

DATED

2020

CMMH PTY LTD (ACN 138 227 942) ATF THE FALZON FAMILY TRUST

VENDORS SECTION 32 STATEMENT

Property: 10 Tintern Place, Traralgon VIC

goodmove
CONVEYANCING

DX 84436
TRARALGON VIC
Tel: 03 5174 6862
Fax: 03 5174 4670
Ref: JM:AB:20-6851

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	10 TINTERN PLACE, TRARALGON VIC 3844
-------------	--------------------------------------

Vendor's name	CMMH Pty Ltd (ACN 138 227 942) ATF The Falzon Family Trust	Date	6/3/2020
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.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

Not Applicable

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

☒ Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐

Gas supply ☐

Water supply ☐

Sewerage ☐

Telephone services ☐

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

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)

Lease Agreement

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

VOLUME 11367 FOLIO 292

Security no : 124082017330G

Produced 06/03/2020 11:30 AM

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 620558N.
PARENT TITLE Volume 11148 Folio 119
Created by instrument PS620558N 31/07/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CMMH PTY LTD of 79 ELLAVALLE DRIVE TRARALGON VIC 3844
AL193881P 28/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ031695A 11/07/2017
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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AJ724733S 14/06/2012

AGREEMENT Section 173 Planning and Environment Act 1987
AJ724735N 14/06/2012

DIAGRAM LOCATION

SEE PS620558N 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: 10 TINTERN PLACE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 15232S WESTPAC BUSINESS BANKING
Effective from 11/07/2017

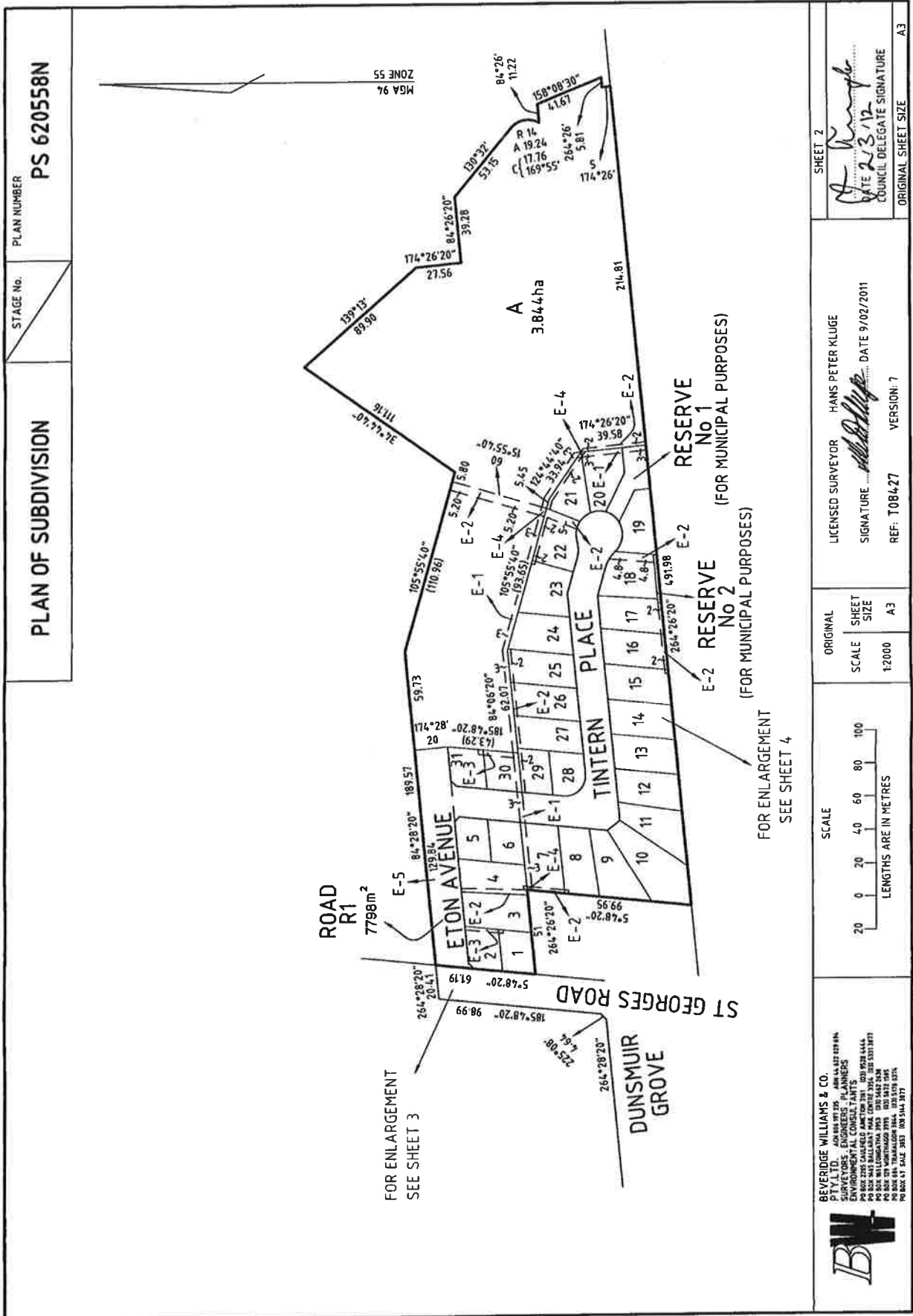
DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

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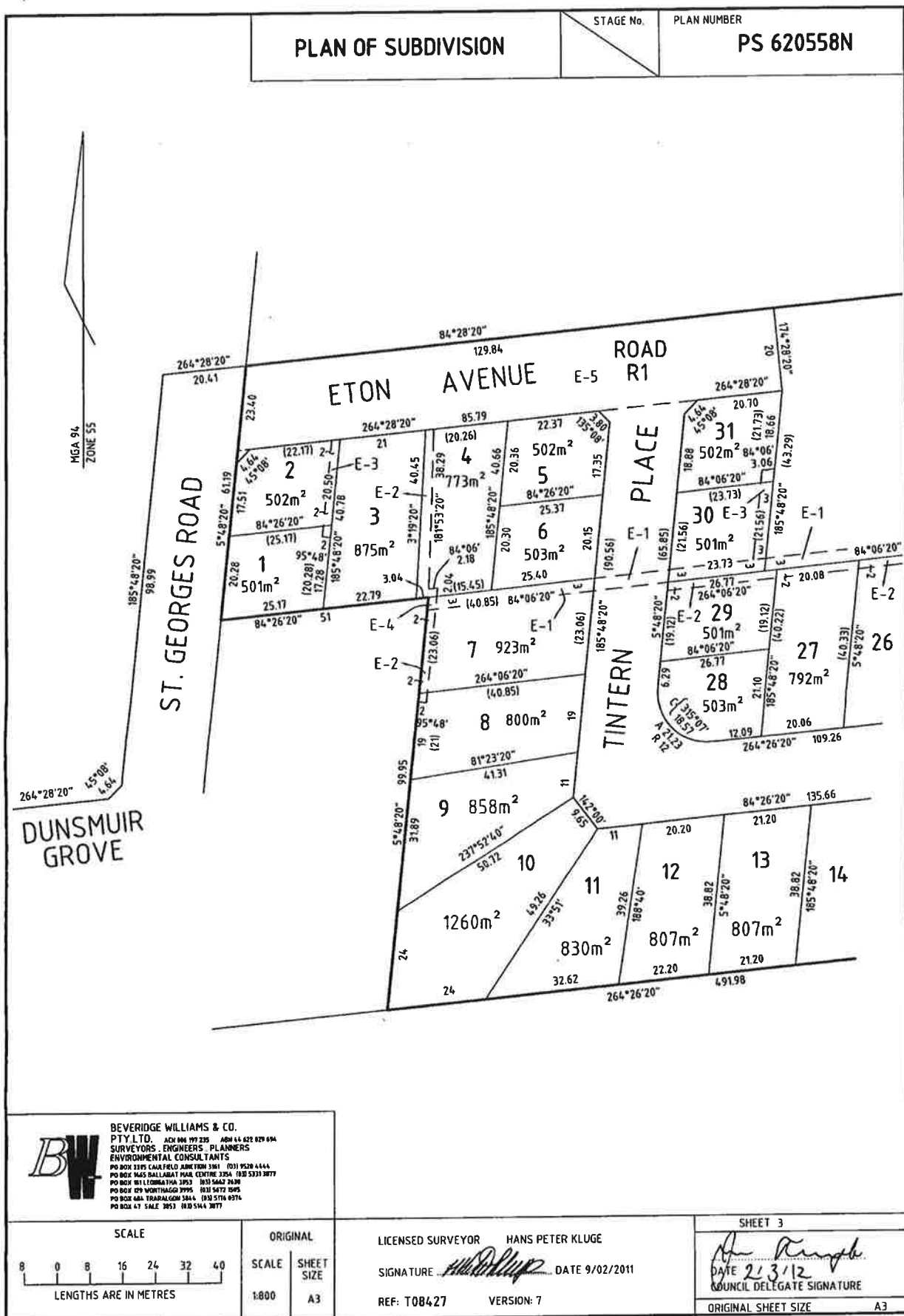
PLAN OF SUBDIVISION		STAGE No.	EDITION 2	PS620558N 12/07/2012 \$5,795.30 PS 																								
LOCATION OF LAND PARISH: TRARALGON TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: PART OF 23, 24 AND 25 CROWN PORTION: _____ TITLE REFERENCE: VOL: 11148 FOL: 119 LAST PLAN REFERENCE/S: PS 616507F (LOT 1) POSTAL ADDRESS: ST GEORGES ROAD TRARALGON, 3844 MGA Co-ordinates E: 458 680 ZONE: 55 (of approx. centre of N: 5774 090 G.D.A. 94 land in plan).		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: LATROBE CITY COUNCIL 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. ~~This plan is certified under Section 11(7) of the Subdivision Act 1988.~~ <u>Date of original rectification under Section 6: / /</u> 3. ~~This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~ OPEN SPACE: (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has / ~~has not~~ been made. (ii) ~~The requirement has been satisfied.~~ (iii) ~~The requirement is to be satisfied in stage~~ Council Delegate  Council Seal Date 23 / 12 <u>Re-rectification under Section 11(7) of the Subdivision Act 1988.</u> Council Delegate Council Seal Date / /																										
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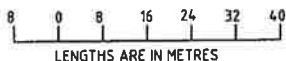
BEVERIDGE WILLIAMS & CO.
 CIVIL ENGINEERS
 100/102 ST GEORGES ROAD
 DUNSMUIR GROVE
 VIC 3207
 PH 03 9487 1234
 FX 03 9487 1235
 EMAIL bwilliams@bw.com.au
 WWW.bwilliams.com.au





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SURVEYORS, ENGINEERS, PLANNERS
ENVIRONMENTAL CONSULTANTS
PO BOX 3305 CAULFIELD ARCADE 3161 (03) 9528 4444
PO BOX 1465 DALLAWAT ROAD CENTRE 3204 (03) 5331 3877
PO BOX 111 LOMATHA 3153 (03) 5667 2638
PO BOX 879 WORTHAMBO 3935 (03) 5477 5095
PO BOX 686 TRARALGON 3844 (03) 5716 9374
PO BOX 47 SALE 3851 (03) 5444 3877

SCALE



ORIGINAL

SCALE SHEET
SIZE
1:800 A3

LICENSED SURVEYOR HANS PETER KLUGE

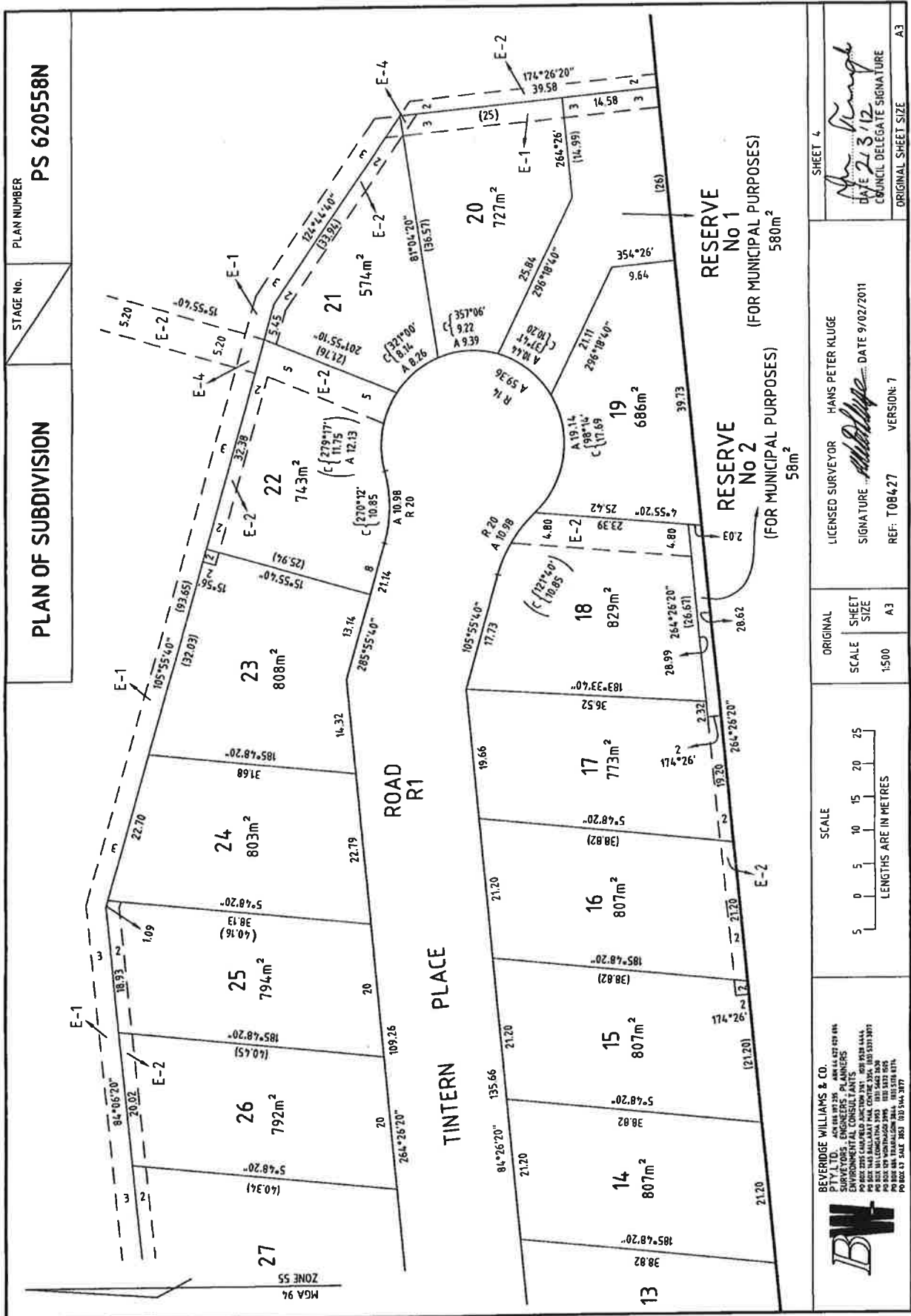
SIGNATURE *Hans Peter Kluge* DATE 9/02/2011

REF: T08427 VERSION: 7

SHEET 3

A. R. Rupp
DATE 2/3/12
COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS620558N

**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.**

[illegible]

APPLICATION FOR RECORDING OF AN AGREEMENT
SECTION 181(1) PLANNING AND ENVIRONMENT ACT 1987

FORM 9.1 PLANNING AND ENVIRONMENT ACT REGULATIONS

Lodged by:

Name: JJ Property Solutions
Phone: (03) 5176 4455
Address: 20 Hotham Street Traralgon 3844
Ref: JJ12066
Customer Code: 14965B

AJ724733S



The authority or council having made an agreement required a recording to be made in the Register for the land.

Land:

* Volume 11148 - 610 119
Certified Plan of Subdivision 616507F

Authority or Council:

Latrobe City Council
of 141 Commercial Road, Morwell 3840

Section and Act under
which agreement made:

Section 173 Planning and Environment Act 1987

A copy of the Agreement is attached to this application.

Date:

Signed:

Signature for the Authority: R. J. A.

Name of Officer: L. J. AKARSU

This AGREEMENT is made the 6th day of June 2012.

BETWEEN:

Kielstadt Pty Ltd ACN 128 769 871
(hereinafter referred to as "the Owner")
of the one part



and

The Mayor and Councillors and Citizens of the Latrobe City Council
(hereinafter referred to as 'The Responsible Authority')
of 141 Commercial Road, Morwell VIC 3840
of the other part

and

Central Gippsland Region Water Corporation
(hereinafter referred to as 'Gippsland Water')
of 55 Hazelwood Road Traralgon VIC 3844
of the other part

RECITALS:

- A The Responsible Authority is responsible under the Act for the administration and enforcement of the Latrobe Planning Scheme.
- B The Owner is the registered proprietor of all that piece of land known as St Georges Road Traralgon and being the whole of the land more particularly described as Lot 1, in certified Plan of Subdivision 616507F the parent Title being Certificate of Title Volume 11148 Folio 119 (hereinafter referred to as "the land").
- C The land abuts the Regional Outfall Sewer (ROS) Reserve which contains a number of pipes ('Gippsland Water assets').
- D The Owner has obtained Planning Permit number 2009/324 issued pursuant to the Latrobe City Planning Scheme which allows to use and develop the land with a dwelling on the subject land subject to a number of conditions including the following:-

Prior to the issue of a Statement of Compliance, an Agreement under Section 173 of the Planning and Environment Act 1997 shall be entered into with the responsible Authority. The cost of the preparation, lodgment and registration and any subsequent removal of the Agreement shall be borne totally by the owner of the land. The Agreement must be registered on the Certificate of Title for the land.

The restriction/Agreement shall include the following details:-

- (a) No direct access in any form including, but not limited to, the construction of any gates or doors along the common boundary with the Regional Outfall Sewer (ROS) Reserve be allowed from any of the residential lots to the ROS reserve.
- (b) Any vegetation that is planted within the 5 metre wide area from common boundary with the ROS reserve is of a size and species that will not impact on any Gippsland Water's assets.

- (c) That agreement must be registered on the title to all the lots which abut the Reserve Outfall Sewer Reserve of the subdivision approved by this permit.
- D The Council and the Owner have agreed that without limiting or restricting their respective powers enter into this Agreement to fulfill the requirements of Planning Permit 2009/324 and insofar as it can be so treated, this Agreement is made pursuant to Section 173 of the Planning and Environment Act 1987 (the Act).

AJ724733S



IT IS AGREED

1. DEFINITIONS

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

- 1.1 "Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as proprietor or proprietors of an estate in fee simple of the land;
- 1.2 "permit" shall mean and include Planning Permit 2009/324 issued on the 8 November 2010.

2. INTERPRETATION

- 2.1 The singular includes the plural and the plural includes the singular.
- 2.2 A reference to a gender includes a reference to each other gender.
- 2.3 A reference to a person includes a reference to a firm, corporation or other corporate body.
- 2.4 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.5 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes.
- 2.6 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.

3. SUCCESSORS IN TITLE

Without limiting the operation or effect which this Agreement has, the Owner shall until such time as a memorandum of this Agreement is registered on the Title to the subject land ensure that its successors in title.

- 3.1 Give effect to and do all acts and sign all documents which will require those Successors to give effect to this Agreement; and
- 3.2 Execute under seal a deed agreeing to be bound by the terms of this Agreement and upon such execution this Agreement shall continue as if executed by such successors as well as by the parties to this Agreement as if the successor's name appeared in each clause in which the name of the Owner appears and in addition to the name of the Owner.

The provisions of this clause will end upon the registration of this Agreement on the Title to the subject land pursuant to Clause 4.2 hereof.

4. COVENANTS OF OWNER

4.1 The Owner shall forthwith pay on demand to the Council the Council's costs and expenses on a party party basis (including legal expenses) of and incidental to:

4.1.1. this Agreement and any amendment of this Agreement and anything done in connection with this agreement including anything done in anticipation of this Agreement and the enforcement of any obligations imposed on the Owners.

4.2 Once this Agreement has been executed by both parties the Owner will make application for the registration of this at the Land Titles Office Agreement pursuant to Section 181 of the Act and consequently enter a memorandum of this Agreement on the Certificate of Title to the subject land and shall take all necessary steps to sign all documents reasonably required to enable such entry to take place and pay any duty or fees in connection with this.

4.3 The Owner covenants and agrees that;

(a) No direct access in any form including, but not limited to, the construction of any gates or doors along the common boundary with the Regional Outfall Sewer (ROS) Reserve will be allowed from any of the residential lots to the ROS reserve.

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(c) That this agreement will be registered on the title to all the lots which abut the Reserve Outfall Sewer Reserve of the subdivision approved by this permit.

4.4 The Owner covenants and agrees that it will:

4.4.1 Bring this Agreement to the attention of all prospective purchasers, mortgages, transferees and assigns of the subject land;

4.4.2 Do all things necessary including the signing of any further documents necessary for the purpose of ensuring that it carries out its covenants, agreements and obligations under this Agreement and to enable the Council to enforce the performance by the Owner of such covenants and undertakings.

5. GENERAL

5.1 Notices

5.1.1 A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

- A by delivering it personally to that party; or
B by sending it by post, postage pre-paid addressed.



5.1.2 A notice or other communication is deemed served, if delivered, upon delivery and, if posted on the expiration of two business days after the date of posting.

5.2 Further Assurance

Each of the parties to this Agreement shall respectively sign and execute all further documents and deeds and do all acts and things as the other parties shall reasonably require for completely effecting this agreement.

5.3 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owners will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

5.4 Severability

If a court, arbitrator, tribunal or other competent authority determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void, then it shall be served and the other provisions of this Agreement shall remain operative.

5.5 Notification of Agreement

Prior to the sale or lease of any part of the land subject to this Agreement, a copy of this Agreement shall be given by the Vendor, Transferor or Lessor to the Purchaser, Transferee or Lessee of that part of the land affected by the Agreement.

AJ724733S



AJ724733S



Executed by **KIELSTADT PTY LTD**)
ACN 128 769 871 by being signed by)
those persons authorised to sign on behalf)
of the company:)

Director: 

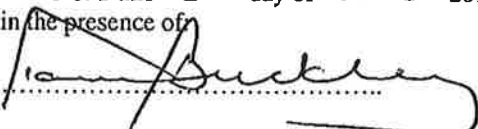
Hans Peter Kluge
5 Rosita Court Sale Vic 3850

Director: 

Maria Erika Vogt
2 Bradford Drive Traralgon Vic 3844

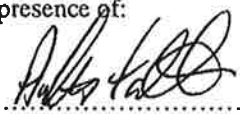
DATED the 11 day of May 2012

The **COMMON SEAL** of **LATROBE CITY**)
COUNCIL was affixed in accordance with Local)
Law No. 1 this 6 day of June 2012)
in the presence of:)


Paul Buckley Chief Executive Officer



Executed by **CENTRAL GIPPSLAND REGION**)
WATER CORPORATION by **GEOFF HARRIS**)
MANAGAER PROPERTY SERVICES being a)
duly authorised officer to sign for and on behalf of)
the corporation in the presence of:)

Witness: 

Name (print): ANTHONY FALTUM

DATED the 11 day of MAY 2012



**APPLICATION FOR RECORDING OF AN AGREEMENT
SECTION 181(1) PLANNING AND ENVIRONMENT ACT 1987**

FORM 9.1 PLANNING AND ENVIRONMENT ACT REGULATIONS

Lodged by:
Name: JJ Property Solutions
Phone: (03) 5176 4455
Address: 20 Hotham Street Traralgon 3844
Ref: JJ12066
Customer Code: 14965B



The authority or council having made an agreement required a recording to be made in the Register for the land.

Land: Volume 11148 folio 119
Certified Plan of Subdivision 616507F

Authority or Council: Central Gippsland Region Water Corporation
of 55 Hazelwood Road Traralgon VIC 3844

Section and Act under
which agreement made: Section 173 Planning and Environment Act 1987

A copy of the Agreement is attached to this application.

Date:

Signed: Signature for the Authority:

Name of Officer: GEOFFREY HARRIS

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AJ724735N



Executed by **KIELSTADT PTY LTD**)
ACN 128 769 871 by being signed by)
those persons authorised to sign on behalf)
of the company:)

AJ724735N



Director: 

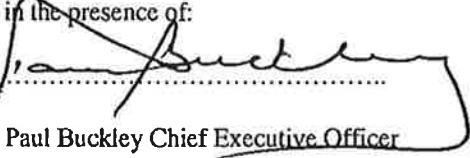
Hans Peter Kluge
5 Rosita Court Sale Vic 3850

Director: 

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2 Bradford Drive Traralgon Vic 3844

DATED the 11 day of May 2012

The **COMMON SEAL** of **LATROBE CITY**)
COUNCIL was affixed in accordance with Local)
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Executed by **CENTRAL GIPPSLAND REGION**)
WATER CORPORATION by **GEOFF HARRIS**)
MANAGAER PROPERTY SERVICES being a)
duly authorised officer to sign for and on behalf of)
the corporation in the presence of:)

Witness:

Name (print): ANTHONY FALTUM

DATED the 11 day of MAY 2012



State Electorates

Legislative Council: EASTERN VICTORIA

Legislative Assembly: MORWELL

Utilities

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Gippsland Water

Melbourne Water: outside drainage boundary

Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

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

Planning Overlay: None

Planning scheme data last updated on 4 March 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

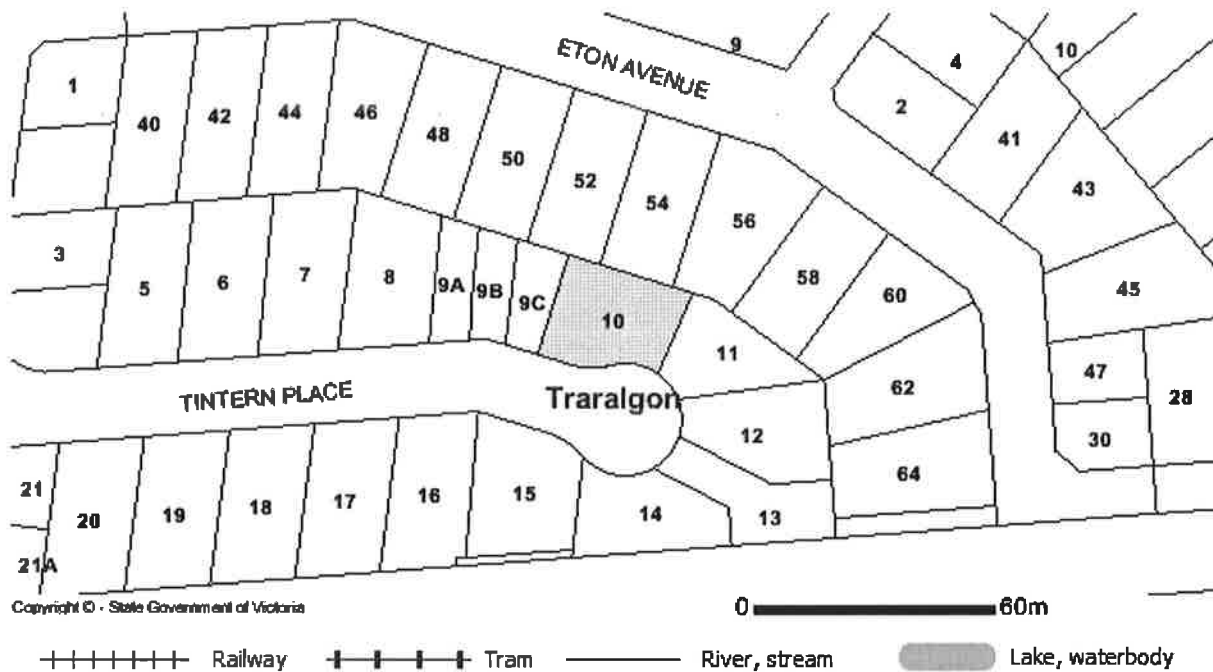
The Planning Property Report includes separate maps of zones and overlays

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

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

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

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au on 06 March 2020 11:48 AM

PROPERTY DETAILS

Address: **10 TINTERN PLACE TRARALGON 3844**
Lot and Plan Number: **Lot 22 PS620558**
Standard Parcel Identifier (SPI): **22\PS620558**
Local Government Area (Council): **LATROBE**
Council Property Number: **51852**
Planning Scheme: **Latrobe**
Directory Reference: **VicRoads 696 G2**

www.latrobe.vic.gov.au

planning-schemes.delwp.vic.gov.au/schemes/latrobe

UTILITIES

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

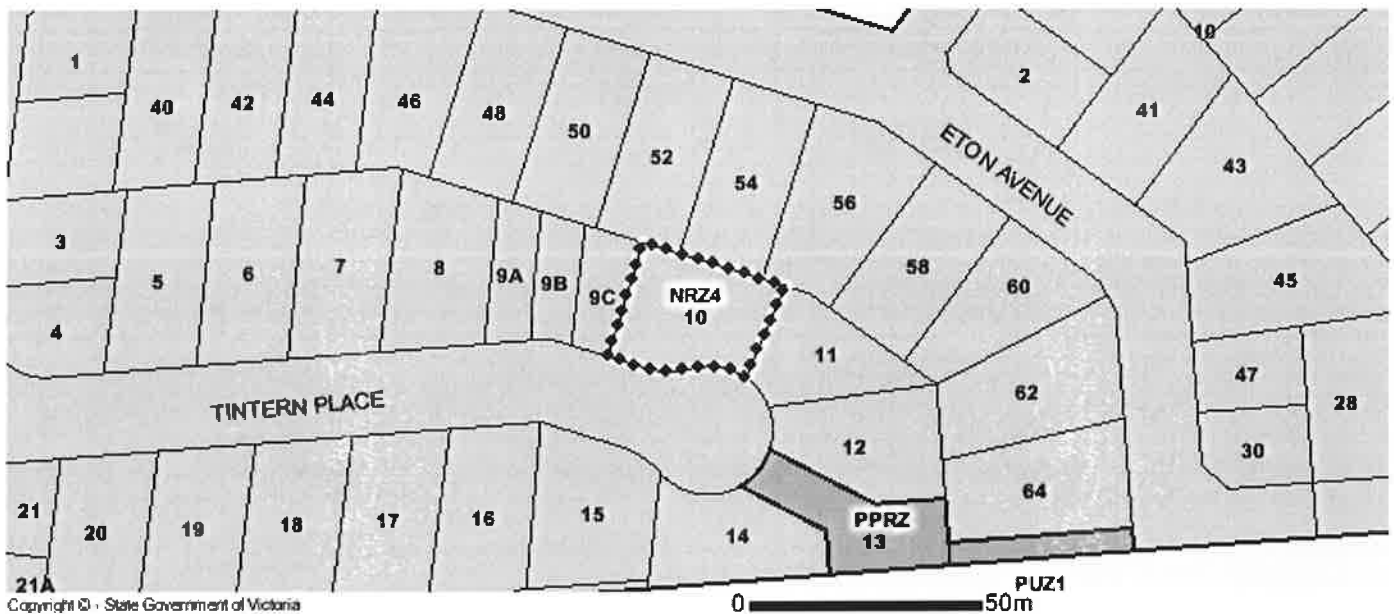
STATE ELECTORATES

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

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



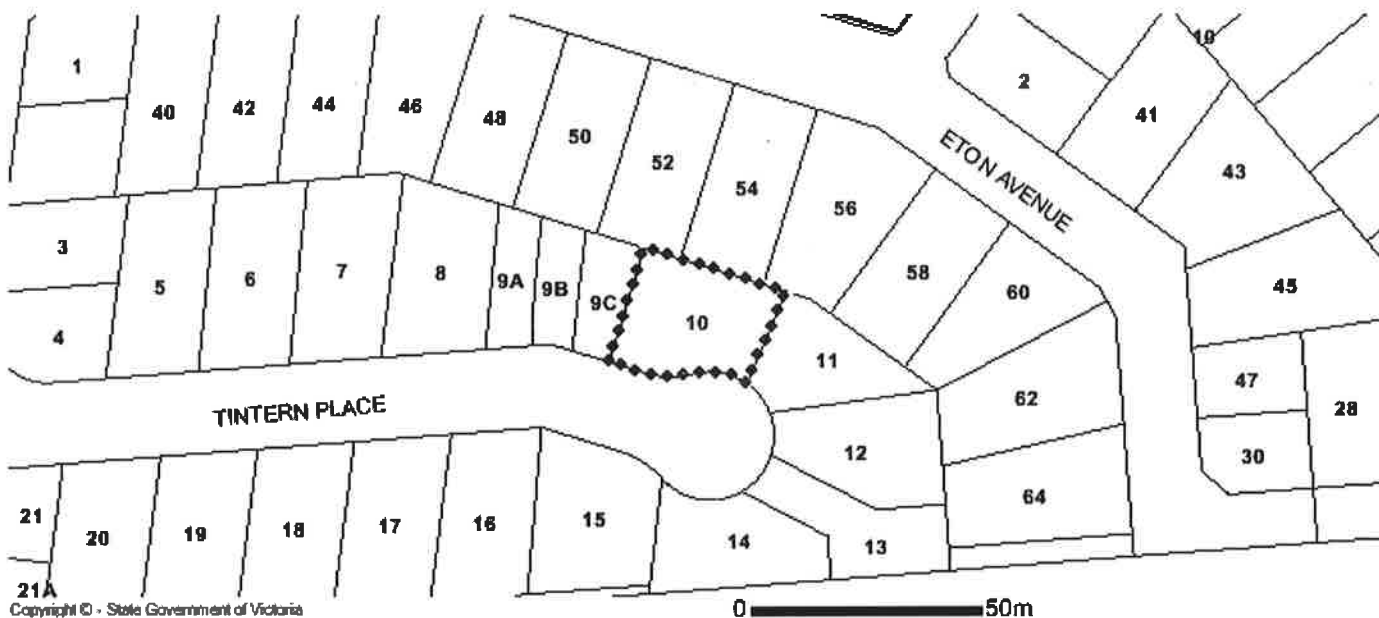
☐ FZ - Farming
☐ PUZ1 - Public Use - Service & Utility
☐ NRZ - Neighbourhood Residential
☐ PPRZ - Public Park & Recreation

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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



LSIO - Land Subject to Inundation

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 4 March 2020.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

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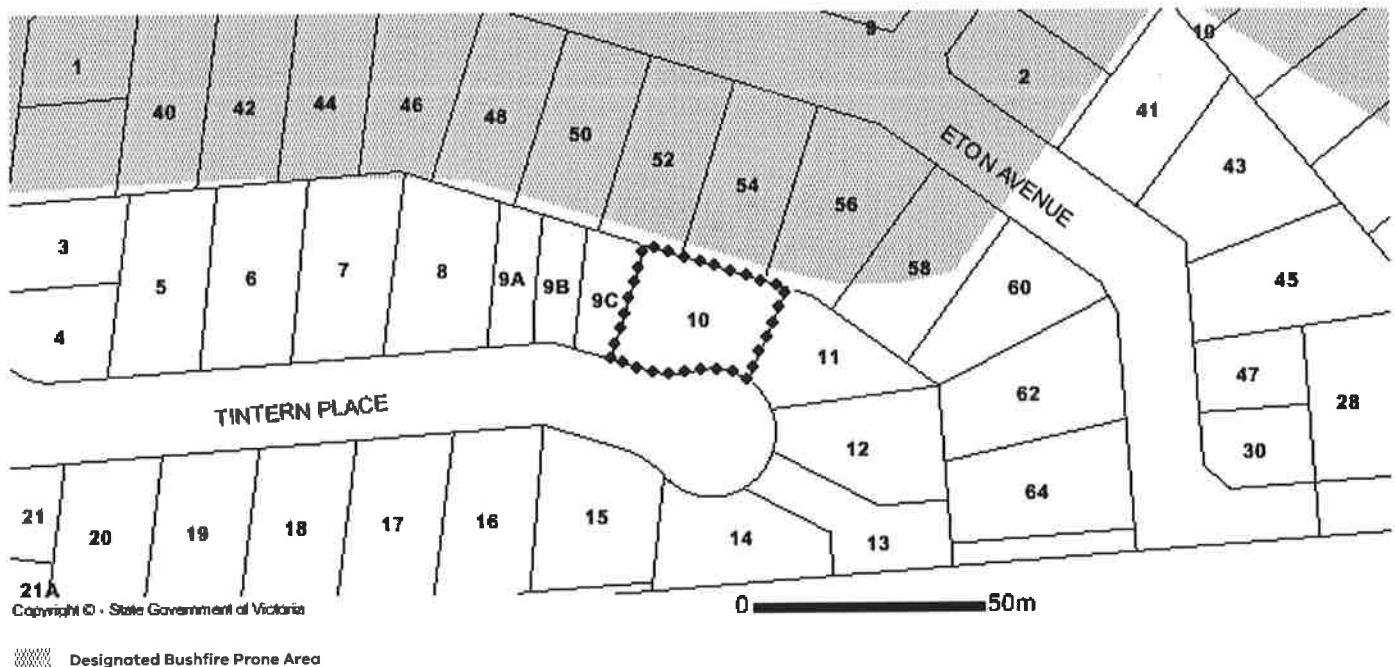
For details of surrounding properties, use this service to get the Reports for properties of interest.

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

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

Designated Bushfire Prone Area

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



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

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

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

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

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

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

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

Residential Tenancy Agreement®



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

Residential Tenancies Act 1997

(Section 26(1))

(Regulation 8(1))

THIS agreement is made on the **25th** day of **November**, 20 **19**at **37-39 FRANKLIN STREET, TRARALGON VIC 3844**BETWEEN **CMMH PTY LTD**
(LANDLORD) **37-39 FRANKLIN STREET, TRARALGON VIC 3844**

[Name, ACN (if LANDLORD is a company) and address of landlord]

(*whose agent is **Keith Williams Real Estate**
58 621 366 416
37-39 FRANKLIN STREET, TRARALGON VIC 3844
03 5174 7777)

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

AND **CHRISTOPHER HARGRAVE**
(TENANT) **23 BERNARD AVENUE TRARALGON VIC 3844**

[Name, ACN (if TENANT is a company) and address of tenant]

CH 1. **PREMISES**The LANDLORD lets the premises known as **10 TINTERN PLACE TRARALGON VIC 3844**

(*together with those items indicated in the schedule of items)

CH 2. **RENT**The rent amount is (\$)**390.00** The date the first rent payment is due is **14 / 12 / 2019**The rent amount will increase to (\$) _____ The date the first rent payment at the increased rate is due
is ____ / ____ / 20 ____Pay period: ☒ weekly ☐ fortnightly ☐ monthly **SATURDAY OF EVERY WEEK** (insert the date of each month when the rent is due)Place of payment: **37-39 FRANKLIN STREET, TRARALGON VIC 3844**CH 3. **BOND**The TENANT must pay a bond of (\$)**1,690.00** to the LANDLORD/agent on **14 / 12 / 2019**In accordance with the **Residential Tenancies Act 1997**, the LANDLORD must lodge the bond with the Residential Tenancies Bond Authority within 10 business days after receiving the bond.

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

NAME **CHRISTOPHER HARGRAVE**

AMOUNT \$ _____

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

Residential Tenancy Agreement®

REIV

PERIOD

The period of the agreement is **TWELVE (12) MONTH LEASE**

commencing on the **14th** day of **December**, 2019

and ending on the **13th** day of **December**, 2020

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

OR

- (b) The agreement will commence on _____ day of _____, 20____
and continue until terminated in accordance with the **Residential Tenancies Act 1997**.

4A. CONSENT TO ELECTRONIC SERVICE

(1) Express Consent

The TENANT: **CHRISTOPHER HARGRAVE**
[Check one box only]

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

Email address **c-chargrave@live.com.au**

OR

~~Does not consent to the electronic service of notices and other documents.~~

The LANDLORD: **CMMH PTY LTD**
[Check one box only]

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

Email address **rentals@keithwilliams.com.au**

OR

~~Does not consent to the electronic service of notices and other documents.~~

(2) Inferred Consent

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

(3) Change of Electronic Address

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

(4) Withdrawal of Consent

- (a) The TENANT or the LANDLORD may withdraw their consent under subclause (1) to electronic service of notices and other documents only by giving notice in writing to the other party.
- (b) Following the giving of notice under paragraph (a), no further notices or other documents are to be served by electronic communication.

Residential Tenancy Agreement®



CH 5. **CONDITION OF THE PREMISES**
The LANDLORD must -

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

CH 6. **DAMAGE TO THE PREMISES**

- (a) The TENANT must ensure that care is taken to avoid damaging the rented premises.
- (b) The TENANT must take reasonable care to avoid damaging any common areas.
- (c) The TENANT who becomes aware of damage to the rented premises must give notice to the LANDLORD of any damage to the premises as soon practicable.

CH 7. **CLEANLINESS OF THE PREMISES**

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

CH 8. **USE OF PREMISES**

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

CH 9. **QUIET ENJOYMENT**

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

CH 10. **ASSIGNMENT OR SUB-LETTING**

- (a) The TENANT must not assign or sub-let the whole or any part of the premises without the written consent of the LANDLORD. The LANDLORD's consent must not be unreasonably withheld.
- (b) The LANDLORD must not demand or receive any fee or payment for the consent, except in respect of any fees, costs or charges incurred by the LANDLORD in relation to the preparation of a written assignment of the agreement.

CH 11. **RESIDENTIAL TENANCIES ACT 1997**

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

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

*Schedule of items (See Clause 1)

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**NO SMOKING AT PROPERTY**

- CH 1. The tenant/s must not smoke inside the rental property. Any damage caused by smoking inside the premises, whether it be smoke or other damage, is to be remedied at the Tenant's expense.

RENTAL PAYMENTS, UPDATES OR CHANGES TO LEASE

- CH 2. All rent must be paid and kept fortnightly/monthly in advance at all times. If the tenant/s find themselves unable to pay rent in advance, it is their responsibility to contact the Property Manager in writing and make arrangements to rectify the situation. Such arrangements once made, are to be strictly adhered to.
- CH 3. The persons named on this tenancy agreement are those who will occupy the premises during the term of the agreement, and that any change in those person/s occupying the premises must be immediately reported to the Property Manager in writing.
- CH 4. In the event of a change in tenancy being approved, all tenants must agree in writing and full signatures obtained. Administration fees apply for approved tenancy changes (transfers)
- CH 5. The tenant/s must notify the agent in writing of any new or altered private/business mobile telephone numbers, changes in occupation or name.
- CH 6. The tenant/s agree that it is not the responsibility of the Property Manager to mediate between tenancy parties if there is a relationship breakdown.
- CH 7. The tenant/s agree that should they vacate the premises prior to the expiration of the term of the lease they will need to pay rent and maintain the lawns and gardens until a suitable tenant is found. The tenant/s will need to pay a break lease fee being a pro-rated figure based on the remaining term of lease.

GENERAL RULES

- CH 8. If the tenant/s require access to the property as a result of mislaid or lost keys, the tenant must contact a locksmith at their own expense.
- CH 9. The tenant will not use any form of blu-tack, adhesive tape, nails, screws, paper borders or glow stickers/transfers on walls, timbers, doors and ceilings of the interior of the property. The tenant/s agree to take all care against damaging walls, ceilings, doors and skirting boards against furniture and scuff marks.
- CH 10. The tenant/s must park motor vehicles in the car parks provided and not on the lawns and nature strips, nor shall the tenant/s park on the roadway or in front of the said property if it causes a nuisance or annoyance to occupiers of surrounding properties, or is a danger to motorists. Disused, unregistered, unroadworthy motor vehicles are also not to be kept on the property. Expenses pertaining to the removal will be incurred by the said tenant/s within seven (7) days upon receipt of the account for removal.
- CH 11. If the lease agreement reverts to a periodic tenancy basis all conditions of the original lease agreement and condition report remain the same.
- CH 12. If there is a swimming pool or spa on the rented property, it is the tenant/s responsibility for the safety of any other person, including residents and visitors.
- CH 13. It is the tenant/s responsibility to ensure oil leaks from motor vehicles do not appear on concrete or driveways and/or are removed during and at the end of the tenancy.
- CH 14. The tenant/s agree that any animal that resides at the property must be restrained during inspections at the property by the agent/landlord/third parties.
- CH 15. The tenant/s agree to have the carpets professionally dry/steam cleaned upon vacating the property, and will provide the agent with a receipt for such work.
- CH 16. The tenant/s agree that with prior written notification a representative from the agency will conduct a routine inspection during the 4th month following the commencement of the tenancy and every six months thereafter, to report to the landlord any maintenance to be undertaken and the general condition of the property, photos will be taken of the property for this report. An office key will be used for access.

REPAIRS AND MAINTENANCE

- CH 17. Maintenance must be reported in writing, this can be done online at www.keithwilliams.com.au or forms can be completed at reception.
- CH 18. If a tradesperson is called to the property and no fault is found, the tenant will incur the cost of the service call.
- CH 19. The tenant/s are responsible for the ignition at the commencement and during the course of the tenancy, of all gas appliances at the property. If the tenant/s requests for this office or themselves enlist a tradesperson, at their own expense, to ignite appliances and if a further problem is found with the appliance, the tenant/s must request the tradesperson to contact this office immediately to seek authorisation before proceeding with the repair.
- CH 20. In the event of an appliance malfunction/blockage occurs, the tenant/s will incur all associated repair costs, if it is reported by a registered tradesperson that the damage was caused by the tenant/s misuse, be it accidental or otherwise.

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21. The Tenant(s) is responsible to maintain all lawns and gardens at the property.

22. The Landlord(s) have instructed that there are to be no pets kept at these premises, the Tenant(s) have agreed to this condition.

Please read the following information carefully:

Pet urine contamination of carpet is an ever increasing problem to property owners, property manager and tenants alike. The following information is to help you gain an understanding thus avoid the potential damage that can be caused by pet urine and the cost liability that you may incur!!!

-Pet urine will penetrate the carpet backing and underlay. This is where bacterial action takes place causing an offensive odour. On the surface it will oxidise and react with the carpet and create a colour change (stain) which will become permanent.

- Steam or dry cleaning will generally not rectify urine contaminated carpet and often odour problems are more severe after cleaning as when dried urine is remoistened ammonia gas is given off. This is why odours are more apparent during periods of higher humidity. Put simply the problem is at the underside of the carpet. Deodorising carpets will not rectify bacterial odours.

- Pet urine contamination of carpets can be detected by professional carpet cleaners using various methods. Treatment and cost of repair is proportionate to the severity and extent of the problem. In severe cases carpets and underlay must be replaced as well as treatment of the sub floor. Costs can vary from a few hundred dollars to thousands!!!

- Prevention is better and cheaper than cure. The pet clause(s) contained in your tenancy agreement is for the benefit and protection of all parties and should be followed accordingly.

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ADDITIONAL TERMS

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

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

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

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

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

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

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

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

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

13. Other use of my premises

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

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

14. Utility charges at my premises

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

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

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

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

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

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

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

CH **15. My insurances for my premises**

- 15.1** If I provide you with a copy of the insurance policy for my premises you will not do anything that may invalidate it or result in my insurance premium or excess being increased. Unless you are entitled to do so by the **Residential Tenancies Act 1997** or some other legislation.

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

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

CH **16. Light globes and fluorescent tubes at my premises**

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

CH **17. You must tell me about defects at my premises**

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

CH **18. Damage to my premises**

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

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

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

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

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

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

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

CH **20. Smoke detectors and heaters at my premises**

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

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

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

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

- 21.1 Except as allowed by this clause, you must not bring onto, or store, inflammable liquids, gases or automotive or machinery oils or lubricants at my premises. Apart from kerosene which you must not have, you may have small quantities of inflammable liquids, gases or automotive or machinery oils and lubricants you require for purely domestic or house-hold use or to maintain the garden at my premises.
- 21.2 Examples of inflammable liquids and gases include motor fuels, kerosene and bottled gasses. This is not a complete list. I have provided it to you as a guide only.
- 21.3 You must not service or repair a vehicle or boat, of any description, at my premises, except for routine, minor maintenance.
- 21.4 Routine, minor maintenance is limited to cleaning, checking and adjusting tyre pressures and checking the oil, coolant and the levels of other fluids and the general condition of the vehicle or boat. It does not include carrying-out lubrication, oil changing, replacing tyres or a battery or periodic, or other, servicing whether in accordance with manufacturers recommendations or not or repairs of any sort.
- 21.5 Examples of a vehicle include: a motor car of any description, prime-mover, truck, utility, van, bus, tractor, agricultural or earth-moving equipment or machinery, motor cycle, motor trike, trailer. This is not a complete list. I have provided it to you as a guide only.

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

- 22.1 You must store rubbish and waste in appropriate containers with close-fitting lids.
- 22.2 If a place is, or places are, provided for rubbish and waste containers, you will keep them there.
- 22.3 You will have rubbish and waste removed regularly in accordance with the municipality's rubbish and waste removal timetables.
- 22.4 An example of an appropriate container is one provided by the municipality. This is not the only type of container that may be appropriate. I have provided it to you as a guide only.

CH 23. **Hanging washing at my premises**

- 23.1 If you hang washing or other articles in the open air, you must use the clothes line provided, if any.
- 23.2 If my premises are next to, or near, common property, you must only hang your washing in a way that complies with the owners corporation rules.

CH 24. **Looking after the garden at my premises**

- 24.1 If my premises have a garden, you must look after it and keep it in the state it was in when your tenancy first began.
- 24.2 These are examples of things you may need to do in the garden: mow the grass; water, subject to water restrictions, as and when required; remove weeds; rake-up and remove lawn cuttings and fallen flowers and leaves; maintain trees, shrubs, flowers and other plants; as far as reasonably possible keep the garden free of pests and vermin. This is not a complete list of things you may need to do. I have provided the examples as a guide only.
- 24.3 If my garden is watered by a watering system or by tank water or both, you must avoid the system or tank(s) being damaged. If you, or someone you have allowed to be on my premises, cause damage to one or other or the both of them you must repair or replace what is damaged at your expense. You do not have to do so if I, or my managing agent or my contractor, cause the damage. Fair wear and tear to the watering system or tank(s) is not damage.
- 24.4 If you become aware of a fault in or damage to the watering system or tank(s) or garden pipes or taps or water meter you must tell me or my managing agent as soon as possible, preferably within 24 hours.

CH 25. **Pets at my premises**

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

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25.2 I do not have to give you my permission. Nor does my managing agent have to give you permission. If permission is given, it may be on reasonable conditions.

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

26. Assignments, subletting or abandoning my premises

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

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

26.2 (a) a pro-rata letting fee;

26.2 (b) advertising or marketing expenses;

26.2 (c) rental data base checks on applicants;

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

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

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

27.1 If you intend to leave my premises at the end of your tenancy, you need to tell me, or my managing agent, about your intention at least 28 days before your tenancy comes to an end or 14 days before your tenancy comes to an end, if you fall within one of the categories set out in clause 237(1) of the **Residential Tenancies Act 1997**.

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

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

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

28. Remaining at my premises after your tenancy ends

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

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

29. Changing the locks and alarm code at my premises

29.1 You may change the locks at my premises.

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

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

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

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

30.1

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

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

CH 31. Owners corporation rules and my premises

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

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

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

CH 32. You cannot use your bond to pay your rent for my premises

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

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

CH 33. Increasing the rent for my premises

- 33.1 If this is a fixed term residential tenancy agreement, I will not increase the rent before the term ends unless the agreement

- (a) provides for a rent increase within the fixed term of a specified amount and the increase is not more than that amount; or
- (b) specifies the method by which a rent increase within the fixed term is to be calculated and the increase is not more than an amount calculated using that specified method.

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

- 33.3 If this is a periodic residential tenancy agreement -

- (a) if I propose to increase your rent, I will give you at least 60 days notice; and
- (b) the notice I give you will be in the form prescribed for the purpose.

- 33.4 I acknowledge I must not increase your rent at intervals of less than 12 months.

CH 34. Receipt of condition report / statement of rights and duties for my premises

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

- (a) two copies of a condition report signed by me or by my managing agent; and
- (b) a written guide '*Renting a home: a guide for tenants*' authorised and published by the Victorian Government setting out my rights and duties as your LANDLORD and your rights and duties as my TENANT. If you consented to receiving notices electronically this guide may be provided to you electronically.

CH 35. Notice

- 35.1 Unless provided for otherwise by the **Residential Tenancies Act 1997**, Residential Tenancies Regulations or any other legislation, non-electronic service of written notices to the LANDLORD may only be effected by post or hand delivery to:

35.1.1 the address specified in the Tenancy Agreement as the address of the LANDLORD's agent; or

35.1.2 if no agent is specified in the Tenancy Agreement, the address specified as the LANDLORD's address.

- 35.2 Non-electronic service of written notices to the TENANT may be effected by post or hand delivery to the rented premises the subject of the Tenancy Agreement.

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NOTICE OF INFORMATION WHICH THE LANDLORD MUST GIVE TO THE TENANT Section 66, Residential Tenancies Act 1997

1. If there is no agent specified on page 1 of the Residential Tenancy Agreement:
 - (a) The Landlord's full name and address for the service of documents is the Landlord's name and address specified on page 1 of the Residential Tenancy Agreement.
 - (b) The landlord's emergency telephone number to be used in the case of the need for urgent repairs is
2. If there is an agent specified on page 1 of the Residential Tenancy Agreement:
 - (a) The agent's full name and address for the service of documents is the agent's name and address specified on page 1 of the Residential Tenancy Agreement.
 - (b) The agent's phone number is specified on page 1 of the Residential Tenancy Agreement.
 - (c) The agent's telephone number for urgent repairs is (03) 9909 0611
 - (d) The agent can authorise urgent repairs
 - (e) If the agent can authorise emergency repairs, the maximum amount for repairs which the agent can authorise is \$1,800.00

NOTE TO LANDLORDS

- Before the occupation date, the tenant must be provided a document approved by the Director of Consumer Affairs Victoria, setting out rights and duties of a landlord and tenant under a tenancy agreement.
- The tenant must be given written notice of any change to any of the above information before the end of 7 days after the change.

ACKNOWLEDGEMENT BY TENANT

I, **CHRISTOPHER HARGRAVE**, being the tenant under the attached Tenancy Agreement, acknowledge receipt of this document, and receipt of a statement approved by the Director of Consumer Affairs Victoria, setting out rights and duties of a landlord and tenant under a tenancy agreement.

Signed:

A handwritten signature in dark ink, appearing to be 'CH', written over a horizontal line.

Date: 4/12/2019.



Central Gippsland Building Consultants

P.O Box 1781, Traralgon 3844 ABN: 73 389 327 512

Email: admin@cgbcc.com.au Ph: 51765688

Building Act 1993 Building Regulations 2006, Regulation 313 FORM 2

BUILDING PERMIT No. BSL-36361/20170223/0 ISSUED 04/04/2017

Issued to

Owner/Agent of owner Chris Chiotelis

Postal address PO Box 1094 MOE

Telephone 5133 0301

Postcode 3825

Ownership Details (only if agent of owner listed above)

Owner GMMH Pty Ltd

Telephone 0411 446 604

Property details (include Title details as and if applicable)

Number 10 Street/road Tintern Place

Lot/s 22 LP/PS 620558

Municipal District Latrobe City Council

City/suburb/town TRARALGON Postcode 3844

Volume 11367

Folio 292

Unique Property Identifier

Builder

Name Chris Chiotelis

Address PO Box 1094, MOE

Telephone 5133 0301,

Postcode 3825

Details of building practitioners and architects

a) who are engaged in the building work

Type	Registration Number	Name	Company
Builder	DBU - 6037	Chris Chiotelis	Vartel Developments P/L

b) who were engaged to prepare documents forming part of the application for this permit

Type	Registration Number	Name	Company
Drafting	DP-AD 2010	Robert Cantamaglia	
Energy rater	VIC/BDAV/12/1385	James Shearer	
Civil Engineer	EC 43951	Janis Stirma	

Details of domestic building work insurance

The issuer or provider of the required insurance policy is QBE Insurance (Australia) Limited Policy No: 420054175BW1-41, issued on 27/03/2017

Nature of building work : New Dwelling

Stage of building work permitted All

Cost of building work \$187,823

Total floor area of new building work 183m2

Building classification

New Dwelling 1a New Dwelling

Occupation or Use of building: An Occupancy Permit is required prior to the occupation of this building

Commencement and completion:

This building work must commence by: 04/04/2018

This building work must be completed by: 04/04/2019

Inspection requirements

The mandatory notification stages are:

- Inspection of Piers
- Inspection of steel reinforcement (wafflepod)
- Inspection of framework
- Inspection for Occupancy Permit.

Relevant Building Surveyor

Name: Stephen Bond

Registration No. BSL-36361

Signature:

Include building practitioner with continuing involvement in the building work. Include only building practitioners with no further involvement in the building work. Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered by an insurance policy as required under section 135 of the Act.

Conditions of Approval
Building Permit No.BSL-36361/20170223/0

1. Request for inspections require 48 HOURS NOTICE and may be arranged by telephoning 5176-5688
2. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
3. Under regulation 317, the person in charge of carrying out of building work on the allotment must take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed during the building work to which this permit applies.
4. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building regulation 2006 Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2015, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.
5. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
6. Foundation material is to be examined on site to verify that it is of similar type and density to that identified by soil report.
7. Any site cuts that are to be provided on the site are to be graded to an angle of 45 degrees maximum and that self supports the existing ground to the satisfaction of the relevant building surveyor or otherwise provide an approved retaining wall promptly to the cut ground.
8. Ground around building is to be graded away at 50mm per 1 metre for the first metre in accordance with NCC 2015 Volume Two part P2.2.1.
9. Prior to frame inspection, copies of the following must be supplied to building surveyor for approval –:
 - Truss design layout, bracing and computations
10. All timber framing to comply with NCC 2015 Volume Two parts 3.4.0 and 3.4.3 plus AS 1684 (Part 2 – Amendments 1 +2 and part 4 – Amendments 1) - 2010 Residential timber-framed construction and/or NCC 2015 Volume Two part 3.11.6 (c) and AS 1720.1 – 2010 (Amendments 1 and 2) Timber structures - design methods.
11. The Building is deemed to be located in an N2 wind area , therefore all framing is to be fixed , tied down and braced to comply with the relevant Australia Standards.
12. Articulation joints to masonry walls must be installed in accordance with NCC 2015
13. Gutters and downpipes must be connected to approved drainage system discharging to legal point of discharge. Downpipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valley or (otherwise provision for overflow must be made in accordance with NCC.)

14. Install self-contained smoke alarms within the dwelling in accordance with NCC 2015 and AS 3786. Smoke alarms must be located in the hallway, adjacent to bedrooms on each storey and must also be connected to the mains power and to a battery backup power source and must be interconnected.
15. All glazing within the building shall conform to NCC 2015 Volume Two part 3.6 and AS 1288 – 2006 (Amendments 1 and 2) Glass in buildings – Selection and Installation.
16. Construction of shower and flashings in wet areas to comply with NCC 2015 Volume Two Part 3.8.1 and AS 3740 – 2010 (Amendments 1) Waterproofing of domestic wet areas. Particular attention to be given to waterproofing timber floors and floor to wall junctions in rooms where a bath or unenclosed shower is installed and in WC's and laundry. Certification from a suitable person will be required to ensure that wet areas have been waterproofed in accordance with the NCC 2015 BCA.
17. Mechanical exhaust fans must discharge directly to the outside air, by means of ducts open vents or similar.
18. The building is in an area designated by the Council as likely to be subject to infestation by termites and the primary building elements shall be protected in accordance with NCC 2015 Volume Two part 3.1.3. It is the owner's responsibility to maintain further inspections for termite activity. - Durable notice to be fixed in meter box.
19. Regular inspection of the termite barriers and the building itself is necessary to ensure effective maintenance of the methods of protection. Damage to barriers should be repaired without delay. Inspections at intervals not exceeding twelve months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspection (3-6 months) should be undertaken. For more information concerning the detection of subterranean termite infestation, refer to AS 3660.1 – 2000 Termite management.
20. The Energy Efficiency Rating required by NCC 2015 Volume Two part 3.12 is not less than 6 stars, for the thermal performance of the building PLUS (refer to NCC 2015 Volume Two Victorian Variation part 3.12.0(a) - pages 378 and 379) either a rainwater tank connected to all sanitary flushing systems or a solar water heater system and the artificial lighting is to also comply with NCC 2015 Volume Two part 3.12.5.5.
21. Prior to the Occupancy Permit or a Certificate of Final Inspection being issued a statement from the builder is to be provided, stating all building works have been completed in accordance with the Energy Efficiency Report and Drawings. (form has been attached for convenience).
22. Before any landscaping works are commenced the recommendations of the soil report should be complied with to prevent footing damage.
23. The site shall be adequately fenced off during construction to prevent public access (Building Regulations 2006, regulation 604) and/or comply with the relevant Councils Local Law

NOTE: This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.



Central Gippsland Building Consultants

P.O Box 1781, Traralgon 3844 ABN: 73 389 327 512

Email: admin@cgbcc.com.au Ph: 51765688

Building Act 1993

Interim Building Regulations 2017

Regulation 1006

Form 6

Occupancy Permit

For Building Permit number: BSL-36361/20170223/0

Issued to (owner)

GMMH Pty Ltd

Lot Number: 22
Street Number: 10
Street: Tintern Place
Suburb: TRARALGON
Post Code: 3844

Municipality: Latrobe City Council

Description of Building Work:

1a Single dwelling Dwelling

Allowable Floor Load: 1.5
Person Count: N/A

Certificate number:

Issued By: Stephen Bond
Registration No: BSL-36361

Signature:

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. 20170223/0 issued on 04-04-2017 are as follows;

Approved date
11-04-2017
11-04-2017
02-05-2017
28-06-2017

Inspection
Inspection of Piers
Inspection of steel reinforcement (wafflepod)
Inspection of framework
Inspection for Occupancy Permit.

**Domestic Building
Insurance**

Policy Number 420054175BWI-41



034

CMMH PTY LTD
79 ELLAVALLE DR
TRARALGON EAST 3844

Account Numl
42BWHIA
Date Issu
27/03/20

Dear CMMH PTY LTD

Your builder has requested that QBE Insurance (Australia) Limited issue domestic building insurance for the building works you have agreed to have the builder carry out. The Victorian Managed Insurance Authority (VMIA) underwrites this cover and will handle any claim that may arise under this policy.

Enclosed you will find the following documents that you should read and keep in a safe place:

- Certificate of Insurance
- Frequently asked questions (FAQs) about this cover
- Policy wording that details the cover provided

The certificate is issued in line with information given to us at the time the builder requested cover.

What do I need to do?

You will need to carefully review the information contained on the Certificate of Insurance and ensure that it accurately reflects the building works being performed. In particular, you should check the information listed on the Certificate of Insurance against your building contract as follows:

- Is the builder name correct?
- Is the 'declared contract price' on the certificate the same as the price listed in your building contract?

If the answer to either of these questions is no, or you are unsure, please contact QBE on 1300 790 723 for advice.

What does this insurance cover?

Domestic building insurance is designed to protect you and any subsequent purchaser(s) of the property, subject to the terms and conditions of the policy, in the event that you sustain loss or damage ONLY IF the compensation for that loss or damage is not recoverable from the builder due to the builder's death, disappearance or insolvency, or because the builder fails to comply with a Tribunal or Court Order.

You should also read the frequently asked questions (FAQs) and the policy wording to find out what this policy does and does not cover.

If you have any questions, please contact QBE on 1300 790 723.

Yours sincerely
QBE Insurance (Australia) Limited

**Domestic Building Insurance
Certificate of Insurance**

Policy Number 420054175BWI-41

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



CMMH PTY LTD
79 ELLAVALLE DR
TRARALGON EAST 3844

Account Number
42BWHIAC
Date Issue
27/03/2017

Policy Schedule Details

Certificate in Respect of Insurance

Domestic Building Contract

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 for and on behalf of the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Domestic Building Work

NEW SINGLE DWELLING CONSTRUCTION CONTRACT

At the property

LOT 22, 10 TINTERN PLACE
TRARALGON VIC 3844

Carried out by the builder

VARTEL DEVELOPMENTS PTY LTD
ACN: 006 658 340

Important note: If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact QBE **IMMEDIATELY**. If these details are incorrect, the domestic building work will not be covered.

For the building owner

CMMH PTY LTD

Pursuant to a domestic building contract dated

27/02/2017

For the contract price of

\$187,823.00

Type of cover

Cover is only provided if VARTEL DEVELOPMENTS PTY LTD has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order*

Period of cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

The maximum policy limit for all claims made under this policy is

\$300,000 all inclusive of costs and expenses*

The maximum policy limit for all claims for non-completion of the domestic building works is

20% of the contract price*

*The cover and policy limits described in this Certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to, the terms, limitations and exclusions contained in the policy terms and conditions.

134_JPP431P_09834103_F_STD_H-0004571-00213

Domestic Building Insurance Certificate of Insurance

Policy Number 420054175BW1-41

QBE Insurance (Australia) Ltd
628 BOURKE STREET
MELBOURNE VIC 3000
Phone: (03) 9246 2666
Fax: (03) 9246 2611
ABN: 78 003 191 035
AFS License No: 239545



If the information on this Certificate does not match what's on your domestic building contract, please contact QBE IMMEDIATELY on 1300 790 723

Below are some examples of what to look for:

CERTIFICATE OF INSURANCE	MATCH	YOUR DOMESTIC BUILDING CONTRACT
Owner: _____ Carried out by the builder:  ACME CONSTRUCTIONS PTY LTD  ACN: 12 345 678	<i>Both name of builder and ACN or ABN match</i> 	Owner: _____ Builder:  ACME CONSTRUCTIONS PTY LTD  ACN: 12 345 678
Owner: _____ Carried out by the builder:  JOHN CITIZEN ABN: 12 345 678 910	NO MATCH <i>Call QBE, name of builder does not match</i> 	Owner: _____ Builder:  CITIZEN CONSTRUCTIONS PTY LTD ACN: 12 345 678
Owner: _____ Carried out by the builder: ACME CONSTRUCTIONS PTY LTD  ACN: 12 345 678	NO MATCH <i>Call QBE, ABN or ACN does not match</i> 	Owner: _____ Builder: ACME CONSTRUCTIONS PTY LTD  ACN: 87 956 123



Cmmh Pty Ltd
P.O. Box 417
TRARALGON VIC 3844



034
1000627
R1_1285

Account Number: 0021559502

Amount Due: \$331.93

Current Charges Pay By: 07/02/2020

*Invoices are issued 3 times per year.
Approximate next meter reading:
07/05/2020*

Account Summary

10 Tintern PI Traralgon Vic 3844

Tax invoice number 5425486
Service charge period 01/11/2019 to 29/02/2020
Meter read period 26/11/2019 to 13/12/2019

	Water Usage Treated \$2.07 (Refer to back of account)
	Water Service Charge \$58.96 (Water treatment and supply)
	Wastewater Service Charge \$270.90 (Sewerage treatment and disposal charge)

TOTAL CURRENT CHARGES \$331.93

Total account \$331.93
Total price includes GST of \$0.00
**Indicates taxable supply*

**SUPPLIER INVOICE
ENTERED**

Payment Summary

Last account \$329.86
Thank you for your payment \$329.86 CR

Balance Due \$0.00
Current Charges \$331.93

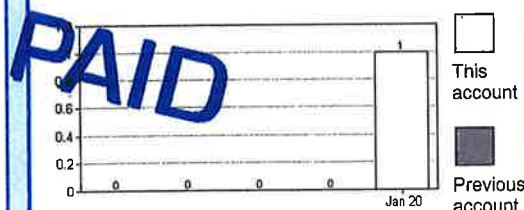
AMOUNT DUE \$331.93

Total includes GST \$0.00

Payments made on or after 10/01/2020
will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT
Average daily water usage 0.0101 kL/day
Average cost for water usage \$0.02/day

Your Charges Explained

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

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

Payment Assistance

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

Payment Slip



* 368 00215595022

Cmmh Pty Ltd

GST Inclusive Amount Due: \$331.93

Account Number: 0021559502
Tax Invoice Number: 5425486
Date of Issue: 10/01/2020
Current Charges Pay By: 07/02/2020