

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

# Section 32 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 purchase signed any contract.

**Land** LOT 91 ON PLAN OF SUBDIVISION 533422A COMPRISED IN CERTIFICATE OF TITLE  
VOLUME 10900 FOLIO 142

**Property Address** 20 SKELDALE WYND MORWELL VIC 3840

**Vendor's name** RUSSELL CHRISTOPHER STOKES

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**+ Vendor's name** SHARON MARGARET FOX

**+ Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Purchaser's name** \_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

## Important information

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# 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: \$3,000.00

OR

☐ (b) Are contained in the attached certificate/s.

OR

☐ (c) Their amounts are:

Authority	Amount	Interest (if any)
(1) _____	(1) \$ _____	(1) \$ _____
(2) _____	(2) \$ _____	(2) \$ _____
(3) _____	(3) \$ _____	(3) \$ _____
(4) _____	(4) \$ _____	(4) \$ _____

☐ (d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge<sup>1</sup>, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

\$

## 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 \_\_\_\_\_

Other particulars (including dates and times of payments):

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## 1.3 Terms Contract

This section 1.3 only applies if this section 32 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.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

## 1.4 Sale Subject to Mortgage

This section 1.4 only applies if this section 32 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.

☐ Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

## 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	AVPCC No.
(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

<sup>1</sup> Other than any GST payable in accordance with the contract.

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this section 32 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.

- ☐ (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.  
OR  
☐ (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: \_\_\_\_\_

Type of policy: \_\_\_\_\_ Policy no: \_\_\_\_\_

Expiry date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Amount insured: \_\_\_\_\_

### 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.

- ☐ (a) Attached is a copy or extract of any policy of insurance required under the *Building Act* 1993.  
OR  
☐ (b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company: \_\_\_\_\_

Policy no: \_\_\_\_\_ Expiry date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

*Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.*

## 3. LAND USE

### 3.1 Easements, Covenants or Other Similar Restrictions

A description of any easement, covenant or other similar restriction affecting the land (whether registered or unregistered): -

- (a) ☒ Is in the attached copies of title document/s.  
OR

☐ Is as follows:

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

### 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.  
OR

☐ The required specified information is as follows:

- (a) Name of planning scheme \_\_\_\_\_  
(b) Name of responsible authority \_\_\_\_\_  
(c) Zoning of the land \_\_\_\_\_  
(d) Name of planning overlay \_\_\_\_\_

## 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 contained in the attached certificates and/or statements.

OR

☒ Are as follows:

None to the knowledge of the Vendors but the Vendors have no means of knowing of all  
decisions of public authorities and government departments unless communicated directly to  
the Vendors.

### 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:

Not applicable.

### 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 knowledge of the Vendors but the Vendors have no means of knowing of all decisions of  
public authorities and government departments unless communicated directly to the Vendors.

## ~~5. BUILDING PERMITS~~

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

☐ Are contained in the attached certificate.

OR

☐ Are as follows:

N/A

## ~~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*.

☐ 6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

☐ 6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

☐ 6.3 The owners corporation is an inactive owners corporation.<sup>2</sup>

<sup>2</sup> An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

## ~~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*.

### 7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X" ☐
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X" ☐
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X" ☐

### 7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC ☐
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC ☐
- (c) Any certificate of exemption from liability to pay a GAIC ☐
- (d) Any certificate of staged payment approval ☐
- (e) Any certificate of no GAIC liability ☐
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability ☐
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above ☐

## 8. SERVICES

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

☒ Electricity supply    ☒ Gas supply    ☒ Water supply    ☒ Sewerage    ☒ Telephone services

## 9. TITLE

Attached are copies of the following documents:

### 9.1 ☒ (a) Registered Title

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

OR

### ☐ (b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

- ☐ 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.

- ☐ (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.  
OR
- ☐ (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

**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 a 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:

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- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:

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- (d) The contents of any permit under the *Planning and Environment Act 1987* authorising the staged subdivision are:

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**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.

- ☐ (a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).  
OR
- ☐ (b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

**~~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 section 32 statement for convenience.)*

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):
- ☐ Are contained in the attached building energy efficiency certificate.  
OR
- ☐ Are as follows:

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**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 section 32 statement but the checklist may be attached as a matter of convenience.)*

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be automatically attached if ticked)

**13. ATTACHMENTS**

*(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)*

*(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)*

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See General Annexure Item 1

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## GENERAL ANNEXURE

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### **General Annexure Item 1**

Register Search Statement Volume 10900 Folio 142

Plan of Subdivision 533422A

Section 173 Agreement U741474F

Latrobe City Rate Notice - not separately rated

Gippsland Water Information Statement & Asset Plan - not separately rated - PLEASE READ CAREFULLY  
INFORMATION ON PAGE 2

Planning Certificate

Planning Property Report

Due Diligence Checklist

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

Page 1 of 1

VOLUME 10900 FOLIO 142

Security no : 124125800041D  
Produced 01/07/2025 10:45 AM

**LAND DESCRIPTION**

Lot 91 on Plan of Subdivision 533422A.  
PARENT TITLE Volume 10828 Folio 943  
Created by instrument PS533422A 14/09/2005

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
RUSSELL CHRISTOPHER STOKES  
SHARON MARGARET FOX both of 18-20 SKELDALE WYND MORWELL VIC 3840  
AU696339C 16/08/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU696340T 16/08/2021  
BENDIGO AND ADELAIDE BANK LTD

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

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987  
U741474F 28/04/1997

**DIAGRAM LOCATION**

SEE PS533422A FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 18-20 SKELDALE WYND MORWELL VIC 3840

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18057S BENDIGO BANK  
Effective from 20/08/2021

DOCUMENT END





# Imaged Document Cover Sheet

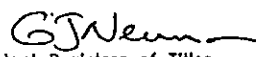

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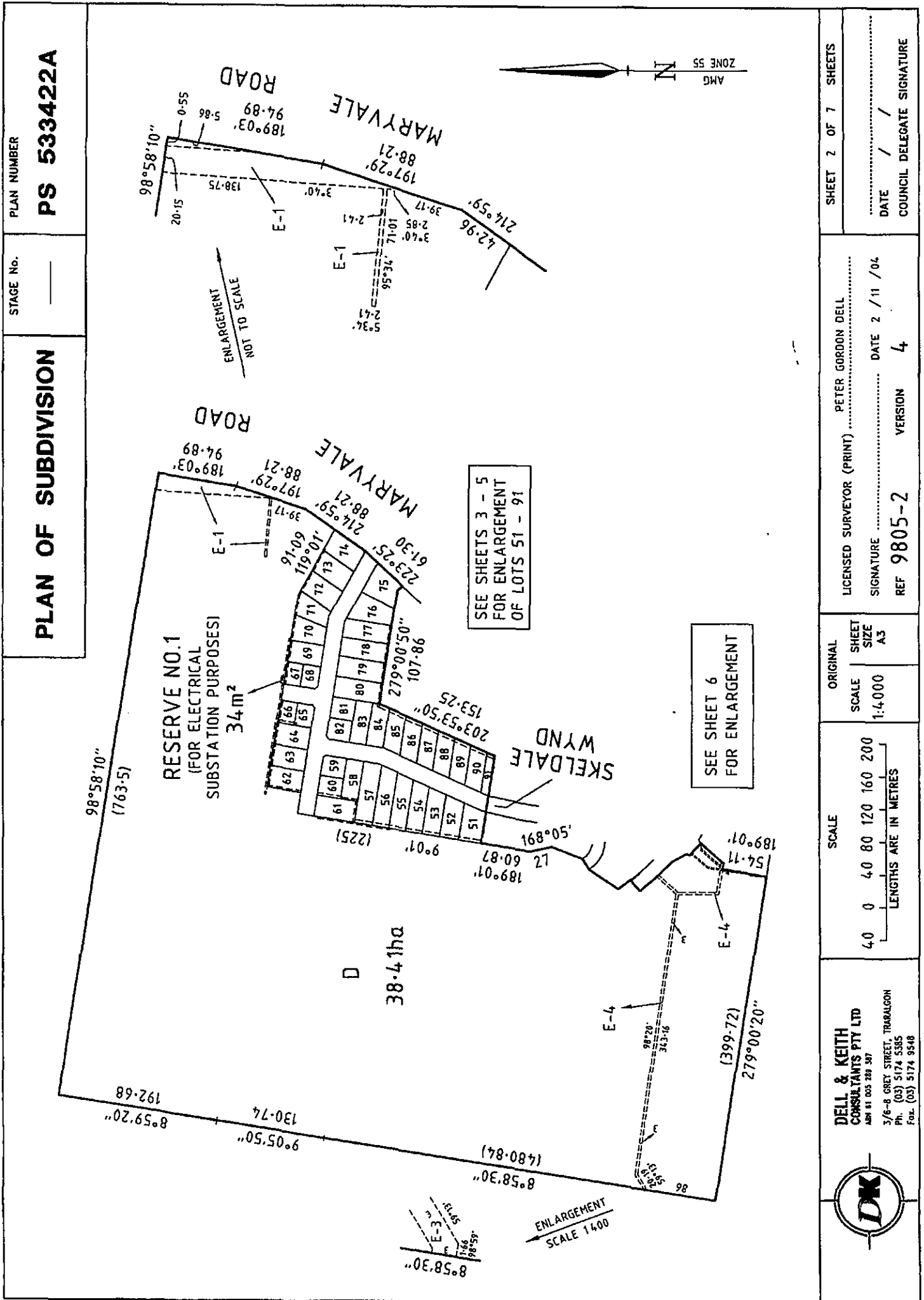
Document Type	<b>Plan</b>
Document Identification	<b>PS533422A</b>
Number of Pages (excluding this cover sheet)	<b>8</b>
Document Assembled	<b>01/07/2025 10:45</b>

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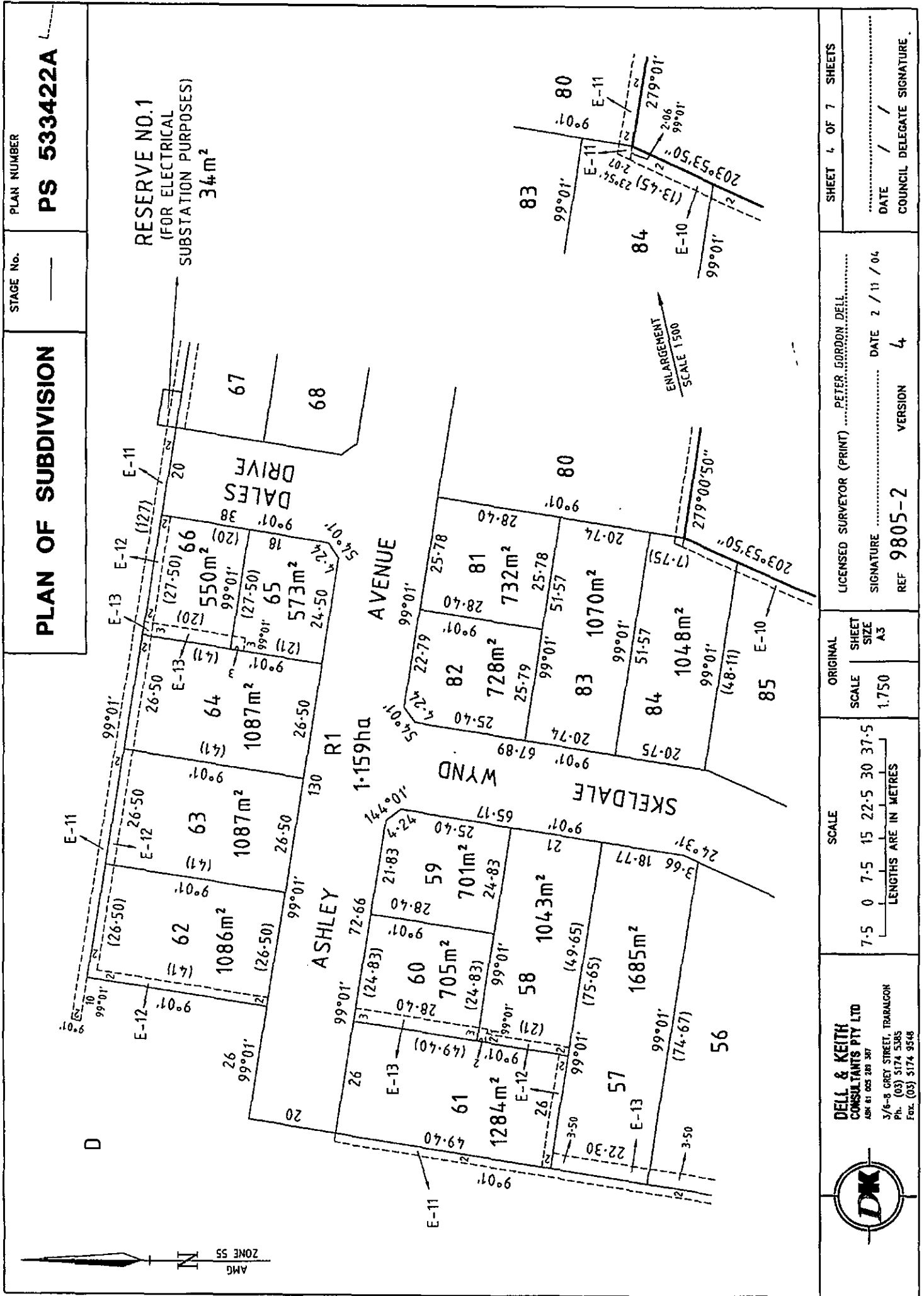
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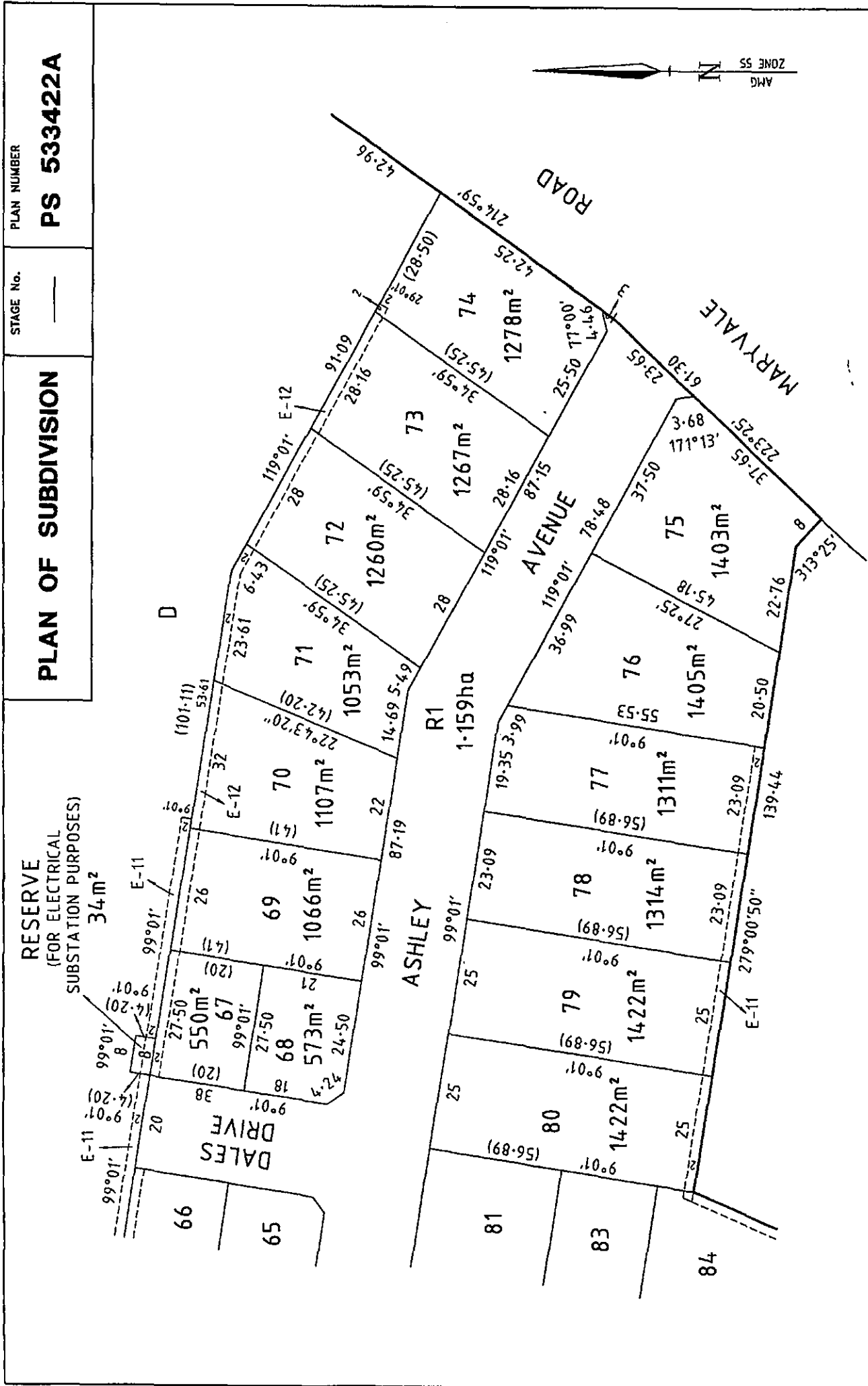
The document is invalid if this cover sheet is removed or altered.


<b>PLAN OF SUBDIVISION</b>		STAGE No. ———	LR USE ONLY <b>EDITION 2</b>	PLAN NUMBER <b>PS 533422A</b>				
<b>LOCATION OF LAND</b>  PARISH: MARYVALE  TOWNSHIP: ———  SECTION: ———  CROWN ALLOTMENT: 71 (PART)  TITLE REFERENCES: C/T VOL 10828 FOL 943  LAST PLAN REFERENCE/S: PS 524310N LOT 2  POSTAL ADDRESS: MARYVALE ROAD & SKELDALE WYND <small>(At time of subdivision)</small> MORWELL VIC 3844  AMG Co-ordinates <small>(of approx centre of land in plan)</small> E 448 280 ZONE: 55 N 5769 160		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME: CITY OF LATROBE REF: 04062 1. This plan is certified under Section 6 of the Subdivision Act 1988. <del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6: / /</del> 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.  OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has</del> /has not been made. <del>(ii) The requirement has been satisfied.</del> <del>(iii) The requirement is to be satisfied in Stage .....</del>  Council Delegate <del>Council Seal</del> Date 25/ 8/ 2005  <del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Council Delegate</del> <del>Council Seal</del> <del>Date / /</del>						
<b>VESTING OF ROADS AND/OR RESERVES</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:20%;">IDENTIFIER</th> <th>COUNCIL/BODY/PERSON</th> </tr> <tr> <td>ROADS R1 RESERVE No 1</td> <td>CITY OF LATROBE SPI ELECTRICITY PTY LTD</td> </tr> </table>		IDENTIFIER	COUNCIL/BODY/PERSON	ROADS R1 RESERVE No 1	CITY OF LATROBE SPI ELECTRICITY PTY LTD	<b>NOTATIONS</b>  STAGING This <del>is</del> /is not a staged subdivision. Planning permit No. 04062  DEPTH LIMITATION: DOES NOT APPLY  LOTS 51 - 91 (BOTH INCLUSIVE) ONLY ARE THE RESULT OF THIS SURVEY. LOTS 1 - 50 & LOTS A - C HAVE BEEN OMITTED FROM THIS PLAN THE AREA OF LOT D HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.  SURVEY. THIS PLAN IS <del>IS NOT</del> BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 213 & 307 IN PROCLAIMED SURVEY AREA No. ———		
IDENTIFIER	COUNCIL/BODY/PERSON							
ROADS R1 RESERVE No 1	CITY OF LATROBE SPI ELECTRICITY PTY LTD							
<b>EASEMENT INFORMATION</b>				<b>LR USE ONLY</b>  STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT  RECEIVED <input checked="" type="checkbox"/>  DATE: 5/9/05				
LEGEND      A-Appurtenant Easement      E-Encumbering Easement      R-Encumbering Easement (Road)				<b>LR USE ONLY</b>  PLAN REGISTERED TIME 3.46 pm DATE 14/9/05   Assistant Registrar of Titles  SHEET 1 OF 7 SHEETS				
Easement Reference	Purpose	Width (Metres)	Origin		Land Benefited/In Favour Of			
	SEE		SHEET		7			
		<b>DELL &amp; KEITH CONSULTANTS PTY LTD</b> <small>ABN 61 003 289 387</small> 3/6-8 GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548		LICENSED SURVEYOR (PRINT) PETER GORDON DELL  SIGNATURE ..... DATE 2 / 11 / 04  REF 9805-2      VERSION 4	DATE / /  COUNCIL DELEGATE SIGNATURE  ORIGINAL SHEET SIZE A3			









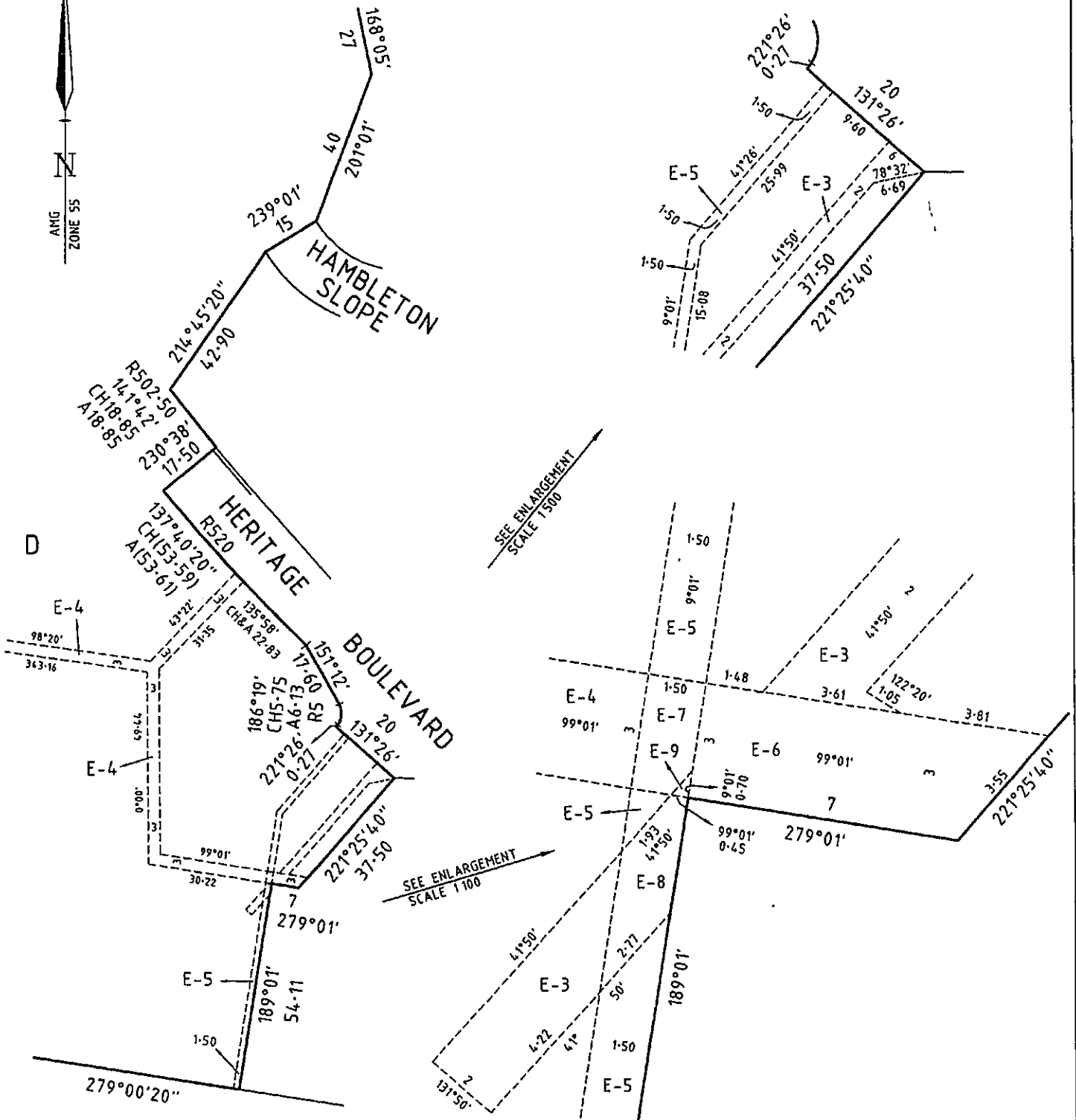
 <p><b>DELL &amp; KEITH</b> CONSULTANTS PTY LTD ABN 41 003 283 387 3/6-B GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548</p>	<p>SCALE</p> <p>7-5 0 7-5 15 22-5 30 37-5</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL</p> <p>SCALE 1:750</p> <p>SHEET SIZE A3</p>	<p>LICENSED SURVEYOR (PRINT) ..... PETER GORDON DELL</p> <p>SIGNATURE ..... DATE 2 / 11 / 04</p> <p>REF 9805-2 VERSION 4</p>	<p>SHEET 5 OF 7 SHEETS</p> <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p>
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# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

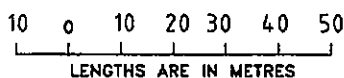
PS 533422A



**DELL & KEITH**  
CONSULTANTS PTY LTD  
ABN 61 005 289 347

3/6-8 GREY STREET, TRARALGON  
Ph. (03) 5174 5385  
Fax. (03) 5174 9548

SCALE



ORIGINAL

SCALE SHEET  
1:1000 SIZE  
A3

LICENSED SURVEYOR (PRINT) PETER GORDON DELL

SIGNATURE DATE 2 / 11 / 04

REF 9805-2 VERSION 4

SHEET 6 OF 7 SHEETS

DATE / /  
COUNCIL DELEGATE SIGNATURE

**PLAN OF SUBDIVISION**

STAGE No.

PLAN NUMBER

**PS 533422A**

EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	SEE DIAG	INST A162440	LATROBE VALLEY WATER & SEWERAGE BOARD
E-2	DRAINAGE & SEWERAGE	SEE DIAG	LP 218992E	LOTS ON LP 218992E
E-3	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
E-4	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-5	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
E-6	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-7	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-8	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
E-9	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
E-10	DRAINAGE & SEWERAGE	2	LP 218993C	LOTS ON LP 218993C
E-11	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF LATROBE
E-12	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-13	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF LATROBE
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY



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SCALE SHEET  
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LICENSED SURVEYOR (PRINT) PETER GORDON DELL  
SIGNATURE ..... DATE 2 / 11 / 04  
REF 9805-2 VERSION 4

SHEET 7 OF 7 SHEETS

DATE / /  
COUNCIL DELEGATE SIGNATURE



## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

PS533422A

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

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# Imaged Document Cover Sheet

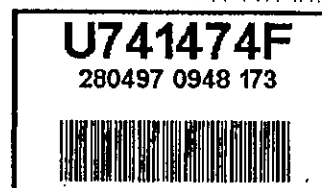
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**Application by a responsible  
authority for the making of  
a recording of an agreement  
Section 181(1), Planning and  
Environment Act 1987**

Lodged at the Land Titles Office by:

Name: Rennicks Gippsland Solicitors  
Telephone: (03) 5134 3177  
Address: PO Box 795  
MORWELL 3840

Ref: DM:HP 193111  
Customer Code: 321C

The authority for having made an Agreement requires a recording to be made in the Register for the land.

---

**Land** (Insert Volume and Folio reference)(if part only, define the part)  
Volume 9955 Folio 140

---

**Authority** (name and address including postcode)  
LaTrobe Shire Council  
Kay Street  
TRARALGON 3844

---

**Section and Act under which Agreement made**  
Section 173  
Planning and Environment Act 1987

---

**A copy of the Agreement is attached to this Application.**

Signature for Authority: *[Signature]*

Name of Officer: NICK KEARNS

Designation of Officer: DEVELOPMENT APPROVALS  
LEADER

Date: 16 APRIL 1997

---

Planning and Environment Act Regulations - Form 9.1

1-7 MAY 1997

A80P

## SECTION 173 AGREEMENT

THIS AGREEMENT is made the 7<sup>th</sup> day of April 1997.

### BETWEEN:

THE LA TROBE SHIRE COUNCIL of Civic Centre, Kay Street, Traralgon ("the Council")

### AND

C.F.M. PAYNE PTY LTD (ACN 004 371 680) of 126 George Street, Morwell ("the Owner")

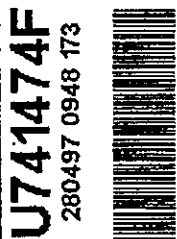
### WHEREAS

- A. The Owner is registered or entitled to be registered as the proprietor of the land described as the whole of the land in Certificate of Title Volume 9955 Folio 140, being Lot B on Plan of Subdivision Number 218993C ("the Property"), a copy of which is attached hereto.
- B. The Council is the responsible authority of the Morwell Planning Scheme.
- C. The Owner has requested Council to release the Bank Guarantee from Westpac Banking Corporation ("the Guarantee") given to Council for the drainage headworks and recreation charges for Plans of Subdivision No. 218992E and No. 218993C, a copy of each of which is attached hereto.
- D. The Council has agreed to release the Guarantee but only if the Owner enters into this Agreement with the Council to protect the Council's rights in respect of the drainage headworks and recreation charges.
- E. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be treated this Agreement shall be an Agreement under Section 173 of the Planning & Environment Act ("the Act").

### NOW THIS AGREEMENT WITNESSES as follows:-

1. In this Agreement unless inconsistent with the context or subject matter

"the Act" shall mean the Planning & Environment Act 1987 or any modification, amendment or re-enactment thereof.



"Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of any estate in fee simple of the Property or any part thereof.

2. The Owner with the intent that its covenants hereunder shall run with the Property hereby covenants and agrees that it (which term shall include the Owner or Owners of the Property or any part thereof from time to time) will:
  - (a) not hold Council responsible or liable for any damage or injury whatsoever which may result directly or indirectly from any drainage from the land in Plans of Subdivision No. 218992E and No. 218993C passing over or through the Property.
  - (b) upon further subdivision of the Property unless exempted from so doing by Council on such terms as Council deems appropriate (including postponing of the doing of the required drainage works), meet the cost of all drainage works reasonably required by Council or any other relevant authority which are required to provide drainage for the benefit of the land in Plans of Subdivision No. 218992E and No. 218993C which cost shall not exceed the original headworks charges as determined by Council.
3. The Owner further covenants and agrees:
  - (a) to do all things necessary to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act, including signing any further agreement, acknowledgement or document to enable the said memorandum to be registered under that Section;
  - (b) to do all things necessary including the signing of any further agreements, undertakings, covenants, consents, approvals or other documents necessary for the purpose of ensuring it carries out its covenants, agreement and obligations hereunder and to enable the Council to enforce the performance by the Owner of such covenants, agreements and undertakings.
  - (c) to pay all legal costs in connection with the preparation and execution of this Agreement and lodging of an Application at the Land Titles Office to have a Memorandum of this Agreement entered on the Certificate of Title to the subject land and to submit to the Council a copy of the Certificate of Title after the registration of the Agreement by the Land Titles office.



**EXECUTED AS AN AGREEMENT**

The Seal of La Trobe Shire Council  
was hereunto affixed this 7<sup>th</sup>  
day of April 1997 in the  
presence of:

.....  
.....  
.....

(MAYOR)

(Commissioner)

(COUNCILLOR)

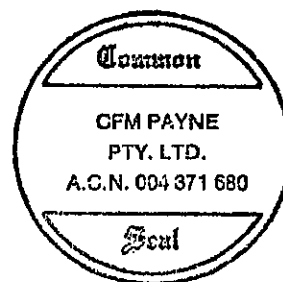
(Commissioner)

(Chief Executive Officer)



The Common Seal of C.F.M. Payne Pty Ltd  
(ACN 004 371 680) was hereunto affixed  
in accordance with its Articles of  
Association in the presence of:

..... (Director)  
..... (SECRETARY)  
..... (Director)



H/PRECEDENT/LATROBE.SC/CFMPAYNE.AGR

**U741474F**

280497 0948 173





VICTORIA

REGISTER BOOK

VOL. 9955 FOL. 140

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

C.F.M. PAYNE PTY. LTD. of 126 George Street Morwell is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Maryvale being Lot B on Plan of Subdivision No. 218993C -

Issued under Regulation 10 -

Derived From  
Vol. 8248 Fol. 495

6/6/90



*P L Matthews*  
Assistant Registrar of Titles

## ENCUMBRANCES REFERRED TO

Any easements created by Section 98 of the Transfer of Land Act 1958-

Any other encumbrances shown or entered on the said Plan-


MORTGAGE N483966C - Westpac Banking Corporation-  
Registered 30/5/88-

**SEE LP218993C FOR BOUNDARIES AND OTHER DETAILS**

**U741474F**

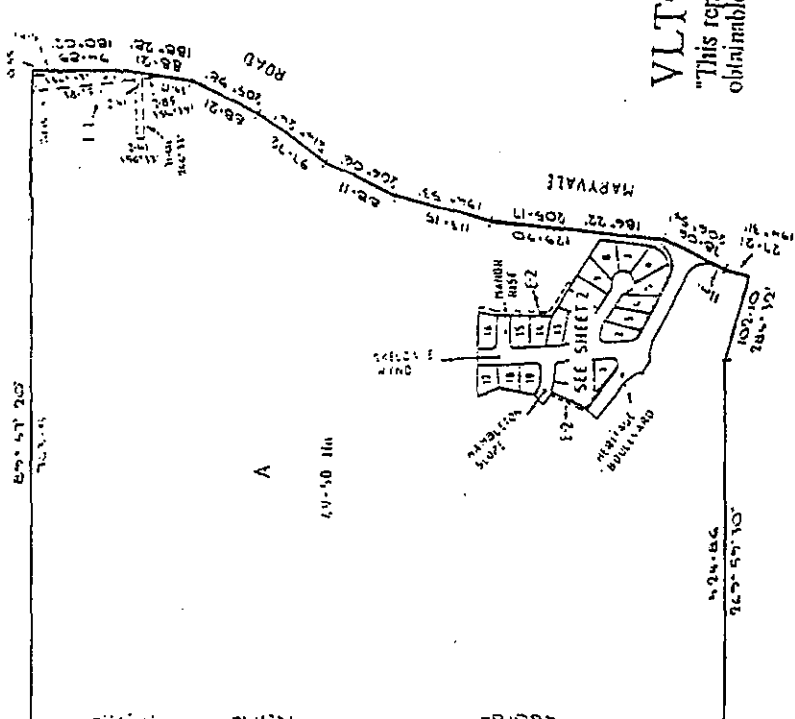
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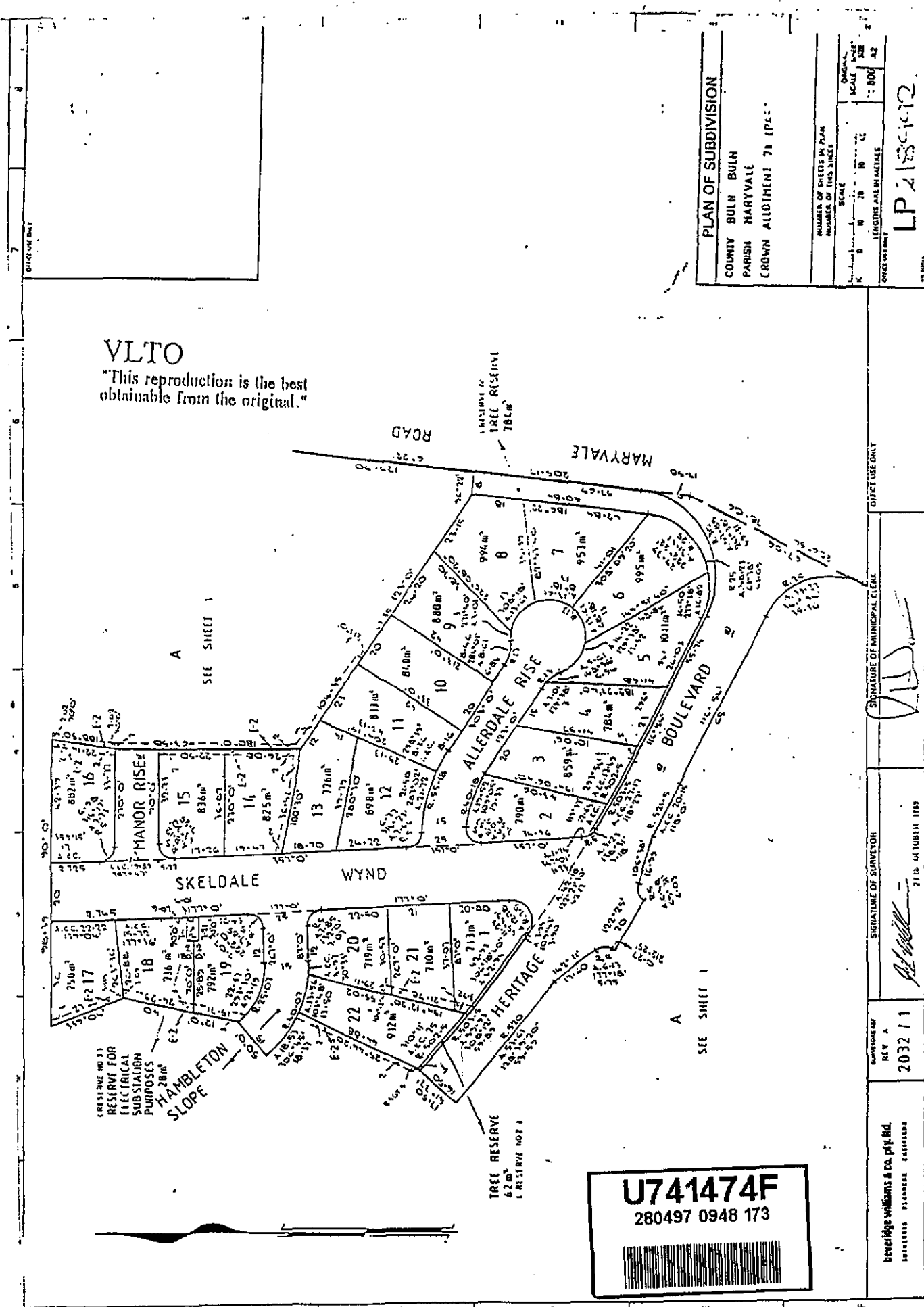
<div>U741474F 280497 0948 173</div> <div></div>		<div>PLAN OF SUBDIVISION</div> <div>COUNTY BULN DULN PARISH MARYVALE (CROWN ALLOTMENT 71 (PART))</div>		<div>PLAN APPROVED</div> <div>AT ON</div>	
<div>CERTIFICATION BY SURVEYOR</div> <div>I, DORIS WILKINS, of 100, HIGH STREET, LONDON, E1 1AA, do hereby certify that the above plan has been prepared in accordance with the provisions of the Land Registration Act 1925 and the Land Registration Rules 1925, and that the plan is a true and correct representation of the land shown on the plan.</div> <div>2032 11</div>		<div>CERTIFICATE OF MUNICIPAL CLERK</div> <div>DATE 20/12/89 MUNICIPAL CLERK</div> <div>THIS PLAN ACCORDS WITH A PLAN EXAMINED FROM SUBDIVISION (2) IN DIVISION BY DEPARTMENT XIX IN THE LOCAL GOVERNMENT ACT 1974.</div> <div>2032 11</div>		<div>PLAN APPROVED</div> <div>AT ON</div>	
<div>NOTATIONS</div> <div>LAND SUBJECT TO EASEMENT E-1 EASEMENT TO THE LATROSE VALLEY WATER AND SEWERAGE BOARD VIOLET MET. A 10'000.</div> <div>LAND APPROPRIATED OR SET ASIDE ROADS WITHIN THE HEAVY LINES FOR WATER, DRAINAGE, SEWERAGE AND SUPPLY OF GAS &amp; ELECTRICITY. E-2 DRAINAGE &amp; SEWERAGE.</div>		<div>PLAN OF SUBDIVISION</div> <div>COUNTY BULN DULN PARISH MARYVALE (CROWN ALLOTMENT 71 (PART))</div>		<div>PLAN APPROVED</div> <div>AT ON</div>	
<div>PLAN OF SUBDIVISION</div> <div>COUNTY BULN DULN PARISH MARYVALE (CROWN ALLOTMENT 71 (PART))</div>		<div>PLAN APPROVED</div> <div>AT ON</div>		<div>PLAN APPROVED</div> <div>AT ON</div>	

VLTO

"This reproduction is the best obtainable from the original."







PLAN OF SUBDIVISION

COUNTY BULN BULN  
PARISH HARYVALL  
CROWN ALLOTMENT 7th 1922

NUMBER OF SHEETS IN PLAN	
NUMBER OF THIS SHEET	
SCALE	SCALE
1:800	1:800
LENGTHS AND BEARINGS	LENGTHS AND BEARINGS
OFFICE ONLY	OFFICE ONLY

LP 2184102

VLTO

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U741474F  
280497 0948 173



OFFICE USE ONLY

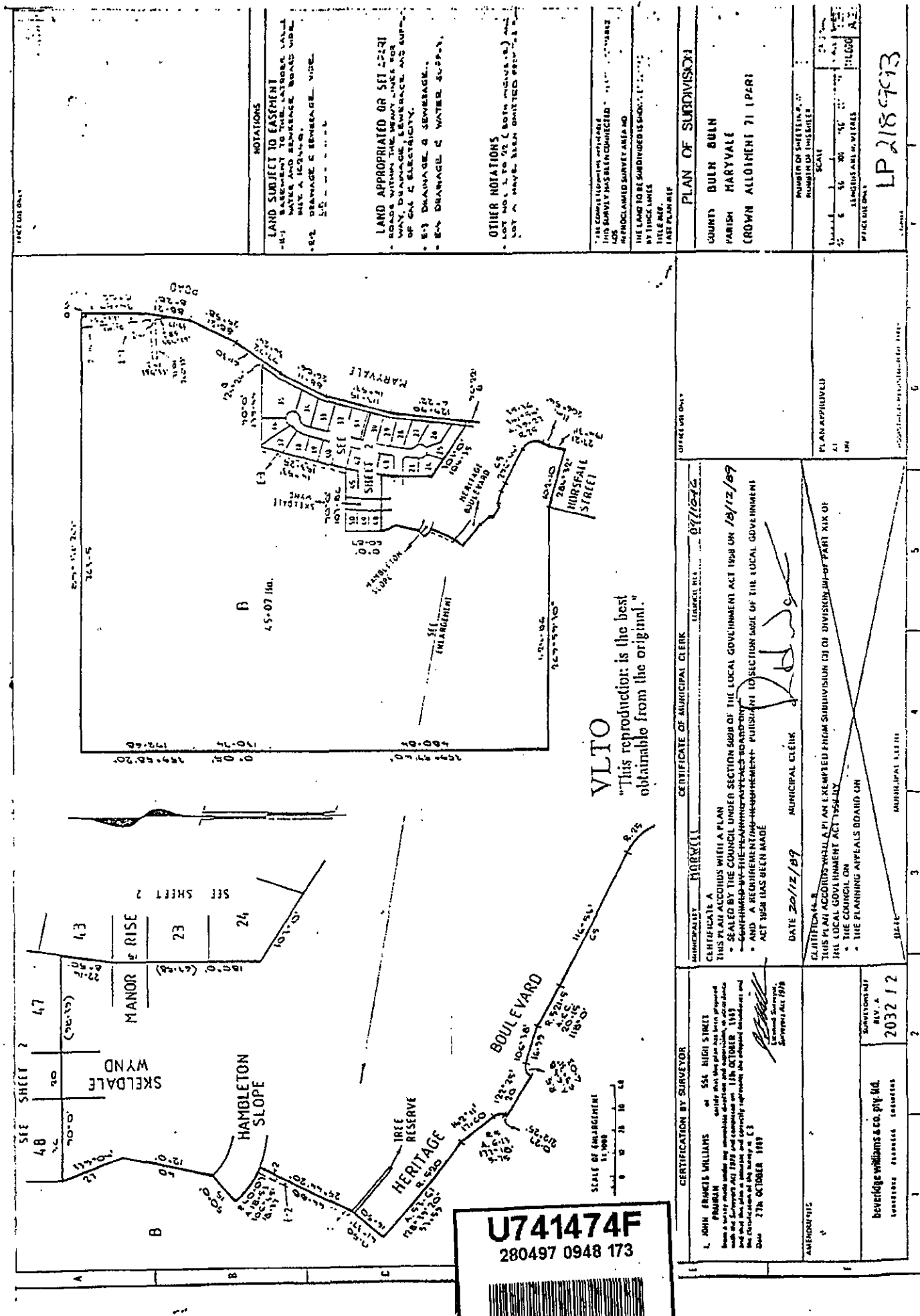
SIGNATURE OF MUNICIPAL CLERK

SIGNATURE OF SURVEYOR

REVISION NO

2032 / 1

beveridge williams & co. pty. ltd.  
INCORPORATED IN AUSTRALIA





# Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 00518

Mr R C Stokes and Ms S M Fox  
18-20 Skeldale Wynd  
MORWELL VIC 3840

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

Assessment number: 120816

Issue date: 16/08/2024

**Property:** 18-20 Skeldale Wynd, MORWELL VIC 3840

Description: L 91 PS 593422, L 45 LP 218993

AVPCC: 110 - Detached Home

(see reverse)

Capital Improved Value (CIV): \$760,000

Valuation date: 01/01/2024

Effective as at: 01/07/2024

## Arrears, immediate charges and payments

Arrears	\$2,184.05
Interest	\$20.90

## Council rates and charges

General Rates Residential (0.00297572 x CIV)	\$2,261.55
Municipal Charge	\$153.00
Waste Services Charge (Rubbish x1 Recycling x1 Green Waste x2)	\$420.00

## State government charges

Fire Service Property Levy - Residential (0.0000877 x CIV)	\$66.10
Fire Services Property Levy - Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$71.00

**Total amount payable** \$5,276.60

## Your payment options:

Overdue, incurring interest pay now:

**PLUS**

Arrears	\$2,184.05
Interest	\$20.90
General Rates Residential	\$2,261.55
Municipal Charge	\$153.00
Waste Services Charge	\$420.00
Fire Service Property Levy	\$66.10
Fire Services Property Levy - Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$71.00
<b>Total</b>	<b>\$7,677.90</b>

**OR**

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

- ☐ Full payment: \$5,276.60
- ☐ Instalment: \$767.95

Assessment number: 120816

Property: 18-20 Skeldale Wynd, MORWELL VIC 3840



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



Bill Code: 6072  
Ref: 120816

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



Bill Code: 0359  
Ref: 120816

Pay 24 hours a day by credit card  
Online: [www.auspost.com.au/postbillpay](http://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](http://www.latrobe.vic.gov.au/directdebit) or call 1800 367 700 to obtain a direct debit form.

## In person

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

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

## Mail

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

## Centrepay

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

Council Use Only



More information overpage



## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN: 75 830 750 413

55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

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

02 July 2025

**Your Reference :**  
**Our Reference:**

CB:LS:Stokesandfox  
02014429-01

Bowers Conveyancing  
PO Box 221  
Warragul Vic 3820

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

**Applicant:** Bowers Conveyancing  
**Property Address:** 20 Skeldale Wynd Morwell Vic 3840  
**Information Statement No:** 166314

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](mailto:infostats@gippswater.com.au).

Online updates are available, please visit our website [www.gippswater.com.au](http://www.gippswater.com.au) to register for our Solicitor Updates Online service.

Yours sincerely

Nigel Gerreyn  
**MANAGER PROPERTY SERVICES**



**GIPPSLAND**  
**WATER**

55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

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

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

### Section 158 Statement

(Water Act 1989)

<b>Date of Issue:</b>	02/07/2025	<b>Your Reference :</b>	CB:LS:Stokesandfox
<b>Information Statement No:</b>	166314	<b>Our Reference:</b>	02014429-01
<b>Property Address:</b>	20 Skeldale Wynd Morwell Vic 3840		
<b>Property Details:</b>	Lot 91 Plan PS533422		
<b>Settlement Date:</b>	31/10/2025		

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

- ⇒ Please note: This certificate is for Lot 91 on PS533422. At present Lot 91 on PS533422 is rated contiguously with Lot 45 on LP218993. Should these lots be sold separately or be used for separate purpose; upon date of settlement or date of separate occupation Lot 45 on LP218993 will retain the current services and Lot 91 on PS533422 will become separately rateable for non-connected water and wastewater. Gippsland Water will require any services to be disconnected at the common boundary at this time.

#### 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

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

### Financial Statement

Date of Issue: 02/07/2025 Your Reference : CB:LS:Stokesandfox  
Information Statement No: 166314 Our Reference: 02014429-01

Property Address: 20 Skeldale Wynd Morwell Vic 3840  
Property Details: Lot 91 Plan PS533422  
Settlement Date: 31/10/2025

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 Jul to 31 Oct

#### Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

#### Adjustable Charges:

Water Service Charges	0.00
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	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

<b>Total Outstanding</b>	<b>0.00</b>
--------------------------	-------------

(Please note: CR denotes a credit)



Biller Code: 3475  
REF: 3680 0002 0144 2901 5  
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 2 July 2025



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>



55 Hazelwood Rd  
PO Box 348  
Traralgon Vic 3844

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

## INFORMATION STATEMENT

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)  
[www.gippswater.com.au](http://www.gippswater.com.au)  
ABN : 75 830 750 413

### Important Information

**Gippsland Water bill period:**

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:**

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

**Payment of Gippsland Water accounts:**

Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor or conveyancer.

**Financial updates:**

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

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

**Notice of property transfer:**

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to [propertytransfers@gippswater.com.au](mailto:propertytransfers@gippswater.com.au)

**Validity of the Information Statement:**

This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

**Automatic eBilling Registration for new customers**

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: [www.gippswater.com.au/digital-billing-terms-conditions](http://www.gippswater.com.au/digital-billing-terms-conditions). We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information: [www.gippswater.com.au/legal/privacy-policy](http://www.gippswater.com.au/legal/privacy-policy)

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au) or call us on 1800 050 500.





Service Area

**Scale 1: 500**

# PLANNING CERTIFICATE

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

**CERTIFICATE REFERENCE NUMBER****1152030****APPLICANT'S NAME & ADDRESS****LYNETTE ANNE SAUNDERS C/- LANDATA  
MELBOURNE****VENDOR****STOKES, RUSSELL CHRISTOPHER****PURCHASER****VENDOR STATEMENT, PURPOSES****REFERENCE****STOKES**

This certificate is issued for:

LOT 91 PLAN PS533422 ALSO KNOWN AS 18 - 20 SKELDALE WYND MORWELL  
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 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

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/>

02 July 2025

Sonya Kilkenny  
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®  
T: (03) 9102 0402  
E: [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

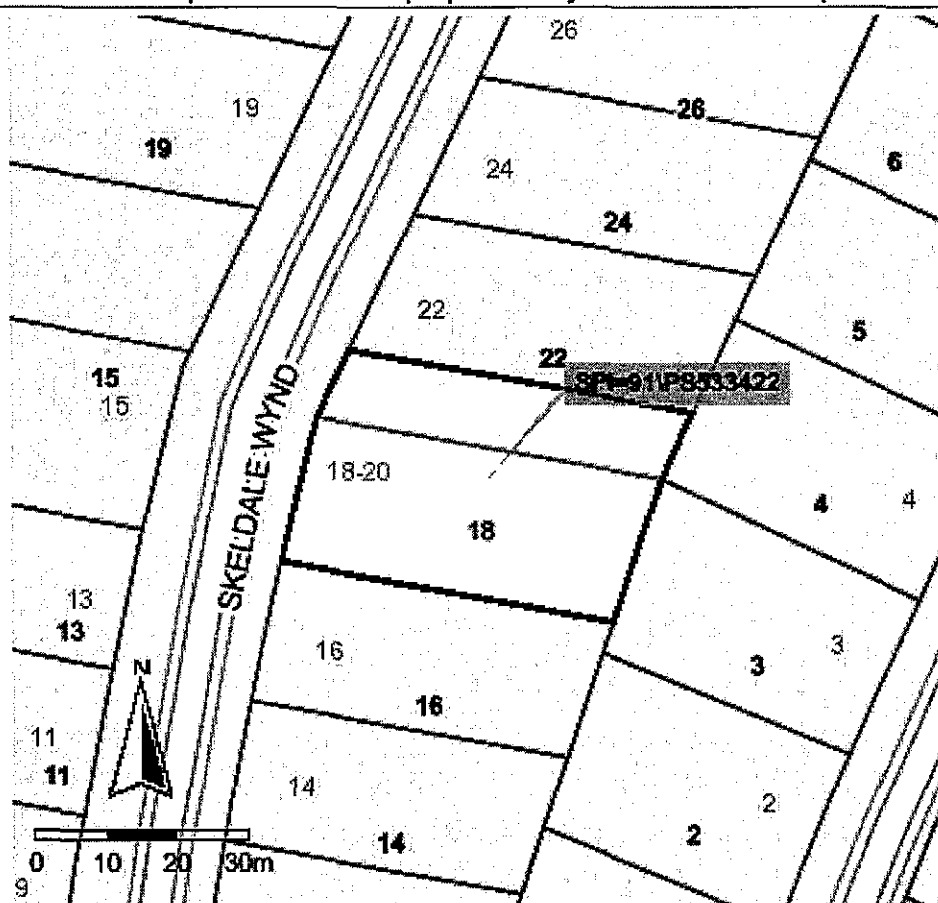


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

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) 9102 0402 or email [landata.enquiries@servictoria.com.au](mailto:landata.enquiries@servictoria.com.au)

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



Copyright © State Government of Victoria. Service provided by [maps.land.vic.gov.au](http://maps.land.vic.gov.au)

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.



# PLANNING PROPERTY REPORT



VICTORIA  
State  
Government

Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 01 July 2025 10:46 AM

## PROPERTY DETAILS

Address: **18-20 SKELDALE WYND MORWELL 3840**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

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

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

Council Property Number: **12081**

Planning Scheme: **Latrobe**

[Planning Scheme - Latrobe](#)

Directory Reference: **Vicroads 699 O4**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

## 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

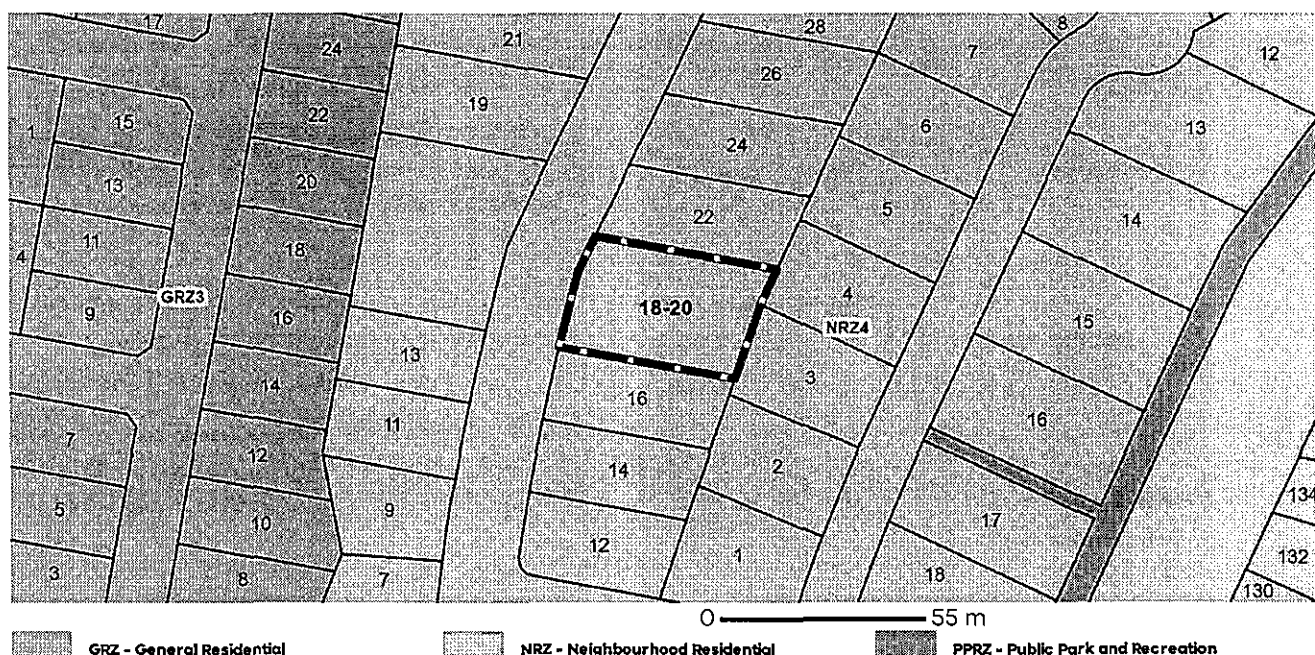
Registered Aboriginal Party: **Gunaikurnai Land and Waters  
Aboriginal Corporation**

[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.

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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 32(c) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 18-20 SKELDALE WYND MORWELL 3840

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## Planning Overlay

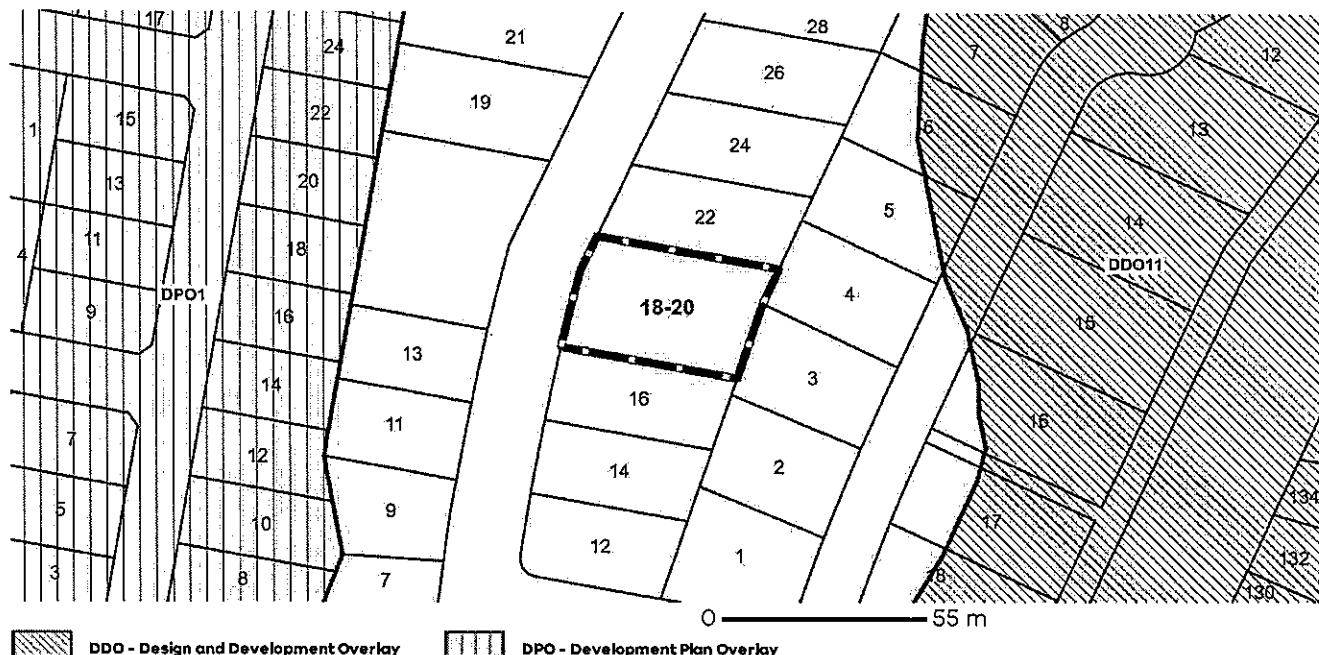
None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DEVELOPMENT PLAN OVERLAY (DPO)



## Further Planning Information

Planning scheme data last updated on 30 June 2025.

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>

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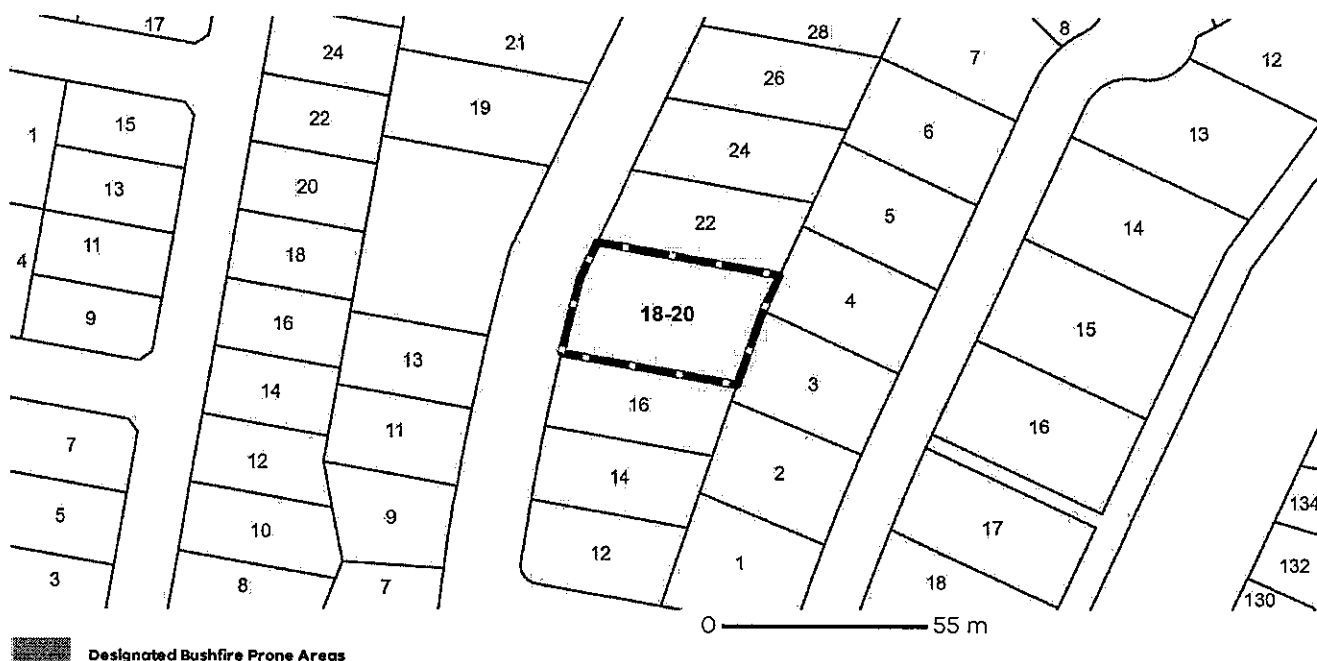
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

## Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

## Native Vegetation

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

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

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

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

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

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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



**Vendors:**

RUSSELL CHRISTOPHER STOKES  
& SHARON MARGARET FOX

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**Vendor's Section 32 Statement**

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**Property:**

20 SKELDALE WYND MORWELL VIC 3840

**Vendor's Conveyancer:**

BOWERS CONVEYANCING SERVICES  
SUITE 10, 21 SMITH STREET  
(P O BOX 221)  
WARRAGUL 3820  
TEL:03 5622 0070

EMAIL: [bowersconveyancing@gmail.com](mailto:bowersconveyancing@gmail.com)