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	9 KELLY STREET, MORWELL VIC 3840

Vendor's name Andrew James Byrne Date 08/05/2023 / /

Vendor's signature

Signed by:
Andrew James Byrne
464BB2F49C493192

Vendor's name Cassandra Danielle Rogers Date 08/05/2023 / /

Vendor's signature

Signed by:
Cassandra Danielle Rogers
F1C2A2C64599BC07

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)

Authority	**Amount**
Latrobe City Council	
Gippsland Water	

Their total does not exceed $4,000.00

1.1 **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

1.2 **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

1.3 **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):
Not Applicable

(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 Planning 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):

No such Building permit has been granted to the Vendor's knowledge

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.

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. Attached are copies of the following document/s concerning
Title: Volume 9074 :Folio 642

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)

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.

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.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09074 FOLIO 642

Security no : 124105877946E
Produced 05/05/2023 01:56 PM

LAND DESCRIPTION

Lot 1 on Title Plan 582620F (formerly known as Lot 192 on Plan of Subdivision 052682).
PARENT TITLE Volume 08015 Folio 138
Created by instrument F522850 15/07/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANDREW JAMES BYRNE
CASSANDRA DANIELLE ROGERS both of 16 JAMIE COURT PAKENHAM VIC 3810
AU593239F 19/07/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU593240W 19/07/2021
AFSH NOMINEES PTY LTD

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

DIAGRAM LOCATION

SEE TP582620F 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: 9 KELLY STREET MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 19/07/2021

DOCUMENT END

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Plan**
Document Identification	**TP582620F**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**05/05/2023 14:02**

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The document is invalid if this cover sheet is removed or altered.

Delivered by LANDATA®, timestamp 05/05/2023 14:02 Page 1 of 1

TITLE PLAN		EDITION 1	TP 582620F

Location of Land

Parish: MARYVALE
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP52682
Derived From: VOL 9074 FOL 642
Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO:

As to any land coloured blue

THE EASEMENTS (if any) existing over the same by-virtue of Section 98 of the Transfer of Land Act -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 23/11/2003
VERIFIED: L.S.

COLOUR CODE
BL=BLUE

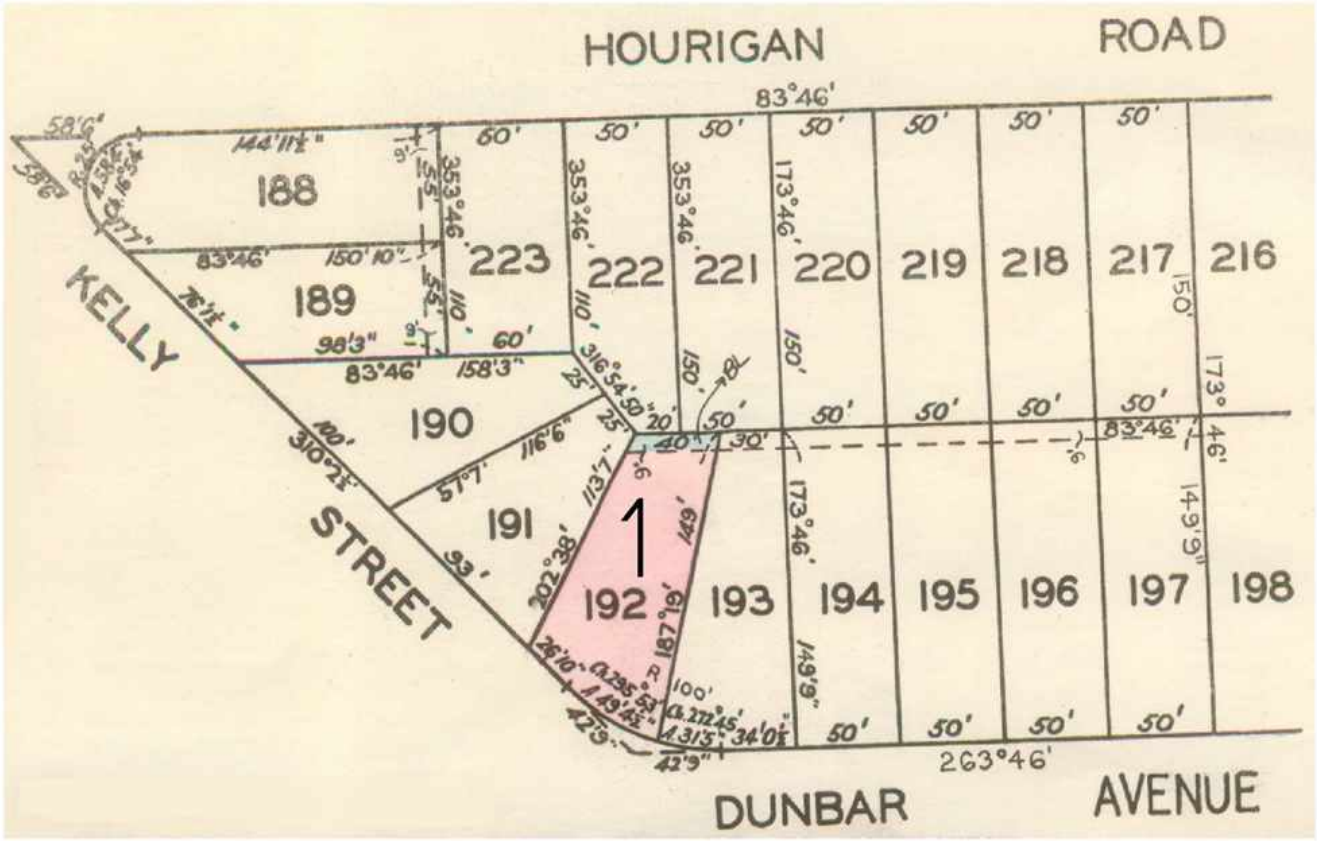


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 192 ON LP52682

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

**** Delivered by the LANDATA® System, Department of Environment, Land, Water & Planning ****

ROADS PROPERTY CERTIFICATE

The search results are as follows:

Angela Craven
23/445 Princes Highway
OFFICER 3809

Client Reference: 11687

NO PROPOSALS. As at the 5th May 2023, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

9 KELLY STREET, MORWELL 3840
CITY OF LATROBE

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 5th May 2023

Telephone enquiries regarding content of certificate: 13 11 71

[Vicroads Certificate] # 68786276 - 68786276135603 '11687'

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987 and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

927442

APPLICANT'S NAME & ADDRESS

ANGELA CRAVEN C/- LANDATA

MELBOURNE

VENDOR

BYRNE, ANDREW

PURCHASER

TBA, TBA

REFERENCE

11687

This certificate is issued for:

LOT 1 PLAN TP582620 ALSO KNOWN AS 9 KELLY STREET MORWELL
LATROBE CITY

The land is covered by the:
LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:
- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11

A detailed definition of the applicable Planning Scheme is available at :
(http://planningschemes.dpcd.vic.gov.au/schemes/latrobe)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:
http://vhd.heritage.vic.gov.au/

Additional site-specific controls may apply. The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

05 May 2023

Sonya Kilkenny
Minister for Planning

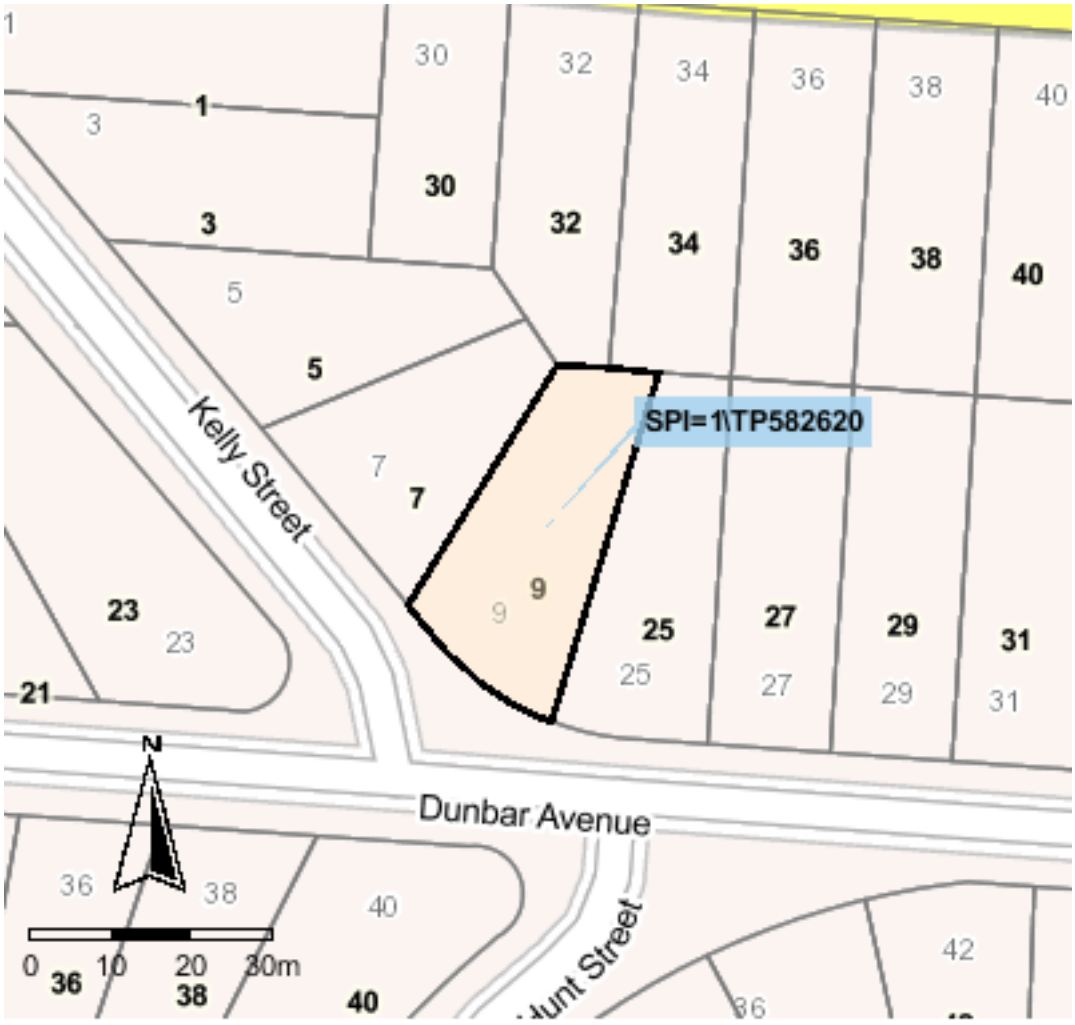
VICTORIA State Government

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



Copyright © State Government of Victoria. Service provided by maps.land.vic.gov.a

Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA ®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA ® for auditing purposes and will not be released to any third party except as required by law.

Property Clearance Certificate

Taxation Administration Act 1997

IDEAL CONVEYANCING

Your Reference:	23/11687 BYRNE/ROGERS
Certificate No:	64069880
Issue Date:	05 MAY 2023
Enquiries:	ESYSPROD

Land Address: 9 KELLY STREET MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
30103084			9074	642	$0.00

Vendor: CASSANDRA BYRNE & ANDREW BYRNE

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ANDREW JAMES BYRNE	2023	$117,500	$0.00	$0.00	$0.00

Comments:

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 IMP VALUE:	$225,000
SITE VALUE:	$117,500
AMOUNT PAYABLE:	**$0.00**

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 64069880

Power to issue Certificate

1. The Commissioner of State Revenue can 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. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. 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.

General information

6. 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.

7. 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 = $117,500

Calculated as $0 plus ($117,500 - $0) multiplied by 0.000 cents.

Property Clearance Certificate - Payment Options

BPAY

Biller Code: 5249
Ref: 64069880

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: 64069880

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 updates are available at **sro.vic.gov.au/certificates**

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

05 May 2023

Your Reference : 68786276-032-9
Our Reference: 00108881-11

Landata

Secure Electronic Registries Vic (SERV) Locked Bag

MELBOURNE VIC 3001

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

Applicant: Landata
Property Address: 9 Kelly St Morwell Vic 3840
Information Statement No: 151690

Please find enclosed:

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

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

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

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	05/05/2023	**Your Reference :**	68786276-032-9
Information Statement No:	151690	**Our Reference:**	00108881-11

Property Address: 9 Kelly St Morwell Vic 3840
Property Details: Lot 1 Plan TP582620
Settlement Date: 30/06/2023

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

⇨ This property has a tenant registered, if the tenant is vacating at settlement please advise Gippsland Water no less than two (2) working days prior to settlement to enable a final water meter reading to be scheduled.

Protection of Gippsland Water Assets:

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

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

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

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

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

Financial Statement

Date of Issue:	05/05/2023	**Your Reference :**	68786276-032-9
Information Statement No:	151690	**Our Reference:**	00108881-11

Property Address: 9 Kelly St Morwell Vic 3840
Property Details: Lot 1 Plan TP582620
Settlement Date: 30/06/2023

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

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:	
Brought Forward Balance	0.00
Sewer Scheme Charges	0.00
Adjustable Charges:	
Water Service Charges	59.38
Wastewater Service Charges	272.81
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00
Non Adjustable Charges:	
Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Total Outstanding	**332.19**

(Please note: CR denotes a credit)

Biller Code: 3475
REF: 3680 0000 1088 8111 7
Pay by savings or credit card

Gippsland Water Authorised Officer: _____ Date: 5 May 2023

GIPPSLAND WATER
Solicitors Updates Online Tool

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

REGISTER TODAY

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

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

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

Important Information

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

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

Adjustable and non adjustable charges:
Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted.
Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

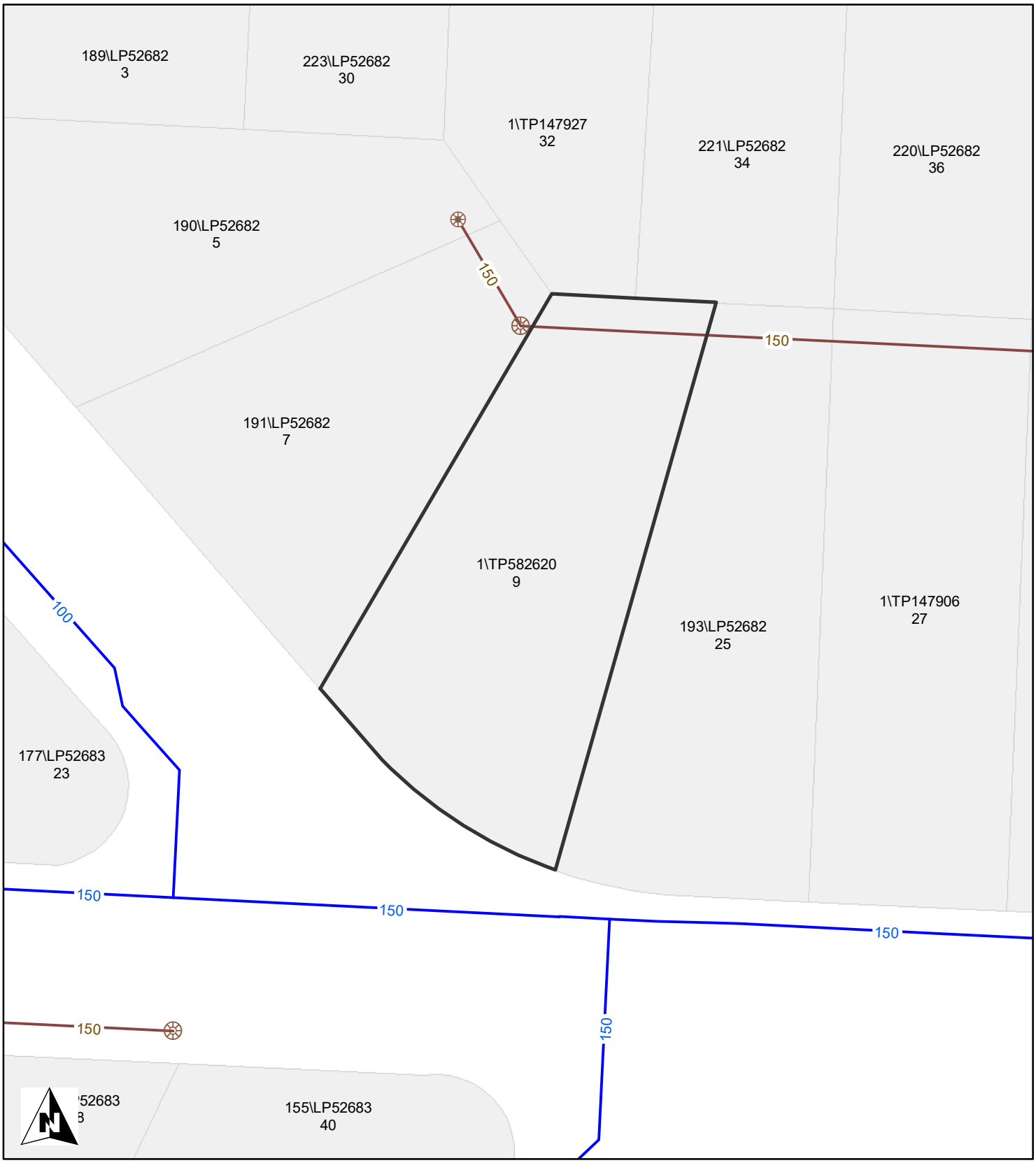
Payment of Gippsland Water accounts:
Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

Financial updates:
It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online
https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online .

Notice of property transfer:
Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers
Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information: www.gippswater.com.au/legal/privacy-policy
You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

9 Kelly St Morwell
Information Statement No: 151690
Date Issued: 5/05/2023

GIPPSLAND WATER

Water Pipes
- Reticulation
- Distribution
- Transfer

Sewer Pipes
- Gravity
- Pressure
- Rising Main

House Discharge Line
- House Discharge Line

- Maintenance Point
- Manhole
- Pipe End
- Collection Tank

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

PLANNING PROPERTY REPORT

Environment, Land, Water and Planning

From www.planning.vic.gov.au at 08 May 2023 12:43 PM

PROPERTY DETAILS

Address:	**9 KELLY STREET MORWELL 3840**
Lot and Plan Number:	**Lot 1 TP582620**
Standard Parcel Identifier (SPI):	**1\TP582620**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**17037**
Planning Scheme:	**Latrobe** Planning Scheme - Latrobe
Directory Reference:	**Vicroads 699 P5**

UTILITIES

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

STATE ELECTORATES

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

OTHER

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

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



NRZ - Neighbourhood Residential **PPRZ - Public Park and Recreation**

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

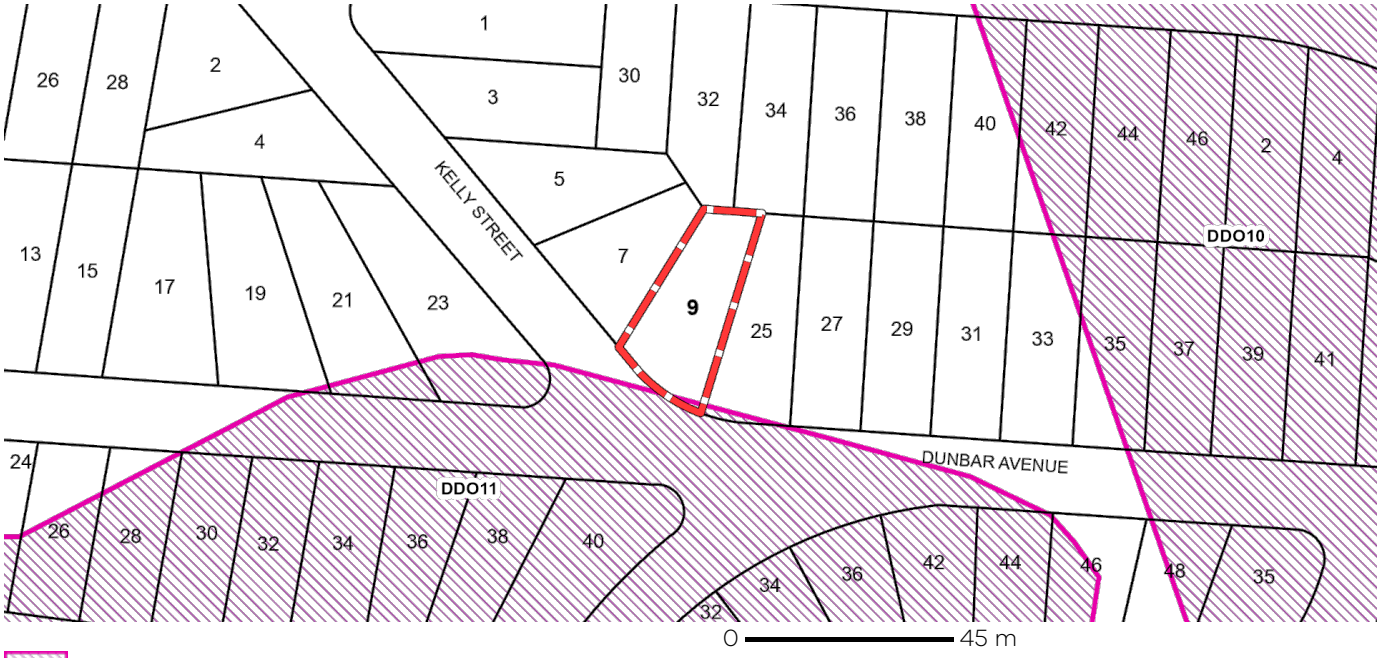
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Read the full disclaimer at https://www.delwp.vic.gov.au/disclaimer

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

PLANNING PROPERTY REPORT

Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



DDO - Design and Development Overlay

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

Further Planning Information

Planning scheme data last updated on 3 May 2023.

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

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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 Bushfire Prone Areas

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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Valuation and Rates Notice

For the period 1 July 2022 to 30 June 2023

LatrobeCity
a new energy

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

032 05957

Mr A J Byrne and Miss C D Rogers
16 Jamie Ct
PAKENHAM VIC 3810

Assessment number: **170373**
Issue date: 16/08/2022

Property: 9 Kelly Street, MORWELL VIC 3840

Description: L 1 TP 582620
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): $225,000
Valuation date: 01/01/2022
Effective as at: 01/07/2022

Payments

Council rates and charges

General Rates Residential (0.00322058 x CIV)	$724.65
Municipal Charge	$144.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	$382.00

State government charges

Fire Service Property Levy - Residential (0.000053 x CIV)	$11.95
Fire Services Property Levy Fixed Charge	$117.00
EPA Victoria Landfill Levy	$31.50

Total amount payable $1,411.10

Your payment options:

Pay by instalment

Instalment 1 **Due: 30 Sept 2022**	$352.85
Instalment 2 Due: 30 Nov 2022	$352.75
Instalment 3 Due: 28 Feb 2023	$352.75
Instalment 4 Due: 31 May 2023	$352.75

OR

Full payment

Due date: 15 February 2023 $1,411.10

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.

L005957 009279 #84172

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

☐ **Full payment:** $1,411.10
☐ **Instalment:** $352.85

Assessment number: 170373
Property: 9 Kelly Street, MORWELL VIC 3840

BPAY Biller Code:6072 Ref: 170373

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

Post Billpay Biller Code:0359 Ref: 170373

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

*359 170373

Council Use Only

Direct debit

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

In person

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

Mail

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

Centrepay

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

You now have a choice

...receive your rates notice by email.

Visit: **https://erates.latrobe.vic.gov.au/erates**
See the rates brochure for more details.

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

More information overpage

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 now 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 2022. 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 as at 01 January 2022 is:

Capital Improved Value (includes Site Value)	$225,000.00
Site Value only	$117,500.00
Net Annual Value	$11,250.00

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

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 on your notice please contact us to discuss your concerns or learn more by visiting **www.latrobe.vic.gov.au/objections**

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.

Concessions

If you have a Pensioner Concession Card or an eligible Veterans' Affairs Gold Card, you meet the eligibility criteria and a concession does not already appear on this notice, obtain an application from **www.latrobe.vic.gov.au/concession** or a service centre.

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

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.

Victorian Government's Fair Go Rates Cap Policy

Council has complied with the Victorian Government's rate cap of 1.75 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.

Any questions?



1300 367 700
Weekdays
8.30am to 5.15pm



In person at our service centres and libraries



latrobe.vic.gov.au/rates



rates@latrobe.vic.gov.au

Churchill
9-11 Philip Parade
Mon & Fri: 8.30am to 5.15pm
Tue & Thu: 9.15am to 6pm
Wed: 8.30am to 4.30pm

Moe
1-29 George Street
Mon – Fri: 8.30am to 6pm
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 6pm
Sat: 9am to 12pm

2022 - 2023 Hard & Green Waste Coupons

See below for changes to service



032 05957

Mr A J Byrne and Miss C D Rogers
16 Jamie Ct
PAKENHAM VIC 3810

Below are your coupons for disposal of general hard waste or green waste at Transfer Stations only. Bookings for collections are no longer required.

PLEASE NOTE:
Details of hardwaste collection days for each township will be published in the Latrobe Valley Express, on the Latrobe City website and on social media in October 2022, with collections expected to commence in November 2022.

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

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 general hard waste OR up to **one cubic metre** of green 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.

For more information visit **www.latrobe.vic.gov.au/waste**

WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our transfer stations during normal operating hours and are valid until 31 July 2023.

Coupons must be presented at time of disposal. You can present either a single coupon or both coupons together for a single load. The transfer station attendant will retain your coupon to be recorded on Council's record management system.

BOOKINGS FOR HARDWASTE COLLECTIONS ARE NO LONGER REQUIRED

Council will commence a new service to replace the current booked hard waste collection in November 2022.

Any resident who currently receives a kerbside collection will now be able to place acceptable items out during their locality's advertised pick up time.

These residents will also have the option of an additional paid hard waste collection at a time that suits them. These changes are based on feedback from the community and aim to make hard waste collections more accessible, and reduce illegal dumping. Dumped rubbish on our roadsides and bushland areas is unsightly; damaging to our environment, and increases the risk of arson and bushfires.

M005957Q02 009280 #84172

2022/23

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**

CAR REG. No:

9 Kelly Street
MORWELL VIC 3840

170373 2023 01

Valid to **31 July 2023**
(see back for details)

LatrobeCity a new energy

TEAR HERE

2022/23

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**

CAR REG. No:

9 Kelly Street
MORWELL VIC 3840

170373 2023 02

Valid to **31 July 2023**
(see back for details)

LatrobeCity a new energy











Latrobe City Council

Telephone 1300 367 700
(cost of local call Australia wide)
Website www.latrobe.vic.gov.au
Email latrobe@latrobe.vic.gov.au
Post PO Box 264, Morwell VIC 3840

Transfer Stations

Management	Latrobe Waste & Recycling
Phone	0418 260 466

Morwell Transfer Station and Recycled Goods Shop
Porter's Road (off Tramway Road), Morwell

Payment facilities	EFTPOS, cash, no cheque
Opening hours	Monday to Friday 8am to 2pm Saturday to Sunday 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	Monday to Friday 11am to 5pm Saturday to Sunday 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	Saturday to Sunday 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	Saturday and Sunday 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	Monday to Friday 8.30am to 4pm, Saturday and Sunday 9am to 5pm

Traralgon
Rocla Road (0.5 km from Princes Highway), Traralgon

Payment facilities	Cash, no cheques or EFTPOS
Opening hours	Saturday and Sunday 9am to 5pm

PRINTED July 2022
Information within this document was correct at time of print and is subject to change without prior notice.

Hard and Green Waste Disposal Coupon

Conditions of Use

- Coupons must be presented at time of disposal
- Waste in excess of one cubic metre will be charged at the applicable rate
- This coupon is not transferable
- Council may reserve the right not to replace lost or discarded coupons

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 non-acceptable materials at **www.latrobe.vic.gov.au/waste**

Hard and Green Waste Disposal Coupon

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