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	108 HELEN STREET, MORWELL VIC 3840

Vendor's name	Christian Fabrizzio Pagani	Date / /
Vendor's signature	Signed by: BDFD3C17ACEB481...	6/5/2026

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

JP CONVEYANCING WORKS

VENDOR REPRESENTATIVE
JP Conveyancing Works
3/41 Grey Street, Traralgon VIC 3844
Telephone: (03) 5127 2909
Reference: 11401 NJ/
Email: nicole.jennings@jpcworks.com.au and

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	

Other particulars (including dates and times of payments):

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

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

3.1 **Road Access**

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

3.2 **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' ☐

3.3 **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:

None to the Vendors Knowledge

4.3 **Compulsory Acquisition**

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

None to th Vendors Knowledge

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

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 (consumer.vic.gov.au/duediligencechecklist).

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

Vendor GST Withholding Notice

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

To:
From: Christian Fabrizzio Pagani, 6/2367 Gold Coast Highway, Mermaid Beach QLD 4218

Property Address: 108 Helen Street, Morwell VIC 3840
Lot: 5 Plan of subdivision: 14694

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: 6/5/2026

Signed by:
BDFD3C17ACEB481...

Signed by the Vendor: Christian Fabrizzio Pagani

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

VOLUME 06473 FOLIO 584

Security no : 124133903362V
Produced 20/04/2026 10:44 AM

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 014694.
PARENT TITLE Volume 05954 Folio 730
Created by instrument 1825821 31/07/1941

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JORGE ALEXIS PAGANI of 31/35 DAVID STREET DANDENONG VIC 3175
CHRISTIAN FABRIZZIO PAGANI of 19 ARNICA CLOSE HAMPTON PARK VIC 3976
AJ705284D 04/06/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ705285B 04/06/2012
COMMONWEALTH BANK OF AUSTRALIA

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 LP014694 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: 108 HELEN STREET MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

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	**LP014694**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**20/04/2026 10:44**

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 45

PARISH OF MARYVALE

COUNTY OF BULN BULN

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES
VOL 5954 FOL.730

LP 14694

EDITION 2
PLAN MAY BE LODGED 20 - 6 - 38

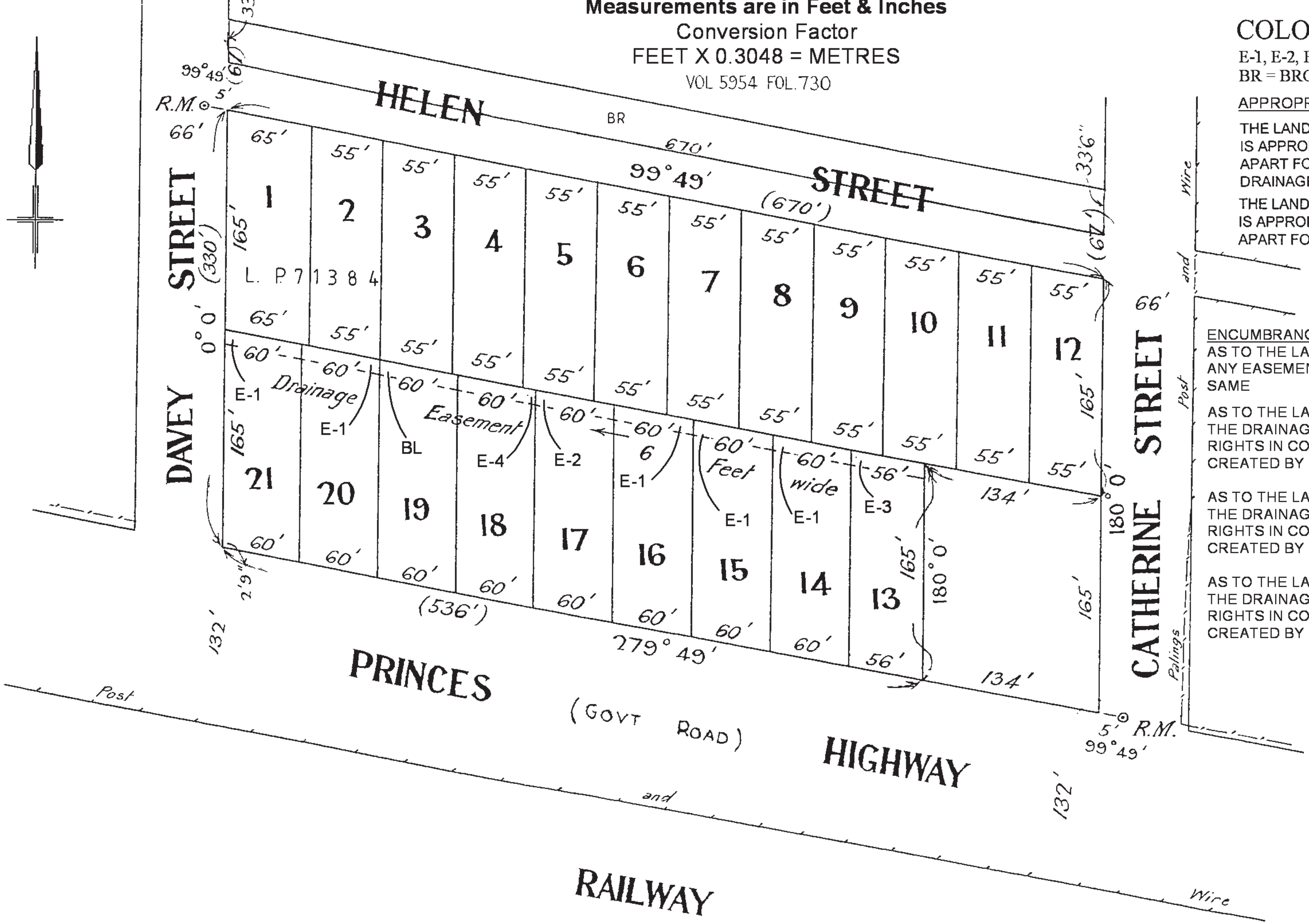
COLOUR CODE

E-1, E-2, E-3, E-4 & BL = BLUE
BR = BROWN

APPROPRIATIONS

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

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS



ENCUMBRANCES

AS TO THE LAND MARKED E-1
ANY EASEMENTS AFFECTING THE SAME

AS TO THE LAND MARKED E-2
THE DRAINAGE EASEMENT AND THE RIGHTS IN CONNECTION THERETO CREATED BY INSTRUMENT NO. 1763907

AS TO THE LAND MARKED E-3
THE DRAINAGE EASEMENT AND THE RIGHTS IN CONNECTION THERETO CREATED BY INSTRUMENT NO. 1763909

AS TO THE LAND MARKED E-4
THE DRAINAGE EASEMENT AND THE RIGHTS IN CONNECTION THERETO CREATED BY INSTRUMENT NO. 1763910

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

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

PLAN NUMBER
LP 14694

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOTS 14, 15, 16, 20 & 21	E-1	EASEMENTS ENHANCED				2	A.D.
LOT 17	E-2	CREATION OF EASEMENT	NO. 1763907			2	A.D.
LOT 13	E-3	CREATION OF EASEMENT	NO. 1763909			2	A.D.
LOT 18	E-4	CREATION OF EASEMENT	NO. 1763910			2	A.D.

Application by surviving proprietor
Section 50 Transfer of Land Act 1958

Privacy Collection Statement
The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by
Name: JP CONVEYANCING WORKS
Phone: (03) 5127 2909
Address: 35 ALBERT STREET, MOE VIC 3825
Reference: NJ:11401
Customer code: 22016J

The applicant applies to be registered as the proprietor of the estate and interest in the land held jointly with the deceased.

Land: (volume and folio, and if applicable mortgage, charge or lease no.)
Volume 6473 Folio 584

Applicant: (full name and address, including postcode)
CHRISTIAN FABRIZZIO PAGANI OF 6/2367 GOLD COAST HIGHWAY, MERMAID BEACH QLD 4218

Deceased: (full name)
JORGE Alexis PAGANI

Signing:

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: www.delwp.vic.gov.au/property>Contact us

LATROBE CITY COUNCIL

VALUATION AND RATES NOTICE

1 July 2025 to 30 June 2026

Date of issue
15/08/2025

Mr J A Pagani and Mr C F Pagani
108 Helen St
MORWELL VIC 3840

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

Assessment Number	110601
Property	108 Helen Street, MORWELL VIC 3840
Description	L 5 LP 14694
Property Owner/s	Mr C F Pagani & Mr J A Pagani
Property Valuation Date	01 January 2025, effective as 01 July 2025
Capital Improved Value (CIV)	$410,000
Site Value (Land value included in your CIV)	$195,000
Net Annual Value	$20,500
AVPCC	110 - Detached Home

Council Rates & Charges - 2025/2026	
General Rates Residential (0.00301496 x CIV)	$1,236.15
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)	$70.95
Emergency Services & Volunteers Fund Fixed Charge	$136.00
EPA Victoria Landfill Levy	$37.00
Rebates (if applicable)	

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

TOTAL AMOUNT DUE $2,044.10

See reverse for payment options, methods and important information.

Would you like to receive your rates notice by email? Visit **erates.latrobe.vic.gov.au** or see page four for details.

PAYMENT OPTIONS

Pay in full

$2,044.10
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	$511.10
30 November 2025	$511.00
28 February 2026	$511.00
31 May 2026	$511.00

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: 110601

BPAY

Pay using BPAY via your online banking

Biller Code: 6072
Ref: 110601

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 110601

Biller Code: 0359
Ref: 110601

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	$1,236.15
Farm	0.00226122	$927.10
Derelict	0.00904488	$3,708.40

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

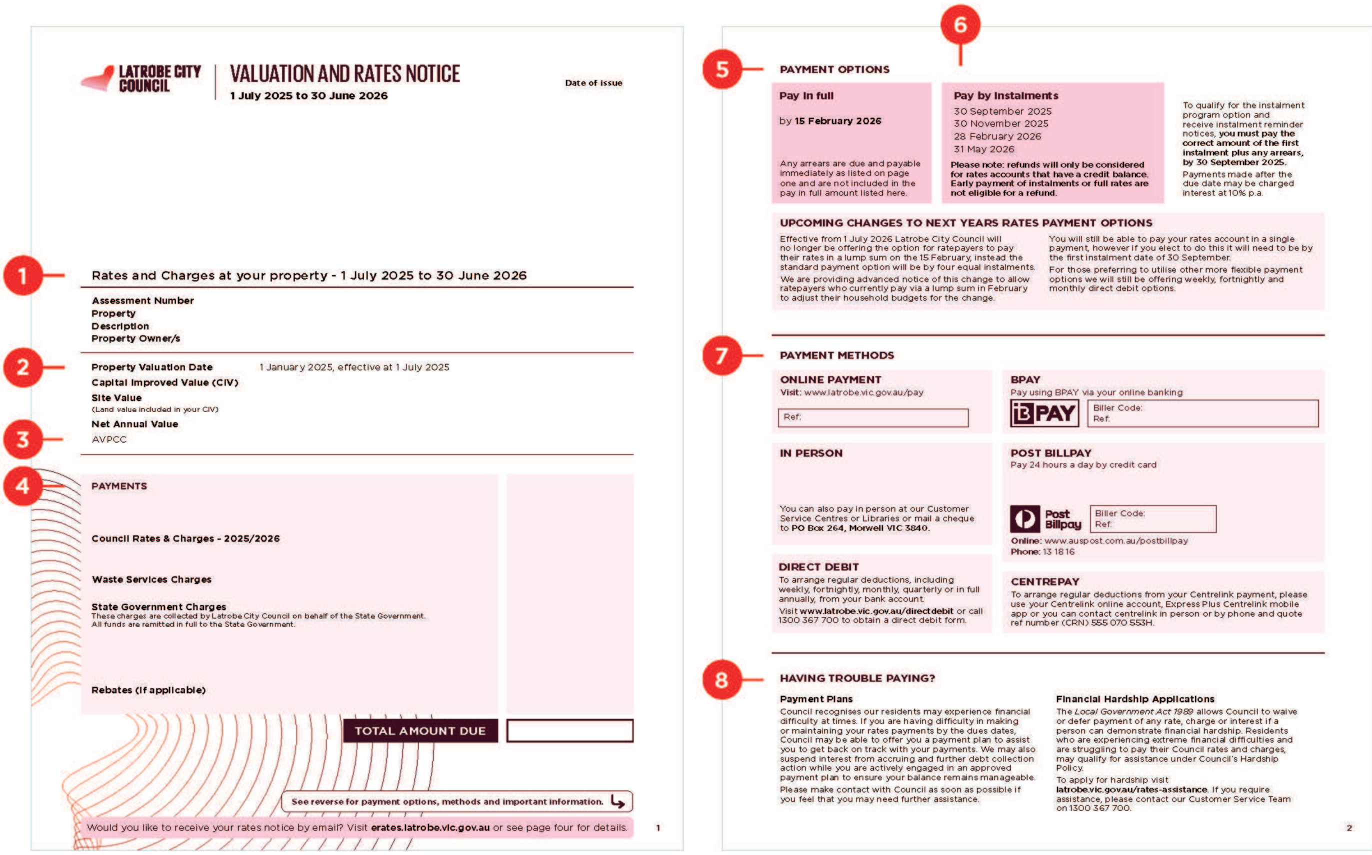
Step 3 Input your details

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



LATROBE CITY COUNCIL

VALUATION AND RATES NOTICE

1 July 2025 to 30 June 2026

Date of issue

1

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

Assessment Number
Property
Description
Property Owner/s

2

Property Valuation Date 1 January 2025, effective at 1 July 2025
Capital Improved Value (CIV)
Site Value
(Land value included in your CIV)
Net Annual Value

3

AVPCC

4

PAYMENTS

Council Rates & Charges - 2025/2026

Waste Services Charges

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.

Rebates (if applicable)

TOTAL AMOUNT DUE

See reverse for payment options, methods and important information.

Would you like to receive your rates notice by email? Visit **erates.latrobe.vic.gov.au** or see page four for details.

1

5

PAYMENT OPTIONS

6

Pay in full

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
30 November 2025
28 February 2026
31 May 2026

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.

7

PAYMENT METHODS

ONLINE PAYMENT
Visit: www.latrobe.vic.gov.au/pay
Ref:

BPAY
Pay using BPAY via your online banking
Biller Code:
Ref:

IN PERSON
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
Biller Code:
Ref:
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.

8

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.

2

1. PROPERTY DEATILS

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 an 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

LATROBE CITY COUNCIL

HARD AND GREEN WASTE COUPONS

2025/2026

Mr J A Pagani and Mr C F Pagani
108 Helen St
MORWELL VIC 3840

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

110601 2026 01

108 Helen Street
MORWELL VIC 3840

Valid to 31 August 2026 (see back for details)

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

110601 2026 02

108 Helen Street
MORWELL VIC 3840

Valid to 31 August 2026 (see back for details)

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

110601 2026 03

108 Helen Street
MORWELL VIC 3840

Valid to 31 August 2026 (see back for details)

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

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.

2025/26 HARD AND GREEN WASTE COUPONS

CONDITIONS OF USE

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2025/26 HARD AND GREEN WASTE COUPONS

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Scan the QR code for more information.

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

Account number:
0014944404

Amount due:
$379.18

Pay by:
14 January 2026

J Pagani & C Pagani
108 Helen St
MORWELL VIC 3840

Date of issue: 17 December 2025

Tax invoice: 7371130

Service address:
108 Helen St Morwell Vic 3840

Previous balance	$374.07
Payments received up to 17 December 2025	$374.07 CR
Balance	$0.00
Current charges (over page)	$379.18
Total amount due	**$379.18**
Total includes GST of	*$0.00*

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

Have you registered for a concession?
Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

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
Biller Code: 3475
Ref: 3680 0000 1494 4404 0

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 serviceaustralia.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 - 01 November 2025 to 28 February 2026

Water Usage Treated: 7.00 kL (kilolitres) @ $2.4638 per kL	$17.25
Water Service Charge	$64.69
Wastewater Service Charge	$297.24

Your charges explained

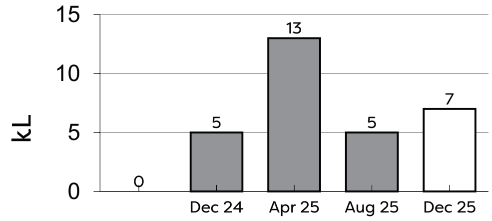
Water usage
This is a variable charge for the amount of water used at your property as recorded by the water meter.

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:	02AF006180
Current meter read:	16 December 2025
Meter reading:	2485
Previous meter read:	20 August 2025
Meter reading:	2478



Average daily water usage 0.0593 kL/day
Same time last year 0.0424 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).

Interpreter

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 00149444040

Account number: 0014944404

J Pagani & C Pagani

Tax invoice number: 7371130

Amount Paid

Date Paid

Property Clearance Certificate
Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / JP CONVEYANCING WORKS

Your Reference:	11401
Certificate No:	99018343
Issue Date:	05 MAY 2026
Enquiries:	CXM0

Land Address: 108 HELEN STREET MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28230045	5	14694	6473	584	$500.00

Vendor: JORGE PAGANI & CHRISTIAN PAGANI

Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MR CHRISTIAN FABRIZZIO PAGANI	2026	$195,000	$500.00	$0.00	$500.00

Comments: Land Tax will be payable but is not yet due - please see notes on reverse. Property is exempt: LTX Principal Place of Residence.

Current Vacant Residential Land Tax	Year	Taxable Value (CIV)	Tax Liability	Penalty/Interest	Total

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	$410,000
SITE VALUE (SV):	$195,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$500.00**

Notes to Certificate - Land Tax

Certificate No: 99018343

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

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

Land tax is a first charge on land

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

Information for the purchaser

4. Pursuant to section 96 of the *Land Tax Act 2005*, if a purchaser of the land described in the Certificate has applied for and obtained a certificate, the amount recoverable from the purchaser by the Commissioner cannot exceed the amount set out in the certificate, described as the "Current Land Tax Charge and Vacant Residential Land Tax Charge" overleaf. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Apportioning or passing on land tax to a purchaser

6. A vendor is prohibited from apportioning or passing on land tax including vacant residential land tax, interest and penalty tax to a purchaser under a contract of sale of land entered into on or after 1 January 2024, where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.

8. An updated Certificate may be requested free of charge via our website, if:
 - The request is within 90 days of the original Certificate's issue date, and
 - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

For Information Only

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = $975.00

Taxable Value = $195,000

Calculated as $975 plus ($195,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,100.00

Taxable Value = $410,000

Calculated as $410,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 99018343

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 99018343

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

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

Property Clearance Certificate

Commercial and Industrial Property Tax

INFOTRACK / JP CONVEYANCING WORKS

Your Reference:	11401
Certificate No:	99018343
Issue Date:	05 MAY 2026
Enquires:	CXM0

Land Address: 108 HELEN STREET MORWELL VIC 3840

Land Id	Lot	Plan	Volume	Folio	Tax Payable
28230045	5	14694	6473	584	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

This certificate is subject to the notes found on the reverse of this page. The applicant should read these notes carefully.

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$410,000
SITE VALUE:	$195,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 99018343

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997,* the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows any commercial and industrial property tax (including interest and penalty tax) that is due and unpaid on the land described in the Certificate at the date of issue.

Australian Valuation Property Classification Code (AVPCC)

3. The Certificate may show one or more AVPCC in respect of land described in the Certificate. The AVPCC shown on the Certificate is the AVPCC allocated to the land in the most recent of the following valuation(s) of the land under the *Valuation of Land Act 1960:*
   - a general valuation of the land;
   - a supplementary valuation of the land returned after the general valuation.
4. The AVPCC(s) shown in respect of land described on the Certificate can be relevant to determine if the land has a qualifying use, within the meaning given by section 4 of the *Commercial and Industrial Property Tax Reform Act 2024* (CIPT Act). Section 4 of the CIPT Act Land provides that land will have a qualifying use if:
   - the land has been allocated one, or more than one, AVPCC in the latest valuation, all of which are in the range 200-499 and/or 600-699 in the Valuation Best Practice Specifications Guidelines (the requisite range);
   - the land has been allocated more than one AVPCC in the latest valuation, one or more of which are inside the requisite range and one or more of which are outside the requisite range, and the land is used solely or primarily for a use described in an AVPCC in the requisite range; or
   - the land is used solely or primarily as eligible student accommodation, within the meaning of section 3 of the CIPT Act.

Commercial and industrial property tax information

5. If the Commissioner has identified that land described in the Certificate is tax reform scheme land within the meaning given by section 3 of the CIPT Act, the Certificate may show in respect of the land:
   - the date on which the land became tax reform scheme land;
   - whether the entry interest (within the meaning given by section 3 of the Duties Act 2000) in relation to the tax reform scheme land was a 100% interest (a whole interest) or an interest of less than 100% (a partial interest); and
   - the date on which the land will become subject to the commercial and industrial property tax.
6. A Certificate that does not show any of the above information in respect of land described in the Certificate does not mean that the land is not tax reform scheme land. It means that the Commissioner has not identified that the land is tax reform scheme land at the date of issue of the Certificate. The Commissioner may identify that the land is tax reform scheme land after the date of issue of the Certificate.

Change of use of tax reform scheme land

7. Pursuant to section 34 of the CIPT Act, an owner of tax reform scheme land must notify the Commissioner of certain changes of use of tax reform scheme land (or part of the land) including if the actual use of the land changes to a use not described in any AVPCC in the range 200-499 and/or 600-699. The notification must be given to the Commissioner within 30 days of the change of use.

Commercial and industrial property tax is a first charge on land

8. Commercial and industrial property tax (including any interest and penalty tax) is a first charge on the land to which the commercial and industrial property tax is payable. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid commercial and industrial property tax.

Information for the purchaser

9. Pursuant to section 27 of the CIPT Act, if a bona fide purchaser for value of the land described in the Certificate applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser is the amount set out in the Certificate. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

10. Despite the issue of a Certificate, the Commissioner may recover a commercial and industrial property tax liability from a vendor, including any amount identified on this Certificate.

Passing on commercial and industrial property tax to a purchaser

11. A vendor is prohibited from apportioning or passing on commercial and industrial property tax to a purchaser under a contract of sale of land entered into on or after 1 July 2024 where the purchase price is less than $10 million (to be indexed annually from 1 January 2025, as set out on the website for Consumer Affairs Victoria).

General information

12. Land enters the tax reform scheme if there is an entry transaction, entry consolidation or entry subdivision in respect of the land (within the meaning given to those terms in the CIPT Act). Land generally enters the reform on the date on which an entry transaction occurs in respect of the land (or the first date on which land from which the subject land was derived (by consolidation or subdivision) entered the reform).
13. The Duties Act includes exemptions from duty, in certain circumstances, for an eligible transaction (such as a transfer) of tax reform scheme land that has a qualifying use on the date of the transaction. The exemptions apply differently based on whether the entry interest in relation to the land was a whole interest or a partial interest. For more information, please refer to www.sro.vic.gov.au/CIPT.
14. A Certificate showing no liability for the land does not mean that the land is exempt from commercial and industrial property tax. It means that there is nothing to pay at the date of the Certificate.
15. An updated Certificate may be requested free of charge via our website, if:
    - the request is within 90 days of the original Certificate's issue date, and
    - there is no change to the parties involved in the transaction for which the Certificate was originally requested.

Property Clearance Certificate

Windfall Gains Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / JP CONVEYANCING WORKS

Your Reference:	11401
Certificate No:	99018343
Issue Date:	05 MAY 2026

Land Address: 108 HELEN STREET MORWELL VIC 3840

Lot	Plan	Volume	Folio
5	14694	6473	584

Vendor: JORGE PAGANI & CHRISTIAN PAGANI

Purchaser: FOR INFORMATION PURPOSES

WGT Property Id	Event ID	Windfall Gains Tax	Deferred Interest	Penalty/Interest	Total
		$0.00	$0.00	$0.00	$0.00

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 99018343

Power to issue Certificate

1. Pursuant to section 95AA of the *Taxation Administration Act 1997*, the Commissioner of State Revenue must issue a Property Clearance Certificate (Certificate) to an owner, mortgagee or bona fide purchaser of land who makes an application specifying the land for which the Certificate is sought and pays the application fee.

Amount shown on Certificate

2. The Certificate shows in respect of the land described in the Certificate:
   - Windfall gains tax that is due and unpaid, including any penalty tax and interest
   - Windfall gains tax that is deferred, including any accrued deferral interest
   - Windfall gains tax that has been assessed but is not yet due
   - Windfall gains tax that has not yet been assessed (i.e. a WGT event has occurred that rezones the land but any windfall gains tax on the land is yet to be assessed)
   - Any other information that the Commissioner sees fit to include such as the amount of interest accruing per day in relation to any deferred windfall gains tax.

Windfall gains tax is a first charge on land

3. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, windfall gains tax, including any accrued interest on a deferral, is a first charge on the land to which it relates. This means it has priority over any other encumbrances on the land, such as a mortgage, and will continue as a charge even if ownership of the land is transferred. Therefore, a purchaser may become liable for any unpaid windfall gains tax.

Information for the purchaser

4. Pursuant to section 42 of the *Windfall Gains Tax Act 2021*, if a bona fide purchaser for value of land applies for and obtains a Certificate in respect of the land, the maximum amount recoverable from the purchaser by the Commissioner is the amount set out in the certificate, described as the "Current Windfall Gains Tax Charge" overleaf.
5. If the certificate states that a windfall gains tax is yet to be assessed, note 4 does not apply.
6. A purchaser cannot rely on a Certificate obtained by the vendor.

Information for the vendor

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

Passing on windfall gains tax to a purchaser

8. A vendor is prohibited from passing on a windfall gains tax liability to a purchaser where the liability has been assessed under a notice of assessment as at the date of the contract of sale of land or option agreement. This prohibition does not apply to a contract of sale entered into before 1 January 2024, or a contract of sale of land entered into on or after 1 January 2024 pursuant to the exercise of an option granted before 1 January 2024.

General information

9. A Certificate showing no liability for the land does not mean that the land is exempt from windfall gains tax. It means that there is nothing to pay at the date of the Certificate.
10. An updated Certificate may be requested free of charge via our website, if:
    - The request is within 90 days of the original Certificate's issue date, and
    - There is no change to the parties involved in the transaction for which the Certificate was originally requested.
11. Where a windfall gains tax liability has been deferred, interest accrues daily on the deferred liability. The deferred interest shown overleaf is the amount of interest accrued to the date of issue of the certificate.

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 99018343

Telephone & Internet Banking - BPAY®

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

www.bpay.com.au

CARD

Ref: 99018343

Visa or Mastercard

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

sro.vic.gov.au/payment-options

Important payment information

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

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

Matthew Hodder

+61 0459959969
mhodder97@hotmail.com

Tax Invoice

INVOICE TO
Francesca

INVOICE	1019
DATE	13/02/2023
TERMS	Due on receipt
DUE DATE	13/02/2023

DATE	ACTIVITY	DESCRIPTION	GST	QTY	RATE	AMOUNT
	Carpentry	Removal and installation of new fascia and eave. Build dividing wall in bedroom with doorway	GST	1	6,365.00	6,365.00

Deposit

SUBTOTAL	6,365.00
GST TOTAL	636.50
TOTAL	7,001.50
BALANCE DUE	**A$7,001.50**

Account Name: Matthew Hodder
BSB: 083932
Account Number: 141000418

Please use your invoice number in transaction description.

Matthew Hodder

+61 0459959969
mhodder97@hotmail.com

Tax Invoice

INVOICE TO
Jorge Pagani

INVOICE	1021
DATE	10/03/2023
TERMS	Due on receipt
DUE DATE	10/03/2023

DATE	ACTIVITY	DESCRIPTION	GST	QTY	RATE	AMOUNT
	Carpentry Services	Completion of fascia, eaves, quad, frame wall inside and door/ handle	GST	1	6,362.00	6,362.00
	Bin Charge		GST free	1	300.00	300.00
	Bench tops		GST	1	100.00	100.00
	Extra	Temporary flashing of roof to fascia until new roof installation (Roll of vapour barrier, screws / staples and labour)	GST	1	200.00	200.00

SUBTOTAL	6,962.00
GST TOTAL	666.20
TOTAL	7,628.20
BALANCE DUE	**A$7,628.20**

Account Name: Matthew Hodder
BSB: 083932
Account Number: 141000418

Please use your invoice number in transaction description.

MH Built

+61 0459959969
mhodderbuilt@gmail.com

Tax Invoice 1026

INVOICE TO
Jorge Pagani

DATE	PLEASE PAY	DUE DATE
23/03/2023	**A$1,494.35**	23/03/2023

DATE	ACTIVITY	DESCRIPTION	GST	QTY	RATE	AMOUNT
	Carpentry Services	Installation of new front door. Materials: Door, handle, hinges, screws, bottom weather seal & screws	GST	1	1,358.50	1,358.50

Account Name: Matthew Hodder
BSB: 083 932
Account Number: 14 100 0418

Please use your invoice number in transaction description.

SUBTOTAL	1,358.50
GST TOTAL	135.85
TOTAL	1,494.35
TOTAL DUE	A$1,494.35

THANK YOU.

11 Kilkenny CL,TRARALGON,VIC 3844, AUSTRALIA,
Phone: 0434107957
Email: switchedonsparkies@outlook.com

Switched on Electrical and Renewables
ABN: 61271925177

Tax Invoice

Nbr: 155

FOR:

Francesca,
108 Helen St,
Morwell VIC 3840,
Australia

Issue date: 21/05/2024
Amount Payable: $0.00

PAYMENT METHOD:

Daniel Brooks
BSB: 923100
Account: 61601943

DESCRIPTION:

Replace discussed electrical fixtures at 108 Helen St Morwell

Description	Qty	Unit Price	GST	Total
Replace 8 x lighting fixtures Labour	1.0	$320.00	0%	$320.00
Supply and replace 3 x switches and 4 x powerpoints Materials and labour	1.0	$210.00	0%	$210.00
Replace old plug in circuit breakers with RCDs as required Will require 2 RCDs (1 for lighting and 1 for power)	1.0	$180.00	0%	$180.00
Replace 2 extra double switches and 1 extra powerpoint 2 extra switches and 1 extra powerpoint as discussed with Jorge	1.0	$90.00	0%	$90.00

Subtotal: $800.00
GST: $0.00

Total: $800.00

Amount Paid: $800.00
Balance due: $0.00

TAX INVOICE

Jorge Pagani
108 Helen St
MORWELL VIC 3840
AUSTRALIA

Invoice Date
19 Mar 2023

Invoice Number
INV-0072

ABN
20 936 011 658

E and A Electrical
ABN: 209 360 11 658
Ph: 0412 809 617
Email:
eandaelectrical@hotmail.com

Description	Quantity	Unit Price	GST	Amount AUD
Double Power points	9.00	15.00	10%	135.00
One gang light switch	4.00	15.00	10%	60.00
Two gang light switch	1.00	23.00	10%	23.00
Mounting block	1.00	8.00	10%	8.00
Hot Plate isolator	1.00	60.00	10%	60.00
Junction Box	2.00	8.00	10%	16.00
4mm Two core+earth cable	17.00	5.20	10%	88.40
2.5mm Two core+earth cable	13.00	2.30	10%	29.90
25amp safety switch	1.00	45.00	10%	45.00
20amp safety switch	1.00	45.00	10%	45.00
Four pole enclosure	1.00	15.00	10%	15.00
Consumables	1.00	20.70	10%	20.70
Labour 2/3/23 8am-9am	1.00	90.00	10%	90.00
Labour 8/3/23 9am-4pm	7.00	90.00	10%	630.00
Labour 14/3/23 9am-1pm	4.00	90.00	10%	360.00
Electrical Safety Certificate	1.00	9.00	No GST	9.00
			Subtotal	1,635.00
			TOTAL GST 10%	162.60
			TOTAL AUD	**1,797.60**

Due Date: 27 Mar 2023
Direct Bank Deposit Details:
Eric Osborne
ANZ Sale
BSB: 013-795
Acc: 433 926 335

Please include your name or invoice number in the reference line.
Thank you for your custom.

PAYMENT ADVICE

Customer	Jorge Pagani
Invoice Number	INV-0072
Amount Due	1,797.60
Due Date	27 Mar 2023
Amount Enclosed	

Enter the amount you are paying above

To: E and A Electrical
ABN: 209 360 11 658
Ph: 0412 809 617
Email: eandaelectrical@hotmail.com

TAX INVOICE

Jorge pagan

Invoice Date
4 Apr 2023

Invoice Number
INV-0131

ABN
23 659 710 013

Legacy Roofing &
Plumbing Pty Ltd
27 Morgan Dr
TRARALGON VIC 3844
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Deposit for roofing and guttering works Flat roof Quad gutters Flashings down pipes in colorbond Sisalation paper	1.00	9,636.36	10%	9,636.36
			Subtotal	9,636.36
			TOTAL GST 10%	963.64
			TOTAL AUD	10,600.00
			Less Amount Paid	10,600.00
			AMOUNT DUE AUD	**0.00**

Due Date: 6 Apr 2023
7 day terms on payments
Payments to be made to legacy roofing and plumbing pty ltd
BSB : 063-530
Account number :1058 8964

PAYMENT ADVICE

To: Legacy Roofing & Plumbing Pty Ltd
27 Morgan Dr
TRARALGON VIC 3844
AUSTRALIA

Customer	Jorge pagan
Invoice Number	INV-0131
Amount Due	**0.00**
Due Date	6 Apr 2023
Amount Enclosed	

Enter the amount you are paying above

QUOTE

Jorge pagan

Date
7 Mar 2023

Expiry
21 Mar 2023

Quote Number
QU-0100

Reference
108 Helen street

ABN
23 659 710 013

Legacy Roofing & Plumbing Pty Ltd
27 Morgan Dr
TRARALGON VIC 3844
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Quote for re roof on house Quote includes: Safety rails New zincalume roof in clip lok All new flashings Penetrations sealed Sisalation paper Rubbish removal from site Job expected to take 1.5 days	1.00	16,000.00	10%	16,000.00
Quote for re gutter on new fascia board New square line slotted gutter In zincalume Hi volume gutter New metal down pipes or pvc connecting to existing stormwater Job expected to take 1 day	1.00	3,600.00		3,600.00
			Subtotal	19,600.00
			TOTAL GST 10%	1,600.00
			TOTAL AUD	**21,200.00**

Terms

50% deposit upfront
Payment on completion of works

TAX INVOICE

Jorge pagan

Invoice Date
4 May 2023

Invoice Number
INV-0142

ABN
23 659 710 013

Legacy Roofing & Plumbing Pty Ltd
27 Morgan Dr
TRARALGON VIC 3844
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
Invoice for roofing works As quoted New roof gutters and down pipes	1.00	9,636.36	10%	9,636.36
Deposit pain in full Amount owing				

Subtotal	9,636.36
TOTAL GST 10%	963.64
TOTAL AUD	10,600.00
Less Amount Paid	10,600.00
AMOUNT DUE AUD	**0.00**

Due Date: 5 May 2023
7 day terms on payments
Payments to be made to legacy roofing and plumbing pty ltd
BSB : 063-530
Account number :1058 8964

PAYMENT ADVICE

To: Legacy Roofing & Plumbing Pty Ltd
27 Morgan Dr
TRARALGON VIC 3844
AUSTRALIA

Customer	Jorge pagan
Invoice Number	INV-0142
Amount Due	0.00
Due Date	5 May 2023
Amount Enclosed	

Enter the amount you are paying above

PROPERTY REPORT

Victoria State Government | Energy, Environment and Climate Action

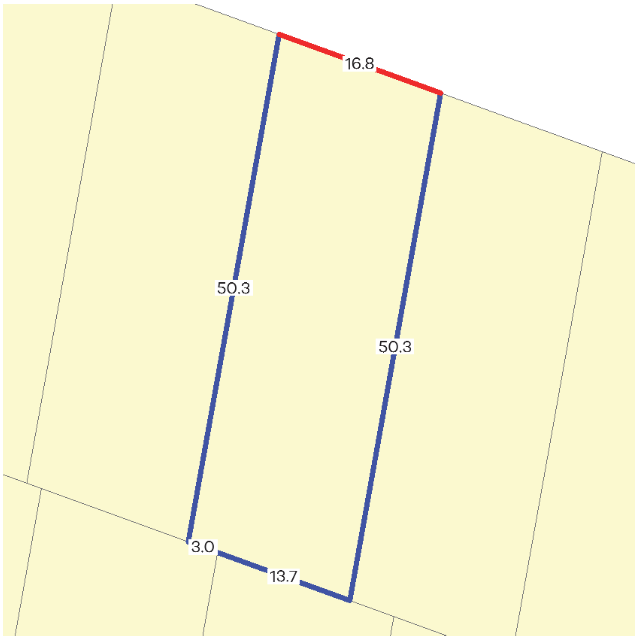
Created at 20 April 2026 10:21 AM

PROPERTY DETAILS

Address:	**108 HELEN STREET MORWELL 3840**
Lot and Plan Number:	**Lot 5 LP14694**
Standard Parcel Identifier (SPI):	**5\LP14694**
Local Government Area (Council):	**LATROBE** www.latrobe.vic.gov.au
Council Property Number:	**11060**
Directory Reference:	**Vicroads 698 K5**

SITE DIMENSIONS

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



Area: 831 sq. m
Perimeter: 134 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

Energy, Environment and Climate Action

Area Map

Selected Property

Railway line

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 20 April 2026 10:21 AM

PROPERTY DETAILS

Address:	**108 HELEN STREET MORWELL 3840**	
Lot and Plan Number:	**Lot 5 LP14694**	
Standard Parcel Identifier (SPI):	**5\LP14694**	
Local Government Area (Council):	**LATROBE**	www.latrobe.vic.gov.au
Council Property Number:	**11060**	
Planning Scheme:	**Latrobe**	Planning Scheme - Latrobe
Directory Reference:	**Vicroads 698 K5**	

UTILITIES

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

STATE ELECTORATES

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

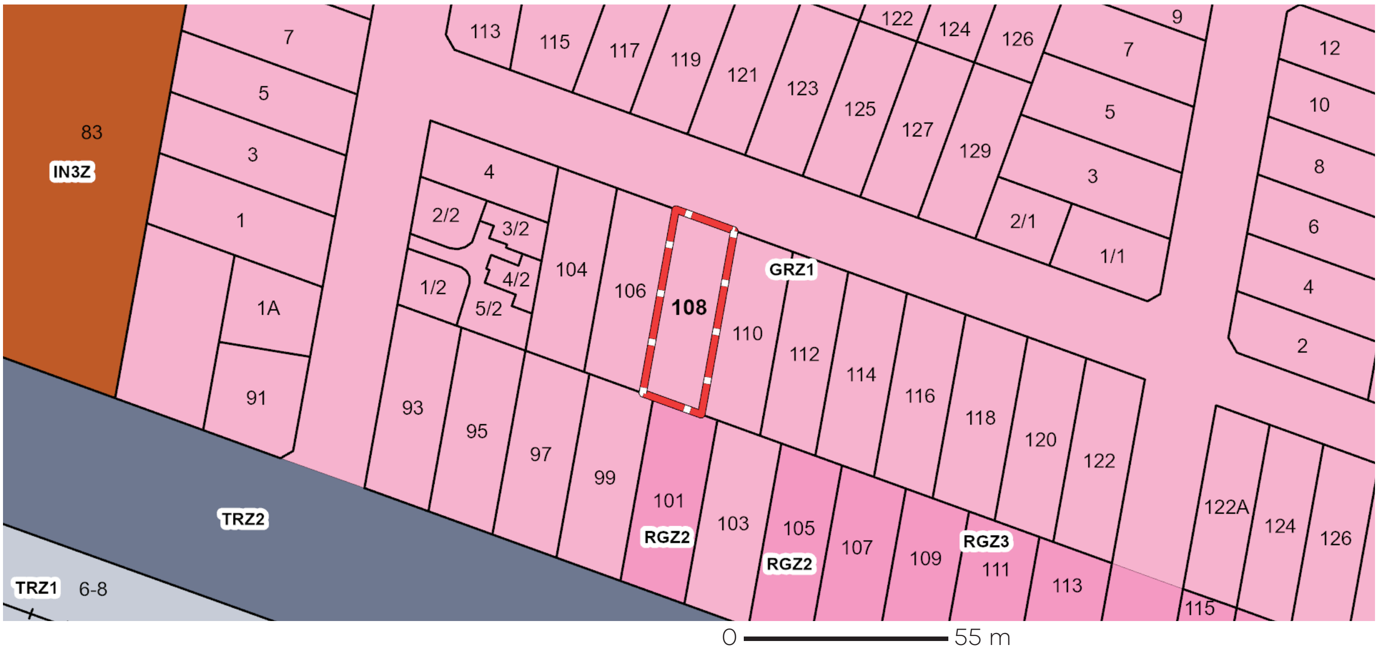
OTHER

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

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



	GRZ - General Residential		**IN3Z - Industrial 3**		**RGZ - Residential Growth**
	TRZ1 - State Transport Infrastructure		**TRZ2 - Principal Road Network**		**Railway line**

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

SPECIFIC CONTROLS OVERLAY (SCO)

HO - Heritage Overlay

SCO - Specific Controls Overlay

Railway line

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 9 April 2026.

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

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

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

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

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

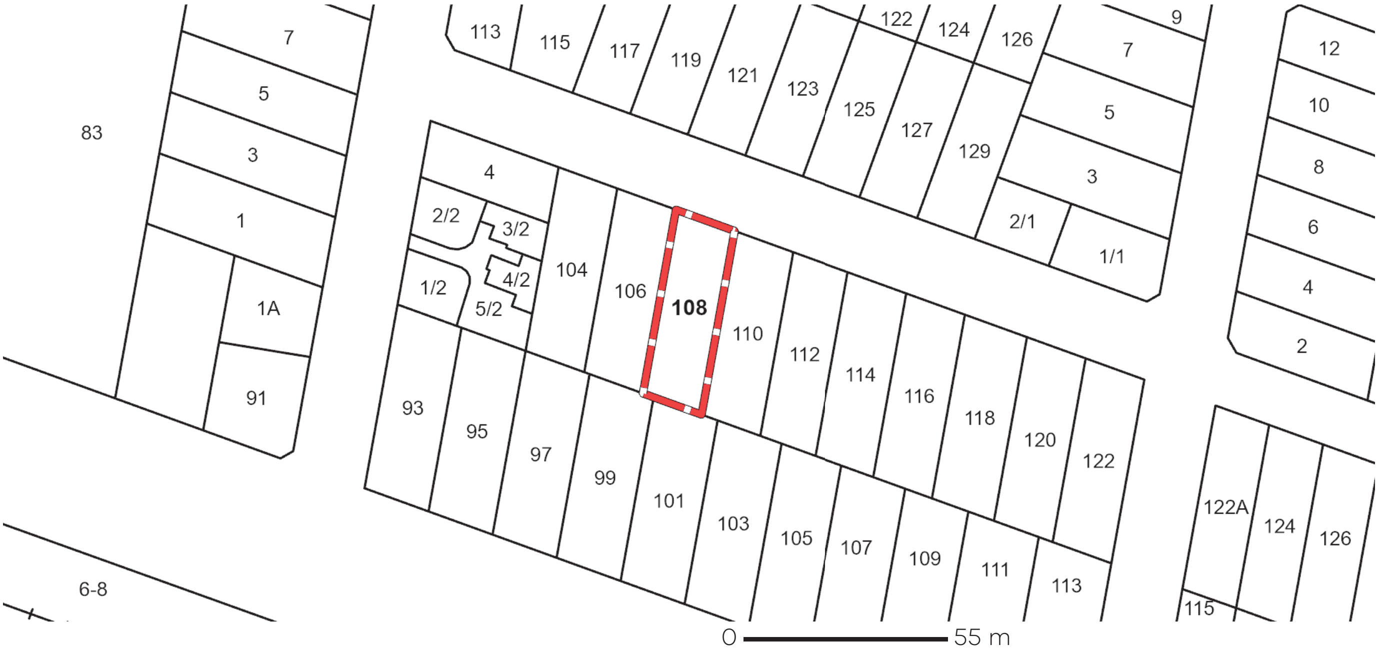
PLANNING PROPERTY REPORT

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 Bushfire Prone Areas **Railway line**

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)