

DATED

2024

Dermott Gordon Leys and Sarah Anne Leys

SECTION 32 STATEMENT

Property: 7-9 POPLAR AVENUE, TRARALGON VIC 3844

Good Move Conveyancing
2/41 Breed Street
PO Box 12
TRARALGON VIC 3844
Tel: 0351746862
Ref: AC:24-11323

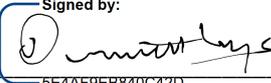
Vendor Statement

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 | 7-9 POPLAR AVENUE, TRARALGON VIC 3844 |
|-------------|---------------------------------------|

| | | | |
|--------------------|--|------|-----------|
| Vendor's name | Dermott Gordon Leys | Date | 26/9/2024 |
| Vendor's signature | <p>Signed by:  5E4AF9EB84UC42D...</p> | | |
| Vendor's name | Sarah Anne Leys | Date | 17/9/2024 |
| Vendor's signature | <p>Signed by:  DC699A9EDD4848E...</p> | | |

| | |
|-----------------------|------|
| 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) Their total does not exceed: \$4,500.00

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. 110 |
| (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 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 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

(The Sale of Land Act 1962 provides that the vendor or the vendor's licensed estate agent must make a prescribed due diligence checklist available to purchasers before offering land for sale that is vacant residential land or land on which there is a residence. The due diligence checklist is NOT required to be provided with, or attached to, this vendor statement but the checklist may be attached as a matter of convenience.)

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)

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.

Vendor GST Withholding Notice

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

To:

From: Dermott Gordon Leys and Sarah Anne Leys, 56 Rifle Range Road, Traralgon South VIC 3844

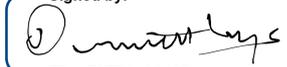
Property Address: 7-9 Poplar Avenue, Traralgon VIC 3844

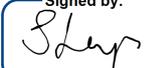
Plan of Consolidation: 359218

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: 26/9/2024 17/9/2024

Signed for an on behalf of the Vendor:

Signed by:

.....5E4AF9EB840C42D.....

Signed by:

.....DC699A9EDD4848E.....

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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 10260 FOLIO 278

Security no : 124118307812F
Produced 17/09/2024 09:53 AM

LAND DESCRIPTION

Land in Plan of Consolidation 359218H.
PARENT TITLES :
Volume 08970 Folio 054 to Volume 08970 Folio 055
Created by instrument PC359218H 24/11/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SARAH ANNE LEYS
DERMOTT GORDON LEYS both of 27 MORGAN DRIVE TRARALGON VIC 3844
AR474403L 21/09/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY140894Q 26/06/2024
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT (as to whole or part of the land) in instrument R430985Q 11/07/1991

COVENANT (as to whole or part of the land) in instrument R531328Y 06/09/1991

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 PC359218H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|-----------------------|------------|------------|
| AY140893S (E) | DISCHARGE OF MORTGAGE | Registered | 26/06/2024 |
| AY140894Q (E) | MORTGAGE | Registered | 26/06/2024 |

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 7-9 POPLAR AVENUE TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 26/06/2024

DOCUMENT END

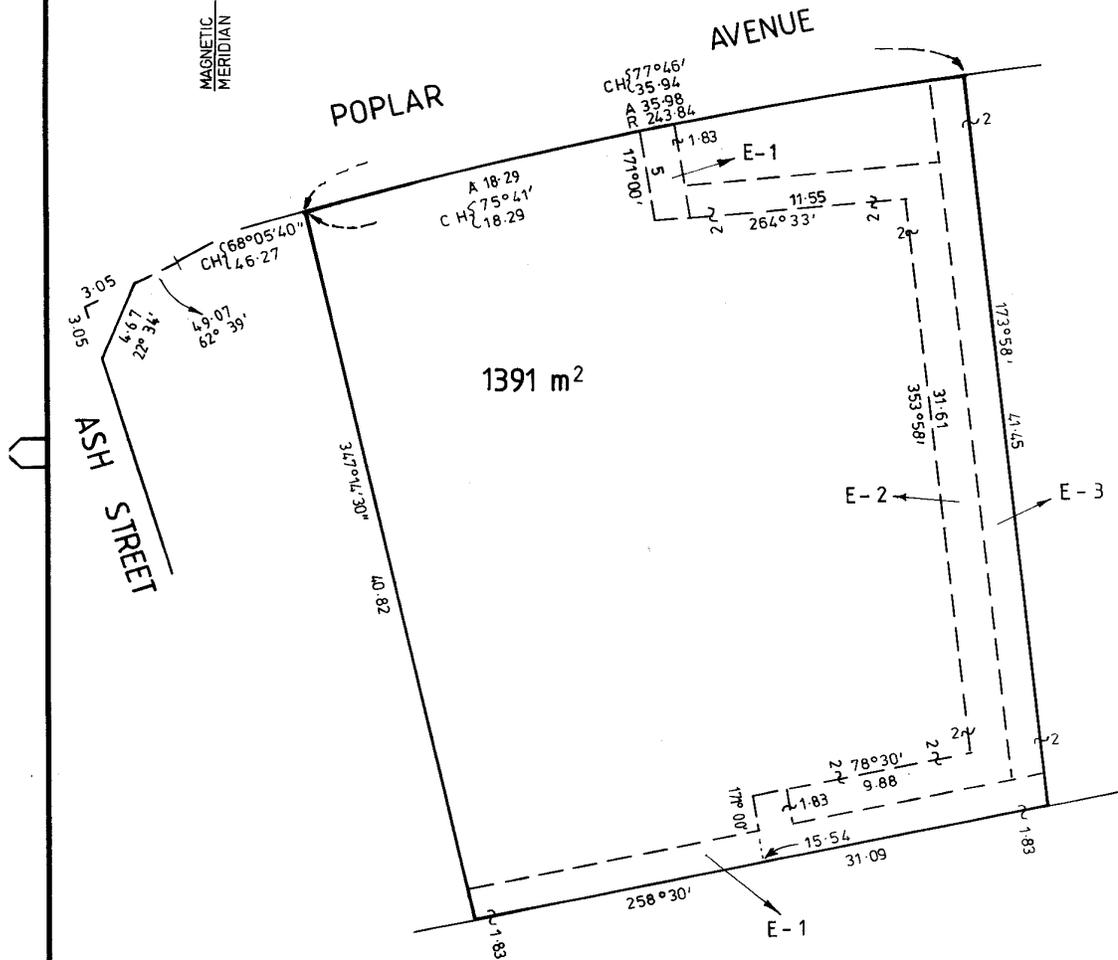
Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Triconvey (Reseller) has been obtained from InfoTrack Pty Limited

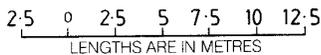
by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

PLAN OF CONSOLIDATION

PLAN NUMBER
PC 359218 H



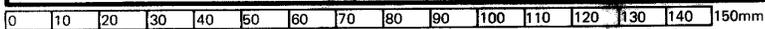
KLUGE JACKSON CONSULTANTS PTY. LTD.
SURVEYORS AND ESTATE PLANNERS
45 MACALISTER STREET, SALE, 3850 (051) 443877
29 BREED STREET, TRARALGON, 3844 (051) 744808



ORIGINAL SCALE 1:250
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) **HANS PETER KLUGE**
SIGNATURE DATE 11 / 10 / 95
REF **T94442** VERSION 2

SHEET 2 OF 2 SHEETS
DATE / /
COUNCIL DELEGATE SIGNATURE



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RECD
060991 1017 45 12 R531328Y

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WARREN, GRAHAM & MURPHY

Code 1854J

VICTORIA

R531328Y

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Lot 98 on Plan of Subdivision No. 97154 being the whole of the land in Certificate of Title

* Volume 8970 Folio 05A5
[Handwritten signature]

Consideration (Note 6)

\$12,250.00

STAMP DUTY VICTORIA
U#046#1 S#1 T#075024 D0054506 03/09/21
E#77793S D#44 \$171.00

Transferor

DIRECTOR OF HOUSING



Transferee

DEAN GILLIES BARBER and MARIANNE BARBER both of 5A, Monte Carlo Vilas, 18/MS Castlepeak Road, New Territories, Hong Kong, as joint tenants.

Estate and Interest (Note 9)

An estate in fee simple

Directing Party (Note 10)

| | |
|--------------------------------|----------------------------|
| CODE: 4A | Control of Stamps Use Only |
| DUT: 171 | |
| \$: 171 | |
| STATUS: ✓ | |
| TYPE: | |
| VALUE: \$12,250 | |
| ASSESSOR: <i>[Handwritten]</i> | |

Creation (or Reservation) of Easement and/or Covenant (Notes 11-12)

T2 Office Use Only



[Handwritten]
12/9/21

Approval No. T2/1

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



REGISTRATION
[Handwritten]

And the said Transferees for themselves and their Transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof do hereby and as separate covenants covenant with the said Transferors their successors assigns and transferees and other the registered proprietor or proprietries for the time being of the land comprised in the said plan of subdivision and every part or parts thereof (other than the land hereby transferred) that they will not construct the external walls of any dwelling-house or other building erected on the land hereby sold (except for the usual outbuildings) of any material other than brick, brick veneer or stone.

And it is hereby agreed that the benefit of the foregoing covenants and each shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and that the same shall appear on every future Certificate of Title for the said lot as an encumbrance affecting the same and every part thereof.

Date 22-7-91

(Note 13)

Execution and Attestation

(Note 14)

THE CORPORATE SEAL OF DIRECTOR OF HOUSING)
was hereunto affixed the day and year)
hereinbefore written in the presence of:-)



.....)
An Officer of the Department of Planning)
and Housing to whom Director of Housing)
has delegated the appropriate power.)

SIGNED by the said DEAN GILLIES BARBER)
by being signed by his Attorney RITCHIE)
DEVAN BARBER pursuant to Power of Attorney)
dated the 1st of May 1991.)

RB)
D RB RB

RB)
D Witness Doyle

SIGNED by the said MARIANNE BARBER by)
being signed by her Attorney RITCHIE)
DEVAN BARBER pursuant to Power of Attorney)
dated the 1st May 1991.)

RB)
D RB RB

RB)
D Witness Doyle

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Titles Office Use Only
R430985Q

DEED

110/91 0338 45 12 181 302850

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WARREN, GRAHAM & MURPHY

Code 1854J

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Lot 97 on Plan of Subdivision No. 97154 being the whole of the land in Certificate of Title Volume 8970 Folio 054

Consideration (Note 6)

\$12,250.00

Transferor

DIRECTOR OF HOUSING

STAMP DUTY VICTORIA (Note 7)
U#02C#2 S#1 T#073983 00043429 10/07/91
R#295588 D#44 \$171.00



Transferee

DEAN GILLIES BARBER and MARIANNE BARBER both of 5A, Monte Carlo Vilas, 18/MS Castlepeak Road, New Territories, Hong Kong, as joint tenants.

Estate and Interest (Note 9)

An estate in fee simple.

44
171-
V
12250
M.S.

Comptroller of Stamps Use Only

Directing Party

(Note 10)

Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

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

T2 Office Use Only



REGISTRATION - 10/17

5m
23/7/91 Approval No. T2/1

And the said Transferees for themselves and their Transferees the registered proprietors for the time being of the land hereby transferred and of every part thereof do hereby and as separate covenants covenant with the said Transferors their successors assigns and transferees and other the registered proprietor or proprietors for the time being of the land comprised in the said plan of subdivision and every part or parts thereof (other than the land hereby transferred) that they will not construct the external walls of any dwelling-house or other building erected on the land hereby sold (except for the usual outbuildings) of any material other than brick, brick-veneer or stone.

And it is hereby agreed that the benefit of the foregoing covenants and each of them shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision other than the land hereby transferred and that the burden thereof shall be annexed to and run at law and in equity with the said Lot hereby transferred and that the same shall appear on every future Certificate of Title for the said Lot as an encumbrance affecting the same and every part thereof.

Date 1st July 1991

(Note 13)

Execution and Attestation

(Note 14)

THE CORPORATE SEAL OF DIRECTOR OF HOUSING was hereunto affixed the day and year hereinbefore written in the presence of:-



[Signature]
.....
An Officer of the Department of Planning and Housing to whom Director of Housing has delegated the appropriate power.

SIGNED by the said DEAN GILLIES BARBER by being signed by his Attorney RITCHIE DEVAN BARBER pursuant to Power of Attorney dated the 1st May 1991.

[Signature]
.....

[Signature]
.....

SIGNED by the said MARIANNE BARBER by being signed by her Attorney RITCHIE DEVAN BARBER pursuant to Power of Attorney dated the 1st May 1991.

[Signature]
.....

[Signature]
.....

PROPERTY REPORT

From www.land.vic.gov.au at 17 September 2024 09:55 AM

PROPERTY DETAILS

Address: **7-9 POPLAR AVENUE TRARALGON 3844**

Lot and Plan Number: **Plan PC359218**

Standard Parcel Identifier (SPI): **PC359218**

Local Government Area (Council): **LATROBE**

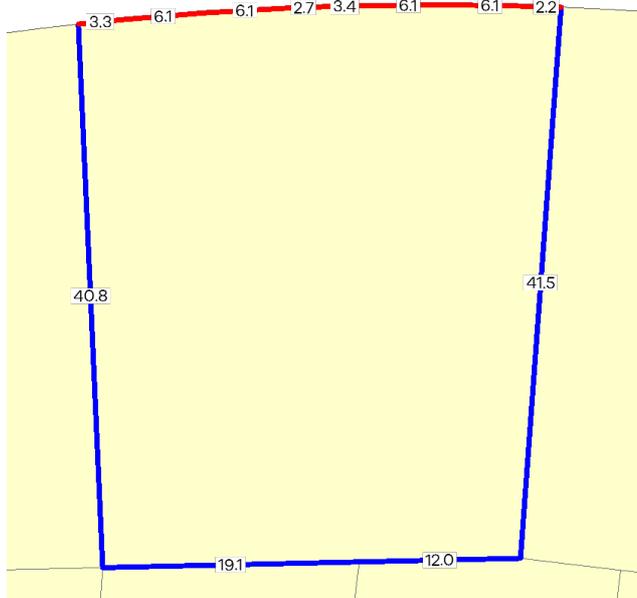
Council Property Number: **29677**

Directory Reference: **Vicroads 696 E8**

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: 1391 sq. m

Perimeter: 149 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **MORWELL**

PLANNING INFORMATION

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/>

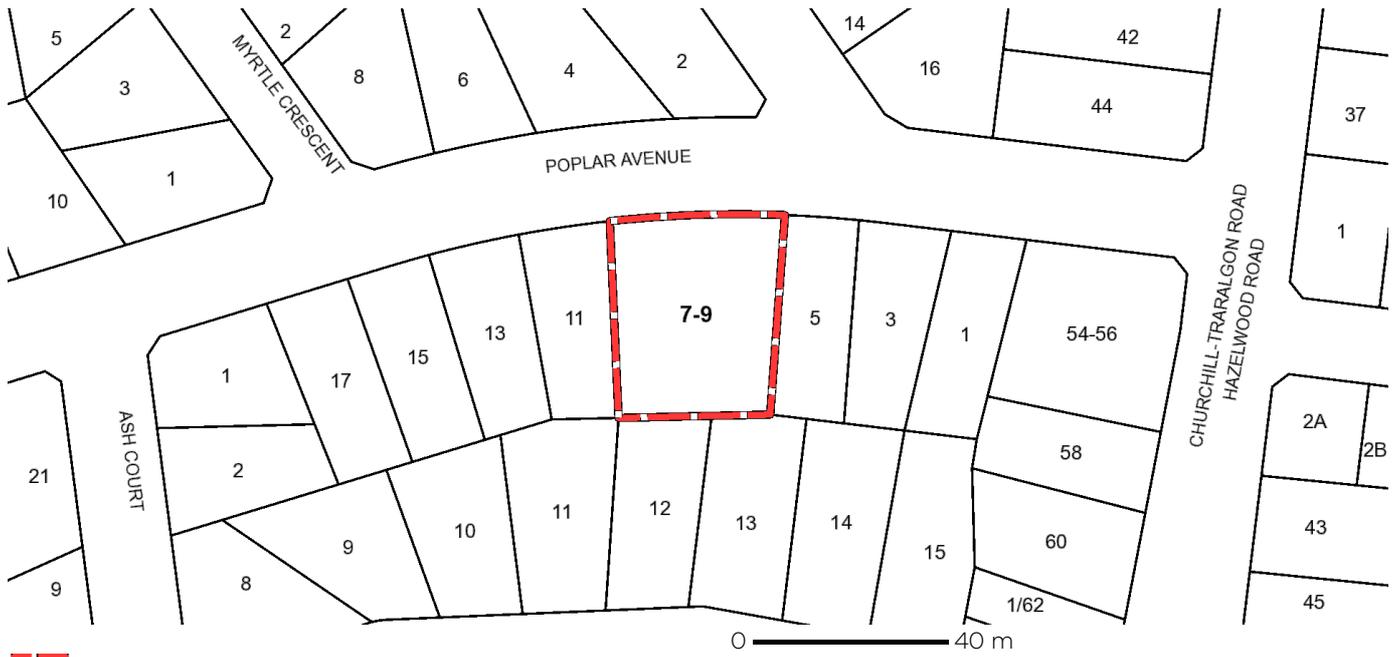
Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



Selected Property

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 17 September 2024 09:55 AM

PROPERTY DETAILS

Address: **7-9 POPLAR AVENUE TRARALGON 3844**
 Lot and Plan Number: **Plan PC359218**
 Standard Parcel Identifier (SPI): **PC359218**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **29677**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 E8**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

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

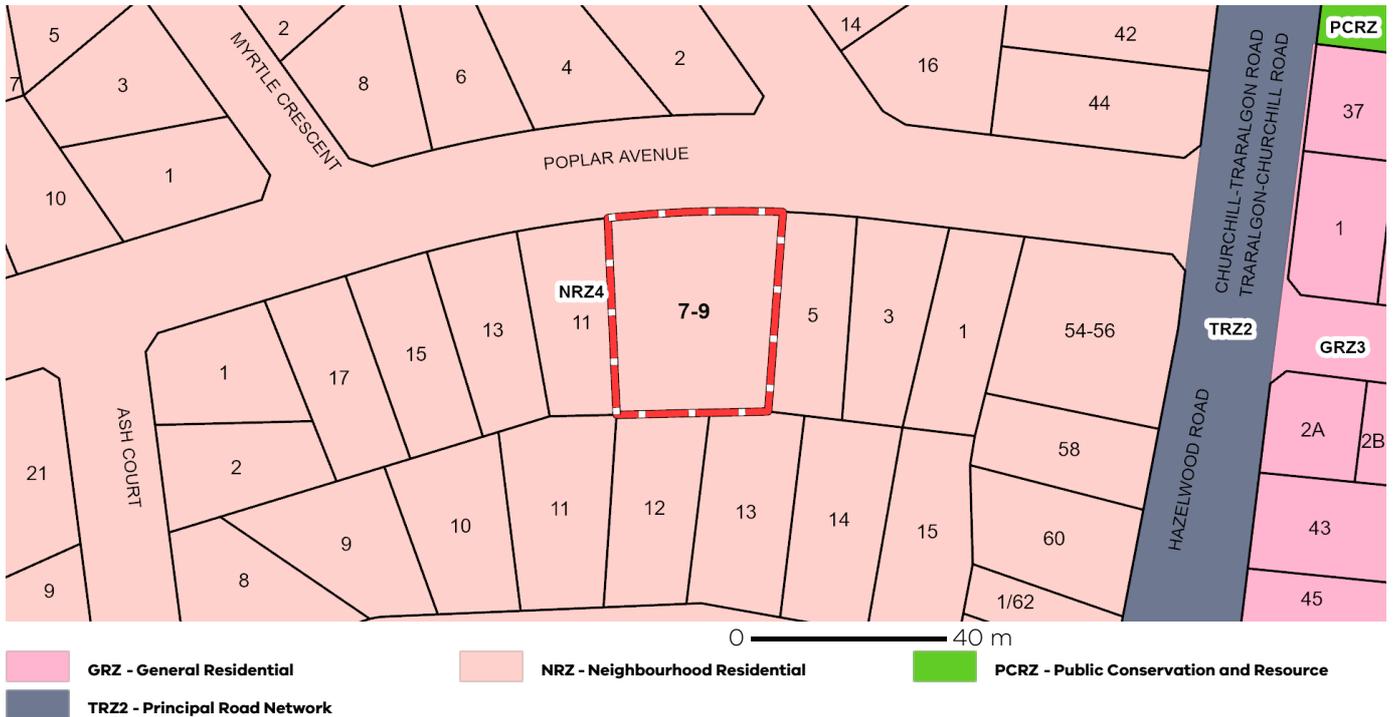
OTHER

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

[View location in VicPlan](#)

Planning Zones

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



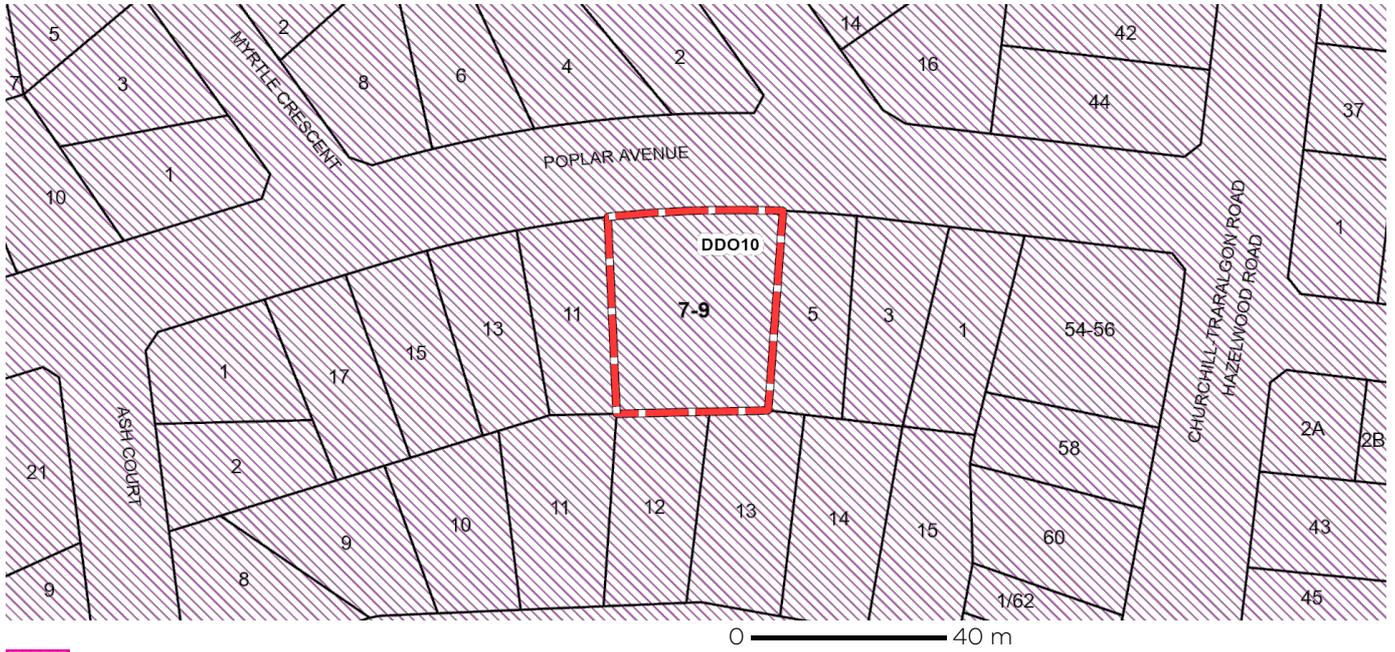
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlay

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 \(DDO10\)](#)



 **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 11 September 2024.

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>

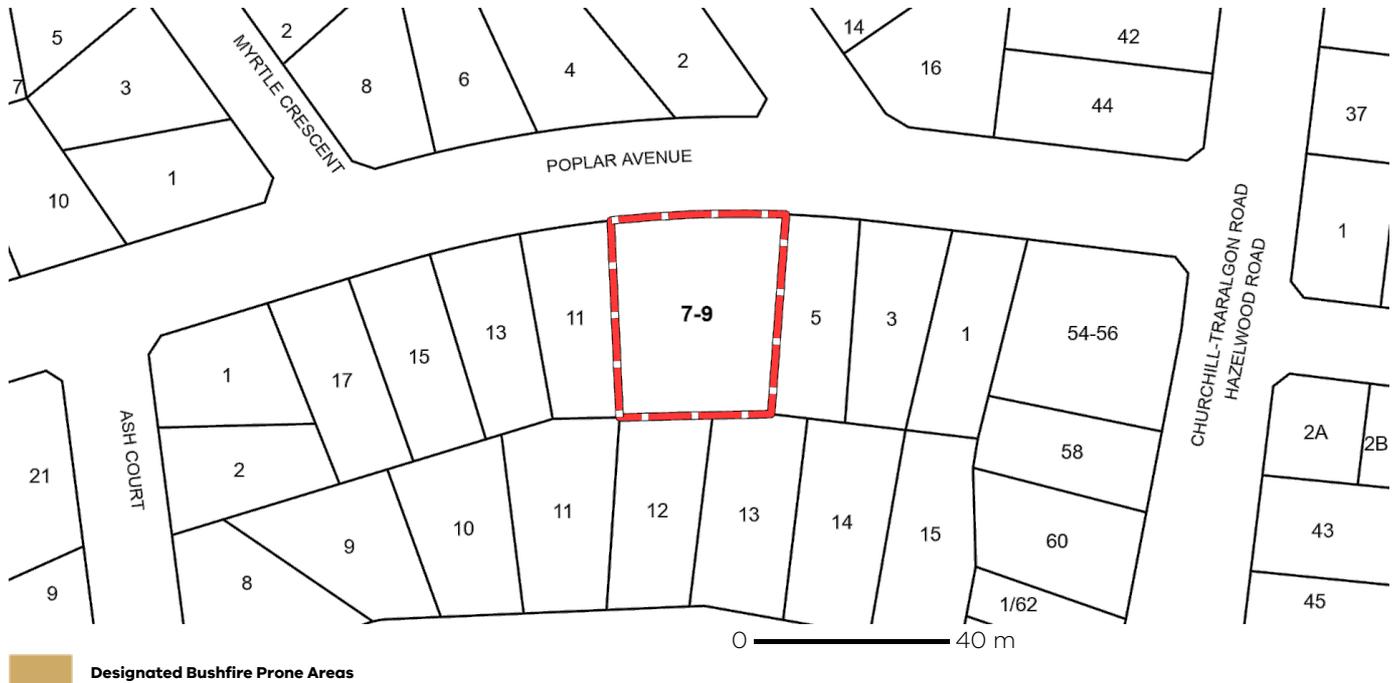
PLANNING PROPERTY REPORT

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 \(environment.vic.gov.au\)](http://Native%20vegetation%20(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 \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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

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



Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025


034 05712
 Mrs S Leys and Mr D G Leys
 27 Morgan Dr
 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: 296772
Issue date: 16/08/2024

Your existing direct debit will continue. Review the debit amount to ensure your rates balance is paid in full by 31 May 2025.

Property: 7-9 Poplar Avenue, TRARALGON VIC 3844

Description: PC 359218
 AVPCC: 110 - Detached Home
 (see reverse)

Capital Improved Value (CIV): \$710,000 Valuation date: 01/01/2024
 Effective as at: 01/07/2024

Arrears, immediate charges and payments

Arrears \$172.50
 Payments since 01 July 2024 -\$309.00

Council rates and charges

General Rates Residential (0.00297572 x CIV) \$2,112.75
 Municipal Charge \$153.00
 Waste Services Charge (Rubbish x1, Recycling x2, Green Waste x1) \$530.00

State government charges

Fire Service Property Levy - Residential (0.000087 x CIV) \$61.75
 Fire Services Property Levy Fixed Charge \$132.00
 EPA Victoria Landfill Levy \$31.00

Total amount payable \$2,884.00

Pay by instalment

| | |
|--------------------------|----------|
| Instalment 1 | \$618.70 |
| Due: 30 Sept 2024 | |
| Instalment 2 | \$755.10 |
| Due: 30 Nov 2024 | |
| Instalment 3 | \$755.10 |
| Due: 28 Feb 2025 | |
| Instalment 4 | \$755.10 |
| Due: 31 May 2025 | |

OR

Full payment

Due date: 15 February 2025 **\$2,884.00**

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

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

- Full payment: \$2,884.00
- Instalment: \$618.70

Assessment number: 296772
Property: 7-9 Poplar Avenue, TRARALGON VIC 3844

 **Online Payment** Ref: 296772

Online: www.latrobe.vic.gov.au/pay

 **BPAY** Biller Code: 6072 Ref: 296772

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

 **Post Billpay** Biller Code: 0359 Ref: 296772

Pay 24 hours a day by credit card:

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

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 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.

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.

Council Use Only



More information overpage 



*359 296772

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

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

Your property valuation date is: 01 January 2024

| | |
|--|-----------|
| Capital Improved Value (includes Site Value) | \$710,000 |
| Site Value only | \$380,000 |
| Net Annual Value | \$35,500 |

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

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 Administration 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 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 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.

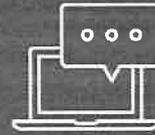
Any questions?



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



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 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

To register visit:

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

Click 'Create Your Account' button

Read the instructions

Input your details

Click 'Create Your Account' button

After registering we will send you an email.

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 | \$710,000 | \$2,112.75 |
| Farm | 0.00223179 | \$710,000 | \$1,584.55 |
| Derelict | 0.00892716 | \$710,000 | \$6,338.30 |

Property Owner(s) Name(s):

Mr D G Leys & Mrs S Leys



D Leys & S Leys
7-9 Poplar Ave
TRARALGON VIC 3844

034

Customer enquiries
1800 050 500
Faults & emergencies 24hrs
1800 057 057
www.gippswater.com.au

Account number:

0016621102

Amount due:

Credit balance

Pay by:

Direct debit in place

Date of issue: 15 May 2024

Tax invoice: 6853027

Service address:
7-9 Poplar Ave Traralgon Vic 3844

| | |
|--|--------------------|
| Previous balance | \$72.18 CR |
| Payments received up to 15 May 2024 | \$675.00 CR |
| Balance | \$747.18 CR |
| Current charges (over page) | \$639.29 |
| Total amount due | \$107.89 CR |
| <i>Total includes GST of</i> | <i>\$0.00</i> |

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.

This invoice is for information only. Your planned instalments will be debited from your nominated account.

How to pay



Direct Debit

To register for direct debit call us or visit www.gippswater.com.au/direct-debit



Online

Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.



BPAY

Bill Code: 3475
Ref: 3680 0000 1662 1102 5



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



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 for more information on how to set up your CentrePAY deductions.



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 March 2024 to 30 June 2024

| | | |
|---|---|----------|
|  | Water Usage Treated: 127.00 kL (kilolitres) @ \$2.3209 per kL | \$294.75 |
|  | Water Service Charge | \$61.58 |
|  | Wastewater Service Charge | \$282.96 |

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

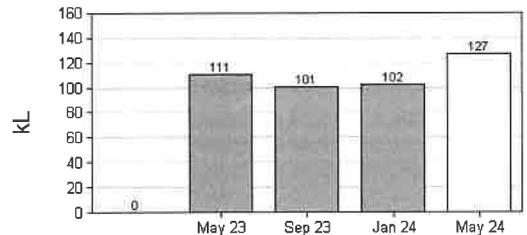
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service

This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

Your water usage

Meter number: 96CV2985
 Current meter read: 10 May 2024
 Meter reading: 5232
 Previous meter read: 12 January 2024
 Meter reading: 5105



Average daily water usage 1.0672 kL/day
 Same time last year 0.9407 kL/day



If you are deaf or find it hard hearing or speaking with people on the phone visit nrschat.nrs.gov.au or call 133 677.



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 00166211025

Account number: 0016621102
 D Leys & S Leys

Tax invoice number: 6853027

Amount Paid

Date Paid