



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	1 HILL COURT, TRARALGON VIC 3844
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Vendor's name	Lee Arthur Mclsaac	Date	/ /
Vendor's signature		12/06/2026	
	<u>Lee Mclsaac</u> Lee Mclsaac (Jun 12, 2026 14:22:51 GMT+10)		
Vendor's name	Julie Denise White	Date	/ /
Vendor's signature		12/06/1026	
	<u>J White</u> JULIE WHITE (Jun 12, 2026 14:19:21 GMT+10)		

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

1. FINANCIAL MATTERS

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

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

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ 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

3.2 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' ☐

3.1 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 ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

Subdivision Act 1988.

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Due Diligence Registered Search Statement Vol 9135 Folio 223 Plan TP178247F Tenancy Agreement Non-GST withholding Land Information Certificate Water Information Statement VBA Gas Servicing Record 1 VBA Gas Servicing Record 2 Certificate of Electrical Safety Detailed Property Report Planning Property Report
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Due diligence checklist

What you need to know before buying a residential property

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

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

Page 1 of 1

VOLUME 09135 FOLIO 223

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LAND DESCRIPTION

Lot 1 on Title Plan 178247F.
PARENT TITLE Volume 07112 Folio 327
Created by instrument G046027 25/02/1976

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
LEE ARTHUR MCISAAC
JULIE DENISE WHITE both of 7 SANTORINI COURT MOUNT MARTHA VIC 3934
AV619901F 12/05/2022

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV619902D 12/05/2022
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP178247F 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: 1 HILL COURT TRARALGON VIC 3844

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 12/05/2022

DOCUMENT END

Imaged Document Cover Sheet

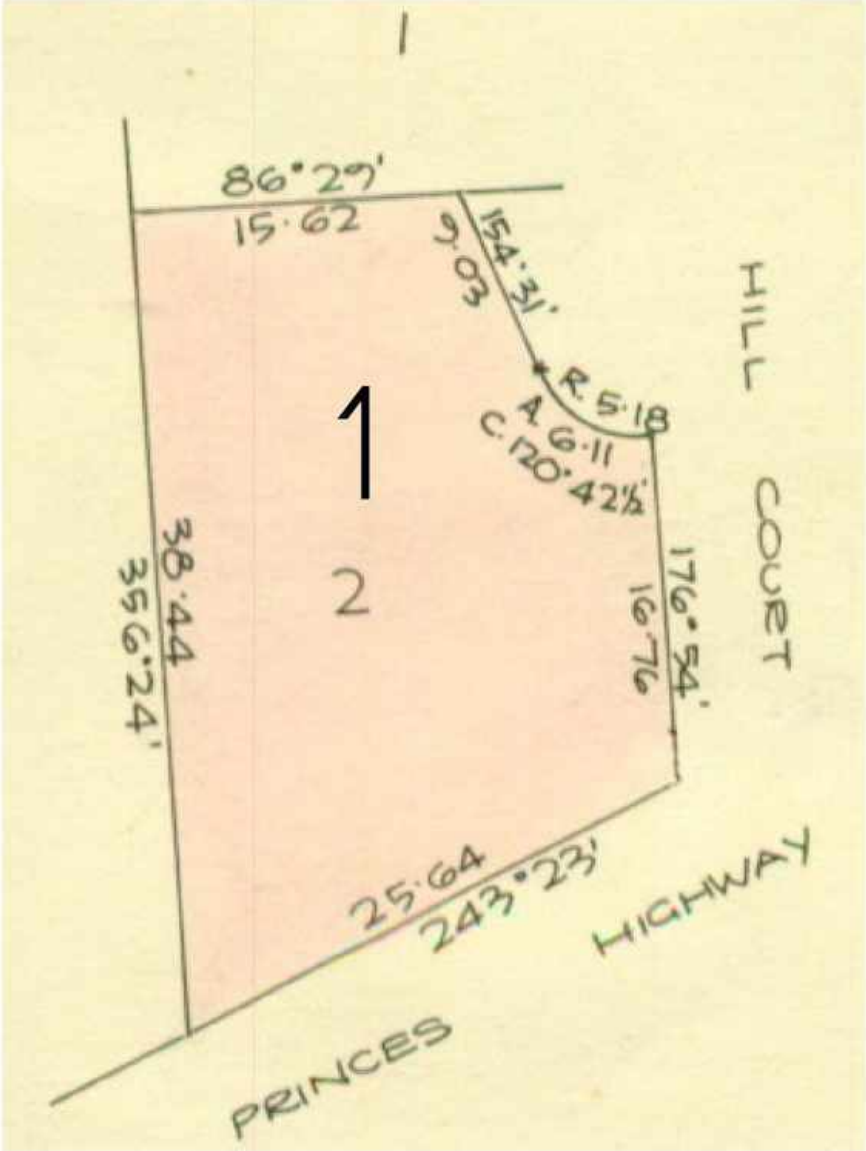
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TITLE PLAN		EDITION 1	TP 178247F						
Location of Land Parish: TRARALGON Township: Section: Crown Allotment: Crown Portion: Last Plan Reference: LP35387 Derived From: VOL 9135 FOL 223 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/10/1999 VERIFIED: EWA						
									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = LOT 2 ON LP35387</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 2 ON LP35387	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 2 ON LP35387									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

**UCX Realty Pty Ltd T/A One
Agency Latrobe Valley**
14C Hotham Street,
Traralgon, VIC 3844

P: 03 5174 2740
ABN: 75 630 881 195



Residential Rental Agreement

for

1 Hill Ct, Traralgon VIC 3844

This agreement is between **Julie White, Lee McIsaac**
and **Stephen Koslowski**.

Residential Rental Agreement of no more than 5 years

Residential Tenancies Act 1997 Section 26(1)

Regulation 10(1)

Part A - General

This agreement is between the residential rental provider (rental provider) and the renter listed on this form.

1. Date of agreement

This is the date the agreement is signed

Tue 01/04/2025

If the agreement is signed by the parties on different days, the date of the agreement is the date the last person signs the agreement.

2. Premises let by the rental provider

Address of premises

1 Hill Ct, Traralgon VICPostcode 3844

3. Rental provider details

Full name or company name of rental providerJulie White, Lee McIsaac

Address (if no agent is acting for the rental provider)Postcode

Phone number

ACN (if applicable)

Email address

Rental provider's agent details (if applicable)

Full nameUCX Realty Pty Ltd T/A One Agency Latrobe Valley

Address14C Hotham Street, Traralgon, VICPostcode 3844

Phone number03 5174 2740

ACN (if applicable)630 881 195

Email addresslinda@oneagencylv.com.au

Note: The rental provider must notify the renter within 7 days if any of this information changes.

4. Renter details

Each renter that is a party to the agreement must provide their details here.

Full name of **renter 1**

Stephen Koslowski

Current Address:

1 Hill Court, Traralgon Vic

Postcode 3844

Phone number:

[REDACTED]

Email:

[REDACTED]

Full name of **renter 2**

Current Address:

Postcode

Phone number:

Email:

Full name of **renter 3**

Current Address:

Postcode

Phone number:

Email:

Full name of **renter 4**

Current Address:

Postcode

Phone number:

Email:

5. Length of the agreement



Fixed term agreement

Start date

Thu 05/06/2025

(this is the date the agreement starts
and you may move in)

End date

Thu 04/06/2026



Periodic agreement
(monthly)

Start date

Note: If a fixed term agreement ends and the renter and rental provider do not enter into a new fixed term agreement, and the renter continues to occupy the premises, a periodic (e.g. month by month) residential rental agreement will be formed.

6. Rent

Rent amount(\$) (payable in advance)	2172.60
To be paid per	☐ week ☐ fortnight ☒ calendar month
Day rent is to be paid (e.g. each Thursday or the 11th of each month)	5th day of each month
Date first rent payment due	Thu 05/06/2025

7. Bond

The Renter has paid the bond specified below

Unless the rent is greater than \$900 (per week), the maximum bond is one month's rent. In some cases, the rental provider may ask the Victorian Civil and Administrative Tribunal (VCAT) to increase this limit. The rental provider or their agent must lodge the bond with the Residential Tenancies Bond Authority (RTBA). The bond must be lodged within 10 business days after receiving payment. The RTBA will send the renter a receipt for the bond.

If the renter does not receive a receipt within 15 business days from when they paid the bond, they may — email rtba@justice.vic.gov.au, or call the RTBA on 1300 13 71 64

Rental bond amount(\$)	2172
Bond lodgement date	Fri 21/06/2024
Bond Lodgement No.	15856406

Part B – Standard terms

8. Rental provider's preferred method of rent payment

Note: The rental provider must permit a fee-free (other than the renter's own bank fees) payment method and must allow the renter to use Centrepay or another form of electronic funds transfer.

Note: The renter is entitled to receive a receipt from the rental provider confirming payment of rent.

(Rental provider to tick permitted methods of rent payment)

☐ direct debit

☒ bank deposit

☐ cash

☐ cheque

☐ money order

☐ BPay

☐ other electronic form of payment, including Centrepay

Payment details (if applicable)

BSB:	633 000
Account:	165 031 378
Account name:	UCX Realty Pty Ltd Rental Trust
Bank Reference:	TEN00301

Fees

0.00

9. Service of notices and other documents by electronic methods

Electronic service of documents must be in accordance with the requirements of the ***Electronic Transactions (Victoria) Act 2000***.

Just because someone responds to an email or other electronic communications does not mean they have consented to the service of notices and other documents by electronic methods.

The rental provider and renter must notify the other party in writing if they no longer wish to receive notices or other documents by electronic methods.

The rental provider and renter must immediately notify the other party in writing if their contact details change.

9.1 Does the rental provider agree to the service of notices and other documents by electronic methods such as email?

The rental provider must complete this section before giving the agreement to the renter.

(Rental provider to tick as appropriate)

☒ Yes	Linda McGann: linda@oneagencylv.com.au
☐ No	

9.2 Does the renter agree to the service of notices and other documents by electronic methods such as email?

(Renter to tick as appropriate)

Renter 1	☒ Yes	Stephen Koslowski: [REDACTED]
	☐ No	

Renter 2	☐ Yes	
	☐ No	

Renter 3	☐ Yes	
	☐ No	

Renter 4 ☐ Yes

☐ No

10. Urgent repairs

- The rental provider must ensure that the rental property is provided and maintained in good repair.
- If there is a need for an urgent repair, the renter should notify the rental provider in writing.

For further information on seeking repairs see **Part D** (below).

Details of person the renter should contact for an urgent repair
(rental provider to insert details)

Emergency contact name

One Agency Latrobe valley

Emergency phone number

0428 143 044

Emergency email address

oneagencylv@email.propertyme.com

11. Professional cleaning

The rental provider must not require the renter to arrange professional cleaning or cleaning to a professional standard at the end of the tenancy unless —

- professional cleaning or cleaning to a professional standard was carried out to the rented premises immediately before the start of the tenancy and the renter was advised that professional cleaning or cleaning to a professional standard had been carried out to those premises immediately before the start of the tenancy; or
- professional cleaning or cleaning to a professional standard is required to restore the rented premises to the same condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

The renter must have all or part of the rented premises professionally cleaned, or pay the cost of having all or part of the rented premises professional cleaned, if professional cleaning becomes required to restore the premises to the condition they were in immediately before the start of the tenancy, having regard to the condition report and taking into account fair wear and tear.

12. Owners corporation

Do owners corporation rules apply to the premises?

If yes, the rental provider must attach a copy of the rules to this agreement.

(Rental provider to tick as appropriate)

☒ No

☐ Yes

13. Condition report

The renter must be given 2 copies of the condition report (or one emailed copy) on or before the date the renter moves into the rented premises.

(rental provider to tick as appropriate)

- ☒ The condition report has been provided
☐ The condition report will be provided to the renter on or before the date the agreement starts

Part C – Safety related activities

14 Electrical safety activities

- (a) The rental provider must ensure an electrical safety check of all electrical installations, appliances and fittings provided by a rental provider in the rented premises is conducted every 2 years by a licensed or registered electrician and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
- (b) If an electrical safety check of the rented premises has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange an electrical safety check as soon as practicable.

15 Gas safety activities

This safety-related activity only applies if the rented premises contains any appliances, fixtures or fittings which use or supply gas.

- (a) The rental provider must ensure that a gas safety check of all gas installations and fittings in the rented premises is conducted every 2 years by a licensed or registered gasfitter and must provide the renter with the date of the most recent safety check, in writing, on request of the renter.
- (b) If a gas safety check has not been conducted within the last two years at the time the renter occupies the premises, the rental provider must arrange a gas safety check as soon as practicable.

16 Smoke alarm safety activities

- (a) The rental provider must ensure that:
- any smoke alarm is correctly installed and in working condition; and
 - any smoke alarm is tested according to the manufacturer's instructions at least once every 12 months, and
 - the batteries in each smoke alarm are replaced as required.
- (b) The rental provider must immediately arrange for a smoke alarm to be repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
- Note:** Repair or replacement of a hard-wired smoke alarm must be undertaken by a suitably qualified person.
- (c) The rental provider, on or before the occupation date, must provide the renter with the following information in writing:
- information about how each smoke alarm in the rented premises operates;
 - information about how to test each smoke alarm in the rented premises;
 - information about the renter's obligations to not tamper with any smoke alarms and to report if a smoke alarm in the rented premises is not in working order.
- (d) The renter must give written notice to the rental provider as soon as practicable after becoming aware that a

smoke alarm in the rented premises is not in working order.

Note: Regulations made under the **Building Act 1993** require smoke alarms to be installed in all residential buildings.

17 Swimming pool barrier safety activities

These safety-related activities only apply if the rented premises contains a swimming pool.

- (a) The rental provider must ensure that the swimming pool barrier is maintained in good repair.
 - (b) The renter must give written notice to the rental provider as soon as practicable after becoming aware that the swimming pool barrier is not in working order.
 - (c) The rental provider must arrange for a swimming pool barrier to be immediately repaired or replaced as an urgent repair if they are notified by the renter that it is not in working order.
 - (d) The rental provider must provide the renter with a copy of the most recent certificate of swimming pool barrier compliance issued under the **Building Act 1993** on the request of the renter.
-

18 Relocatable pool safety activities

These safety-related activities only apply if a relocatable swimming pool is erected, or is intended to be erected, on the rented premises.

- (a) The renter must not erect a relocatable swimming pool without giving written notice to the rental provider before erecting the pool.
- (b) The renter must obtain any necessary approvals before erecting a relocatable swimming pool.

Note: Regulations made under **Building Act 1993** apply to any person erecting a relocatable swimming pool. This safety-related activity only applies to swimming pools or spas that hold water deeper than 300 mm.

19 Bushfire prone area activities

This safety-related activity only applies if the rented premises is in a bushfire prone area and is required to have a water tank for bushfire safety.

If the rented premises is in a designated bushfire prone area under section 192A of the **Building Act 1993** and a water tank is required for firefighting purposes, the rental provider must ensure the water tank and any connected infrastructure is maintained in good repair as required.

The water tank must be full and clean at the commencement of the agreement.

Part D – Rights and obligations

This is a summary of selected rights and obligations of **renters** and **rental providers** under the Act.

Any reference to VCAT refers to the Victorian Civil and Administrative Tribunal.

For more information, visit consumer.vic.gov.au/renting.

20. Use of the premises

The renter:

- is entitled to quiet enjoyment of the premises. The rental provider may only enter the premises in accordance with the Act; and
- must not use the premises for illegal purposes; and
- must not cause a nuisance or interfere with the reasonable peace, comfort or privacy of neighbours; and
- must avoid damaging the premises and common areas. Common areas include hallways, driveways, gardens and stairwells. Where damage occurs, the renter must notify the rental provider in writing; and
- must keep the premises reasonably clean.

21. Condition of the premises

The rental provider:

- must ensure that the premises comply with the rental minimum standards, and is vacant and reasonably clean when the renter moves in; and
- must maintain the premises in good repair and in a fit condition for occupation; and
- agrees to do all the safety-related maintenance and repair activities set out in **Part C** of the agreement.

The renter:

- The renter must follow all safety-related activities set out in **Part C** of the agreement and not remove, deactivate or otherwise interfere with the operation of prescribed safety devices on the premises.

22. Modifications

The renter:

- may make some modifications without seeking the rental provider's consent. These modifications are listed on the Consumer Affairs Victoria website; and
- must seek the rental provider's consent before installing any other fixtures or additions; and
- may apply to VCAT if they believe that the rental provider has unreasonably refused consent for a modification mentioned in the Act; and
- at the end of the agreement, must restore the premises to the condition it was in before they moved in (excluding fair wear and tear). This includes removing all modifications, unless the parties agree they do not need to be removed.

The rental provider:

- must not unreasonably refuse consent for certain modifications.

A list of the modifications that the rental provider cannot unreasonably refuse consent for is available on the Consumer Affairs Victoria website consumer.vic.gov.au/renting.

23. Locks

- The rental provider must ensure the premises has:
 - locks to secure all windows capable of having a lock, and
 - has deadlocks (a deadlock is a deadlatch with at least one cylinder) for external doors that are able to be secured with a functioning deadlock; and
 - meets the rental minimum standards for locks and window locks.
- External doors which are not able to be secured with a functioning deadlock must at least be fitted with a locking device that—
 - is operated by a key from the outside; and
 - may be unlocked from the inside with or without a key
- The renter must obtain consent from the rental provider to change a lock in the master key system.
- The rental provider must not unreasonably refuse consent for a renter seeking to change a lock in the master key system.
- The rental provider must not give a key to a person excluded from the premises under a:
 - a family violence intervention order; or
 - a family violence safety notice; or
 - a recognised non-local DVO; or
 - personal safety intervention order.

24. Repairs

- Only a suitably qualified person may do repairs—both urgent and non-urgent

25. Urgent repairs

Section 3(1) of the Act defines **urgent repairs**. Refer to the Consumer Affairs Victoria website for the full list of urgent repairs and for more information, visit consumer.vic.gov.au/urgentrepairs.

Urgent repairs include failure or breakdown of any essential service or appliance provided for hot water, cooking, heating or laundering supplied by the rental provider.

The rental provider must carry out urgent repairs after being notified. A renter may arrange for urgent repairs to be done if the renter has taken reasonable steps to arrange for the rental provider to immediately do the repairs and the rental provider has not carried out the repairs.

If the renter has arranged for urgent repairs, the renter may be reimbursed directly by the rental provider for the reasonable cost of repairs up to \$2500.

The renter may apply to VCAT for an order requiring the rental provider to carry out urgent repairs if—

- (a) the renter cannot meet the cost of the repairs; or
- (b) the cost of repairs is more than \$2500; or
- (c) the rental provider refuses to pay the cost of repairs if it is carried out by the renter.

26. Non-urgent repairs

- The renter must notify the rental provider, in writing, as soon as practicable of —
 - damage to the premises; and
 - a breakdown of facilities, fixtures, furniture or equipment supplied by the rental provider.
- The rental provider must carry out non-urgent repairs in reasonable time.
- The renter may apply to VCAT for an order requiring the rental provider to do the repairs if the rental provider has not carried out the repairs within 14 days of receiving notice of the need for repair.

27. Assignment or sub-letting

The renter:

- The renter must not assign (transfer to another person) or sub-let the whole or any part of the premises without the written consent of the rental provider. The rental provider may give the renter notice to vacate if the renter assigns or sub-lets the premises without consent.

The rental provider:

- cannot unreasonably withhold consent to assign or sub-let the premises; and
- must not demand or receive a fee or payment for consent, other than any reasonable expenses incurred by the assignment.

28. Rent

- The rental provider must give the renter at least 60 days written notice of a proposed rent increase
- Rent cannot be increased more than once every 12 months.
- If the rental provider or agent does not provide a receipt for rent, then renter may request a receipt.
- The rental provider must not increase the rent under a fixed term agreement unless the agreement provides for an increase by specifying the amount of increase or the method of calculating the rent increase.

29. Access and entry

- The rental provider may enter the premises—
 - at any time, if the renter has agreed within the last 7 days; and
 - to do an inspection, but not more than once every 6 months; and
 - to comply with the rental provider's duties under the Act; and
 - to show the premises or conduct an open inspection to sell, rent or value the premises; and
 - to take images or video for advertising a property that is for sale or rent; and
 - if they believe the renter has failed to follow their duties under the Act; and
 - to do a pre-termination inspection where the renter has applied to have the agreement terminated because of family violence or personal violence.
- The renter must allow entry to the premises where the rental provider has followed proper procedure.
- The renter is entitled to a set amount of compensation for each sales inspection.

30. Pets

- The renter must seek consent from the rental provider before keeping a pet on the premises.
- The rental provider must not unreasonably refuse a request to keep a pet.

31. Additional terms (if any)

List any additional terms to this agreement. The terms listed must not exclude, restrict or modify any of the rights and duties included in the Act.

Additional terms must also comply with the Australian Consumer Law (Victoria). For example, they cannot be unfair terms, which will have no effect. Contact Consumer Affairs Victoria on 1300 558 181 for further information or visit consumer.vic.gov.au/products-and-services/business-practices/contracts/unfair-contract-terms.

- 1. **All documents are sent to Renter/s by email. The email address' listed above will be used for the service of documents. If Renter/s request a document to be printed and supplied, they will incur a charge of \$4.40 per document.*****

Renter Acknowledgement

1. *Stephen Koslowski viewed and acknowledged at Fri, 28/03/2025 08:42 from device: iOS 18.3.2 iPhone Mobile Safari 18.3.1*

2. Breaking Lease or Change of Renter/s

32. In the event of the rental agreement being broken by the said renter/s, it is understood and agreed that the rental provider is to be reimbursed a pro rata letting fee plus GST. This charge is compensation to the rental provider for re-letting the premises prior to the expiration of the fixed term rental period. At the time of vacating the premises the renter/s is to continue paying rent to the agent until the termination of the rental agreement, or until a suitable new renter has taken possession of the premises. The renter/s shall also reimburse the rental provider for any advertising costs involved in relating of the said premises. The pro rata letting fee is calculated upon the initial letting fee that the rental provider paid to the agency upon leasing the property to the said renter/s and will incur GST. This fee is in accordance with the REIV Managing Authority.

32.1 The renter/s agree that in the event of a relationship breakdown between parties to a tenancy, One Agency Latrobe Valley will not intervene or mediate between the parties.

32.2 The renter/s agrees that no change over of the tenancy or occupation will occur without the rental provider / agent's prior written consent. It is hereby agreed and understood by all renter/s that should any party vacate the premises during this tenancy, then the remaining occupant/s of the property shall be fully responsible for the rent payments and compliance of the terms and conditions of the rental agreement.

Rental Arrears

33. In the event rent payable is 15 days or more in arrears then you will be served a Notice to Vacate the premises and 7 days later we will make application to Victoria Civil Administrative Tribunal for vacant possession of the property and full payment of rent arrears. The renter/s is to reimburse the rental provider the application costs and registered post costs for lodging the application and any subsequent state government fees.

Repairs and Maintenance

34. All maintenance requests are to be reported in writing to the agent. Renter/s are to provide their name, address, contact numbers and the details of the repair / fault, together with access arrangements to the property.

34.1 Renter/s will not withhold rent due to malfunction or damage to any appliance, or part of the premises. Such repairs are to be reported to and remedied by the agent. Any costs incurred to the renter/s from remedying damages will be the renter/s responsibility, unless such work is authorised by the agent previously or it is classified as an urgent repair.

34.2 If a tradesperson / service provider is required to fix a repair caused by the renter/s, the cost of such repair will be paid by the renter/s. In the event of a tradesperson / service provider being sent to the property to carry out repairs and;

(a) no fault can be found the renter/s shall be liable for the service call charge and;

(b) If an arrangement has been made with the renter/s for a

tradesperson / service provider to call to the property at a particular time and they cannot gain access, the renter/s shall be liable for the service call out charge.

34.3 The ignition and pilot lighting of all gas / electric amenities connected to the property (HWS, heater and stove etc) are the responsibility of the renter/s. If the renter/s require a gasfitter or electrician to attend the property to perform this task, the cost will be borne by the renter/s. This office does not organise maintenance for this task, however, if there are problems other than initial ignition before they proceed with further repairs the renter/s or tradesperson are required to contact this office to obtain approval.

34.4 In the event of a dishwasher, washing machine, air-conditioner, dryer and / or incinerators being let with the property, the renter/s agree to incur all associated maintenance and repair costs if it is proved that the damage was caused by the renter/s misuse.

Smoking

35. All One Agency Latrobe Valley properties are smoke free indoor environments. The renter/s and renter/s visitors acknowledge that they are not to smoke any substance inside the home. Any smoke damage to the property caused by the renter/s is to be remedied. This may include, but not limited to, professional washing or repainting of walls, professional cleaning of soft furnishings, professional deodorising treatment or replacement of stained fixtures and fittings.

Periodic / Routine Inspections

36. The renter/s agree that the first periodic / routine inspection will be conducted during the fourth month of the tenancy and then approximately every six months thereafter. This inspection will be carried out by a member of the property management department, the rental provider will be advised of any maintenance and the condition / standard the property is being kept in. I also agree that photos may be taken at this inspection of any relevant items that pertain to the property such as, but not limited to, maintenance items.

Contact Details

37. The renter/s agree to notify the agent immediately of any change in any contact details including private / business / mobile telephone numbers, email addresses and changes in occupation.

Vehicles and Parking

38. The renter/s shall not park or allowed to be parked, vehicles on the premises which leak oil unless a suitable oil tray is used beneath the oil leak. Cars are not to be driven or parked on any lawn or garden area and visitor's cars are not permitted on the premises (only applicable to flats and units).

38.1 The renter/s agree to be fully responsible for the removal of motorcycle, car or boat spare parts or bodies or any other equipment used to fully reinstate the premises or the land or common property on which it is situated to the original condition forthwith.

Swimming Pools

39. If a swimming pool is located on the premises the renter/s acknowledge that the renter/s is responsible for the safety of all persons using the swimming pool or entering the property. The renter/s also acknowledge that the rental provider is responsible for the maintenance of the said swimming pool for the duration of the tenancy. Should the renter/s supply their own pool at the property, it is at the liability of the renter/s. Prior consent must be sought from One Agency Latrobe Valley in writing. The renter/s must comply with all relevant council / government regulations with respect to pool barrier fencing.

Access to the Property

40. If the renter/s require access to the property, outside normal business hours due to mislaid or lost keys, the renter/s must organise a locksmith to gain access and incur this cost themselves. Should a staff member of One Agency Latrobe Valley be required after hours to supply the renter/s with a copy of the key, a \$50 fee will be incurred by the renter/s. One Agency Latrobe Valley may use their discretion in such instances and reserve the right to decline the after-hours call out.

Vacating the Property

41. The renter/s shall make final inspection arrangements with the property manager. Leaving keys with neighbours, in letterboxes or posting them is not acceptable. The agent can refuse the keys on the premises if the premises are not in the same condition as when originally tenanted taking fair wear and tear into consideration. The renter/s shall keep paying rent on the property until the keys are accepted by the property manager. Keys are not to be returned to this office until the exit inspection has been conducted and found to be satisfactory. The renter/s must agree to continue paying rent until all matters have been completed satisfactorily or a VCAT application has been made.

41.1 At the property managers discretion a pre-vacating inspection may be required.

41.2 The renter/s shall ensure that all carpets are professionally cleaned, a copy of the steam cleaning invoice will need to be provided for the agency records. Please be aware that a hired carpet cleaning machine does not meet the requirements of professionally cleaned. If your chosen carpet cleaner does not make professional industry accreditation, we reserve the right to have the carpet re-cleaned by an industry professional at your cost.

41.3 The renter/s is advised that professional cleaning has been carried out to the premises immediately before the start of this tenancy agreement. The renter must have the rented premises professionally cleaned upon vacating the premises or pay the cost of having the rented premises professional cleaned.

I/We agree that I/We have read all the special conditions numbered 1 – 41.3 contained herein and agree to abide by all the rules and regulations stated in this signed contract.

3. Pet Clause

The Rental Provider/s, Julie White, Lee McIsaac give permission for (add animals, indoor/outdoor etc) to be kept by the renters Stephen Koslowski at the premises of 1 Hill Ct, Traralgon VIC 3844.

The renters agree:

1. That the yard & house be kept clean and free from animal droppings.
2. To accept full responsibility for any damage caused to the property by the animal/s and acknowledges that all damage must be rectified by the renter/s at their own expense.
3. To accept full responsibility for any nuisance caused to neighbours as a result of having an animal on the premises.
4. No deceased animals are to be buried at the property.
5. That at the termination of the lease the house must be free from flees and if needed flea bombing may be required. The renter shall also provide the agent with the receipt if such work is deemed as required.
6. That the safety and security of the pet is the sole responsibility of the renter/s.

Please read the following information, provided by Mayfair Carpet Cleaning, carefully:

Pet urine contamination of the carpet is an ever-increasing problem to property owners, property managers and renters alike. The following information is to help you gain an understanding thus avoid the potential damage that can be caused by pet urine, and the cost liability that you may incur.

Pet urine will penetrate the carpet backing and underlay. This is where bacterial action takes place, causing an offensive odour. On the surface it will oxidise and react with the carpet and create a colour change (stain) which will become permanent.

Steam or dry cleaning will generally not rectify urine contaminated carpet and often odour problems are more severe after cleaning, as when dry urine is remoistened ammonia gas is given off. This is why odours are more apparent during periods of high humidity. Put simply, the problem is at the underside of the carpet, deodorising carpets will not rectify bacterial odours.

Pet urine contamination of carpets can be detected by professional carpet cleaners using various methods. Treatment and cost of repairs is proportionate to the severity and extent of the problem. In severe cases, carpets and underlay must be replaced as well as the treatment of the subfloor. Costs can vary from a few hundred dollars to many thousands.

Prevention is better and cheaper than the cure. This Pet Clause is for the benefit and protection of all parties and should be followed accordingly.

4. Pet Clause

The Rental Provider/s, Julie White, Lee McIsaac give permission for 1x dog to be kept **OUTDOOR ONLY** by the renters Stephen Koslowski at the premises of 1 Hill Ct, Traralgon VIC 3844 .

The renters agree:

1. That the yard & house be kept clean and free from animal droppings.
2. To accept full responsibility for any damage caused to the property by the animal/s and acknowledges that all damage must be rectified by the renter/s at their own expense.
3. To accept full responsibility for any nuisance caused to neighbours as a result of having an animal on the premises.
4. No deceased animals are to be buried at the property.
5. That at the termination of the lease the house must be free from flees and if needed flea bombing may be required. The renter shall also provide the agent with the receipt if such work is deemed as required.
6. That the safety and security of the pet is the sole responsibility of the renter/s.

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Prevention is better and cheaper than the cure. This Pet Clause is for the benefit and protection of all parties and should be followed accordingly.

Property Disclosures

This section contains important disclosures from your Rental Provider about the rented premises:

Embedded Electricity Network

Is the electricity supplied to the property from an embedded electricity network?

(An embedded electricity network is a privately owned and managed electricity network that may often supply all premises within a specific area or building and connect to the national electric grid through a parent connection point.)

If electricity is supplied to the premises via an embedded electricity network, you must provide further information below about the network operator as it is required to be provided to the Renter.

Please provide the trading name, ABN and contact details (including phone number and website) of any embedded electricity network provider that is applicable to this property.

☐ Yes ☒ No

Comments

-

Intention to Sell

Has an agent been engaged to sell the property, a contract of sale prepared or an ongoing proposal to sell the property?

If yes, please provide details below.

☐ Yes ☒ No

Comments

-

Homicide

Are the premises or common property known to have been the location of a homicide in the last 5 years?

☐ Yes ☒ No

Comments

-

Drug Contamination

Are the premises known to be contaminated because of prior use of the premises for the trafficking or cultivation of a drug of dependence in the last 5 years?

☐ Yes ☒ No

Comments

-

Mould or Dampness

In the last 3 years, has the premises been subject to a repair notice relating to mould or damp in the premises caused by or related to the building structure?

☐ Yes ☒ No

Comments

-

Safety Checks

Has the premises had the required gas safety check, electrical safety check and pool barrier compliance check (if applicable) carried out?
If they have been carried out, you must provide the dates of the latest applicable checks below.

☒ Yes ☐ No

Comments

2024, you hold. Not due until 2026!

Safety Check Recommendations

Are there any outstanding recommendations for work to be completed at the premises from a gas safety check and electrical safety check?

If the answer is yes, a description of the outstanding recommendations is to be provided in 'Further information' below.

☐ Yes ☒ No

Comments

-

Asbestos

Are the premises known to have friable or non-friable asbestos based on an inspection by a suitably qualified person?

☐ Yes ☒ No

Comments

-

Building/Planning Permit

Are the premises known to be affected by a building or planning application that has been lodged with the relevant authority?

☐ Yes ☒ No

Comments

-

Building Work Dispute

Is there a current domestic building work dispute under the Domestic Building Contracts Act 1995 which applies to or affects the premises?

☐ Yes ☒ No

Comments

-

OC Dispute

Is there a current dispute under Part 10 of the Owners Corporations Act 2006 which applies to or affects the premises?

☐ Yes ☒ No

Comments

-

Building Defects/Safety Concerns

Are the premises or common property the subject of any notice, order, declaration, report or recommendation issued by a relevant building surveyor, municipal building surveyor, public authority or government department relating to any building defects or safety concerns associated with the rented premises or common property at the time of disclosure?
If the answer is yes, a description of the notice, order, declaration, report or recommendation must be provided in 'Further Information' below

☐ Yes ☒ No

Comments

-

Heritage Register

Are the premises a heritage listed place on the Heritage Register?
A place included in the Heritage Register within the meaning of section 3(1) of the Heritage Act 2017.

☐ Yes ☒ No

Comments

-

Minimum Standards

Do the premises meet the rental minimum standards?
The rental minimum standards are new regulations that came into effect on the 29th March 2021 and all rented premises must comply with important requirements relating to amenity, safety and privacy. Rental providers have a duty to ensure their property meets these standards.
Information on the specific requirements of the minimum standards can be found on the Consumer Affairs website (<https://www.consumer.vic.gov.au/rentalstandards>).
If the premises does not meet any of the requirements, please provide details below.

☒ Yes ☐ No

Comments

-

Right To Let the Premises

Are you the owner of the property?
If you are not, please advise the specifics of your rights to rent the property out on the owners behalf.

☒ Yes ☐ No

Comments

-

Mortgagee Possession

Has a mortgagee commenced a proceeding to enforce a mortgage over the property or taking action for possession of the property?

☐ Yes ☒ No

Comments

-

Renter Acknowledgement

1. *Stephen Koslowski viewed and acknowledged at Fri, 28/03/2025 08:42 from device: iOS 18.3.2 iPhone Mobile Safari 18.3.1*

Privacy Collection Notice

As professional property managers **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** collects personal information about you. To ascertain what personal information we have about you, you can contact us on: 03 5174 2740

Primary Purpose

As professional property managers, **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** collect your personal information to assess the risk in providing you with the lease / tenancy of the **Premises** you have requested, and if the risk is considered acceptable, to provide you with the lease / tenancy of the **Premises**.

To carry out this role, and during the term of your tenancy, we usually disclose your personal information to:

- The **Rental Provider**
- The **Rental Provider's** lawyers
- The **Rental Provider's** mortgagee
- Referees you have nominated
- Organisations / Tradespeople required to carry out maintenance to the **Premises**
- Third party organisations required to provide **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** services
- Rental Bond Authorities
- Residential Tenancy Tribunals / Courts
- Collection Agents
- National Tenancy Database (National Tenancy Database is a division of Equifax Pty Ltd) for purposes of checking an applicant's tenancy history.
The database operator can be contacted for information on the service or to request a copy of the data held via email at info@tenancydatabase.com.au or by submitting the request form on their website at the following address
<https://www.tenancydatabase.com.au/contact-us>
- Other Real Estate Agents, **Rental Providers** and Valuers

Secondary Purpose

UCX Realty Pty Ltd T/A One Agency Latrobe Valley also collect your personal information to:

- Enable us, or the **Rental Provider's** lawyers, to prepare the lease / tenancy documents for the **Premises**.

- Allow organisations / tradespeople to contact you in relation to maintenance matters relating to the **Premises**.
- Pay / release rental bonds to / from Rental Bond Authorities (where applicable).
- Refer to Tribunals, Courts and Statutory Authorities (where necessary).
- Refer to Collection Agent / Lawyers (where default / enforcement action is required).
- Provide confirmation details for organisations contacting us on your behalf i.e. Banks, Utilities (Gas, Electricity, Water, Phone), Employers, etc.

If your personal information is not provided to us and you do not consent to the uses to which we put your personal information, **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** cannot properly assess the risk to our client, or carry out our duties as professional property managers. Consequently, we then cannot provide you with the lease / tenancy of the **Premises**. You also acknowledge that our related financial services company may contact you from time to time to explain other services that this company may be able to provide.

Our privacy policy contains information about how you may access the personal information we hold about you, including information about how to seek correction of such information. We are unlikely to disclose any of your personal information to overseas recipients.

The **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** privacy policy contains information about how you may complain about an alleged breach of the Australian Privacy Principles, and how we will deal with such a complaint.

The **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** privacy policy can be viewed without charge on the **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** website; or contact your local **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** office and we will send or email you a free copy.

Disclaimer

UCX Realty Pty Ltd T/A One Agency Latrobe Valley its directors partners employees and related entities responsible for preparing this **Agreement** believe that the information contained in this **Agreement** is up to date and correct. However no representation or warranty of any nature can be given intended or implied and the **Rental Provider** and the **Renter** should rely on their own enquiries as to the accuracy of any

information or material incorporated in this **Agreement**. The law is subject to change without notice and terms and conditions in this **Agreement** may be amended as a result. **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** disclaims all liability and responsibility including for negligence for any direct or indirect loss or damage suffered by any person arising out of any use and/or reliance on this **Agreement** or any information incorporated in it.

Signatures

This agreement is made under the Act.

Before signing you must read **Part D – Rights and obligations** of this form.

Rental Provider

Rental Provider 1: **Julie White**



Signed at Tue, 01/04/2025 12:43 , from device: Windows 10 Other Chrome 134.0.0

Rental Provider 2: **Lee McIsaac**



Signed at Fri, 28/03/2025 12:19 , from device: Windows 10 Other Edge 134.0.0

Renter(s)

Renter : **Stephen Koslowski**



Signed at Fri, 28/03/2025 08:42 , from device: iOS 18.3.2 iPhone Mobile Safari 18.3.1

AUDIT TRAIL

Stephen Koslowski (Renter)

- Fri, 28/03/2025 08:41 - Stephen Koslowski clicked 'start' button to view the Residential Rental Agreement (iOS 18.3.2 iPhone Mobile Safari 18.3.1, IP: 49.190.55.97)
- Fri, 28/03/2025 08:42 - Stephen Koslowski stamped saved signature the Residential Rental Agreement (iOS 18.3.2 iPhone Mobile Safari 18.3.1, IP: 49.185.50.47)
- Fri, 28/03/2025 08:42 - Stephen Koslowski submitted the Residential Rental Agreement (iOS 18.3.2 iPhone Mobile Safari 18.3.1, IP: 49.185.50.47)

Julie White (Rental Provider)

- Tue, 01/04/2025 12:42 - Julie White clicked 'start' button to view the Residential Rental Agreement
- Tue, 01/04/2025 12:43 - Julie White stamped saved signature the Residential Rental Agreement

Tue, 01/04/2025 12:43 - Julie White submitted the Residential Rental Agreement

Lee Mclsaac (Rental Provider)

Fri, 28/03/2025 12:18 - Lee Mclsaac clicked 'start' button to view the Residential Rental Agreement

Fri, 28/03/2025 12:19 - Lee Mclsaac stamped saved signature the Residential Rental Agreement

Fri, 28/03/2025 12:19 - Lee Mclsaac submitted the Residential Rental Agreement

AGREEMENT END



NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: Lee Arthur McIsaac and Julie Denise White

Property: 1 Hill Court, 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. No. 000888L | ABN: 82 655 343 411



Ms J D White and Mr L A Mclsaac
7 Santorini Ct
MOUNT MARTHA VIC 3934

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

Assessment Number	271254
Property	1 Hill Court, TRARALGON VIC 3844
Description	L 1 TP 178247
Property Owner/s	Mr L A Mclsaac & Ms J D White
Property Valuation Date	01 January 2025, effective as 01 July 2025
Capital Improved Value (CIV)	\$520,000
Site Value (Land value included in your CIV)	\$310,000
Net Annual Value	\$26,000
AVPCC	110 - Detached Home

Council Rates & Charges - 2025/2026

General Rates Residential (0.00301496 x CIV)

\$1,567.80

Municipal Charge

\$155.00

Waste Services Charges

(Rubbish x1, Recycling x1, Green Waste x1)

\$409.00

State Government ChargesThese charges are collected by Latrobe City Council on behalf of the State Government.
All funds are remitted in full to the State Government.

Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)

\$89.95

Emergency Services & Volunteers Fund Fixed Charge

\$136.00

EPA Victoria Landfill Levy

\$37.00

Rebates (if applicable)

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

TOTAL AMOUNT DUE**\$2,394.75**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

\$2,394.75

by **15 February 2026**

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

Pay by instalments

30 September 2025	\$598.80
30 November 2025	\$598.65
28 February 2026	\$598.65
31 May 2026	\$598.65

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

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

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

UPCOMING CHANGES TO NEXT YEARS RATES PAYMENT OPTIONS

Effective from 1 July 2026 Latrobe City Council will no longer be offering the option for ratepayers to pay their rates in a lump sum on the 15 February, instead the standard payment option will be by four equal instalments. We are providing advanced notice of this change to allow ratepayers who currently pay via a lump sum in February to adjust their household budgets for the change.

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

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

PAYMENT METHODS

ONLINE PAYMENT

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

Ref: 271254

BPAY

Pay using BPAY via your online banking



Billers Code: 6072
Ref: 271254

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 271254



Billers Code: 0359
Ref: 271254

Online: www.auspost.com.au/postbillpay
Phone: 13 18 16

DIRECT DEBIT

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

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

CENTREPAY

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

HAVING TROUBLE PAYING?

Payment Plans

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

Financial Hardship Applications

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

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

HOW YOUR RATES ARE CALCULATED

General rates, payments, rebates and other charges

The **Capital Improved Value (CIV)** is the total market value of your property, including the **Site Value** (land value) plus the value of any buildings or other improvements. Your rate charge is the CIV of the property multiplied by the rate in the dollar. The Valuer General of Victoria (VGV) reassesses the valuation of your property every year. The most recent valuation has been determined as of 1 January 2025.

For more information regarding how your rates and charges are calculated and spent, including information regarding the calculation of rates, please visit latrobe.vic.gov.au/understanding-rates

Waste Charges including State Government Landfill Levy

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

State Government Emergency Services and Volunteers Fund

The Emergency Services and Volunteers Fund is collected by Council on behalf of the State Government to fund the fire and other emergency service agencies. This amount is set by the State Government. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated on your Australian Valuation Property Classification Code (AVPCC) and CIV of your property. This levy is not subject to rate capping. For any queries relating to the ESVF please contact ESVF support line on 1300 819 033.

Rating Differentials

All rating differentials adopted by Council for 2025/26 are shown for comparative purposes. Refer to page one of this notice for the amount that you are being charged. The rates shown are based on the same rateable valuation.

Differential Rates Type	Rates in \$	Rate amount \$
General	0.00301496	\$1,567.80
Farm	0.00226122	\$1,175.85
Derelict	0.00904488	\$4,703.35

PAYMENT OF RATES

Option 1 - Paying in full

Lump sum payment made by 15 February 2026

Option 2 - Paying by four instalments

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

PENALTIES FOR FAILING TO PAY

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

ALLOCATION OF PAYMENTS

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

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

RATE CAPPING

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

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

PERSONAL INFORMATION

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

REPRINT OF RATES NOTICE

Please retain this notice for your records as a fee of \$25.00 may be charged for replacement copies. Or, see the instructions at the bottom of this page on how to register for electronic notices to download a replacement copy free of charge. An additional fee may be charged for requests relating to rates history.

DISHONOUR FEES

A dishonour fee of \$15.00 will be added to your account for each dishonoured direct debit payment. A fee of \$40.00 will be added to your account for any dishonoured payment made at an Australia Post outlet.

NOTICE OF VALUATION

The property described on the front of this notice has been valued as at 1 January 2025 using the Capital Improved Value which is the total market value of the land plus any buildings or improvements. The valuations shown on this notice may be used by other authorities for the purpose of a tax or a rate. If an amendment is made to the valuation to include any changes to the property, additional rates may be payable and a supplementary rates notice may be served.

RIGHT OF OBJECTION TO RATES, VALUATIONS AND CHARGES

How to object to your valuation

The grounds of objection are limited and are described under section 17 of the *Valuation of Land Act 1960*. Please visit ratingvaluationobjections.vic.gov.au and complete the online form to lodge an objection. This must be done within **two months (60 days)** from the date of issue of this notice listed in the top right corner of page one. **Late objections cannot be accepted. Regardless of any objection to the valuation, the rates must be paid as assessed by the due date, otherwise interest may be charged. Where this results in an overpayment, a refund will be provided upon request.**

Other objections

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

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

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

STATE GOVERNMENT PENSION CONCESSION

If you are the holder of a Pensioner Concession Card or DVA Gold Card with war widow or TPI classification, you may be eligible for a rebate on your rates for your principal place of residence.

You must:

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

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

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

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

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

EMERGENCY SERVICES AND VOLUNTEERS FUND

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

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

CHANGE OF OWNERSHIP OR CONTACT DETAILS

It is the responsibility of the owner of a property to notify Council of changes of address, contact details, ownership or occupancy within 30 days of the change taking effect. You can do so by completing the online form at latrobe.vic.gov.au/changemydetails, or contact us.

WANT TO RECEIVE YOUR RATES NOTICE BY EMAIL?

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

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

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

TO OBTAIN A COPY OF YOUR RATES NOTICE FREE OF CHARGE

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

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

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

How to read your new notice

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
AVPCC

3

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)

4

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

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.

6

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.

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 3680.

POST BILLPAY
Pay 24 hours a day by credit card
Post Billpay
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) 888 070 5534.

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 due 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.

1. PROPERTY DETAILS

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

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

2. PROPERTY VALUATION

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

3. AVPCC

(Australian Valuation Property Classification Code)

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

Ms J D White and Mr L A McIsaac
7 Santorini Ct
MOUNT MARTHA VIC 3934

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**



271254 2026 01

1 Hill Court
TRARALGON VIC 3844

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**



271254 2026 02

1 Hill Court
TRARALGON VIC 3844

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



271254 2026 03

1 Hill Court
TRARALGON VIC 3844

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

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



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Scan the QR code for more information.

05 June 2026

Applicant Reference:
Reference:80767978-023-9
00135667-04

Landata

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

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

Applicant: Landata
Property Address: 1 Hill Crt Traralgon Vic 3844
Certificate No: 176045

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely



Nigel Gerreyn
MANAGER PROPERTY SERVICES

Section 158 Statement*(Water Act 1989)*

Date of Issue:	05/06/2026	Applicant Reference:	80767978-023-9
Certificate No:	176045	Reference:	00135667-04
Property Address:	1 Hill Crt Traralgon Vic 3844		
Property Details:	Lot 1 Plan TP178247		
Settlement Date:	30/06/2026		

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

- ⇒ ***** The Gippsland Water Property Information team would like to inform you that all Tariff Charges detailed in this Information Statement are for the period ending 30 June 2026. Tariff Charges for the financial period 1 July 2026 to 30 June 2027 are currently awaiting approval by the Essential Services Commission. If settlement occurs after 30 June 2026, all applicants are requested to contact Gippsland Water to obtain an updated payout figure prior to settlement. If an update is not sought for a settlement occurring after 30 June 2026, then any subsequent charges will be transferred to the Purchaser at settlement. *****
- ⇒ This property has a tenant registered, if the tenant is vacating at settlement please advise Gippsland Water no less than two (2) working days prior to settlement to enable a final water meter reading to be scheduled.

Protection of Gippsland Water Assets:

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

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

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

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

Financial Statement

Date of Issue: 05/06/2026
Certificate No: 176045
Applicant Reference: 80767978-023-9
Reference: 00135667-04

Property Address: 1 Hill Crt Traralgon Vic 3844
Property Details: Lot 1 Plan TP178247
Settlement Date: 30/06/2026

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

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	64.69
Wastewater Service Charges	297.24
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

Total Outstanding	361.93
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(Please note: CR denotes a credit)



Billers Code: 3475

REF: 3680 0000 1356 6704 2

Pay by savings or credit card



Gippsland Water Authorised Officer:

Date: 5 June 2026



Solicitors
Updates Online
Tool

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

REGISTER TODAY

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

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

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

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

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

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

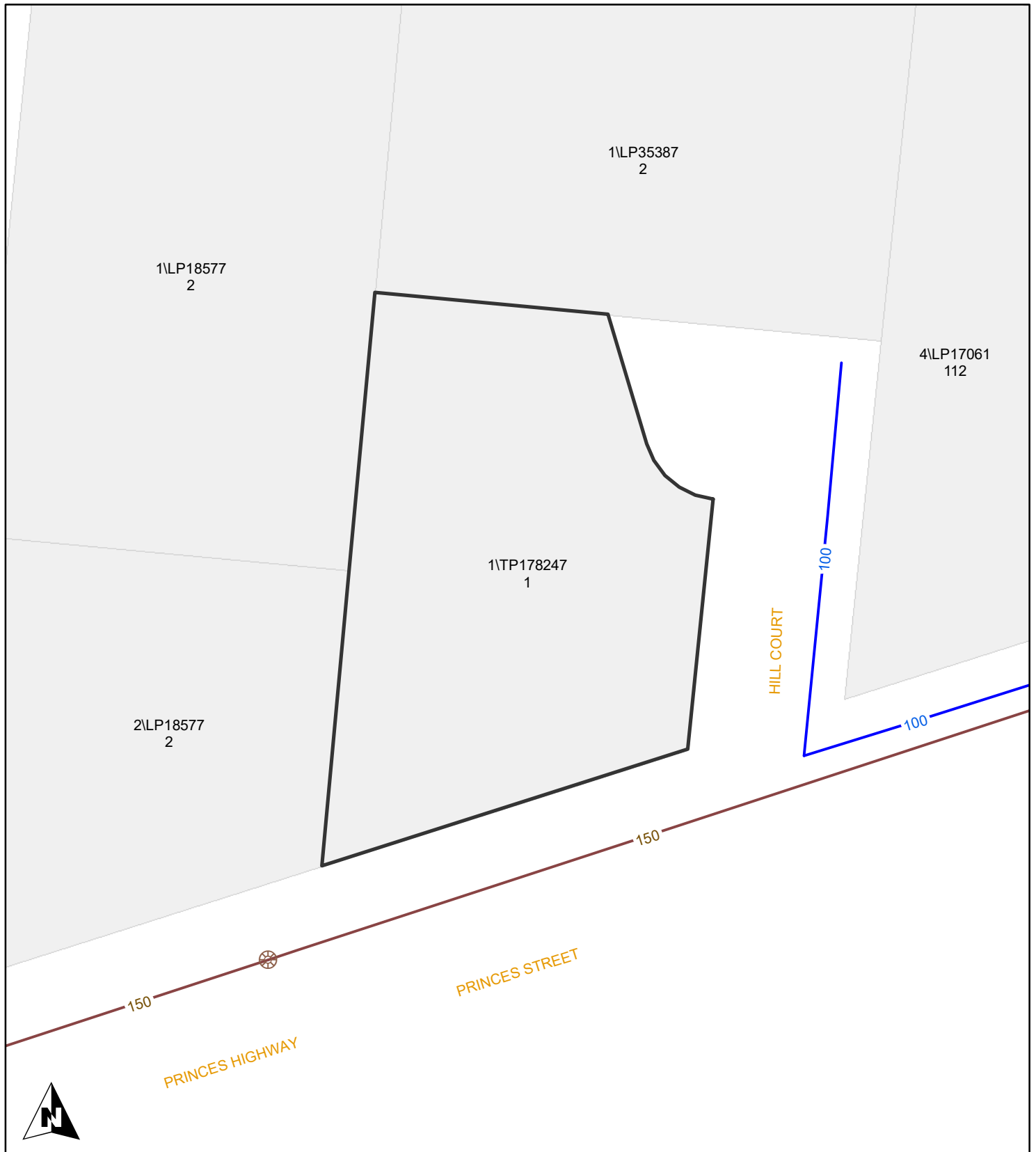
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

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



Gippsland Water Asset Plan

1 Hill Crt Traralgon

Information Statement No: 176045

Date Issued: 5/06/2026



Water Pipes

- Reticulation
- Distribution
- Transfer

Sewer Pipes

- Gravity
- Pressure
- Rising Main

House Discharge Line

- House Discharge Line

Maintenance Point

Manhole

Pipe End

Collection Tank

Disclaimer: Gippsland Water does not quarentee or make any representation or warrant the accuracy, scale or completeness of information inthis product. Any person relying upon such information does so on the basis that Gippsland Water shall bear no responsibility or liability for loss, damage or injury arising from any error, fault, defect, or omission in the information. Any persons using this information should make their own site investigation and accommodate their works accordingly.

Gas Servicing Record

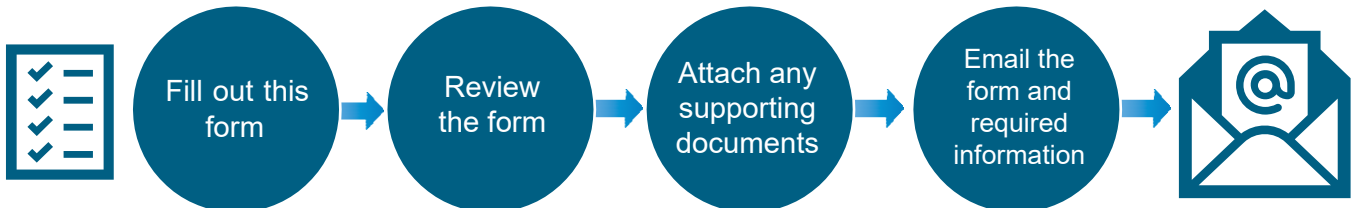
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Use of this template is voluntary. For other ways to comply with the regulations, see the following webpage:
<https://www.vba.vic.gov.au/plumbing/as4575>

How to complete this form:

Please ensure to:



How to submit your form:

Please fill out your form, sign and submit your form.

By email:

gasservicing@vba.vic.gov.au



Section 1

DETAILS OF GASFITTER WHO CARRIED OUT THE WORK

First name

Ryan

Last name

Taylor

Registration/Licence number

52827

Section 2

DETAILS OF SUPERVISING GASFITTER WHO SUPERVISED THE WORK

Complete this section if the work was carried out by a registered gasfitter. If the work was carried out by a licensed gasfitter, continue to Section 3.

First name

Last name

Licence number

Section 3

DETAILS OF VENDOR

Business name of vendor in financial transaction for provision of the work

Bosse Gas Pty Ltd

ABN of vendor

68655704877

DETAILS OF GASFITTING WORK

Date of work carried out

24/05/2024

Address at which the work was carried out

Details of work carried out, including any adjustments, replacements, testing and repairs.
(Attach a separate sheet of paper if remedial action cannot fit within box provided).



Section 4

DETAILS OF APPLIANCE ON WHICH THE WORK WAS CARRIED OUT

If the work carried out on more than 2 appliances, attach additional details for each subsequent appliance or submit a new form.

	Appliance 1	Appliance 2
Make	Kaden	
Model	internal ducted heater	
Model number	KUN420	
Gas type	natural	
Serial number or date of manufacture		
Certification body	aga	
Certification number	8471 G	

Section 5

AS 4575 APPENDIX E

If the work was carried out on more than 2 appliances, attach additional details for each subsequent appliance.

	Appliance 1	Appliance 2
	Yes - No - N/A	Yes - No - N/A
1. Has the appliance been cleaned?	Yes	-
2. Is there evidence of gas product certification?	Yes	-
3. Is the appliance subject to any safety recall, prohibitions or notices?	No	-
4. Has the appliance been altered since manufacture in a manner which may render it unsafe?	No	-
5. Is the appliance certified for use in the location where it is installed and is it suitable for the connected gas supply?	Yes	-
6. Is the appliance installed in accordance with the relevant edition of AS/ NZS 5601?	No	-
7. Is the appliance appropriately secured?	Yes	-
8. Is the appliance gastight? (Visual inspection and leakage test)	Yes	-
9. Is the flue cowl, chimney plate, flue terminal and flue (where accessible) in good condition and clear of obstruction?	No	-
10. Where applicable, does the appliance have an accessible means of electrical isolation?	Yes	-
11. Is the appliance regulator accessible for servicing and adjustment?	No	-

Section 5 Continued

	Appliance 1	Appliance 2
	Yes - No - N/A	Yes - No - N/A
12. Where applicable, is the flue, or its surroundings, clear of signs of scorching or overheating?	Yes	-
13. Where applicable, is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at the roof penetration?	No	-
14. Is there any evidence of worn or damaged components?	No	-
15. Was there any build-up of dust or other foreign matter in or on the appliance that may affect correct operation?	No	-
16. Are flame sensor rods, ignition electrodes and thermocouples free of carbon deposits (i.e. soot)?	Yes	-
17. For appliances connected with a hose assembly, is the condition of the hose satisfactory?	N/A	-
18. Is the gas supply pressure to the appliance inlet adequate (1.13 or 2.75 kPa LPG) when all gas appliances are in operation?	Yes	-
19. Is the nominal burner pressure correct?	Yes	-
20. Is the ignition and re-ignition reliable and complete?	Yes	-
21. Where applicable, does the flame safeguard allow for flame establishment within the period specified in the appliance manufacturer's instructions?	Yes	-
22. Where applicable, does the flame safeguard isolate the gas supply when there has been an interruption to the gas supply?	Yes	-
23. Does the appliance burner flame exhibit any flame abnormality?	No	-
24. For appliances with a turndown setting, does the burner flame remain stable when operated from the high to the low setting?	Yes	-
25. Is there any abnormal noise and/or vibration during the operation of the appliance?	No	-
26. Where applicable, are burner flames stable when opening and closing doors associated with the appliance or the installation?	Yes	-
27. Do control knobs and door handles become too hot to touch while the appliance is in operation?	No	-
28. Where applicable, are integral guards for space heaters adequately secured to the appliance and are they in good condition?	N/A	-
29. For heated water, has the PTR (pressure and temperature relief) valve been checked for correct operation?	N/A	-
30. Where applicable, is there any evidence of a cracked heat exchanger?	No	-
31. For open-flued appliances, does the appliance operate so that there is no spillage of combustion products in accordance with Appendix F?	N/A	-
32. Was a negative pressure identified at the appliance? (See 'a' below)	N/A	-

Section 5 Continued

	Appliance 1	Appliance 2
	Yes - No - N/A	Yes - No - N/A
33. Combustion products detection equipment: Instrument details		
34. Instrument calibration date		
35. Installation details: Number and location of exhaust fans	NA	
36. Combustion products spillage (CO Concentration (ppm) and/or CO2 (%)) if applicable (<i>see 'b' below</i>)	CO(ppm)	-
37. Background check (appliance off)	0	
38. Background check after 5 min of appliance operation on high (appliances other than Type 1 decorative log fires) Note: Allow an additional 5 mins of operation if there is no chimney liner		
39. Background check after 10 min of appliance operation on high (Type 1 decorative log fire in chimney)		
40. Final reading at the appliance on high	0	

Observations and identified faults (Gasfitter to note any observations and faults identified during service). Remedial action taken in relation to identified faults (Gasfitter to note any actions taken. Attach a separate sheet of paper if remedial action cannot fit within box provided.)

- a. **Negative pressure:** If you identified negative pressure in the living space where the gas appliance is installed, you must answer YES to the question about negative pressure. You must also provide the customer with a copy of the attached letter from VBA/ESV: [Letter-VBA-ESV-Open-Flue-Gas-Appliance.pdf](#). The above applies where you have identified negative pressure only and not carbon monoxide spillage. If carbon monoxide spillage was also detected, please read the Carbon Monoxide message below.
- b. **Carbon monoxide:** If you detected carbon monoxide spillage during servicing work on a Type A appliance at the premises, you must take steps to make the installation safe. The appliance must either be fixed or isolated. If you are unable to do so because the customer does not consent to fixing or isolating the appliance, you must notify ESV on 1800 652 563 (Option 5). Further information is available at: [ESV launches 24/7 hotline for gasfitters –Energy Safe Victoria](#)

DECLARATION & SIGNATURE

I declare that the information in the record is not false or misleading in any material detail.

Signature of licensed gasfitter who carried out or supervised the work:

Julie White
 JULIE WHITE (Jun 12, 2026 14:18:21 GMT+10)

Date of declaration:

24/05/2024

You are required to provide the VBA with a copy of the gas servicing record within 5 days of carrying out the work. You can email this completed form to the VBA at gasservicing@vba.vic.gov.au.

You are also required to provide the customer for whom the work was carried out with a copy of the gas servicing record within 5 days of carrying out the work. Providing a copy of this form to the customer achieves this requirement.

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Privacy collection notice

How the VBA uses and discloses your personal information

The Victorian Building Authority (VBA) is collecting your personal information (including any images or photographs and any and all details provided in this form), to for the purposes of monitoring compliance with Regulations 36 and 37 of the Gas Safety (Gas Installation) Regulations 2018. If you do not provide all or any part of the information requested in this form, the VBA may be unable to receive and process your gas servicing record. The VBA may also use such information for the following purposes:

- (a) To enable the VBA to meet its statutory obligations, functions and perform its operational requirements.
- (b) Researching and assessing the merit and impact of proposed regulatory reforms and to assist in the development and delivery of services by the VBA (whether to you personally or a member of the public).
- (c) Law enforcement by the VBA or other regulatory bodies, including prosecutions or disciplinary action against you if required.
- (d) Maintaining disciplinary and licensing and registration registers for building and plumbing practitioners (published on the VBA's website).
- (e) Such other purposes as required by law or authorised under the privacy legislation.

The VBA may also share your personal information with third parties including, but not limited to, different business units within the VBA, Energy Safe Victoria, the Building Appeals Board, Consumer Affairs Victoria, the Victorian Managed Insurance Authority, your insurer, other regulators (both in Victoria and interstate), your clients or customers and the VBA's staff and/or service providers who need to know such information to perform services for the VBA.

The VBA will only disclose your personal information to a third party claiming to act on your behalf (for example, an agent or interpreter) with your prior written consent, unless it is otherwise apparent that the third party has authority to act on your behalf.

You can request access to the personal information, the VBA holds about you. If you become aware that personal information the VBA holds about you is not accurate, complete or up to date, you can ask the VBA to correct it.

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Gas Servicing Record

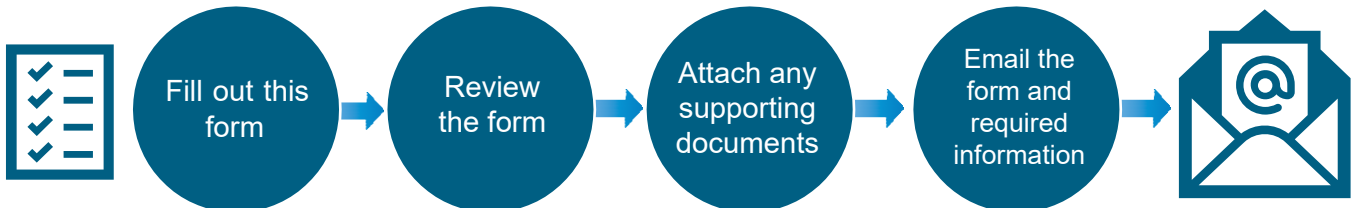
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How to complete this form:

Please ensure to:



How to submit your form:

Please fill out your form, sign and submit your form.

By email:

gasservicing@vba.vic.gov.au



Section 1

DETAILS OF GASFITTER WHO CARRIED OUT THE WORK

First name

Ryan

Last name

Taylor

Registration/Licence number

52827

Section 2

DETAILS OF SUPERVISING GASFITTER WHO SUPERVISED THE WORK

Complete this section if the work was carried out by a registered gasfitter. If the work was carried out by a licensed gasfitter, continue to Section 3.

First name

Last name

Licence number

Section 3

DETAILS OF VENDOR

Business name of vendor in financial transaction for provision of the work

Bosse Gas Pty Ltd

ABN of vendor

68655704877

DETAILS OF GASFITTING WORK

Date of work carried out

24/05/2024

Address at which the work was carried out

Details of work carried out, including any adjustments, replacements, testing and repairs.
(Attach a separate sheet of paper if remedial action cannot fit within box provided).



Section 4

DETAILS OF APPLIANCE ON WHICH THE WORK WAS CARRIED OUT

If the work carried out on more than 2 appliances, attach additional details for each subsequent appliance or submit a new form.

	Appliance 1	Appliance 2
Make	vulcan	Bosch
Model	external 135	gas cooktop
Model number	648135N0	HSG6T6FQU0
Gas type	natural	natural
Serial number or date of manufacture		
Certification body	aga	IAPMO
Certification number	5745	GMK10044

Section 5

AS 4575 APPENDIX E

If the work was carried out on more than 2 appliances, attach additional details for each subsequent appliance.

	Appliance 1	Appliance 2
	Yes - No - N/A	Yes - No - N/A
1. Has the appliance been cleaned?	Yes	Yes
2. Is there evidence of gas product certification?	Yes	Yes
3. Is the appliance subject to any safety recall, prohibitions or notices?	No	No
4. Has the appliance been altered since manufacture in a manner which may render it unsafe?	No	No
5. Is the appliance certified for use in the location where it is installed and is it suitable for the connected gas supply?	Yes	Yes
6. Is the appliance installed in accordance with the relevant edition of AS/ NZS 5601?	Yes	Yes
7. Is the appliance appropriately secured?	Yes	Yes
8. Is the appliance gastight? (Visual inspection and leakage test)	Yes	Yes
9. Is the flue cowl, chimney plate, flue terminal and flue (where accessible) in good condition and clear of obstruction?	Yes	N/A
10. Where applicable, does the appliance have an accessible means of electrical isolation?	N/A	Yes
11. Is the appliance regulator accessible for servicing and adjustment?	Yes	Yes

Section 5 Continued

	Appliance 1	Appliance 2
	Yes - No - N/A	Yes - No - N/A
12. Where applicable, is the flue, or its surroundings, clear of signs of scorching or overheating?	Yes	Yes
13. Where applicable, is the flue adequately supported and correctly installed (i.e. terminal has correct clearance distance) and sealed at the roof penetration?	Yes	N/A
14. Is there any evidence of worn or damaged components?	No	No
15. Was there any build-up of dust or other foreign matter in or on the appliance that may affect correct operation?	Yes	No
16. Are flame sensor rods, ignition electrodes and thermocouples free of carbon deposits (i.e. soot)?	Yes	Yes
17. For appliances connected with a hose assembly, is the condition of the hose satisfactory?	N/A	N/A
18. Is the gas supply pressure to the appliance inlet adequate (1.13 or 2.75 kPa LPG) when all gas appliances are in operation?	Yes	Yes
19. Is the nominal burner pressure correct?	Yes	Yes
20. Is the ignition and re-ignition reliable and complete?	Yes	Yes
21. Where applicable, does the flame safeguard allow for flame establishment within the period specified in the appliance manufacturer's instructions?	Yes	Yes
22. Where applicable, does the flame safeguard isolate the gas supply when there has been an interruption to the gas supply?	Yes	Yes
23. Does the appliance burner flame exhibit any flame abnormality?	No	No
24. For appliances with a turndown setting, does the burner flame remain stable when operated from the high to the low setting?	Yes	Yes
25. Is there any abnormal noise and/or vibration during the operation of the appliance?	No	No
26. Where applicable, are burner flames stable when opening and closing doors associated with the appliance or the installation?	Yes	Yes
27. Do control knobs and door handles become too hot to touch while the appliance is in operation?	No	No
28. Where applicable, are integral guards for space heaters adequately secured to the appliance and are they in good condition?	N/A	N/A
29. For heated water, has the PTR (pressure and temperature relief) valve been checked for correct operation?	Yes	N/A
30. Where applicable, is there any evidence of a cracked heat exchanger?	N/A	N/A
31. For open-flued appliances, does the appliance operate so that there is no spillage of combustion products in accordance with Appendix F?	N/A	N/A
32. Was a negative pressure identified at the appliance? (See 'a' below)	N/A	N/A

Section 5 Continued

	Appliance 1	Appliance 2
	Yes - No - N/A	Yes - No - N/A
33. Combustion products detection equipment: Instrument details		
34. Instrument calibration date		
35. Installation details: Number and location of exhaust fans		
36. Combustion products spillage (CO Concentration (ppm) and/or CO2 (%)) if applicable (<i>see 'b' below</i>)	-	-
37. Background check (appliance off)		
38. Background check after 5 min of appliance operation on high (appliances other than Type 1 decorative log fires) Note: Allow an additional 5 mins of operation if there is no chimney liner		
39. Background check after 10 min of appliance operation on high (Type 1 decorative log fire in chimney)		
40. Final reading at the appliance on high		

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DECLARATION & SIGNATURE

I declare that the information in the record is not false or misleading in any material detail.

Signature of licensed gasfitter who carried out or supervised the work:

Ryan Taylor

Date of declaration:

24/05/2024



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Certificate of Electrical Safety

Non-Prescribed Electrical Installation Work

Electricity Safety Act 1998, Electricity Safety (General) Regulations 2019



N5 0450 6672 9

CERTIFICATE OF COMPLIANCE

Responsible Person

REC registration no. REC-34269 Telephone no. 0408436567

Name POWERED CONTRACTING PTY LTD

Address 5 HAZELWOOD RD TRARALGON VIC 3844

Licensed Electrical Worker

Licence no. A49319

Name GEORGE RONALD PUDNEY

Details of Electrical Installation

Address 1 HILL CT TRARALGON VIC 3844

NMI -- Lot number (where applicable only) --

Description of Non-Prescribed Work

Replaced Twin Sensor Flood light at front door

I, GEORGE RONALD PUDNEY, who carried out the electrical installation work described above, certify that the electrical work has passed all the required tests and complies in all respects with the Electricity Safety Act 1998 and the Electricity Safety (General) Regulations.

Date of Completion

25 May 2026

Date of Certification

26 May 2026

Please note: You may be contacted if the electrical installation work described on this certificate is selected for audit. Auditing is carried out by representatives of Energy Safe Victoria. We use and manage your personal information in accordance with our Privacy Policy, which can be viewed on our website.

PROPERTY REPORT

Created at 05 June 2026 11:10 AM

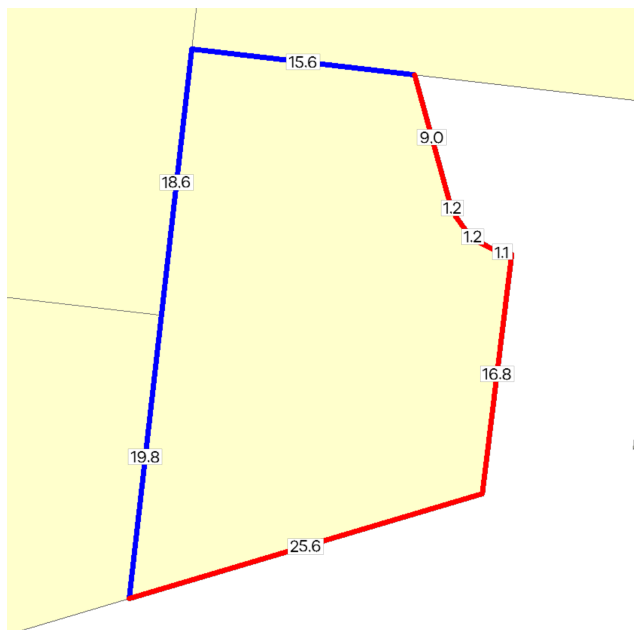
PROPERTY DETAILS

Address: **1 HILL COURT TRARALGON 3844**
Lot and Plan Number: **Lot 1 TP178247**
Standard Parcel Identifier (SPI): **1\TP178247**
Local Government Area (Council): **LATROBE**
Council Property Number: **27125**
Directory Reference: **Vicroads 696 G7**

www.latrobe.vic.gov.au

SITE DIMENSIONS

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



Area: 727 sq. m

Perimeter: 112 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.

3 overlapping dimension labels are not being displayed

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.

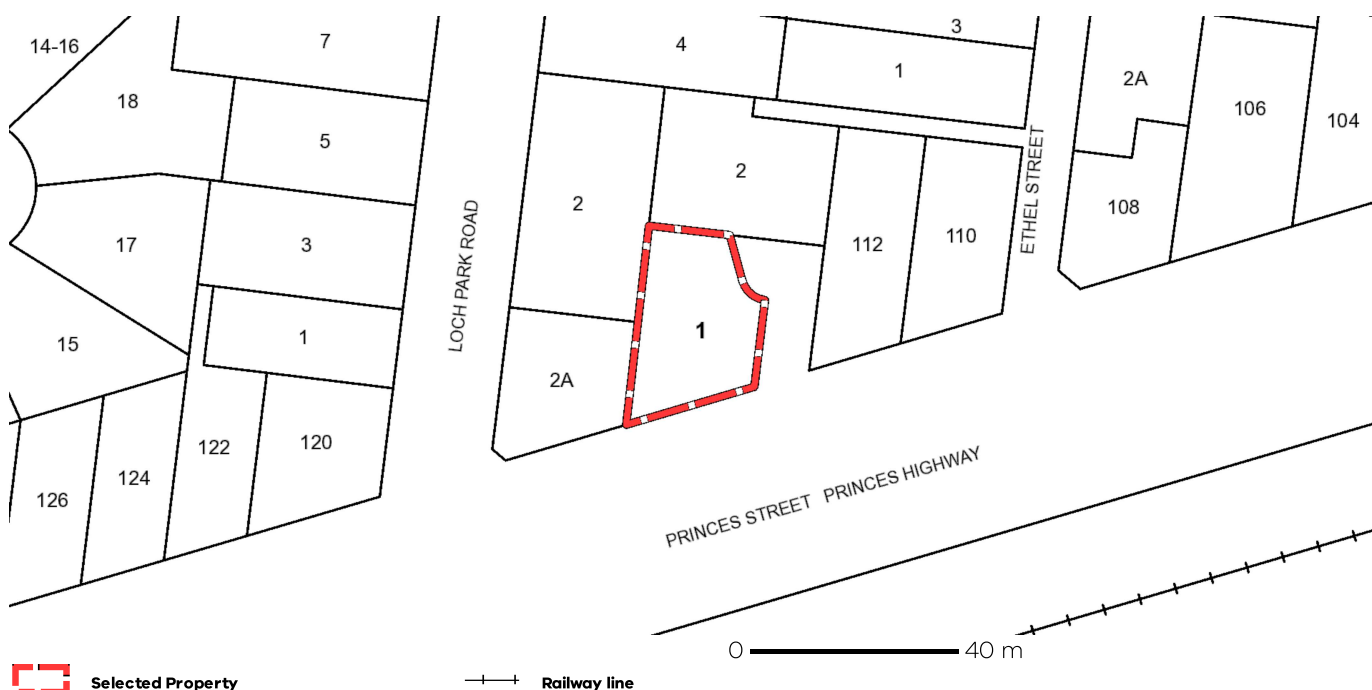
The Planning Property Report for this property can found here - [Planning Property Report](#)

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>

Area Map



Selected Property



Railway line

0 40 m

PLANNING PROPERTY REPORT



VICTORIA
State
Government

Department
of Transport
and Planning

From www.planning.vic.gov.au at 05 June 2026 11:10 AM

PROPERTY DETAILS

Address: **1 HILL COURT TRARALGON 3844**
Lot and Plan Number: **Lot 1 TP178247**
Standard Parcel Identifier (SPI): **1\TP178247**
Local Government Area (Council): **LATROBE**
Council Property Number: **27125**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 696 G7**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

UTILITIES

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

STATE ELECTORATES

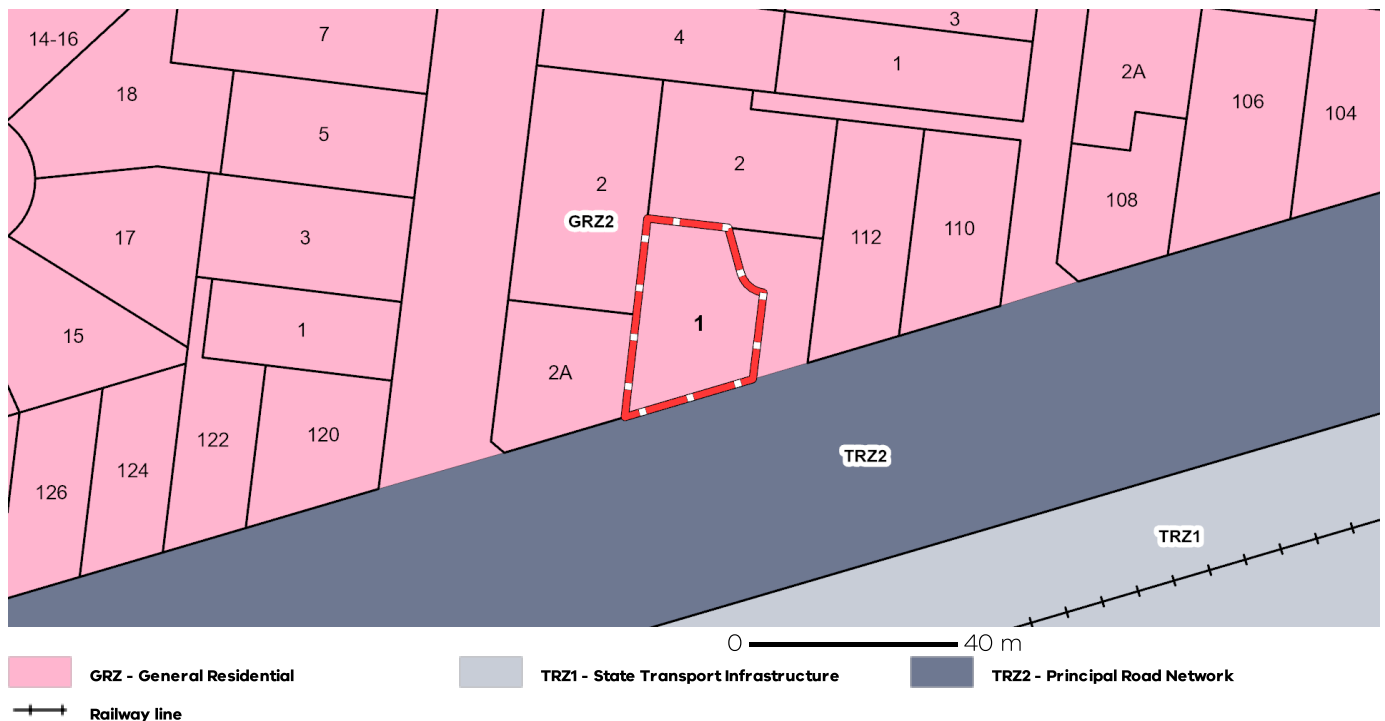
Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **MORWELL**
OTHER
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**
Fire Authority: **Fire Rescue Victoria & Country
Fire Authority**

[View location in VicPlan](#)

Planning Zones

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

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



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

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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 <https://www.vic.gov.au/disclaimer>

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

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

SPECIFIC CONTROLS OVERLAY (SCO)



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 28 May 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 affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

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

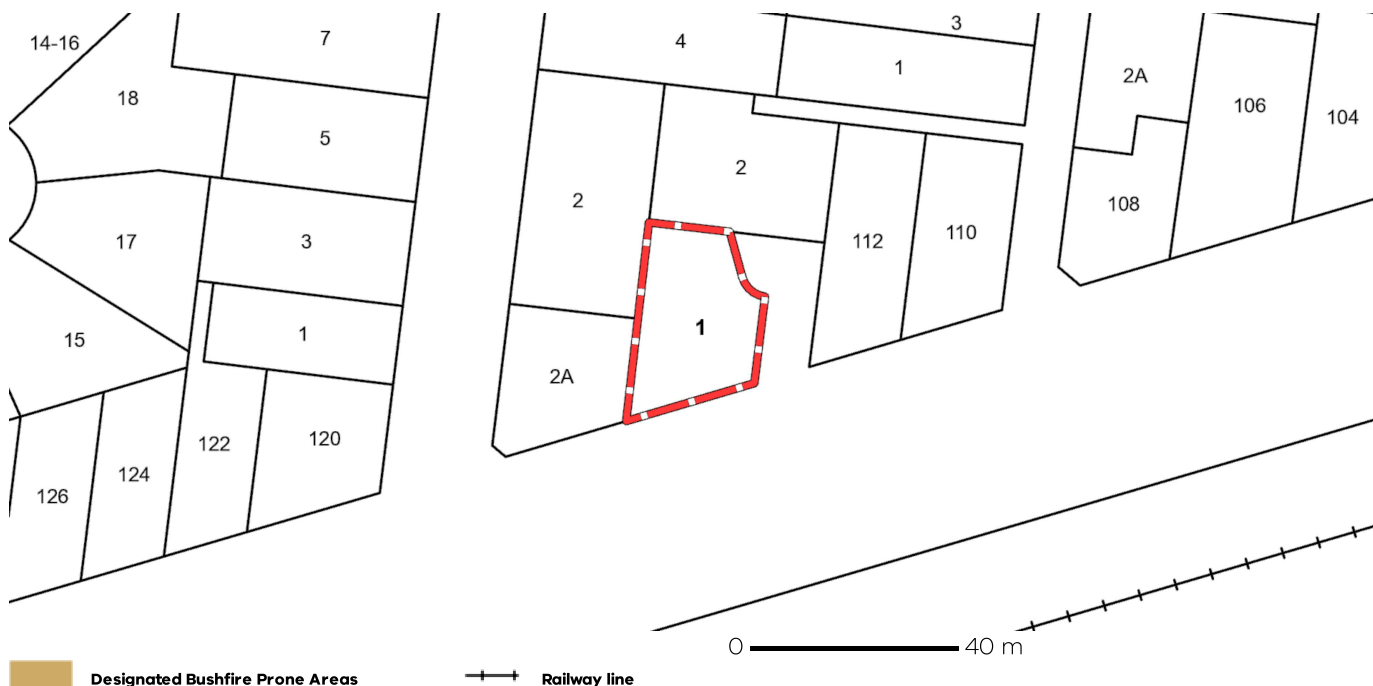
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) <https://mapshare.vic.gov.au/nvr/> and [Native vegetation \(environment.vic.gov.au\)](https://www.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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)

DATED

2026

LEE ARTHUR MCISAAC AND JULIE DENISE WHITE

VENDOR STATEMENT

Property: 1 Hill Court, Traralgon VIC 3844

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

Tel: 03 5175 0773

Ref: CF:AC:26230



VS 1 Hill Court, Traralgon VIC 3844

Final Audit Report

2026-06-12

Created:	2026-06-12
By:	Christine Ferguson (sarah@hilltopconveyancing.com.au)
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