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	18 BROWN STREET, TRARALGON VIC 3844

Vendor's name	Naome Louise Dessent	Date 21/7/2020
Vendor's signature	Naome Dessent	

Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $3,100.00 plus usage

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

Not Applicable

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

Not Applicable

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

3.4 **Planning Scheme**

☒ Attached is a certificate with the required specified information.

4. NOTICES

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

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

Not Applicable

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

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

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

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

9.2 ☒ Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

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.

(a) ☐ Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

(c) The proposals relating to subsequent stages that are known to the vendor are as follows:

NIL

(d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:

NIL

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)

Register Search Statement Volume Folio
Plan LP53594
Due Diligence Checklist
Residential Tenancy Lease
No GST Withholding Notice
Copy Latrobe City Council Rate notice
Copy Gippsland Water Account
Property Report

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

VOLUME 08472 FOLIO 847 Security no : 124084425204B
Produced 20/07/2020 03:29 PM

LAND DESCRIPTION

Lot 284 on Plan of Subdivision 053594.
PARENT TITLES :
Volume 08286 Folio 400 to Volume 08286 Folio 401
Volume 08286 Folio 405 to Volume 08286 Folio 406
Created by instrument 4901257R 10/04/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
NAOME LOUISE DESSENT of 18 BROWN ST TRARALGON 3844
W692303P 30/03/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE W692304L 30/03/2000
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE LP053594 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 18 BROWN STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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PLAN OF SUBDIVISION OF

PART OF CROWN PORTIONS 19 AND 20

PARISH OF TRARALGON

COUNTY OF BULN BULN

VOL.8286 FOL.400

VOL.8286 FOL.401

VOL.8286 FOL.405

VOL.8286 FOL.406

MEASUREMENTS ARE IN FEET AND INCHES

COLOUR CODE
E-1 = BLUE

APPROPRIATIONS

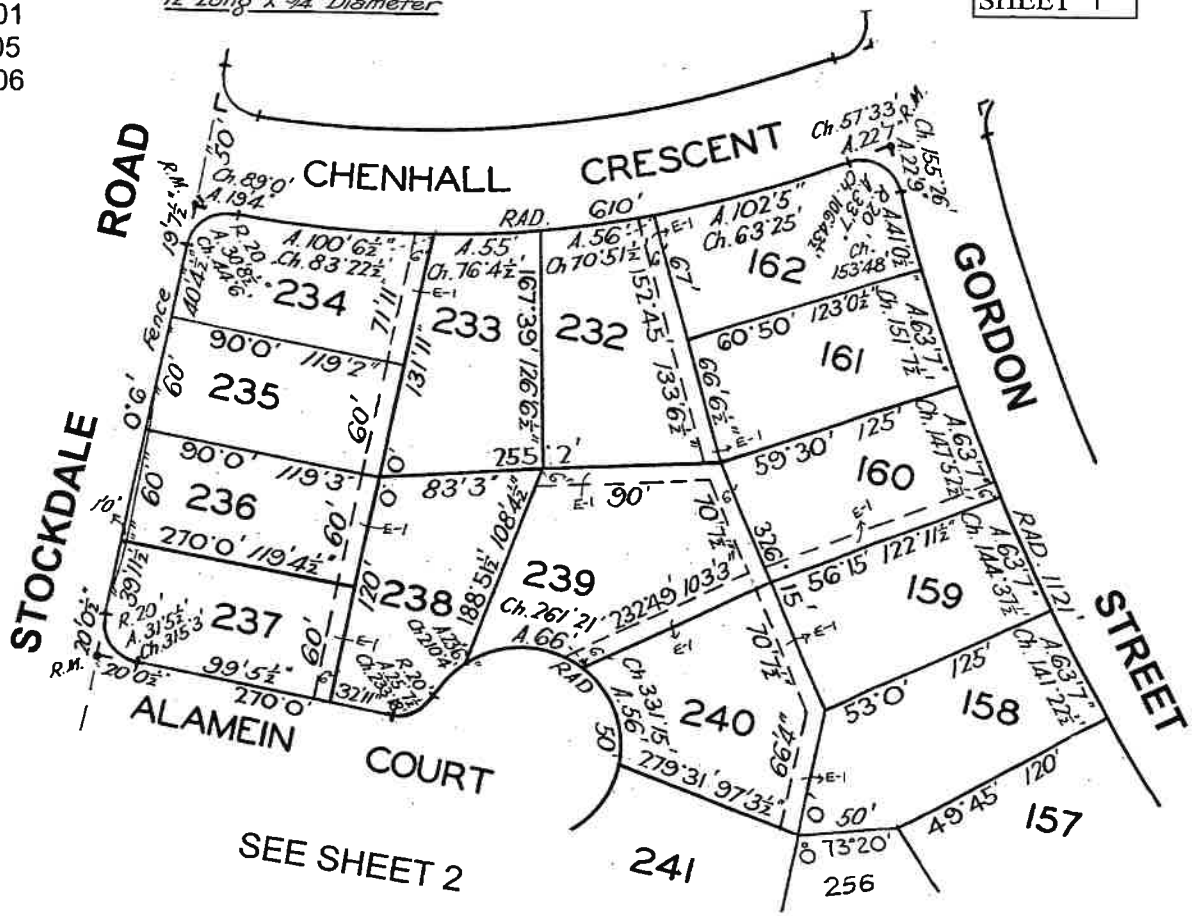
THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE PURPOSES AND IS 6 FEET WIDE.

LP 53594

EDITION 1
PLAN MAY BE LODGED
10/5/61

4 SHEETS
SHEET 1

Reference Marks (R.M) are Gal. Iron Pipes 12" Long' X ¾" Diameter

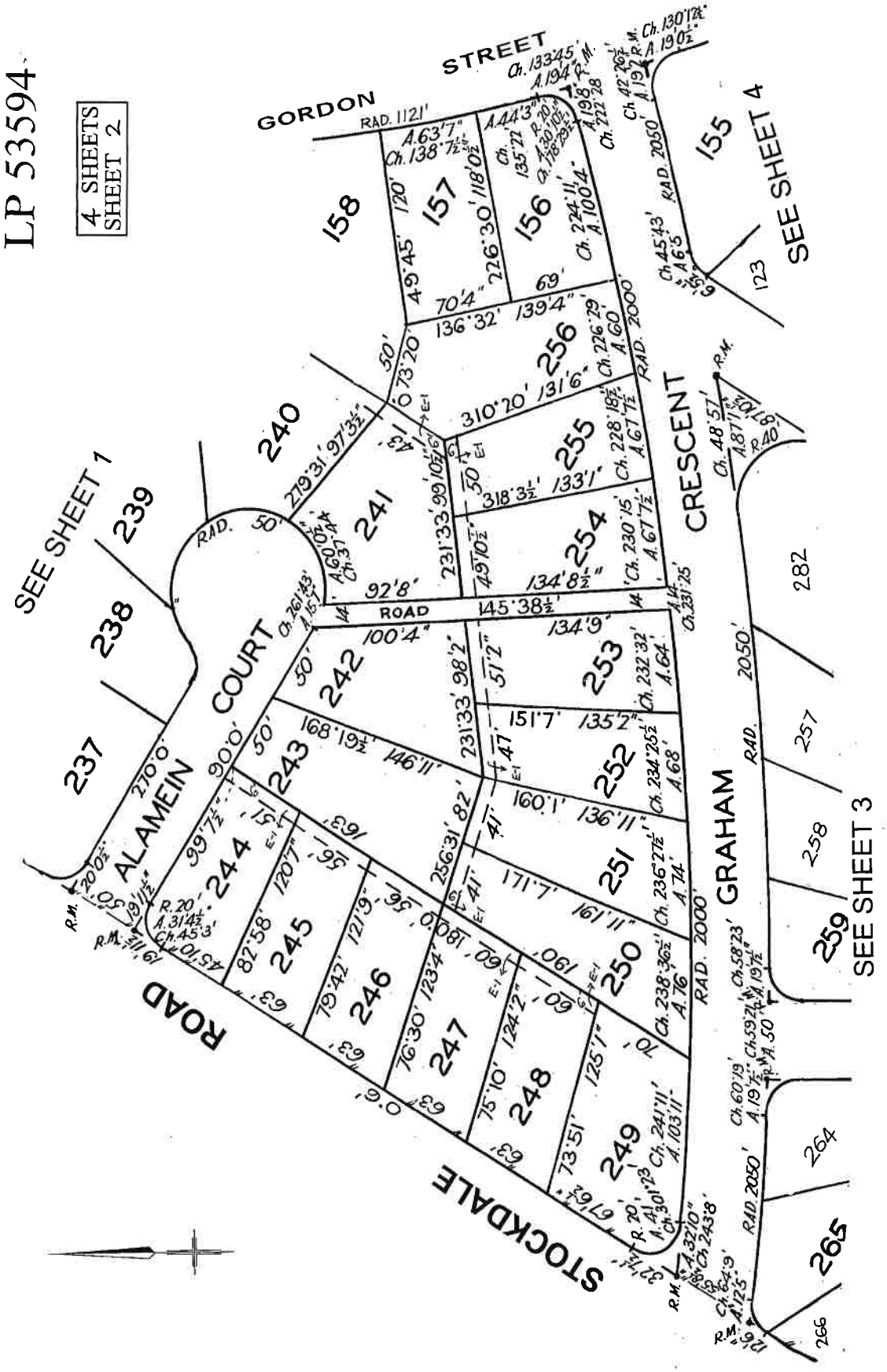


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LP 53594

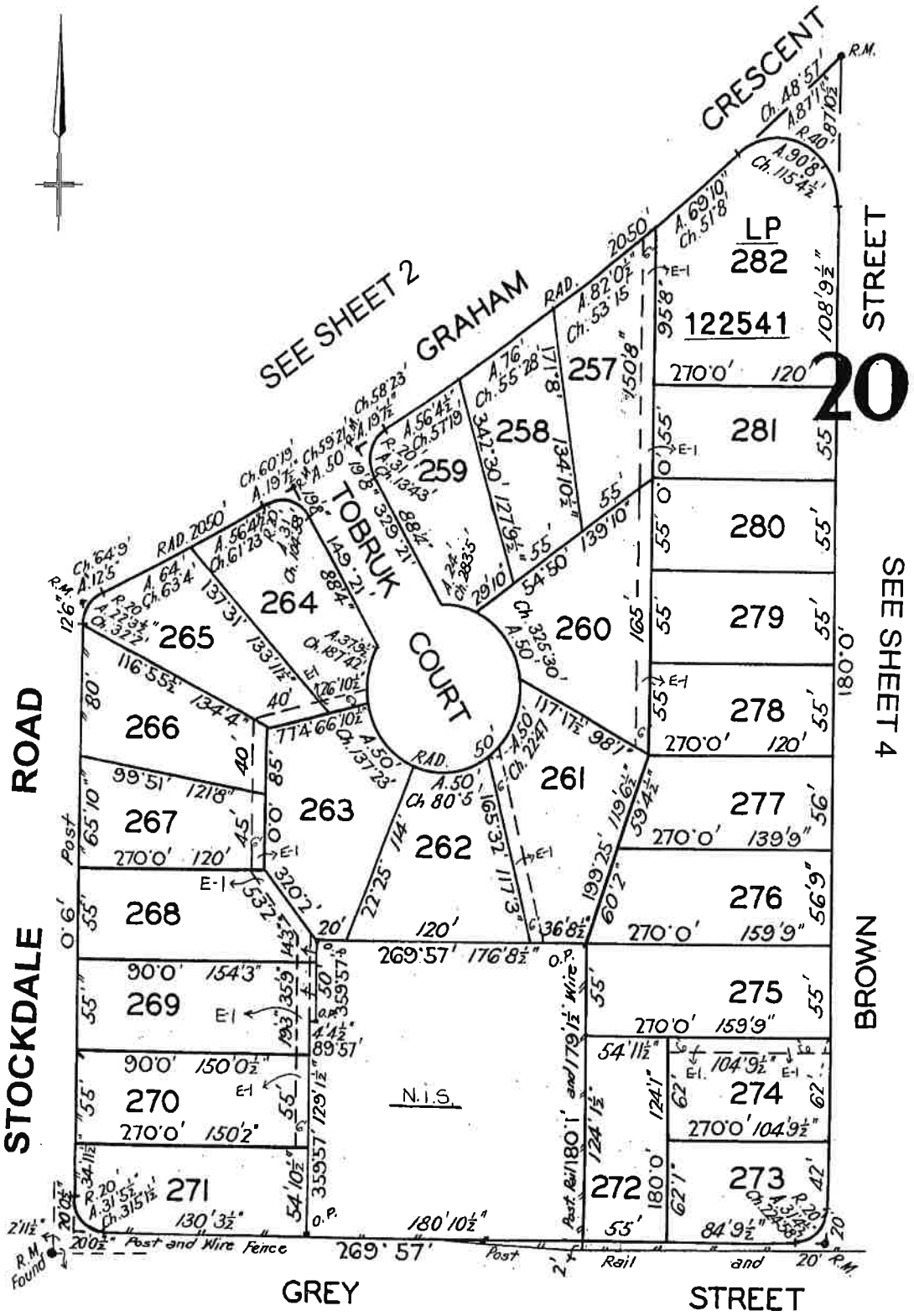
4 SHEETS
SHEET 2



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4 SHEETS
SHEET 3

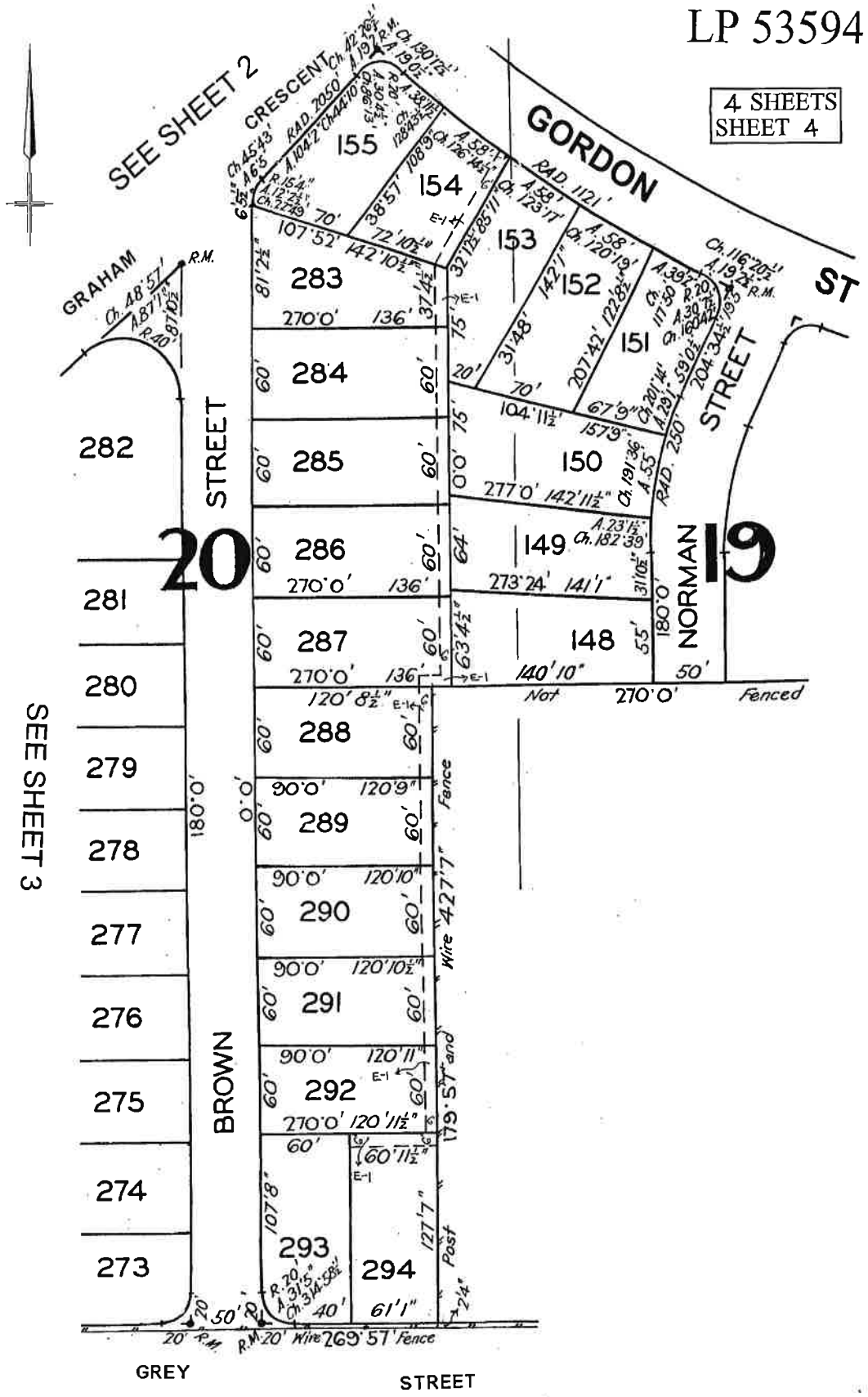
LP 53594



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LP 53594

4 SHEETS
SHEET 4



Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: **Naome Louise Dessent**

Property: **18 Brown Street, Traralgon VIC 3844**

The Purchaser is not required to make a payment under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

The above property is either an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST.

Christine Ferguson– **Hilltop Conveyancing Services**

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411

Code 135

Residential Tenancy Agreement©

The Real Estate Institute of Victoria Ltd | www.reiv.com.au | ABN 81 004 210 897 |

Residential Tenancies Act 1997
(Section 26(1))

Residential Tenancies Regulations 2008
(Regulation 7)

THIS agreement is made on the **13th** day of **February**, 20 **18**

at **25 Hotham Street, TRARALGON VIC 3844**

BETWEEN **Naome Dessent**
(LANDLORD) PO Box 643, TRARALGON VIC 3844

(Name, ACN (if landlord is a company) and address)

(*whose agent is **BSW Property Pty Ltd T/AS Wilson Property Residential Property Management**
51 006 172 167
25 Hotham Street,
TRARALGON VIC 3844
03 5176 2670) *strike out if not applicable

(Name, ACN (if agent is a company), business address and telephone number)

AND **Marni Gray**
(TENANT) 18 Brown Street, TRARALGON VIC 3844

(Name, ACN (if tenant is a company) and address)

1. PREMISES

The landlord lets the premises known as **18 Brown Street, TRARALGON VIC 3844**

(*together with those items indicated in the schedule) *strike out if not applicable.

2. RENT

The rent amount is **$320.00** The date the first rent payment is due is **18 / 02** / 2017

Pay period: ☒ weekly ☐ fortnightly ☐ monthly _____ (insert the date of each month when the rent is due)

Place of payment:

3. BOND

The tenant must pay a bond of **$1,390.00** to the Landlord/agent on **18 / 02 /2017**

In accordance with the **Residential Tenancies Act 1997**, the landlord must lodge the bond with the Residential Tenancies Bond Authority within 10 business days after receiving the bond.

If there is more than one tenant and they do not contribute equally to the total bond, the amounts they each contribute are listed here:

NAME **Marni Gray** AMOUNT $

If the tenant does not receive a bond receipt from the Residential Tenancies Bond Authority within 15 business days of paying a bond, the tenant should contact the Residential Tenancies Bond Authority.

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4. PERIOD

(a) The period of the agreement is **Twelve (12) Month Lease Renewal**

commencing on the **18th** day of **February**, 2018

and ending on the **17th** day of **February**, 2019

Unless the agreement terminates in accordance with the **Residential Tenancies Act 1997**, the agreement will continue as a periodic tenancy.

OR

(b) The agreement will commence from the day of , 20

and continue until terminated in accordance with the **Residential Tenancies Act 1997.**

4A. CONSENT TO ELECTRONIC SERVICE

(1) Express Consent

The TENANT, **Marni Gray**
[check one box only]

☒ Consents to the electronic service of notices and other documents in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000** at this email address:

Email address **moogs_04@hotmail.com**

OR

☐ ~~Does Not Consent to the electronic service of notices and other documents.~~

The LANDLORD, **Naome Dessent**
[check one box only]

☒ Consents to the electronic service of notices and other documents in accordance with the requirements of the **Electronic Transactions (Victoria) Act 2000** at this email address:

Email address **management@wprpm.com.au**

OR

☐ ~~Does Not Consent to the electronic service of notices and other documents.~~

(2) Inferred Consent

If the TENANT or the LANDLORD (as the case may be) has not consented to electronic service under subclause (1), the TENANT or the LANDLORD must not infer consent to electronic service from the receipt or response to emails or other electronic communications.

(3) Change of Electronic Address

The TENANT or the LANDLORD must immediately give notice in writing to the other party if the email address for electronic service under subclause (1) changes.

(4) Withdrawal of Consent

(a) The TENANT or the LANDLORD may withdraw their consent under subclause (1) to electronic service of notices and other documents only by giving notice in writing to the other party.

(b) Following the giving of notice under paragraph (a), no further notices or other documents are to be served by electronic communication.

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5. CONDITION OF THE PREMISES

THE LANDLORD MUST -

(a) ensure that the premises are maintained in good repair; and

(b) if the landlord owns or controls the common areas relating to those premises, take reasonable steps to ensure that the common areas are maintained in good repair.

6. DAMAGE TO THE PREMISES

(a) The TENANT must ensure that care is taken to avoid damaging the rented premises.

(b) The TENANT must take reasonable care to avoid damaging any common areas.

(c) The TENANT who becomes aware of damage to the rented premises must give notice to the LANDLORD of any damage to the premises as soon practicable.

7. CLEANLINESS OF THE PREMISES

(a) The LANDLORD must ensure that the premises are in a reasonably clean condition on the day on which it is agreed that the TENANT is to enter into occupation of the premises.

(b) The TENANT must keep the premises in a reasonably clean condition during the period of agreement.

8. USE OF PREMISES

(a) The TENANT must not use or allow the premises to be used for any illegal purpose.

(b) The TENANT must not use or allow the premises to be used in such a manner as to cause a nuisance or cause an interference with the reasonable peace, comfort or privacy of any occupier of neighboring premises.

9. QUIET ENJOYMENT

The LANDLORD must take all reasonable steps to ensure that the TENANT has quiet enjoyment of the premises.

10. ASSIGNMENT OR SUB-LETTING

(a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the LANDLORD. The LANDLORD's consent must not be unreasonably withheld.

(b) The LANDLORD must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the landlord in relation to the preparation of a written assignment of the agreement.

11. Residential Tenancies Act 1997

Each party must comply with the **Residential Tenancies Act 1997.**

(NOTE: Reference should be made to the **Residential Tenancies Act 1997** for further rights and duties.)

***Schedule of items (See Clause 1)**

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ADDITIONAL TERMS

Additional terms which do not take away any of the rights and duties included in the **Residential Tenancies Act 1997** may be set out in this section.

Any additional terms must also comply with the Unfair Contract Terms under Part 2-3 of the Australian Consumer Law (Victoria).

Contact Consumer Affairs Victoria on 1300 55 81 81 for further information or visit www.consumer.vic.gov.au.

In these additional terms "I", "me" or "my" are used to describe the landlord and "you" or "your" the tenant. The descriptions apply even if there is more than one landlord or tenant.

***Please read this important advice about writing:** *in these additional terms the word "writing" means all ways of representing or reproducing words, figures or symbols in a visible form, unless a form prescribed by the Residential Tenancies Regulations or some other legislation must be used. These are examples of "writing": an SMS message, an email, a facsimile and a letter. Before you use an electronic means to send a message or document to me check clause 4A to see if I have consented to the electronic service of notices or other documents. If I have, check if I have provided another email address to the one in clause 4A or if I have withdrawn my consent. If you can give me a notice or other document by electronic service also check to see if you need to use email instead of an SMS message. If I have not given, or have withdrawn, my consent to receive notices or other documents by electronic means, you will need to use the post or delivery by hand to serve me with notices or other documents.*

12. Installing goods, making alterations, additions or renovations at my premises

12.1 You must ask me in *writing for my permission before you install any goods, make any alterations or additions to, or carry out any renovations at, my premises. If I give my permission, I may ask you to comply with reasonable conditions and, before your tenancy ends, you must also comply with section 64(2) of the Residential Tenancies Act 1997. You cannot use an SMS message to ask me for permission for alterations, additions or renovations.

12.2 These are examples of things for which you need to ask me for permission beforehand. The installation of: cabling, fasteners, adhesives, power points, light fittings or both, air conditioning, a dishwasher, heating, an in-ground or above-ground pool or spa or both, a safety barrier, a fence, a gate, an awning, a blind, a shed, an antenna, dish or both, a sign, painting, tiling, paving, screenings, landscaping. This is not a complete list. I have provided it to you as a guide only.

(You can read section 64(2) of the Residential Tenancies Act 1997on line at the Parliament of Victoria website http://www.parliament.vic.gov.au/ by going to "Legislation and Bills" then "Current Acts - Victorian Law Today" and following the prompts.)

13. Other use of my premises

13.1 You must use my premises primarily as your home. If you also want to use them for some ancillary purpose - for example, to provide a home office for your business - you must ask me in *writing for permission beforehand. If I give my permission, I may ask you to comply with reasonable conditions and, before your tenancy ends, you must also comply with section 64(2) of the Residential Tenancies Act 1997. You cannot use an SMS message to ask me for permission.

13.2 You must ask me in *writing for permission before you enter into a licence agreement or part with occupation of my premises, or a part of my premises, to provide residential accommodation for a fee or other benefit. I do not have to give my permission but if I do, I may ask you to comply with reasonable conditions and, before your tenancy ends, you must also comply with section 64(2) of the Residential Tenancies Act 1997. You cannot use an SMS message to ask me for permission.

14. Utility charges at my premises

14.1 I am responsible for the costs and charges set out in section 53(1) and, if applicable, section 54 of the Residential Tenancies Act 1997.

14.2 You are responsible for the costs and charges set out in section 52 of the Residential Tenancies Act 1997.

(You can read sections 52, 53(1) and 54 of the Residential Tenancies Act 1997 on line at the Parliament of Victoria website http://www.parliament.vic.gov.au/ by going to "Legislation and Bills" then "Current Acts - Victorian Law Today" and following the prompts.)

14.3 If a service is disconnected or damaged because I am, or my managing agent or my contractor is, at fault, I will have the service re-connected or repaired at my cost.

14.4 If a service is disconnected or damaged because you are, or a person you have on my premises is, at fault, you

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must have the service re-connected or repaired at your cost.

14.5 If you disconnect a service or change the supplier of it, you must pay the cost of having the service disconnected, another service connected or both.

15. My insurances for my premises

15.1 If I provide you with a copy of the insurance policy for my premises you will not do anything that may invalidate it or result in my insurance premium or excess being increased.

15.2 If you, or a person you have on my premises, accidentally damages any glass, or lavatory, bathroom, kitchen or laundry fixtures or fittings and I make a claim on my insurance and have to pay an excess on my claim, you will reimburse me for the excess I pay, if I ask you to do so.

15.3 My insurance policy does not cover your goods and personal belongings against theft, loss or damage. It is your responsibility to insure them.

16. Light globes and fluorescent tubes at my premises

16.1 You must replace all defective, damaged or broken light globes or fluorescent tubes and starters at my premises, unless I have, or my managing agent or my contractor has, caused the defect, damage or breakage. If you need to use a ladder or other equipment in replacing an item mentioned, to avoid the possibility of falling, being injured or both, I recommend you engage a tradesman to do the replacement.

17. You must tell me about defects at my premises

17.1 When you become aware of any defects at my premises that may injure someone or cause damage, you must tell me or my managing agent as soon as possible, preferably within 24 hours.

18. Damage to my premises

18.1 You must take reasonable steps to prevent anyone you have allowed to come on to my premises causing damage. This obligation does not apply to me, my managing agent or my contractor.

18.2 Things that may cause a blockage must not be flushed into the drainage, septic, sewerage or storm water systems. These are examples of things that may cause a blockage: cotton waste, disposable nappies, excessive amounts of lavatory paper, paper towel, tampons, wipes. This is not a complete list. I have provided it as a guide only.

18.3 When you become aware of a blockage or defect in the drainage, septic, sewerage or storm water systems at my premises, you must tell me or my managing agent as soon as possible - preferably when you become aware or within 24 hours - even if you, or anyone you have allowed to come on to my premises, including me or my managing agent or my contractor, caused it.

18.4 If you, or anyone you have allowed to come on to my premises, causes a blockage or defect in the drainage, septic, sewerage or storm water systems, you must pay to me the reasonable expenses I incur in having it rectified. You do not have to do so if I, or my managing agent or my contractor, caused the blockage or defect.

19. You will indemnify me in certain circumstances if things go wrong at my premises

19.1 If you or anyone you have allowed to come on to my premises accidentally or deliberately causes damage, you will indemnify me for the direct expense and loss I incur as a result. You do not have to indemnify me if I, or my managing agent or my contractor, caused the damage. You do not indemnity me against fair wear and tear to my premises.

19.2 If you or anyone you have allowed to come on to my premises are negligent and that is entirely, or partly, to blame for someone dying or being injured or their property being damaged or both, you will indemnify me, to the extent you, or the person you allowed to come on to my premises, are negligent, for any damages I have to pay and the cost and expense I incur as a result. You do not indemnify me if my negligence, or that of my managing agent or my contractor, is entirely to blame for the death, injury or property damage.

20. Smoke detectors and heaters at my premises

20.1 If you become aware, or reasonably consider, a smoke detector or a heater at my premises is not, or may not be, in proper working order you must tell me or my managing agent as soon as possible, preferably within 24 hours.

20.2 If I, or my managing agent or my contractor, provide you with information about how to test if a smoke detector will make an audible sound to warn of the presence of smoke, for your own safety it is advisable for you to carry-out the test from time to time. If, when you carry-out the test, a smoke detector does not make the sound, you must tell me or my managing agent as soon as possible, preferably within 24 hours.

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20.3 You must not remove a battery from a smoke detector. If a smoke detector makes a sound indicating the battery needs to be replaced, you must tell me or my managing agent as soon as possible, preferably within 24 hours.

21. Inflammable liquids, kerosene heaters and vehicle and boat servicing or repairs at my premises

21.1 Except as allowed by this by this clause, you must not bring onto, or store, inflammable liquids, gases or automotive or machinery oils or lubricants at my premises. Apart from kerosene which you must not have, you may have small quantities of inflammable liquids, gases or automotive or machinery oils and lubricants you require for purely domestic or house-hold use or to maintain the garden at my premises.

21.2 Examples of inflammable liquids and gases include motor fuels, kerosene and bottled gasses. This is not a complete list. I have provided it to you as a guide only.

21.3 You must not service or repair a vehicle or boat, of any description, at my premises, except for routine, minor maintenance.

21.4 Routine, minor maintenance is limited to cleaning, checking and adjusting tyre pressures and checking the oil, coolant and the levels of other fluids and the general condition of the vehicle or boat. It does not include carrying-out lubrication, oil changing, replacing tyres or a battery or periodic, or other, servicing whether in accordance with manufacturers recommendations or not or repairs of any sort.

21.5 Examples of a vehicle include: a motor car of any description, prime-mover, truck, utility, van, bus, tractor, agricultural or earth-moving equipment or machinery, motor cycle, motor trike, trailer. This is not a complete list. I have provided it to you as a guide only.

22. Storage and removal of waste and rubbish at my premises

22.1 You must store rubbish and waste in appropriate containers with close-fitting lids.

22.2 If a place is, or places are, provided for rubbish and waste containers, you will keep them there.

22.3 You will have rubbish and waste removed regularly in accordance with the municipality's rubbish and waste removal timetables.

22.4 An example of an appropriate container is one provided by the municipality. This is not the only type of container that may be appropriate. I have provided it to you as a guide only.

23. Hanging washing at my premises

23.1 If you hang washing or other articles in the open air, you must use the clothes line provided, if any.

23.2 If my premises are next to, or near, common property, you must only hang your washing in a way that complies with the owners corporation rules.

24. Looking after the garden at my premises

24.1 If my premises have a garden, you must look after it and keep it in the state it was in when your tenancy first began.

24.2 These are examples of things you may need to do in the garden: mow the grass; water, subject to water restrictions, as and when required; remove weeds; rake-up and remove lawn cuttings and fallen flowers and leaves; maintain trees, shrubs, flowers and other plants; as far as reasonably possible keep the garden free of pests and vermin. This is not a complete list of things you may need to do. I have provided the examples as a guide only.

24.3 If my garden is watered by a watering system or by tank water or both, you must avoid the system or tank(s) being damaged. If you, or someone you have allowed to be on my premises, cause damage to one or other or the both of them you must repair or replace what is damaged at your expense. You do not have to do so if I, or my managing agent or my contractor, cause the damage. Fair wear and tear to the watering system or tank(s) is not damage.

24.4 If you become aware of a fault in or damage to the watering system or tank(s) or garden pipes or taps or water meter you must tell me or my managing agent as soon as possible, preferably within 24 hours.

25. Pets at my premises

25.1 Before you may have a pet of any description at my premises you must ask for permission in *writing and receive it from me, or my managing agent.

25.2 I do not have to give you my permission. Nor does my managing agent have to give you permission. If permission

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is given, it may be on reasonable conditions.

25.3 If you are, or a person who resides with you at my premises is, legally blind, you, or they, do not have to ask for my permission, or the permission of my managing agent, before you, or they, may have a trained guide dog at my premises.

26. Assignments, subletting or abandoning my premises

26.1 If during your tenancy the people in occupation of my premises are to change, you must advise me, or my managing agent, as soon as possible, preferably within 24 hours, and ask me in *writing or ask my managing agent in *writing for written permission to assign your tenancy or sub-let my premises. Neither I or my managing agent will unreasonably withhold permission to your request to assign or sub-let. You cannot use an SMS message to ask me or my managing agent for permission.

26.2 If you assign or sublet my premises without obtaining written permission beforehand and I terminate your tenancy or if you abandon my premises, I may ask you to reimburse me for expenses I incur in reletting, including -

26.2 (a) a pro-rata letting fee;

26.2 (b) advertising or marketing expenses;

26.2 (c) rental data base checks on applicants;

26.2 (d) rent until such time as your tenancy agreement is assigned or cancelled or it expires, whichever happens first.

26.3 Your obligation to pay me the expenses referred to in clauses 26.2 (a) to 26.2 (d) is dependent on me taking reasonable steps to reduce my loss brought about by you assigning, subletting or abandoning my premises without my permission.

27. If you intend to leave my premises when your tenancy ends

27.1 If you intend to leave my premises at the end of your tenancy, you need to tell me, or my managing agent, about your intention at least 28 days before your tenancy comes to an end.

27.2 You tell me, or my managing agent, about your intention to leave by giving *written notice in a form which is not an SMS message.

27.3 You must return all the keys and any key cards or remote controls to me, or to my managing agent, when you leave my premises.

27.4 You must continue to pay rent to me, or to my managing agent, until and including the day you return all the keys or key cards or remote controls giving access to my premises to me or to my managing agent. Your obligation to continue to pay rent is subject to me taking reasonable steps to reduce my loss by attempting to relet my premises.

28. Remaining at my premises after your tenancy ends

28.1 If you remain in occupation of my premises after your tenancy ends and you do not enter into a fixed term tenancy with me, you must tell me of your intention to leave specifying a date not less than 28 days after the day to tell me or tell my managing agent.

28.2 You tell me, or my managing agent, about your intention to leave by giving *written notice in a form that is not an SMS message.

29. If I require my premises when your tenancy ends

29.1 If I require my premises when your tenancy ends, I, or my managing agent, will tell you.

29.2 I, or my managing agent, will tell you by giving you *written notice in a form that is not an SMS message.

30. Changing the locks and alarm code at my premises

30.1 You may change the locks at my premises.

30.2 If you change the locks, you must give me, or my managing agent, duplicate keys as soon as practicable, and preferably within 24 hours of changing the locks.

30.3 You may change the code of an alarm at my premises.

30.4 If you change the code, you must tell me or my managing agent in *writing of the new code as soon as practicable and preferably within 24 hours. You cannot use an SMS message to tell me the new code.

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31. 'To Let', 'auction' and 'for sale' signs at my premises

31.1 You will allow me, or my managing agent, to put up a 'To Let' sign on my premises during the final month of your tenancy. I, or my managing agent, will have the sign positioned so as not to interfere with your use of my premises.

31.2 You will allow me, or my estate or managing agent, to put up an 'Auction' or 'For Sale' sign on my premises at any time. I, or my estate or managing agent, will have the sign positioned so as not to interfere with your use of my premises.

32. Owners corporation rules and my premises

32.1 If there is an owners corporation for my premises, I have attached a copy of the current rules of it to this tenancy agreement. (Note: ensure a copy is attached to each part of this tenancy agreement)

32.2 You must comply with the rules of the owners corporation and any rules amending or superseding them, if you are given a copy of the amending or superseding rules.

32.3 You do not have to contribute to owners corporation capital costs or other expenses payable by me.

33. You cannot use your bond to pay your rent for my premises

33.1 You acknowledge the Residential Tenancies Act 1997 provides you may not refuse to pay rent to me, on the ground you intend to regard the bond as rent paid for my premises.

33.2 You also acknowledge the Residential Tenancies Act 1997 allows the Victorian Civil and Administrative Tribunal to impose a penalty if satisfied a breach of the bond requirements in the Act has occurred.

34. Increasing the rent for my premises

34.1 If this is a fixed term residential tenancy agreement then unless the agreement provides for a rent increase, I will not increase the rent beyond that set out in this agreement before the fixed term ends.

34.2 If this is a fixed term residential tenancy agreement and it provides for a rent increase during the term I will give you at least 60 days notice of the increase. The notice I give you will be in the form prescribed for the purpose.

34.3 If this is a periodic residential tenancy agreement -

(a) if I propose to increase your rent, I will give you at least 60 days notice; and

(b) the notice I give you will be in the form prescribed for the purpose.

34.4 I acknowledge I must not increase your rent at intervals of less than 6 months.

35. Receipt of condition report / statement of rights and duties for my premises

35.1 You acknowledge before you took occupation of my premises, you received from me or my managing agent -

(a) two copies of a condition report signed by me or by my managing agent; and

(b) a written guide authorised and published by the Victorian Government, known as 'the red book', setting out my rights and duties as your landlord and your rights and duties as my tenant.

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Code 135

Residential Tenancy Agreement©

wilsonproperty

FOR AND ON BEHALF OF THE LANDLORD

Signature of landlord (s) **Naome Dessent**



Signature of tenant(s) **Marni Gray**

LANDLORD/AGENT TO COMPLETE:

***URGENT REPAIRS:**
(*This section MUST be completed if an agent is to manage the premises)

The agent *can ~~*cannot~~ authorise urgent repairs
(*delete the one that does NOT apply, check Authority)
*The maximum amount for repairs which the agent can authorise is: $1,800.00
(*only complete if the agent can authorise urgent repairs, check Authority) (insert $)

The agent's telephone number for urgent repairs is: * 03 5176 2670
(insert number)

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Wilson Property RPM Additional Terms

Breaking lease or Change of Tenants

36. In the event of the tenancy agreement being broken by the said tenant/s, it is understood and agreed that the landlord is to be reimbursed a pro rata letting fee plus GST. This charge is compensation to the landlord for reletting the premises prior to the expiration of the fixed term tenancy period. At the time of vacating the premises the tenant/s is to continue paying rent to the agent until the termination of the leasing agreement, or until a suitable tenant/s takes possession of the premises. The tenant/s shall also reimburse the agent for any advertising costs involved in the reletting of the said premises. The pro rata letting fee is calculated upon the initial letting fee that the landlord paid to the agency upon leasing the property to the said tenants and will include GST. This fee is in accordance with the REIV Managing Authority.

36.1 The tenant/s agree that in the event of a relationship breakdown between parties to a tenancy, Wilson Property RPM will not intervene or mediate between the parties.

36.2 The tenant/s also acknowledges that Wilson Property RPM charge a $110.00 including GST administration fee for the processing of the application form, preparation of a written assignment of a tenancy agreement (if necessary), when a tenant transfers their whole interest in a rental property to another person.

36.3 The tenant/s agree that no change over of the tenancy or occupation will occur without the landlords/agents prior written consent. It is hereby agreed and understood by all tenants that should any party vacate the premises during this tenancy, then the remaining occupants of the property shall be fully responsible for the rent payments and compliance of the terms and conditions of the lease.

Rental Payments

37. All rent must be paid and kept in advance as specified in the schedule of the lease at all times. If for any reason whatsoever the tenants find themselves unable to pay in advance, it is their responsibility to contact the property manager and make definite arrangements to rectify the situation. Such arrangements once made, are to be strictly adhered to.

37.1 It shall be the tenant(s) responsibility to reimburse Wilson Property RPM for any fee incurred for traces on rent deposits into our account that do not have the correct tenant reference attached.

37.2 Once a cheque has been "dishonoured", any further payments must be made by direct deposit bank cheque only. Personal cheques will not be accepted. All bank fees in relation to the dishonoured cheques will be borne by the tenant/s and payable to the agent.

Rental Arrears

38. In the event that rent payable is fifteen (15) days or more in arrears then you will be served a Notice to Vacate the premises and seven (7) days later we will make application to Victorian Civil and Administrative Tribunal for vacant possession of the property and full payment of rent arrears. The tenant is to reimburse the landlord the application cost and registered post costs for lodging the application and any

subsequent State Government Fees. NB: Our guide for dealing with rental arrears will be supplied to you at the commencement of your lease.

Repairs and Maintenance

39. All maintenance requests are to be reported (in writing if possible) immediately to the agent. Tenant/s are to provide their name, address, contact numbers and the repair/fault, together with access arrangements to the property.

39.1 Tenant/s will not withhold rent due to malfunction or damage to any appliance, or part of the premises. Such repairs are to be reported to and remedied by the agent. Any costs incurred to the tenant/s from remedying damages will be the tenant/s responsibility, unless such work was authorised by the agent previously or it is classified as an urgent repair.

39.2 If a tradesman/serviceman is required to fix a repair caused by the tenant/s, the cost of such repair will be paid by the tenant/s. In the event of a tradesman/serviceman being sent to the property to carry out repairs and;

(a) No fault can be found the tenant/s shall be liable for the service call charge and;

(b) If an arrangement has been made with the tenant/s for a tradesman/serviceman to call to the property at a particular time and they cannot gain access, the tenant/s shall be liable for the service call charge.

39.3 The ignition and pilot lighting of all gas/electric amenities connected to the property (HWS, Heater and Stove etc) are the responsibility of the tenant/s. If the tenant/s requires a gasfitter or electrician to attend the property to perform this task, the cost will be borne by the tenant/s. This office does not organise maintenance for this task, however, if there are problems other than initial ignition before they proceed with further repairs the tenants or tradesperson are required to contact this office to obtain approval.

39.4 In the event of a dishwasher, washing machine, air conditioner, dryer and incinerators being let with the property the tenant/s agrees to incur all associated maintenance and repair costs if it is proved that the damage was caused by the tenant/s misuse.

Smoking

40. All Wilson Property RPM properties are smoke free environments. The tenant/s and the tenant/s visitors acknowledge that they are not to smoke cigarettes or cigars inside the property. Any damage to the property caused by the tenants is to be remedied. This may include, but not limited to, professional washing or repainting of walls, professional cleaning of soft furnishings, professional deodorising treatment or replacement of stained fixtures and fittings.

Fixtures and Fittings

41. The tenant/s are not permitted to install PAY TV, fixtures or fittings to the property without written permission from the landlord / agent / Body Corporate.

41.1 The Tenant must not install fixtures or make additions to the property without the consent of the landlord first had and obtained. Pursuant to this lease any form of swimming pool is considered an addition to the property requiring application by the tenant for landlord/s consent in writing. Any such application shall be made on the basis that the tenant complies with all statutory regulations pertaining to the pool

including but not limited to fencing and safety, the tenant to hold the landlord harmless and indemnify the landlord against any failure by the tenant to so comply.

41.2 The tenant/s agrees that all plants in pots are to be placed on the tiled area or alternatively in suitable containers raised at least 20 cm above the carpeted area. Any staining or damage caused will required to be remedied in a tradesman like manner at the tenants expense.

Condition Report

42. Failure by the tenant/s to return one amended copy of the condition report to the Agents office within three (3) business days of receipt shall make the tenant/s liable to a penalty pursuant of Sub-section 73(2) of the Act. (Penalty for Breach: $200).

Periodic Inspections

43. The tenant/s agree that the first periodic inspection will be conducted during the fourth month of the tenancy and then every six months thereafter. This inspection will be carried out by a member of the property management department, the landlord will be advised of any maintenance and the condition / standard the property is being kept in. I also agree that photos may be taken at this inspection of any relevant items that pertain to the property such as, but not limited to, maintenance items.

Contact Details

44. The tenant/s agrees to notify the agent immediately as to any change in any contact details including private / business / mobile telephone numbers, email address and changes in occupation.

Vehicles and Parking

45. The tenant/s shall not park or allow to be parked, vehicles on the premises which leak oil unless a suitable oil tray is provided. Cars are not to be driven or parked on any lawn or garden area and visitors cars are not permitted on the premises (only applicable to flats and units).

45.1 The tenant/s agree to be fully responsible for the removal of any motor cycle, car or boat spare parts or bodies or any other equipment used and to fully reinstate the Premises or the land or common property on which it is situated to the original condition forthwith.

Utilities

46. The tenant/s agrees that they will be liable to pay for water by consumption (where the property is separately metered), and furthermore it is the tenant/s responsibility to confirm their registration with Gippsland Water prior to occupying the premises.

Swimming pools

47. If a swimming pool is located on the premises the tenant/s acknowledges that the tenant/s is responsible for the safety of all persons using the swimming pool or entering the property. The tenant/s also acknowledges that the tenant/s is responsible for the maintenance of the said swimming pool, unless other

arrangements have been made. Should the tenant supply their own pool at the property, it is at the liability of the tenant. Prior consent must be sought from Wilson Property RPM in writing. The tenant must comply with all relevant council regulations

Access to the property

48. If the tenant/s requires access to the property, outside normal business hours because of mislaid or lost keys, the tenant/s must organise a locksmith to gain access and incur this cost themselves. Should a staff member of Wilson Property RPM be required after hours to supply the tenant with a copy of the key, a $50 fee is payable prior to keys being supplied. Wilson Property RPM may use their discretion in such instances and reserve right to decline the afterhours call out.

Vacating the property

49. The tenant/s shall make final inspection arrangements with the property manager. Leaving keys with neighbours, in letter boxes or posting them is not acceptable. The agent can refuse the keys to the premises if the premises are not in the same condition as when originally tenanted taking fair wear and tear into consideration. The tenant/s shall keep paying rent on the property until the keys are accepted by the property manager. Keys are not to be returned to this office until the vacating inspection has been conducted and found to be satisfactory. The tenants must agree to continue paying rent until all matters have been completed satisfactorily or a VCAT application has been made.

50.1 At the property managers discretion a pre-vacating inspection may be required.

50.2 The tenant/s shall ensure that the carpets are professionally cleaned, a copy of the steam cleaning invoice will need to be provided for our records. Please be aware that a Britex (or similar) machine hired does not meet the requirement of 'professionally cleaned'. If your chosen carpet cleaner does not meet professional industry accreditation, we reserve the right to have the carpet re-cleaned by an industry professional at your cost.

I/We agree that I/We have read all the special conditions numbered 1 – 51.2 contained herein and agree to abide by all the rules and regulations stated in this signed contract.

Signature of tenant _____

Signature of landlord _____

or & on behalf of the landlord

Valuation and Rates Notice

For the period 1 July 2019 to 30 June 2020

ABN: 92 472 314 133

Ms N Dessent
10 Buster Ct
NARRE WARREN SOUTH VIC 3805

Assessment number: 240 861
Issue date: 08/08/2019

031
R7_103

Property: 18 Brown Street, TRARALGON VIC 3844

Description: L 284 LP 53594
AVPCC: 110 - Detached Home
(See reverse)

Valuation date: 01/01/2019
Capital Improved Value (CIV): $293,000 Effective as at: 01/07/2019

Payments

Payments since 1st July 2019	-$2,348.28

Council rates and charges

General Rates Charge (0.00466836 x CIV)	$1,367.85
Municipal Charge	$140.00
Garbage Charge	$352.00

State government charges

Fire Service Property Levy - Residential (0.00006600 x CIV)	$19.35
Fire Services Property Levy Fixed Charge	$111.00
EPA Victoria Landfill Levy	$21.30

Total outstanding **-$336.78**

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

Your existing direct debit will continue. Review the debit amount to ensure your rates balance is paid in full by 31 May 2020.

Pay by instalment

Instalment 1
Due: 30 Sept 2019
$0.00

Instalment 2 Due: 30 Nov 2019	$0.00
Instalment 3 Due: 28 Feb 2020	$0.00
Instalment 4 Due: 31 May 2020	$0.00

OR

Full payment for 2019-20 rate period
Due date: 15 February 2020 **-$336.78**

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

☐ **Full payment:** $0.00
☐ **Instalment:** $0.00

Assessment number: 240 861
Property: 18 Brown Street, TRARALGON VIC 3844

BPAY Biller Code: 6072 Ref: 240 861
Pay 24 hours a day by phone or internet, direct from your bank account or via BPAY View.

Post Billpay Biller Code: 0359 Ref:24 0861
Pay 24 hours a day by credit card:
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

Payment by Instalment *359 240861

Council Use Only

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

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

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

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

Register for email rates notices
latrobe.enotices.com.au
Ref: 46C1CD190V

More information overpage

GIPPSLAND WATER

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

Customer Enquiries 1800 050 500
Customers outside Victoria
Service Faults 24hrs 1800 057 057
Email: contactus@gippswater
Website: www.gippswater

N Dessent
10 Buster Court
NARREE WARREN VIC 3805

I001224
R1_2543

Account Number: 0013525902

Amount Due: $207.96

Current Charges Pay By: 10/02/2020

Invoices are issued 3 times per year
Approximate next meter reading:
11/05/2020

Account Summary

18 Brown St Traralgon Vic 3844

Tax invoice number	5426973
Service charge period	01/11/2019 to 29/02/2020

Water Service Charge *(Water treatment and supply)*	**$58.96**
Wastewater Service Charge *(Sewerage treatment and disposal charge)*	**$270.90**
TOTAL CURRENT CHARGES	**$329.86**
Total account	**$329.86**
Total price includes GST of	**$0.00**

**Indicates taxable supply*

Payment Summary

Last account	$228.10
Thank you for your payment	$250.00CR
Balance Due	$121.90CR
Current Charges	$329.86
AMOUNT DUE	**$207.96**
Total includes GST	$0.00

Payments made on or after 13/01/2020 will not be shown on this account.

Compare Your Usage

No water usage has been charged on this invoice

Your Charges Explained

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

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

Payment Assistance

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

Payment Slip

* 368 00135259022

N Dessent

GST Inclusive Amount Due: **$207.96**

Account Number:	0013525902
Tax Invoice Number:	5426973
Date of Issue:	13/01/2020
Current Charges Pay By:	10/02/2020

Property Report from www.land.vic.gov.au on 20 July 2020 03:21 PM

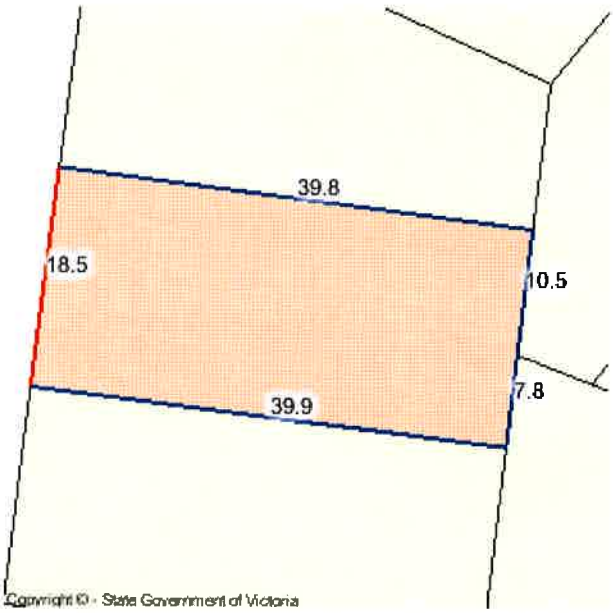
Address: 18 BROWN STREET TRARALGON 3844
Lot and Plan Number: Lot 284 LP53594
Standard Parcel Identifier (SPI): 284\LP53594
Local Government (Council): LATROBE **Council Property Number:** 24086
Directory Reference: VicRoads 696 F5

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

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

Site Dimensions

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



Area: 732 sq. m
Perimeter: 116 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.

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

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: MORWELL

Utilities

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

Planning information continued on next page

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Planning Zone Summary

Planning Zone: GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Planning Overlay: None

Planning scheme data last updated on 15 July 2020.

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

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

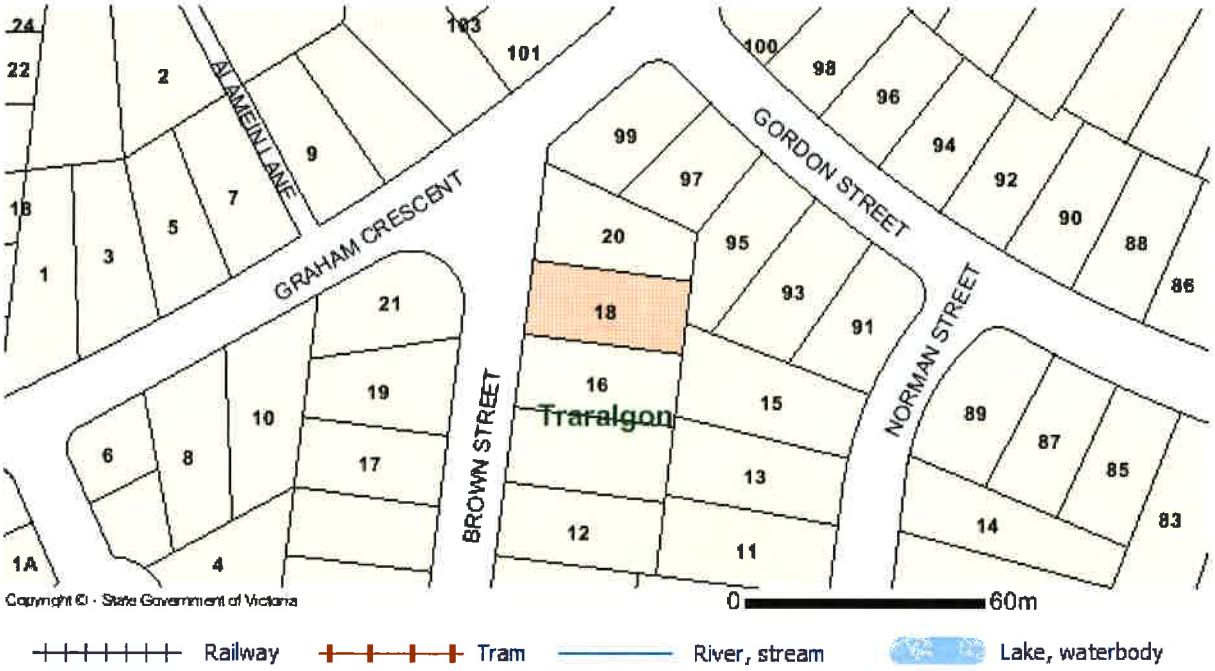
The Planning Property Report includes separate maps of zones and overlays

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

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

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

Area Map



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PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 20 July 2020 03:21 PM

PROPERTY DETAILS

Address:	**18 BROWN STREET TRARALGON 3844**
Lot and Plan Number:	**Lot 284 LP53594**
Standard Parcel Identifier (SPI):	**284\LP53594**
Local Government Area (Council):	**LATROBE**
Council Property Number:	**24086**
Planning Scheme:	**Latrobe**
Directory Reference:	**Vicroads 696 F5**

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**

View location in VicPlan

STATE ELECTORATES

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

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential

NRZ - Neighbourhood Residential

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

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Planning Overlays

No planning overlay found



Further Planning Information

Planning scheme data last updated on 15 July 2020.

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

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

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

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

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

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

Designated Bushfire Prone Areas

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



Designated Bushfire Prone Areas

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

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

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

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

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

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

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

DATED 2020

NAOME LOUISE DESSENT

VENDOR STATEMENT

Property: 18 Brown Street, Traralgon VIC 3844

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844
Tel: 03 5175 0773
Mob: 0409 746 954

Ref: CF:20192