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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	59 Bank Street, Traralgon 3844	
Vendor's name	Stuart Jack Hiriart	**Date** 7/2/2025
Vendor's signature	Signed by: 05FA5D2B247D4BE...	
Vendor's name	Georgia Anne Johnson	**Date** 7/2/2025
Vendor's signature	Signed by: 5901D904E3954F4...	
Purchaser's name		**Date**
Purchaser's signature		
Purchaser's name		**Date**
Purchaser's signature		

80 Albert Street WARRAGUL
24 Hotham Street TRARALGON
03 5176 1000
conveyancing@bdlegal.com.au
Ref: 250133

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

	To	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable.

1.4 **Sale Subject to Mortgage**

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ Yes ☒ No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR ☒ Not applicable

2 INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable.

2.2 **Owner Builder**

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

Not Applicable.

3 LAND USE

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

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

Is in the attached copies of title documents.

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

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restrictions.

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

3.4. **Planning Scheme**

Attached is a certificate with the required specified information.

4 NOTICES

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

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

Are as follows:

None to the best of the Vendor's 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:

None to the best of the Vendor's knowledge.

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:

None to the best of the Vendor's knowledge.

5 BUILDING PERMITS

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

Not Applicable.

6 OWNERS CORPORATION

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

Not Applicable.

7 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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.

Not Applicable.

10.3. **Further Plan of Subdivision**

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act* 1988 is proposed.
Not Applicable.

11 DISCLOSURE OF ENERGY INFORMATION

(Disclosure of this information is not required under section 32 of the Sale of Land Act 1962 but may be included in this vendor statement for convenience.)

Details of any energy efficiency information required to be disclosed regarding a disclosure affected building or disclosure area affected area of a building as defined by the *Building Energy Efficiency Disclosure Act* 2010 (Cth)

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (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.)

☐ Vacant Residential Land or Land with a Residence

☒ Attach Due Diligence Checklist (this will be attached if ticked)

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)

Copy Register Search Statement Volume 9144 Folio 727

Copy of Plan – TP179424E

Latrobe City Council – Land Information Certificate

Gippsland Water – Water Information Statement

State Revenue Office – Land Tax Statement

Property Report

Due Diligence

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

Vendor/supplier GST withholding notice

Pursuant to section 14-255 Schedule 1 *Taxation Administration Act 1953* (Cwlth)

This notice contains information to help a purchaser / buyer comply with GST withholding obligations.

To:	The purchasers
Property:	59 Bank Street, Traralgon
Lot no.:	1
Plan of subdivision:	179424E
Title particulars:	Volume 9144 Folio 727

Supplier details

Name of supplier:	Stuart Jack Hiriart and Georgia Anne Johnson
ABN:	
Business address:	143 Princes Highway, Trafalgar, VIC

Withholding payment details

Purchaser / buyer must make a GST withholding payment: ☒ No ☐ Yes

DATED the 7 day of February 2025

bdlegal.

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

State Government

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

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

VOLUME 09144 FOLIO 727

Security no : 124121698690T
Produced 03/02/2025 04:38 PM

LAND DESCRIPTION

Lot 1 on Title Plan 179424E.
PARENT TITLE Volume 07562 Folio 076
Created by instrument G119301 26/04/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STUART JACK HIRIART
GEORGIA ANNE JOHNSON both of 59 BANK STREET TRARALGON VIC 3844
AW831190U 16/05/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW831191S 16/05/2023
COMMONWEALTH BANK OF AUSTRALIA

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

DIAGRAM LOCATION

SEE TP179424E 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: 59 BANK STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 16/05/2023

DOCUMENT END

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Document Type	**Plan**
Document Identification	**TP179424E**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**03/02/2025 16:38**

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TITLE PLAN		EDITION 1	TP 179424E

Location of Land

Parish: TRARALGON
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP 21153
Derived From: VOL 9144 FOL 727
Depth Limitation: NIL

Notations

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

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 07/10/1999
VERIFIED: E.W.A

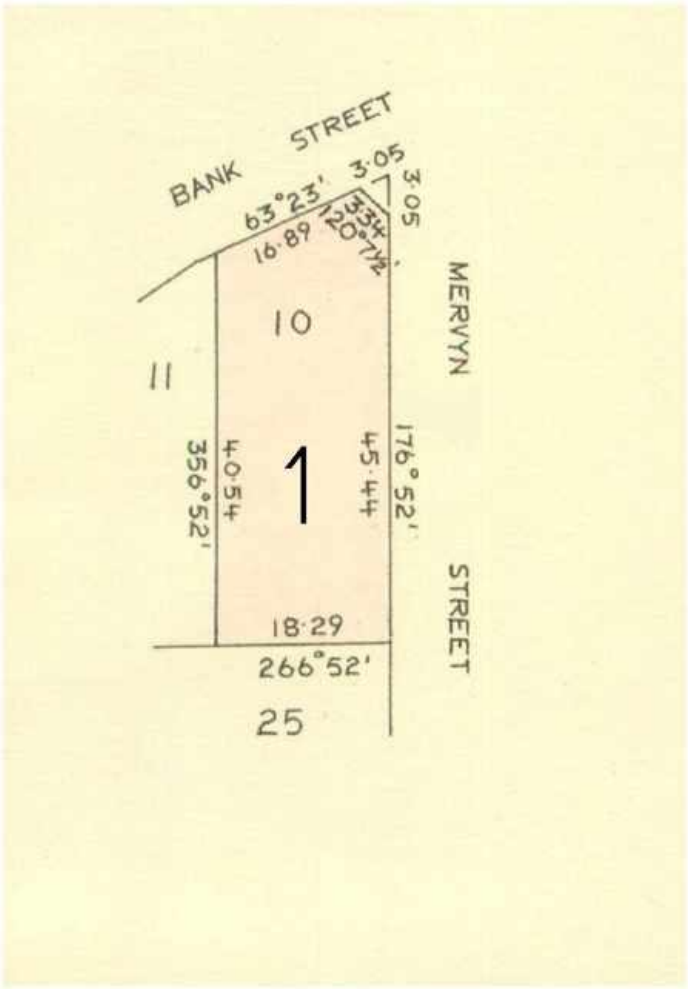


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 10 ON LP 21153

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989

LATROBE CITY COUNCIL

LANDATA
DX 250639
MELBOURNE VIC

Latrobe City ABN 92 472 314 133
TTY (NRS) 133 677
AUSDOC DX2 17733 Morwell
PO Box 264 MORWELL 3840
latrobe@latrobe.vic.gov au

1300 367 700 LATROBE.VIC.GOV.AU

Assessment Number: 23481-5
Applicant's Reference: 75712346-013-5
Issue Date : 06-Feb-2025
Property Address: 59 Bank Street TRARALGON VIC 3844
Property Description: L 1 TP 179424
Property Title: CT-9144/727
AVPCC: 110 Detached Home
Area: 785M2
Ward: Jeeralang
Owner: Mr S J Hiriart and Miss G A Johnson

Statement of Rates & Charges for the Year Ending 30-Jun-2025 are payable in full by 15-Feb-2025. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.

PLEASE NOTE:

- **This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 07-May-2025.**
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- **Latrobe City Council will not be held responsible for information provided verbally.**
- **Outstanding rates and charges for this account must be paid in full at settlement.**
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	$	0.00
Other Arrears B/forward	$	0.00
General Rates	$	1,398.60
Garbage Charge	$	434.60
Municipal Charge	$	153.00
Fire Service Property Levy	$	172.90
Current Interest	$	6.75
Rebates	$	0.00
Arrears Interest	$	0.00
Special Rates & Charges	$	0.00
Legal Fees	$	0.00
Less Cash Paid	$	-529.70
Total Amount Due	**$**	1,636.15

*The owner of this property is on the instalment program however the payment of their rates and charges for 2nd instalment has not been paid by the due date 30 November 2024. **Plus, Pending Interest**. Please contact the Rates Department for an update prior to settlement via email proprates@latrobe.vic.gov.au*

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

Assessment Number: 23481-5

Applicants' Ref.: 75712346-013-5
Date: 06-Feb-2025
Property Address: 59 Bank Street
TRARALGON VIC 3844

Property Valuations:

Description		Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	$	470,000	01-Jan-2024	01-Jul-2024
SITE VALUE	$	242,500	01-Jan-2024	
NET ANNUAL VALUE	$	23,500	01-Jan-2024	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.

Authorised Officer

Biller Code: 6072
Ref: 234815

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

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GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

03 February 2025

Your Reference : 75712346-026-5
Our Reference: 00110446-05

Landata

Secure Electronic Registries Vic (SERV) Locked Bag

MELBOURNE VIC 3001

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

Applicant: Landata
Property Address: 59 Bank St Traralgon Vic 3844
Information Statement No: 162850

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

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	03/02/2025	**Your Reference :**	75712346-026-5
Information Statement No:	162850	**Our Reference:**	00110446-05

Property Address: 59 Bank St Traralgon Vic 3844
Property Details: Vol 9144 Folio 727 Lot 1 Plan TP179424
Settlement Date: 06/02/2025

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.

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

Financial Statement

Date of Issue:	03/02/2025	**Your Reference :**	75712346-026-5
Information Statement No:	162850	**Our Reference:**	00110446-05

Property Address: 59 Bank St Traralgon Vic 3844
Property Details: Vol 9144 Folio 727 Lot 1 Plan TP179424
Settlement Date: 06/02/2025

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	0.00
Sewer Scheme Charges	0.00
Adjustable Charges:	
Water Service Charges	63.66
Wastewater Service Charges	292.52
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00
Non Adjustable Charges:	
Wastewater Volumetric Charges	0.00
Notional / Usage Charges	228.24
Miscellaneous / Adjustments / Credits	0.00
Total Outstanding	**584.42**

(Please note: CR denotes a credit)

Biller Code: 3475
REF: 3680 0000 1104 4605 7
Pay by savings or credit card

Gippsland Water Authorised Officer: _____ Date: 3 February 2025

GIPPSLAND WATER
Solicitors Updates Online Tool

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

REGISTER TODAY

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

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

GIPPSLAND WATER

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

Important Information

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

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

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

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

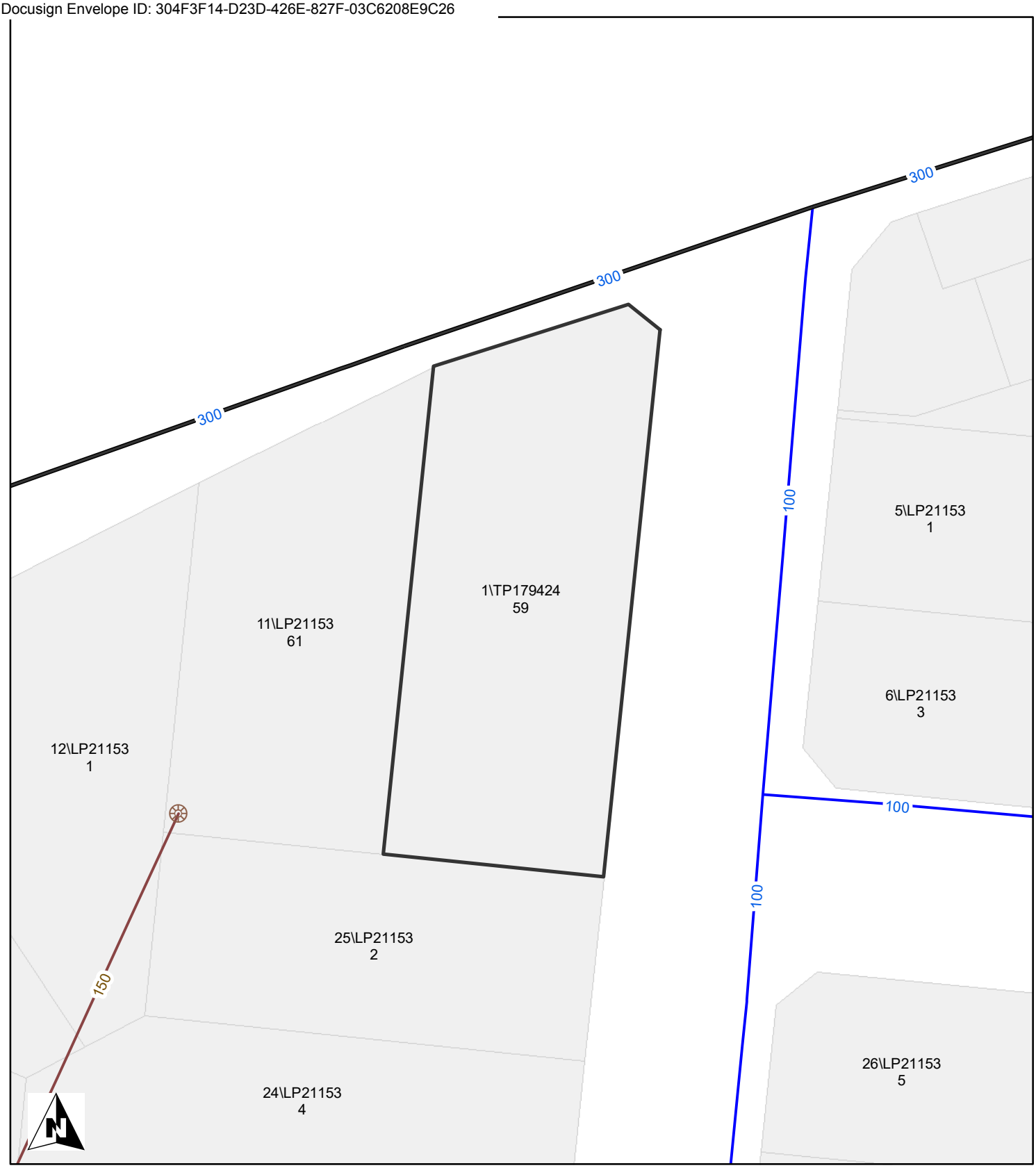
Financial updates:
It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online
https://www.gippswater.com.au/developers/property-connections/solicitor-updates-o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

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

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

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

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26



Gippsland Water Asset Plan

59 Bank St Traralgon
Information Statement No: 162850
Date Issued: 3/02/2025

GIPPSLAND WATER

Water Pipes	Sewer Pipes	House Discharge Line		
Reticulation	Gravity	House Discharge Line	Maintenance Point	Collection Tank
Distribution	Pressure		Manhole	
Transfer	Rising Main		Pipe End	

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

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

Property Clearance Certificate

Land Tax

INFOTRACK / BD LEGAL PTY LTD

Your Reference:	250133
Certificate No:	83230335
Issue Date:	03 FEB 2025
Enquiries:	ESYSPROD

Land Address: 59 BANK STREET TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16045785	1	179424	9144	727	$0.00

Vendor: GEORGIA ANNE JOHNSON & STUART JACK HIRIART

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR STUART JACK HIRIART	2025	$242,500	$0.00	$0.00	$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$470,000
SITE VALUE (SV):	$242,500
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

Notes to Certificate - Land Tax

Certificate No: 83230335

Power to issue Certificate

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

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

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

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
   - The request is within 90 days of the original Certificate's issue date, and
   - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $242,500

Calculated as $975 plus ($242,500 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,700.00

Taxable Value = $470,000

Calculated as $470,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code:5249
Ref: 83230335

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 83230335

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / BD LEGAL PTY LTD

Your Reference:	250133
Certificate No:	83230335
Issue Date:	03 FEB 2025
Enquires:	ESYSPROD

Land Address:	59 BANK STREET TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
16045785	1	179424	9144	727	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$470,000
SITE VALUE:	$242,500
CURRENT CIPT CHARGE:	**$0.00**

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 83230335

Power to issue Certificate

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

Amount shown on Certificate

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

Australian Valuation Property Classification Code (AVPCC)

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

Commercial and industrial property tax information

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

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on commercial and industrial property tax to a purchaser

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

General information

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

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Property Clearance Certificate

Windfall Gains Tax

INFOTRACK / BD LEGAL PTY LTD

Your Reference:	250133
Certificate No:	83230335
Issue Date:	03 FEB 2025

Land Address:	59 BANK STREET TRARALGON VIC 3844

Lot	Plan	Volume	Folio
1	179424	9144	727

Vendor: GEORGIA ANNE JOHNSON & STUART JACK HIRIART

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:

$0.00

Paul Broderick
Commissioner of State Revenue

Docusign Envelope ID: 304F3F14-D23D-426E-827F-03C6208E9C26

Notes to Certificate - Windfall Gains Tax

Certificate No: 83230335

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 83230334

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 83230334

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

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PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 1 TP179424

LOCAL GOVERNMENT (COUNCIL)
Latrobe

LEGAL DESCRIPTION
1\TP179424

COUNCIL PROPERTY NUMBER
23481

LAND SIZE
810m² Approx

ORIENTATION
South

FRONTAGE
16.89m Approx

ZONES
GRZ - General Residential Zone - Schedule 1

OVERLAYS
DDO - Design And Development Overlay - Schedule 10

State Electorates

LEGISLATIVE COUNCIL
Eastern Victoria Region

LEGISLATIVE ASSEMBLY
Morwell District

Schools

CLOSEST PRIVATE SCHOOLS
Lavalla Catholic College (779 m)
Lavalla Catholic College - St Paul's Campus (1479 m)
St Michael's School (1392 m)

CLOSEST SECONDARY SCHOOLS
Traralgon College (1334 m)

CLOSEST PRIMARY SCHOOLS
Traralgon (Kosciuszko Street) Primary School (777 m)

Burglary Statistics

POSTCODE AVERAGE
1 in 59 Homes

COUNCIL AVERAGE
1 in 54 Homes

STATE AVERAGE
1 in 76 Homes

Council Information - Latrobe

PHONE
1300367700 (Latrobe)

WEBSITE
http://www.latrobe.vic.gov.au/

EMAIL
latrobe@latrobe.vic.gov.au

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SITE DIMENSIONS





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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
APPROVED	C122latr	19/01/2025	The amendment replaces the Municipal Strategic Statement and the Local Planning Policy Framework at Clause 21 and Clause 22 of the Latrobe Planning Scheme with a Municipal Planning Strategy and Planning Policy Framework; implements the recommendations of reports that underpin the Planning in the Economic Growth Zone project; updates the background reports and the Heritage Overlay Permit Exemptions and Application Requirements incorporated document, and deletes the Design and Development Overlay Schedule 2 from maps 75 and 76.
APPROVED	VC237	13/01/2025	The Amendment changes the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replacing references to EPA?s Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replacing existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, correcting typographical errors, updating formatting and ensuring language and references are accurate and up to date.
OTHER	C144latr	08/01/2025	The amendment applies the Development Plan Overlay Schedule 12 (DPO12) to 205 properties within the Traralgon West Precinct.
APPROVED	C131latr	19/12/2024	Implements the recommendations of flood studies prepared by the West Gippsland Catchment Management authority through application of the Floodway Overlay and Land Subject to Inundation Overlay, and by making other consequential changes to the Latrobe planning scheme.
APPROVED	VC273	18/12/2024	Amendment VC273 makes changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth governments.
APPROVED	VC272	17/12/2024	The amendment modifies the timeframes at clause 52.10 (Reconstruction After an Emergency) from 5 to 7 years.
APPROVED	VC269	02/12/2024	The amendment makes changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes.
APPROVED	C132latr	27/11/2024	The amendment makes various corrections and updates to the Latrobe Planning Scheme to remove unnecessary permit triggers, correct obvious errors and update mapping.
APPROVED	VC263	21/11/2024	Amendment VC263 makes changes to state policy relating to special water supply catchments and water quality, as well as

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Status	Code	Date	Description
			improving references to the Catchment and Land Protection Act 1994 and updating references to policy documents.
APPROVED	GC230	13/11/2024	Amendment GC230 makes changes to zone schedules in 14 planning schemes to ensure alignment with Amendment VC217. Amendment VC217 implemented planning changes to support the decriminalisation of sex work in Victoria. Amendment VC217 was gazetted on 23 June 2022 and came into operation on 1 December 2023.
APPROVED	C142latr	13/11/2024	The amendment implements the relevant recommendations of the Traralgon Car Parking Review (Ratio Consultants, 2023) into the Latrobe Planning Scheme by amending the Planning Policy Framework, the Parking Overlay and by inserting the review into the scheme as a background document.
APPROVED	VC262	13/11/2024	Amendment VC262 exempts applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958.

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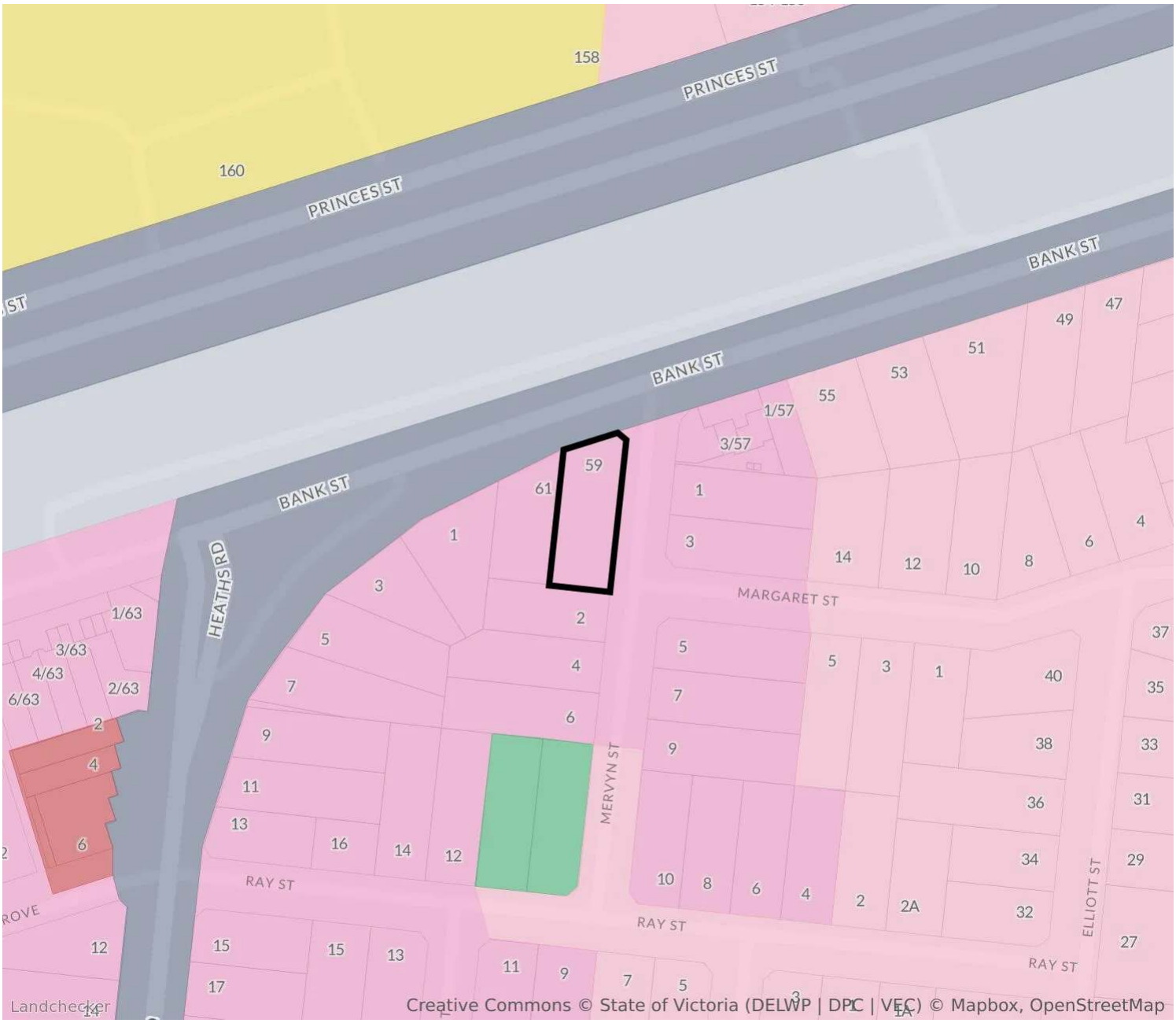
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PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	C149latr	15/01/2025	Implements the Latrobe Planning Scheme Review 2024 by updating the Municipal Planning Strategy and Planning Policy Framework, amending zone and overlay mapping and amending the schedules to zones, overlays, general provisions and operational provisions.
PROPOSED	C143latr	23/12/2024	The amendment applies the Public Acquisition Overlay (PAO - Schedule 2 or 3) to 23 properties across the municipality to reserve land for road, drainage and open space projects identified in the Lake Narracan Precinct Structure Plan and Development Contribution Plan (DCP), Morwell North West Development Plan (DP) and DCP and Traralgon North DP and DCP.
PROPOSED	C127latr	07/03/2023	The amendment implements recommendations of the Latrobe City Rural Living Strategy (2024) into the Latrobe Planning Scheme which includes rural living rezonings and the applications of development plan overlays to manage the bushfire risk in new rural living estates as well as design and development overlays to manage the bushfire risk in existing estates, where required.

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ZONES



GRZ1 - General Residential Zone - Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To encourage development that respects the neighbourhood character of the area.
To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

VPP 32.08 General Residential Zone

To accommodate modest housing growth in the form of townhouses and units within walking distance of Activity Centres.To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.Encourage walls on boundaries to be setback from the building facade to provide space for landscaping, building articulation and appearance of space between dwellings. To encourage the retention and planting of canopy trees in the front setback and encourage low or open style front fences.

LPP 32.08 Schedule 1 To Clause 32.08 General Residential Zone

For confirmation and detailed advice about this planning zone, please contact LATROBE council on 1300367700.

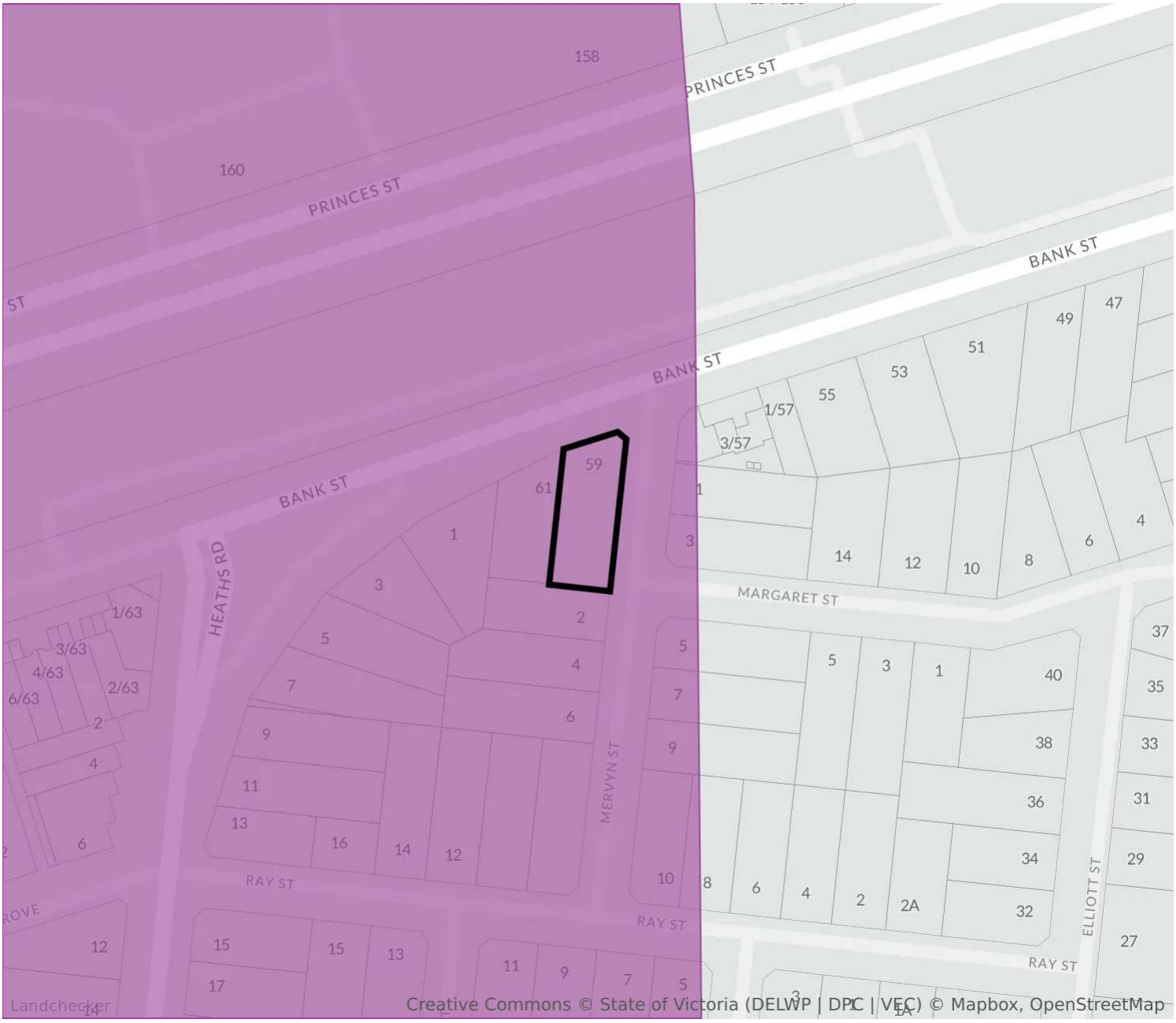
Other nearby planning zones

- GRZ - General Residential Zone
- MUZ - Mixed Use Zone
- NRZ - Neighbourhood Residential Zone
- PPRZ - Public Park And Recreation Zone
- PUZ - Public Use Zone
- TRZ1 - Transport Zone
- TRZ2 - Transport Zone

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OVERLAYS ON THE PROPERTY



DDO10 - Design And Development Overlay - Schedule 10

To implement the Municipal Planning Strategy and the Planning Policy Framework.
To identify areas which are affected by specific requirements relating to the design and built form of new development.

VPP 43.02 Design And Development Overlay

To ensure that all buildings and works are within specified height limits.To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

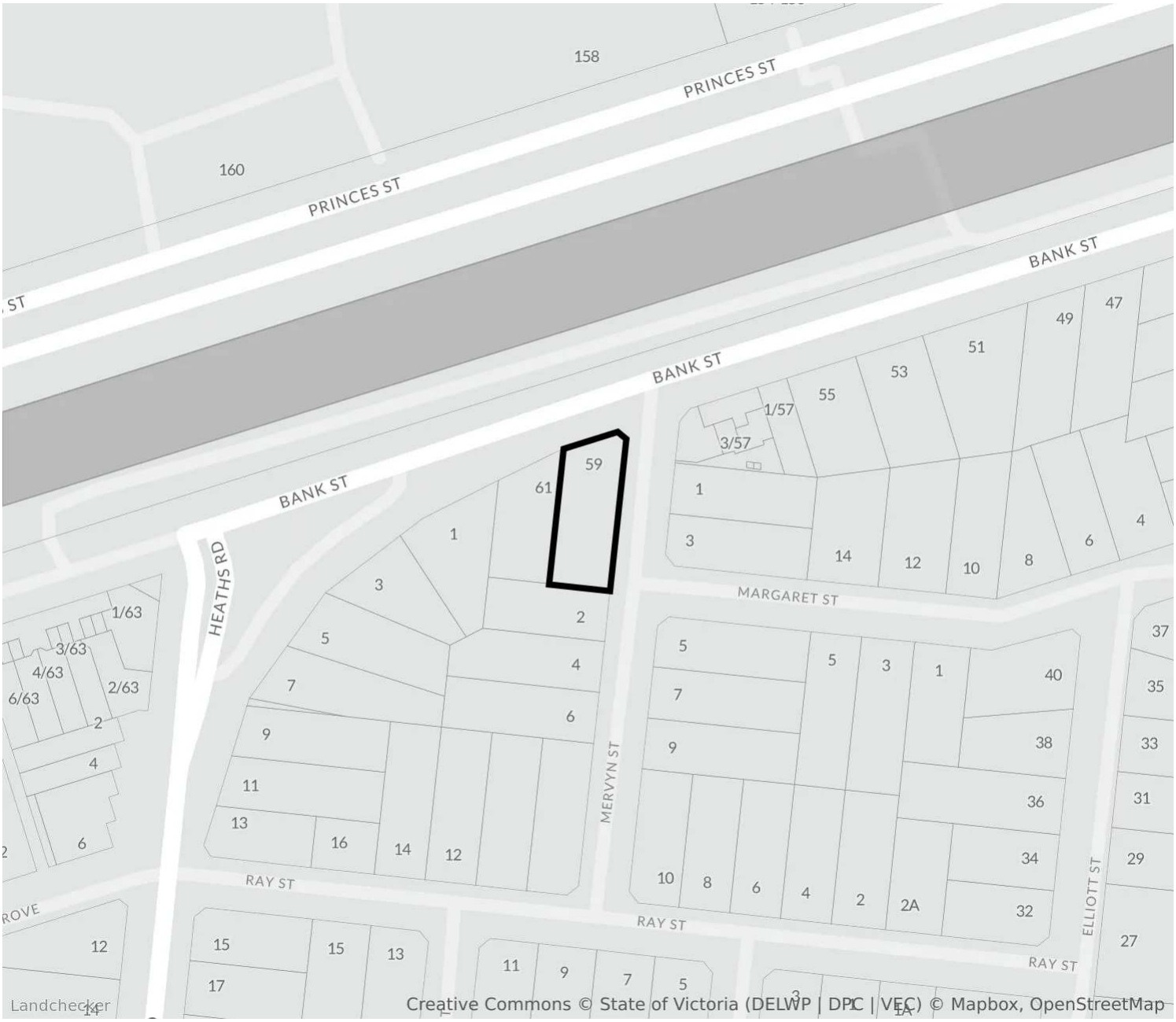
LPP 43.02 Schedule 10 To Clause 43.02 Design And Development Overlay

For confirmation and detailed advice about this planning overlay, please contact LATROBE council on 1300367700.

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NEARBY OVERLAYS



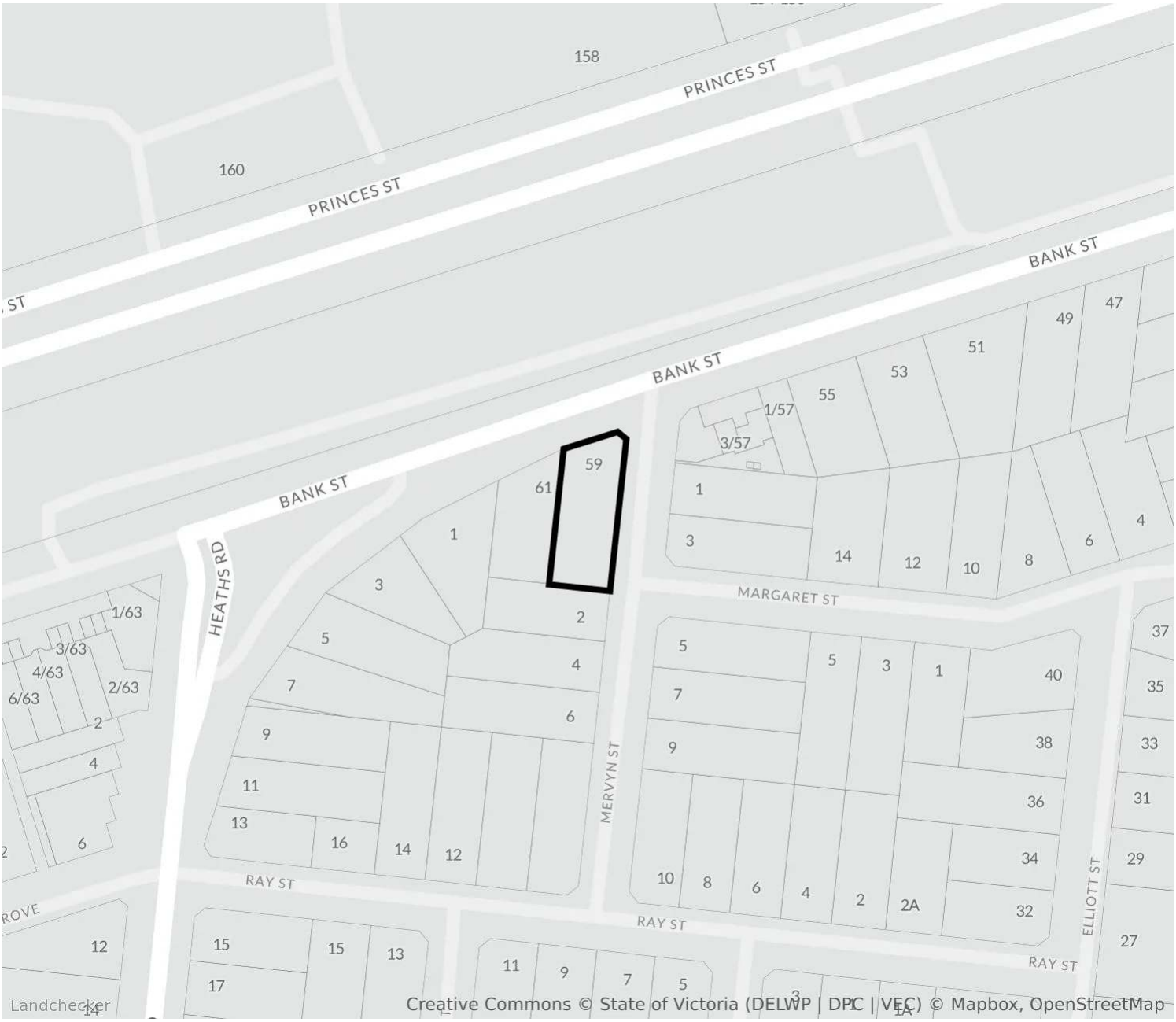
SCO - Specific Controls Overlay

For confirmation and detailed advice about this planning overlay, please contact LATROBE council on 1300367700.

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CULTURAL HERITAGE SENSITIVITY



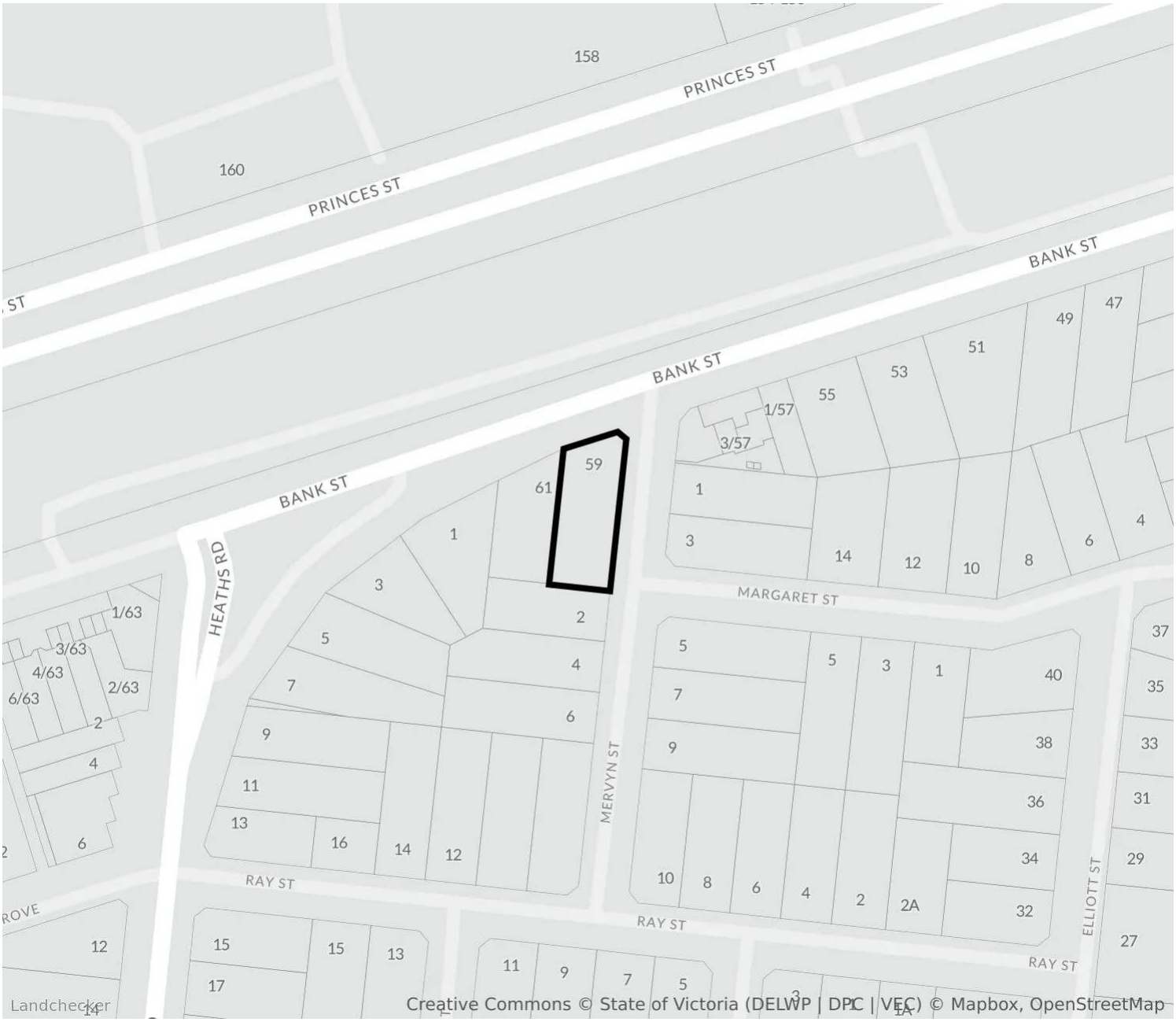
Aboriginal Cultural Heritage Sensitivity

This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.
For confirmation and detailed advice about the cultural sensitivity of this property, please contact LATROBE council on 1300367700.

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BUSHFIRE PRONE AREA



Bushfire Prone Area

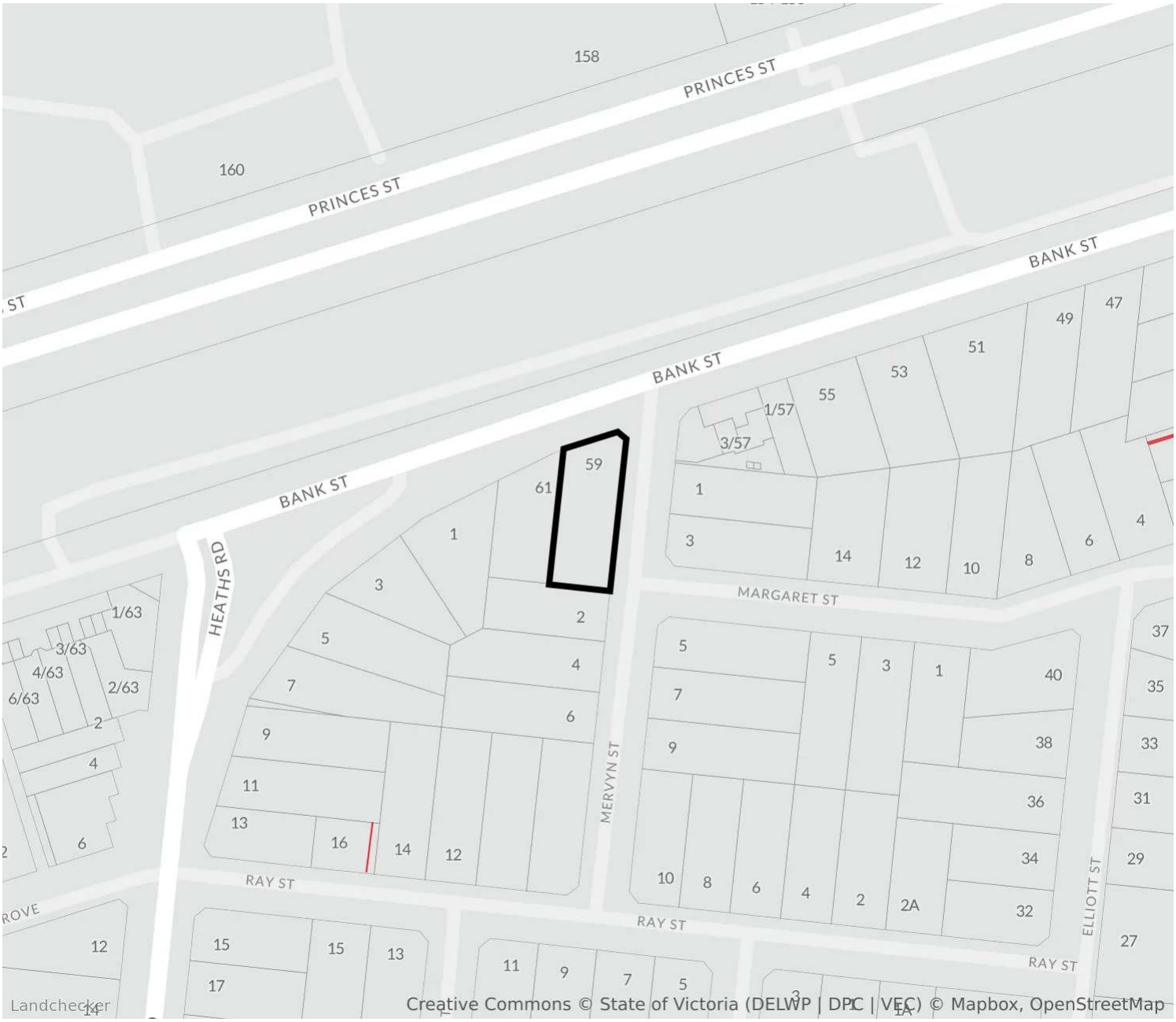
This property is not within a zone classified as a bushfire prone area.

For confirmation and detailed advice about the bushfire prone area of this property, please contact LATROBE council on 1300367700.

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EASEMENTS



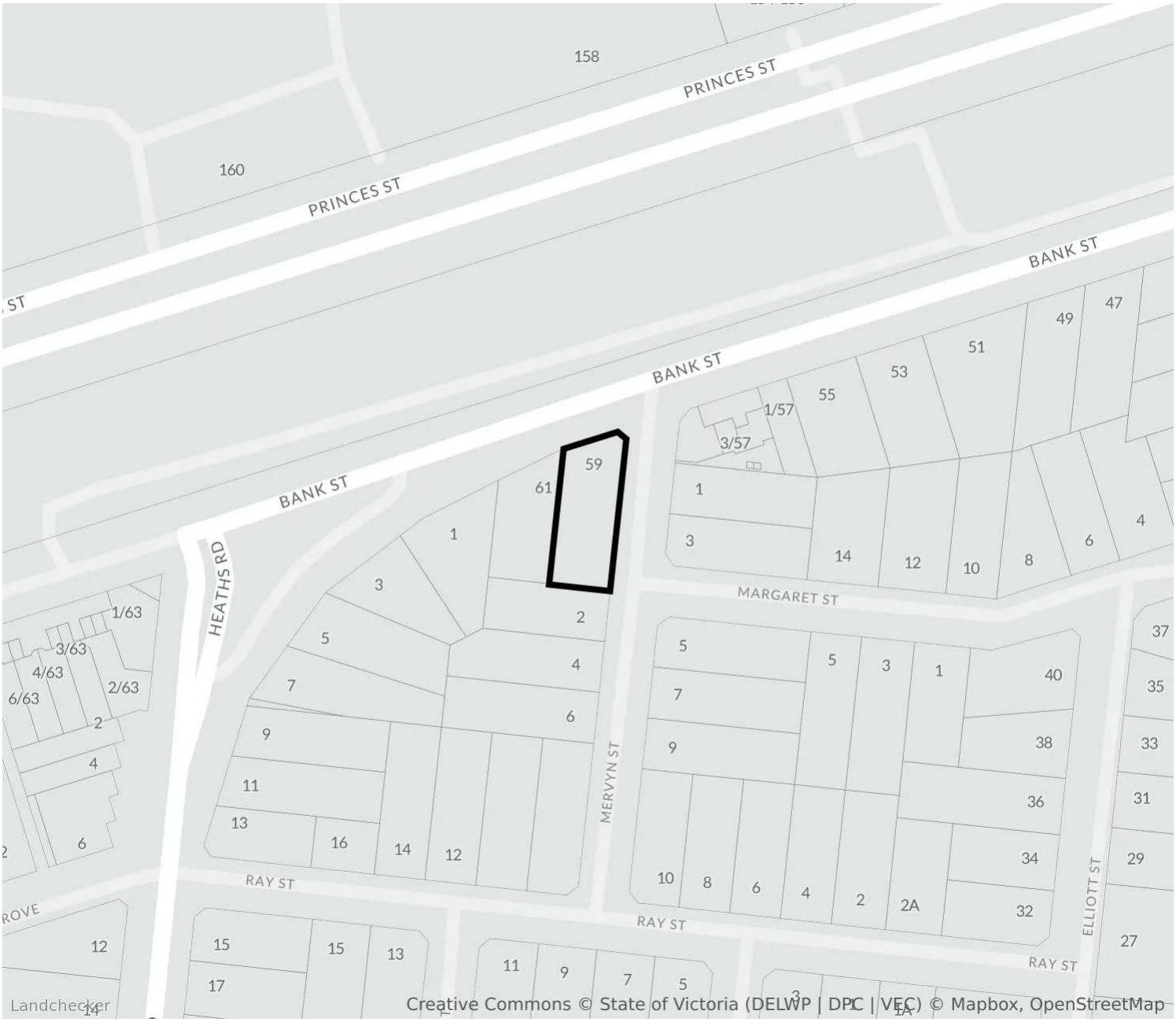
Easements

The easement displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement on or nearby this property, please contact LATROBE council on 1300367700.

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PLANNING PERMIT HISTORY

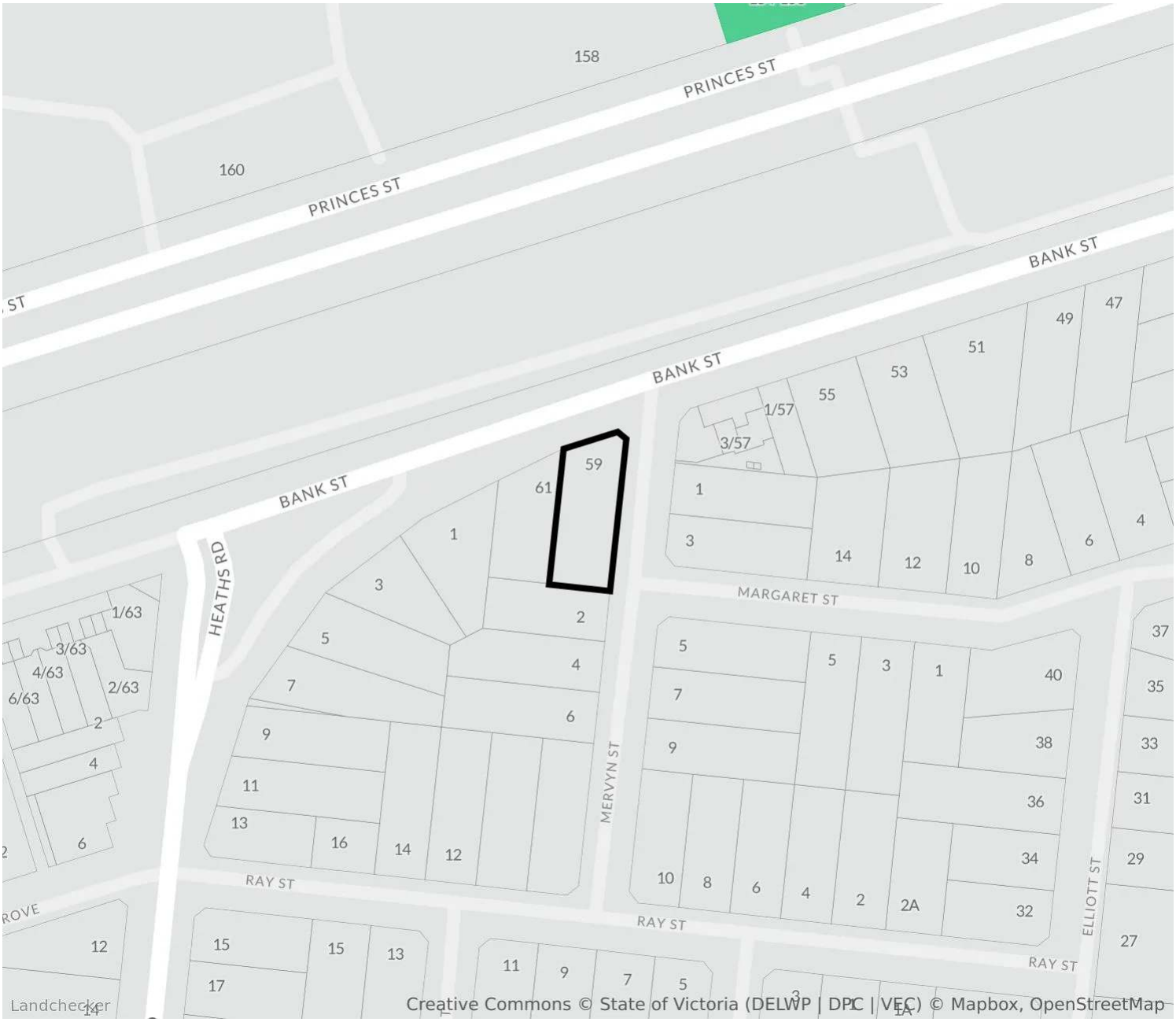


No planning permit data available for this property.

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NEARBY PLANNING PERMITS



Status	Code	Date	Address	Description
APPROVED	2013/32/B		6 Hazelwood Road, Traralgon	Use and development of a skin care centre and pathology facility (medical centre), car parking requirement dispensation and business identification signage.
APPROVED	2013/238/A		1/2 Margaret Street, Traralgon	Three (3) lot subdivision and creation of easement.
APPROVED	2013/238		1/2 Margaret Street, Traralgon	Three (3) lot subdivision.
APPROVED	2013/32/A		6 Hazelwood Road, Traralgon	Use and development of a skin care centre and pathology facility, car parking requirement dispensation and business identification signage.
APPROVED	2013/32		6 Hazelwood Road, Traralgon	Use and development of a skin care centre, car parking requirement dispensation and business identification signage.
APPROVED	2011/268		1/57 Bank Street, Traralgon	Four lot subdivision (existing buildings).
OTHER	2011/79		6 Hazelwood Road, Traralgon	Use of the land as a shop (pharmacy).

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Status	Code	Date	Address	Description
APPROVED	2010/377		160 Princes Street, Traralgon	Building and works associated with an extension to an emergency services facility.
APPROVED	2009/288		160 Princes Street, Traralgon	Use of the land as a retail premises (plant nursery - sale of christmas trees).
APPROVED	2002/2409/C		Bank Street, Traralgon Bank Street, Traralgon	Subdivision of land.
APPROVED	2008/252		160 Princes Street, Traralgon	Sale of christmas trees.
APPROVED	2007/347/A		160 Princes Street, Traralgon	Use and development of land for an emergency services facility (fire station).
APPROVED	2002/2409/B		Bank Street, Traralgon Bank Street, Traralgon	Subdivision of land.
APPROVED	2007/347		160 Princes Street, Traralgon	Use and development of land for an emergency services facility (fire station).
APPROVED	2007/290		160 Princes Street, Traralgon	Sale of christmas trees.

For confirmation and detailed advice about this planning permits, please contact LATROBE council on 1300367700.

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Due diligence checklist

What you need to know before buying a residential property

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

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Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

(04/10/2016)