

DATED

2025

Garth Jeffrey Gilbert

to

SECTION 32 STATEMENT

Property: 20 GEORGE STREET, TRARALGON VIC 3844

Good Move Conveyancing
2/41 Breed Street
PO Box 12
TRARALGON VIC 3844
Tel: 0351746862
Ref: AC:CM:25-11411

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	20 GEORGE STREET, TRARALGON VIC 3844
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Vendor's name	Garth Jeffrey Gilbert	Date	4/6/2025
Vendor's signature	<div style="border: 1px solid black; padding: 2px; display: inline-block;">Signed by:  F801409ED6B64CB...</div>		

Purchaser's name		Date	/ /
Purchaser's signature	_____		
Purchaser's name		Date	/ /
Purchaser's signature	_____		

1. FINANCIAL MATTERS

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

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

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

\$0.00	To	
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Other particulars (including dates and times of payments):
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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 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](https://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

Vendor GST Withholding Notice

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

To:

From: Garth Jeffrey Gilbert,

Property Address: 20 George Street, Traralgon VIC 3844

Lot: 18 Plan of subdivision: 023891

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

Dated: 4/6/2025

Signed for an on behalf of the Vendor:

Signed by:

F801409ED6B64CB...



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08357 FOLIO 411

Security no : 124124430883T
Produced 14/05/2025 11:59 AM

LAND DESCRIPTION

Lot 18 on Plan of Subdivision 023891.
PARENT TITLE Volume 08150 Folio 852
Created by instrument B307899 01/11/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
GARTH JEFFREY GILBERT of 20 GEORGE STREET TRARALGON VIC 3844
AK323700L 06/05/2013

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY899857M 21/02/2025
NATIONAL AUSTRALIA 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP023891 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY899856P (E)	DISCHARGE OF MORTGAGE	Registered	21/02/2025
AY899857M (E)	MORTGAGE	Registered	21/02/2025

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

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

Street Address: 20 GEORGE STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/02/2025

DOCUMENT END



Imaged Document Cover Sheet

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

Document Type	Plan
Document Identification	LP023891
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/05/2025 11:59

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PLAN OF SUBDIVISION
OF CROWN ALLOTMENTS 1,2,3,4,5,6,8 AND
PART OF CROWN ALLOTMENT 7 SECTION 14
TOWNSHIP OF TRARALGON

LP 23891

EDITION 1

PLAN MAY BE LODGED 3/9/52

COLOUR CODE

- E-1 = BLUE
- R1 & R2 = BROWN
- E-3 = PURPLE

APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

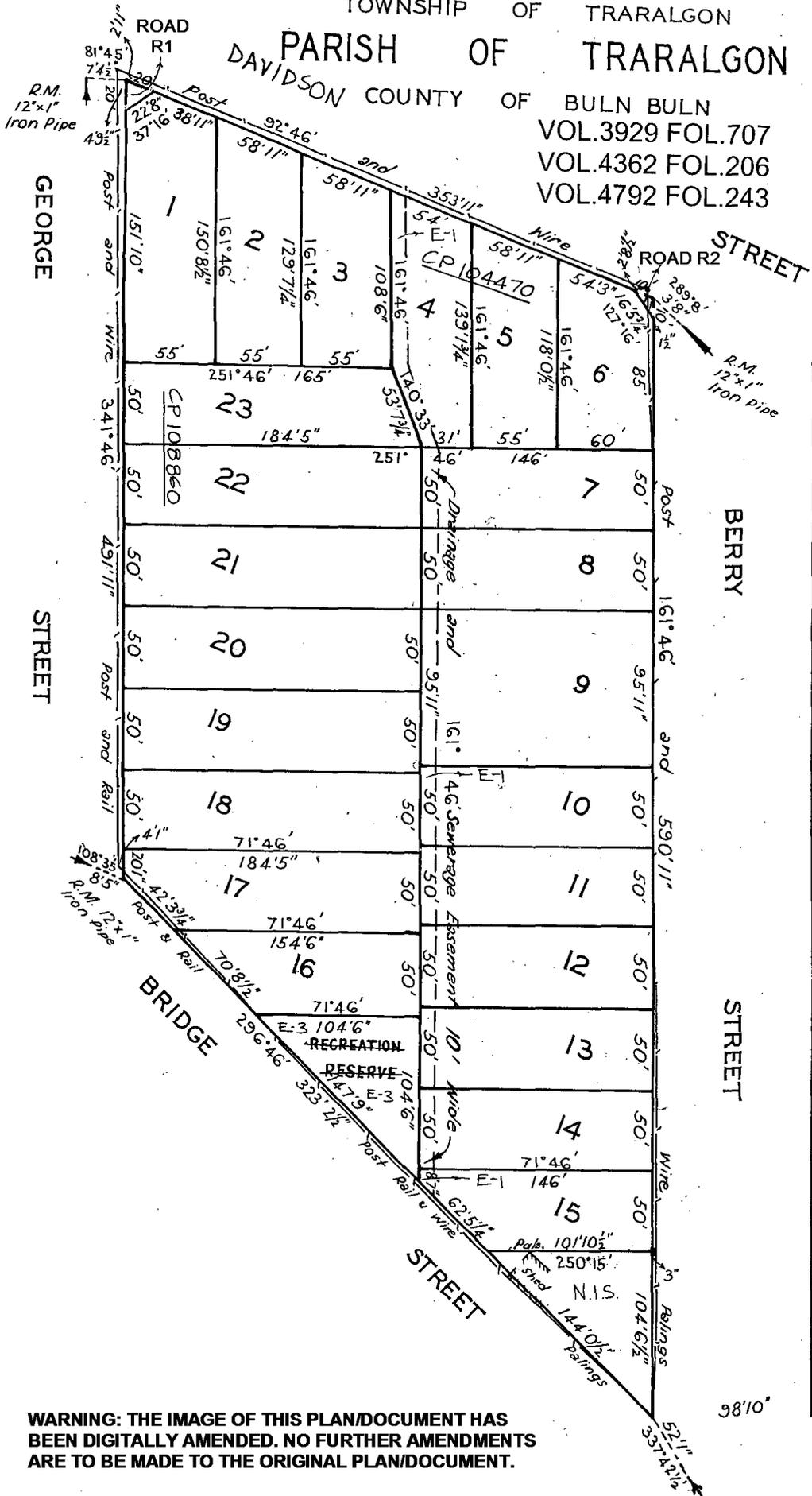
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

NOTATIONS

THE RESERVE STATUS OF THE RECREATION RESERVE COLOURED PURPLE HAS BEEN REMOVED VIDE AO in PS 400697B SEC 24A

STREET NAME AMENDED FROM ANDERSON STREET TO DAVIDSON STREET VIDE GAZ 1965 P 170

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES



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

PROPERTY REPORT

From www.land.vic.gov.au at 21 May 2025 09:21 AM

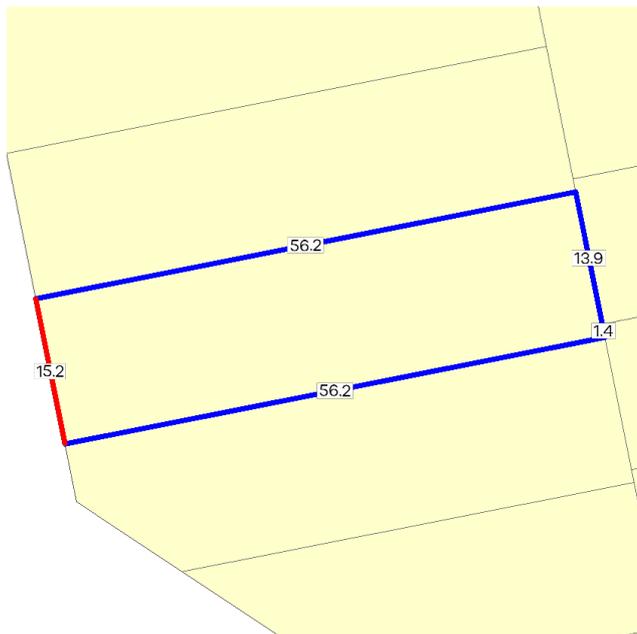
PROPERTY DETAILS

Address: **20 GEORGE STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 18 LP23891**
 Standard Parcel Identifier (SPI): **18\LP23891**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **25880**
 Directory Reference: **Vicroads 696 J5**

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: 857 sq. m

Perimeter: 143 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

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

PROPERTY REPORT

Area Map



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 21 May 2025 09:21 AM

PROPERTY DETAILS

Address: **20 GEORGE STREET TRARALGON 3844**
 Lot and Plan Number: **Lot 18 LP23891**
 Standard Parcel Identifier (SPI): **18\LP23891**
 Local Government Area (Council): **LATROBE**
 Council Property Number: **25880**
 Planning Scheme: **Latrobe**
 Directory Reference: **Vicroads 696 J5**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

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

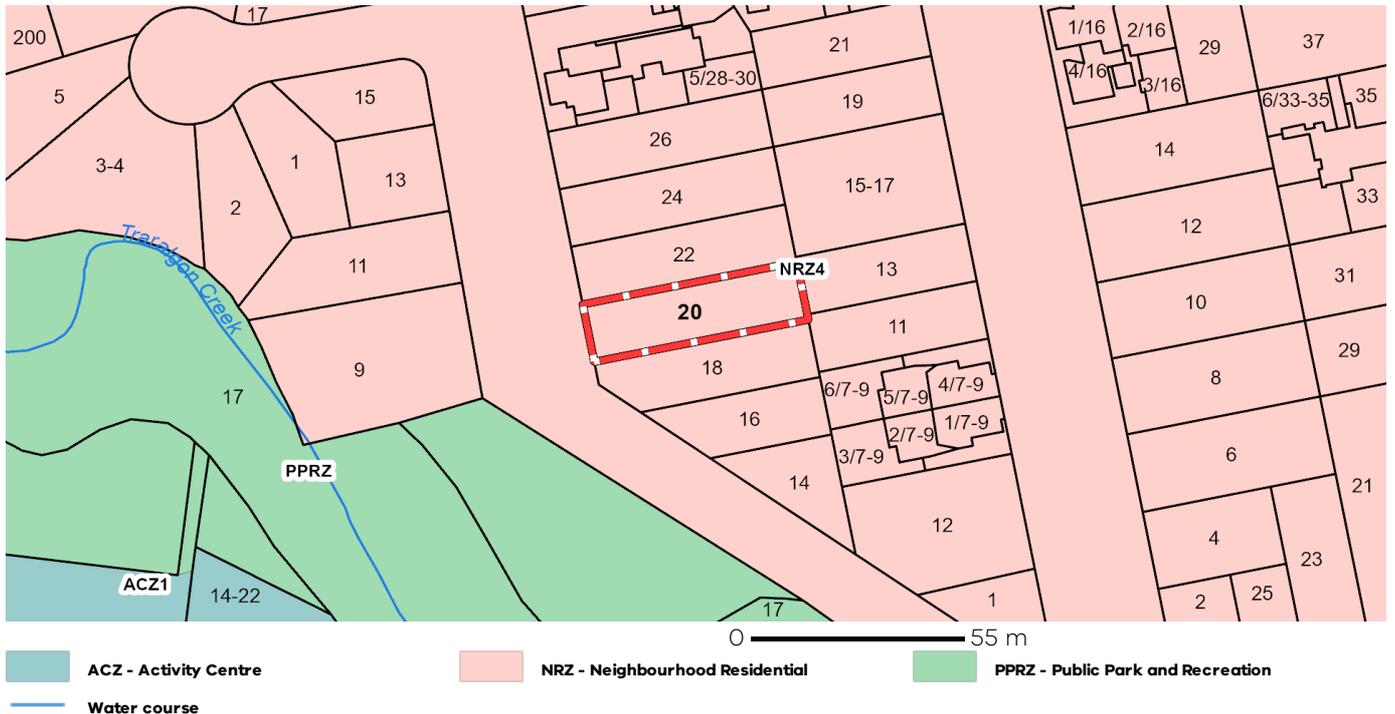
OTHER

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

[View location in VicPlan](#)

Planning Zones

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



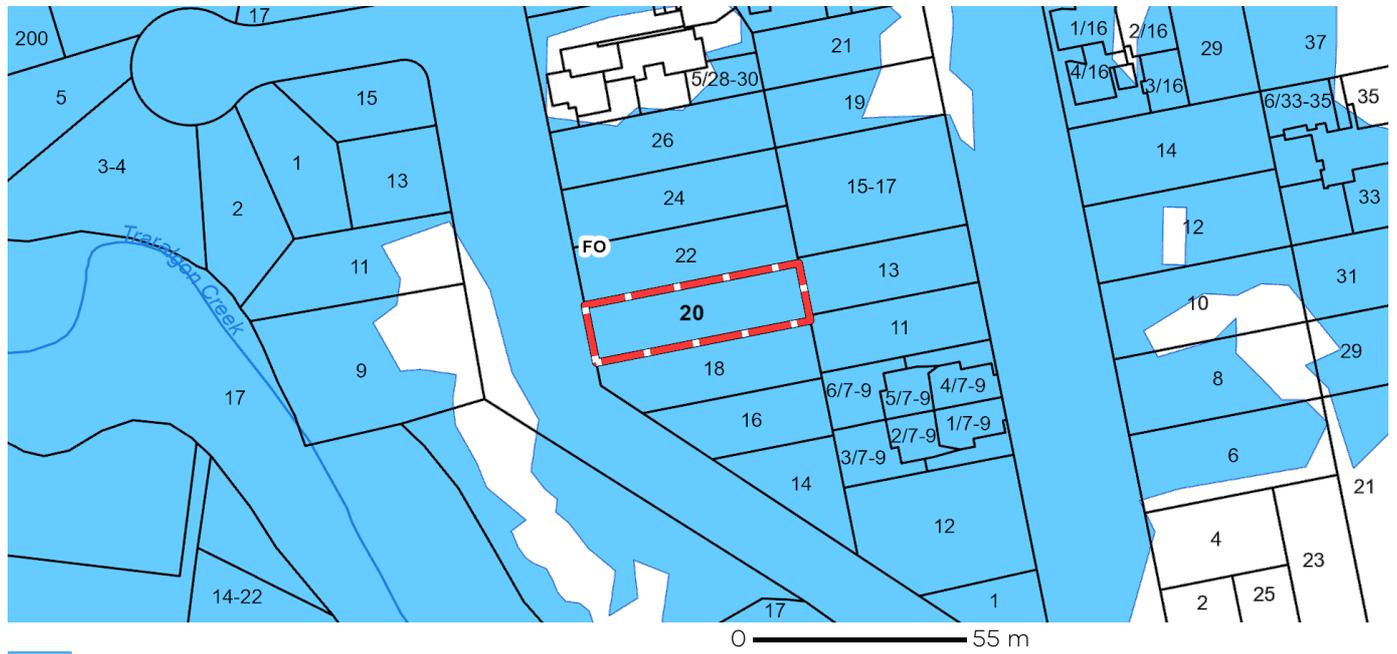
Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

PLANNING PROPERTY REPORT

Planning Overlays

FLOODWAY OVERLAY (FO)

FLOODWAY OVERLAY SCHEDULE (FO)



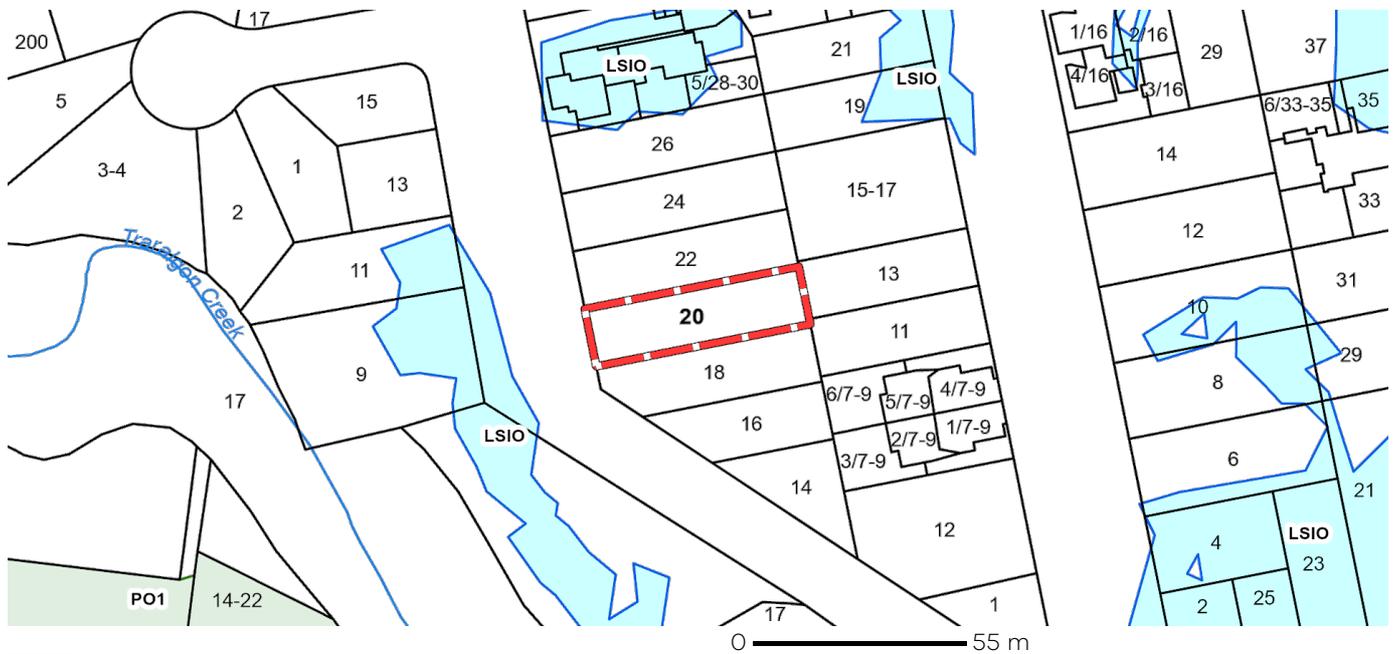
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

PARKING OVERLAY (PO)



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

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

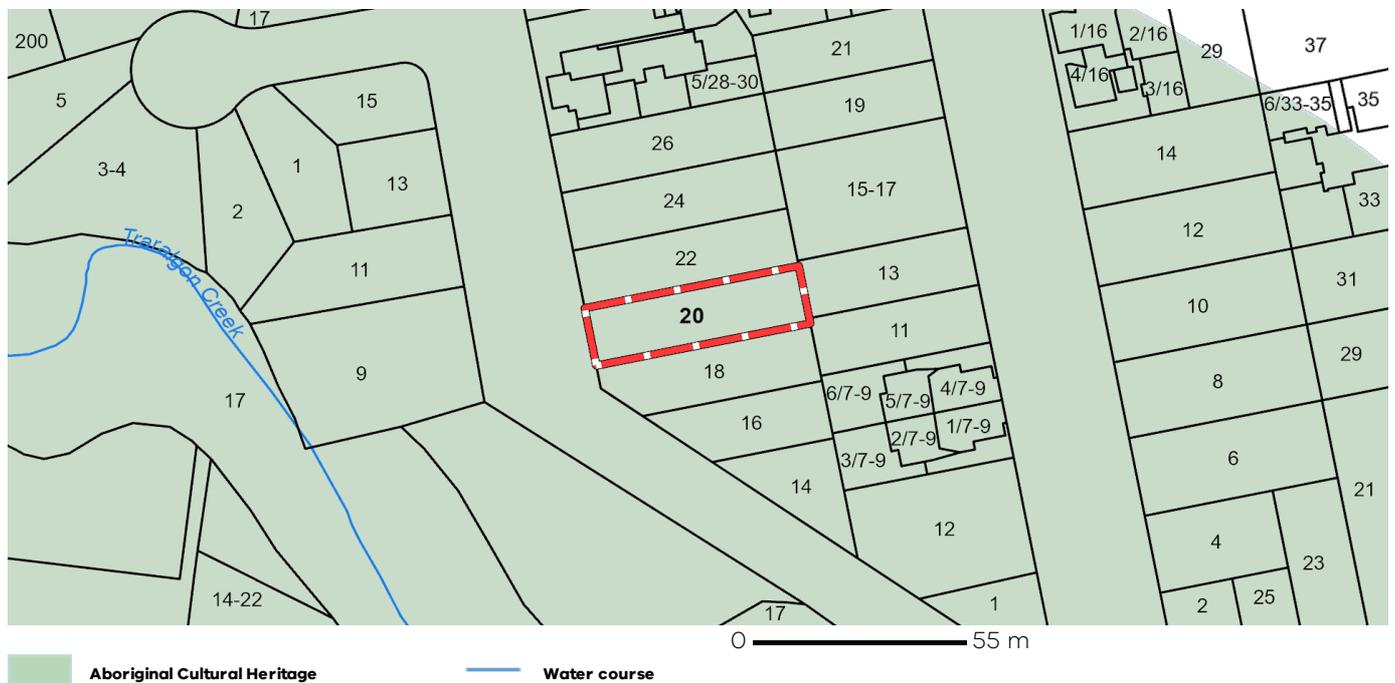
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 15 May 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

PLANNING PROPERTY REPORT

Designated Bushfire Prone Areas

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

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

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



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

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) 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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SMART CHOICE
BUILDING PERMITS & INSPECTIONS

14 HOTHAM STREET TRARALGON VIC
7019 5521
ADMIN@SCBUILDINGPERMITS.COM.AU

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018,

BUILDING PERMIT No. BS-L 58816/1471056259497/0 ISSUED 02/02/2021
Job Number:202000968

Issued to

Owner/Agent of owner: **Jay Langstaff of JSL Builders**
Postal address: **4 Themis Place TRARALGON**
Email Address: **jslbuilders80@gmail.com**

Telephone:
Postcode **3844**

Ownership Details

Owner: **Garth Gilbert**
Postal Address: **20 George Street TRARALGON**
Email Address: **madisonpmckay@gmail.com**

Telephone: **0424 232 551**
Postcode: **3844**

Property details

Number **20** Street/road **George Street** City/suburb/town **TRARALGON** Postcode **3844**
Lot/s **18** LP/PS **023891** Volume **08357** Folio **411**
Municipal District **Latrobe City Council**

Builder

Name: **Jay Langstaff**
Address: **4 Themis Place TRARALGON**
Builder Practitioner Registration No: **DB-U 44006**

Telephone:
Postcode: **3844**

This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit

Details of building practitioners and architects

Type	Registration Number	Name	Company
Builder	DB-U 44006	Jay Langstaff	JSL Builders
Engineer	EC-1402	Chris Watts	

Details of domestic building work insurance

The issuer or provider of the required insurance policy is **VMIA Builders Insurance** Policy No: **C542447** Issue Date: **17/09/2020**

Details of relevant planning permit

Planning permit no. **N/A** Date of grant of planning permit. **N/A**

Nature of building work

Description of works: **Alterations to an existing Dwelling and side fence** Version of BCA applicable to permit: **NCC 2019 Volume 2**
Stage of building work permitted **All**
Cost of building work **\$156,626** Total floor area of new building work **0m²**

Protection work

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

Building classification

NOW	BCA Code	BCA Description
Alterations	1a(a)	Alterations to an existing dwelling
New	10B	Side Boundary Fence

Inspection requirements

The mandatory notification stages are:

- Prior to placing a footing** Strip footing
- Inspection of framework**
- Final upon completion of all building work**

**Occupation or Use of Building:**

A Certificate of Final Inspection is required prior to the use of this building

Commencement and completion:

This building work must commence by: **02/02/2022**

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: **02/02/2023**

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: Darren Hood

Registration No. BS-L 58816

Signature:

Include building practitioner with continuing involvement in the building work.

Include only building practitioners with no further involvement in the building work.

Domestic building work forming part of this permit and carried out by the registered domestic builder above must be covered and insurance policy as required under section 135 of the Act.

Conditions of Approval

Building Permit No. BS-L 58816/1471056259497/0

**ANNEXURE B
PERMIT CONDITIONS**

Project Description: Alterations to an existing Dwelling

Project Address: 20 George Street TRARALGON 3844

Building Permit No: 1471056259497

The following conditions form part of this Building Permit Approval, READ THEM CAREFULLY.
It is the responsibility of the permit holder/applicant to ensure the building permit conditions listed below are satisfied prior to the completion of works and issue of Certificate of Final Inspection.

1. Request for inspections require **48 HOURS NOTICE** and may be arranged by telephoning office on 7019 5521
2. 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.
3. Under regulation 317, the person in charge of carrying out of building work on the allotment must 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 during the building work to which this permit applies.
4. 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, Domestic Building Contracts and Tribunal Act 1995, National Construction Code 2019, relevant codes and any local Laws of the Relevant Municipality. No variation from the approved documents shall be permitted without the consent of the Relevant Building Surveyor.



5. 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.
6. Footings are to be founded to depth as per soil report or where a minimum of 100kPa bearing capacity is achieved.
7. 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.
8. All timber framing to comply with NCC 2019 Volume Two parts 3.4.0 and 3.4.3 plus AS 1684 (Part 2 – Amendments 1 +2 and part 4 – Amendments 1) - 2010 Residential timber-framed construction and/or NCC 2019 Volume Two part 3.11.6 (c) and AS 1720.1 – 2010 (Amendments 1 and 2) Timber structures - design methods.
9. Down pipes must be connected to approved drainage system discharging to legal point of discharge. Downpipes are to be spaced at 12 metre maximum centres and within 1.2 metres of valley or (otherwise provision for overflow must be made in accordance with NCC 2019.
10. Install self- contained smoke alarms within the dwelling in accordance with NCC 2019 and AS 3786. Smoke alarms must be located in the hallway, adjacent to bedrooms on each storey and must also be connected to the mains power and to a battery backup power source and must be interconnected.
11. Sanitary compartment doors are to open outwards, slide, or to be capable of being removed where the distance between the door and pan is less than 1.2 metres in accordance with NCC 2019.
12. The building is in an area designated by the Council as likely to be subject to infestation by termites and the primary building elements shall be protected in accordance with NCC 2019 Volume Two part 3.1.3. It is the owner's responsibility to maintain further inspections for termite activity. - Durable notice to be fixed in meter box.
13. Before any landscaping works are commenced the recommendations of the soil report should be complied with to prevent footing damage.
14. The site shall be adequately fenced off during construction to prevent public access (Building Regulations 2018, regulation 116) and/or comply with the relevant Councils Local Law
15. It is the Owner Builders / Builders responsibility to ensure that a copy of the building permit and approved plans are present on site during construction works.
16. A kitchen exhaust, if vented into the roof space, must be ducted to outside air via a roof cowl or duct connected to an eave vent
17. All mechanical exhausts vent into the roof space must be connected to an interconnected ducting system that vents to outside air through a roof cowl.
18. Openings in external wall cladding exposed to the weather must be flashed with materials complying with AS/NZS 2904 and in accordance with the following:
 - (a) Flashings must be provided to bottom, tops and sides of openings
 - (i) extend not less than 110 mm beyond the reveals on each side of the opening where practicable; and
 - (ii) is attached to the window and wall framing; and
 - (iii) at the top and bottom of the opening, drains to the outside face of the wall or cladding.
19. The minimum clearance from the bottom of the wall cladding to the adjoining finished ground level must be—
 - (i) 100 mm in low rainfall intensity areas or sandy, well-drained areas; or
 - (ii) 50 mm above impermeable (paved or concreted) areas that slope away from the building; or
 - (iii) 150 mm in any other case.
20. Wall cladding must extend a minimum of 50 mm below the bearer or lowest horizontal part of the suspended floor framing.



Smart Choice Permits Pty Ltd
 29 Hotham Street Traralgon VIC 3844
 03 7019 5521
 admin@scbuildingpermits.com.au
 www.scbuildingpermits.com.au
 ABN 52 642 030 288

202000968

Form 17

Regulation 200
Building Act 1993
 Building Regulations 2018

CERTIFICATE OF FINAL INSPECTION**Property Details**

Number **20** Street/Road **George Street** Suburb **TRARALGON** Postcode **3844**
 Lot/s LP/PS **023891** Volume **08357** Folio **411**
 Crown allotment Section No Parish County
 Municipal District **Latrobe City Council**

Building permit details

Building permit number: **1471056259497**
 Version of BCA applicable to building permit: **NCC 2019 Volume 2**

Description of building work

Part of building to which permit applies	Permitted use	BCA Class of building
All	Residential Living	1a(a)

Maintenance determination

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

Inspection approval dates for mandatory inspections that have been carried out are as follows:

Inspection Type	Approved Date
Inspection of framework	10/02/2021
Re-Inspection of Strip Footing - Fence	04/11/2021
Final upon completion of all building work	19/01/2024

Directions to fix building work

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

Relevant Building Surveyor

Name: **Darren Hood**

Address: **29 Hotham Street Traralgon VIC 3844**

Email: **admin@scbuildingpermits.com.au**

Building practitioner registration no.: **BS-L 58816**

Company Name: **Smart Choice Permits Pty Ltd**

ABN: **52 642 030 288**

Municipal district: **Latrobe City Council**

Certificate no.: **1471056259497**

Certificate issue date: **19/01/2024**

DS Hood

Domestic Building Insurance

Certificate of Insurance

Garth Gilbert

**20 George St
TRARALGON
VIC 3844**

Policy Number:

C542447

Policy Inception Date:

17/09/2020

Builder Account Number:

022029

A contract of insurance complying with the Ministerial Order for Domestic Building Insurance issued under Section 135 of the Building Act 1993 (Vic) (Domestic Building Insurance) has been issued by the insurer Victorian Managed Insurance Authority a Statutory Corporation established under the Victorian Managed Insurance Authority Act 1996 (Vic), in respect of the domestic building work described below.

Policy Schedule Details

Domestic Building Work: **C01: New Single Dwelling Construction**

At the property: **20 George St TRARALGON VIC 3844 Australia**

Carried out by the builder: **JAY D LANGSTAFF**

Builder ABN: **41941561554**

! If the builder's name and/or its ABN/ACN listed above does not exactly match with the information on the domestic building contract, please contact the VMIA. If these details are incorrect, the domestic building work will not be covered.

For the building owner(s): **Garth Gilbert**

Pursuant to a domestic building contract dated: **27/08/2020**

For the contract price of: **\$ 156,626.00**

Type of Cover: **Cover is only provided if JAY D LANGSTAFF has died, becomes insolvent or has disappeared or fails to comply with a Tribunal or Court Order ***

The maximum policy limit for claims made under this policy is: **\$300,000 all inclusive of costs and expenses ***

The maximum policy limit for non-completion claims made under this policy is: **20% of the contract price limited to the maximum policy limit for all claims under the policy***

PLEASE CHECK

If the information on this certificate does not match what's on your domestic building contract, please contact the VMIA immediately on 1300 363 424 or email dbi@vmia.vic.gov.au

IMPORTANT

This certificate must be read in conjunction with the policy terms and conditions and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the period of cover.

* The cover and policy limits described in this certificate are only a summary of the cover and limits and must be read in conjunction with, and are subject to the terms, conditions, limitations and exclusions contained in the policy terms and conditions.

Period of Cover

Cover commences on the earlier of the date of the domestic building contract or date of building permit for the domestic building work and concludes:

- Two years from completion of the domestic building work or termination of the domestic building contract for non structural defects*
- Six years from completion of the domestic building work or termination of the domestic building contract for structural defects*

Subject to the Building Act 1993, and the Ministerial Order and the conditions of the insurance contract, cover will be provided to the building owner named in the domestic building contract and to the successors in title to the building owner in relation to the domestic building work undertaken by the Builder.

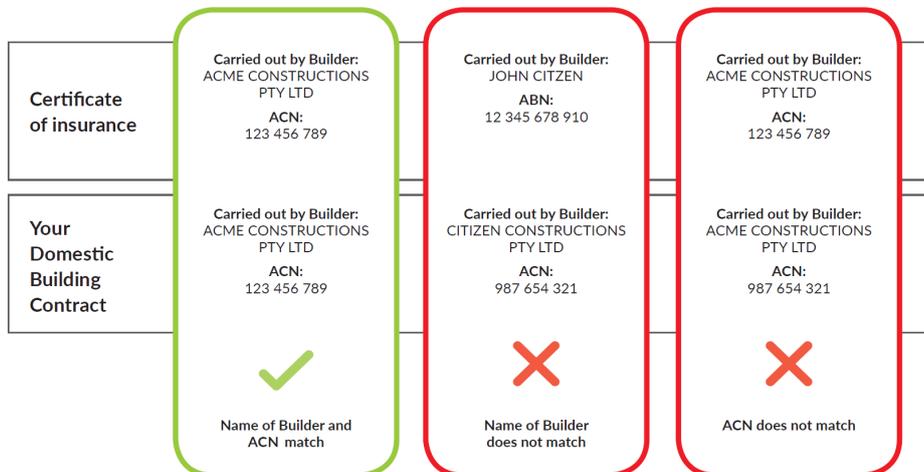
Issued by Victorian Management Insurance Authority (VMIA)

Domestic Building Insurance Premium and Statutory Costs

Base DBI Premium:	\$1,025.00
GST:	\$102.50
Stamp Duty:	\$112.75
Total:	\$1,240.25

If the information on the certificate does not match exactly what is on your domestic building contract, please contact VMIA on 1300 363 424

Below are some example of what to look for





Latrobe City ABN 92 472 314 133
Phone 1300 367 700
TTY (NRS) 133 677

PO Box 264 Morwell 3840
Email latrobe@latrobe.vic.gov.au
www.latrobe.vic.gov.au
AUSDOC DX2 17733 Morwell

Our Ref: 4073/2021-SS
Prop No: 25880

1 November 2023

Mr G J Gilbert
itsgilbo@gmail.com

Dear Sir/Madam,

PROPERTY: 20 GEORGE STREET, TRARALGON
REGISTRATION: PERMANENT SWIMMING POOL AND PERMANENT SPA

Thank you for providing your certificate of pool and spa barrier compliance dated 30 October 2023, including the payment of applicable lodgement fee. The certificate demonstrates that the safety barrier is being maintained to a satisfactory level of compliance.

As part of your ongoing certification and maintenance requirements, a new certificate of pool and spa barrier compliance is required to be lodged with Council every 4 years. Your next certificate is due to be lodged by **30 October 2027**.

Further information on swimming pool and spa registrations, certificates of pool and spa barrier compliance, and general maintenance requirements, can be obtained from our website at www.latrobe.vic.gov.au/Building_and_Planning/Building/Pools_and_Spas

If you require more information, please do not hesitate to contact Stacey Charalambous on 5128 5485, or myself at the Morwell office.

Yours sincerely,

Stephen Scimonello
Municipal Building Surveyor
Latrobe City Council



Form 23 - Certificate of Barrier Compliance

FORM 23

Building Act 1993

Building Regulations 2018

Regulation 147Y(4), 147ZB(2)

Issued To:

1. Name of owner of the land (the property) on which the swimming pool or spa is located: Garth Gilbert
 2. Postal address: 20 George Street, Traralgon Victoria, 3844
 3. Phone number: +610412324195
 4. Email address: itsgilbo@gmail.com

Property details:

Pool Location Address: 20 George Street Traralgon 3844 Victoria
 Lot/s: Lot 18 LP23891
 Municipal District or Council: Latrobe City
 Type of swimming pool or spa: Permanent swimming pool
 Permanent spa
 5. Date of construction of the swimming pool or spa: Before 8 April 1991
 6. Applicable barrier standard: Part 9A - Building Regulation 2018
 7. The applicable barrier standard applies under the relevant: Division 2 of Part 9A of the Building Regulations 2018
 8. Date of inspection of the swimming pool or spa barrier: 11 October 2023, 27 October 2023
 s.147ZD Update to Applicable Barrier Standard: In accordance with 'Building Regulations 2018' & Council consent, the Barrier has been assessed as compliant with AS1926.1-2012.

Certification of Compliance

Following inspection of the swimming pool barrier/spa barrier on the date/s referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

Signature of swimming pool and spa inspector

Date: 30 Oct 2023

9. Building Work on the Barrier: I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barriers compliance with the applicable barrier standard.

Inspector Details:

10. Name of Pool Inspector	Ian Bruhn
11. Building Practitioner No:	IN-PS 69817
12. ABN:	668835158
13. Address	27 Elizabeth St, Traralgon, Vic, 3844

LAND INFORMATION CERTIFICATE*In accordance with Section 229 of The Local Government Act 1989*

LANDATA
DX 250639
MELBOURNE VIC

Latrobe City ABN 92 472 314 133

TTY (NRS) 133 677

AUSDOC DX2 17733 Morwell

PO Box 264 MORWELL 3840

latrobe@latrobe.vic.gov.au

1300 367 700 LATROBE.VIC.GOV.AU

Assessment Number: 25880-6
Applicant's Reference: 76763000-015-1
Issue Date : 15-May-2025
Property Address: 20 George Street
 TRARALGON VIC 3844
Property Description: L 18 LP 23891
Property Title: CT-8357/411
AVPCC: 110 Detached Home
Area: 853M2
Ward: Boola Boola
Owner: Mr G J Gilbert

Statement of Rates & Charges for the Year Ending 30-Jun-2025 are payable in full by 15-Feb-2025. Interest will be charged if not paid in by this date. If paying by instalments, interest will be charged on each instalment not paid by the due date.

PLEASE NOTE:

- This certificate application is valid for a period of 3 months from issue date and no confirmation or variations will be given after this expiration. For settlement purposes another certificate should be obtained after the expiry date 13-Aug-2025.
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- Latrobe City Council will not be held responsible for information provided verbally.
- Outstanding rates and charges for this account must be paid in full at settlement.
- **If this account shows a credit balance, you must submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement.**

Rates & Charges:

Arrears Legal Fees	\$	0.00	
Other Arrears B/forward	\$	0.00	
General Rates	\$	2,261.55	
Garbage Charge	\$	394.00	
Municipal Charge	\$	153.00	**Plus, Pending Interest** – Please
Fire Service Property Levy	\$	198.10	contact the Rates Department for an
Current Interest	\$	0.00	update prior to settlement via email
Rebates	\$	0.00	proprates@latrobe.vic.gov.au
Arrears Interest	\$	0.00	
Special Rates & Charges	\$	0.00	
Legal Fees	\$	0.00	
Less Cash Paid	\$	-2,255.00	
Total Amount Due	\$	751.65	

Please note that amounts showing on this certificate are for the 2024/25 Rates and Charges. Rates and charges for the 2025/26 financial year have not been generated at this stage. Please contact the Rates Department after 3rd July 2025 for an update prior to settlement via email proprates@latrobe.vic.gov.au

Assessment Number: 25880-6
Applicants' Ref.: 76763000-015-1
Date: 15-May-2025
Property Address: 20 George Street
 TRARALGON VIC 3844

Property Valuations:

Description	Values	Level of Value Date	Operational Date
CAPITAL IMPROVED VALUE	\$ 760,000	01-Jan-2024	01-Jul-2024
SITE VALUE	\$ 310,000	01-Jan-2024	
NET ANNUAL VALUE	\$ 38,000	01-Jan-2024	

OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

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

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.



Authorised Officer



Billor Code: 6072
Ref: 258806

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

14 May 2025

Your Reference :
Our Reference:

76763000-028-1
00160629-04

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

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

Applicant: Landata
Property Address: 20 George St Traralgon Vic 3844
Information Statement No: 165111

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

A handwritten signature in black ink, appearing to read "Nigel Gerreyn".

Nigel Gerreyn

MANAGER PROPERTY SERVICES



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	14/05/2025	Your Reference :	76763000-028-1
Information Statement No:	165111	Our Reference:	00160629-04
Property Address:	20 George St Traralgon Vic 3844		
Property Details:	Vol 8357 Folio 411 Lot 18 Plan LP23891		
Settlement Date:	30/06/2025		

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

- ⇒ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇒ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

Protection of Gippsland Water Assets:

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

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

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

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

INFORMATION STATEMENT

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

Financial Statement

Date of Issue: 14/05/2025 **Your Reference :** 76763000-028-1
Information Statement No: 165111 **Our Reference:** 00160629-04

Property Address: 20 George St Traralgon Vic 3844
Property Details: Vol 8357 Folio 411 Lot 18 Plan LP23891
Settlement Date: 30/06/2025

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

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	63.66
Wastewater Service Charges	292.52
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 **356.18**

(Please note: CR denotes a credit)



Biller Code: 3475
REF: 3680 0000 1606 2904 0
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 14 May 2025



Solicitors
Updates Online
Tool

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

REGISTER TODAY

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

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

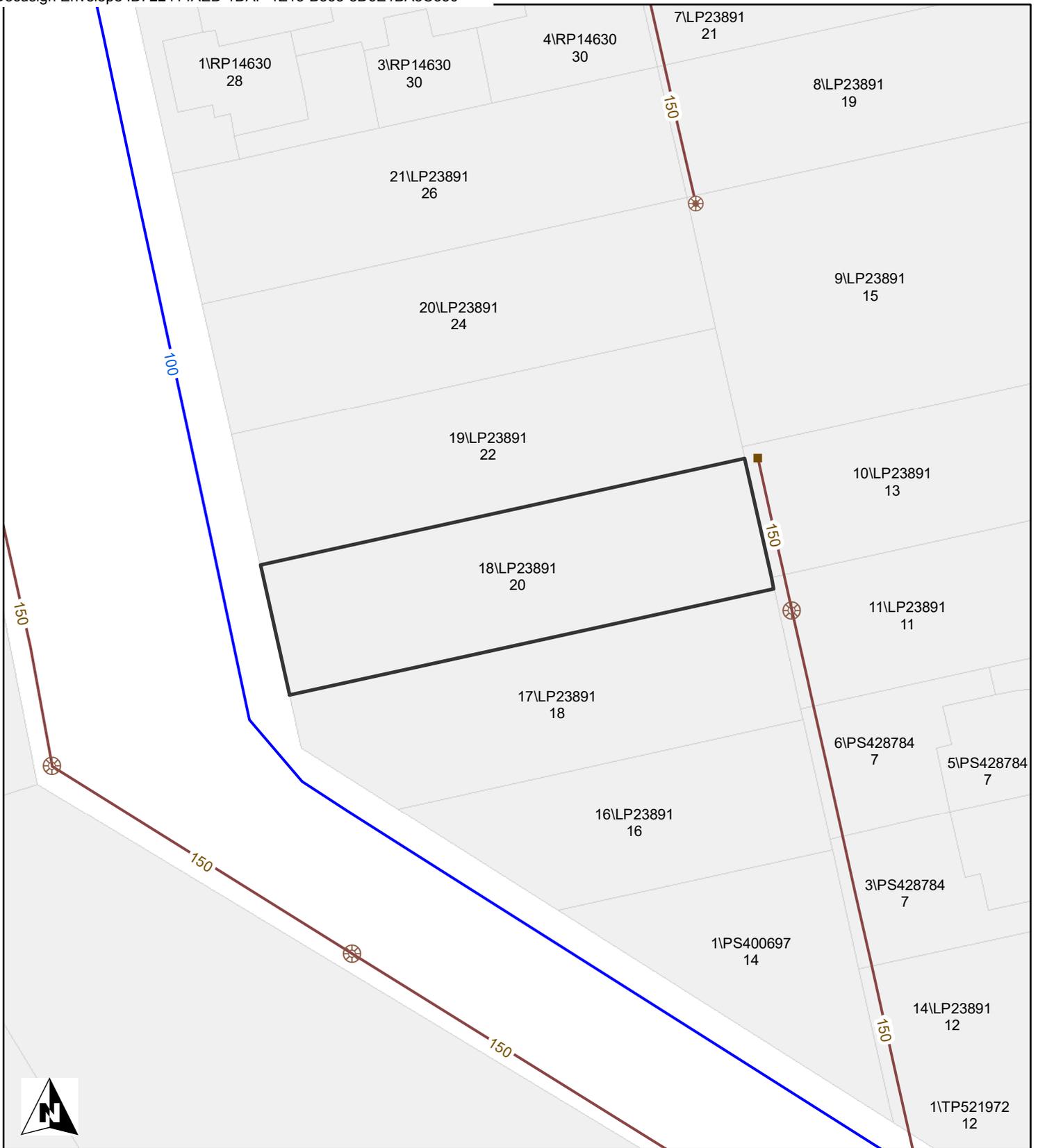
Validity of the Information Statement:

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

20 George St Traralgon

Information Statement No: 165111

Date Issued: 14/05/2025



Water Pipes

- Reticulation
- Distribution
- Transfer

Sewer Pipes

- Gravity
- Pressure
- Rising Main

House Discharge Line

- House Discharge Line

Maintenance Point

Manhole

Pipe End

Collection Tank

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