

DATED

2023

**MARYANNE PATRICIA O'DONNELL**

to

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**SECTION 32 STATEMENT**

---

**Property: 2B Wyndham Court, Traralgon VIC**

**Good Move Conveyancing**

PO Box 12  
TRARALGON VIC 3844  
Tel: 03 5174 6862  
Fax: 03 5174 4670  
Ref: AC:CK:23-10242

# 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 | 2B WYNDHAM COURT, TRARALGON VIC 3844 |  |
|------|--------------------------------------|--|

|                    |                                                                                   |            |
|--------------------|-----------------------------------------------------------------------------------|------------|
| Vendor's name      | Maryanne Patricia O'Donnell                                                       | Date       |
|                    |                                                                                   | 08/05/2023 |
| Vendor's signature |  |            |

|                       |       |      |
|-----------------------|-------|------|
| Purchaser's name      |       | Date |
|                       |       | / /  |
| Purchaser's signature | <hr/> |      |

|                       |       |      |
|-----------------------|-------|------|
| Purchaser's name      |       | Date |
|                       |       | / /  |
| Purchaser's signature | <hr/> |      |

## 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):

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 type="checkbox"/> | Water supply <input type="checkbox"/> | Sewerage <input type="checkbox"/> | Telephone services <input checked="" type="checkbox"/> |
|---------------------------------------------|-------------------------------------|---------------------------------------|-----------------------------------|--------------------------------------------------------|

## 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)*

|  |
|--|
|  |
|--|

# Vendor GST Withholding Notice

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

From: Maryanne Patricia O'Donnell, 2B Wyndham Court, Traralgon VIC 3844

Property Address: 2B Wyndham Court, Traralgon VIC 3844

Lot: 1 Plan of subdivision: 447478A

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:

A handwritten signature in black ink, appearing to read 'M O'Donnell', is written over a faint, light-colored circular stamp or watermark.

# Due diligence checklist

## What you need to know before buying a residential property

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

## Urban living

### Moving to the inner city?

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

### Is the property subject to an owners corporation?

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

### Has previous land use affected the soil or groundwater?

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

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

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

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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

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

VOLUME 10629 FOLIO 912

Security no : 124105812556F  
Produced 03/05/2023 03:47 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 447478A.  
PARENT TITLE Volume 10564 Folio 533  
Created by instrument PS447478A 08/02/2002

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

MARYANNE PATRICIA O'DONNELL of 2B WYNDHAM COURT TRARALGON VIC 3844  
AV160681W 20/12/2021

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT X678399W 17/08/2001

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

DIAGRAM LOCATION

SEE PS447478A 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: 2B WYNDHAM COURT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 23929E GOOD MOVE CONVEYANCING  
Effective from 20/12/2021

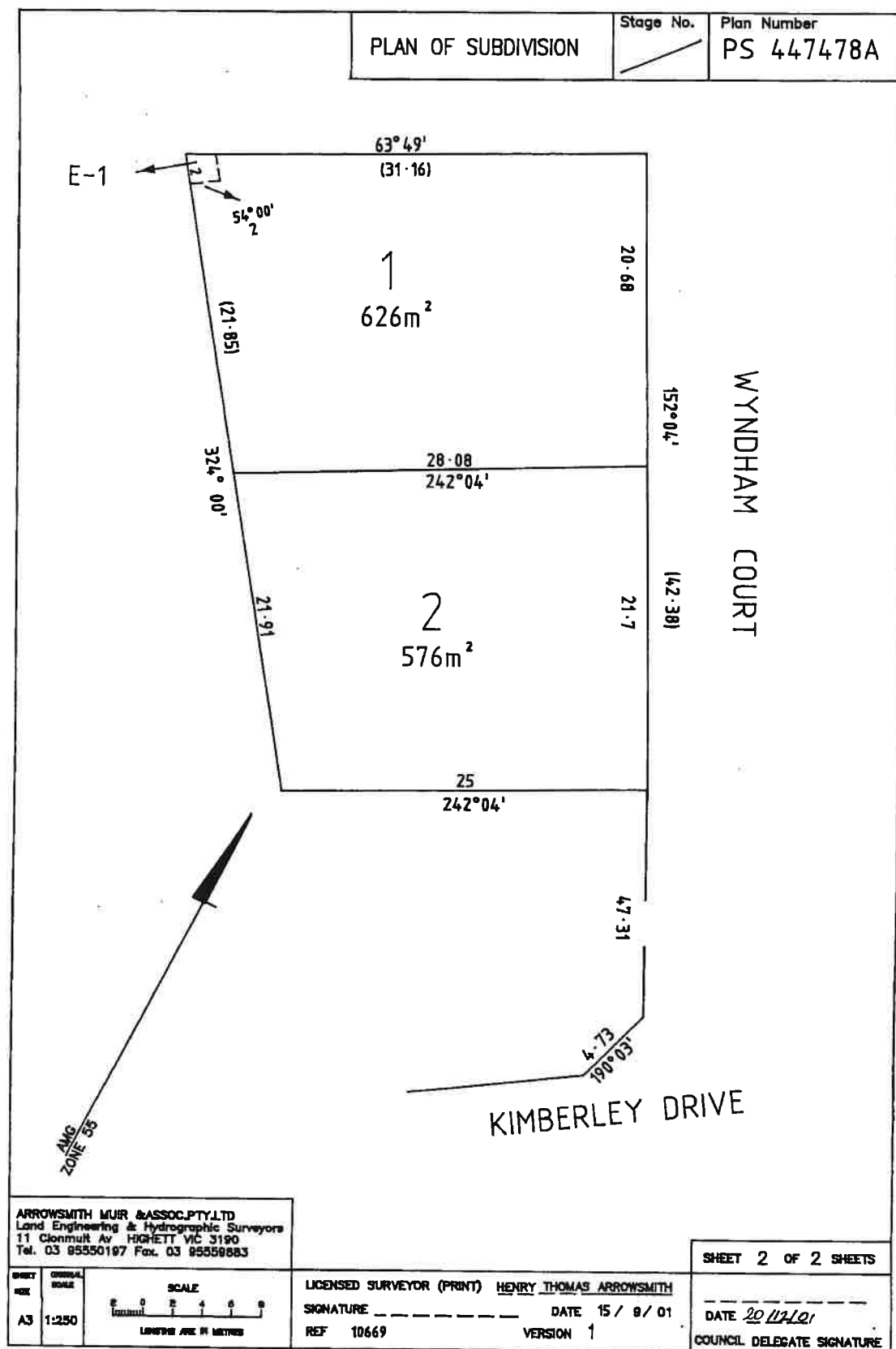
DOCUMENT END

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PLAN OF SUBDIVISION</b>                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 | Stage No.<br>/                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | LTD use only<br><b>EDITION I</b> | <b>PLAN NUMBER</b><br><b>PS447478A</b>                                                                                                                                                                                               |
| <b>LOCATION OF LAND</b><br>Parish: <b>TRARALGON</b><br>Township:<br>Section:<br>Crown Allotment: <b>36 (Part)</b><br>Crown Portion:<br><br>LTD base record: <b>D.C.M.B. RURAL</b><br>Title References: <b>Vol:10564 Fol:533</b><br><br>Last Plan Reference: <b>LOT 29 on PS 441239C</b><br>Postal Address: <b>2 WYNDHAM COURT.<br/>TRARALGON 3844</b><br><br>AMG Co-ordinates: <b>E 456600 N 5773260</b><br>(Of approx. centre of plan) <b>ZONE 55</b> |                                 | <b>COUNCIL CERTIFICATION AND ENDORSEMENT</b><br>COUNCIL NAME: <b>LATROBE SHIRE COUNCIL</b> Ref: <b>01/33</b><br><br>1. This plan is certified under section 6 of the Subdivision Act 1988.<br>2. This plan is certified under section 11(7) of the Subdivision Act 1988.<br><del>Date of original certification under section 6</del><br>3. This is a statement of compliance issued under section 21 of the<br><del>Subdivision Act 1988</del><br><br>Open Space<br><br>(i) A requirement for public open space under section 18 Subdivision<br>Act 1988 has/ has not been made.<br>(ii) The requirement has been satisfied.<br>(iii) The requirement is to be satisfied in Stage<br><br>Council Delegate<br><del>Council seal</del><br><br>Date <b>20/12/2001</b> |                                  |                                                                                                                                                                                                                                      |
| <b>VESTING OF ROADS OR RESERVES</b>                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                                                                                                      |
| Identifier                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                 | Council/Body/Person                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                                                                                                                                                                                                                      |
| Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                  |                                                                                                                                                                                                                                      |
| <b>NOTATIONS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                                                                                                      |
| Depth Limitation: <b>Does not apply</b>                                                                                                                                                                                                                                                                                                                                                                                                                |                                 | Staging <b>This is/ is not a staged subdivision<br/>Planning Permit No. 01133</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |                                                                                                                                                                                                                                      |
| Survey:- This plan is/ is not based on survey.<br><br>To be completed where applicable.<br>This survey has been connected to permanent marks no(s).<br>In proclaimed Survey Area no.                                                                                                                                                                                                                                                                   |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                                                                                                                                                                                                                      |
| <b>EASEMENT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                            |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  | LTD use only<br>Statement of Compliance<br>/ Exemption Statement<br><br>Received ✓<br><br>Date <b>21/11/2002</b>                                                                                                                     |
| <b>Legend:</b> E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or other Encumbrance.<br>A - Appurtenant Easement R - Encumbering Easement (Road)                                                                                                                                                                                                                                                                       |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  | LTD use only<br>PLAN REGISTERED<br>TIME <b>8:55 AM</b><br>DATE <b>8/12/2002</b><br><br>Assistant Registrar of Titles<br><br>Sheet 1 of 2 Sheets |
| Subject Land                                                                                                                                                                                                                                                                                                                                                                                                                                           | Purpose                         | Width (Metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Origin                           |                                                                                                                                                                                                                                      |
| E-1                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Pipeline and Ancillary Purposes | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PS 441239C                       | Central Gippsland Region Water Authority                                                                                                                                                                                             |
| <b>ARROWSMITH MUR &amp; ASSOCIATES PTY LTD</b><br>ACN 006 698 000<br>LAND ENGINEERING & HYDROGRAPHIC SURVEYORS<br>11 CLONMILL AV. MURSHETT VIC 3180<br>TELEPHONE 95501177 FAX 95509883<br>Email: info@arrowsmith.com.au                                                                                                                                                                                                                                |                                 | LICENSED SURVEYOR (PRINT) <b>HENRY THOMAS ARROWSMITH</b><br><br>SIGNATURE _____ DATE <b>18/08/01</b><br><br>REF <b>10680</b> VERSION <b>1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                  | DATE <b>20/12/2001</b><br>COUNCIL DELEGATE SIGNATURE<br><br>Original sheet size <b>A3</b>                                                                                                                                            |



# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

WITHDRAWN  
28 APR 2001

X356907P  
170801 0921 45 50

X678399W  
170801 0921 45 \$0

n T2  
Office

Lodged by: NATIONAL AUSTRALIA BANK LIMITED 9E  
Name:  
Phone:  
Address:



MADE AVAILABLE

Ref:  
Customer Code:

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Lot 29 on Plan of Subdivision No. 441239C and being the whole of the land comprised in Certificate of Title Volume 10564 Folio 573

Estate and Interest: (e.g. "all my estate in fee simple")  
all its estate and interest in fee simple

Consideration:  
\$50,500.00



DX678399W-1-7

Transferor: (full name)  
WESTEND PARK PTY LTD ACN 092 921 492

Transferee: (full name and address including postcode)  
JONJOY HOLDINGS PTY LTD ACN 005 778 647 of Driffield, Via Morwell 3840

Directing Party: (full name)

Creation and/or Reservation and/or Covenant AND THE TRANSFEREE DOES HEREBY FOR HIMSELF HIS TRANSFEREE HIS SUCCESSORS, EXECUTOR, ADMINISTRATORS AND ASSIGNS COVENANT WITH THE SAID TRANSFEROR, HIS TRANSFEREE, HIS SUCCESSORS AND ASSIGNS WITH THE OTHER REGISTERED PROPRIETORS OR PROPRIETORS FOR THE TIME BEING OF ALL

- That the Purchasers or their successors in title will not at any time erect or cause or suffer to be erected upon the said lot any existing building to be relocated on the said lot.
- That the Purchasers or their successors in title will not use or permit or suffer any building to be used for anything other than residential purposes.
- That the Purchasers or their successors in title will not erect or cause or suffer to be erected upon the said lot any building constructed of cement sheeting or fibro sheeting other than such sheeting as may be used in eave cladding.
- That for a period of ten years from the day of subdivision approval the Purchasers and their successors in title will not erect or cause or suffer to be erected, constructed or built on the Lot or any part thereof any building whose outer walls are weatherboard or a weatherboard like material without the consent of the vendor first had and obtained.

+ THE LOTS ON THE PLAN OF SUBDIVISION NUMBER 441239C (EXCEPT THE LOT OR LOTS HEREBY TRANSFERRED BY THE TRANSFEROR) THAT HE WILL NOT

Approval No: 359998A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

T2



Signed

Cust. Code:

\* Law Perfect Pty Ltd

VICTORIAN STAMP DUTY E  
\$ 504.112.00  
TRANSACTION NUMBER 803231-24B  
DATE 2/3/01  
ASSESSED: [Signature]  
STAMP ACT 1958  
AP NO. 161  
NATIONAL AUSTRALIA BANK

THE BACK OF THIS FORM MUST NOT BE USED

22/08/01 12/14/01

SJL

TRANSFEREE

(e) That the Purchasers or their successors in title will not erect or cause or suffer to be erected upon the said lot any building consisting wholly or partly of second hand materials other than second hand bricks or stone and they will not erect or cause or suffer to be erected any other structure or any fence consisting wholly or partly of second hand materials.

(f) That the Purchasers or their successors in title will not erect or cause or suffer to be erected upon the said lot any fence on any part of the lot hereby sold unless such fence or fences shall be of the following dimensions:

Front fence: Not to exceed 1 meter in height.

Side fences: Not to exceed 1 meter in height over a 2.8 meter distance from the front boundary of the lot, thereafter angular grading over a distance of 2.5 meters to 1.8 meters in height.

Rear fences: Not to exceed 1.8 meters in height.

AND IT IS INTENDED THAT THIS COVENANT

These conditions shall be inserted in the transfer to the Purchasers as a restrictive covenant by the Purchasers to run with the land and to be noted as such on any Certificate of Title to be issued pursuant to the transfer to the Purchasers to the intent that the benefit of the covenant shall be attached to and run at law and in equity for the benefit of the Purchasers their successors assigns and transferees and other the registered proprietors for the time being of the land comprised in the said subdivision or any parts thereof other than the land hereby transferred.

Dated: 14/2/2001

Execution and attestation  
THE COMMON SEAL of WESTEND PARK PTY LTD  
was affixed in the presence of authorised persons:

Director B. Storch

Full name CAROLINE STORT

Usual address 17 Bead St.

Secretary [Signature]

Full name LEX WARREN GRIFT

Usual address 17 Bead St.

Approval No: 359998A

T2 Page 2



\* Law Perfect Pty Ltd



X356907P  
080304 1282 45 50



THE BACK OF THIS FORM MUST NOT BE USED

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form T2* dated 14/2/2001 between WESTEND PARK PTY LTD ACN 092 921 492 AND JONNOY HOLDINGS PTY LTD ACN 005 778 647

Signatures of the parties

Panel Heading

THE COMMON SEAL of JONNOY HOLDINGS PTY LTD  
was affixed in the presence of authorised persons:

Director

Full name

Usual address

Secretary

Full name

Usual address



Approval No: 359998A

# A1



\* Law Perfect Pty Ltd

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed which it is annexed.
4. All pages must be attached together by being stapled in the

**X356907P**  
080367420245 50



# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 03 May 2023 03:50 PM

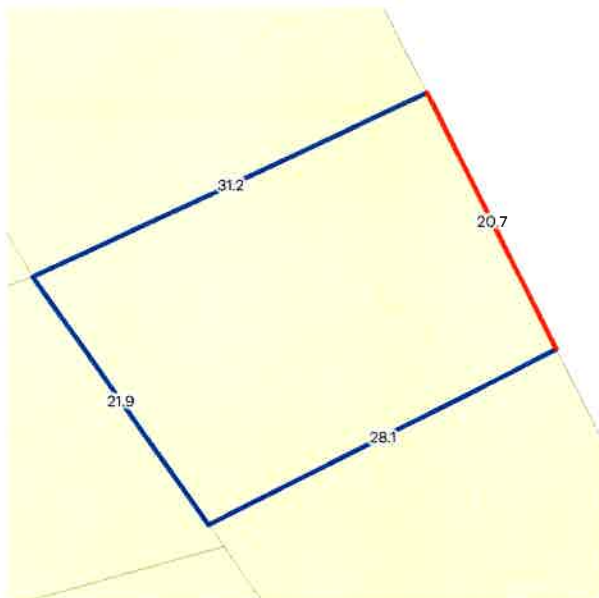
## PROPERTY DETAILS

Address: **2B WYNDHAM COURT TRARALGON 3844**  
Lot and Plan Number: **Lot 1 PS447478**  
Standard Parcel Identifier (SPI): **1\PS447478**  
Local Government Area (Council): **LATROBE**  
Council Property Number: **45158**  
Directory Reference: **Vicroads 696 C4**

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

## SITE DIMENSIONS

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



**Area:** 626 sq. m

**Perimeter:** 102 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](http://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

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's 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>

PROPERTY REPORT

Area Map



# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 03 May 2023 03:50 PM

## PROPERTY DETAILS

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Council Property Number: **45158**  
Planning Scheme: **Latrobe**  
Directory Reference: **Vicroads 696 C4**

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

[Planning Scheme - Latrobe](#)

## UTILITIES

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Melbourne Water: **Outside drainage boundary**  
Power Distributor: **AUSNET**

## STATE ELECTORATES

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

## OTHER

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

[View location in VicPlan](#)

## Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)

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



**NRZ - Neighbourhood Residential**

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

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Read the full disclaimer at <http://www.delve.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)

PLANNING PROPERTY REPORT: 2B WYNDHAM COURT TRARALGON 3844

Page 1 of 3

## Planning Overlay

### DESIGN AND DEVELOPMENT OVERLAY (DDO)

#### DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



DDO10 DDO - Design and Development Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

## Further Planning Information

Planning scheme data last updated on 27 April 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/vicoplan>

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

## Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

## Native Vegetation

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

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

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



**Gippsland  
Water**



M O'Donnell  
2B Wyndham Crt  
TRARALGON VIC 3844



034  
1000687  
R1\_1405

Customer enquiries  
1800 050 500

Faults & emergencies 24hrs  
1800 057 057

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

Account number:

**0013450804**

Amount due:

**\$392.55**

Pay by:

**9 February 2023**

**Date of issue:** 12 January 2023

**Tax invoice:** 6425556

**Service address:**

2B Wyndham Crt Traralgon Vic 3844

|                                            |                 |
|--------------------------------------------|-----------------|
| Previous balance                           | \$360.07        |
| Payments received<br>up to 12 January 2023 | \$360.07 CR     |
| Balance                                    | \$0.00          |
| Current charges (over page)                | \$508.97        |
| Concession entitlement                     | \$116.42 CR     |
| <b>Total amount due</b>                    | <b>\$392.55</b> |
| 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.

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



*Paid 14.2.23*

## 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 1345 0804 9



### Centrepay

Call 1800 050 500 to use Centrepay  
to make regular deductions from your  
Centrelink payment. Centrepay is a  
voluntary and easy payment option  
available to Centrelink customers.



### 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.

# Valuation and Rates Notice

For the period 1 July 2022 to 30 June 2023



034 16609

Mrs M P O'Donnell  
2b Wyndham Ct  
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 2022

Assessment number: **451724**  
Issue date: **16/08/2022**

## Your payment options:

### Pay by instalment

|                   |          |
|-------------------|----------|
| Instalment 1      | \$473.45 |
| Due: 30 Sept 2022 |          |
| Instalment 2      | \$473.35 |
| Due: 30 Nov 2022  |          |
| Instalment 3      | \$473.35 |
| Due: 28 Feb 2023  |          |
| Instalment 4      | \$473.35 |
| Due: 31 May 2023  |          |

OR

### Full payment

Due date: **\$1,893.50**  
**15 February 2023**

### 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.

**Property:** 2B Wyndham Court, TRARALGON VIC 3844

Description: L 1 PS 447478  
AVPCC: 110 - Detached Home  
(see reverse)

Capital Improved Value (CIV): \$465,000

Valuation date: 01/01/2022  
Effective as at: 01/07/2022

## Payments

### Council rates and charges

|                                                           |            |
|-----------------------------------------------------------|------------|
| General Rates Residential (0.00322058 x CIV)              | \$1,497.55 |
| Municipal Charge                                          | \$144.00   |
| Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1) | \$382.00   |
| State Government Concession                               | -\$253.20  |

### State government charges

|                                                           |          |
|-----------------------------------------------------------|----------|
| Fire Service Property Levy - Residential (0.000053 x CIV) | \$24.65  |
| Fire Services Property Levy Fixed Charge                  | \$117.00 |
| EPA Victoria Landfill Levy                                | \$31.50  |
| State Government Concession                               | -\$50.00 |

**Total amount payable**

**\$1,893.50**

Payments made on or after 05 August 2022 may not be included

- ☐ Full payment: \$1,893.50  
☐ Instalment: \$473.45

Assessment number: **451724**  
Property: **2B Wyndham Court, TRARALGON VIC 3844**



Billers Code: 6072  
Ref: 451724

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



Billers Code: 0359  
Ref: 451724

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 451724

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](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.

### 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.

Please retain this notice for your records as a fee of \$20.00 may be charged for replacement copies. Or, see the Rates Brochure for instructions on how to register for electronic notices in order to obtain a replacement copy free of charge.

More  
information  
overpage

L016609 034278 #84172