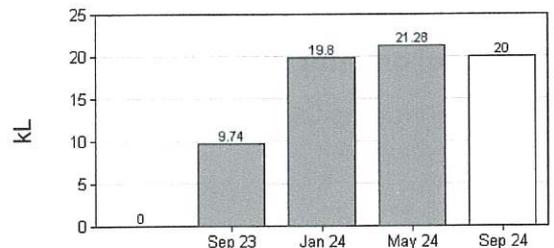
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service

This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

Your water usage

Meter number: 23FF00010H
 Current meter read: 17 September 2024
 Meter reading: 3545
 Previous meter read: 16 May 2024
 Meter reading: 2545



Average daily water usage 0.1613 kL/day
 Same time last year 0.0779 kL/day



If you are deaf or find it hard hearing or speaking with people on the phone visit relayservice.gov.au or call 1800 555 677 for the Telephone Typewriter Service (TTY).



For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
 PO Box 348 TRARALGON VIC 3844
 ABN 75 830 750 413



* 368 00161282062

Account number: 0016128206
 Estate of G Grenenger

Tax invoice number: 6968501

Amount Paid

Date Paid

Property Clearance Certificate

Land Tax



INFOTRACK / LITTLETON HACKFORD

Your Reference:	241417
Certificate No:	80824185
Issue Date:	20 NOV 2024
Enquiries:	MXS26

Land Address: UNIT 46, 18 GWALIA STREET TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28473122	46	29453	10325	10	\$0.00

Vendor: GLORIA GAIL GODDARD
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
ESTATE OF GLORIA MAY GRENEGER	2024	\$25,000	\$0.00	\$0.00	\$0.00

Comments: Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.


Paul Broderick
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$265,000
SITE VALUE:	\$25,000
CURRENT LAND TAX CHARGE:	\$0.00



Notes to Certificate - Land Tax

Certificate No: 80824185

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any land tax (including Vacant Residential Land Tax, interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue. In addition, it may show:
 - Land tax that has been assessed but is not yet due,
 - Land tax for the current tax year that has not yet been assessed, and
 - Any other information that the Commissioner sees fit to include, such as the amount of land tax applicable to the land on a single holding basis and other debts with respect to the property payable to the Commissioner.

Land tax is a first charge on land

3. Unpaid land tax (including Vacant Residential Land Tax, interest and penalty tax) is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any such unpaid land tax.

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

5. Despite the issue of a Certificate, the Commissioner may recover a land tax liability from a vendor, including any amount identified on this Certificate.

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$0.00

Taxable Value = \$25,000

Calculated as \$0 plus (\$25,000 - \$0) multiplied by 0.000 cents.

Land Tax - Payment Options

BPAY



Biller Code: 5249
Ref: 80824185

Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.

www.bpay.com.au

CARD



Ref: 80824185

Visa or Mastercard

Pay via our website or phone 13 21 61. A card payment fee applies.

sro.vic.gov.au/paylandtax

Property Clearance Certificate

Commercial and Industrial Property Tax



INFOTRACK / LITTLETON HACKFORD

Your Reference:	241417
Certificate No:	80824185
Issue Date:	20 NOV 2024
Enquires:	MXS26

Land Address: UNIT 46, 18 GWALIA STREET TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28473122	46	29453	10325	10	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
125	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	\$265,000
SITE VALUE:	\$25,000
CURRENT CIPT CHARGE:	\$0.00



Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 80824185

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960*:
 - a general valuation of the land;
 - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
 - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
 - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
 - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
 - the date on which the land became tax reform scheme land;
 - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
 - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification

must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than \$10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
 - the request is within 90 days of the original Certificate's issue date, and
 - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax



INFOTRACK / LITTLETON HACKFORD

Your Reference: 241417**Certificate No:** 80824185**Issue Date:** 20 NOV 2024**Land Address:** UNIT 46, 18 GWALIA STREET TRARALGON VIC 3844

Lot	Plan	Volume	Folio
46	29453	10325	10

Vendor: GLORIA GAIL GODDARD**Purchaser:** FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		\$0.00	\$0.00	\$0.00	\$0.00

Comments: No windfall gains tax liability identified.

This certificate is subject to the notes that appear on the reverse. The applicant should read these notes carefully.

CURRENT WINDFALL GAINS TAX CHARGE:**\$0.00**

A handwritten signature in black ink, appearing to read "Paul Broderick".

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 80824185

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
 - Windfall gains tax that is due and unpaid, including any penalty tax and interest
 - Windfall gains tax that is deferred, including any accrued deferral interest
 - Windfall gains tax that has been assessed but is not yet due
 - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
 - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

7. Despite the issue of a Certificate, the Commissioner may recover a windfall gains tax liability from a vendor, including any amount identified on this Certificate.

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

<p>BPAY</p>  <p>Billers Code: 416073 Ref: 80824188</p> <p>Telephone & Internet Banking - BPAY®</p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p>www.bpay.com.au</p>	<p>CARD</p>  <p>Ref: 80824188</p> <p>Visa or Mastercard</p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p>sro.vic.gov.au/payment-options</p>	<p>Important payment information</p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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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](https://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.

(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

2024

GLORIA GAIL GODDARD

VENDORS STATEMENT

Property: 46/18 Gwalia Street, Traralgon 3844

Littleton Hackford
Lawyers
115-119 Hotham Street
Traralgon Vic 3844
Tel: 03 5144 5600
Fax:

Ref: CC:241417