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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 ac cordance 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 docum ents 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

Signed by: Russell Christopher Stokes
Signature E3EC2CFE676E7AAF... Date 04/11/2026

+ Vendor's name SHARON MARGARET FOX

Signed by: Sharon Margaret Fox
+ Signature 8890D94A449E04A9... Date 04/11/2026

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: Not separately rated

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[1], 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):

_____

_____

_____

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?	☐ YES ☒ 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 ☒ Not applicable

[1] 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.

N/A

OR

☐ 6.3 The owners corporation is an inactive owners corporation. [2]

[2] 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" ☐

N/A

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 reduc tion 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 ☐

N/A

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 give s 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 th e 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.

N/A

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:

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

N/A

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

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 af fected 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 1 000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the re levant date):

N/A

☐ Are contained in the attached building energy efficiency certificate.
OR

☐ Are as follows:

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)

See General Annexure Item 1

GENERAL ANNEXURE

General Annexure Item 1

Register Search Statement Volume 10900 Folio 142
Plan of Subdivision 533422A
Section 173 Agreement U741474F
Latrobe City Council Valuation and Rates Notice - 1 July 2026 - 30 June 2027 - 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

VOLUME 10900 FOLIO 142

Security no : 124140211503V
Produced 30/10/2026 11:05 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	**Plan**
Document Identification	**PS533422A**
Number of Pages (excluding this cover sheet)	**8**
Document Assembled	**30/10/2026 11:05**

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PLAN OF SUBDIVISION

STAGE No.	LR USE ONLY	PLAN NUMBER
—	EDITION 2	PS 533422A

LOCATION OF LAND

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: (At time of subdivision) MARYVALE ROAD & SKELDALE WYND MORWELL VIC 3844

AMG Co-ordinates (of approx centre of land in plan) E 448 280 N 5769 160 ZONE: 55

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: CITY OF LATROBE REF: 04062

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / /~~

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 ~~has~~/has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage —.....~~

Council Delegate

~~Council Seal~~

Date 25/ 8/ 2005

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~

~~Council Seal~~

~~Date / /~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R1	CITY OF LATROBE
RESERVE No 1	SPI ELECTRICITY PTY LTD

NOTATIONS

STAGING This ~~is~~/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/~~IS NOT~~ BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 213 & 307
IN PROCLAIMED SURVEY AREA No. —

EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	SEE		SHEET	7

LR USE ONLY
STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
RECEIVED ☑
DATE: 5/9/05

LR USE ONLY
PLAN REGISTERED
TIME 3.46 pm
DATE 14/9/05
G J Newman
Assistant Registrar of Titles

SHEET 1 OF 7 SHEETS

DELL & KEITH CONSULTANTS PTY LTD
ABN 61 005 289 387
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

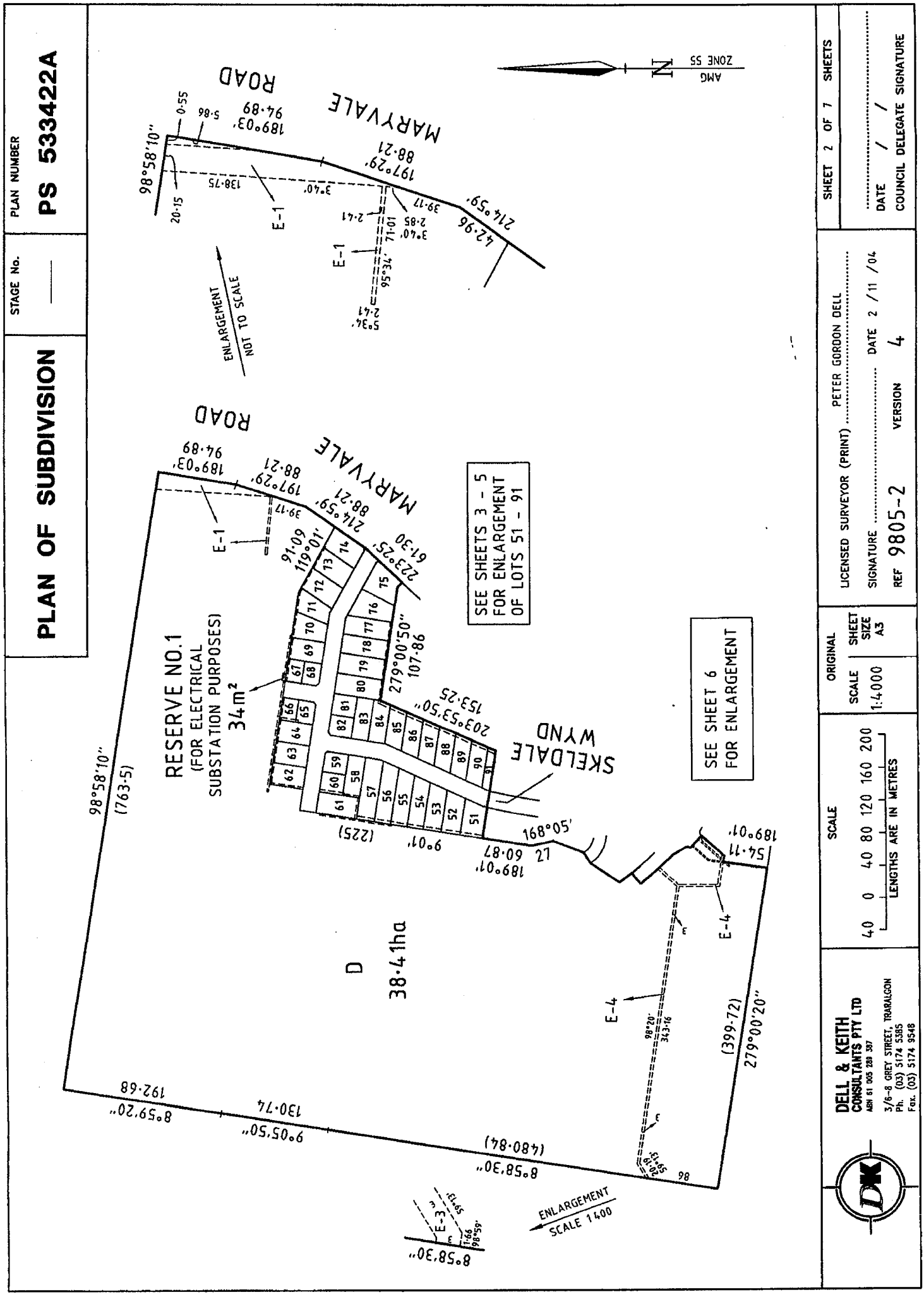
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COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. —

PLAN NUMBER PS 533422A



SCALE 40 0 40 80 120 160 200
LENGTHS ARE IN METRES

ORIGINAL | SCALE 1:4000 | SHEET SIZE A3

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SHEET 2 OF 7 SHEETS

DATE / /
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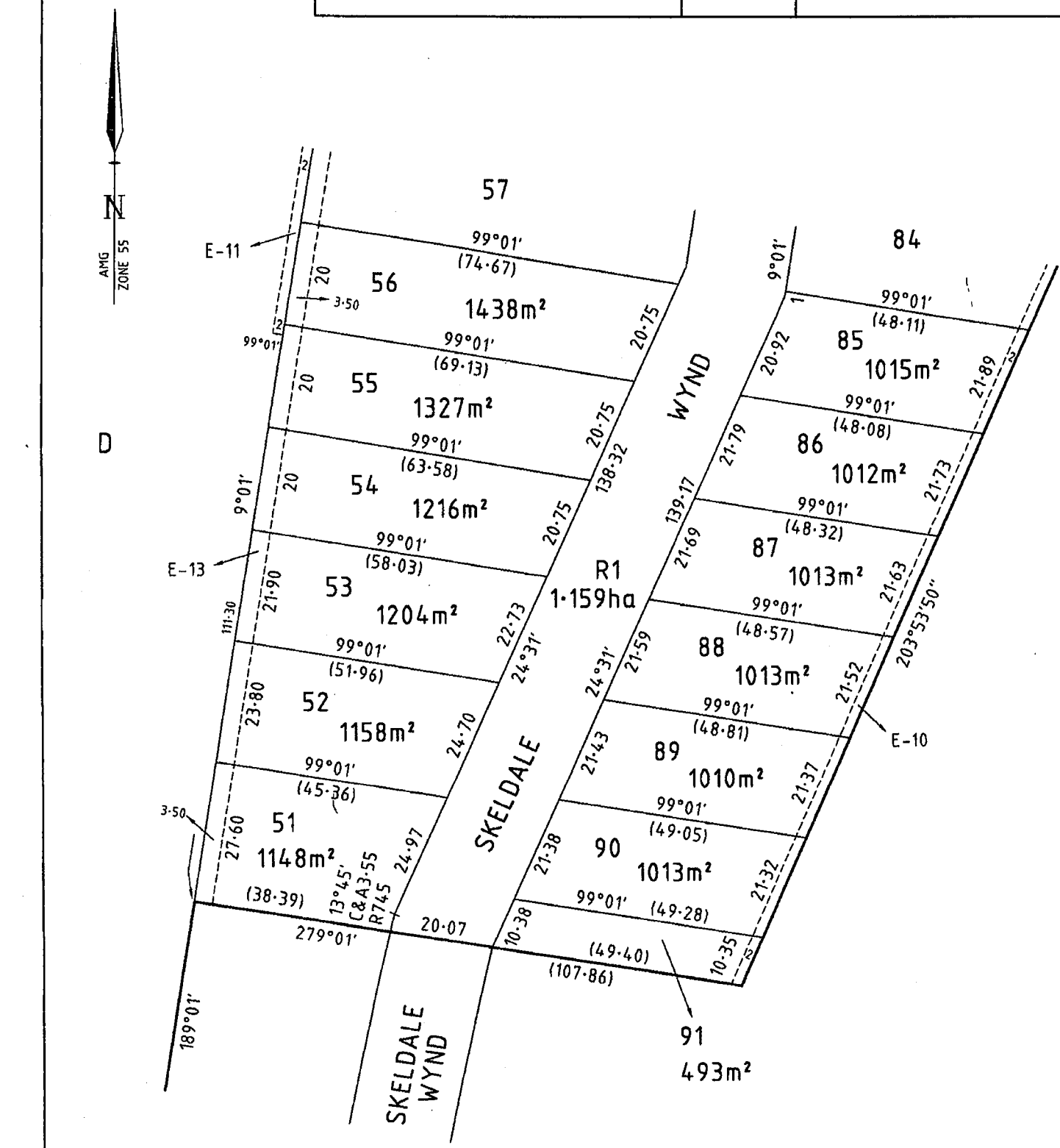
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PLAN OF SUBDIVISION

STAGE No. —

PLAN NUMBER **PS 533422A**



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SCALE
7·5 0 7·5 15 22·5 30 37·5
LENGTHS ARE IN METRES

ORIGINAL SCALE 1.750 | SHEET SIZE A3

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REF 9805-2 VERSION 4

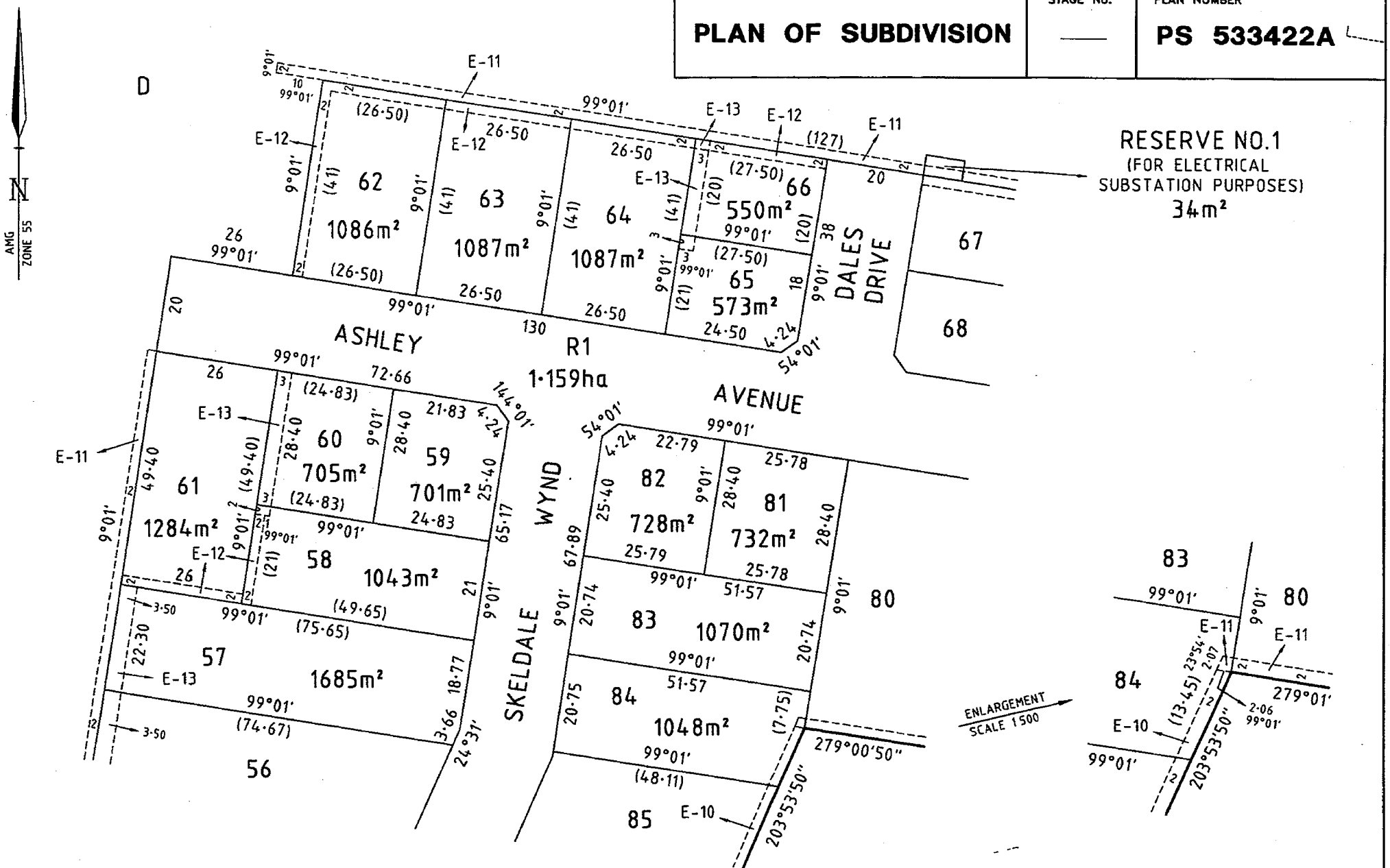
SHEET 3 OF 7 SHEETS

..... DATE / /

COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

STAGE No.	PLAN NUMBER
—	PS 533422A



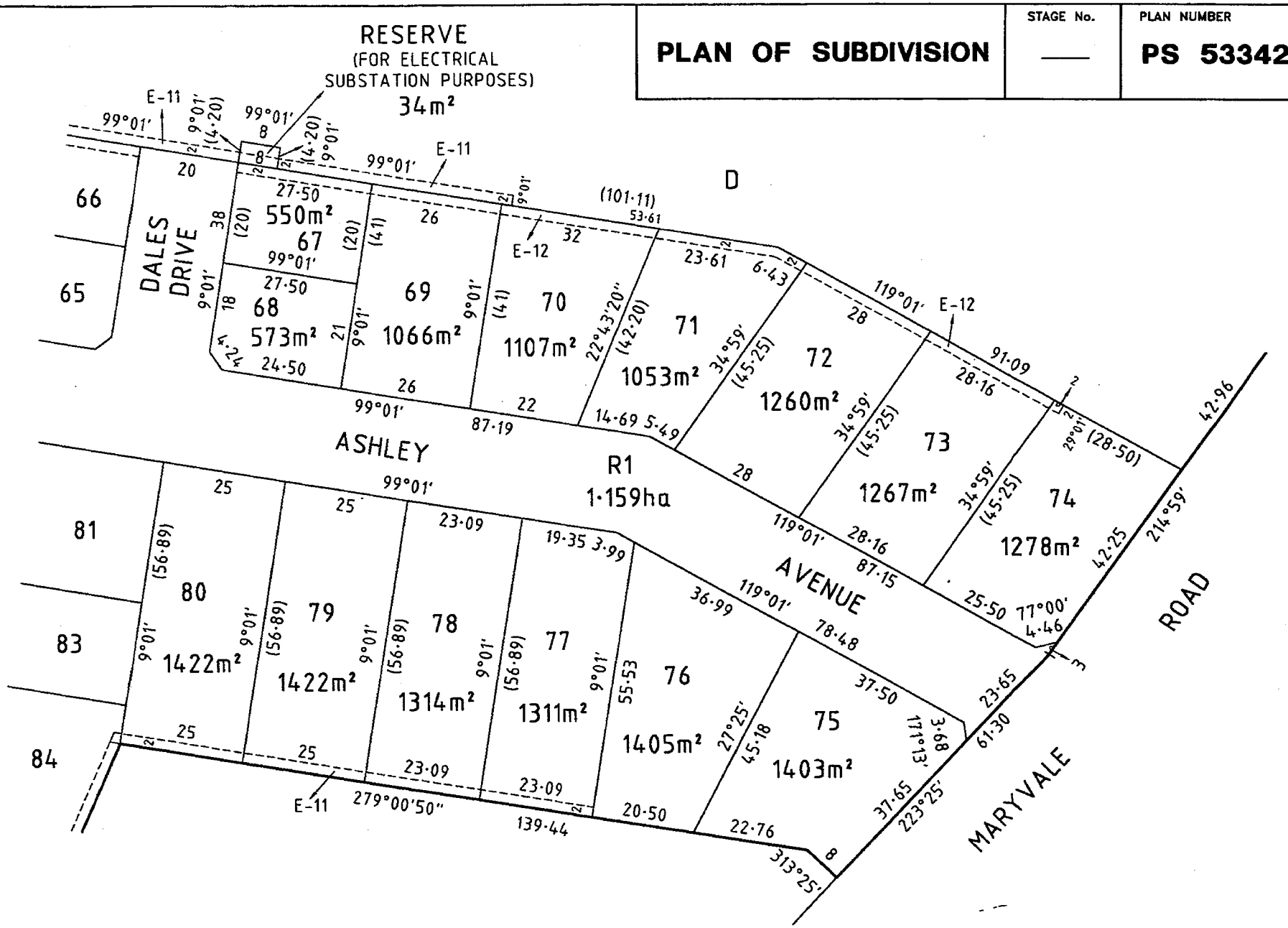
DELL & KEITH CONSULTANTS PTY LTD ABN 81 005 289 387 3/6-8 GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548	SCALE 7·5 0 7·5 15 22·5 30 37·5 LENGTHS ARE IN METRES	ORIGINAL SCALE 1.750 / SHEET SIZE A3	LICENSED SURVEYOR (PRINT) PETER GORDON DELL SIGNATURE ..... DATE 2 / 11 / 04 REF 9805-2 VERSION 4	SHEET 4 OF 7 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION

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SCALE
7·5 0 7·5 15 22·5 30 37·5
LENGTHS ARE IN METRES

ORIGINAL
SCALE 1:750
SHEET SIZE A3

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SIGNATURE ..... DATE 2 / 11 / 04
REF 9805-2 VERSION 4

SHEET 5 OF 7 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

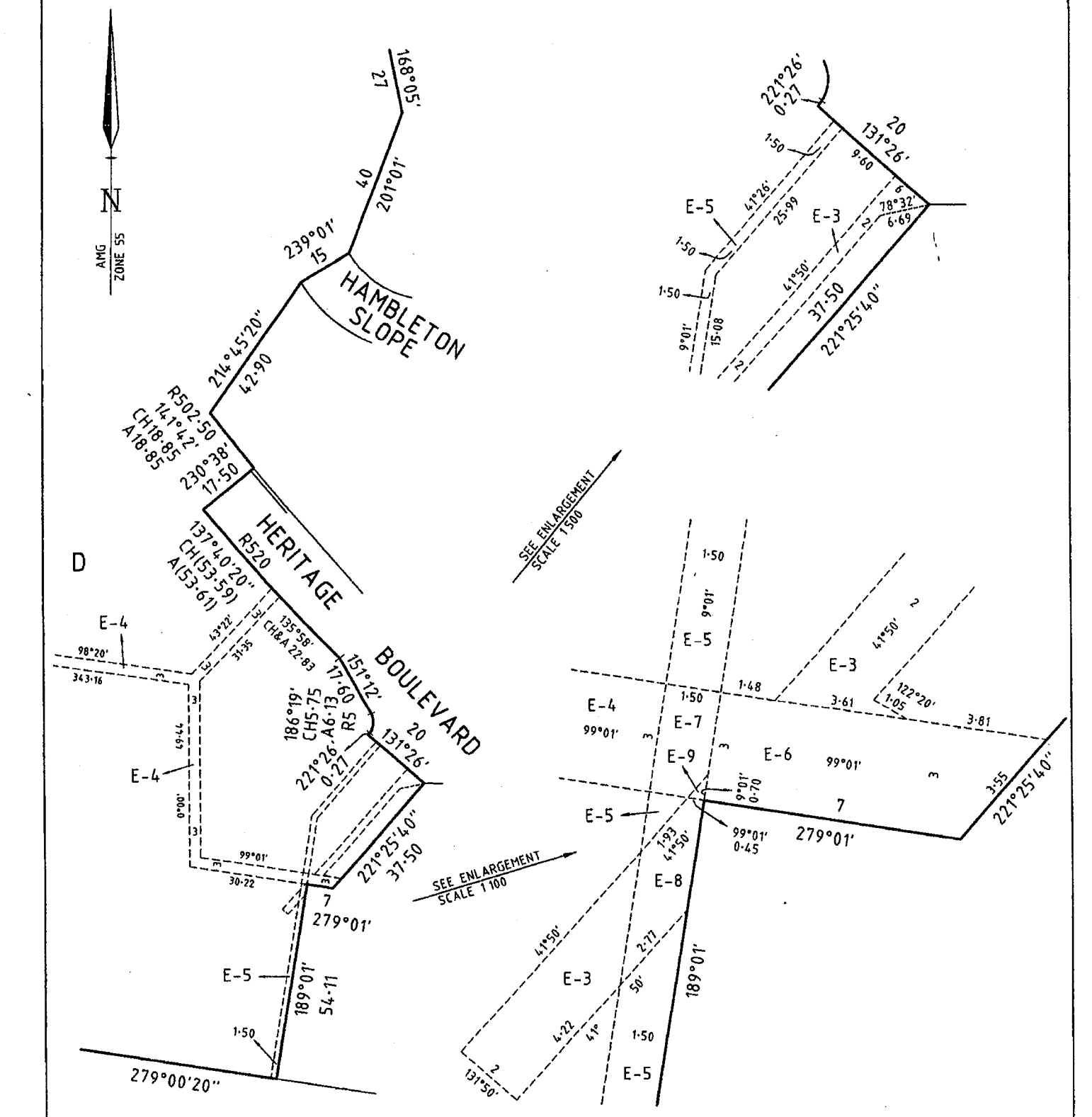
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PLAN OF SUBDIVISION

STAGE No. —

PLAN NUMBER PS 533422A



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ABN 61 005 289 387
3/6-8 GREY STREET, TRARALGON
Ph. (03) 5174 5385
Fax. (03) 5174 9548

SCALE
10 0 10 20 30 40 50
LENGTHS ARE IN METRES

ORIGINAL SCALE 1:1000 SHEET 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

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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

DELL & KEITH CONSULTANTS PTY LTD
ABN 61 005 289 387
3/6-8 GREY STREET, TRARALGON
Ph. (03) 5174 5385
Fax. (03) 5174 9548

ORIGINAL
SCALE | SHEET SIZE A3

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

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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.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT D	NIL	REMOVAL OF EASEMENT	PS708645F	05/06/13	2	DP

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	**Instrument**
Document Identification	**U741474F**
Number of Pages (excluding this cover sheet)	**9**
Document Assembled	**30/10/2026 11:05**

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OFFICE OF TITLES A. D. VICTORIA

U741474F
280497 0948 173

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: NKearns

Name of Officer: NICK KEARNS

Designation of Officer: DEVELOPMENT APPROVALS LEADER

Date: 16 APRIL 1997

Planning and Environment Act Regulations - Form 9.1

7 MAY 1997

ASP

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SECTION 173 AGREEMENT

THIS AGREEMENT is made the 7th 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.

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280497 0948 173

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"**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.



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EXECUTED AS AN AGREEMENT

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

..... (MAYOR))
~~(Commissioner)~~)

..... (COUNCILLOR))
~~(Commissioner)~~)

..... *(Chief Executive Officer*

LA TROBE SHIRE COUNCIL Common Seal

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)~~

Common CFM PAYNE PTY. LTD. A.C.N. 004 371 680 Seal

H/PRECEDEN/T/LATROBE.SC/CFMPAYNE.AGR

U741474F
280497 0948 173

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REGISTER BOOK
VOL. 9955 FOL. 140

VICTORIA

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

OFFICE OF TITLES VICTORIA

P L Matthews
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

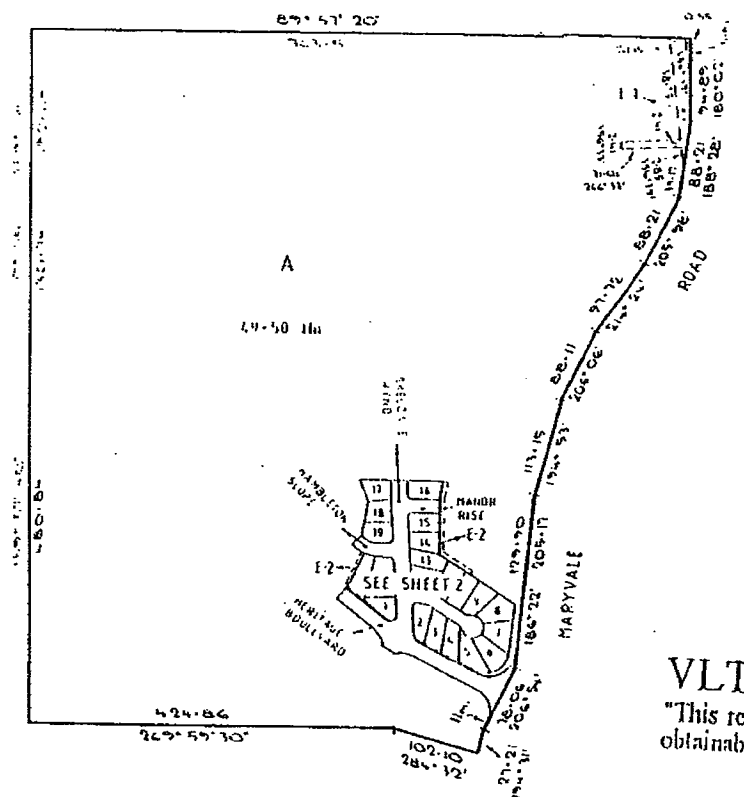
Any easements created by Section 98 of the Transfer of Land Act 1958-

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

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280497 0948 173



VLTO
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U741474F
280497 0948 173

NOTATIONS

LAND SUBJECT TO EASEMENT
- E-1 EASEMENT TO THE LATROBE VALLEY WATER AND SEWERAGE BOARD VIDE INST. A 164440.

LAND APPROPRIATED OR SET APART
- ROADS WITHIN THE HEAVY LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF GAS & ELECTRICITY.
- E-2 DRAINAGE & SEWERAGE.

TO BE COMPLETED WHERE APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK NOS
IN PROCLAIMED SURVEY AREA NO

THE LAND TO BE SUBDIVIDED IS SHOWN [illegible] BY THICK LINES
TITLE REF: VOL 8248 FOL 495
LAST PLAN REF:

CERTIFICATION BY SURVEYOR

I JOHN FRANCIS WILLIAMS of 554 HIGH STREET EAST PRAHRAN certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on 13TH OCTOBER 1989 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey as CA

Dated 27th OCTOBER 1989

Licensed Surveyor
Surveyors Act 1978

ASSOCIATES

beveridge williams & co. pty. ltd.
SURVEYORS PLANNERS ENGINEERS

SURVEYORS REF
REV A
2032 / 1

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY MORWELL COUNCIL REF 87/1010

CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
- SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON 18/12/89
- ~~CONFIRMED BY THE PLANNING APPEALS BOARD ON~~
- AND ~~A REQUIREMENT~~ PURSUANT TO SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE 20/12/89 MUNICIPAL CLERK

CERTIFICATE B
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (B) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

OFFICE USE ONLY

PLAN APPROVED
AT
ON

ASSISTANT REGISTRAR OF TITLES

PLAN OF SUBDIVISION

COUNTY BULN BULN
PARISH MARYVALE
CROWN ALLOTMENT 71 (PART)

NUMBER OF SHEETS IN PLAN 3
NUMBER OF THIS SHEET 1

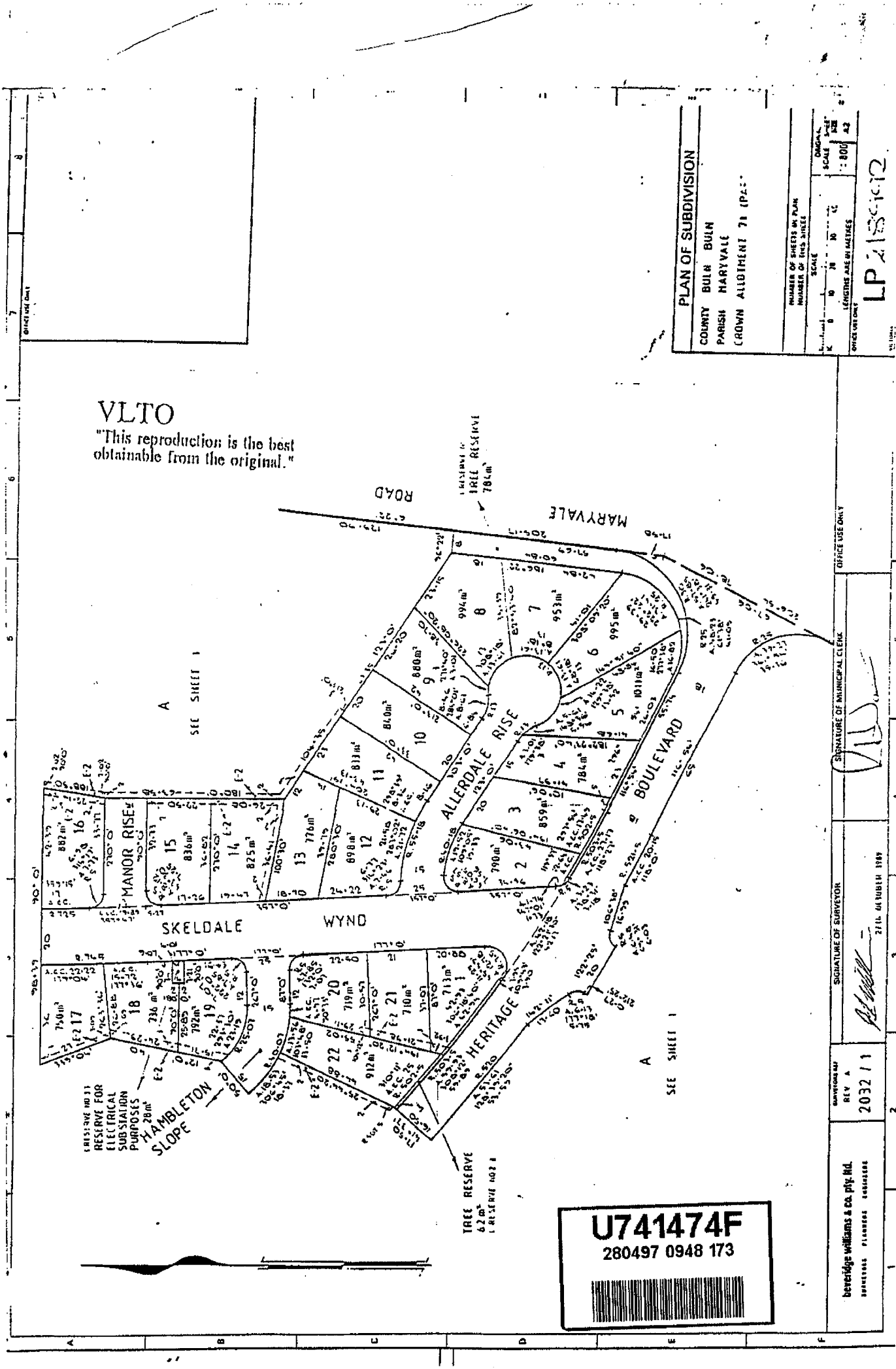
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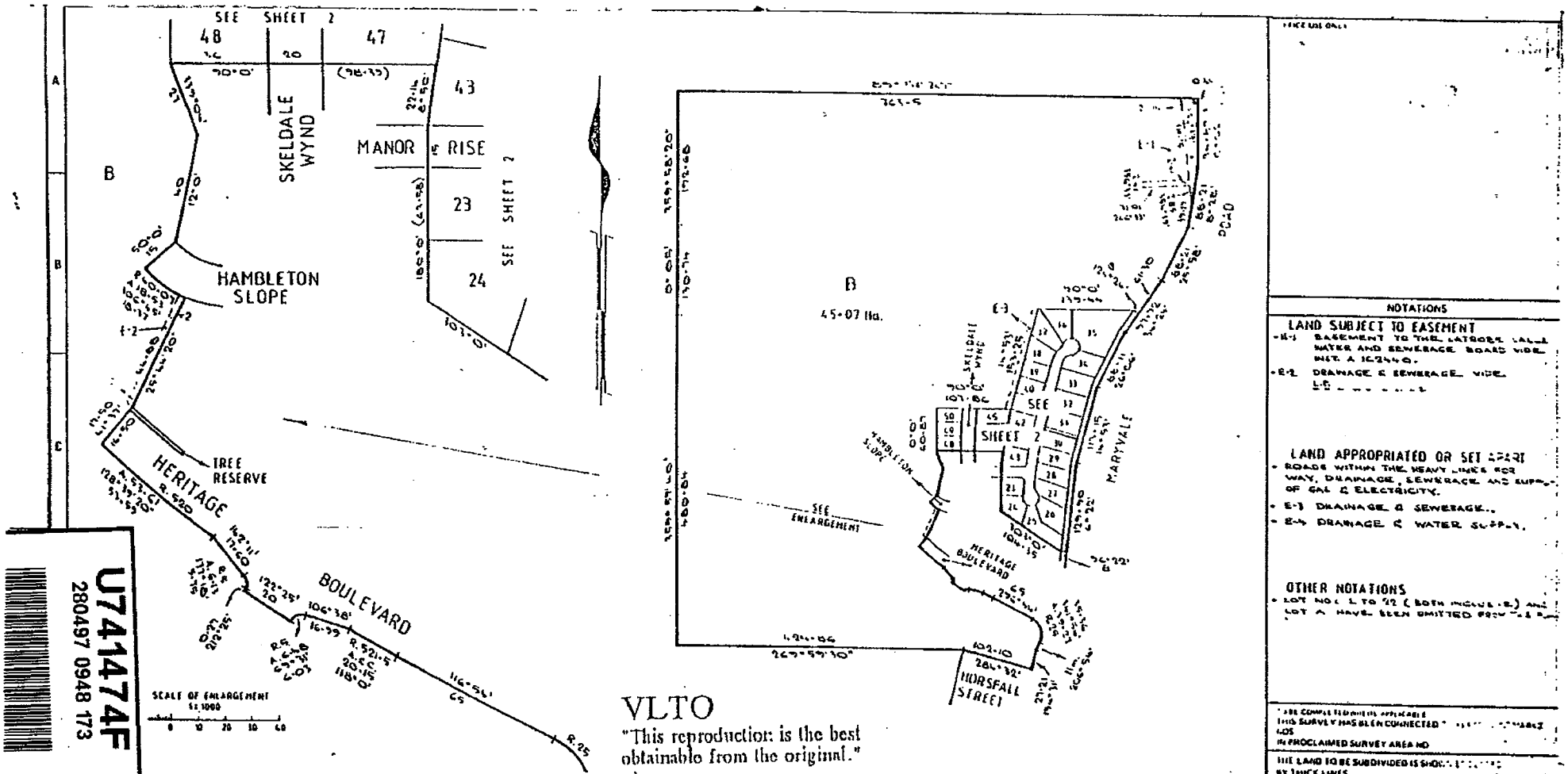
ORIGINAL SHEET SIZE A2

OFFICE USE ONLY
LP 218992.

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280497 0948 173

OFFICE USE ONLY

NOTATIONS

LAND SUBJECT TO EASEMENT
- E-1 EASEMENT TO THE LATROBE VALLEY WATER AND SEWERAGE BOARD VIDE INST. A 162440.
- E-2 DRAINAGE & SEWERAGE VIDE L/E
- E-3

LAND APPROPRIATED OR SET APART
- ROADS WITHIN THE HEAVY LINES FOR WAY, DRAINAGE, SEWERAGE AND SUPPLY OF GAS & ELECTRICITY.
- E-3 DRAINAGE & SEWERAGE.
- E-4 DRAINAGE & WATER SUPPLY.

OTHER NOTATIONS
- LOT NOS. 1 TO 12 (BOTH INCLUSIVE) AND LOT A HAVE BEEN OMITTED FROM THIS PLAN

THE COMPULSORY PROVISIONS APPLICABLE
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARK
LOS
IN PROCLAIMED SURVEY AREA NO

THE LAND TO BE SUBDIVIDED IS SHOWN EDGED BY THICK LINES
TITLE REF.
LAST PLAN REF

PLAN OF SUBDIVISION

COUNTY BULN BULN
PARISH MARYVALE
CROWN ALLOTMENT 71 (PART)

NUMBER OF SHEETS IN P.O.
NUMBER OF THIS SHEET
SCALE
LENGTHS ARE IN METRES
SHEET SIZE A2

OFFICE USE ONLY
LP 218993

CERTIFICATION BY SURVEYOR

I, JOHN FRANCIS WILLIAMS of 556 HIGH STREET PRAHRAN certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1978 and completed on 13th OCTOBER 1989 and that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is C 3
Date 27th OCTOBER 1989

Licensed Surveyor, Surveyors Act 1978

AMENDMENTS

beveridge williams & co. pty. ltd.
SURVEYORS PLANNERS ENGINEERS

SURVEYORS REF
REV. A
2032 / 2

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY MORWELL COUNCIL REF 89/1046

CERTIFICATE A
THIS PLAN ACCORDS WITH A PLAN
- SEALED BY THE COUNCIL UNDER SECTION 5(8) OF THE LOCAL GOVERNMENT ACT 1958 ON 18/12/89
- ~~CONFIRMED BY THE PLANNING APPEALS BOARD ON~~
- AND ~~A REQUIREMENT/NO REQUIREMENT~~ PURSUANT TO SECTION 5(8) OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

DATE 20/12/89 MUNICIPAL CLERK

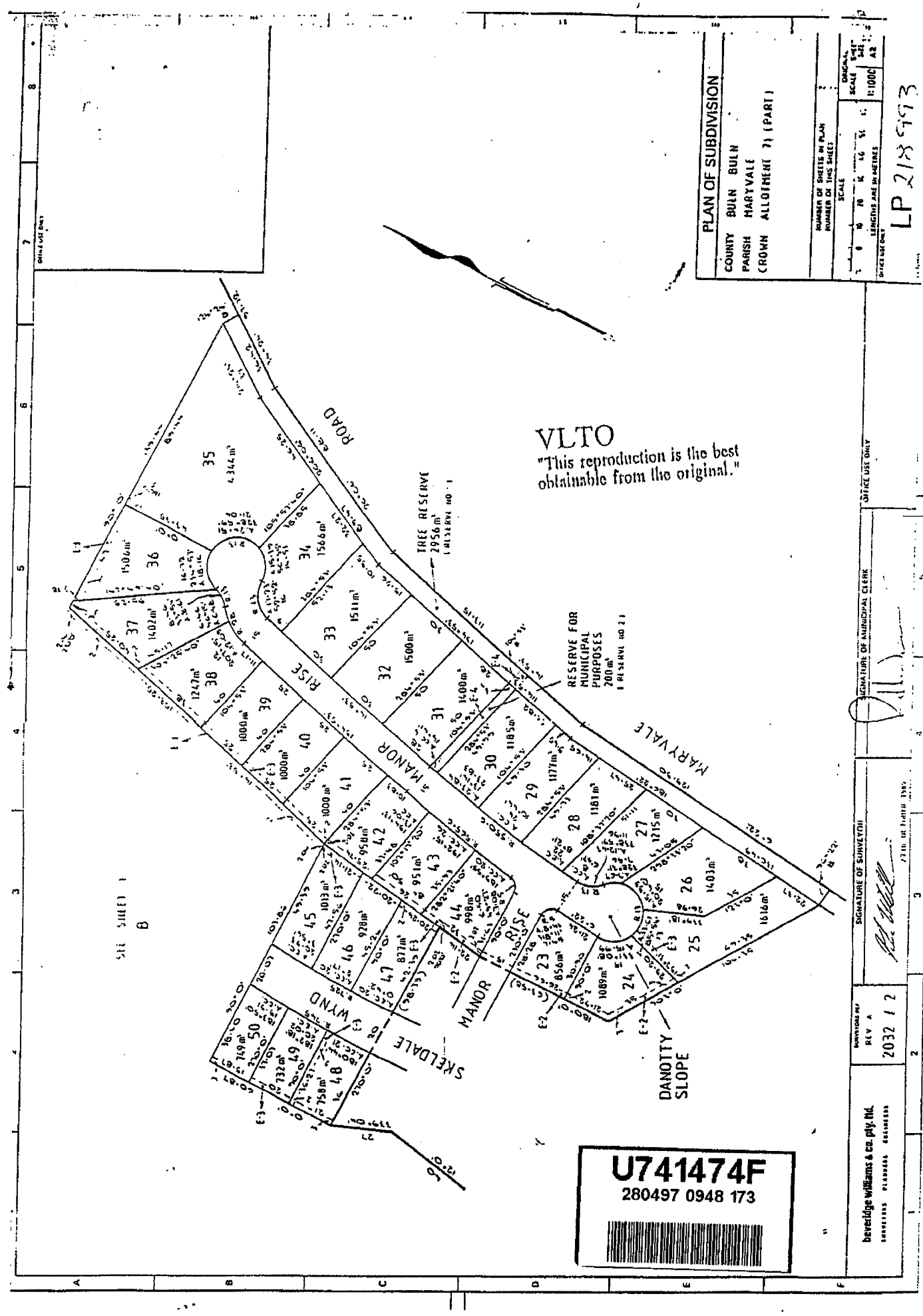
CERTIFICATE B
THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (8) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
- THE COUNCIL ON
- THE PLANNING APPEALS BOARD ON

DATE MUNICIPAL CLERK

PLAN APPROVED
AT
ON

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LATROBE CITY COUNCIL

ABN: 92 472 314 133

VALUATION AND RATES NOTICE

1 July 2026 to 30 June 2027

Date of issue
17/08/2026

Assessment number	120816
OVERDUE - PAY NOW	$9,547.10

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

Instalment due dates	Amount due
30 September 2026	$786.29
30 November 2026	$786.25
28 February 2027	$786.25
31 May 2027	$786.26

Payments made after the due dates may be charged interest at 10% p.a.

Rates and Charges at your property - 1 July 2026 to 30 June 2027

Property	18-20 Skeldale Wynd, MORWELL VIC 3840
Description	L 91 PS 533422, L 45 LP 218993
Property owner/s	Mr R C Stokes & Ms S M Fox
Council Ward	YALLOURN

Property valuation date	01 January 2026, effective as 01 July 2026
Capital Improved Value (CIV)	$770,000
Site value (Site value is included in your CIV amount)	$325,000
Net annual value	$38,500
AVPCC	110 - Detached Home

Arrears brought forward	$9,436.90
Interest	$110.20

Council Rates & Charges	
General Rates Residential (0.0029128 x CIV)	$2,242.85
Municipal Charge	$159.00
Waste Services Charges	
(Rubbish x1, Recycling x1, Organics x1)	$434.00
State Government Charges	
Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)	$133.20
Emergency Services & Volunteers Fund Fixed Charge	$139.00
EPA Victoria Landfill Levy	$37.00
Sub-total of current year charges	$3,145.05
Other Charges (if applicable)	
Rebates and Payments	
TOTAL AMOUNT DUE	$12,692.15

See reverse for payment methods and important information.

Payments made on or after 17 August 2026 may not be included

PAYMENT METHODS

ONLINE PAYMENT

Visit: www.latrobe.vic.gov.au/pay
Mastercard or Visa only

Ref: 120816

BPAY

Pay using BPAY via your online banking

BPAY

Biller Code: 6072
Ref: 120816

IN PERSON

Council Use Only

You can also pay in person at our customer service centres or libraries.

POST BILLPAY

Pay 24 hours a day by credit card

*359 120816

Post Billpay

Biller Code: 0359
Ref: 120816

Online: www.auspost.com.au/postbillpay
Phone: 13 18 16
Or pay in person at any Australia Post outlet.

DIRECT DEBIT

To arrange regular deductions, including weekly, fortnightly, monthly or by instalment from your bank account visit **www.latrobe.vic.gov.au/directdebit** or call 1300 367 700 to obtain a direct debit form.

CENTREPAY

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

RATING DIFFERENTIALS

All rating differentials adopted by Council are shown for comparative purposes. Refer to page one of this notice for the amount that you are being charged. The rates shown are based on the same rateable valuation.

Differential rates type	Rates in $	Rate amount $
General rate	0.0029128	$2,242.85
Farm rate*	0.0021846	$1,682.15
Derelict rate	0.0087384	$6,728.55

*In order to qualify for Farm rate you must complete an application form and meet the criteria as outlined in the Council's Revenue and Rating Plan.

Please note:

Refunds will only be considered for rates accounts that have a credit balance.
Early payment of instalments are not eligible for a refund.

HOW YOUR RATES ARE CALCULATED

General rates, payments, rebates and other charges

The **Capital Improved Value (CIV)** is the total market value of your property, including the **Site Value** (land value) plus the value of any buildings or other improvements. Your rate charge is the CIV of the property multiplied by the rate in the dollar. The Valuer General of Victoria (VGV) reassesses the valuation of your property every year. The most recent valuation has been determined as of 1 January 2026.

For more information regarding how your rates and charges are calculated and spent, visit **latrobe.vic.gov.au/understanding-rates**

Waste charges including State Government Landfill Levy

The waste services charges fund kerbside collections and processing including garbage, recycling and Food Organic Garden Organic waste and the cost of transfer stations. The State Government Landfill Levy is a State Government charge Council must pay when waste is disposed in landfill. Waste service charges are not subject to rate capping.

State Government Emergency Services and Volunteers Fund

The Emergency Services and Volunteers Fund is collected by Council on behalf of the State Government to fund the fire and other emergency service agencies. This amount is set by the State Government. The levy includes a fixed charge payable by all property owners, plus a variable levy which is determined by your Australian Valuation Property Classification Code (AVPCC) and calculated on the CIV of your property. This levy is not subject to rate capping.

Council elections

Want a say in who represents your community? If you are not state-enrolled at an address in Latrobe City Council, you may still be able to enrol as a council-enrolled voter if you are 18 years or older and are a property owner, occupier, or corporate representative in the municipality.

Council elections in Victoria are held every four years, voting is compulsory for enrolled voters, and the next general council election for Latrobe City Council will be held in 2028.

Elections are managed by the Victorian Electoral Commission (VEC) and conducted by postal ballot only.

To learn more or check your eligibility, visit **www.vec.vic.gov.au** or Council's election information page at **www.latrobe.vic.gov.au/Council/Our_Council/Council_Elections**

HAVING TROUBLE PAYING YOUR RATES?

We understand that financial circumstances can change. If you're having difficulty paying your rates, **we're here to help.**

Please contact us as early as possible if you're concerned about making your rates payments.

CONTACT US
By phoning 1300 367 700 or visit one of our customer service centres or libraries.

PAYMENT PLANS
Council can work with you to establish a payment plan that suits your circumstances and helps you manage your rates over time.
While you're actively participating in an approved payment plan, Council may also suspend interest charges and debt recovery action to help keep your balance manageable.

FINANCIAL HARDSHIP ASSISTANCE
If you're experiencing financial hardship, you may be eligible to have your rates, charges or interest deferred or waived under Council's Hardship Policy.
Our team will discuss your circumstances confidentially and help you understand the support available.

OVERDUE RATES AND CHARGES

If rates and charges are not paid by the due date, interest may be charged on overdue amounts. The current interest rate is 10% per annum and may continue to accrue until all outstanding rates, charges and interest are paid in full.

Interest may be waived while an approved payment arrangement is maintained. If a payment arrangement defaults, interest may be charged in accordance with Council policy and legislative requirements.

Council may take legal action to recover unpaid rates, charges, interest and associated costs. Any court-awarded costs may also be recovered.

Council accepts no responsibility for delays in, or non-delivery of, correctly addressed mail. To receive your rates notice electronically, register for eRates using the instructions provided on this notice.

ALLOCATION OF PAYMENTS

Whenever you make a payment, the money is allocated in the following order as applicable:

1. Payment dishonour fees (if any)
2. Legal fees (if any)
3. Penalty interest charges (if any)
4. Overdue rates and charges (arrears) (if any)
5. Current rates and charges

RATE CAPPING

Council complies with the Victorian Government's rate cap. The cap limits the average annual increase in rates and municipal charges across the municipality. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district
- the application of a differential rate by Council
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap (such as waste services and State Government charges or levies).

NOTICE OF VALUATION

The property described on the front of this notice has been valued as at 1 January 2026 using the Capital Improved Value, which is the total market value of the land plus any buildings or improvements. The valuations shown on this notice may be used by other authorities for the purpose of a tax or a rate. If an amendment is made to the valuation to include any changes to the property, additional rates may be payable and a supplementary rates notice may be served.

PERSONAL INFORMATION

Personal information collected and held by Latrobe City Council is used for municipal purposes as specified in the Local Government Act 1989 and the Local Government Act 2020. It may also be disclosed to other government agencies in relation to matters that may potentially affect you, or your property, or debt collection agencies where rates remain unpaid. It will not be disclosed to any other external party without your written consent, unless required or authorised by law.

REPRINT OF RATES NOTICE

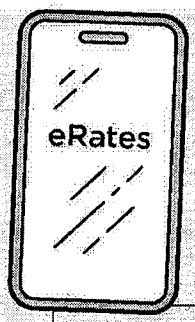
Please retain this notice for your records as a fee may be charged for replacement copies. See the instructions at the bottom of this page on how to register for electronic notices or to download a replacement copy free of charge. An additional fee may be charged for requests relating to rates history.

DISHONOUR FEES

A dishonour fee will be added to your account for each dishonoured payment and the charge will depend on your payment method.

CHANGE OF OWNERSHIP OR CONTACT DETAILS

It is the responsibility of the owner of a property to notify Council of changes of address, contact details, ownership or occupancy within 30 days of the change taking effect. You can do so by completing the online form at **latrobe.vic.gov.au/changemydetails**, or contact us by phoning 1300 367 700 or visit one of our customer service centres.



MANAGE YOUR RATES NOTICES ONLINE

Access your current and previous rates notices with **eRates**.

To help make sure your notice reaches your inbox, add **rates@latrobe.vic.gov.au** to your trusted email contacts.

PLEASE NOTE:
Supplementary or amended rates notices cannot be sent by email and will be posted to your mailing address if issued.

1. **VISIT**
erates.latrobe.vic.gov.au

2. **CREATE**
Create your eRates account.

3. **DETAILS**
Add your property using your assessment number and owner details.

4. **VIEW AND DOWNLOAD**
View, download or choose to receive your rates notices by email.

RIGHT OF OBJECTION TO RATES, VALUATIONS AND CHARGES

Latrobe City Council calculates general rates using the **Capital Improved Value (CIV)** of your property only.

The Emergency Services and Volunteers Fund (ESVF) uses both the Capital Improved Value (CIV) and the Australian Valuation Property Classification Code (AVPCC) assigned to your property.

Under section 17 of the Valuation of Land Act 1960, you may object if you believe the valuation or classification of your property is incorrect.

You may object to:

Capital Improved Value (CIV) – the market value of your property, including land and buildings.

Site Value (SV) – the value of the land only.

Net Annual Value (NAV) – valuation figure required by legislation, which usually represents 5% of the CIV.

Australian Valuation Property Classification Code (AVPCC) – the classification code that identifies the primary use of your property.

How to object to your valuation

To lodge an objection, visit **ratingvaluationobjections.vic.gov.au** and complete the online form. Your objection must be lodged within **two months (60 days)** of the issue date shown on page one of this notice. **Late objections cannot be accepted.**

Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest may be charged. Where an objection results in an overpayment, a refund will be provided upon request.

Other objections

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

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

Your appeal must be lodged within 60 days of the issue date on page one of this notice. The grounds for appealing and the procedure for making an application are set out in the relevant sections of the Act.

EMERGENCY SERVICES AND VOLUNTEERS FUND

If you believe that your land has been incorrectly classified (based on your AVPCC) for the purposes of this levy, you have the right to object within **60 days** of the date of issue of this notice (listed on page 1). You must submit your objection online at **ratingvaluationobjections.vic.gov.au**

The owner of land may also apply for a waiver, deferral or concession in respect of the leviable land under section 27 of the Emergency Services and Volunteers Fund Act 2012 for rateable land and section 28 for non-rateable land. For more information visit **www.sro.vic.gov.au/emergency-services-and-volunteers-fund**

DISSATISFIED WITH THIS DECISION?

If you are dissastisfied with VGV valuer's decision regarding your objection, you may apply to the Victorian and Civil Administrative Tribunal (VCAT) for a review. Applications must be made within 30 days after the date notice of the decision was given to you by the VGV valuer.

To learn more visit **vcat.vic.gov.au**

STATE GOVERNMENT PENSION CONCESSION

If you are the holder of a Pensioner Concession Card or Department of Veterans Affairs (DVA) Gold Card with War Widow or TPI classification, you may be eligible for a rebate on your rates for your principal place of residence.

You must:

- have an eligible concession card and your card must be valid at the time of your application
- be the person responsible for payment of the rates account
- be named on the rates notice
- have a name and address on the account that matches that on the concession card.

For those persons who remain eligible from the previous year, the amount of this rebate is already shown on page one of this notice.

If your concession does not appear on this notice, **to apply:**

- visit **latrobe.vic.gov.au/ratesconcession** for more details and to download a form or
- contact our Customer Service Team by phone or in person for a Municipal Rates Concession Form

Health Care Card or Seniors Card holders are not eligible for this concession.

GOT QUESTIONS?

Phone 1300 367 700
(Weekdays 8.30am - 5.15pm)

Email rates@latrobe.vic.gov.au

Web latrobe.vic.gov.au/rates

CUSTOMER SERVICE CENTRES

For opening hours visit
latrobe.vic.gov.au/contact_us

- **Churchill Library** - 9-11 Philip Parade
- **Moe Library** - 1-29 George Street
- **Morwell Headquarters** - 141 Commercial Road
- **Morwell Library** - 63-35 Elgin Street
  (card only - no cash or cheques)
- **Traralgon Library** - 34-38 Kay Street

Property maintenance and fire safety

All properties must be maintained year-round, including properties that are vacant, semi-rural, or held for future use.

This is especially critical during the declared **Fire Danger Period** each year.

WHY PROPERTY MAINTENANCE MATTERS

Poorly maintained land increases the risk of fire and can:

- **Threaten lives, homes, businesses and emergency responders**
- **Impact neighbouring properties and the wider community**
- **Result in directions or enforcement action from Council or other Governing Bodies**

WHAT IS REQUIRED?

Outside Fire Danger Period

Under the Latrobe City Local Laws, vegetation maintenance requirements still apply.

Vegetation must be no more than 300mm (30cm in height).

These requirements support amenity, safety and neighbourhood wellbeing.

Council seeks to balance safety outcomes while ensuring residents and businesses are not unnecessarily impacted.

During Fire Danger Period

- Properties assessed under Council's Fire Prevention Inspection Program that are deemed to be, or to become, a fire risk can be formally directed to remove or modify vegetation.
- Vegetation must be maintained to a maximum height of 100mm (10cm).
- Property owners should regularly inspect their property to ensure conditions do not deteriorate.

Primary producers

- If you intend to cut your property for hay you are only required to cut a fire break where your property abuts residential properties, unless there is a significant fire risk. This helps to maintain defendable space for neighbouring homes.

YOUR KEY RESPONSIBILITIES

- Maintain vegetation year-round.
- Monitor growth following rain or warmer conditions.
- Act promptly if vegetation becomes excessive.
- Owning land for future use does not remove maintenance obligations.
- Absentee, vacant and rental property owners remain liable for ongoing upkeep of their land.

BUSHFIRE SAFETY RESOURCES

CFA - PLAN & PREPARE
cfa.vic.gov.au/plan-prepare

LATROBE CITY COUNCIL - GENERAL FIRE SAFETY
latrobe.vic.gov.au/Community/Emergencies/Fire

LATROBE CITY COUNCIL - MY BUSHFIRE READINESS ACTIONS
latrobe.vic.gov.au/Community/Emergencies/My_Bushfire_Readiness_Actions

Fire Prevention Inspection Program (FPIP)

What is the Fire Prevention Inspection Program (FPIP)?

Latrobe City Council has a legislative responsibility to conduct fire prevention inspections during the declared Fire Danger Period. The FPIP is Council's response to meeting these obligations.

When does the Fire Prevention Inspection Program (FPIP) run?

FPIP runs in line with the Country Fire Authority's (CFA) declared Fire Danger Period.

This is typically declared from 1 November until the end of April each year.

HOW DOES THE FPIP WORK?

Council must comply with legislative timeframes and cannot progress to the next stage until the previous stage has been completed.

Customer complaint received	Complaints can be lodged online, by email or by calling 1300 367 700.
First inspection completed	If a fire hazard is identified the property owner will be notified in writing of what works are required and when they need to be completed by.
Second inspection completed	To ensure property compliance.
Works not completed	Council will engage a contractor to clear hazards. The property owner is liable for costs incurred and will receive an infringement notice.

WHAT IS COVERED UNDER THE FPIP?

- long grass
- scrub
- shrubs
- leaves
- timber
- wood piles

WHAT ISN'T COVERED UNDER THE FPIP?

- **snakes**
  contact snake catcher
- **vermin**
  contact pest control
- **rubbish**
  contact Local Laws
- **noxious weeds**
  contact Local Laws
- **abandoned cars**
  contact Police
- **squatters**
  contact Police

HOW LONG DOES A PROPERTY OWNER HAVE TO COMPLETE REQUIRED WORKS?

21 DAYS

If a property is identified as having fire hazards the owner will be notified in writing. This includes what works are required and a due date to complete these works by.

OTHER FPIP INFORMATION

Public authorities

Council cannot enforce fire prevention directives against public authorities. These include, but are not limited to, the Department of Transport, Department of Families, Fairness and Housing, Parks Victoria and Gippsland Water. Long grass complaints must be reported to these departments directly. Council is however able to do this on your behalf should ownership be unknown.

Privacy

We are unable to provide updates to complainants regarding the outcome of an inspection due to privacy laws.

Extensions

Property owners may apply for an extension of up to two weeks to complete required works. The request must be made in writing and must be received prior to the notice due date.

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
www.gippswater.com.au
ABN 75 830 750 413

02 November 2026

Applicant Reference: CB:LS:STOKESFOX
Reference: 00142134-04

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: 18 Skeldale Wynd Morwell Vic 3840
Certificate No: 179526

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

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
www.gippswater.com.au
ABN: 75 830 750 413

Section 158 Statement

(Water Act 1989)

Date of Issue:	02/11/2026	**Applicant Reference:**	CB:LS:STOKESFOX
Certificate No:	179526	**Reference:**	00142134-04

Property Address: 18 Skeldale Wynd Morwell Vic 3840
Property Details: Lot 45 Plan LP218993
Settlement Date: 28/02/2027

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

- ⇨ Please note: This certificate is for Lot 45 on LP218993 and Lot 91 on PS533422. At present these lots are rated contiguously. 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 and Lot 91 on PS533422 will become separately rateable. Gippsland Water will require any services to be disconnected at the common boundary at this time.
- ⇨ 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.

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
www.gippswater.com.au
ABN : 75 830 750 413

Financial Statement

Date of Issue:	02/11/2026	**Applicant Reference:**	CB:LS:STOKESFOX
Certificate No:	179526	**Reference:**	00142134-04

Property Address: 18 Skeldale Wynd Morwell Vic 3840
Property Details: Lot 45 Plan LP218993
Settlement Date: 28/02/2027

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	-508.25
Sewer Scheme Charges	0.00
Adjustable Charges:	
Water Service Charges	66.53
Wastewater Service Charges	305.72
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
Total Outstanding	**-136.00 CR**

(Please note: CR denotes a credit)

Biller Code: 3475
REF: 3680 0000 1421 3404 4
Pay by savings or credit card

Gippsland Water Authorised Officer: _____ Date: 2 November 2026

GIPPSLAND WATER
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

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
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.

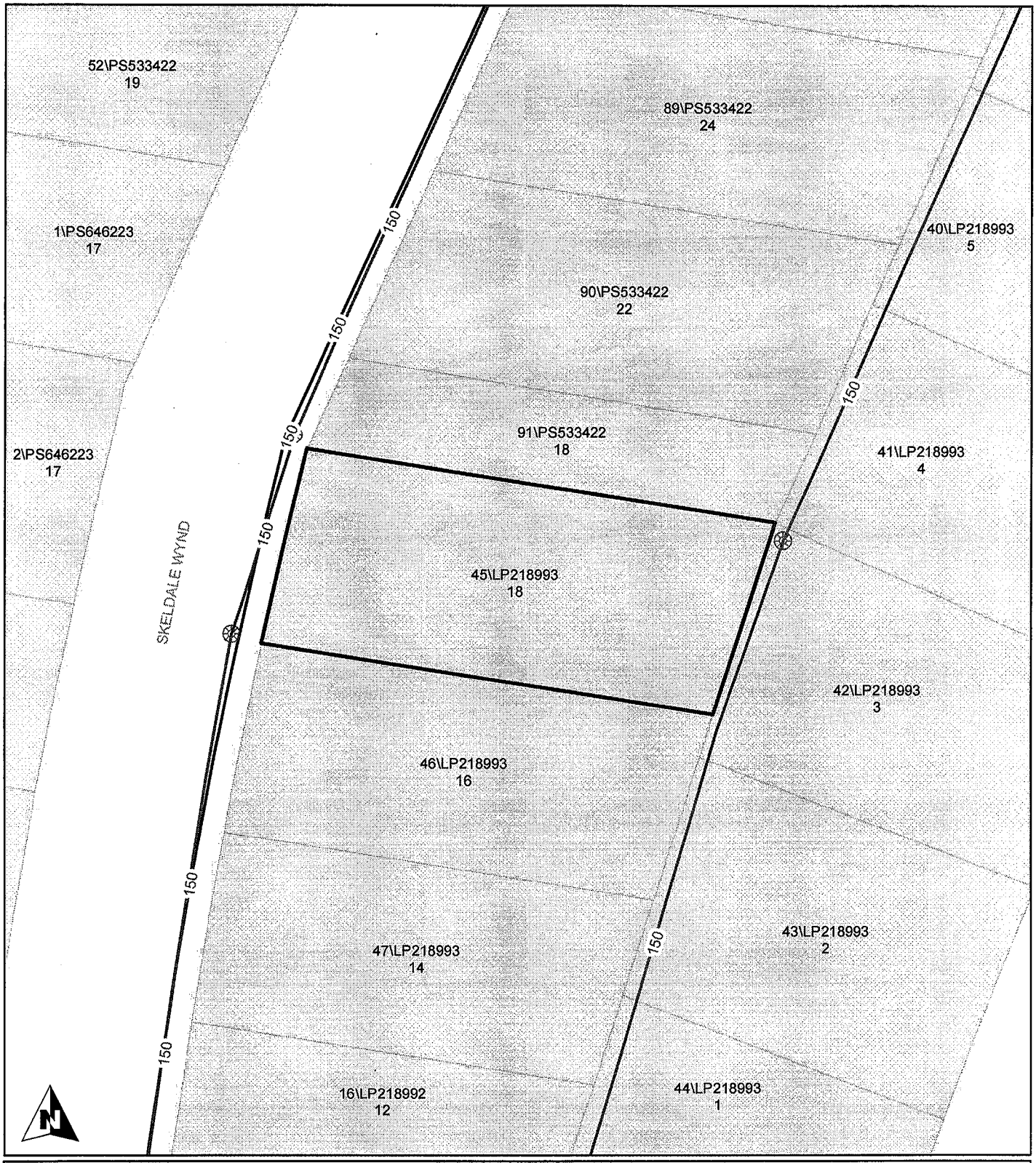
Payment of Gippsland Water accounts:
Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's solicitor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

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



Gippsland Water Asset Plan

18 Skeldale Wynd Morwell
Information Statement No: 179526
Date Issued: 2/11/2026

GIPPSLAND WATER

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

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis 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 infromation. Any persons using this information should make their own site investigation and accommodate their works accordingly.

PLANNING CERTIFICATE

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

CERTIFICATE REFERENCE NUMBER

1304108

APPLICANT'S NAME & ADDRESS

LYNETTE ANNE SAUNDERS C/- LANDATA

MELBOURNE

VENDOR

STOKES, RUSSELL CHRISTOPHER

PURCHASER

VENDOR STATEMENT, PURPOSES

REFERENCE

STOKES & FOX

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 :
(https://planning-schemes.app.planning.vic.gov.au/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/

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

30 October 2026

Sonya Kilkenny
Minister for Planning

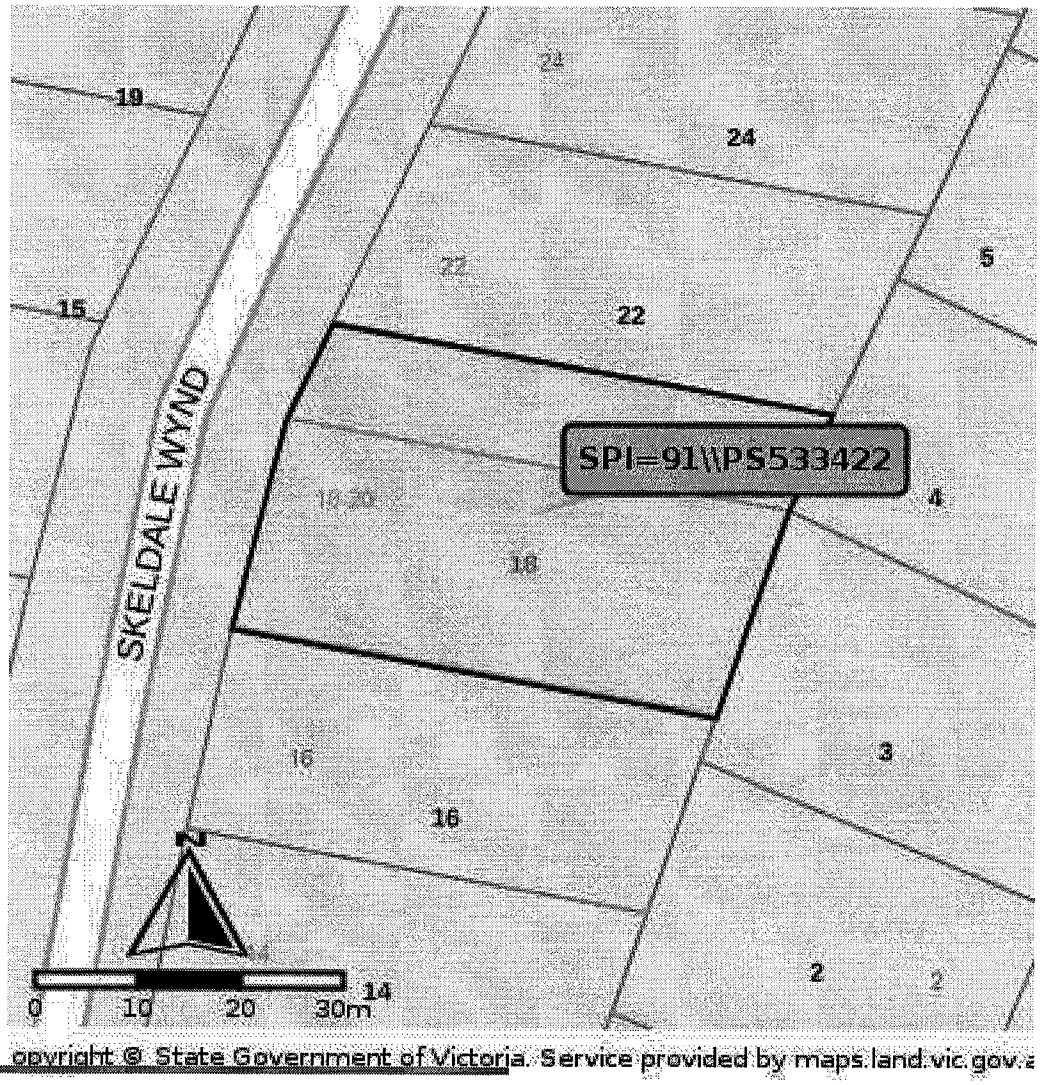
VICTORIA State Government

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

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



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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.

VICTORIA State Government

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 30 October 2026 11:38 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
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

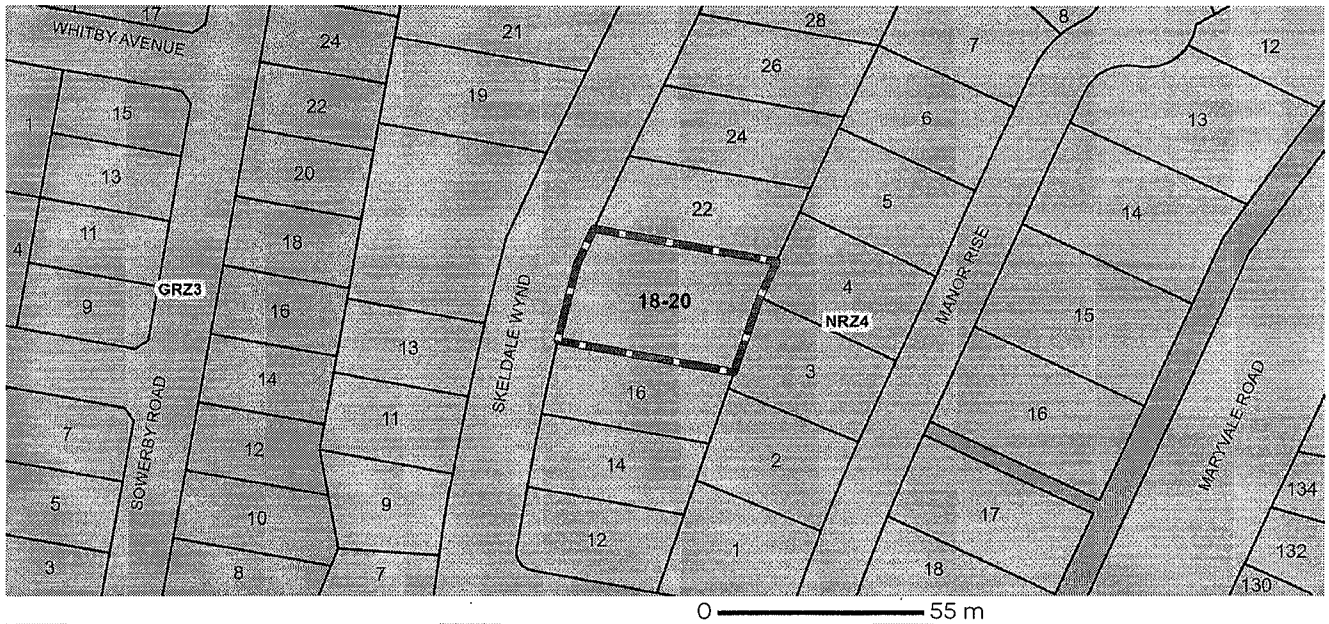
Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**
Fire Authority:	**Fire Rescue Victoria & Country Fire Authority**

View location in VicPlan

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



GRZ - General Residential **NRZ - Neighbourhood Residential** **PPRZ - Public Park and Recreation**

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

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Read the full disclaimer at https://www.vic.gov.au/disclaimer

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

PLANNING PROPERTY REPORT

Department of Transport and Planning

Planning Overlay

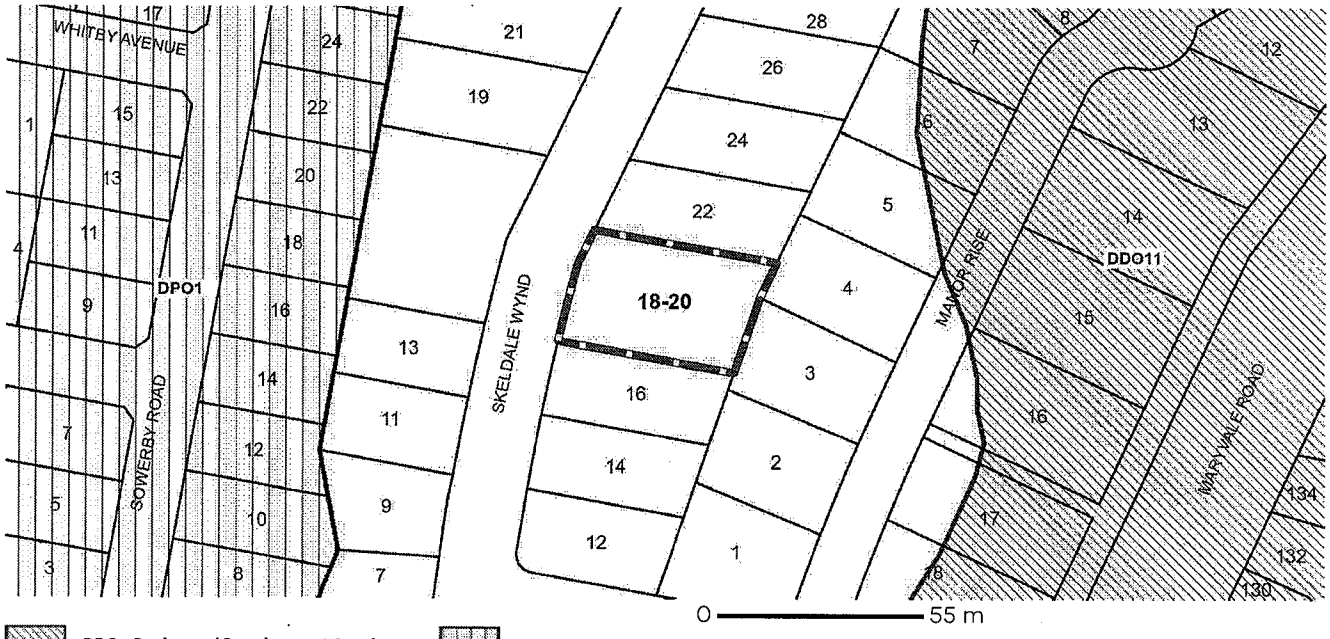
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DEVELOPMENT PLAN OVERLAY (DPO)



DDO - Design and Development Overlay **DPO - Development Plan Overlay**

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

Further Planning Information

Planning scheme data last updated on 16 October 2026.

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 abut 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.vic.gov.au/vicplan/

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

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PLANNING PROPERTY REPORT

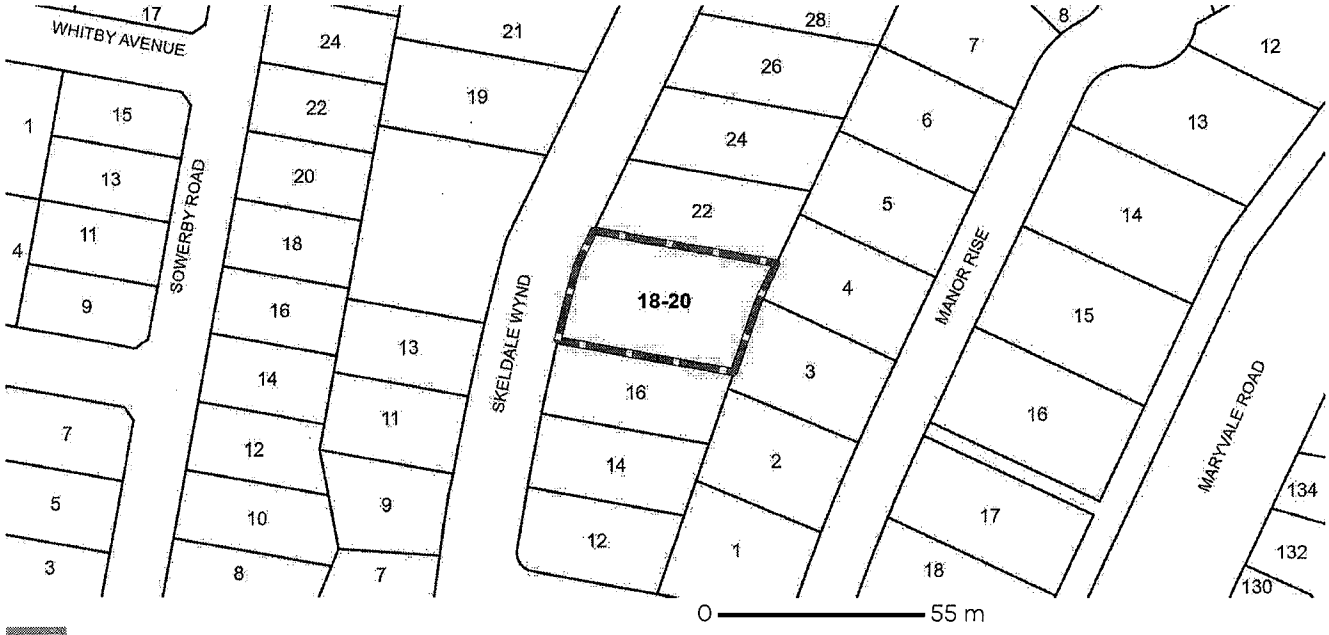
Department of Transport and Planning

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 Bushfire Prone Areas

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 Victoria 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 Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ 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)

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Read the full disclaimer at https://www.vic.gov.au/disclaimer

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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 (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

Vendor's Section 32 Statement

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