

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 3 DYER COURT TRARALGON VIC 3844

Vendor's name	ATTYGALLAGE RAJEEWA PRIYANKA ABEYRATNE	Date 07 / 07 / 25
Vendor's signature		
Vendor's name	DEENAMULLA KANKANAMGE KAMILA CHANDIMA	Date 07 / 07 / 25
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

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Land	3 Dyer Court, Traralgon VIC 3844	
Vendor's name	Kamila Chandima Deenamulla Kankanamge	Date / /
Vendor's signature		
Vendor's name	Attygallage Rajeeva Priyanka Abeyratne	Date / /
Vendor's signature		
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) Are contained in the attached certificate(s).
- (b) Their total does not exceed: \$6,000
- (c) Their amounts are:

	Authority		Amount		Interest (if any)
(1)	Latrobe City Council	(1)		(1)	\$
(2)	Gippsland Water	(2)		(2)	\$
(3)	Land tax if any	(3)		(3)	\$
(4)		(4)	\$	(4)	\$

- (d) The amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

The purchaser may also become liable for State Land Tax depending on the use to which the property is put and other properties owned by the purchaser.

\$

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-

None to the Vendor's Knowledge other than those disclosed in the attached Copy of the Title

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

1.5 Commercial and Industrial Property Tax Reform Act 2024

The Land is not tax reform scheme land within the meaning of the *Commercial and Industrial Property Tax Act 2024* if the if the square box is marked with an "X"

The AVPCC number is; NA

The Entry Date of the land was; NA

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.

(a) *Attached is a copy or extract of any policy of insurance required under the Building Act 1993.

(b) *Particulars of any required insurance under the Building Act 1993 are as follows:

Not Applicable

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

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) Road Access

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

3.2 Designated Bushfire Prone Area

*If the land is in an area that is designated as a bushfire-prone area under Section 192A of the Building Act 1993, a statement that the land is in such an area if the square box is marked with an "X"

3.3 Planning Scheme

*Attached is a certificate with the required specified information.

OR

*The required specified information is as follows:

(a) Name of planning scheme	Latrobe City Planning Scheme
(b) Name of responsible authority	Latrobe City Council
(c) Zoning of the land	See attached
(d) Name of planning overlay	See attached

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:

None to the Vendor knowledge.

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:

Not Applicable.

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:

Not Applicable.

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.

Are contained in the attached certificates and/or statements.

Are as follows :

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.

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

Attached is the information prescribed for the purposes of section 151(4)(a)

of the Owner Corporations Act 2006 and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

The Owners Corporation is INACTIVE.

An Owners Corporation that is enactive includes an Owners Corporation that has not, in the previous 15 months, had an annual general meeting and any fixed fees and held any insurance.

7. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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The Purchaser is advised that some of these services may be disconnected by the Vendor prior to settlement and any reconnection fee are to be the Purchasers responsibility.

8. TITLE

Attached are copies of the following documents:

8.1 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. SUBDIVISION

9.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable

9.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable.

9.3 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.

10. 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

11. 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.)

12. 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)s

1. Certificate of Title –Volume 9395 Folio 565

2. Plan of Subdivision

3. Property Report

4. Water rates and Asset List of Water Information Statement

5. Council rates Notice

6. Planning Certificate

7. Due Diligence Checklist

PLEASE NOTE that where the property is to be sold on terms pursuant to Section 32(2)(f) of the Act and/or sold subject to a mortgage that is not to be discharged by the date of possession (or receipt of the rents and profits) of the property pursuant to Section 32(2)(a) of the Act - then the Vendor must provide an additional statement containing the particulars specified in Schedules 1 and 2 of the Act.

**VENDORS: KAMILA CHANDIMADEENAMULLA KANKANAMGE
& ATTYGALLAGE RAJEEWA PRIYANKA ABEYRATNE**

VENDOR'S STATEMENT

PROPERTY: 3 DYER COURT, TRARALGON VIC 3844



Suite 410
111 Overton Road
Williams Landing, VIC 3027

Tel: (03) 8360 3202
Ref: 5660

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 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

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

Page 1 of 1

VOLUME 09395 FOLIO 565

Security no : 124125789951V
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LAND DESCRIPTION

Lot 92 on Plan of Subdivision 133327.
PARENT TITLE Volume 09349 Folio 349
Created by instrument LP133327 31/10/1980

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 1 of a total of 100 equal undivided shares
Sole Proprietor
KAMILA CHANDIMA DEENAMULLA KANKANAMGE of 23 SCENIC WAY HARKNESS VIC 3337
As to 99 of a total of 100 equal undivided shares
Sole Proprietor
ATTYGALLAGE RAJEEWA PRIYANKA ABEYRATNE of 23 SCENIC WAY HARKNESS VIC 3337
AV251943L 21/01/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY607869P 18/11/2024
WESTPAC BANKING CORPORATION

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 LP133327 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: 3 DYER COURT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 18/11/2024

DOCUMENT END

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 4 ^A SECTION A PARISH OF LOY YANG COUNTY OF BULN BULN MEASUREMENTS ARE IN METRES VOL.9349 FOL.349	APPROPRIATIONS <i>Brown : Way and Drainage.</i> <i>Blue : Drainage and Sewerage</i>
	ENCUMBRANCES & OTHER NOTATIONS <i>Lots 1-13, and 16-67 have been omitted from this Subdivision.</i> <i>For Datum of Bearings see Copy of Fieldnotes</i> <i>R.M.'s are 0.02m diam. Galv. Iron Pipes 0.30m long unless otherwise shown and have been placed at all splayed corners.</i> AS TO THE LAND COLOURED BROWN THE RIGHTS OF THE PUBLIC BY VIRTUE OF GOVT. GAZ. DATED 1982 P 3510

LP 133327

EDITION 1
APPROVED 1/5/80

2 SHEETS
SHEET 1

COLOUR CODE

E-1 = BLUE
E-2 = BROWN



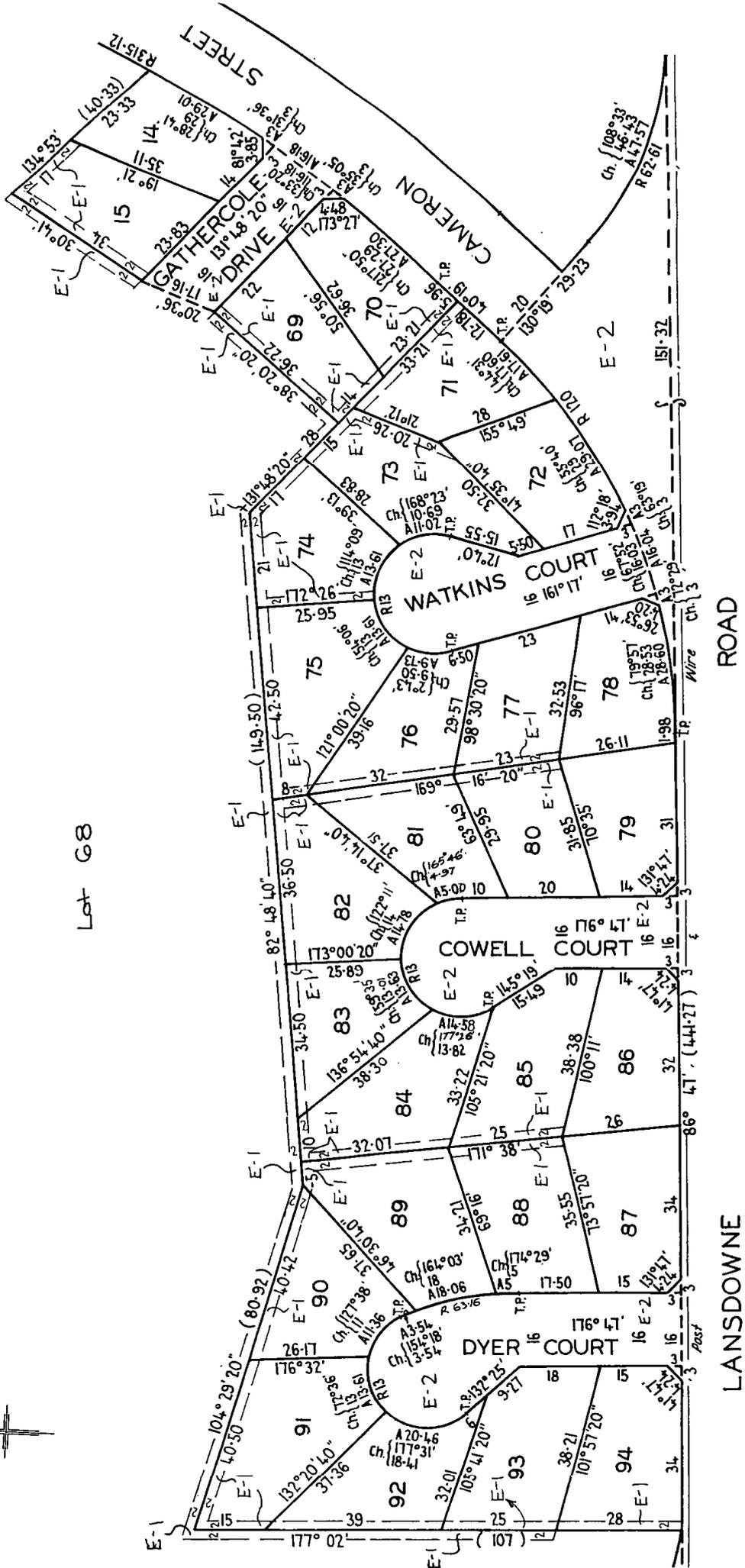
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP 133327

2 SHEETS
SHEET 2



Lot 68



ROAD

LANSDOWNE

From www.planning.vic.gov.au at 30 June 2025 06:08 PM

PROPERTY DETAILS

Address: **3 DYER COURT TRARALGON 3844**
 Lot and Plan Number: **Lot 92 LP133327**
 Standard Parcel Identifier (SPI): **92\LP133327**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **25092**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 697 L9**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

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

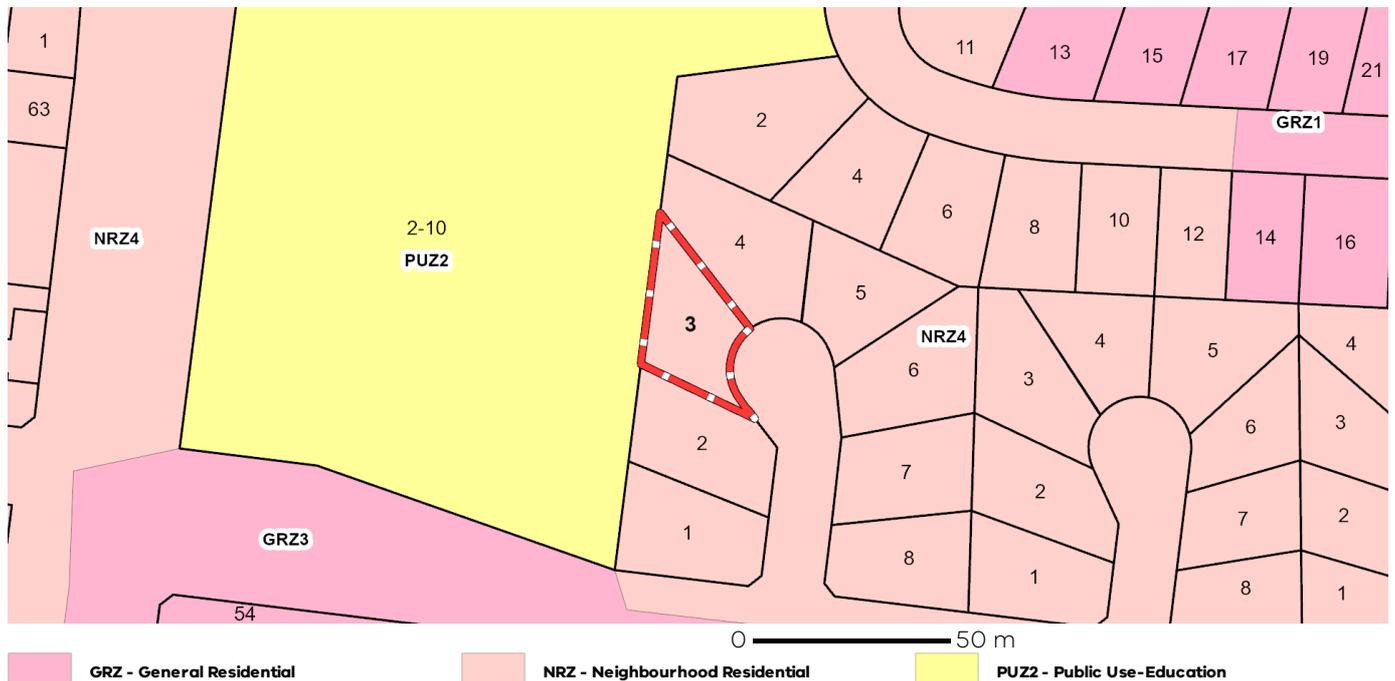
OTHER

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

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 \(NRZ4\)](#)



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

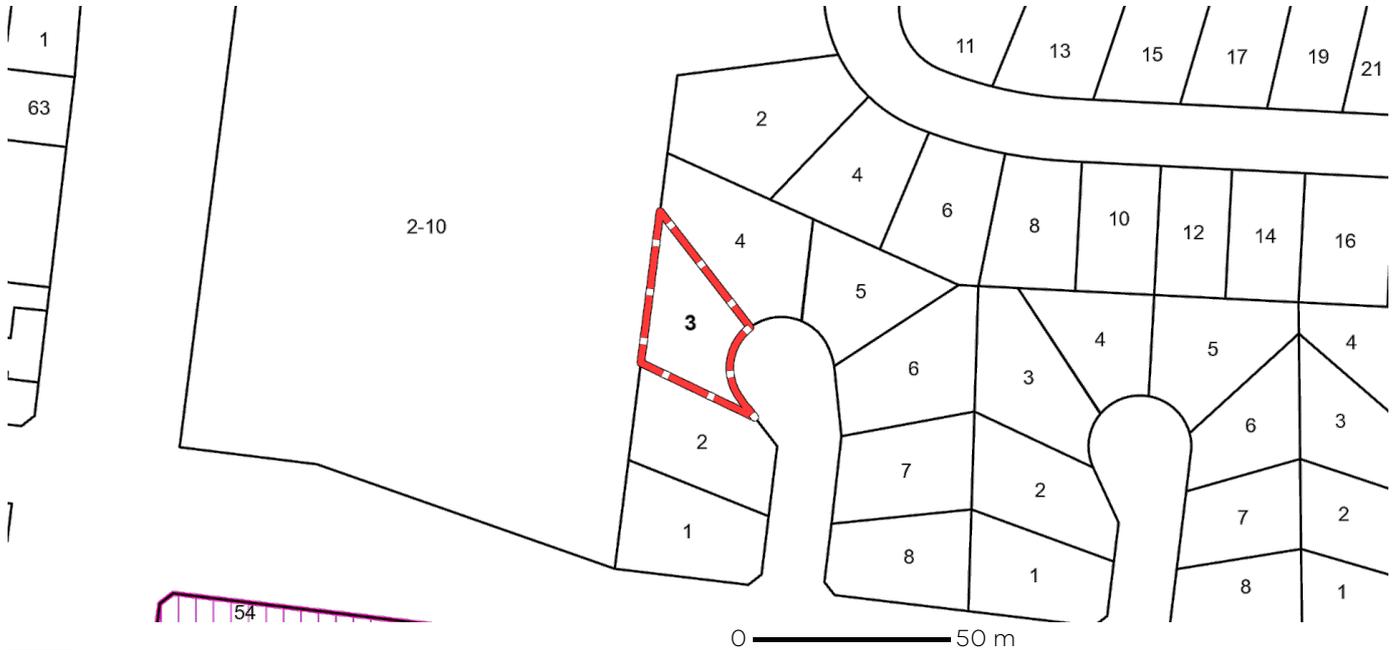
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan 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 30 June 2025.

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

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

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

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

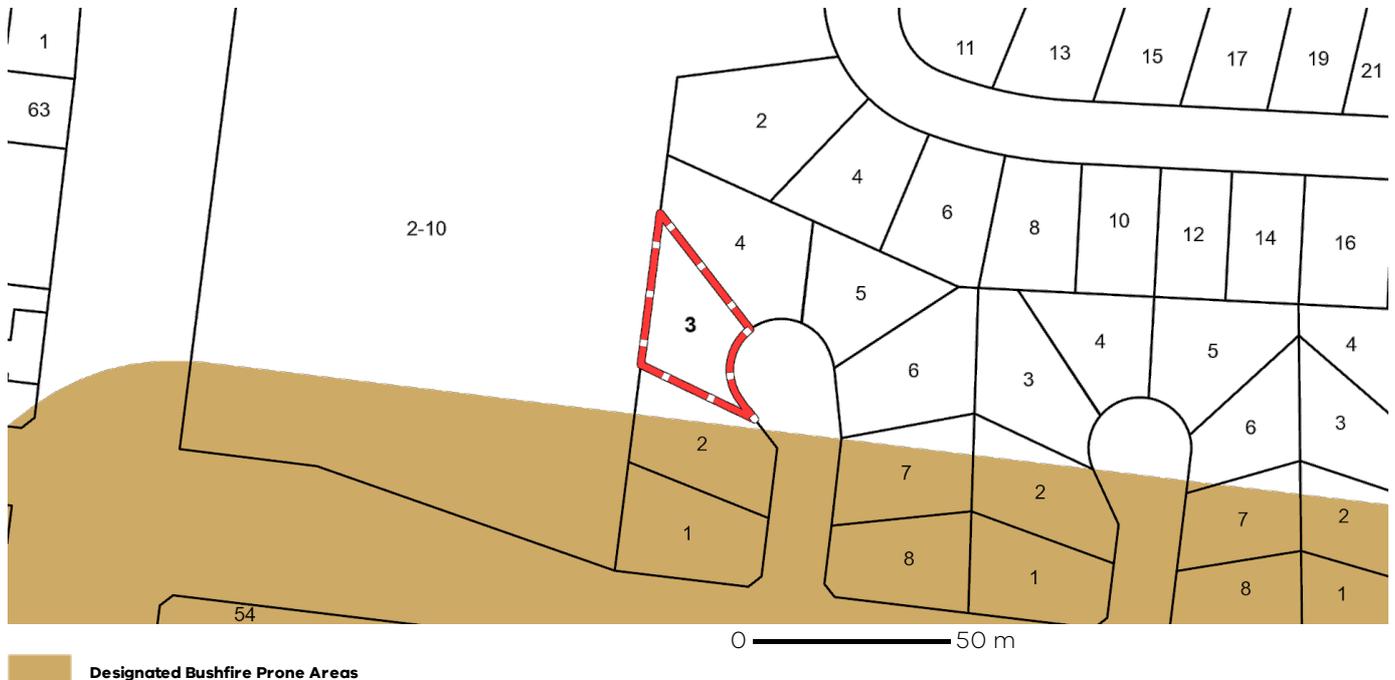
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

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

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1151952

APPLICANT'S NAME & ADDRESS

RAJEEWA ABEYRATNE C/- LANDATA
DOCKLANDS

VENDOR

ABEYRATNE, ATTYGALLAGE

PURCHASER

UNKNOWN, UNKNOWN

REFERENCE

3 Dyer

This certificate is issued for:

LOT 92 PLAN LP133327 ALSO KNOWN AS 3 DYER COURT TRARALGON
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

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

01 July 2025

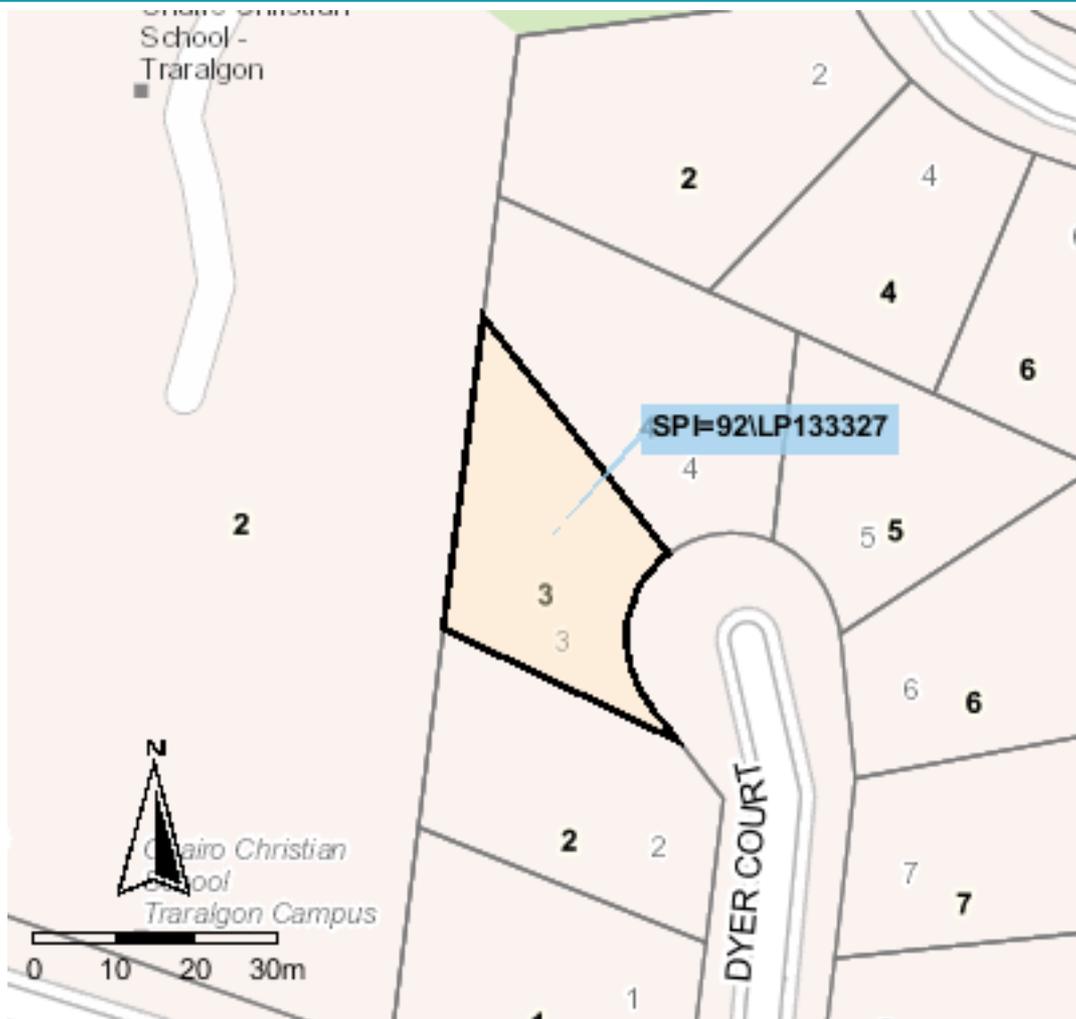
Sonya Kilkenny
Minister for Planning

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.au

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.

07 January 2022

Your Reference :
Our Reference:

72225459:109114027
00150694-16

Dye & Durham Property Pty Ltd
P O Box A2151
Sydney South NSW 1235

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

Applicant: Dye & Durham Property Pty Ltd
Property Address: 3 Dyer Crt Traralgon Vic 3844
Information Statement No: 143569

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	07/01/2022	Your Reference :	72225459:109114027
Information Statement No:	143569	Our Reference:	00150694-16
Property Address:	3 Dyer Crt Traralgon Vic 3844		
Property Details:	Vol 9395 Folio 565 Lot 92 Plan LP133327		
Settlement Date:	21/01/2022		

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

- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ A special meter reading has been scheduled for the day of settlement. If the settlement date is amended, Gippsland Water requires 48 hrs notice.

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.

Financial Statement

Date of Issue: 07/01/2022 **Your Reference :** 72225459:109114027
Information Statement No: 143569 **Our Reference:** 00150694-16

Property Address: 3 Dyer Crt Traralgon Vic 3844
Property Details: Vol 9395 Folio 565 Lot 92 Plan LP133327
Settlement Date: 21/01/2022

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 Nov to 28 Feb

Financial Information:

Brought Forward Balance	222.07
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	57.57
Wastewater Service Charges	264.50
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 **544.14**

(Please note: CR denotes a credit)



Bill Code: 3475
REF: 3680 0000 1506 9416 0
Pay by savings or credit card



Gippsland Water Authorised Officer:

Date: 7 January 2022



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>

Important Information

Gippsland Water Billing Periods:

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:

Service charges listed under the Adjustable Charges section are fixed charges that are applicable to that property e.g. Water Availability Charges. Any charge listed as a Non Adjustable charge on the Information Statement is a charge that is specific to the customer e.g. Notional/usage charges, these charges do not need to be adjusted.

Payment of Gippsland Water Accounts:

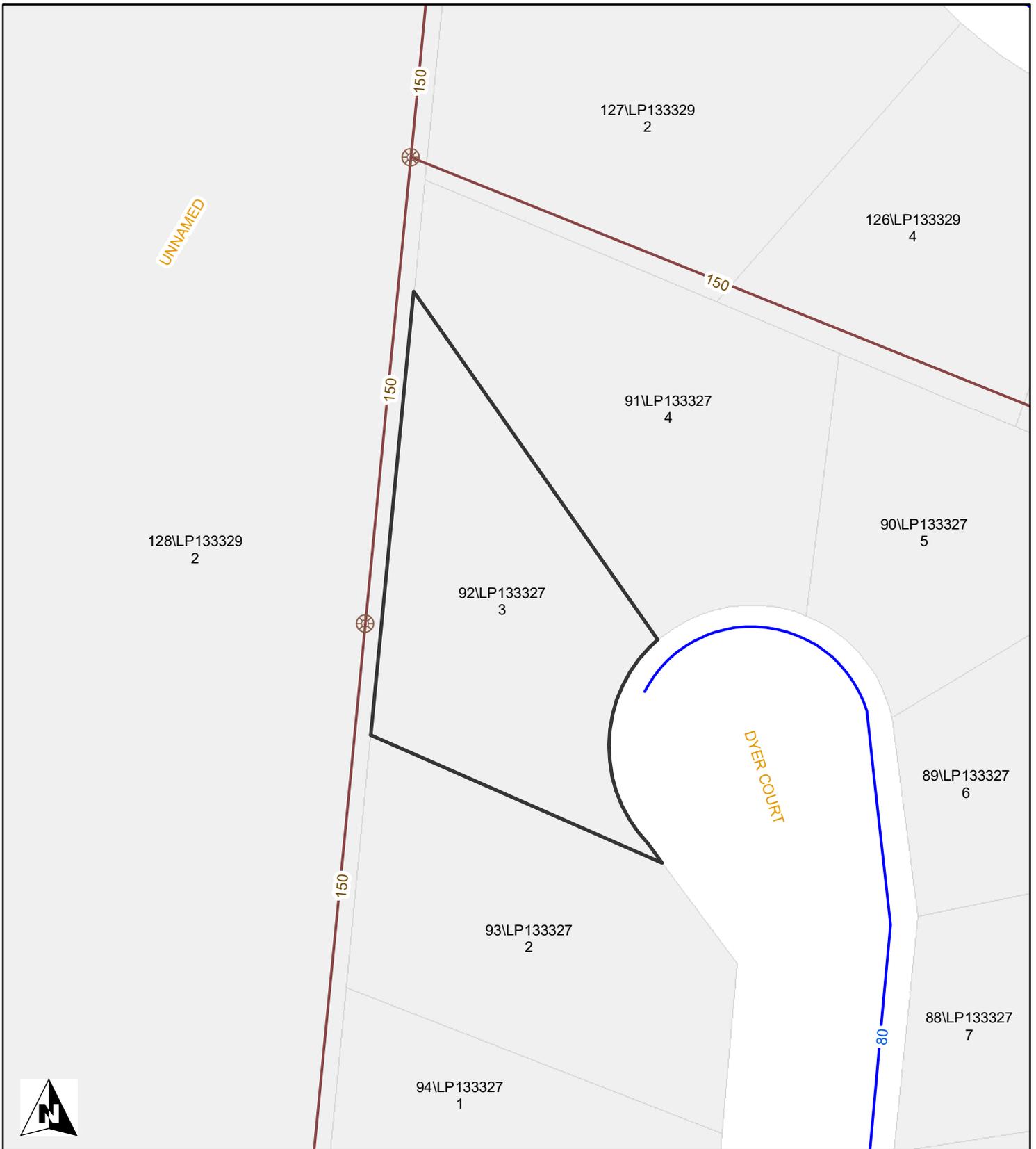
Gippsland Water requires payment of outstanding charges within 10 working days of settlement taking place. Any outstanding charges that remain unpaid, including uncleared or dishonoured payments, will be transferred to the purchaser's account. Any enquiries relating to the transfer of outstanding charges will be referred to the purchaser's solicitor.

Notice of Property Transfer:

Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Please ensure notices of disposition/acquisition are forwarded within 10 working days of settlement taking place.

Validity of the Information Statement:

All information contained in this certificate will be valid only to the end of the next billing period after the date of issue of this Information Statement.



Gippsland Water Asset Plan

3 Dyer Crt Traralgon

Information Statement No: 143569

Date Issued: 7/01/2022



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 information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

K Kankanamge & A Abeyratne
23 Scenic Way
HARKNESS VIC 3337

024

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:

0015069424

Amount due:

\$259.31

Pay by:

18 June 2025

Date of issue: 21 May 2025

Tax invoice: 7179400

Service address:

3 Dyer Crt Traralgon Vic 3844

Previous balance	\$96.87 CR
Payments received up to 21 May 2025	\$0.00
Balance	\$96.87 CR
Current charges (over page)	\$356.18
Total amount due	\$259.31
<i>Total includes GST of</i>	<i>\$0.00</i>

Payment assistance is available

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

Have you registered for a concession?

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

We issue invoices three times per year.

How to pay



Direct Debit

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



BPAY

Bill Code: 3475
Ref: 3680 0000 1506 9424 4



Online

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



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



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



Centrepay

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

Your current charges - 1 March 2025 to 30 June 2025



Water Service Charge

\$63.66



Wastewater Service Charge

\$292.52

Your charges explained

Water service

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

Wastewater/sewerage service

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



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



For interpreter or translation services call 13 14 50.

Payment slip

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



* 368 00150694244

Account number: 0015069424
K Kankanamge & A Abeyratne

Tax invoice number: 7179400

Amount Paid

Date Paid

Rates Instalment Notice

For the period 1 July 2024 to 30 June 2025



Mrs K C Deenamulla Kankanamge and
Mr A R P Abeyratne
23 Scenic Way
HARKNESS VIC 3337

Assessment number: **250928**

Issue date: 11/04/2025

Instalment 4
Due: 31 May 2025

Property: 3 Dyer Court, TRARALGON VIC 3844

\$453.05

Any questions?



1300 367 700
Weekdays
8.30am to 5.15pm



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



latrobe.vic.gov.au/rates



rates@latrobe.vic.gov.au

Churchill

9-11 Phillip Parade
Mon - Fri: 8.30am to 5.15pm
Closed at
lunchtimes: 12pm to 1pm

Moe

1-29 George Street
Mon - Fri: 8.30am to 5.15pm
Sat: 9am to 12pm

Morwell

141 Commercial Road
Mon - Fri: 9am to 5pm

63-65 Elgin Street (Library)
Credit card only, no cash or cheques
Mon - Fri: 8.30am to 5.15pm
Sat: 9am to 12pm

Traralgon

34-38 Kay Street
Mon - Fri: 8.30am to 5.15pm
Sat: 9am to 12pm

Assessment number: 250928

Full Payment: \$453.05

Property: 3 Dyer Court, TRARALGON VIC 3844



Online
Payment

Ref. 250928

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



Billor Code 6072
Ref. 250928

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



Post
Billpay

Billor Code 0359
Ref. 250928

Pay 24 hours a day by credit card.

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

Direct debit

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

In person

At any Latrobe City Service Centre or Library, (locations as shown above) 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.

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

More
information
overpage

Council Use Only



*359 250928