



Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract. The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	6 FIRMIN ROAD, TRARALGON VIC
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Vendor's name	Joanne Lee Walker	Date	28/10/25
Vendor's signature			
Vendor's name	Dieter Schmidt	Date	28/10/25
Vendor's signature			

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

1. FINANCIAL MATTERS

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

- (a) Their total does not exceed: \$3,500.00 plus usage

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

1.5 Commercial and Industrial Property Tax Reform Act 2024 (Vic) (CIPT Act)

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable

2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title document/s

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

Not Applicable

3.2 Road Access

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

3.3 Designated Bushfire Prone Area

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

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

4.1 Notice, Order, Declaration, Report or Recommendation

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

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

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

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the

Subdivision Act 1988.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:
NIL
- (c) The proposals relating to subsequent stages that are known to the vendor are as follows:
NIL
- (d) The contents of any permit under the Planning and Environment Act 1987 authorising the staged subdivision are:
NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

VOLUME 09674 FOLIO 871

Security no : 124129395069P
Produced 28/10/2025 10:33 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 202021H.
PARENT TITLE Volume 05751 Folio 135
Created by instrument LP202021H 29/04/1986

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
DIETER SCHMIDT
JOANNE LEE WALKER both of 6 FIRMIN STREET TRARALGON VIC 3844
AU588947F 16/07/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY883650A 17/02/2025
BENDIGO AND ADELAIDE BANK LTD

COVENANT (as to whole or part of the land) in instrument M694615W 11/02/1987

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP202021H 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: 6 FIRMIN STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 19018X ADELAIDE BANK
Effective from 19/02/2025

DOCUMENT END

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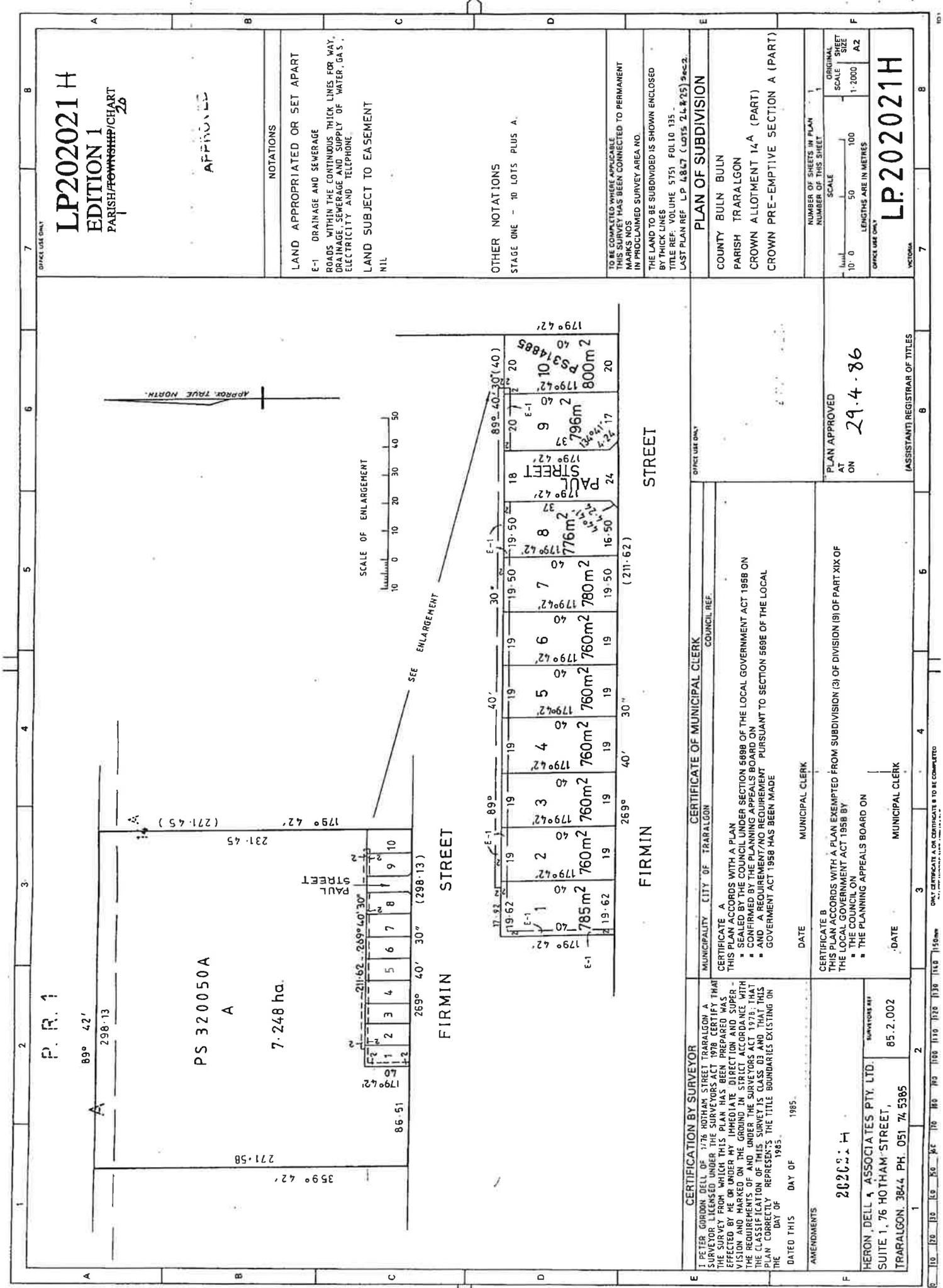
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LP202021H
EDITION 1
 PARISH/FURNISHING/CHART
 26

APPROVED

NOTATIONS

LAND APPROPRIATED OR SET APART
 E-1 DRAINAGE AND SEWERAGE
 ROADS WITHIN THE CONTINUOUS THICK LINES FOR WAY,
 DRAINAGE, SEWERAGE AND SUPPLY OF WATER, GAS,
 ELECTRICITY AND TELEPHONE.
 LAND SUBJECT TO EASEMENT
 NIL

OTHER NOTATIONS
 STAGE ONE - 10 LOTS PLUS A.

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS. IN PROCLAIMED SURVEY AREA NO.
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
 BY THICK LINES.
 TITLE REF. VOLUME 5751 FOLIO 135.
 LAST PLAN REF. LP 4847 (LOTS 2, 4 & 25) sec 2.

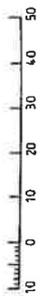
PLAN OF SUBDIVISION

COUNTY BULN BULN
 PARISH TRARALGON
 CROWN ALLOTMENT 14^A (PART)
 CROWN PRE-EMPTIVE SECTION A (PART)

NUMBER OF SHEETS IN PLAN	1
NUMBER OF THIS SHEET	1
SCALE	1:1000
ORIGINAL SCALE	1:2000
SHEET SIZE	A2
LENGTHS ARE IN METRES	

LP.202021H

SCALE OF ENLARGEMENT



SEE ENLARGEMENT

STREET

FIRMIN

OFFICE USE ONLY

OFFICE USE ONLY

DATE MUNICIPAL CLERK

DATE MUNICIPAL CLERK

DATE MUNICIPAL CLERK

CERTIFICATE A
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
 ■ THE COUNCIL OF THE LOCAL GOVERNMENT ACT 1958 ON
 ■ AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 568E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (9) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1958 BY
 ■ THE COUNCIL OF THE LOCAL GOVERNMENT ACT 1958 ON
 ■ THE PLANNING APPEALS BOARD ON

HERON, DELL 4 ASSOCIATES PTY. LTD.
 SUITE 1, 76 HOTHAM STREET,
 TRARALGON, 3844. PH. 051 74 5385

PLAN APPROVED
 AT 29.4.86
 ON

(ASSISTANT) REGISTRAR OF TITLES

Titles Office Use Only
REGD
 110287 1204 45 19 M694615W

Lodged at the Titles Office by

DCORRINE HOWARDS VVO

Code 710 Q

VICTORIA

TRANSFER OF LAND

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

Land *Lot 3 on Plan of Subdivision No 202021 H Parish of Traralgon and being the whole of the land described in* (Note 5)

Certificate of Title Volume 9674 Folio 871

AMENDED
 8/11/42
 -7 APR 1987

Consideration *With consent of solicitor for transferee* (Note 6)

\$19,000.00

Transferor (Note 7)

NETTLE LANE PTY. LTD.

Transferee (Note 8)

IRENE PAPPAS of Unit 2, 98-100 Davidson Street, Traralgon

Estate and Interest (Note 9)

All its estate and interest in fee simple

DEC-31-86 896456 07282

LE A 101 ***370-50

Directing Party (Note 10)

CODE 06	Comp. Code of Stamps Use Only
DUTY: \$ 370.50	
ASSESSOR <i>GAZ</i>	
VALUE: \$ 19000	

Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

See overleaf

My 6/1
T2



Approval No. T2/1

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



AND the said transferee for herself and her successors and transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of each part thereof DOTH HEREBY COVENANT with the said transferor its successors and transferees the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) that she shall not:

- (a) erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house with the usual outbuildings;
- (b) erect or cause to be erected upon the said lot any dwelling other than one, the external walls of which are no less than 60 per centum brick, brick veneer or stone;
- (c) erect or cause or suffer to be erected upon the said lot any building or structure or fence consisting wholly or partly of secondhand materials;
- (d) suffer any existing buildings to be ^{relocated} relocation on the said lot.

2
(ex/nr/2)

AND IT IS HEREBY AGREED that the benefit of the foregoing covenants shall be attached to and run at law and in equity with the land comprised in the said Plan of Subdivision and each and every part thereof (other than the land hereby transferred) and that the burden thereof shall be annexed to and run at law and in equity with the said lot hereby transferred and each and every part thereof and that the same shall be noted and appear on every future Certificate of Title for the said lot as an encumbrance affecting the same.

Dated the 10th day of December 1986 (Note 13)

Execution and Attestation (Note 14)

THE COMMON SEAL OF NETTLE LANE PTY. LTD. was herewith affixed in accordance with its Articles of Association in the presence of:
Director... [Signature]
Secretary... [Signature]



SIGNED by the said IRENE PAPPAS in the presence of:

[Signature: Pappas]

[Signature: Doyle]



NOTES

1. This form must be used for any transfer by the registered proprietor—
 - (a) of other than the whole of an estate and interest in fee simple
 - (b) by direction
 - (c) in which an easement is created or reserved
 - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations
e.g. \$ paid by B to A
\$ paid by C to B

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

Application Number: 20220673

FORM 2

Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT
Building Permit No. BS-L 36361/8799831826634
Issued: 11 August 2022

Issued to

Agent of Owner **Smartsteel Designs**
ACN / ARBN **86 603 047 123**
Postal Address **63 Princes Highway Yarragon 3823**
Email **lisa@smartsteeldesigns.com, admin@smartsteeldesigns.com**
Address for serving or giving of documents: **63 Princes Highway Yarragon 3823**
Contact Person **Lisa Clydesdale**
Telephone **5634 2997**

Ownership Details (if person issued with permit is not the owner)

Owner **Dieter Schmidt & Joanne Lee Walker**
ACN / ARBN
Postal Address **6 Firmin Street Traralgon 3844**
Email **dieters2@bigpond.com**
Contact Person **Dieter Schmidt & Joanne Lee Walker**
Telephone **0425816908**

Property Details [include title details as and if applicable]

Number 6	Street/Road Firmin Street	Suburb Traralgon	Postcode 3844
Lot/s 3	LP/PS LP202021H	Volume 09674	Folio 871
Crown allotment	Section No	Parish	County
Municipal District Latrobe City Council			

Builder

Name **James Lawes**
Address **63 Princes Hwy Yarragon 3823**
*ACN/*ARBN:
Telephone **03 5364 2997**
Registration no: **DB-U 68554**

Details of Domestic Building Work Insurance

The issuer or provider of the required insurance policy is: **N/A**
Insurance policy number : **N/A**
Insurance policy date : **N/A**

Details of Relevant Planning Permit

Planning Permit No: **N/A** Date of grant of Planning Permit: **N/A**

Building classification

Part of Building: **Refer to approved plans** BCA Classification: **10a**

This builder is specified under section 24B of the **Building Act 1993** for the building work to be carried out under this permit

Details of Building Practitioners and Architects

a) To be engaged in the building work

Name	Category/class	Registration Number
Vastitude Master Builders Pty Ltd	Domestic Builder - Unlimited	CDB-U 68788

(b) Who were engaged to prepare documents forming part of the application for this permit

Name	Category/class	Registration Number
Alexander Filonov	Engineer - Civil	PE0003374

Nature of Building Work

Description	Construction of shed
Storeys contains	1
Rise in storeys	N/A
Effective height	N/A
Type of construction	N/A
Version of BCA applicable to permit	NCC 2019 Vol 2
Stage of Building Work Permitted	All
Cost of Building Work	\$19,007.00
Total floor area of new building work	36m ²

Building Details

Ownership:	Private
Allotment Area:	756m ²
BAL:	NBP
Floor Material:	Concrete/Stone/Slate
External Wall Material:	Steel
Frame Material:	Steel
Roof Cladding Material	Steel
No. of Existing Dwellings:	1
No. of Dwellings Demolished:	0
No. of New Dwellings	0

Protection Work

Protection work is not required in relation to the building work proposed in this permit.

Inspection Requirements

The mandatory inspection notification stages are:

1. Inspection of Pre-Slab/Steel for Slab (Shed)
2. Inspection of Framework/Final Certificate

48 HOURS NOTICE IS REQUIRED FOR ALL INSPECTION BOOKINGS

Occupation or User of Building: A certificate of final inspection is required prior to the occupation or use of this building.

If an occupancy permit is required, the permit is required for the of the building in relation to which the building work is carried out.

Commencement and Completion

This building work must commence by 11 August 2023

If the building work to which this building permit applies is not commenced by this date, this building permit will lapse unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by 11 August 2024

If the building work to which this building permit applies is not completed by this date this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant Building Surveyor

Name: **Stephen Bond**

Address: **P.O Box 1781, Traralgon 3844**

Email: **admin@b4ubuild.net.au**

Building practitioner registration no.: **BS-L 36361**

Municipal district: **Latrobe City Council**

Permit no.: **BS-L 36361/8799831826634**

Date of issue of permit: **11 August 2022**

Signature:



Notes:

1. Pursuant to Regulation 41 of the Building Regulations 2018, the person in charge of the carrying out of building work on an allotment must take all reasonable steps to ensure that a copy of this permit and one set of any approved plans, specifications and documents are available for inspection at the allotment while the building work is in progress. The person must also take all reasonable steps to ensure that the registration numbers and contact details of the builder and building surveyor and the number and date of issue of this permit are displayed in a conspicuous position accessible to the public before and during the building work to which this permit applies.
2. Pursuant to Regulation 42 of the Building Regulations 2018, an owner of a building or land for which a building permit has been issued must notify the relevant building surveyor within 14 days after any change in the name or address of the owner or of the builder carrying out the building work. The penalty for non-compliance is 10 penalty units.
3. Domestic builders carrying out domestic building work forming part of this permit (where the contract price for that work is more than \$16,000) must be covered by an insurance policy as required under section 135 of the Building Act 1993.
4. Pursuant to Regulation 40 of the Building Regulations 2018, the applicant for this Building Permit must supply a copy of the Building Permit and one set of all related approved plans, specifications and documents to the person who is in charge, or is to be in charge, of the carrying out of the building work.
5. This building permit does not constitute an assessment for compliance with the Disability Discrimination Act 1992 (DDA). Requirements for persons with disabilities have been limited to the provisions of the Building Code of Australia (BCA) applicable at the time of application. It has been established that compliance with the BCA may not be sufficient to satisfy the DDA. If compliance with the DDA is to be established, separate advice must be sought from specialist consultants in the field.
6. This Building Permit must not be construed as an approval or endorsement relative to any other Act, regulation control or matter pertaining to the nature to which this relates. In particular, this permit shall not be taken to authorise any departure from approved documents or other matters that have been or are able to be the subject of other approval procedures pursuant to the Planning and Environment Act, Occupational Health and Safety Act, Disability Services Act, Heritage Act, Health Act, Dangerous Goods Act, Liquor Control Reform Act and any other relevant Acts.
7. If a Planning Permit is applicable to the works, consultation with Council's Planning Department shall occur to confirm acceptance of any minor changes from the endorsed planning permit and drawings. No work shall commence until all planning permit conditions containing requirements to be completed prior to work commencement have been satisfied. All conditions of the planning permit shall be complied with. All works shall be undertaken in strict accordance with relevant planning permits and the Planning and Environment Act and Regulations.
8. The applicant, landowner and builder must ensure that the building work allowed by this permit is located on the correct property, within that property's boundaries and clear of easement.
9. This permit is conditional upon the owner/builder nominated on this permit accepting full responsibility for his/her obligations under the Building Act 1993, the Building Regulation 2018 and the Domestic Building Contracts and Tribunal Act 1995.
10. It is not the responsibility of the relevant building surveyor to confirm compliance with any section 173 agreement, covenant, memorandum of common provisions or other restrictions on the land and by issuing this permit the relevant building surveyor does not warrant that the works authorised by this permit will comply with any section 173, covenant, memorandum of common provisions or other restriction on the land and the relevant building surveyor may be in breach of the Building Act or Building Regulations where he does refuse a permit on those grounds. The building owner is responsible to ensure that they comply with any of the above restrictions and an appropriately qualified person must be consulted by the owner to confirm that they comply with any of the above restrictions prior to the commencing construction. The relevant building surveyor accepts no responsibility for non-compliance with any section 173 agreements, covenants, memorandum of common provisions or other restrictions that may be applicable to the property.
11. Carry out all work in a sound workmanlike manner and according to the relevant codes and standards.
12. Request for inspections require 48 hours' notice and may be arranged by telephoning 5176-5688.
13. Prior to the commencement of any building works the owner / builder must ensure no part of the building is built over services. **Failure to contact "Dial before you dig" or any relevant service authorities, to ascertain if services are outside any registered easement** may leave you liable for cost incurred for damage to the underground infrastructure."
14. This permit does not remove or replace the need for an asset protection permit or equivalent approval that may be required from the relevant authority and a fee or bond that may be required to be paid to the relevant authority.
15. The documentation submitted to B4 U Build Building Consultants by the applicant (and/or their agents) during the Building permit Application period has been assessed and approved pursuant to the prescriptive requirements of the National Construction Code (including any performance based alternative solutions) Building Act 1993 and Building Regulation 2018.
16. In the event that the applicant (and/or their agents) deliberately alters the relevant information or makes significant changes to the Building Type, Structure, and / or Building Envelope without prior approval from B4 U Build Building Consultants will result in the Building Permit being cancelled and / or voided. B4 U Build Building Consultants will accept no responsibility or liability for the consequences of such action.
17. B4 U Build Building Consultants bears no responsibility where the Building Permit documentation is altered in any way without approval, or where the relevant documentation is not reproduced in full.
18. B4 U Build Building Consultants bears no liability for inadequate or poor workmanship.

Site Specific Conditions:**1. Building Regulations**

- 1.1. Under no circumstance shall the building be used for habitable purpose without prior written consent from the relevant council.
- 1.2. Ensure that no part of the building/structure is over, under or within the airspace of the easement. If proposed building/ structure is adjacent to the easement then footings need to be past the angle of repose of the invert level of any pipe within the easement.
- 1.3. The wall of the purposed structure cannot exceed the average height of 3.2mtr above the natural ground level including the (concrete slab) floor.

2. Energy Efficiency

- 2.1. Lighting must not exceed 3w/m2 in the shed / Carport / Verandah

3. Footings and Slabs

- 3.1. Allowable bearing pressure at foundation level shall be not less than 100kPa in accordance with AS 2870 Residential Slabs and Footings – Construction
- 3.2. Where footings are to be founded next to existing underground services / easement it is necessary for these footings at a depth below a line drawn from the invert of the service at 45deg for clay and 30deg for sand up towards the footing.

4. Roof and Wall Cladding

- 4.1. Connect all gutters and down pipes by an underground pipe drainage system to a point of discharge. All gutters and down pipes are to be designed and constructed to comply with performance requirements P2.2.1 of the National Construction Code 2019. Down pipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valleys.

ANNEXURE A

APPROVED DOCUMENTS

Project Description	Construction of shed All
Project Address	6 Firmin Street Traralgon Vic 3844
Reference Number	20220673

Documents forming part of this Building Permit All approval are listed below.

A copy of the approved stamped plans are to be kept on site at all times and must be available for viewing by the Building Inspector at the time of mandatory inspection stages nominated by the Relevant Building Surveyor.

Site Plan Prepared by:	Smartsteel Designs		
Dated:	05 Aug 2022	Drawing no:	N/A
Engineering Plans Prepared by:	BlueScope Steel Ltd		
Dated:	24 May 2022	Drawing no:	416624-GA, ENG1/1, ENG2/1, ENG3/1, ENG3/2, ENG4/1, ENG5/1, ENG5/2, ENG6/1-2361-000947
Engineering Plans Prepared by:	Ranbuild		
Dated:	24 May 2022	Drawing no:	PTP020109-001-R01
Engineers Certificate Of Compliance (126) Prepared by:	Alexander Filonov - Bluescope Steel		
Dated:	24 May 2022	Drawing no:	N/A

ANNEXURE B

CERTIFICATES AT COMPLETION

Project Description	Construction of shed
Project Address	6 Firmin Street Traralgon Vic 3844
Reference Number	20220673

The certificates or statements which are required prior to the Issue of the Certificate of Final Inspection are:

1. Provide plumbers compliance certificate for roofing.
2. Provide plumbers compliance certificate for drainage.

Application Number: 20220673

FORM 17

Regulation 200
Building Act 1993
Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION

Property Details

Number: **6** Street/Road: **Firmin Street** Suburb: **Traralgon** Postcode: **3844**
Lot/s: **3** LP/PS: **LP202021H** Volume: **09674** Folio: **871**
Crown allotment: Section: **No** Parish: County:
Municipal District: **Latrobe City Council**

Building permit details

Building permit number: **BS-L 36361/8799831826634**
Version of BCA applicable to building permit: **NCC 2019 Vol 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
Refer to approved plans	Domestic	10a

Nature of Building Work: **Construction of shed**

Maintenance determination

A maintenance determination is **not required** to be prepared in accordance with regulation 215 of the Building Regulations 2018.

Directions to fix building work

All directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Approved Inspections

1. Inspection of Pre-Slab/Steel for Slab (Shed)
2. Inspection of Framework/Final Certificate

Relevant building surveyor

Name: **Stephen Bond**
Address: **P.O Box 1781, Traralgon 3844**
Email: **admin@b4ubuild.net.au**

Building practitioner registration
no.:

BS-L 36361

Municipal district name:

Latrobe City Council

Certificate no.

BS-L 36361/8799831826634

Date of issue:

25 October 2022

Date of final inspection

25 October 2022

Signature:

A handwritten signature in blue ink, appearing to be 'Styph RL', is written over the signature label.



NOTICE OF PURCHASER

**Residential GST Withholding Payment
Notification**

Section 14-255 of the Taxation Administration Act 1953

Vendor: Joanne Lee Walker and Dieter Schmidt

Property: 6 Firmin Road, Traralgon VIC

The Purchaser is not required to make a payment under section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

The above property is either an existing Residential Premises or Commercial Residential Premises and therefore the purchaser is not to withhold GST.

Christine Ferguson – Hilltop Conveyancing Services

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411



Mr D Schmidt and Miss J L Walker
6 Firmin St
TRARALGON VIC 3844

Rates and Charges at your property - 1 July 2025 to 30 June 2026

Assessment Number	254979
Property	6 Firmin Street, TRARALGON VIC 3844
Description	L 3 LP 202021
Property Owner/s	Miss J L Walker & Mr D Schmidt
Property Valuation Date	01 January 2025, effective as 01 July 2025
Capital Improved Value (CIV)	\$520,000
Site Value (Land value included in your CIV)	\$290,000
Net Annual Value	\$26,000
AVPCC	110 - Detached Home

Council Rates & Charges - 2025/2026

General Rates Residential (0.00301496 x CIV)	\$1,567.80
Municipal Charge	\$155.00
Waste Services Charges (Rubbish x1, Recycling x1, Green Waste x1)	\$409.00
State Government Charges These charges are collected by Latrobe City Council on behalf of the State Government. All funds are remitted in full to the State Government.	
Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)	\$89.95
Emergency Services & Volunteers Fund Fixed Charge	\$136.00
EPA Victoria Landfill Levy	\$37.00
State Government Concession	-\$50.00
Rebates (if applicable)	
State Government Concession	-\$266.00

Payments made on or after 12 August 2025 may not be included

TOTAL AMOUNT DUE

\$2,078.75

See reverse for payment options, methods and important information. 

PAYMENT OPTIONS

Pay in full

\$2,078.75

by **15 February 2026**

Any arrears are due and payable immediately as listed on page one and are not included in the pay in full amount listed here.

Pay by instalments

30 September 2025	\$519.80
30 November 2025	\$519.65
28 February 2026	\$519.65
31 May 2026	\$519.65

Please note: refunds will only be considered for rates accounts that have a credit balance. Early payment of instalments or full rates are not eligible for a refund.

To qualify for the instalment program option and receive instalment reminder notices, **you must pay the correct amount of the first instalment plus any arrears, by 30 September 2025.**

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

UPCOMING CHANGES TO NEXT YEARS RATES PAYMENT OPTIONS

Effective from 1 July 2026 Latrobe City Council will no longer be offering the option for ratepayers to pay their rates in a lump sum on the 15 February, instead the standard payment option will be by four equal instalments.

We are providing advanced notice of this change to allow ratepayers who currently pay via a lump sum in February to adjust their household budgets for the change.

You will still be able to pay your rates account in a single payment, however if you elect to do this it will need to be by the first instalment date of 30 September.

For those preferring to utilise other more flexible payment options we will still be offering weekly, fortnightly and monthly direct debit options.

PAYMENT METHODS

ONLINE PAYMENT

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

Ref: 254979

BPAY

Pay using BPAY via your online banking



Billers Code: 6072
Ref: 254979

IN PERSON

Council Use Only



You can also pay in person at our Customer Service Centres or Libraries or mail a cheque to **PO Box 264, Morwell VIC 3840.**

POST BILLPAY

Pay 24 hours a day by credit card



*359 254979



Billers Code: 0359
Ref: 254979

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

DIRECT DEBIT

To arrange regular deductions, including weekly, fortnightly, monthly, quarterly or in full annually, from your bank account.

Visit www.latrobe.vic.gov.au/directdebit or call 1300 367 700 to obtain a direct debit form.

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 ref number (CRN) 555 070 553H.

HAVING TROUBLE PAYING?

Payment Plans

Council recognises our residents may experience financial difficulty at times. If you are having difficulty in making or maintaining your rates payments by the dues dates, Council may be able to offer you a payment plan to assist you to get back on track with your payments. We may also suspend interest from accruing and further debt collection action while you are actively engaged in an approved payment plan to ensure your balance remains manageable.

Please make contact with Council as soon as possible if you feel that you may need further assistance.

Financial Hardship Applications

The *Local Government Act 1989* allows Council to waive or defer payment of any rate, charge or interest if a person can demonstrate financial hardship. Residents who are experiencing extreme financial difficulties and are struggling to pay their Council rates and charges, may qualify for assistance under Council's Hardship Policy.

To apply for hardship visit latrobe.vic.gov.au/rates-assistance. If you require assistance, please contact our Customer Service Team on 1300 367 700.

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 2025.

For more information regarding how your rates and charges are calculated and spent, including information regarding the calculation of rates, please 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 green waste disposal 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 calculated on your Australian Valuation Property Classification Code (AVPCC) and CIV of your property. This levy is not subject to rate capping. For any queries relating to the ESVF please contact ESVF support line on 1300 819 033.

Rating Differentials

All rating differentials adopted by Council for 2025/26 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	0.00301496	\$1,567.80
Farm	0.00226122	\$1,175.85
Derelict	0.00904488	\$4,703.35

PAYMENT OF RATES

Option 1 - Paying in full

Lump sum payment made by 15 February 2026

Option 2 - Paying by four instalments

Four instalment amounts paid by the dates listed on the second page of this notice. To be eligible for the instalment program, and to receive instalment reminder notices, the first instalment (plus any arrears) must be paid by **30 September 2025**.

PENALTIES FOR FAILING TO PAY

If you are late paying your rates, you may be charged interest. The interest rate is set by the State Government Penalty Interest Rates Act 1983 (section 2) at 10% p.a. Penalty interest on any arrears of rates and charges may continue to accrue until full payment of the outstanding amount and interest accrued to the date of payment is received. Interest will not be charged to those on an approved payment of hardship plan. Any default on an approved payment plan may result in interest being applied effective from the date of the last interest update. Council may recover any outstanding amounts plus interest in a Magistrates Court by suing for it as a debt subject to section 180 and 180(A) of the Local Government Act 1989. If applicable, legal costs incurred may be sought from you. Rates and charges and any costs awarded by the courts are a first charge against the property. Council will not accept any responsibility for mail delays or non delivery of correctly addressed notices. If you have concerns regarding your mail service, you may register for your notice to be delivered electronically by registering for e-rates. Please see instructions on page four to register.

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 has complied with the Victorian Government's maximum rate cap of 3% by applying an average increase of 1.5%. The cap applies to the average annual increase of rates and charges. The rates and charges for your property may have increased or decreased by a different percentage amount for the following reasons:

- the valuation of your property relative to the valuation of other properties in the municipal district
- the application of 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).

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 of \$25.00 may be charged for replacement copies. Or, see the instructions at the bottom of this page on how to register for electronic notices 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 of \$15.00 will be added to your account for each dishonoured direct debit payment. A fee of \$40.00 will be added to your account for any dishonoured payment made at an Australia Post outlet.

NOTICE OF VALUATION

The property described on the front of this notice has been valued as at 1 January 2025 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.

RIGHT OF OBJECTION TO RATES, VALUATIONS AND CHARGES

How to object to your valuation

The grounds of objection are limited and are described under section 17 of the *Valuation of Land Act 1960*. Please visit ratingvaluationobjections.vic.gov.au and complete the online form to lodge an objection. This must be done within **two months (60 days)** from the date of issue of this notice listed in the top right corner of page one. **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 this 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 rating.
- Appeal to the County Court under section 184 of the Act for a review in relation to a rate or a 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** from 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 respective sections of the Act listed above.

STATE GOVERNMENT PENSION CONCESSION

If you are the holder of a Pensioner Concession Card or 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 any one of the eligible concession cards 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.

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 <https://www.sro.vic.gov.au/emergency-services-and-volunteers-fund>

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.

WANT TO RECEIVE YOUR RATES NOTICE BY EMAIL?

- Step 1** Head to erates.latrobe.vic.gov.au
- Step 2** Read the instructions
- Step 3** Input your details
- Step 4** Accept the declarations and click the button to register

After registering, you will receive an email. It is important that you **click the link** in this email to activate your account. You will then be registered to receive your **rates notices via email**.

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

TO OBTAIN A COPY OF YOUR RATES NOTICE FREE OF CHARGE

- Step 1** Head to erates.latrobe.vic.gov.au
- Step 2** Click the **create your account** button
- Step 3** Input your details
- Step 4** Click the **create your account** button

After registering, you will receive an email. It is important that you **click the link** in this email to activate your account.

You will then be registered to view and download your rates notices. Note: If you wish to also receive your rates notice by email follow the steps under the 'Want to receive your rates notice by email' section.

How to read your new notice

1 Rates and Charges at your property - 1 July 2025 to 30 June 2026

2 Assessment Number
Property Description
Property Owner/s

3 Property Valuation Date
Capital Improved Value (CIV)
Site Value
Net Annual Value

4 PAYMENTS
Council Rates & Charges - 2025/2026
Waste Services Charges
State Government Charges
Rebates (if applicable)
TOTAL AMOUNT DUE

5 PAYMENT OPTIONS
Pay in full by 15 February 2026
Pay by Instalments: 20 September 2025, 30 November 2025, 24 February 2026, 31 May 2026

6 UPCOMING CHANGES TO NEXT YEARS RATES PAYMENT OPTIONS

7 PAYMENT METHODS
ONLINE PAYMENT (via www.latrobe.vic.gov.au/pay)
BPAY (via your phone banking)
IN PERSON (at Customer Service Centre)
POST BILLPAY (via credit card)
DIRECT DEBIT (via your bank account)
CENTREPAY (via your Centrelink account)

8 HAVING TROUBLE PAYING?
Financial Hardship Applications

1. PROPERTY DETAILS

Assessment Number: A unique identifier assigned to your property for rates purposes. This number is used by the council to track your property and its associated rates.

Property: The address of your property. This section provides the parcel details or lot and plan numbers associated with this property.

2. PROPERTY VALUATION

The Valuation Completed each year by the Valuer General of Victoria's appointed valuer. This includes the Capital Improved Value (CIV) (Site value + any improvements), Site Value (land value) and Net Annual Value (current value of a property's net annual rent). The CIV is used to calculate your rates and the Emergency Services and Volunteers Fund Levy.

3. AVPCC

(Australian Valuation Property Classification Code)

In accordance with the Emergency Services and Volunteers Fund Act 2012, each property is assigned an Australian Valuation Property Classification Code (AVPCC) according to how your land is used (residential, farming, industrial, etc). This determines how the ESVF levy will be calculated.

4. PAYMENTS AND CHARGES

This section outlines the total amount of rates and charges for your property, including any applicable fees, State Government Levies, rebates or charges for services (such as waste collection).

5. PAYMENT OPTIONS

A summary of the different ways you can pay your rates and the due dates for each option.

6. PAY BY INSTALMENTS

This section outlines the option to pay your rates in smaller, more manageable instalments rather than in one lump sum. The payment schedule will specify the due dates for each instalment, helping you to spread the cost over the year. If you choose this option, ensure payments are made on time to avoid any interest.

7. PAYMENT METHODS

There are several easy ways to pay your rates, online, in person, by direct debit, BPAY, Post Billpay or Centrepay. Choose the option that works best for you. You'll find all the details you need on your notice.

8. HAVING TROUBLE PAYING

If you're having difficulty paying your rates, we're here to help. Council offers payment plans and hardship assistance for those who qualify.

Visit www.latrobe.vic.gov.au/rates-assistance or call 1300 367 700 to speak with our team.

GOT QUESTIONS?

Phone 1300 367 700
(Weekdays 8.30am to 5.30pm)

Email rates@latrobe.vic.gov.au

Web latrobe.vic.gov.au/rates

CUSTOMER SERVICE CENTRES

For opening hours visit
www.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

Latrobe City Council 2025/26 Budget

How \$1000 of your rates are spent



Roads and Transport
\$57.85



Building Maintenance
\$23.02



Libraries
\$22.52



Running Council
\$96.39



Family and Children
\$113.34



Public Lighting
\$7.44



Environment
\$8.70



Capital Works
\$176.44



Parks and Gardens
\$72.12



Planning and Building
\$30.32



Tourism and Events
\$11.88



**Loan Principal
and Interest**
\$36.10



**Finance and
IT Services**
\$61.52



**Community Information
and Development**
\$36.88



**Health
Services**
\$6.43



**Culture, Leisure
and Recreation**
\$80.98



**Economic
Development**
\$13.83



**Waste and
Recycling**
\$124.68



**Community
Safety**
\$19.56

Mr D Schmidt and Miss J L Walker
6 Firmin St
TRARALGON VIC 3844

Below are your coupons for disposal of general hard waste or green waste at transfer stations and green waste drop-off facilities only. Bookings for collections are no longer required.

WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our transfer stations and green waste drop-off facilities during normal operating hours and are valid until 31 August 2026.

If you have not received your new waste coupons or misplaced them, you can quote your rates assessment number to the staff at our transfer stations to confirm eligibility.

WHAT DO THE COUPONS ALLOW?

Each coupon allows the free disposal of up to **one cubic metre** of acceptable hard waste items OR up to **one cubic metre** of green waste. For more information visit our website. www.latrobe.vic.gov.au/waste

Any hard waste in excess of one cubic metre per coupon will be charged at the applicable rate.

WHAT'S NOT HARD WASTE?

Hard waste is not general household rubbish.

It does not include asbestos, liquids, chemicals or other waste types not accepted at the landfill or the PineGro recycling facility.

HARDWASTE COLLECTIONS

Council will commence a free hard waste collection in November 2025.

Any resident who currently receives a kerbside collection will be able to place acceptable items out during their locality's advertised pick up time.

Locality pick up times will be promoted in the Latrobe Valley Express, on social media, local radio and the Council website. **Remember to keep an eye on these channels for the latest updates and information.**

These residents will also have the option of an additional PAID hard waste collection. These can be booked through WM Waste Management Services on 1300 969 278. WM Waste Management Service will then contact residents to notify them of their pickup time.

2025/26 HARD AND GREEN WASTE COUPONS

Present this coupon at any Latrobe City transfer station or PineGro facility for free disposal of:

- Up to **one cubic metre of hard waste** or
- Up to **one cubic metre of green waste**



254979 2026 01

6 Firmin Street
TRARALGON VIC 3844

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254979 2026 02

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254979 2026 03

6 Firmin Street
TRARALGON VIC 3844

TRANSFER STATIONS

Management Latrobe Waste and Recycling

Phone 0418 260 466

All transfers stations are closed for Christmas Day, Boxing Day, New Year's Day and Good Friday.

Morwell Transfer Station

Porters Road (off Tramway Road), Morwell

Payment facilities EFTPOS and cash only

Opening hours Mon to Fri, 8am to 3pm
Sat to Sun, 9am to 2pm

Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

Payment facilities EFTPOS and cash only

Opening hours Mon to Fri, 11am to 5pm
Sat to Sun, 12pm to 4.30pm

Moe Transfer Station

Haunted Hills Road, Newborough

Payment facilities EFTPOS and cash only

Opening hours Seven days per week
12.30pm to 4.30pm

Yinnar Transfer Station

Whitelaws Track, Yinnar South

Payment facilities EFTPOS and cash only

Opening hours Sat to Sun, 9:30am to 4:30pm

PINEGRO (GREEN WASTE)

Moe

31 Walhalla Road, Moe

Payment facilities Cash only

Opening hours Sat and Sun, 10am to 4pm

Morwell

Monash Way (2 km from freeway entrance), Morwell

Phone (03) 5122 2036

Payment facilities EFTPOS and Cash only
No EFTPOS on weekends or public holidays

Opening hours Mon to Fri, 8.30am to 3.30pm,
Sat and Sun, 9am to 4pm

Traralgon

Rocla Road (0.5 km from Princes Highway), Traralgon

Payment facilities EFTPOS and cash only

Opening hours Sat and Sun, 9am to 4pm

LATROBE CITY COUNCIL

1300 367 700

PO Box 264, Morwell VIC 3840

latrobe@latrobe.vic.gov.au

www.latrobe.vic.gov.au

Printed July 2025

Information within this document was correct at time of print and is subject to change without prior notice.

2025/26 HARD AND GREEN
WASTE COUPONS

2025/26 HARD AND GREEN
WASTE COUPONS

2025/26 HARD AND GREEN
WASTE COUPONS

CONDITIONS OF USE

Please note: Coupons are valid for the intended recipient only and are not transferable.

For all information about what can and can't go in hard waste, how the collection works and other important details, scan the QR code or visit www.latrobe.vic.gov.au/waste



Scan the QR code for more information.

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Scan the QR code for more information.



D Schmidt & J Walker
6 Firmin St
TRARALGON VIC 3844



034
1000162
R1_349

Account number:

0012757502

Amount due:

Credit balance

Pay by:

**Payment not
required**

Date of issue: 17 September 2025

Tax invoice: 7284634

Service address:

6 Firmin St Traralgon Vic 3844

Previous balance	\$89.22 CR ✓
Payments received up to 17 September 2025	\$430.00 CR ✓
Balance	\$519.22 CR
Current charges (over page)	\$427.85
Concession entitlement	\$125.39 CR
Total amount due	\$216.76 CR
<i>Total includes GST of</i>	<i>\$0.00</i>

17/9 50.00
15/10 50.00

Payment assistance is available

If you are having difficulty paying your bill, we can help. Call us on 1800 050 500.

We issue invoices three times per year.

How to pay



Direct Debit

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



BPAY

Billers Code: 3475
Ref: 3680 0000 1275 7502 1



Centrepay

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to servicesaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions.



Online

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



Phone

Call 1800 050 500 and select Option 1.



Post Office

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:
PO Box 348 TRARALGON VIC 3844.

Your current charges - 1 July 2025 to 31 October 2025

	Water Usage Treated: 9.88 kL (kilolitres) @ \$2.4025 per kL	\$23.73
	17.12 kL (kilolitres) @ \$2.4638 per kL	\$42.19
	Water Service Charge	\$64.69
	Wastewater Service Charge	\$297.24

Your charges explained

Water usage

This is a variable charge for the amount of water used at your property as recorded by the water meter.

Water service

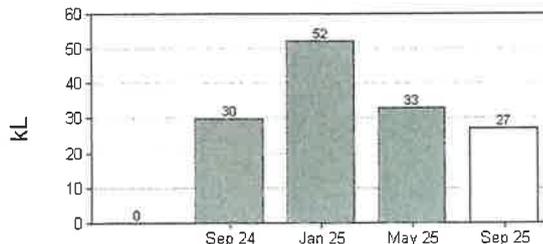
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service

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

Your water usage

Meter number: 02AFO08258
 Current meter read: 16 September 2025
 Meter reading: 3365
 Previous meter read: 16 May 2025
 Meter reading: 3338



Average daily water usage 0.2195 kL/day
 Same time last year 0.24 kL/day



If you are deaf or find it hard hearing or speaking with people on the phone visit relayservice.gov.au or call 1800 555 677 for the Telephone Typewriter Service (TTY).



For interpreter or translation services call 13 14 50.

Payment slip

Gippsland Water
 PO Box 348 TRARALGON VIC 3844
 ABN 75 830 750 413



* 368 00127575021

Account number: 0012757502
 D Schmidt & J Walker

Tax invoice number: 7284634

Amount Paid

Date Paid

PROPERTY REPORT



Energy,
Environment
and Climate Action

Created at 23 October 2025 04:37 PM

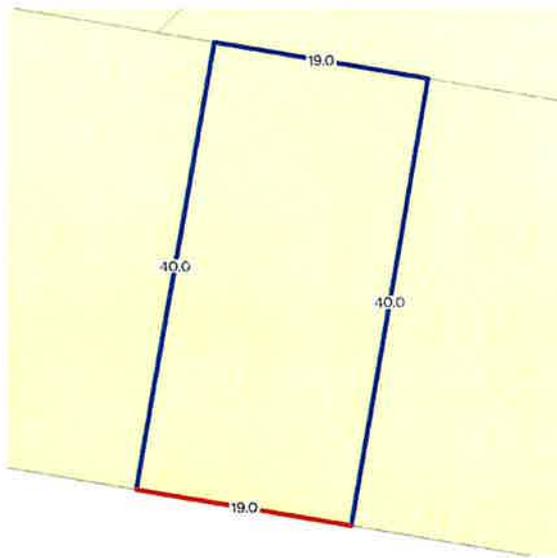
PROPERTY DETAILS

Address: **6 FIRMIN STREET TRARALGON 3844**
Lot and Plan Number: **Lot 3 LP202021**
Standard Parcel Identifier (SPI): **3\LP202021**
Local Government Area (Council): **LATROBE**
Council Property Number: **25497**
Directory Reference: **Vicroads 696 J4**

www.latrobe.vic.gov.au

SITE DIMENSIONS

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



Area: 760 sq. m

Perimeter: 118 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to avoid duplication with the Planning Property Reports from the Department of Transport and Planning which are the authoritative source for all Property Planning information.

The Planning Property Report for this property can found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links

Vicplan <https://mapshare.vic.gov.au/vicplan/>

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

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PROPERTY REPORT: 6 FIRMIN STREET TRARALGON 3844

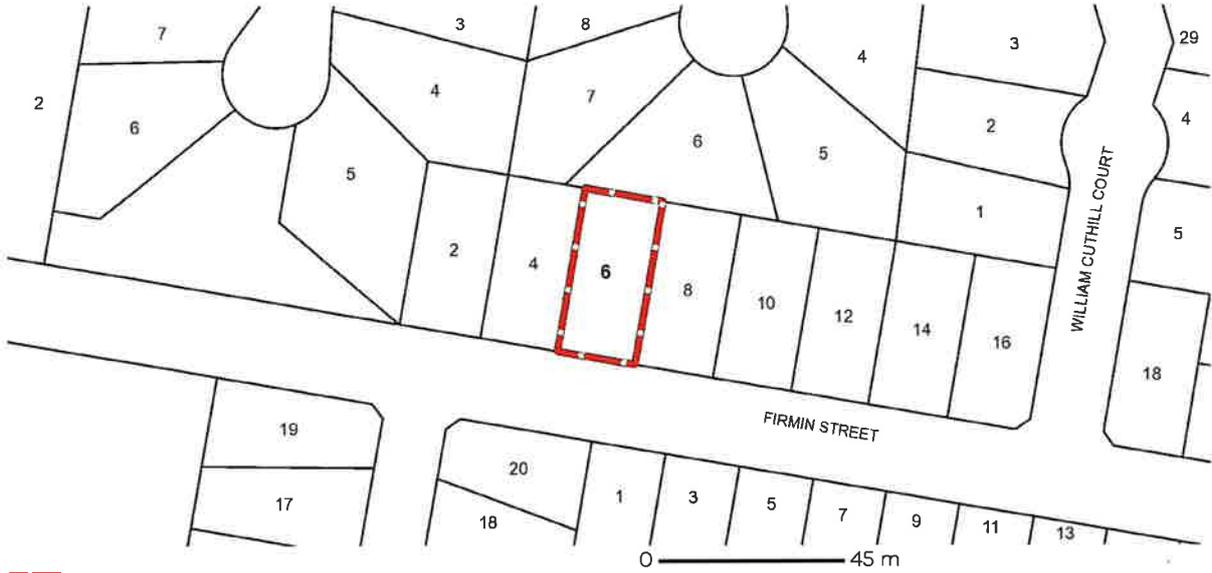
Page 1 of 2

PROPERTY REPORT



Energy,
Environment
and Climate Action

Area Map



 Selected Property

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PROPERTY REPORT: 6 FIRMIN STREET TRARALGON 3844

Page 2 of 2

PLANNING PROPERTY REPORT



Department of Transport and Planning

From www.planning.vic.gov.au at 23 October 2025 04:28 PM

PROPERTY DETAILS

Address: **6 FIRMIN STREET TRARALGON 3844**
Lot and Plan Number: **Lot 3 LP202021**
Standard Parcel Identifier (SPI): **3\LP202021**
Local Government Area (Council): **LATROBE**
Council Property Number: **25497**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 696 J4**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

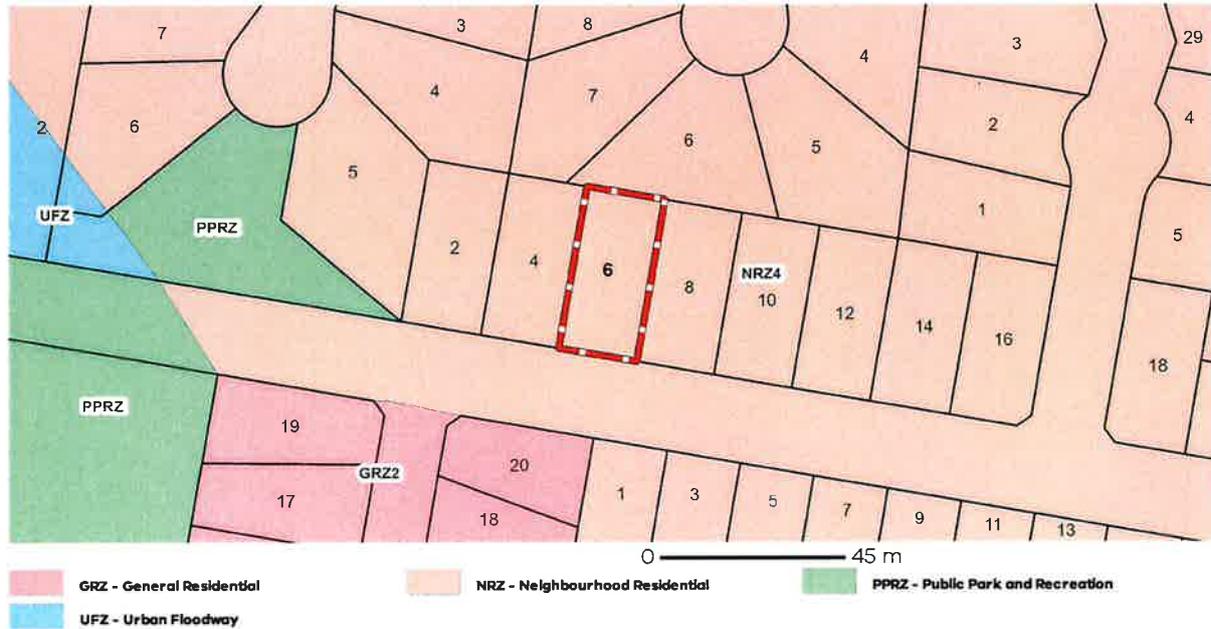
Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**
OTHER
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**
Fire Authority: **Fire Rescue Victoria & Country
Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



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

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

Planning Overlay

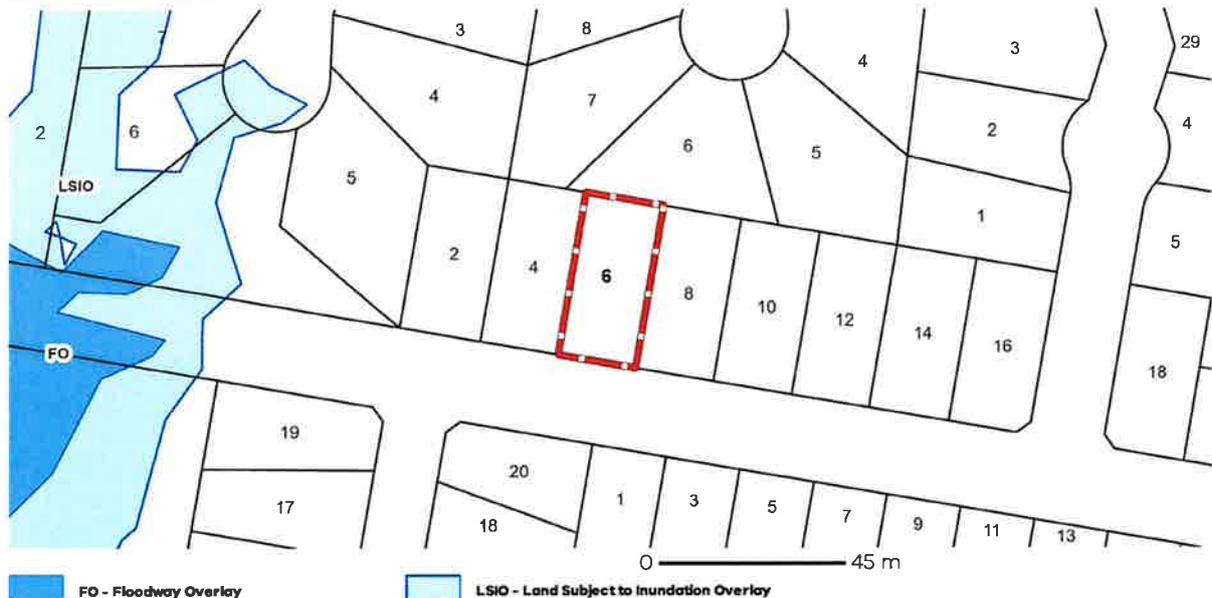
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

FLOODWAY OVERLAY (FO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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 23 October 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.vic.gov.au/vicplan/>

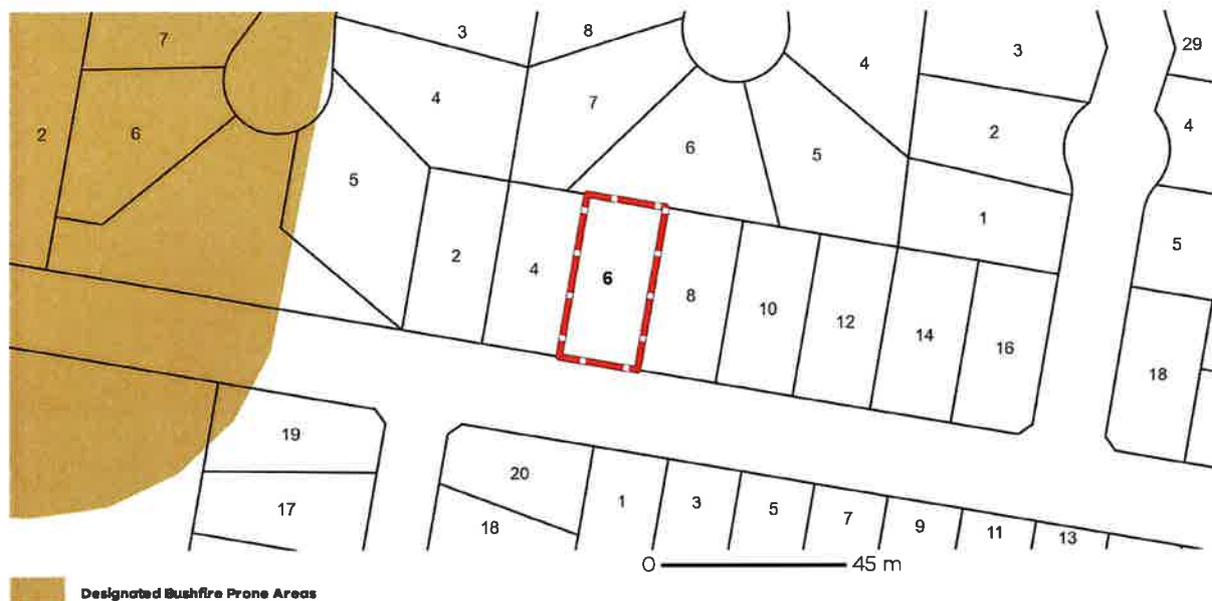
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

Native plants that are indigenous to 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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DATED

2025

JOANNE LEE WALKER AND DIETER SCHMIDT

VENDOR STATEMENT

Property: 6 Firmin Road, Traralgon VIC

Hilltop Conveyancing Services
Licensed Conveyancer
14B Hotham Street
TRARALGON VIC 3844

Tel: 03 5175 0773

Ref: CF:25488

