



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	30 Airfield Road, Traralgon 3844	
Vendor's name	Phillip Alan Gibson as Power of Attorney for Alan Charles Gibson, dated 11 August 2014	Date 5/3/21
Vendor's signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

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

1. 1. FINANCIAL MATTERS

1.1 Particulars of any Rates, Taxes, Charges or Other Similar Outgoings (and any interest on them)

(a) Are contained in the attached certificate/s.

1.2 Particulars of any Charge (whether registered or not) imposed by or under any Act to secure an amount due under that Act, including the amount owing under the charge

	To	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

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 and plan documents.

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

None to the best of the Vendors knowledge

3.2 Road Access

There is NO access to the property by road if the square box is marked with an 'X'

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area under section 192A of the *Building Act* 1993 if the square box is marked with an "X"

3.4 **Planning Scheme**

Attached is a certificate with the required specified information.

4. NOTICES

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

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

Are as follows:

None to the best of the Vendors knowledge

4.2 **Agricultural Chemicals**

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

None to the best of the Vendors knowledge

4.3 **Compulsory Acquisition**

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

None to the best of the Vendors knowledge

5. BUILDING PERMITS

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

Not Applicable.

6. OWNERS CORPORATION

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

Not Applicable.

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)

Not applicable.

8. SERVICES

The services which are marked with an 'X' in the accompanying square box are NOT connected to the land:

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

A Register Search Statement and the document, or part of a document, referred to as the 'diagram location' in that statement which identifies the land and its location.

9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. SUBDIVISION

10.1 Unregistered Subdivision

This section 10.1 only applies if the land is subject to a subdivision which is not registered.

Not Applicable.

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act 1988*.

Not Applicable.

10.3 Further Plan of Subdivision

This section 10.3 only applies if the land is subject to a subdivision in respect of which a further plan within the meaning of the *Subdivision Act 1988* is proposed.

Not Applicable.

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

12. DUE DILIGENCE CHECKLIST

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

Is attached.

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 13)

(Additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is an "Additional Vendor Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

Copy register search statement Volume 11330 Folio 625

Copy of Plan PS637623K

Planning Certificate

Planning Property Report

State Revenue Office – Land Tax Clearance Certificate

Latrobe City Council – Land Information Certificate



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

VOLUME 11330 FOLIO 625

Security no : 124088253129P
Produced 22/02/2021 10:57 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 637623K.
PARENT TITLES :
Volume 08946 Folio 166 to Volume 08946 Folio 167
Created by instrument PS637623K 06/02/2012

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALAN CHARLES GIBSON of 30 AIRFIELD ROAD TRARALGON VIC 3844
AU029299M 09/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS637623K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AU029297R (E)	CONV PCT & NOM ECT TO LC	Completed	09/02/2021
AU029299M (E)	SURVIVORSHIP APPLICATION	Registered	09/02/2021

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

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

Street Address: 30 AIRFIELD ROAD TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 17349J BD LEGAL
Effective from 09/02/2021

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Plan
Document Identification	PS637623K
Number of Pages (excluding this cover sheet)	3
Document Assembled	22/02/2021 11:02

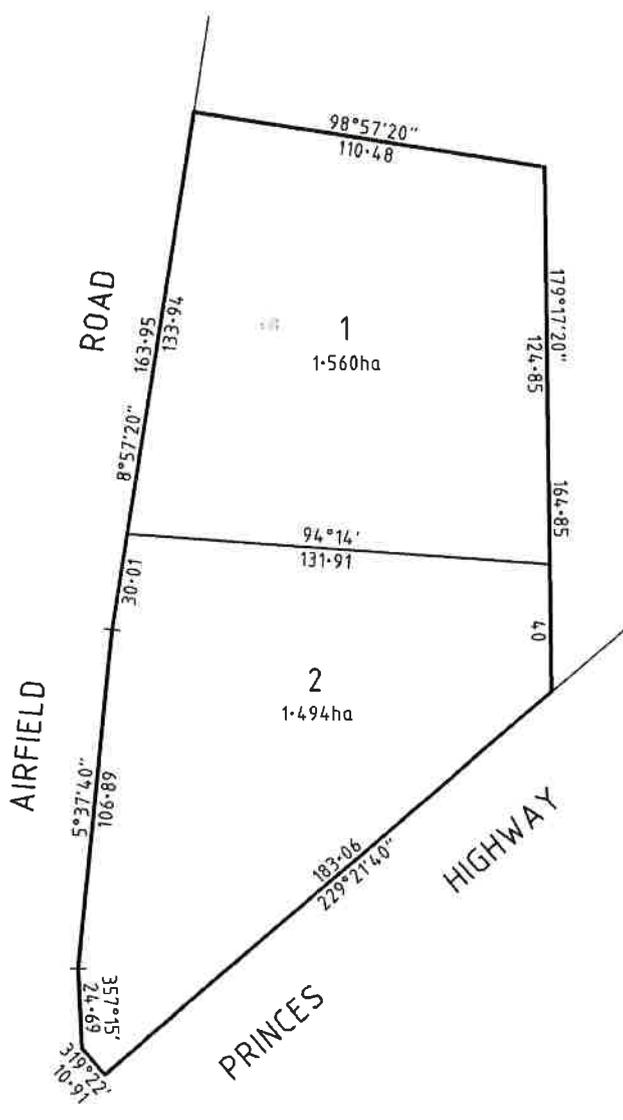
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The document is invalid if this cover sheet is removed or altered.

Signed by Council: Latrobe City Council, Council Ref: 2010/142, 2011/38/Cert, Original Certification: 22/12/2011, S.O.C.: 22/12/2011

PLAN OF SUBDIVISION	Stage No.	Plan Number
	/	PS637623K



BW Beveridge Williams
 development & environment consultants
 Traralgon ph : 03 5176 0374
www.beveridgewilliams.com.au

ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) GRANT THOMAS NAPPER	Sheet 2
SCALE	SHEET SIZE	15 0 15 30 45 60		SIGNATURE	DATE
1:1500	A3	LENGTHS ARE IN METRES		DIGITALLY SIGNED	/ /
		REF 1000097	VERSION 3	COUNCIL DELEGATE SIGNATURE	
				ORIGINAL SHEET SIZE A3	

**Plan of Subdivision PS637623K
Certification & Statement of Compliance
(Form 6)**



SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S015990J
Plan Number: PS637623K
Council Name: Latrobe City Council
Council Reference Number 1: 2010/142
Council Reference Number 2: 2011/38/Cert
Surveyor's Plan Version: 3

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Joel Templar
Organisation: Latrobe City Council
Date: 22/12/2011

Signed by: Joel Templar (Latrobe City Council) 22/12/2011

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

720359

VENDOR

GIBSON, ALAN CHARLES

APPLICANT'S NAME & ADDRESS

BD LEGAL C/- INFOTRACK C/- LANDATA
MELBOURNE

PURCHASER

N/A, N/A

REFERENCE

61957

This certificate is issued for:

LOT 1 PLAN PS637623 ALSO KNOWN AS 30 AIRFIELD ROAD TRARALGON
LATROBE CITY

The land is covered by the:

LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a SPECIAL USE ZONE - SCHEDULE 8
- is within a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6
- and a DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10

A Proposed Amending Planning Scheme C115latr has been placed on public exhibition which shows this property :

- is included in a SPECIAL USE ZONE - SCHEDULE 9 - C115latr

A detailed definition of the applicable Planning Scheme is available at :

<http://planningschemes.dpcd.vic.gov.au/schemes/latrobe>

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

22 February 2021

Hon. Richard Wynne MP
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.
The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
2 Lonsdale Street
Melbourne VIC 3000
Tel: (03) 9194 0606

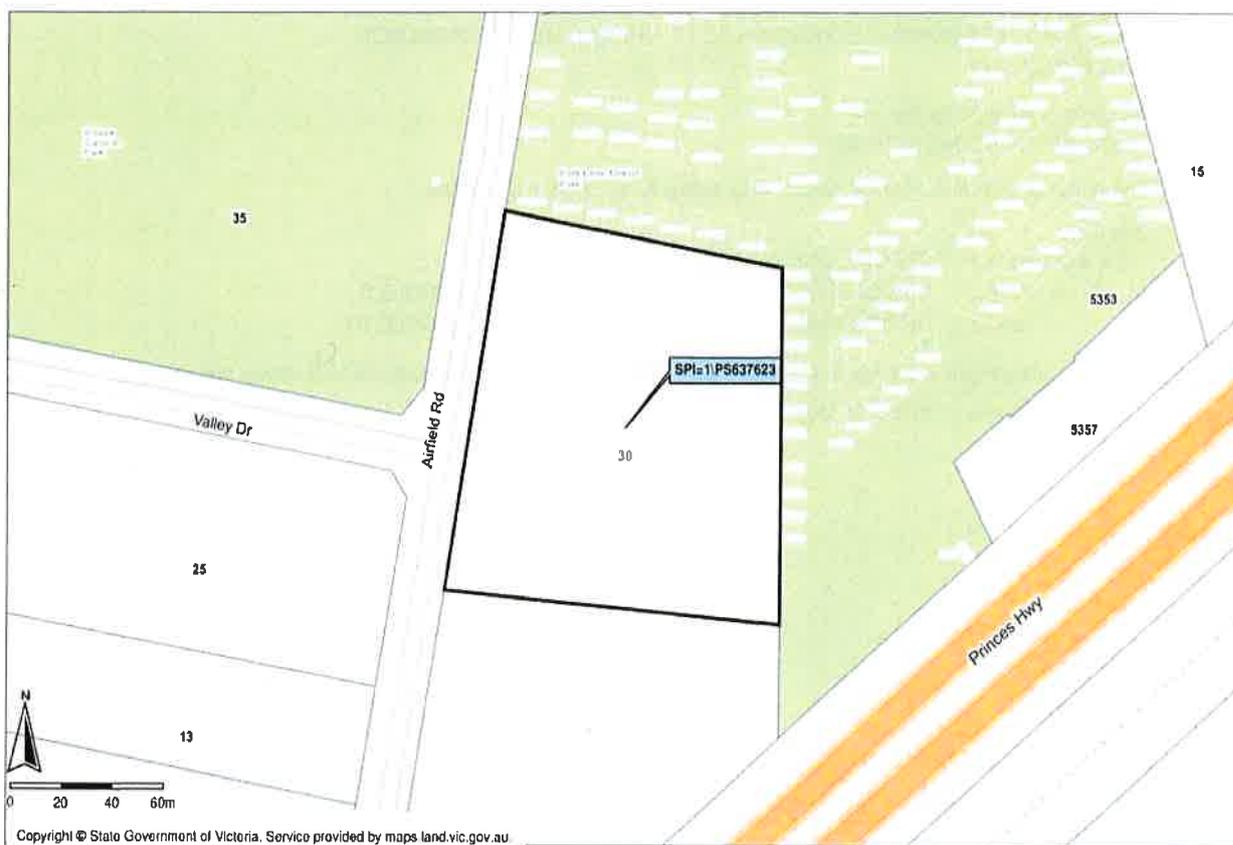


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9194 0606 or email landata.enquiries@delwp.vic.gov.au.

Please note: The map is for reference purposes only and does not form part of the certificate.



Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



From www.planning.vic.gov.au on 22 February 2021 11:07 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 PS637623**
 Address: **30 AIRFIELD ROAD TRARALGON 3844**
 Standard Parcel Identifier (SPI): **1\PS637623**
 Local Government Area (Council): **LATROBE** www.latrobe.vic.gov.au
 Council Property Number: **33952**
 Planning Scheme: **Latrobe** planning-schemes.delwp.vic.gov.au/schemes/latrobe
 Directory Reference: **VicRoads 97 J5**

UTILITIES

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

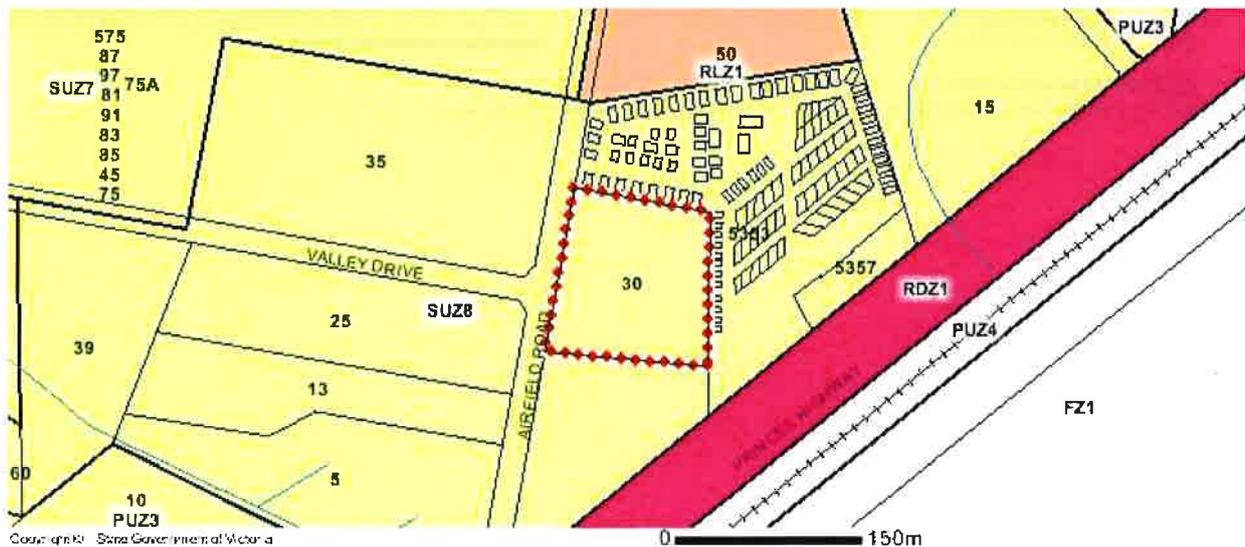
STATE ELECTORATES

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

Planning Zones

SPECIAL USE ZONE (SUZ)

SPECIAL USE ZONE - SCHEDULE 8 (SUZ8)



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 FZ - Farming	 PUZ3 - Public Use - Health Community	 PUZ4 - Public Use - Transport
 RDZ1 - Road - Category 1	 RLZ - Rural Living	 SUZ - Special Use

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

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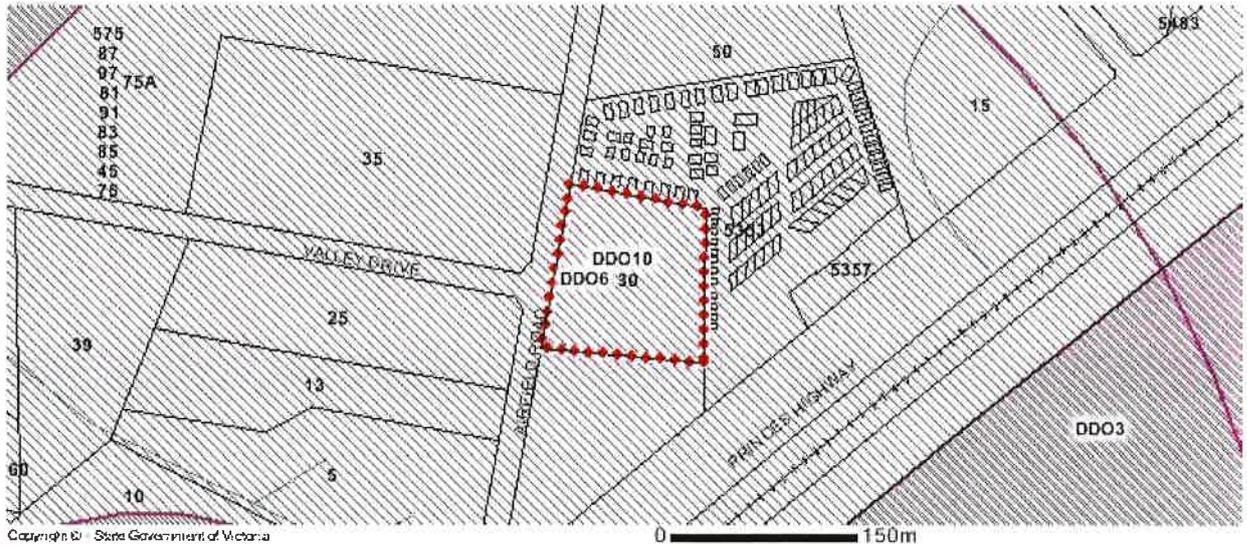
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 10 (DDO10)



 DDO - Design and Development

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

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PLANNING PROPERTY REPORT: Lot 1 P5637623

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[AIRPORT ENVIRONS OVERLAY \(AEO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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- AEO - Airport Environs
- ESO - Environmental Significance
- PAO - Public Acquisition
- SCO - Specific Controls

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 17 February 2021.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

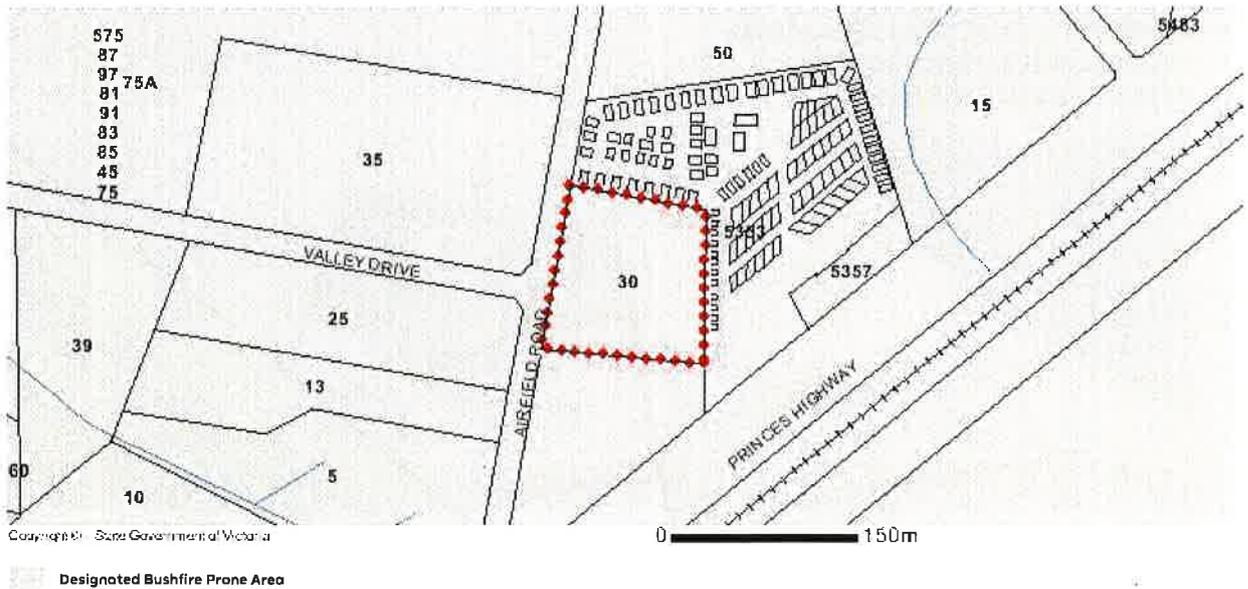
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Designated Bushfire Prone Area

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

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PLANNING PROPERTY REPORT: Lot 1 PS697623

Property Clearance Certificate

Taxation Administration Act 1997



INFOTRACK / BD LEGAL

Your Reference: 210172
Certificate No: 43281639
Issue Date: 23 FEB 2021
Enquiries: ESYSPROD

Land Address: 30 AIRFIELD ROAD TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
7936490	1	637623	11330	625	\$0.00

Vendor: ALAN CHARLES GIBSON
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total
MR ALAN CHARLES GIBSON	2021	\$300,000	\$0.00	\$0.00	\$0.00

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

Current Vacant Residential Land Tax	Year	Taxable Value	Proportional Tax	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
 Commissioner of State Revenue

CAPITAL IMP VALUE:	\$520,000
SITE VALUE:	\$300,000
AMOUNT PAYABLE:	\$0.00

Notes to Certificates Under Section 95AA of the *Taxation Administration Act 1997*

Certificate No: 43281639

Power to issue Certificate

1. The Commissioner of State Revenue can issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. If a purchaser of the land described in the Certificate has applied for and obtained a Certificate, the amount recoverable from the purchaser cannot exceed the 'amount payable' shown. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

General information

6. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
7. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$375.00

Taxable Value = \$300,000

Calculated as \$275 plus (\$300,000 - \$250,000) multiplied by 0.200 cents.

Property Clearance Certificate - Payment Options

BPAY

 Biller Code: 5249
Ref: 43281639

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

 Ref: 43281639

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at sro.vic.gov.au/certificates

LAND INFORMATION CERTIFICATE

In accordance with Section 229 of The Local Government Act 1989



LANDATA
DX 250639
MELBOURNE VIC

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
Post to PO Box 264, Morwell 3840
Email Address latrobe@latrobe.vic.gov.au
Internet www.latrobe.vic.gov.au
AUSDOC DX217733 Morwell

Assessment Number: 33954-9
Applicant's Reference: 45710672-013-2
Issue Date : 23-Feb-2021
Property Address: 30 Airfield Road
TRARALGON VIC 3844
Property Description: L 1 PS 637623
Property Title: CT-11330/625
Area: 15600M2
Ward: East
Owner: Mr A C Gibson and Mrs R Gibson

Statement of Rates & Charges for the Year Ending 30-Jun-2021 are payable in full by 15-Feb-2021 (except where paying by instalments).

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 24-May-2021.
- Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- If this account shows a credit balance, you must factor this into your settlement adjustment.

Rates & Charges:

Arrears Legal Fees	\$	0.00
Other Arrears B/forward	\$	0.00
General Rates	\$	2,340.30
Garbage Charge	\$	375.00
Municipal Charge	\$	140.00
Fire Service Property Levy	\$	141.10
	\$	
Current Interest	\$	0.00
Rebates	\$	0.00
Arrears Interest	\$	0.00
Special Rates & Charges	\$	0.00
Legal Fees	\$	0.00
Less Cash Paid	\$	0.00
Total Amount Due	\$	2,996.40

****Plus Pending Interest** – Please contact the Rates Department for an update prior to settlement via email proprates@latrobe.vic.gov.au**

Assessment Number: 33954-9
Applicants' Ref.: 45710672-013-2
Date: 23-Feb-2021
Property Address: 30 Airfield Road
TRARALGON VIC 3844

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
Post to PO Box 264, Morwell 3840
Email Address latrobe@latrobe.vic.gov.au
Internet www.latrobe.vic.gov.au
AUSDOC DX217733 Morwell

Property Valuations:

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 520,000	01-Jan-2020	01-Jul-2020
SITE VALUE	\$ 300,000	01-Jan-2020	
NET ANNUAL VALUE	\$ 26,000	01-Jan-2020	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 1958, Local Government Act 1989, or under a Local Law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There ARE NO monies owed for works under The Local Government Act 1958.
3. There IS NO potential liability for rates under The Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under Section 173, 174, 174A of The Local Government Act 1989.
5. There ARE NO outstanding amounts required to be paid, and/or transfers to be made to Latrobe City Council, for recreational purposes under Section 18 of The Subdivision Act 1988 or The Local Government Act 1958.
6. There ARE NO monies owed under Section 227 of The Local Government Act 1989.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges and other monies owing and any orders or notices made under The Local Governments Act 1958, The Local Government Act 1989 or under a local law of the Latrobe City Council and specified flood level by Latrobe City Council (if any).

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

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



Authorised Officer



Bill Code: 6072
Ref: 339549

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

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

26 February 2021

Your Reference :
Our Reference:

45710672-025-5
00120082-01

Landata

Victorian Land Registry Services Level 12, 2 Lonsd
MELBOURNE VIC 3000

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

Applicant: Landata
Property Address: 30 Airfield Rd Traralgon Vic 3844
Information Statement No: 137017R

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn
MANAGER PROPERTY SERVICES



Section 158 Statement

(Water Act 1989)

Date of Issue:	26/02/2021	Your Reference :	45710672-025-5
Information Statement No:	137017R	Our Reference:	00120082-01
Property Address:	30 Airfield Rd Traralgon Vic 3844		
Property Details:	Lot 1 Plan PS637623		
Settlement Date:	28/02/2021		

The following items relate to Section 158 of the *Water Act 1989*:

- ⇒ Please note: This property has been identified as being connected to sewer, from the 1st March 2021 a Connected Wastewater Tariff of \$269.32 will apply to this property for every four month billing period, please refer to Gippsland Water's Tariff Summary at www.gippswater.com.au/residential/your-account/understanding-your-account/fees-and-charges for further information on tariffs and charges.
- ⇒ This is a replacement statement for 137017, no charge is applicable for this replacement statement
- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.



55 Hazelwood Rd
 PO Box 348
 Traralgon Vic 3844

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

Financial Statement

Date of Issue: 26/02/2021 **Your Reference :** 45710672-025-5
Information Statement No: 137017R **Our Reference:** 00120082-01

Property Address: 30 Airfield Rd Traralgon Vic 3844
Property Details: Lot 1 Plan PS637623
Settlement Date: 28/02/2021

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Nov to 28 Feb

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	58.62
Wastewater Service Charges	0.00
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	233.18
Miscellaneous / Adjustments / Credits	-291.80

Total Outstanding	0.00
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(Please note: CR denotes a credit)



Biller Code: 3475
REF: 3680 0000 1200 8201 7
 Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 26 February 2021



Solicitors
Updates Online
 Tool

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

REGISTER TODAY

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



Important Information

Gippsland Water Billing Periods:

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

Gippsland Water Tariffs:

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

Adjustable and Non Adjustable Charges:

Service charges listed under the Adjustable Charges section are fixed charges that are applicable to that property e.g. Water Availability Charges. Any charge listed as a Non Adjustable charge on the Information Statement is a charge that is specific to the customer e.g. Notional/usage charges, these charges do not need to be adjusted.

Payment of Gippsland Water Accounts:

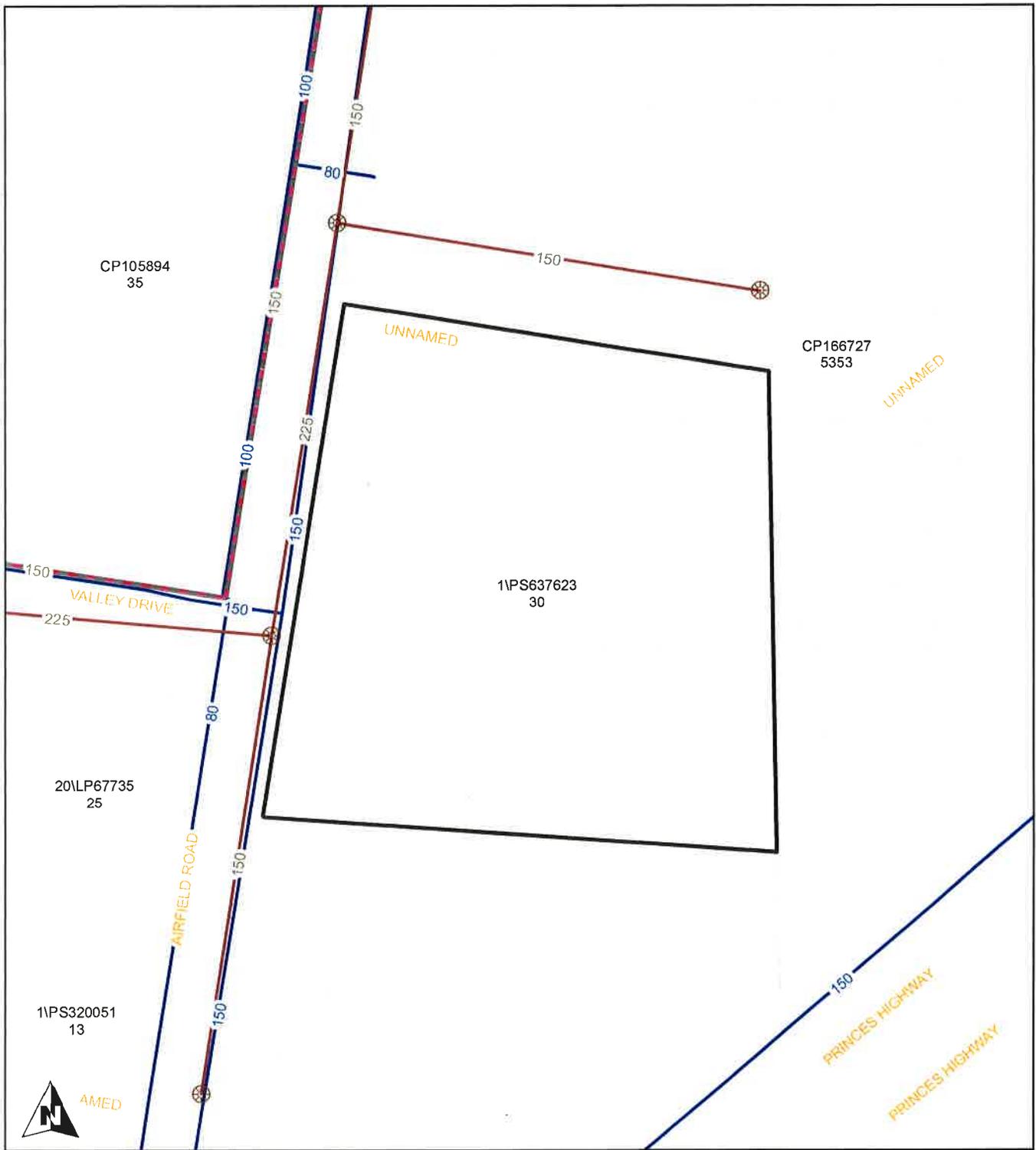
Gippsland Water requires payment of outstanding charges within 10 working days of settlement taking place. Any outstanding charges that remain unpaid, including uncleared or dishonoured payments, will be transferred to the purchaser's account. Any enquiries relating to the transfer of outstanding charges will be referred to the purchaser's solicitor.

Notice of Property Transfer:

Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Please ensure notices of disposition/acquisition are forwarded within 10 working days of settlement taking place.

Validity of the Information Statement:

All information contained in this certificate will be valid only to the end of the next billing period after the date of issue of this Information Statement.



Gippsland Water Asset Plan

30 Airfield Rd Traralgon
Information Statement No: 137017
Date Issued: 26/02/2021



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

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

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.

(04/10/2016)

