

DATED

2024

**Jordan Micheal Brewster and Jemimah Rose-Halbert Brewster**

to

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**SECTION 32 STATEMENT**

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**Property: 25 BRANIFFS ROAD, JEERLANG JUNCTION VIC 3840**

Good Move Conveyancing  
2/41 Breed Street  
PO Box 12  
TRARALGON VIC 3844  
Tel: 0351746862  
Ref: AC:CM:24-10828

# 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	25 BRANIFFS ROAD, JEERLANG JUNCTION VIC 3840	
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Vendor's name	Jordan Micheal Brewster	Date
Vendor's signature	<div>DocuSigned by: Jordan Micheal Brewster 8072296417A04D0...</div>	/ / 6/2/2024
Vendor's name	Jemimah Rose-Halbert Brewster	Date
Vendor's signature	<div>DocuSigned by: Jemimah Rose-Halbert Brewster 541C3399DCAA4BD...</div>	/ / 6/2/2024

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

### 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	AVPC No. 117 - Residential Rural/Rural Lifestyle
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> 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 or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> 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):

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")

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 <input type="checkbox"/>	Gas supply <input checked="" type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input checked="" type="checkbox"/>	Telephone services <input type="checkbox"/>
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## 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 1000m<sup>2</sup>; (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)*

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## Vendor GST Withholding Notice

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

To:

From: Jordan Micheal Brewster and Jemimah Rose-Halbert Brewster, 25 Braniffs Road, Jeeralang Junction VIC 3844

Property Address: 25 Braniffs Road, Jeerlang Junction VIC 3840

Lot: 1 Plan of subdivision: 140026

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: 6/2/2024

Signed for an on behalf of the Vendor:

DocuSigned by:  
*Jordan Micheal Brewster*  
8072296417A04D0...

DocuSigned by:  
*Jemimah Rose-Halbert Brewster*  
541C3399DCAA4BD...

# 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.

(04/10/2016)

## **Land boundaries**

### **Do you know the exact boundary of the property?**

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

## **Planning controls**

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

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

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

### **Are there any proposed or granted planning permits?**

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

## **Safety**

### **Is the building safe to live in?**

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

## **Building permits**

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

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

### **Are any recent building or renovation works covered by insurance?**

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

### **Do you know your rights when buying a property?**

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



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

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

VOLUME 09470 FOLIO 019

Security no : 124112423699F  
Produced 06/02/2024 02:31 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 140026.  
PARENT TITLES :  
Volume 08360 Folio 209      Volume 08464 Folio 848  
Created by instrument LP140026 30/06/1982

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
JEMIMAH ROSE HALBERT BREWSTER  
JORDAN MICHEAL BREWSTER both of 25 BRANIFFS ROAD JEERALANG JUNCTION VIC 3840  
AU890744K 07/10/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX236750R 08/09/2023  
BANK OF QUEENSLAND LTD

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

DIAGRAM LOCATION

SEE LP140026 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 20486E GALILEE SOLICITORS PTY LTD  
Effective from 08/09/2023

DOCUMENT END

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LP140026

EDITION 1

APPROVED 26/5/82

14/1/85

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 7 SECTION C PARISH OF JEERALANG COUNTY OF BULN BULN	APPROPRIATIONS BLUE :- ELECTRICITY SUPPLY PURPOSES BROWN - CARRIAGEWAY PURPOSES	ENCUMBRANCES & NOTATIONS ROAD WIDTHS & OCCUPATION ARE NOT TO SCALE. RM'S ARE GI PIPES 0.30 LONG & 0.02 DIAM. FOR BEARING DATUM SEE COPY OF FIELDNOTES  DEPTH LIMITATION: 15.24m

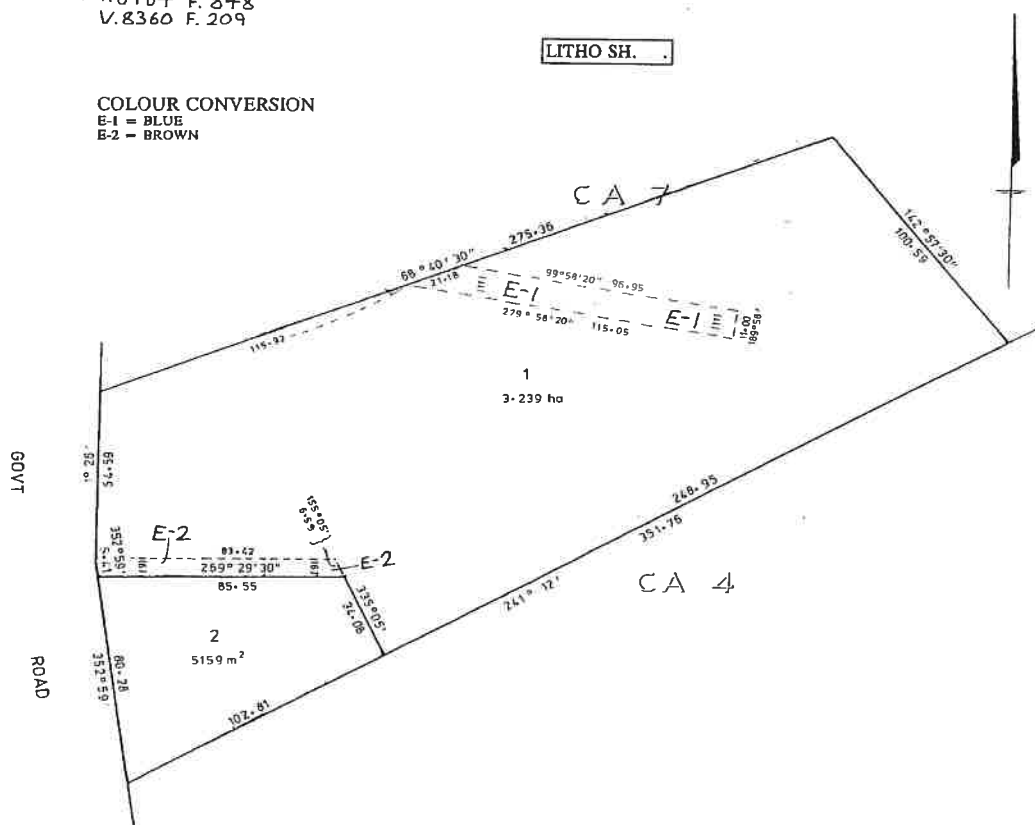
SCALE 25 12.5 0 75 50 75  
 LENGTHS ARE IN METRES

cf V.8464 F. 848  
 V.8360 F. 209

LITHO SH.

COLOUR CONVERSION

E-1 = BLUE  
 E-2 = BROWN



# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 06 February 2024 02:32 PM

## PROPERTY DETAILS

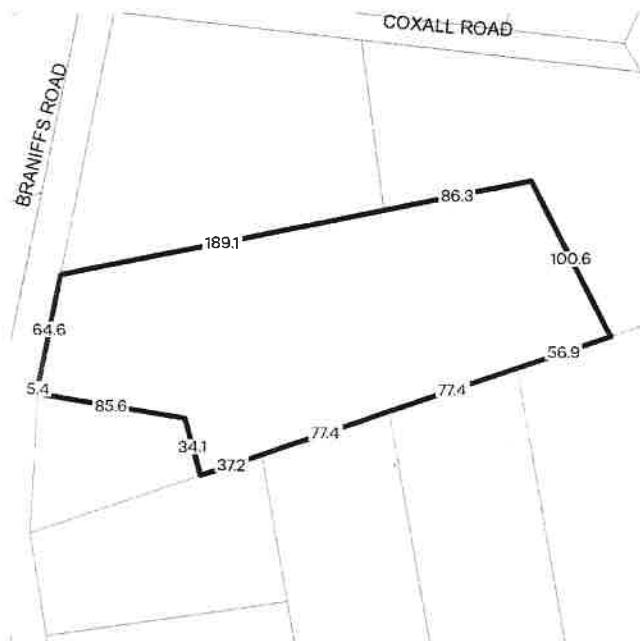
Address: **25 BRANIFFS ROAD JEERALANG JUNCTION 3840**  
Lot and Plan Number: **Lot 1 LP140026**  
Standard Parcel Identifier (SPI): **1\LP140026**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **19992**  
Directory Reference: **Vicroads 97 H7**

[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

**Note:** There are 2 properties identified for this site.  
These can include units (or car spaces), shops, or part or whole floors of a building.  
Dimensions for these individual properties are generally not available.

## SITE DIMENSIONS

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



**Area:** 32395 sq. m (3.24 ha)

**Perimeter:** 815 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: **GIPPSLAND SOUTH**

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

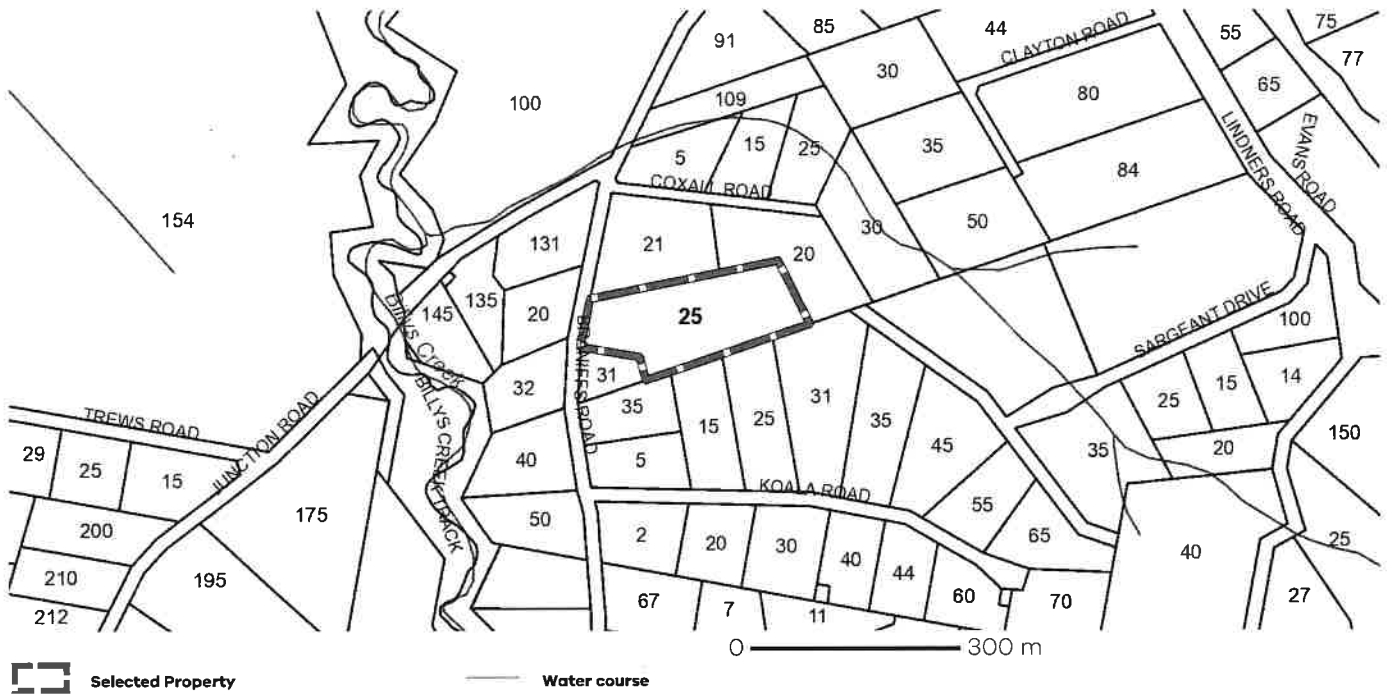
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

## Area Map



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 February 2024 02:32 PM

## PROPERTY DETAILS

Address: **25 BRANIFFS ROAD JEERALANG JUNCTION 3840**  
Lot and Plan Number: **Lot 1 LP140026**  
Standard Parcel Identifier (SPI): **1\LP140026**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **19992**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 97 H7**

[www.latrobe.vic.gov.au](http://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: **GIPPSLAND SOUTH**

## OTHER

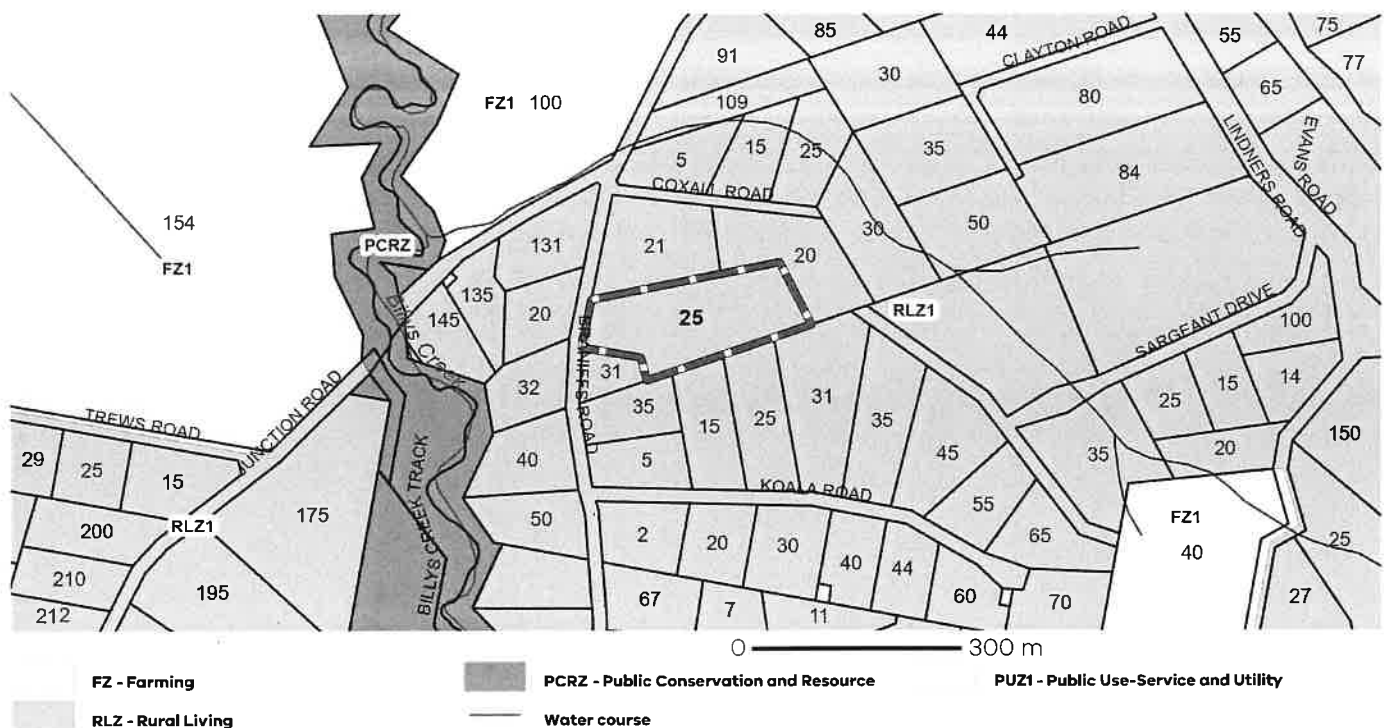
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

[RURAL LIVING ZONE \(RLZ\)](#)

[RURAL LIVING ZONE - SCHEDULE 1 \(RLZ1\)](#)



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

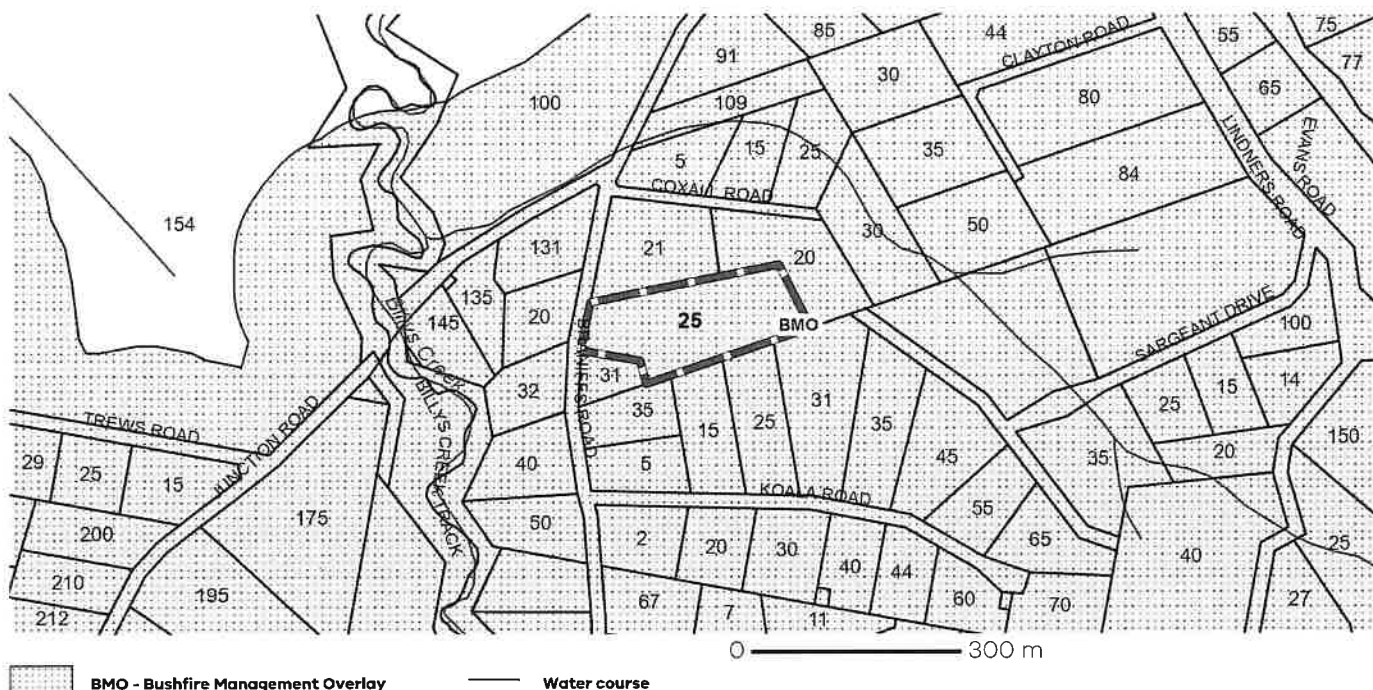
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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Planning Overlays

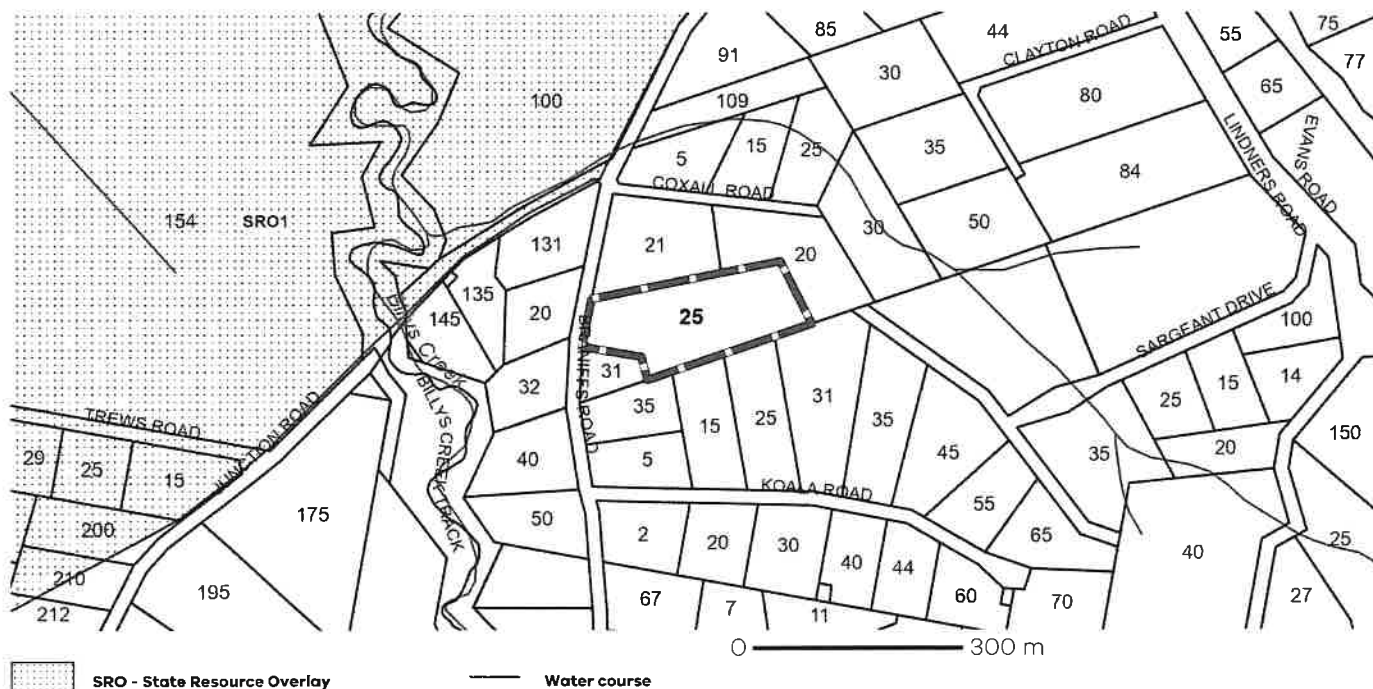
### BUSHFIRE MANAGEMENT OVERLAY (BMO)



### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

### STATE RESOURCE OVERLAY (SRO)



## Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

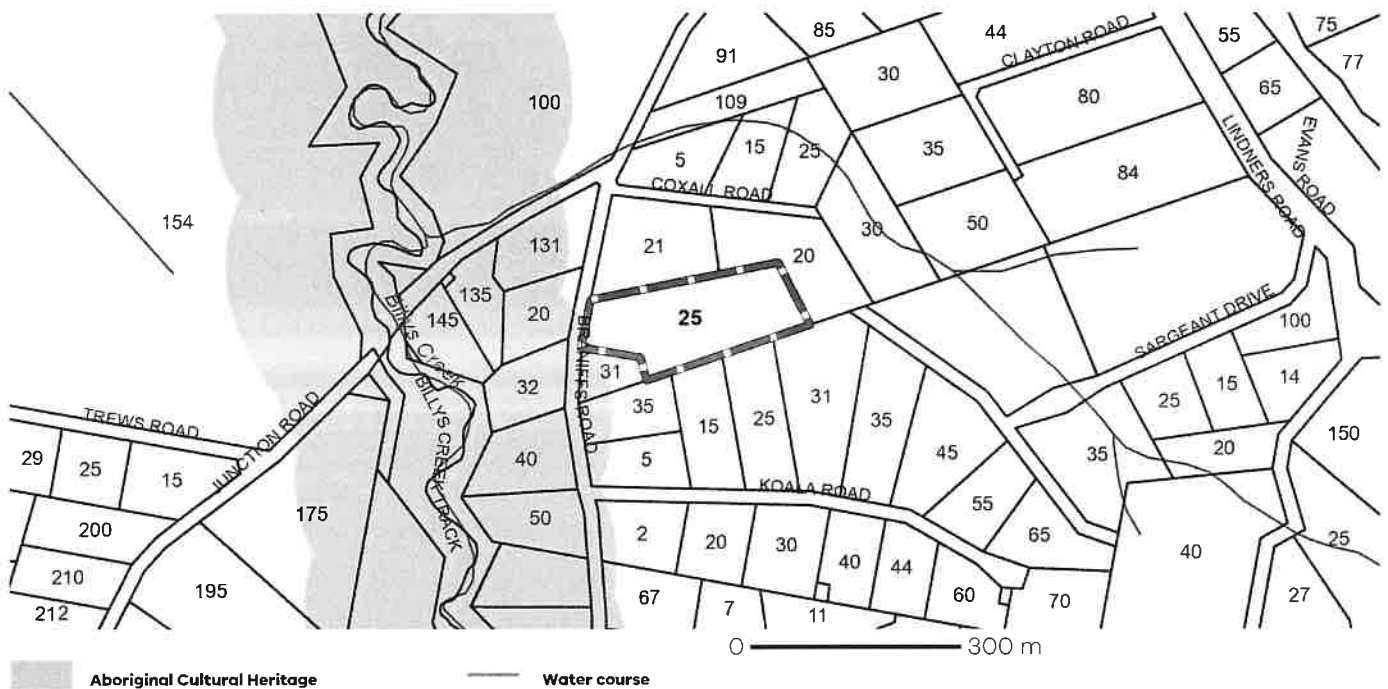
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.dgv.nrms.net.au/dgvQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



## Further Planning Information

Planning scheme data last updated on 7 December 2023.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may 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>

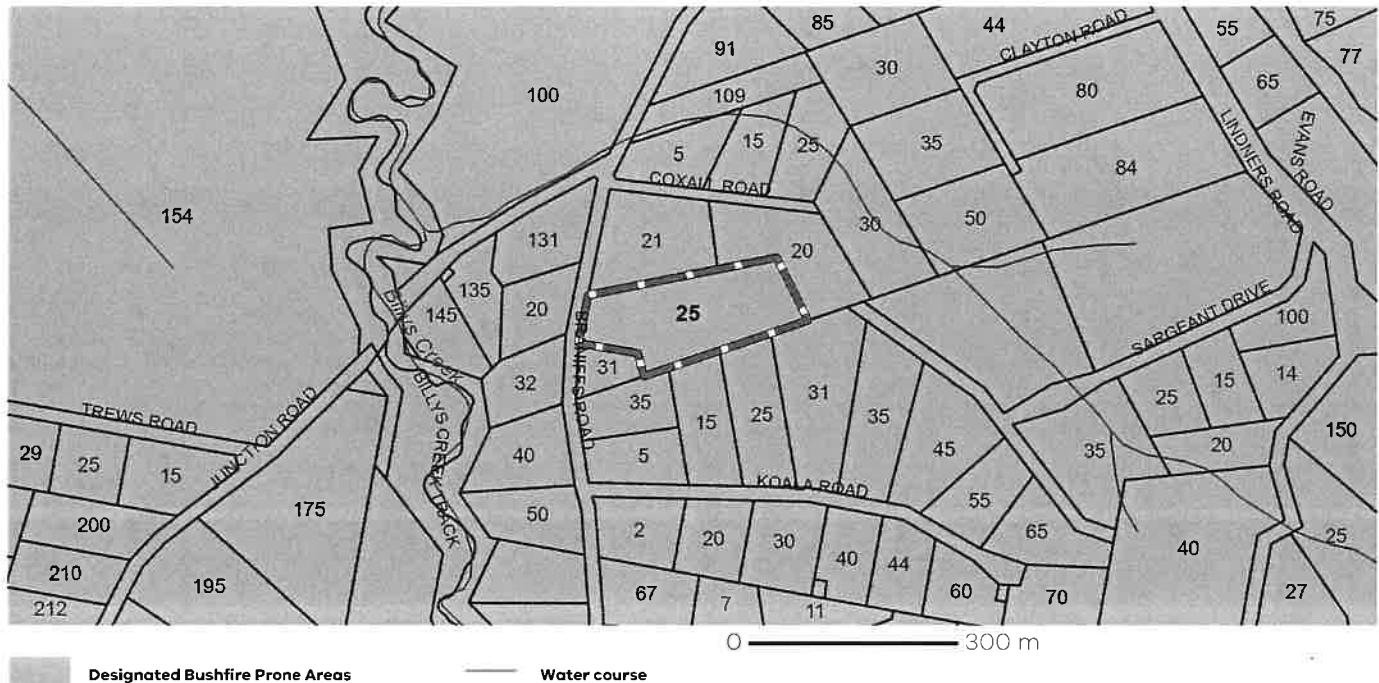


## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

# Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 12546

Mr J M Brewster and Mrs J R Brewster  
14 Rose Ave  
TRARALGON VIC 3844

**Property:** 25 Braniiffs Road, JEERALANG JUNCTION VIC 3840

Description: L 1 LP 140026  
AVPCC: 117 - Residential Rural/Rural Lifestyle  
(see reverse)

Capital Improved Value (CIV): \$770,000

Valuation date: 01/01/2024

Effective as at: 01/07/2024

## Payments

### Council rates and charges

General Rates Residential (0.00297572 x CIV)	\$2,291.30
Municipal Charge	\$153.00
Waste Services Charge (Rubbish x2, Recycling x1, Green Waste x1)	\$574.00

### State government charges

Fire Service Property Levy - Residential (0.000087 x CIV)	\$67.00
Fire Services Property Levy Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$62.00

**Total amount payable** \$3,279.30

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2024.

**Assessment number:** 199927

**Issue date:** 16/08/2024

### Your payment options:

#### Pay by instalment

Instalment 1 \$819.90  
**Due: 30 Sept 2024**

Instalment 2 \$819.80  
Due: 30 Nov 2024

Instalment 3 \$819.80  
Due: 28 Feb 2025

Instalment 4 \$819.80  
Due: 31 May 2025

#### OR

#### Full payment

**Due date:** \$3,279.30  
**15 February 2025**

#### Payment Plan or Difficulty paying on time?

Contact us to apply for an alternative payment plan. Phone 1300 367 700 or email [rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

Payments made on or after 05 August 2024 may not be included

- ☐ Full payment: \$3,279.30  
☐ Instalment: \$819.90

**Assessment number:** 199927

**Property:** 25 Braniiffs Road, JEERALANG JUNCTION VIC 3840



Online Payment

Ref: 199927

Online: [www.latrobe.vic.gov.au/pay](http://www.latrobe.vic.gov.au/pay)



Bill Code: 6072  
Ref: 199927

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



Post Billpay

Bill Code: 0359  
Ref: 199927

Pay 24 hours a day by credit card:

Online: [www.auspost.com.au/postbillpay](http://www.auspost.com.au/postbillpay)

Phone: 13 18 16



\*359 199927

### Direct debit

To arrange regular deductions, including weekly, fortnightly, monthly, quarterly or in full annually, from your bank account. Visit [www.latrobe.vic.gov.au/directdebit](http://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.

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

### 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.

Council Use Only



More information  
overpage



## Property Valuation and Rates

The **Capital Improved Value (CIV)** is the total market value of your property, including your **Site Value** (land value) plus the value of any buildings or other improvements.

Your property is revalued every year by an independent valuer appointed by the Valuer-General of Victoria (VGV) who is the sole valuation authority. Learn more and for FAQs visit

[www.latrobe.vic.gov.au/valuation](http://www.latrobe.vic.gov.au/valuation)

All properties in Victoria were revalued in January 2024. Therefore, your rates may have changed this year because a revaluation of your property has occurred.

Valuations vary depending on the current market, the size and quality of building construction, improvements such as pools or landscaping and the land size and location.

The VGV provides valuations to councils and the State Revenue Office for the purposes of council rates, land tax, and the Fire Services Property Levy.

Your rates are a property tax, calculated by multiplying the Capital Improved Value of your property by the rate in the dollar as determined by Council (see 'Rates charge' overpage).

For more information go to [www.propertyandlandtitles.vic.gov.au/valuation/council-valuations](http://www.propertyandlandtitles.vic.gov.au/valuation/council-valuations)

Your property valuation date is: 01 January 2024

Capital Improved Value (includes Site Value)	\$770,000
Site Value only	\$360,000
Net Annual Value	\$38,500

## What is an AVPCC?

An AVPCC is an Australian Valuation Property Classification Code. An AVPCC is

allocated to each property by the valuer (appointed by the Valuer-General of Victoria) according to the use of the land – e.g. house, shop, farm. The land use classification is then used to calculate the Fire Services Property Levy.

## Objections to Valuation

You may be entitled to lodge an objection pursuant to section 17 of the Valuation of Land Act 1960.

If you disagree with your property valuation or Australian Valuation Property Classification Code (AVPCC) you have a right to lodge an objection within 60 days from the issue date on this notice. Please submit your objection online at: <https://ratingvaluationobjections.vic.gov.au/>

Or learn more by visiting [www.latrobe.vic.gov.au/objections](http://www.latrobe.vic.gov.au/objections)

## Other Objections

If you disagree with any other rate or charge you have a right under the Local Government Act 1989 (the Act) to:

- Apply to the Victorian Civil and Administrative Tribunal under section 183 of the Act for a review in relation to a differential rating.
- Appeal to the County Court under section 184 of the Act for a review in relation to a rate or charge.
- Apply (if applicable) to the Victorian Civil and Administrative Tribunal for a review under section 185 of the Act in relation to a decision by Council to impose a special rate or charge.

Your appeal must be lodged within 60 days from the issue date on this notice.

The grounds for appealing and the procedure for making an application are set out in the respective sections of the Act listed above.

## Financial hardship

You may be eligible to apply for the deferral or waiver of your rates, charges or levies if you are assessed by Council as experiencing genuine financial hardship. Visit our website to learn more about your eligibility.

## State Government Pension Concession

If you have an eligible Pensioner Concession Card or Veterans' Affairs Gold Card and you meet the eligibility criteria you may be entitled to a State Government concession on your rates of up to \$259.50. If your concession does not appear on your rates notice, then download an application form at [www.latrobe.vic.gov.au/concession](http://www.latrobe.vic.gov.au/concession) or collect one from any of our service centres.

Eligible pensioners and veterans also receive a \$50 State Government concession on the Fire Services Property Levy.

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

## Change of details

Change your contact details, including postal address and property ownership, by visiting [www.latrobe.vic.gov.au/changemydetails](http://www.latrobe.vic.gov.au/changemydetails) or contact us.

## Privacy

Personal information included in this notice is used by Latrobe City Council for the primary purpose of issuing and collecting municipal rates, or for a lawful secondary purpose.

Your personal information may also be disclosed to other government agencies in relation to matters that may potentially affect you or your property, or debt collection agencies where rates remain unpaid.

Visit our website to read our privacy policy.

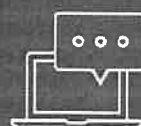
## Any questions?



1300 367 700  
Weekdays  
8.30am to 5.15pm



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



[latrobe.vic.gov.au/rates](http://latrobe.vic.gov.au/rates)



[rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

### Churchill

9-11 Philip Parade

Mon – Fri: 8.30am to 5.15pm  
Closed at  
lunchtimes: 12pm to 1pm

### Moe

1-29 George Street

Mon – Fri: 8.30am to 5.15pm  
Sat: 9am to 12pm

### Morwell

141 Commercial Road

Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)

Credit card only, no cash or cheques

Mon – Fri: 8.30am to 5.15pm  
Sat: 9am to 12pm

### Traralgon

34-38 Kay Street

Mon – Fri: 8.30am to 5.15pm  
Sat: 9am to 12pm

## Victorian Government's Fair Go Rates Cap Policy

Council has complied with the Victorian Government's rate cap of 2.75 percent. The cap applies to the average annual increase of rates and charges.

The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district;
- the application of any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Visit [www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians](http://www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians) to learn more.

## Municipal Charge

The municipal charge is part of the rates levied by Council and is intended to distribute some of the administrative costs of running Council in a fairer way. This ensures every ratepayer contributes a reasonable amount toward these costs. If there were no municipal charge, the rate in the dollar would be higher for everyone.

## Fire Services Property Levy

Council is required to collect the Fire Services Property Levy on behalf of the Victorian State Government to help fund the Country Fire Authority. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated based on your land classification and Capital Improved Value of your property.

If you believe your land has been incorrectly classified for the purposes of this levy, you have a right to object within 60 days. Please submit your objection online at <https://ratingvaluationobjections.vic.gov.au/>

## Allocation of Payments Received

Payments received by Council will be allocated in the following order of priority:

Dishonour Fees, legal fees, interest, arrears, current rates and charges.

## Interest

Overdue amounts attract interest of 10% per annum.

## Dishonour Fee

A dishonour fee of \$10.00 will be added to your account for each dishonoured payment.

## Legal action and costs for unpaid rates and charges

If a rate or charge (including any instalment or any part of a rate or charge) remains unpaid after it is due and payable, the Council may recover it in the Magistrates' Court by suing for it as a debt, subject to section 180(A) of the Act. If applicable, legal costs will be incurred and may be sought from you.

You now have a choice.



Choose to receive your rates notice by email.

To register to receive your rates notice by email visit:

<https://erates.latrobe.vic.gov.au>

**Read** the instructions

**Input** your details

**Read** the important information

**Accept** the declarations

**Click** the button to register

After registering, we will send you an email. It's important that you..

**Click the link** in this email to activate your registration.

You will then be set up to receive your rates notices via email.

## Obtain a copy of your rates notice free of charge

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**Input** your details

**Click** 'Create Your Account' button

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## Why does the following information appear on my rates notice?

Changes to the Local Government (General) Amendment Regulations 2023 require that we provide you with details of the rate set for every type or class of land subject to a differential rate and the amount that would be payable for each class of land if your land constituted that type or class of land.

The changes also require that we insert the name of the property owner(s) on your notice.

Type/Class of Land	Differential Rate	CIV	Amount that would be payable
General	0.00297572	\$770,000	\$2,291.30
Farm	0.00223179	\$770,000	\$1,718.50
Derelict	0.00892716	\$770,000	\$6,873.90

## Property Owner(s) Name(s):

Mr J M Brewster & Mrs J R Brewster

# Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 12547

Mr J M Brewster and Mrs J R Brewster  
14 Rose Ave  
TRARALGON VIC 3844

To be eligible for the instalment program and receive reminder notices, you must pay the first instalment in full by 30 September 2024.

Assessment number: 757534

Issue date: 16/08/2024

## Your payment options:

### Pay by instalment

Instalment 1 \$147.85  
Due: 30 Sept 2024

Instalment 2 \$147.80  
Due: 30 Nov 2024

Instalment 3 \$147.80  
Due: 28 Feb 2025

Instalment 4 \$147.80  
Due: 31 May 2025

## OR

### Full payment

Due date: \$591.25  
15 February 2025

### Payment Plan or Difficulty paying on time?

Contact us to apply for an alternative payment plan. Phone 1300 367 700 or email [rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

Property: 25A Braniffs Road, JEERALANG JUNCTION VIC 3840

Description: L 1 LP 140026  
AVPCC: 111 - Separate House and Curtilage  
(see reverse)

Capital Improved Value (CIV): \$100,000

Valuation date: 01/01/2024

Effective as at: 01/07/2024

## Payments

### Council rates and charges

General Rates Residential (0.00297572 x CIV) \$297.55

Municipal Charge \$153.00

### State government charges

Fire Service Property Levy - Residential (0.000087 x CIV) \$8.70

Fire Services Property Levy Fixed Charge \$132.00

**Total amount payable \$591.25**

Payments made on or after 05 August 2024 may not be included

☐ Full payment: \$591.25

☐ Instalment: \$147.85

Assessment number: 757534

Property: 25A Braniffs Road, JEERALANG JUNCTION VIC 3840



Online Payment

Ref: 757534

Online: [www.latrobe.vic.gov.au/pay](http://www.latrobe.vic.gov.au/pay)



Bill Code: 6072  
Ref: 757534

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



Post Billpay

Bill Code: 0359  
Ref: 757534

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Online: [www.auspost.com.au/postbillpay](http://www.auspost.com.au/postbillpay)

Phone: 13 18 16



\*359 757534

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Council Use Only



More information overpage



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For more information go to

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Your property valuation date is: 01 January 2024 •

Capital Improved Value (Includes Site Value)	\$100,000
Site Value only	\$1,000
Net Annual Value	\$5,000

## What is an AVPCC?

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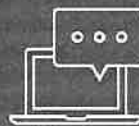
## Any questions?



1300 367 700  
Weekdays  
8.30am to 5.15pm



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



[latrobe.vic.gov.au/rates](http://latrobe.vic.gov.au/rates)



[rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

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Council is required to collect the Fire Services Property Levy on behalf of the Victorian State Government to help fund the Country Fire Authority. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated based on your land classification and Capital Improved Value of your property.

If you believe your land has been incorrectly classified for the purposes of this levy, you have a right to object within 60 days. Please submit your objection online at <https://ratingvaluationobjections.vic.gov.au/>

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You now have a choice.



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To register to receive your rates notice by email visit:

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**Read** the instructions

**Input** your details

**Read** the important information

**Accept** the declarations

**Click** the button to register

After registering, we will send you an email. It's important that you..

**Click the link** in this email to activate your registration.

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It's important that you...**click the link** in the email to activate your registration.

## Why does the following information appear on my rates notice?

Changes to the Local Government (General) Amendment Regulations 2023 require that we provide you with details of the rate set for every type or class of land subject to a differential rate and the amount that would be payable for each class of land if your land constituted that type or class of land.

The changes also require that we insert the name of the property owner(s) on your notice.

Type/Class of Land	Differential Rate	CIV	Amount that would be payable
General	0.00297572	\$100,000	\$297.55
Farm	0.00223179	\$100,000	\$223.20
Derelict	0.00892716	\$100,000	\$892.70

Property Owner(s) Name(s):

Mr J M Brewster & Mrs J R Brewster





J Brewster & J Brewster  
25 Braniffs Rd  
JEERALANG JUNCTION VIC 3844

Customer enquiries  
1800 050 500

Faults & emergencies 24hrs  
1800 057 057

[www.gippswater.com.au](http://www.gippswater.com.au)

Account number:

**0010979904**

Amount due:

**\$285.13**

Pay by:

**As per arrangement**

**Date of issue:** 15 August 2024

**Tax invoice:** 6934170

**Service address:**

25 Braniffs Rd Jeeralang Junction Vic 3840

Previous balance \$1,445.40

Payments received  
up to 15 August 2024 \$472.50 CR

Account adjustment \$826.63 CR

Balance \$146.27

Current charges (over page) \$138.86

**Total amount due \$285.13**

*Total includes GST of \$0.00*

**Payment assistance is available**

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

**Have you registered for a concession?**

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

**We issue invoices three times per year.**

**Please ensure you make payment as per your arrangement.**

**How to pay**



**Direct Debit**

To register for direct debit call us or visit [www.gippswater.com.au/direct-debit](http://www.gippswater.com.au/direct-debit)



**BPAY**

Bill Code: 3475  
Ref: 3680 0000 1097 9904 5



**Centrepay**

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



**Online**

Scan the QR code with your smartphone or go to [my.gippswater.com.au/pay-now](http://my.gippswater.com.au/pay-now) to pay with Visa or Mastercard.



**Phone**

Call 1800 050 500 and select Option 1.



**Post Office**

Pay in person at any Australia Post outlet.



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



## Your current charges - 1 July 2024 to 31 October 2024



Water Usage Treated: 20.55 kL (kilolitres) @ \$2.3209 per kL  
11.45 kL (kilolitres) @ \$2.4025 per kL

\$47.70  
\$27.50



Water Service Charge

\$63.66

## Your charges explained

### Water usage

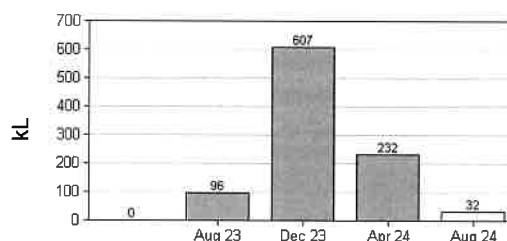
This is a variable charge for the amount of water used at your property as recorded by the water meter.

### Water service

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

## Your water usage

Meter number: 03AF010305  
Current meter read: 13 August 2024  
Meter reading: 7580  
Previous meter read: 12 April 2024  
Meter reading: 7548



Average daily water usage 0.2602 kL/day  
Same time last year 0.8348 kL/day



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



For interpreter or translation services call 13 14 50.

## Payment slip

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



\* 368 00109799045

Account number: 0010979904  
J Brewster & J Brewster

Tax invoice number: 6934170

Amount Paid

Date Paid