


# 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.

<b>Land</b>	<b>8 ETHEL STREET, TRARALGON VIC 3844</b>
-------------	---

<b>Vendor's name</b>	<b>Paul Alex Lennon</b>	<b>Date</b> 14/1/21
<b>Vendor's signature</b>	 _____	

<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>	_____	
<b>Purchaser's name</b>		<b>Date</b> / /
<b>Purchaser's signature</b>	_____	

## 1. FINANCIAL MATTERS

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

- (a)  Their total does not exceed: \$3,800.00  
**Plus Usage**

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

Not Applicable

### 1.3 Terms Contract

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

Not Applicable

### 1.4 Sale Subject to Mortgage

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

Not Applicable

## 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):

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 <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input type="checkbox"/>
---	-------------------------------------	---------------------------------------	-----------------------------------	---

## 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 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

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)*

Register Search Statement Volume 5166 Folio 033

Plan TP723253V

Due Diligence Check List

No GST Withholding

Latrobe City Council Rates

Gippsland Water Notice

Property Report

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 05166 FOLIO 033

Security no : 124087546924D  
Produced 14/01/2021 01:33 PM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 008058.  
PARENT TITLE Volume 02214 Folio 638  
Created by instrument 1280383 13/08/1926

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PAUL ALEX LENNON of 15 GUNTZLER COURT TRARALGON VIC 3844  
AK884544Q 07/02/2014

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK884545N 07/02/2014  
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 TP723353V 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: 8 ETHEL STREET TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by InfoTrack (Smokeball) has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

TITLE PLAN		EDITION 1	TP 723353V
Location of Land Parish: TRARALGON Township: Section: Crown Allotment: 5 (PT) Crown Portion: Last Plan Reference: LP 8058 Derived From: VOL 5186 FOL 033 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information <p><i>All that piece of Land, delineated and coloured red on the map in the margin being Lot 15 on Plan of Subdivision No.8058 lodged in the Office of Titles and being part of Crown Allotment Five Parish of Traralgon--- County of Buln Buln Together with a right of carriage way over the roads colored-- dark brown on Plan of Subdivision No.860 lodged as aforesaid-----</i></p>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/12/2000 VERIFIED: P.C. COLOUR CODE R = RED	
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets	

# Due diligence checklist

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

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

## Urban living

### Moving to the inner city?

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

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

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

## Growth areas

### Are you moving to a growth area?

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

## Flood and fire risk

### Does this property experience flooding or bushfire?

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

## Rural properties

### Moving to the country?

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

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

### Can you build new dwellings?

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

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

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

## Soil and groundwater contamination

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

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

(04/10/2016)

## **Land boundaries**

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

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

## **Planning controls**

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

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

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

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

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

## **Safety**

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

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

## **Building permits**

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

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

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

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

## **Utilities and essential services**

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

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

## **Buyers' rights**

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

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



## NOTICE OF PURCHASER

# Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

**Vendor:** Paul Alex Lennon

**Property:** 8 Ethel Street, Traralgon VIC 3844

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

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

Christine Ferguson – Hilltop Conveyancing Services

**For and on behalf of the vendors**

---

Christine Ferguson | Licensed Conveyancer | Member AICVIC  
14B Hotham Street, Traralgon VIC 3844  
Ph: 03 5175 0773 | Mob: 0409 746 954  
| E: christine@hilltopconveyancing.com.au  
Lic. Nc. 000888L | ABN: 82 655 343 411



# Valuation and Rates Notice

For the period 1 July 2020 to 30 June 2021



ABN: 92 472 314 133



034 02429

Mr P A Lennon  
4 Alida Ct  
WARRAGUL VIC 3820

Assessment number: **252866**  
Issue date: 31/08/2020

## Property: 8 Ethel Street, TRARALGON VIC 3844

Description: L 15 LP 8058  
AVPCC: 110 - Detached Home  
(see reverse)

Capital Improved Value (CIV): \$485,000 Valuation date: 01/01/2020  
Effective as at: 01/07/2020

## Payments

Payments since 1 July 2020 -\$122.10

## Council rates and charges

General Rates Residential (0.00450066 x CIV)	\$2,182.75
Municipal Charge	\$140.00
Garbage Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$352.00

## State government charges

Fire Service Property Levy - Residential (0.000064 x CIV)	\$26.20
Fire Services Property Levy Fixed Charge	\$113.00
EPA Victoria Landfill Levy (0.000118 x CIV)	\$23.00

**Total outstanding** \$2,714.85

## Your payment options:

### Pay by instalment

Instalment 1 \$587.25  
Due: 30 Sept 2020

Instalment 2 \$709.20  
Due: 30 Nov 2020

Instalment 3 \$709.20  
Due: 28 Feb 2021

Instalment 4 \$709.20  
Due: 31 May 2021

### OR

### Full payment for 2020-21 rate period

Due date: \$2,714.85  
15 February 2021

Payments made on or after 13 August 2020 may not be included

- Full payment: \$2,714.85  
 Instalment: \$587.25

Assessment number: 252866  
Property: 8 Ethel Street, TRARALGON VIC 3844



Billers Code: 6072  
Ref: 252866

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



Billers Code: 0359  
Ref: 252866

Pay 24 hours a day by credit card:  
Online: [www.auspost.com.au/postbillpay](http://www.auspost.com.au/postbillpay)  
Phone: 13 18 16

## Direct debit

To arrange regular deductions,  
including weekly, fortnightly or  
monthly, from your bank account.  
Visit [www.latrobe.vic.gov.au/directdebit](http://www.latrobe.vic.gov.au/directdebit)  
or call 1300 367 700  
to obtain a direct debit form.

## In person

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

## Centrepay

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

**You now have a choice**  
...receive your

L002429 004872 #77053



# GIPPSLAND WATER

55 Hazelwood Road, PO Box 348, Traralgon Vic 3844 ABN 75 830 750 413

**Customer Enquiries** 1800 050 500

Customers outside Victoria (03) 5177 4600

**Service Faults 24hrs** 1800 057 057

Email: [contactus@gippswater.com.au](mailto:contactus@gippswater.com.au)

Website: [www.gippswater.com.au](http://www.gippswater.com.au)



P Lennon  
4 Alida Crt  
WARRAGUL VIC 3820



PAID  
\$380-  
12/10/20.

034  
1000053  
R\_217

**Account Number:** 0011284610

**Amount Due:** \$327.94

**Current Charges Pay By:** 12/10/2020

Invoices are issued 3 times per year.  
Approximate next meter reading:  
13/01/2021

## Account Summary

8 Ethel St Traralgon Vic 3844

Tax invoice number 5693320  
Service charge period 01/07/2020 to 31/10/2020



**Water Service Charge** \$58.62

(Water treatment and supply)



**Wastewater Service Charge** \$269.32

(Sewerage treatment and disposal charge)

**TOTAL CURRENT CHARGES** \$327.94

**Total account** \$327.94

Total price includes GST of \$0.00

\*Indicates taxable supply

## Payment Summary

Last account \$329.86  
Thank you for your payment \$329.86 CR

Balance Due \$0.00  
Current Charges \$327.94

**AMOUNT DUE** \$327.94

Total includes GST \$0.00

Payments made on or after 14/09/2020  
will not be shown on this account.

## Compare Your Usage

No water usage has been charged  
on this invoice

## Your Charges Explained

**WATER USAGE:** The charge for the amount of water used at the property as recorded by the water meter.

**WATER SERVICE AND WASTEWATER SERVICE:** The charges for Gippsland Water to maintain water quality, to undertake maintenance and construction of water and wastewater mains, and responsibly dispose of the wastewater from your property with the exception of properties serviced by septic tank systems.

## Payment Assistance

We understand there are times customers have difficulty in meeting bill payment. Our Customer Care Program is designed to assist you at such times. Please call 1800 050 500 and speak to our Customer Contact team. We look forward to assisting you.

## Payment Slip



\* 368 00112846106

P Lennon

**GST Inclusive Amount Due:** \$327.94

**Account Number:** 0011284610

**Tax Invoice Number:** 5693320

**Date of Issue:** 14/09/2020

**Current Charges Pay By:** 12/10/2020



## Property Report

from [www.land.vic.gov.au](http://www.land.vic.gov.au) on 14 January 2021 01:29 PM

**Address:** 8 ETHEL STREET TRARALGON 3844

**Lot and Plan Number:** Lot 15 LP8058

**Standard Parcel Identifier (SPI):** 15\LP8058

**Local Government (Council):** LATROBE **Council Property Number:** 25286

**Directory Reference:** VicRoads 696 G7

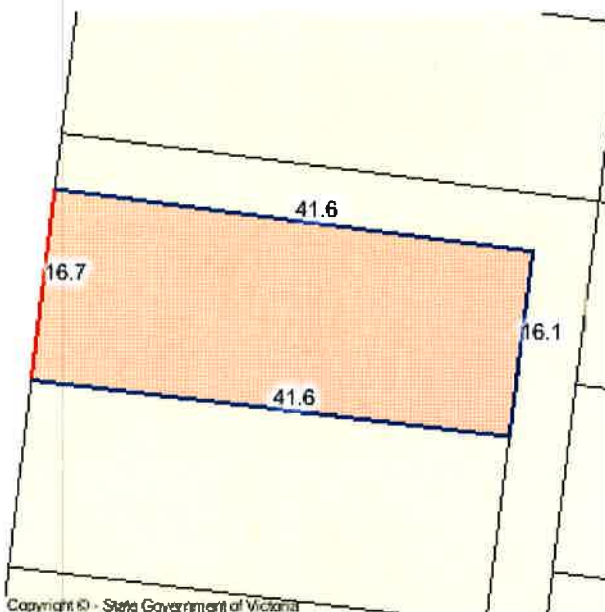
**This property is not in a designated bushfire prone area.**

**No special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

### Site Dimensions

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



**Area:** 682 sq. m

**Perimeter:** 116 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.

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

### State Electorates

**Legislative Council:** EASTERN VICTORIA

**Legislative Assembly:** MORWELL

### Utilities

**Rural Water Corporation:** Southern Rural Water

**Urban Water Corporation:** Gippsland Water

**Melbourne Water:** outside drainage boundary

**Power Distributor:** AUSNET (Information about [choosing an electricity retailer](#))

Planning information continued on next page

Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

## Planning Zone Summary

**Planning Zone:** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)

**Planning Overlay:** None

Planning scheme data last updated on 13 January 2021.

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 [Planning Schemes Online](#)

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](#)

The Planning Property Report includes separate maps of zones and overlays

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 [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

## Area Map



Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 14 January 2021 01:29 PM

## PROPERTY DETAILS

Address: **8 ETHEL STREET TRARALGON 3844**  
 Lot and Plan Number: **Lot 15 LP8058**  
 Standard Parcel Identifier (SPI): **15\LP8058**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **25286**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **VicRoads 696 G7**

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

[planning-schemes.delwp.vic.gov.au/schemes/latrobe](http://planning-schemes.delwp.vic.gov.au/schemes/latrobe)

## UTILITIES

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

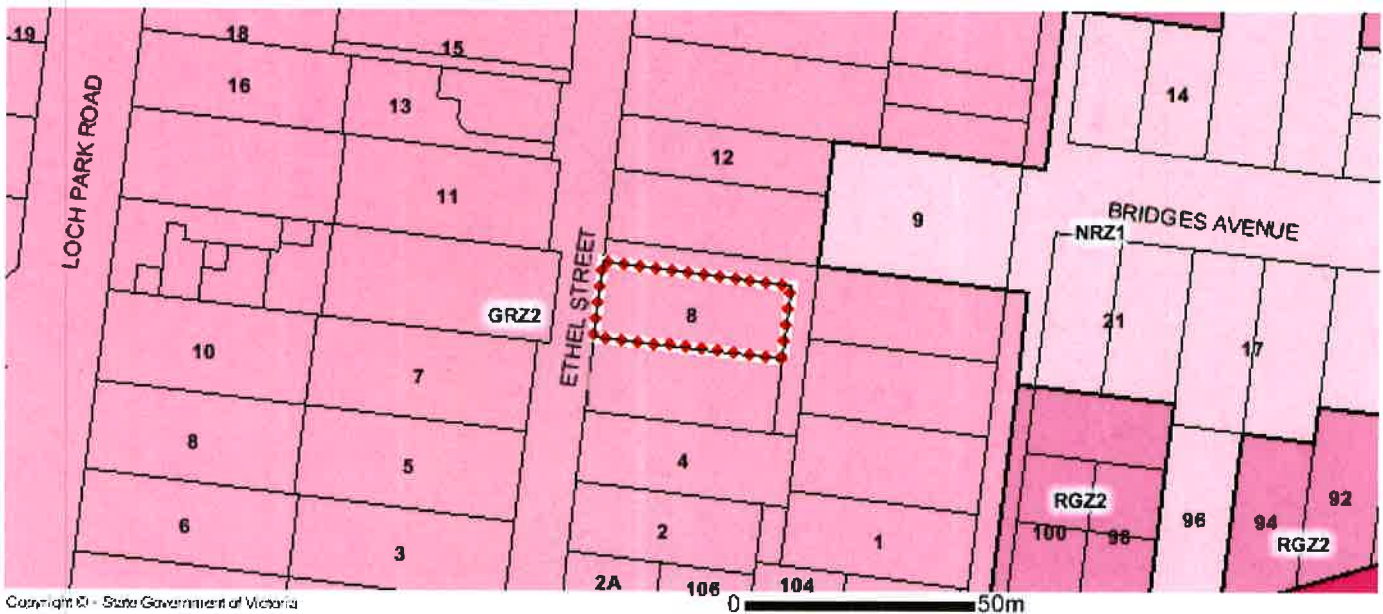
## STATE ELECTORATES

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

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 2 \(GRZ2\)](#)



Copyright © - State Government of Victoria

- GRZ - General Residential
- NRZ - Neighbourhood Residential
- RGZ - Residential Growth
- RDZ1 - Road - Category 1

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

Copyright © - State Government of Victoria

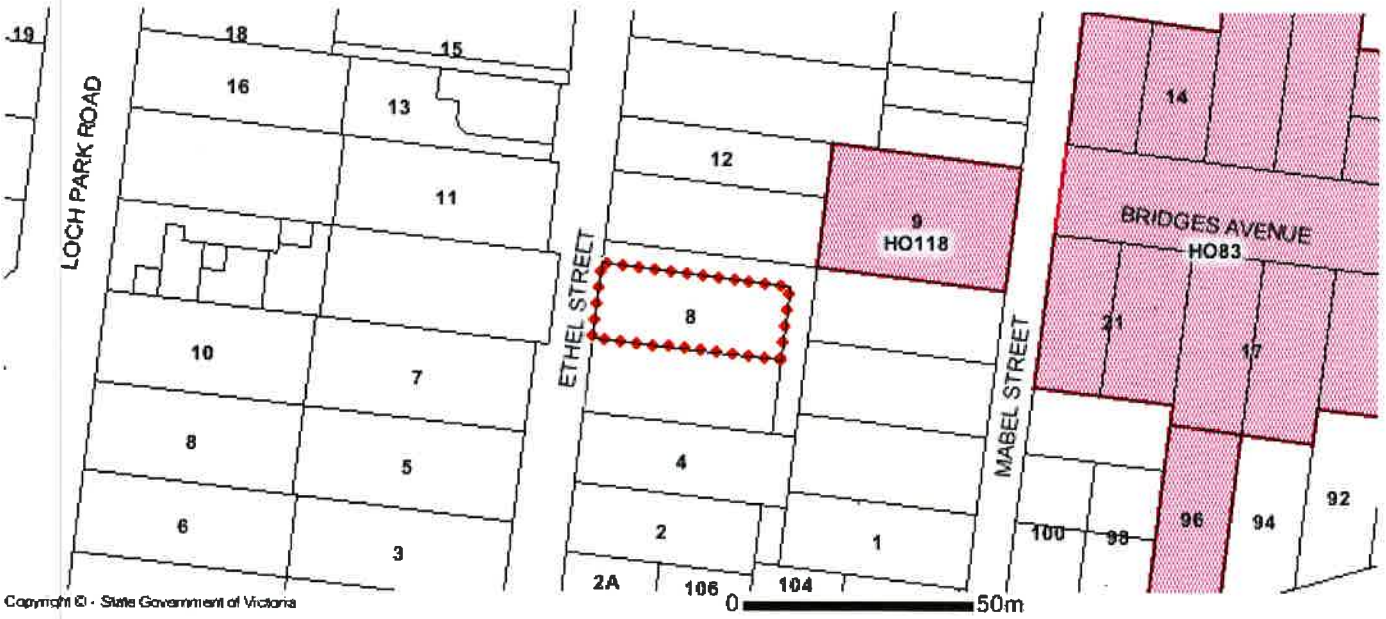
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-discclaimer](http://www.land.vic.gov.au/home/copyright-and-discclaimer)

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


## Planning Overlay

None affecting this land - there are overlays in the vicinity

### HERITAGE OVERLAY (HO)



Copyright © - State Government of Victoria

 HO - Heritage

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 13 January 2021.

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 <http://mapshare.maps.vic.gov.au/vicplan>

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

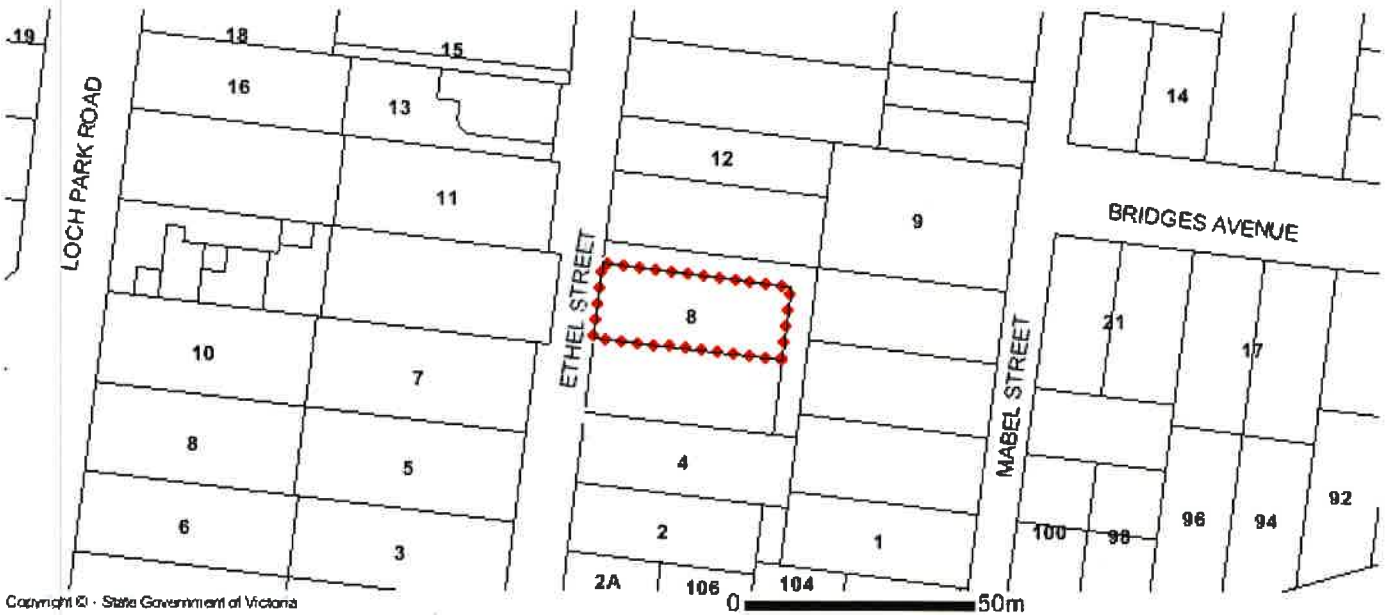
Copyright © - State Government of Victoria

**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)


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

## Designated Bushfire Prone Area

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



Copyright © - State Government of Victoria

 Designated Bushfire Prone Area

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

DATED

2021



**PAUL ALEX LENNON**

---

**VENDOR STATEMENT**

---

**Property: 8 Ethel Street, Traralgon VIC 3844**

**Hilltop Conveyancing Services**

Licensed Conveyancer  
14B Hotham Street  
TRARALGON VIC 3844  
Tel: 03 5175 0773  
Fax:

Ref: CF:SSS:21021