

SAM RAYMOND GRAY AND KAYLEE JOY GRAY (FORMERLY GRIFFITHS)

VENDORS SECTION 32 STATEMENT

Property: 15 Morgan Drive, Traralgon VIC

goodmove
CONVEYANCING

Suite 2, 41 Breed Street, Traralgon VIC 3844
Tel: 03 5174 6862
Ref: AB:22-9494

Vendor Statement

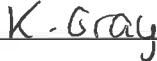
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

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	15 MORGAN DRIVE, TRARALGON VIC 3844	
------	-------------------------------------	--

Vendor's name	Sam Raymond Gray	Date
Vendor's signature		16/6/22

Vendor's name	Kaylee Joy Gray (formerly Griffiths)	Date
Vendor's signature		16/6/22

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

☐

3.4 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

☒ 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)

--

Vendor GST Withholding Notice

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

From: Sam Raymond Gray and Kaylee Joy Gray (formerly Griffiths) both of
15 Morgan Drive, Traralgon VIC 3844

Property Address: 15 Morgan Drive, Traralgon VIC 3844
Lot: 78 Plan of subdivision: 138845

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

Dated:

Signed for an on behalf of the Vendor:

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.

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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 09469 FOLIO 526

Security no : 124098323722S
Produced 15/06/2022 11:41 AM

LAND DESCRIPTION

Lot 78 on Plan of Subdivision 138845.
PARENT TITLE Volume 09450 Folio 981
Created by instrument LP138845 15/06/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SAM RAYMOND GRAY
KAYLEE JOY GRIFFITHS both of 15 MORGAN DRIVE TRARALGON VIC 3844
AN626979U 08/03/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT524227M 18/08/2020
BANK AUSTRALIA LTD

COVENANT K016883 22/07/1982

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

DIAGRAM LOCATION

SEE LP138845 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: 15 MORGAN DRIVE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 20000L BANK AUSTRALIA LTD
Effective from 18/08/2020

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Triconvey (Reseller) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

**PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENT A⁸
PART OF CROWN PRE-EMPTIVE SECTION A
PARISH OF TRARALGON
COUNTY OF BULN BULN
VOL. 9389 FOL. 551
MEASUREMENTS ARE IN METRES**

LP 138845

EDITION 1

PLAN APPROVED
13/15/82

COLOUR CODE

E-1 = BLUE
E-2 & R1 = BROWN
E-3 = PURPLE
E-4 = YELLOW

APPROPRIATIONS

**THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS
OF DRAINAGE & SEWERAGE**

THE LAND COLOURED BROWN
IS APPROPRIATED OR SET
APART FOR EASEMENTS
OF WAY, DRAINAGE & SEWERAGE

THE LAND COLOURED PURPLE
IS APPROPRIATED OR SET
APART FOR EASEMENTS
OF SEWERAGE

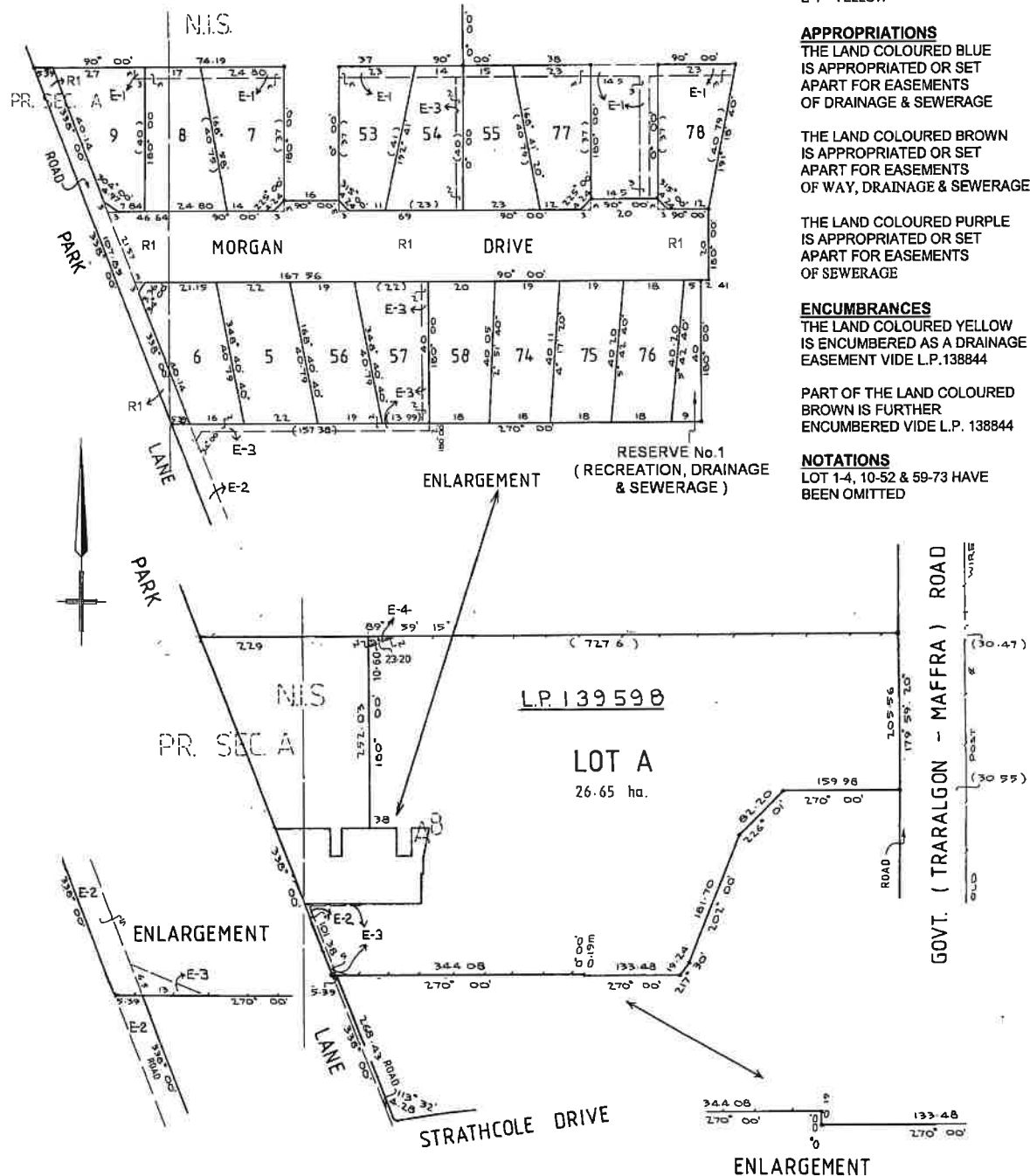
ENCUMBRANCES

THE LAND COLOURED YELLOW
IS ENCUMBERED AS A DRAINAGE
EASEMENT VIDE L.P.138844

PART OF THE LAND COLOURED
BROWN IS FURTHER
ENCUMBERED VIDE L.P. 138844

NOTATIONS

LOT 1-4, 10-52 & 59-73 HAVE
BEEN OMITTED



**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.**

K 16883

REGD K 16883

765 P 16 JUL 22 82



DETER C.H. FORD SOLICITOR TRARALGON STAMP DUTY VICTORIA
 - VICTORIA RECEIPT 3TRANS#20743 S.D.V. 14 JUL 82
 TRANSFER OF LAND 5684 11A 8VVVVVV250.25

FREEHOLD:

PARK LANE PASTORAL COMPANY PTY. LTD. of 18 Kay Street Traralgon being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of FOURTEEN THOUSAND TWO HUNDRED AND FIFTY DOLLARS (\$14,250-00) paid to it by GORDON FREDERICK BLAND Contractor and ANNE BLAND Married Woman both of Glengarry DO HEREBY TRANSFER to the said Gordon Frederick Bland and Anne Bland as joint tenants ALL its estate and interest in ALL That piece of land being Lot 78 on Plan of Subdivision No. 138845 lodged in the Office of Titles Parish of Traralgon, AND we the said Gordon Frederick Bland and Anne Bland for ourselves our respective heirs executors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DO HEREBY and as separate Covenants COVENANT with the said Park Lane Pastoral Company Pty. Ltd. and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) as follows :-

1. THAT we will not at any time erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house with the usual outbuildings.
2. THAT we will not erect or cause or suffer to be erected upon the said lot any dwelling other than one, the external walls of which are no less than sixty per centum brick, brick veneer or stone.
3. THAT we will not erect or cause or suffer to be erected upon the said lot any building structure or fence consisting wholly or partly of secondhand materials.
4. THAT we will not at any time suffer any existing building to be relocated on the said lot.

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall be noted and appear on every future Certificate of Title for the said lot as an encumbrance affecting the same and every part thereof.

DATED the 9th day of July 1982.

THE COMMON SEAL of PARK LANE PASTORAL COMPANY PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:

..... Director
 Secretary



memorandum of the within instrument has been entered in the Register Book



SIGNED by the said GORDON }
FREDERICK BLAND in Victoria }
in the presence of:

G. Bland

A. I. Hunt

SIGNED by the said ANNE }
BLAND in Victoria in the }
presence of:

A. Bland

A. I. Hunt

ENCUMBRANCES REFERRED TO:

THE EASEMENTS (if any) affecting the said land.

9171

PARK LANE PASTORAL COMPANY
PTY. LTD.

- to -

G.F. & A. BLAND

TRANSFER

C. H. FORD LL.M.
SOLICITOR
P.O. BOX 553,
TRARALGON. 3844



DK016883-2-8



**INTENTIONALLY
BLANK**

PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 15 June 2022 11:41 AM

PROPERTY DETAILS

Address: **15 MORGAN DRIVE TRARALGON 3844**
Lot and Plan Number: **Lot 78 LP138845**
Standard Parcel Identifier (SPI): **78\LP138845**
Local Government Area (Council): **LATROBE**
Council Property Number: **28957**
Directory Reference: **Vicroads 697 L4**

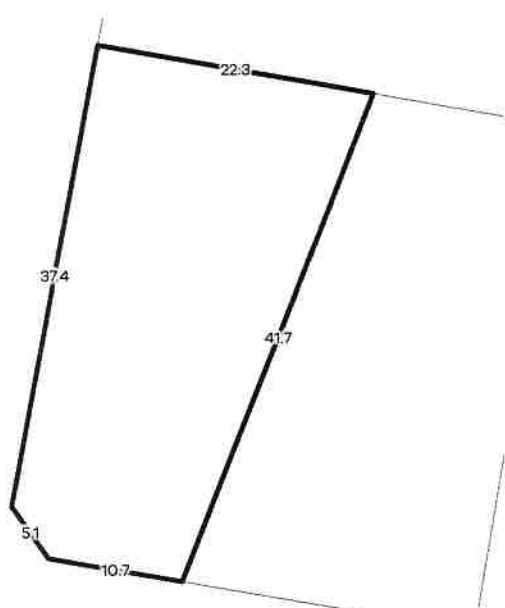
www.latrobe.vic.gov.au

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

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

SITE DIMENSIONS

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



Area: 742 sq. m

Perimeter: 117 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#).

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 INFORMATION

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

Planning Overlay: None

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delp.vic.gov.au/disclaimer>

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

PROPERTY REPORT: 15 MORGAN DRIVE TRARALGON 3844

Page 1 of 2

PROPERTY REPORT



Environment,
Land, Water
and Planning

Planning scheme data last updated on 8 June 2022.

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

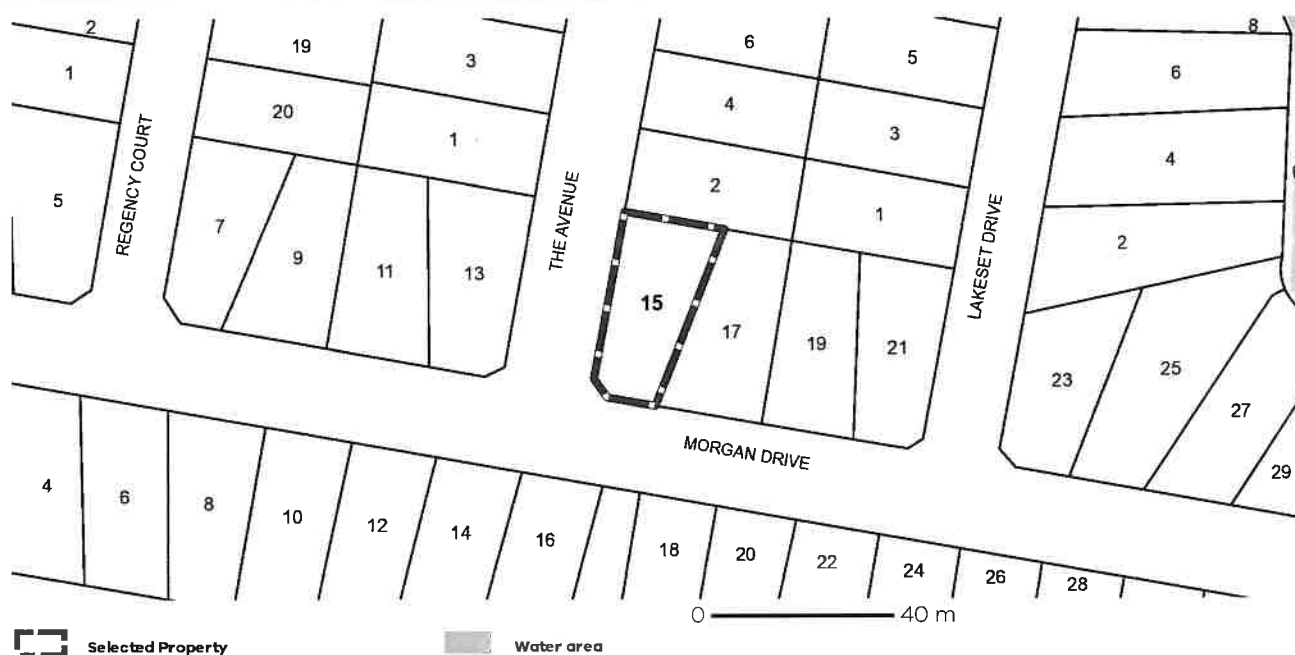
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates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

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

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

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

Area Map



Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

PROPERTY REPORT: 15 MORGAN DRIVE TRARALGON 3844

Page 2 of 2

PLANNING PROPERTY REPORT



Environment,
Land, Water
and Planning

From www.planning.vic.gov.au at 15 June 2022 11:42 AM

PROPERTY DETAILS

Address: **15 MORGAN DRIVE TRARALGON 3844**
Lot and Plan Number: **Lot 78 LP138845**
Standard Parcel Identifier (SPI): **78\LP138845**
Local Government Area (Council): **LATROBE**
Council Property Number: **28957**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 697 L4**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

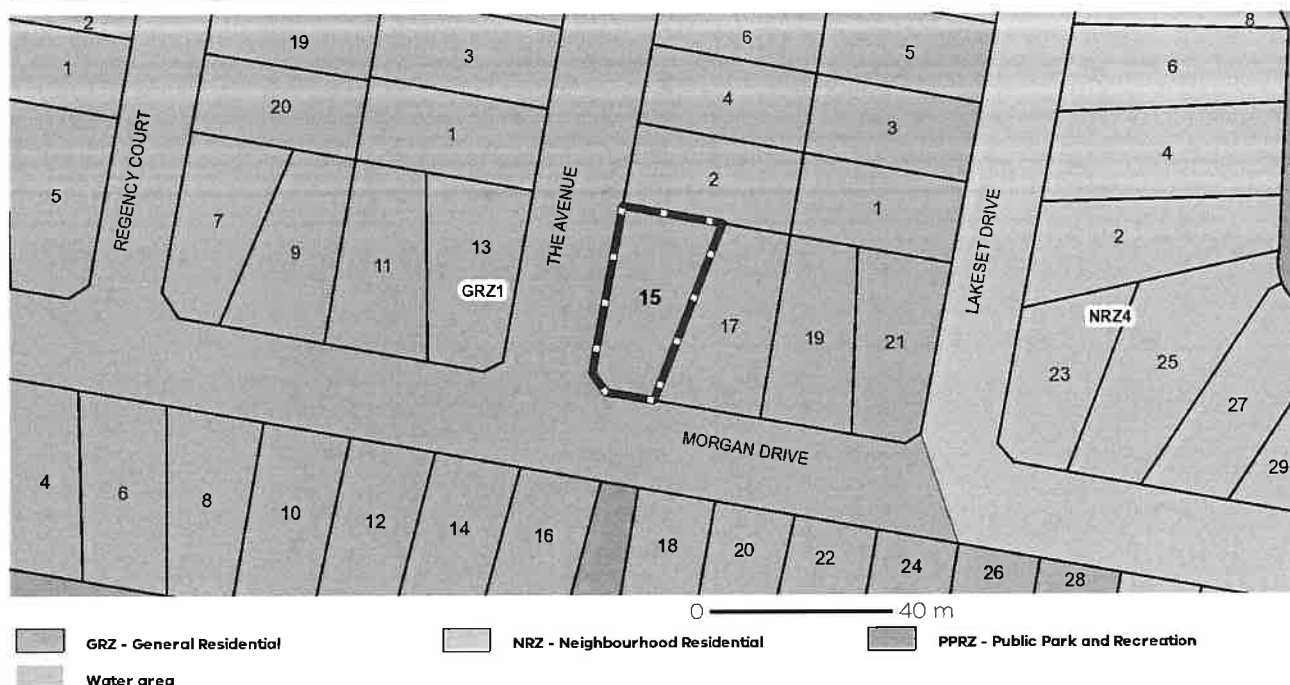
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



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

Planning Overlays

No planning overlay found

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire or one area as required by section 32(2)(b) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT: 15 MORGAN DRIVE TRARALGON 3844

Page 1 of 3

Further Planning Information

Planning scheme data last updated on 8 June 2022.

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

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

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

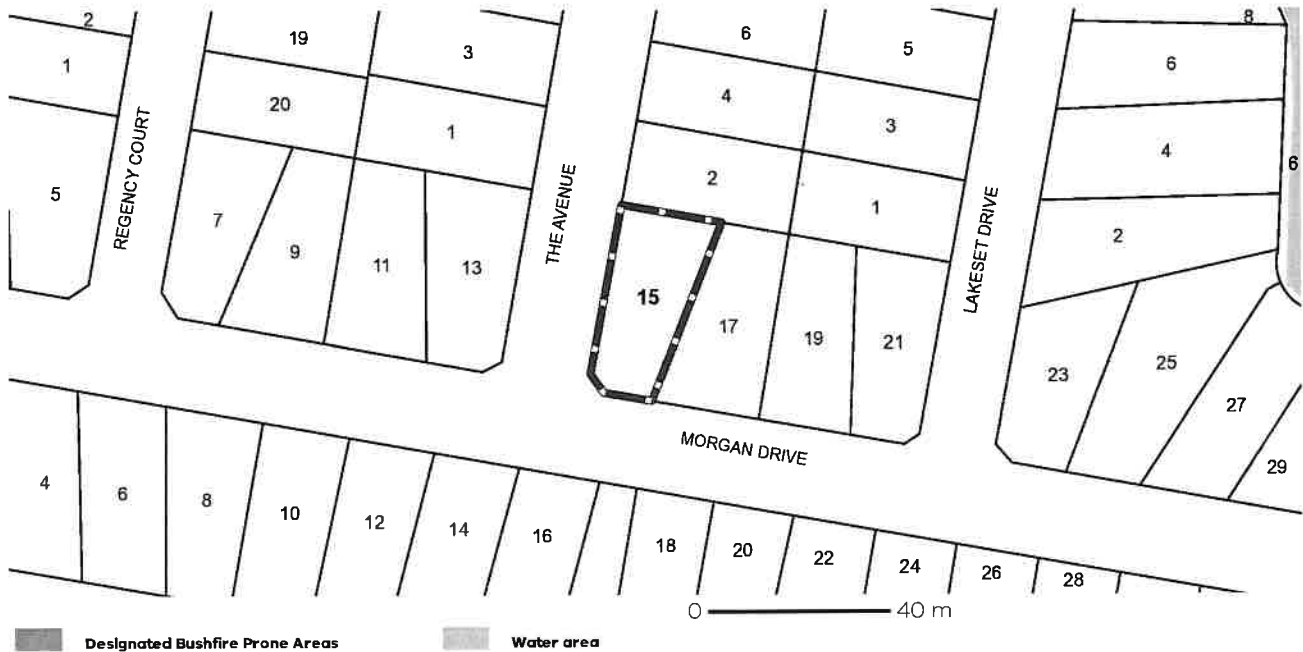
To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.



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

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

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

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

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

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

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

Native Vegetation

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

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

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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>.

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



Central Gippsland Building Consultants

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

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

Building Act 1993 Building Regulations 2006 Regulation 313

BUILDING PERMIT No. BSL-36361/20170311/0 ISSUED 16/05/2017

Issued to

Owner/Agent of owner Sam Gray
Postal address 15 Morgan Drive TRARALGON 3844
Telephone 0409 412 149

Property details (include Title details as and if applicable)

Number 15	Street/road Morgan Drive	City/suburb/town TRARALGON	Postcode 3844
Lot/s 78	LP/PS 138845	Volume 09469	Folio 526
Municipal District Latrobe City Council		Unique Property Identifier	

Builder

Name Sam Gray
Address 15 Morgan Drive TRARALGON VIC 3844
OB certificate: N/A

Telephone 0409 412 149

Details of building practitioners and architects

who were engaged to prepare documents forming part of the application for this permit 2

Civil Engineer	EC41817	Camilo Pineda-Moreno	Emerald Design & Construction
----------------	---------	----------------------	-------------------------------

Nature of building work : Carport

Stage of building work permitted All

Cost of building work \$7,130

Total floor area of new building work 40m2

Building classification

New Building 10a Carport

Occupation or Use of building:

A Certificate of Final Inspection is required prior to the use of this building

Commencement and completion:

This building work must commence by: 16/05/2018

This building work must be completed by: 16/05/2019

Inspection requirements

The mandatory notification stages are:

Inspection of preslab/slab reinforcement
Inspection of frames/final

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-36361/20170311/0

NOTE: The Owner Builder is advised that should a registered builder carry out more than \$5,000 works on this project, then a contract with the builder is to be entered into and the registered builders' number forwarded to the relevant building surveyor. If works on this project exceed \$16,000 then a copy of the Builders Warranty Insurance certificate is also to be given to the relevant building surveyor.

1. 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.
2. 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 and the Domestic Building Contracts and Tribunal Act 1995.
3. 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.
4. Carry out all work in a sound workmanlike manner and according to the relevant codes and standards.
5. Request for inspections require 48 hours notice and may be arranged by telephoning 5176-5688
6. Connect all gutters and down pipes by an underground pipe drainage system to a point of discharge. All gutters and down pipes are to be designed and constructed to comply with performance requirements P2.2.1 of the National Construction Code 2015. Down pipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valleys.
7. Ensure that no part of the building/structure is over, under or within the airspace of the easement. If proposed building/structure is adjacent to the easement then footings need to be past the angle of repose of the invert level of any pipe within the easement.
8. Lighting must not exceed 3w/m2 in the shed / Carport / Verandah
9. 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

Disclaimer

- The documentation submitted to Central Gippsland Building Consultants by the applicant (and/or their agents) during the Building permit Application period has been assessed and approved pursuant to the prescriptive requirements of the National Construction Code (including any performance based alternative solutions) Building Act 1993 and Building regulation 2006.
- In the event that the applicant (and/or their agents) deliberately alters the relevant information or makes significant changes to the Building Type, Structure, and / or Building Envelope without prior approval from Central Gippsland Building Consultants will result in the Building Permit being cancelled and / or voided. Central Gippsland Building Consultants will accept no responsibility or liability for the consequences of such action.
- Central Gippsland Building Consultants bears no responsibility where the Building Permit documentation is altered in any way without approval, or where the relevant documentation is not reproduced in full.
- Central Gippsland Building Consultants bears no liability for inadequate or poor workmanship.

NOTE:

Prior to entering into a contract of sale an owner builder, the owner must: (a) obtain an inspection report from a prescribed practitioner that lists the details, conditions, defects and in completed works; and which will cover the timer remaining of the six and a half (6 ½) year period, which commences from the completion date of the works (Final Inspection). This report should be not more than six (6) months old at the time of sale is signed. Under the Building & Construction Industry Security of Payment Act 2002, once the building permit or report is issued to the client. A further tax invoice will not be issued. Prior to the commencement of any building works the owner / builder must ensure no part of the building is built over services. Failure to contract "Dig before you dig may leave you liable for cost incurred for damage to the underground infrastructure." 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.

Building Act 1993
Building (Interim) Regulations 2017
Regulation 1006
Form 7

Certificate of Final Inspection
For Building Permit number: BSL-36361/20170311/0

Issued to (owner)
Sam Gray
15 Morgan Drive
TRARALGON VIC 3844

Site: 78
Number: 15
Street: Morgan Drive
Suburb: TRARALGON
Postcode: 3844

Description of Building Work: Carport

Allowable Live Load: 1.5
Person Count: N/A

Issued By: Stephen Bond
Registration No.: BSL-36361



Signature:

Date of Certificate: 14 September 2017

Inspection approval dates for mandatory inspections that have been carried out with regard to building work carried out under Building Permit No. **BSL-36361/20170311/0**, issued on 16/05/2017 are as follows;

Approved date	Approved	Inspection
14/07/2017	Yes	Inspection of preslab/slab reinforcement
13/09/2017	Yes	Inspection of frames/final



137B Defect Report- Carport



Property Address: 15 Morgan Drive Traralgon 3844

Inspection Date: 14 Jun 2022

Contents

Inspection Details	3
General description of property	4
Accessibility	5
Summary	6
Significant Items	7
Additional comments	7
Conclusion	10
Terms on which this report was prepared	10

If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.

Inspection Details

Property Address: 15 Morgan Drive Traralgon 3844

Date: 14 Jun 2022

Client

Name: Sam Gray

Principal Name: Sam Gray

Email Address: sam.gray.90@hotmail

Phone Number: 0409 412 149

Consultant

Name: Darren Hood

Email Address: admin@scbuildingpermits.com.au

Licence / Registration Number: **BSL-58816**

Company Name: Smart Choice Building Permits & Inspections

Company Address: 29 Hotham Street, Traralgon

Company Phone Number: 0400138778

General description of property

Building Type:	Carport
Storeys:	Single storey
Siting of the building:	Towards the middle of a medium block
Gradient:	The land is gently sloping
Site drainage:	The site appears to be adequately drained
Weather conditions:	Dry

Primary method of construction

Main building – floor construction:	Slab on ground
Main building – wall construction:	N/A
Main building – roof construction:	Steel framed, Finished with sheet metal roofing

Special conditions or instructions

Special requirements, requests or instructions given by the client or the client's representative -

There are no special conditions or instructions

Accessibility

Areas Inspected

The inspection covered the Readily Accessible Areas of the property. Please note obstructions and limitations to accessible areas for inspection are to be expected in any inspection.

- Carport

The inspection does not include areas which are inaccessible due to obstructions, or where access cannot be gained due to unsafe conditions.

Inaccessible Areas

The following areas were inaccessible:

- Concrete slab floor / foundations

Any areas which are inaccessible at the time of inspection present a high risk for undetected building defects. The client is strongly advised to make arrangements to access inaccessible areas urgently.

Summary

SUMMARY INFORMATION: The summary below is used to give a brief overview of observations made in each inspection area. The items listed in the summary are noted in detail under the applicable sub headings within the body of the report. The summary is NEVER to be relied upon as a comprehensive report and the client MUST read the entire report and not rely solely on this summary. If there is a discrepancy between the information provided in this summary and that contained within the body of the Report, the information in the body of the Report shall override this summary. (See definitions & information below the summary to help understand the report)

Evidence of defects	Not Found
Evidence of incomplete works	Not Found
Evidence of non compliant works	Found

Additional specialist inspections

The following inspections / reports are recommended

Not Applicable

Significant Items

Defect

No evidence was found

Incomplete Works

No evidence was found

Non compliant

Non compliant 1.01

Location: All External Areas

Finding: Carport extention

The back of the carport has been extended and attached to the shed which wasn't part of the existing carport permit. The way the support beam has been attached to the shed, it would have needed engineering plan's approved.



Additional comments

There are no additional comments

For Your Information

For Your Information 2.01

Location:	All External Areas
Finding:	Carport connections
	The connections of the steel framing are adequate and have not been altered.



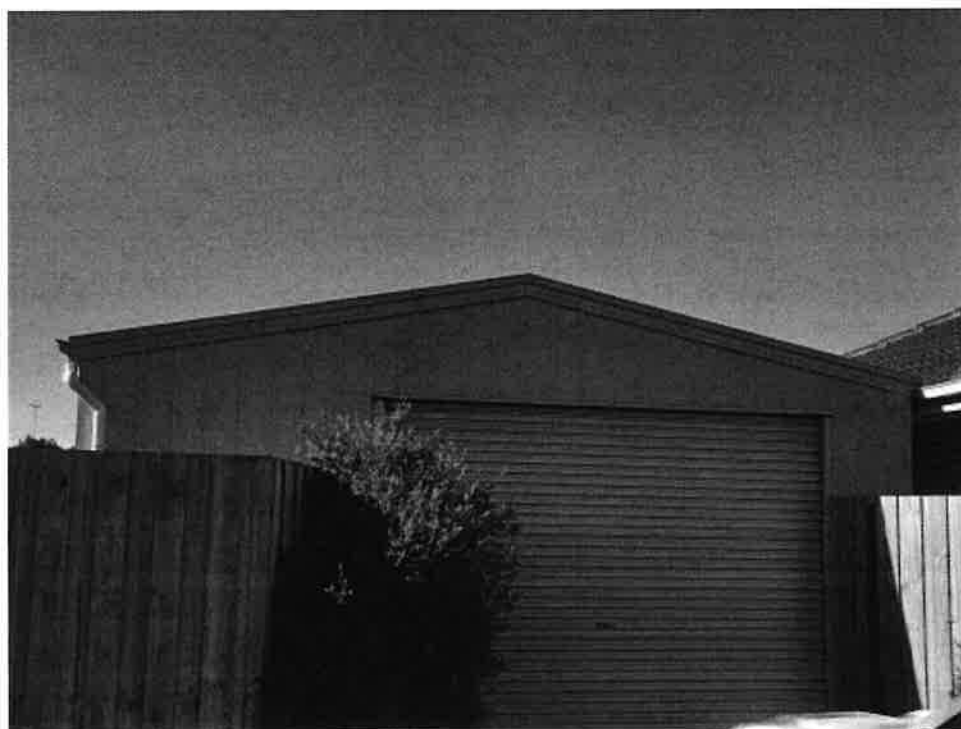


For Your Information 2.02

Location: All External Areas

Finding: Downpipes

Downpipes are connected to an approved stormwater drainage system.



Conclusion

Building consultant's summary

A building permit # was issued by BSL-36361/20170311/0 on the 16/5/2017 and a certificate of final inspection has been issued on the 13/9/2017

The carport has been constructed to a satisfactory standard.

Signature of consultant -



Terms on which this report was prepared

Service

1. This agreement is between the building consultant ("Inspector") and you ("Client"). You have requested the Inspector to carry out an inspection of your property for the purpose of preparing a Standard Property Report ("Report") to you outlining their findings and recommendation from the inspection.
2. The purpose of the inspection is to provide the Client with an overview of the Inspector's findings at the time of the inspection and advice as to the nature and extent of their findings.
3. This Report has been prepared at the direction of and exclusively for the Client. Details contained within this Report are tailored to the Pre-Inspection Agreement between the Inspector and the Client at the time of the Inspection and no other party can rely on the Report nor is the Report intended for any other party.

Scope of the Report

4. This Report is limited to the findings of the of the Inspector at the time of the inspection and any condition of the property which is not within the scope as set out herein or which occurs after the inspection is expressly excluded from this Report.
5. This Report expressly addresses only the following discernible to the Inspector at the time of inspection:
 - (a) Major Defects in the condition of Primary Elements including Structural Damage and Conditions Conducive to Structural Damage;
 - (b) any Major Defect in the condition of Secondary Elements and Finishing Elements and collective (but not individual) Minor Defects; and
 - (c) any Serious Safety Hazard.
6. This Report is limited to the observations and conclusions of the Inspector that were readily observable at the building or site and given the state of property at the time of the Inspection.
7. This Report does not include the inspection and assessment of items or matters that are beyond the Inspectors direct expertise.

Inspection Limitations

8. The Inspection is limited to Readily Accessible Areas of the Building & Site based on the Inspector's visual examination of surface work (excluding furniture and stored items) and the carrying out of Tests.

9. Where the Inspection is carried out on a strata or company title property, the Inspection is limited to the interior and the immediate exterior of the residence inspected. The Inspection does not extend to common property areas and the Inspector will not inspect common property areas.

10. The Inspector's findings do not extend to matters where the Inspector was restricted or prevented from assessing the building or site as a result of:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint;
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out; and
- (c) areas of the building or site that were obstructed at the time of the inspection or not Readily Accessible Areas of the Building Site. An obstruction may include a condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

Exclusions

11. This Report does not consider or deal with the following:

- (a) any individual Minor Defect;
- (b) solving or providing costs for any rectification or repair work;
- (c) the structural design or adequacy of any element of construction;
- (d) detection of wood destroying insects such as termites and wood borers;
- (e) the operation of fireplaces and chimneys;
- (f) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (g) lighting or energy efficiency;
- (h) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (i) any appliances or white goods including dishwashers, refrigerators, ovens, stoves and ducted vacuum systems;
- (j) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (k) a review of environmental or health or biological risks such as toxic mould;
- (l) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (m) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; and
- (n) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

12. Should the Client seek information from the Inspector related to one of exclusions above, that information is to be provided by way of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. Additional information requested by the Client is not included in this Report.

Workplace Safety

13. The Client warrants to the Inspector (including the Inspector's, agents, employees and other personnel) that the Building Site is, to the Client's reasonable knowledge, safe and free of hazardous materials and that no party of the Building site constitutes a dangerous environment or work place safety concern.

Acceptance Criteria

14. The Inspector may compare the building being inspected with a similar building, unless specified otherwise in the Special Conditions or Instructions. The similar building which the Inspector may compare the current building to was, to the best of the Inspector's knowledge, constructed in accordance with ordinary building construction and maintenance practices at the time of construction and as such has not encountered significant loss or of strength or serviceability.

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified

15. The Inspector assumes in their Report that the existing use of the building or site will continue unless specified otherwise in the Special Conditions or Instructions.

Acknowledgments

16. The Client Acknowledges that contents of the Report is subject to the Scope of the Report, Inspection Limitations, Exclusions and Acceptance Criteria. This Report does not include recommendations or advice about matters outside the scope of the requested inspection.

17. Should the Client have any queries or concerns about the purposes, scope or acceptance criteria on which this Report was prepared, all enquiries or concerns are to be discussed with the Inspector within a reasonable time upon receipt of this report.

18. The Client acknowledges that they will take all reasonable steps to implement any recommendation or advice provided by the Inspector in their Report as a matter of urgency specified otherwise.

19. Any further discussions the Inspector following the production of this Report addressing concerns will not be reflected in this Report and as such the Report may not contain all advice or information related to the building or site provided by the Inspector.

20. The Client acknowledges that a visual only inspection restricts the Inspectors capacity to inspect the building or site thoroughly and is not recommended by the Inspector unless an inspection of the Readily Accessible Areas and appropriate tests are also carried out.

21. The Client Acknowledges that in accordance with the Australian Standard AS4349.0 2007 Inspection of Buildings, this Report does not warrant or give insurance that the building or site from developing issues following the date of inspection.

22. The Client acknowledges that the Inspector is not affiliated with Hello Inspections Pty Ltd ACN 620 518 238 ("Hello Inspections") nor is Hello Inspections liable for the content of the Report prepared by the Inspector or any other third party and the Client hereby indemnifies Hello Inspections from all claims, losses and damage arising, either directly or indirectly, from the Report and the Client accepts this document can be presented to a court as a complete bar to any proceedings by the client or its agents or related parties against Hello Inspections. The Client further acknowledges the Inspector is the agent for Hello Inspections solely for the purposes of this clause.

23. The Client acknowledges that Hello Inspections may reproduce the content within this Report for any commercial purpose, including sale of the Report in whole or in part to third parties, provided personal details or information of the Client contained therein are excluded.

Valuation and Rates Notice

For the period 1 July 2021 to 30 June 2022

ABN: 92 472 314 133



034 25224

Mr S R Gray and Ms K J Griffiths
15 Morgan Dve
TRARALGON VIC 3844

Assessment number: **289579**
Issue date: 27/08/2021

Property: 15 Morgan Drive, TRARALGON VIC 3844

Description: L 78 LP 138845
AVPCC: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): \$345,000

Valuation date: 01/01/2021

Effective as at: 01/07/2021

**Direct
Payments**

Council rates and charges

General Rates Residential (0.00412032 x CIV)	\$1,421.50
Municipal Charge	\$142.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$357.00

State government charges

Fire Service Property Levy - Residential (0.000059 x CIV)	\$20.35
Fire Services Property Levy Fixed Charge	\$114.00
EPA Victoria Landfill Levy	\$24.80

Total outstanding \$2,079.65

Your payment options:

Pay by instalment

Instalment 1 \$519.95

Due: 30 Sept 2021

Instalment 2 \$519.90

Due: 30 Nov 2021

Instalment 3 \$519.90

Due: 28 Feb 2022

Instalment 4 \$519.90

Due: 31 May 2022

OR

Full payment

Due date: \$2,079.65

15 February 2022

Difficulty paying on time?

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

Payments made on or after 09 August 2021 may not be included

☐ Full payment: \$2,079.65

☐ Instalment: \$519.95

Assessment number: 289579

Property: 15 Morgan Drive, TRARALGON VIC 3844



Billers Code: 6072
Ref: 289579

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



Billers Code: 0359
Ref: 289579

Pay 24 hours a day by credit card:
Online: www.auspost.com.au/postbillpay
Phone: 13 18 16



*359 289579

Council Use Only



Direct debit

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

In person

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

Mail

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

Centrepay

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

You now have a choice

...receive your
rates notice by email.

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

More
information
overpage





GIPPSLAND WATER

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

Customer Enquiries 1800 050 500
Customers outside Victoria (03) 5177 4600
Service Faults 24hrs 1800 057 057
Email: contactus@gippswater.com.au
Website: www.gippswater.com.au



S Gray & K Griffiths
15 Morgan Dve
TRARALGON VIC 3844



034
1009683
R1 1389

Account Number: 0013529504

Amount Due: \$91.28

Current Charges Pay By: 16/06/2022

Invoices are issued **3** times per year.
Approximate next meter reading:
16/09/2022

Account Summary

15 Morgan Dve Traralgon Vic 3844

Tax invoice number 6227082
Service charge period 01/03/2022 to 30/06/2022
Meter read period 19/01/2022 to 16/05/2022



Water Usage Treated \$197.19
(Refer to back of account)



Water Service Charge \$57.57
(Water treatment and supply)



Wastewater Service Charge \$264.50
(Sewerage treatment and disposal charge)

TOTAL CURRENT CHARGES \$519.26

Total account \$519.26

Total price includes GST of \$0.00

*Indicates taxable supply

Payment Summary

Last account \$52.02
Thank you for your payment \$60.00 CR

Balance Due \$427.98 CR
Current Charges \$519.26

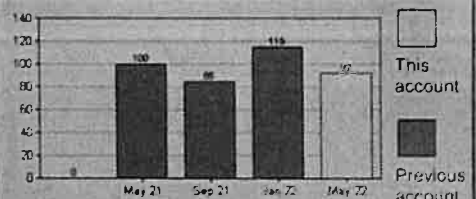
AMOUNT DUE \$91.28

Total includes GST \$0.00

Payments made on or after 19/05/2022
will not be shown on this account.

Compare Your Usage

KILOLITRES PER BILLING PERIOD



THIS ACCOUNT
Average daily water usage 0.7863 kL/day
Average cost for water usage \$1.69/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 00135295042

S Gray & K Griffiths

GST Inclusive Amount Due: \$91.28

Account Number: 0013529504
Tax Invoice Number: 6227082
Date of Issue: 19/05/2022
Current Charges Pay By: 16/06/2022