

This document is prepared from a precedent intended solely for use by legal practitioners with the knowledge, skill and qualifications required to use the precedent to create a document suitable to meet the vendor's legal obligation to give certain statements and documents to a purchaser before the purchaser signs a contract to purchase the land. This document is current as at 1 July 2024.

Section 32 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 purchase signed any contract.

Land LOT 91 ON PLAN OF SUBDIVISION 533422A COMPRISED IN CERTIFICATE OF TITLE
VOLUME 10900 FOLIO 142

Property Address 20 SKELDALE WYND MORWELL VIC 3840

Vendor's name RUSSELL CHRISTOPHER STOKES

Signature Signed by: *Russell Stokes* **Date** 13/10/2025
8FEC33C0AF5DD430

+ Vendor's name SHARON MARGARET FOX

+ Signature Signed by: *Sharon M Fox* **Date** 07/10/2025
77BE2668F169D702

Purchaser's name _____

Signature _____ **Date** _____

Important information

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1. FINANCIAL MATTERS

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

(a) Their total does not exceed: \$3,000.00

OR

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

OR

(c) Their amounts are:

Authority	Amount	Interest (if any)
(1) _____	(1) \$ _____	(1) \$ _____
(2) _____	(2) \$ _____	(2) \$ _____
(3) _____	(3) \$ _____	(3) \$ _____
(4) _____	(4) \$ _____	(4) \$ _____

(d) There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge¹, which are not included in items 1.1(a), (b) or (c) above; other than any amounts described in this rectangular box.

\$

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

\$ _____ To _____

Other particulars (including dates and times of payments):

1.3 Terms Contract

This section 1.3 only applies if this section 32 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.

Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

1.4 Sale Subject to Mortgage

This section 1.4 only applies if this section 32 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.

Attached is a Law Institute of Victoria published "Additional Section 32 Statement".

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	AVPCC No.
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

¹ Other than any GST payable in accordance with the contract.

2. INSURANCE

2.1 Damage and Destruction

This section 2.1 only applies if this section 32 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.

- (a) Attached is a copy or extract of any policy of insurance in respect of any damage to or destruction of the land.
OR
- (b) Particulars of any such policy of insurance in respect of any damage to or destruction of the land are as follows:

Name of insurance company: _____
 Type of policy: _____ Policy no: _____
 Expiry date: ____ / ____ / ____ Amount insured: _____

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.

- (a) Attached is a copy or extract of any policy of insurance required under the *Building Act* 1993.
OR
- (b) Particulars of any required insurance under the Building Act 1993 are as follows:

Name of insurance company: _____
 Policy no: _____ Expiry date: ____ / ____ / ____

Note: There may be additional legislative obligations in respect of the sale of land on which there is a building or on which building work has been carried out.

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

- (a) Is in the attached copies of title document/s.
OR
- Is as follows:

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

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 under section 192A of the *Building Act* 1993 if the square box is marked with an "X"

3.4 Planning Scheme

- Attached is a certificate with the required specified information.
OR
- The required specified information is as follows:

- (a) Name of planning scheme _____
- (b) Name of responsible authority _____
- (c) Zoning of the land _____
- (d) Name of planning overlay _____

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:

Are contained in the attached certificates and/or statements.

OR

Are as follows:

None to the knowledge of the Vendors but the Vendors have no means of knowing of all decisions of public authorities and government departments unless communicated directly to the Vendors.

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:

Not applicable.

4.3 Compulsory Acquisition

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

None to the knowledge of the Vendors but the Vendors have no means of knowing of all decisions of public authorities and government departments unless communicated directly to the Vendors.

~~5. BUILDING PERMITS~~

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

Are contained in the attached certificate.

OR

Are as follows:

N/A

~~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*.

6.1 Attached is a current owners corporation certificate with its required accompanying documents and statements, issued in accordance with section 151 of the *Owners Corporations Act 2006*.

OR

6.2 Attached is the information prescribed for the purposes of section 151(4)(a) of the *Owner Corporations Act 2006* and the copy documents specified in section 151(4)(b)(i) and (iii) of that Act.

OR

6.3 The owners corporation is an inactive owners corporation. ²

² An inactive owners corporation includes one that in the previous 15 months has not held an annual general meeting, not fixed any fees and not held any insurance.

~~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*.

7.1 Work-in-Kind Agreement

This section 7.1 only applies if the land is subject to a work-in-kind agreement.

- (a) The land is NOT to be transferred under the agreement unless the square box is marked with an "X"
- (b) The land is NOT land on which works are to be carried out under the agreement (other than Crown land) unless the square box is marked with an "X"
- (c) The land is NOT land in respect of which a GAIC is imposed unless the square box is marked with an "X"

7.2 GAIC Recording

This section 7.2 only applies if there is a GAIC recording.

Any of the following certificates or notices must be attached if there is a GAIC recording.

The accompanying boxes marked with an "X" indicate that such a certificate or notice that is attached:

- (a) Any certificate of release from liability to pay a GAIC
- (b) Any certificate of deferral of the liability to pay the whole or part of a GAIC
- (c) Any certificate of exemption from liability to pay a GAIC
- (d) Any certificate of staged payment approval
- (e) Any certificate of no GAIC liability
- (f) Any notice providing evidence of the grant of a reduction of the whole or part of the liability for a GAIC or an exemption from that liability
- (g) A GAIC certificate issued under Part 9B of the *Planning and Environment Act 1987* must be attached if there is no certificate or notice issued under any of sub-sections 7.2 (a) to (f) above

8. SERVICES

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

- Electricity supply Gas supply Water supply Sewerage Telephone services

9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

OR

 (b) General Law Title

The last conveyance in the chain of title or other document which gives evidence of the vendor's title to the land.

- 9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

~~10. SUBDIVISION~~

10.1 Unregistered Subdivision

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

- (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.
OR
- (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

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 a 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:

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

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

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.

- (a) Attached is a copy of the plan which has been certified by the relevant municipal council (if the later plan has not been registered).
OR
- (b) Attached is a copy of the latest version of the plan (if the later plan has not yet been certified).

~~**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 section 32 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):
 - Are contained in the attached building energy efficiency certificate.
 - OR
 - Are as follows:

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 section 32 statement but the checklist may be attached as a matter of convenience.)

- Vacant Residential Land or Land with a Residence
- Attach Due Diligence Checklist (this will be automatically attached if ticked)

13. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed, and additional information may be added to this section 13 where there is insufficient space in any of the earlier sections)

(Attached is a Law Institute of Victoria published "Additional Section 32 Statement" if section 1.3 (Terms Contract) or section 1.4 (Sale Subject to Mortgage) applies)

See General Annexure Item 1

GENERAL ANNEXURE

General Annexure Item 1

Register Search Statement Volume 10900 Folio 142

Plan of Subdivision 533422A

Section 173 Agreement U741474F

Latrobe City Rate Notice - not separately rated

Gippsland Water Information Statement & Asset Plan - not separately rated - PLEASE READ CAREFULLY
INFORMATION ON PAGE 2

Planning Certificate

Planning Property Report

Due Diligence Checklist



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

VOLUME 10900 FOLIO 142

Security no : 124125800041D
Produced 01/07/2025 10:45 AM

LAND DESCRIPTION

Lot 91 on Plan of Subdivision 533422A.
PARENT TITLE Volume 10828 Folio 943
Created by instrument PS533422A 14/09/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
RUSSELL CHRISTOPHER STOKES
SHARON MARGARET FOX both of 18-20 SKELDALE WYND MORWELL VIC 3840
AU696339C 16/08/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU696340T 16/08/2021
BENDIGO AND ADELAIDE 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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
U741474F 28/04/1997

DIAGRAM LOCATION

SEE PS533422A 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: 18-20 SKELDALE WYND MORWELL VIC 3840

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 20/08/2021

DOCUMENT END



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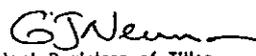
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Document Type	Plan
Document Identification	PS533422A
Number of Pages (excluding this cover sheet)	8
Document Assembled	01/07/2025 10:45

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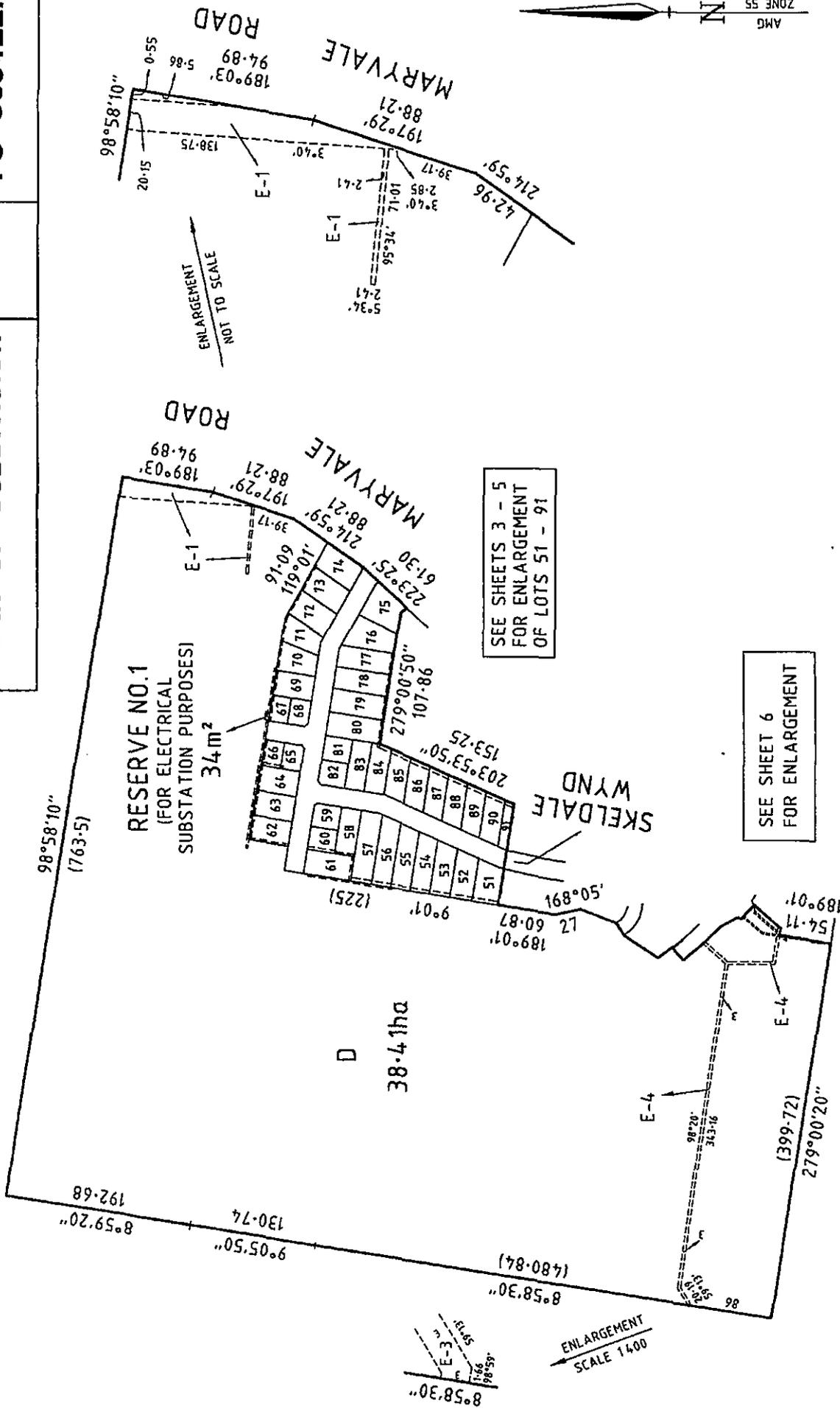
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PLAN OF SUBDIVISION		STAGE No. —	LR USE ONLY EDITION 2	PLAN NUMBER PS 533422A
LOCATION OF LAND PARISH: MARYVALE TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 71 (PART) TITLE REFERENCES: C/T VOL 10828 FOL 943 LAST PLAN REFERENCE/S: PS 524310N LOT 2 POSTAL ADDRESS: MARYVALE ROAD & SKELDALE WYND <small>(At time of subdivision)</small> MORWELL VIC 3844 AMG Co-ordinates <small>(of approx centre of land in plan)</small> E 448 280 ZONE: 55 N 5769 160		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF LATROBE REF: 04062 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 25/ 8/ 2005 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
ROADS R1 RESERVE No 1	CITY OF LATROBE SPI ELECTRICITY PTY LTD			
NOTATIONS				
STAGING This is is not a staged subdivision. Planning permit No. 04062				
DEPTH LIMITATION: DOES NOT APPLY				
LOTS 51 - 91 (BOTH INCLUSIVE) ONLY ARE THE RESULT OF THIS SURVEY. LOTS 1 - 50 & LOTS A - C HAVE BEEN OMITTED FROM THIS PLAN THE AREA OF LOT D HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.				
SURVEY. THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 213 & 307 IN PROCLAIMED SURVEY AREA No. —				
EASEMENT INFORMATION				LR USE ONLY
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
				RECEIVED <input checked="" type="checkbox"/>
				DATE: 5/9/05
				LR USE ONLY
				PLAN REGISTERED
				TIME 3:46 pm
				DATE 14/9/05
				 Assistant Registrar of Titles
				SHEET 1 OF 7 SHEETS
 DELL & KEITH CONSULTANTS PTY LTD ABN 81 003 289 387 3/6-8 GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548		LICENSED SURVEYOR (PRINT) PETER GORDON DELL SIGNATURE DATE 2 / 11 / 04 REF 9805-2 VERSION 4		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No. —

PLAN NUMBER
PS 533422A



SEE SHEETS 3 - 5
FOR ENLARGEMENT
OF LOTS 51 - 91

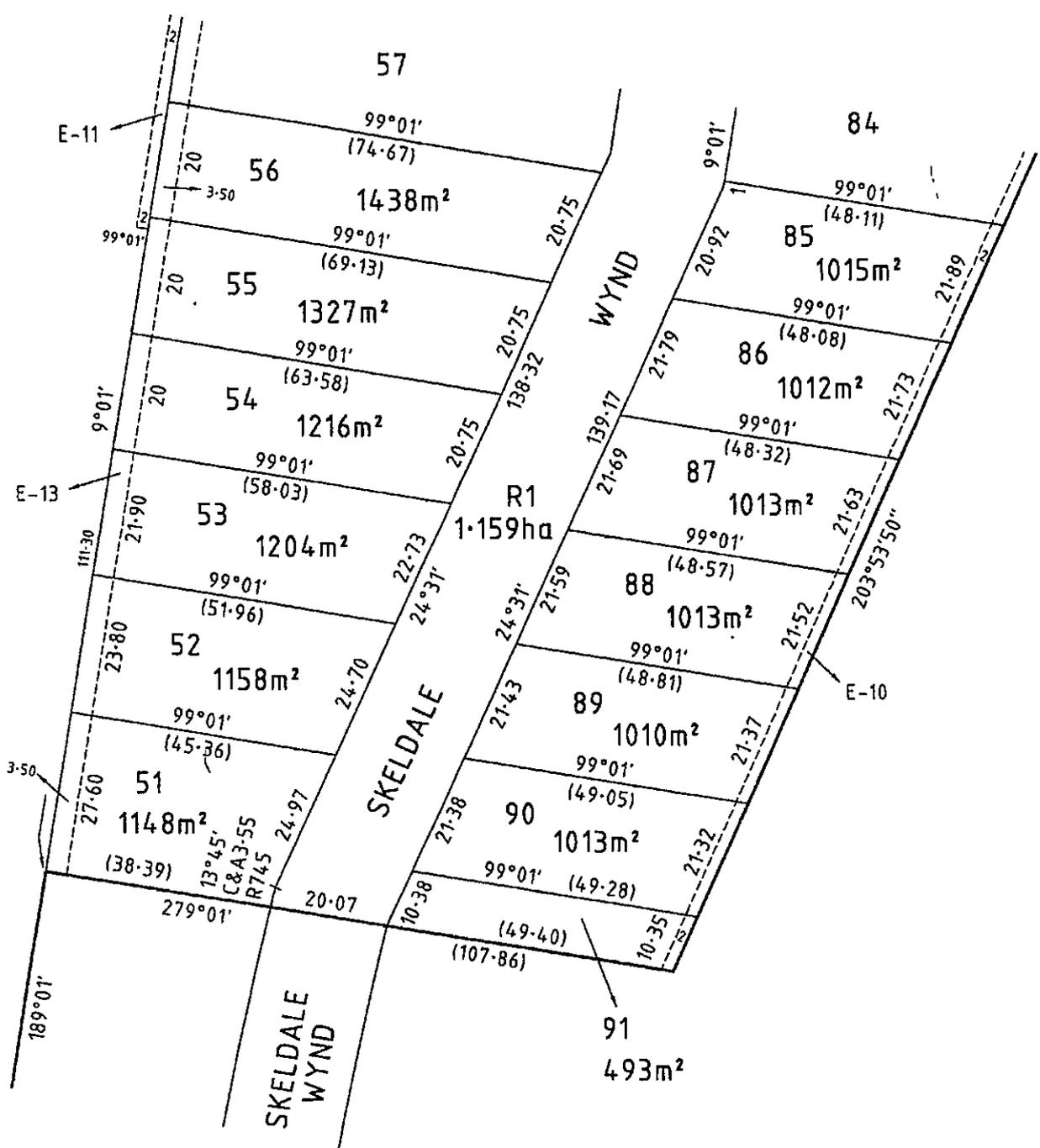
SEE SHEET 6
FOR ENLARGEMENT

ENLARGEMENT
SCALE 1400

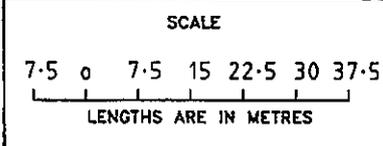


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					DATE / / COUNCIL DELEGATE SIGNATURE	

PLAN OF SUBDIVISION	STAGE No. —	PLAN NUMBER PS 533422A
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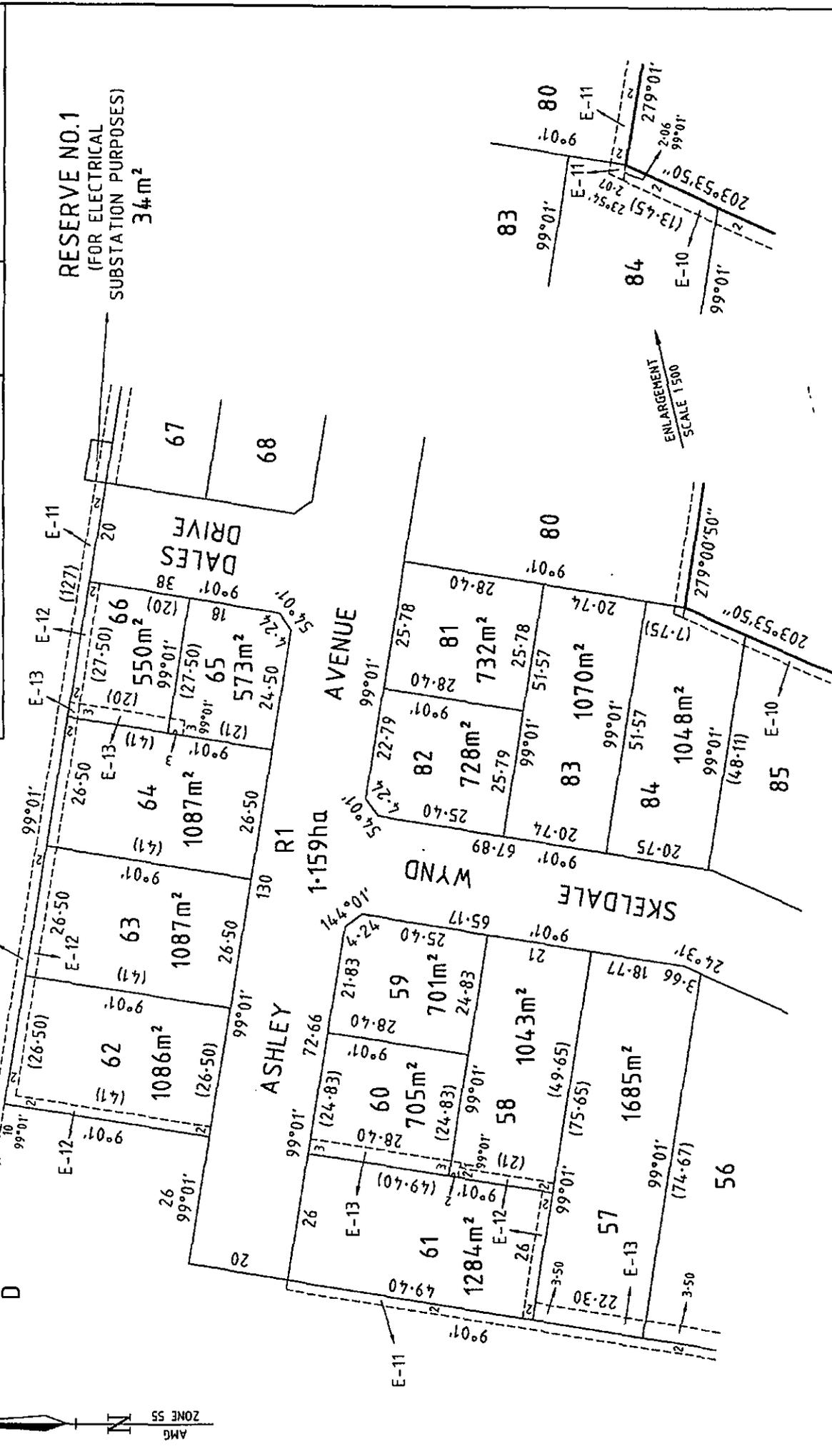
ORIGINAL
SCALE SHEET
1.750 SIZE
A3

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SHEET 3 OF 7 SHEETS
DATE / /
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PLAN OF SUBDIVISION

STAGE No. _____ PLAN NUMBER **PS 533422A**



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 404 61 005 283 387
 3/4-5 GREY STREET, TRARALGO
 Ph: (03) 5174 5385
 Fax: (03) 5174 9348

SCALE
 7.5 0 7.5 15 22.5 30 37.5
 LENGTHS ARE IN METRES

ORIGINAL SCALE 1:750
 SHEET SIZE A3

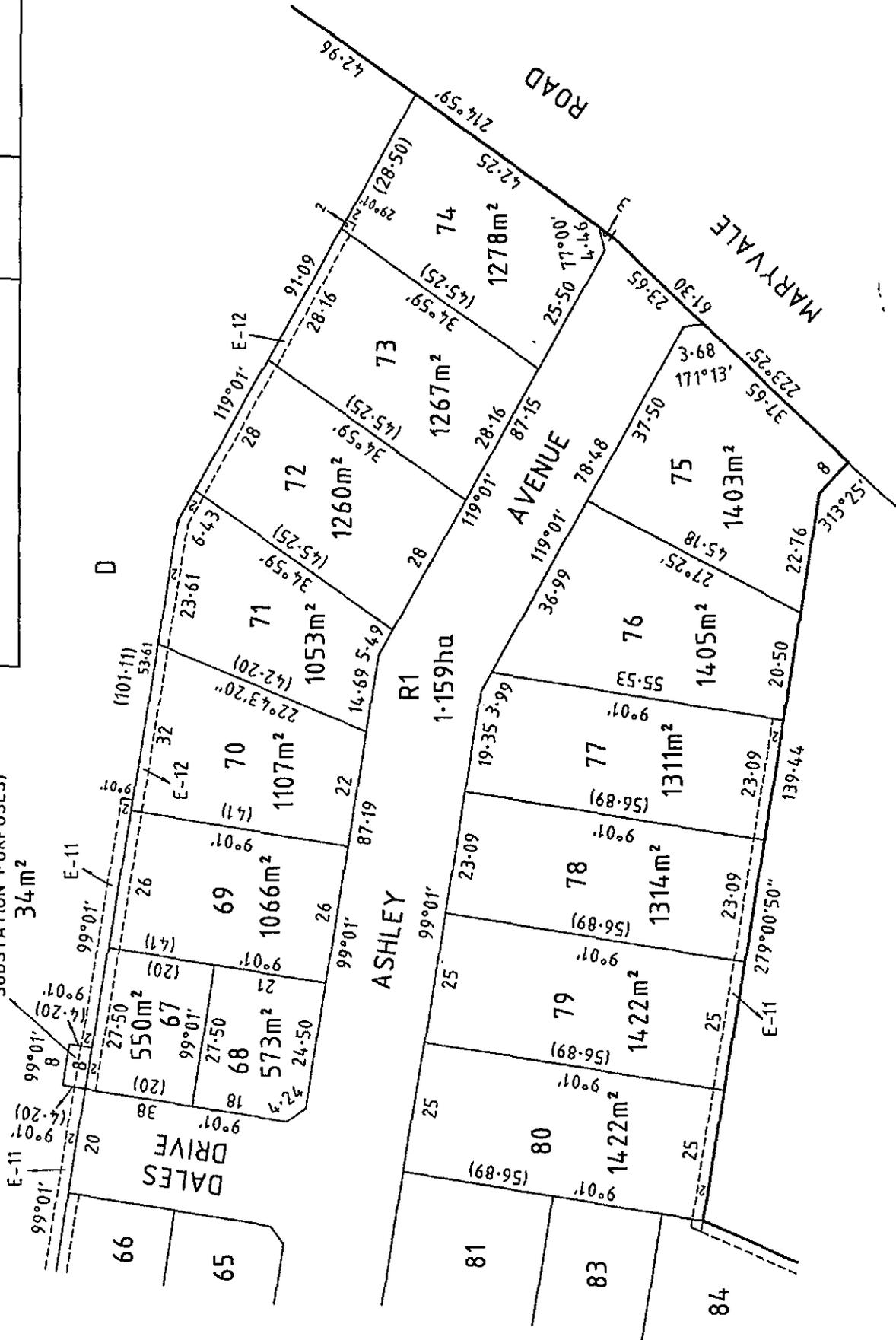
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SHEET 4 OF 7 SHEETS
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PLAN OF SUBDIVISION
 PS 533422A

STAGE No. _____
 PLAN NUMBER

RESERVE
 (FOR ELECTRICAL
 SUBSTATION PURPOSES)
 34m²



	DELL & KEITH CONSULTANTS PTY LTD ABN 41 003 283 387 3/6-B, GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548	SCALE 7-5 0 7-5 15 22-5 30 37-5 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:750 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) PETER GORDON DELL..... SIGNATURE DATE 2 / 11 / 04 REF 9805-2 VERSION 4	SHEET 5 OF 7 SHEETS DATE / / COUNCIL DELEGATE SIGNATURE
	AMG ZONE 55				

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 533422A

EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY	SEE DIAG	INST A162440	LATROBE VALLEY WATER & SEWERAGE BOARD
E-2	DRAINAGE & SEWERAGE	SEE DIAG	LP 218992E	LOTS ON LP 218992E
E-3	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
E-4	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-5	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
E-6	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-7	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-8	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
E-9	POWER LINE	SEE DIAG.	PS 512352N - SEC 88 OF THE ELECTRICITY INDUSTRY ACT 2000	TXU ELECTRICITY PTY LTD
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	PS 512352N - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
	DRAINAGE	SEE DIAG	PS 512352N	CITY OF LATROBE
E-10	DRAINAGE & SEWERAGE	2	LP 218993C	LOTS ON LP 218993C
E-11	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF LATROBE
E-12	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY
E-13	DRAINAGE	SEE DIAG	THIS PLAN	CITY OF LATROBE
	PIPELINE & ANCILLARY PURPOSES	SEE DIAG	THIS PLAN - SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY



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LICENSED SURVEYOR (PRINT) PETER GORDON DELL
 SIGNATURE DATE 2 / 11 / 04
 REF 9805-2 VERSION 4

SHEET 7 OF 7 SHEETS

DATE / /
 COUNCIL DELEGATE SIGNATURE



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Application by a responsible authority for the making of a recording of an agreement Section 181(1), Planning and Environment Act 1987

Lodged at the Land Titles Office by:

Name: Rennicks Gippsland Solicitors
Telephone: (03) 5134 3177
Address: PO Box 795
MORWELL 3840

Ref: DM:HP 193111
Customer Code: 321C

The authority for having made an Agreement requires a recording to be made in the Register for the land.

Land (Insert Volume and Folio reference)(if part only, define the part)
Volume 9955 Folio 140

Authority (name and address including postcode)
LaTrobe Shire Council
Kay Street
TRARALGON 3844

Section and Act under which Agreement made
Section 173
Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for Authority: *Nick Kearns*
Name of Officer: NICK KEARNS
Designation of Officer: DEVELOPMENT APPROVALS LEADER
Date: 16 APRIL 1997

Planning and Environment Act Regulations - Form 9.1

7 MAY 1997

ASBP

SECTION 173 AGREEMENT

THIS AGREEMENT is made the 7th day of April 1997.

BETWEEN:

THE LA TROBE SHIRE COUNCIL of Civic Centre, Kay Street, Traralgon ("the Council")

AND

C.F.M. PAYNE PTY LTD (ACN 004 371 680) of 126 George Street, Morwell ("the Owner")

WHEREAS

- A. The Owner is registered or entitled to be registered as the proprietor of the land described as the whole of the land in Certificate of Title Volume 9955 Folio 140, being Lot B on Plan of Subdivision Number 218993C ("the Property"), a copy of which is attached hereto.
- B. The Council is the responsible authority of the Morwell Planning Scheme.
- C. The Owner has requested Council to release the Bank Guarantee from Westpac Banking Corporation ("the Guarantee") given to Council for the drainage headworks and recreation charges for Plans of Subdivision No. 218992E and No. 218993C, a copy of each of which is attached hereto.
- D. The Council has agreed to release the Guarantee but only if the Owner enters into this Agreement with the Council to protect the Council's rights in respect of the drainage headworks and recreation charges.
- E. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be treated this Agreement shall be an Agreement under Section 173 of the Planning & Environment Act ("the Act").

NOW THIS AGREEMENT WITNESSES as follows:-

- 1. In this Agreement unless inconsistent with the context or subject matter

"the Act" shall mean the Planning & Environment Act 1987 or any modification, amendment or re-enactment thereof.



"Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor of any estate in fee simple of the Property or any part thereof.

2. The Owner with the intent that its covenants hereunder shall run with the Property hereby covenants and agrees that it (which term shall include the Owner or Owners of the Property or any part thereof from time to time) will:
 - (a) not hold Council responsible or liable for any damage or injury whatsoever which may result directly or indirectly from any drainage from the land in Plans of Subdivision No. 218992E and No. 218993C passing over or through the Property.
 - (b) upon further subdivision of the Property unless exempted from so doing by Council on such terms as Council deems appropriate (including postponing of the doing of the required drainage works), meet the cost of all drainage works reasonably required by Council or any other relevant authority which are required to provide drainage for the benefit of the land in Plans of Subdivision No. 218992E and No. 218993C which cost shall not exceed the original headworks charges as determined by Council.

3. The Owner further covenants and agrees:
 - (a) to do all things necessary to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act, including signing any further agreement, acknowledgement or document to enable the said memorandum to be registered under that Section;
 - (b) to do all things necessary including the signing of any further agreements, undertakings, covenants, consents, approvals or other documents necessary for the purpose of ensuring it carries out its covenants, agreement and obligations hereunder and to enable the Council to enforce the performance by the Owner of such covenants, agreements and undertakings.
 - (c) to pay all legal costs in connection with the preparation and execution of this Agreement and lodging of an Application at the Land Titles Office to have a Memorandum of this Agreement entered on the Certificate of Title to the subject land and to submit to the Council a copy of the Certificate of Title after the registration of the Agreement by the Land Titles office.



EXECUTED AS AN AGREEMENT

The Seal of La Trobe Shire Council was hereunto affixed this 7th day of April 1997 in the presence of:

.....
.....
.....

(MAYOR)
(Commissioner)

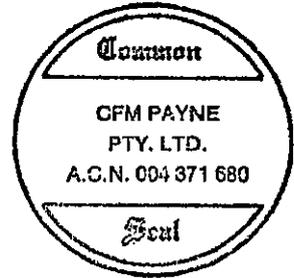
(COUNCILLOR)
(Commissioner)

(Chief Executive Officer)



The Common Seal of C.F.M. Payne Pty Ltd (ACN 004 371 680) was hereunto affixed in accordance with its Articles of Association in the presence of:

..... (Director)
..... (SECRETARY)
..... (Director)



H/PRECEDENT/LATROBE.SC/CFMPAYNE.AGR





VICTORIA

REGISTER BOOK

VOL. 9955 FOL. 140

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

C.F.M. PAYNE PTY. LTD. of 126 George Street Morwell is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Maryvale being Lot B on Plan of Subdivision No. 218993C -

Issued under Regulation 10 -

Derived From
Vol. 8248 Fol. 495

6/6/90



P L Matthews
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements created by Section 98 of the Transfer of Land Act 1958-

Any other encumbrances shown or entered on the said Plan-

MORTGAGE N483966C - Westpac Banking Corporation-
Registered 30/5/88-

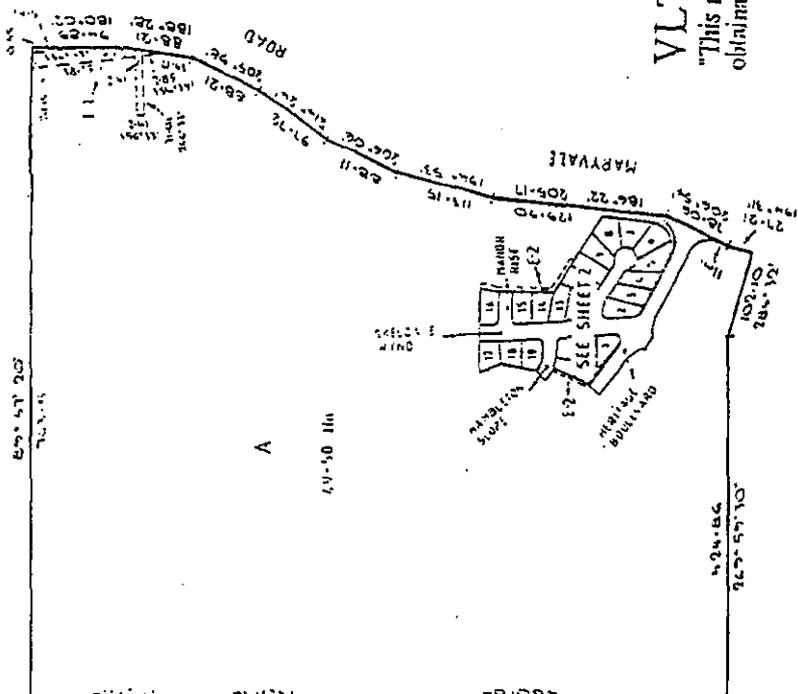
SEE LP218993C FOR BOUNDARIES AND OTHER DETAILS

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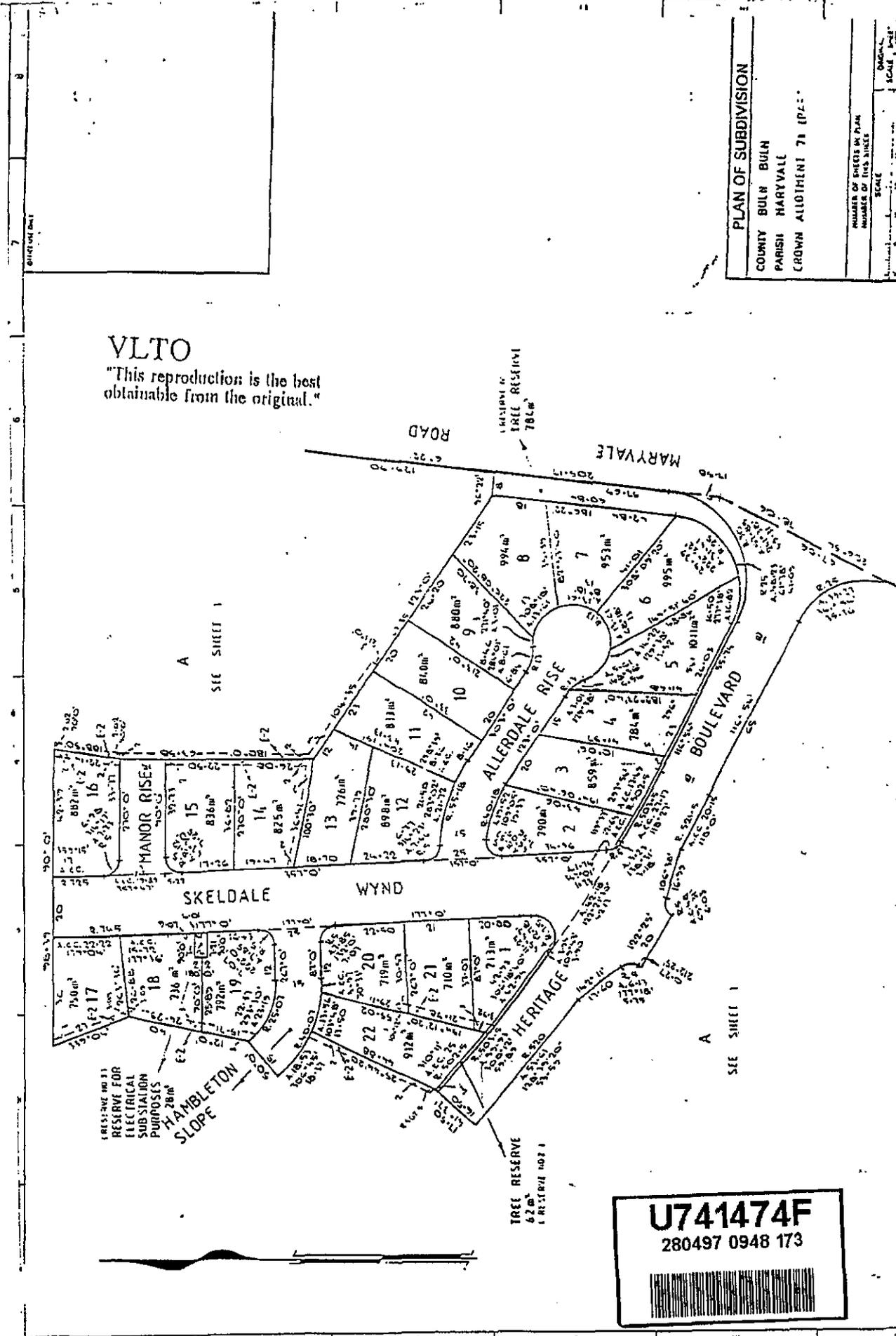


<p>NOTATIONS</p> <p>LAND SUBJECT TO EASEMENT</p> <ul style="list-style-type: none"> E-1 EASEMENT TO THE LATROBE VALLEY WATER AND SEWERAGE BOARD VIOLET WEST A LOT 200. <p>LAND APPROPRIATED OR SET ASIDE FOR ROADS WITHIN THE HEAVY LINES FOR WATER, DRAINAGE, SEWERAGE AND SUPPLY OF GAS & ELECTRICITY.</p> <p>E-2S DRAINAGE & SEWERAGE.</p>	<p>TO BE COMPLETED WHEN APPROVED</p> <p>THIS SURVEY HAS BEEN CONNECTED TO THE MAIN WATER MAINS</p> <p>THE LAND TO BE BOUNDARIED IS SHOWN BY THICK LINES</p> <p>TITLE REF. VOL 1248 FOL 495</p> <p>LAST PLAN REF.</p>	<p>PLAN OF SUBDIVISION</p> <p>COUNTY BULN BULN</p> <p>PARISH MARYVALE</p> <p>(CROWN ALLOTMENT 71 (PART 1))</p> <p>NUMBER OF SHEETS IN PLAN: 2</p> <p>NUMBER OF THIS SHEET: 2</p> <p>SCALE</p> <p>1:10,000</p> <p>DATE OF SURVEY: 18/12/89</p> <p>BY: [Signature]</p>
<p>PLAN APPROVED</p> <p>AT [Signature]</p> <p>ON [Signature]</p> <p>ASSISTANT MUNICIPAL ENGINEER</p>	<p>OFFICIAL COPY</p> <p>DATE 20/12/89</p> <p>MUNICIPAL CLERK</p> <p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>THIS PLAN ACCORDS WITH A PLAN APPROVED BY THE LOCAL GOVERNMENT ACT 1980 AND THE LOCAL GOVERNMENT ACT 1980.</p> <p>THE COUNCIL ON 18/12/89</p> <p>THE PLANNING APPEALS BOARD ON 18/12/89</p> <p>AND A RESOLUTION OF THE PLANNING APPEALS BOARD ON 18/12/89</p> <p>ACT 1980 HAS BEEN MADE</p>	<p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN APPROVED BY THE LOCAL GOVERNMENT ACT 1980 AND THE LOCAL GOVERNMENT ACT 1980.</p> <p>THE COUNCIL ON 18/12/89</p> <p>THE PLANNING APPEALS BOARD ON 18/12/89</p> <p>AND A RESOLUTION OF THE PLANNING APPEALS BOARD ON 18/12/89</p> <p>ACT 1980 HAS BEEN MADE</p> <p>DATE 20/12/89</p> <p>MUNICIPAL CLERK</p> <p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>THIS PLAN ACCORDS WITH A PLAN APPROVED BY THE LOCAL GOVERNMENT ACT 1980 AND THE LOCAL GOVERNMENT ACT 1980.</p> <p>THE COUNCIL ON 18/12/89</p> <p>THE PLANNING APPEALS BOARD ON 18/12/89</p> <p>AND A RESOLUTION OF THE PLANNING APPEALS BOARD ON 18/12/89</p> <p>ACT 1980 HAS BEEN MADE</p>
<p>CERTIFICATION BY SURVEYOR</p> <p>I, [Signature], SURVEYOR, do hereby certify that this plan has been prepared in accordance with the Survey Act 1978 and complies with the Survey Act 1978 and that the plan is accurate and correctly represents the subject land.</p> <p>DATED 18 OCTOBER 1989</p>	<p>CERTIFICATION BY SURVEYOR</p> <p>I, [Signature], SURVEYOR, do hereby certify that this plan has been prepared in accordance with the Survey Act 1978 and complies with the Survey Act 1978 and that the plan is accurate and correctly represents the subject land.</p> <p>DATED 18 OCTOBER 1989</p>	<p>CERTIFICATION BY SURVEYOR</p> <p>I, [Signature], SURVEYOR, do hereby certify that this plan has been prepared in accordance with the Survey Act 1978 and complies with the Survey Act 1978 and that the plan is accurate and correctly represents the subject land.</p> <p>DATED 18 OCTOBER 1989</p> <p>Supervisor Ref: 2032/1</p> <p>REV A</p> <p>2032/1</p> <p>Beveridge Williams & Co. Pty. Ltd.</p> <p>REGISTERED PLANNING CONSULTANTS</p>



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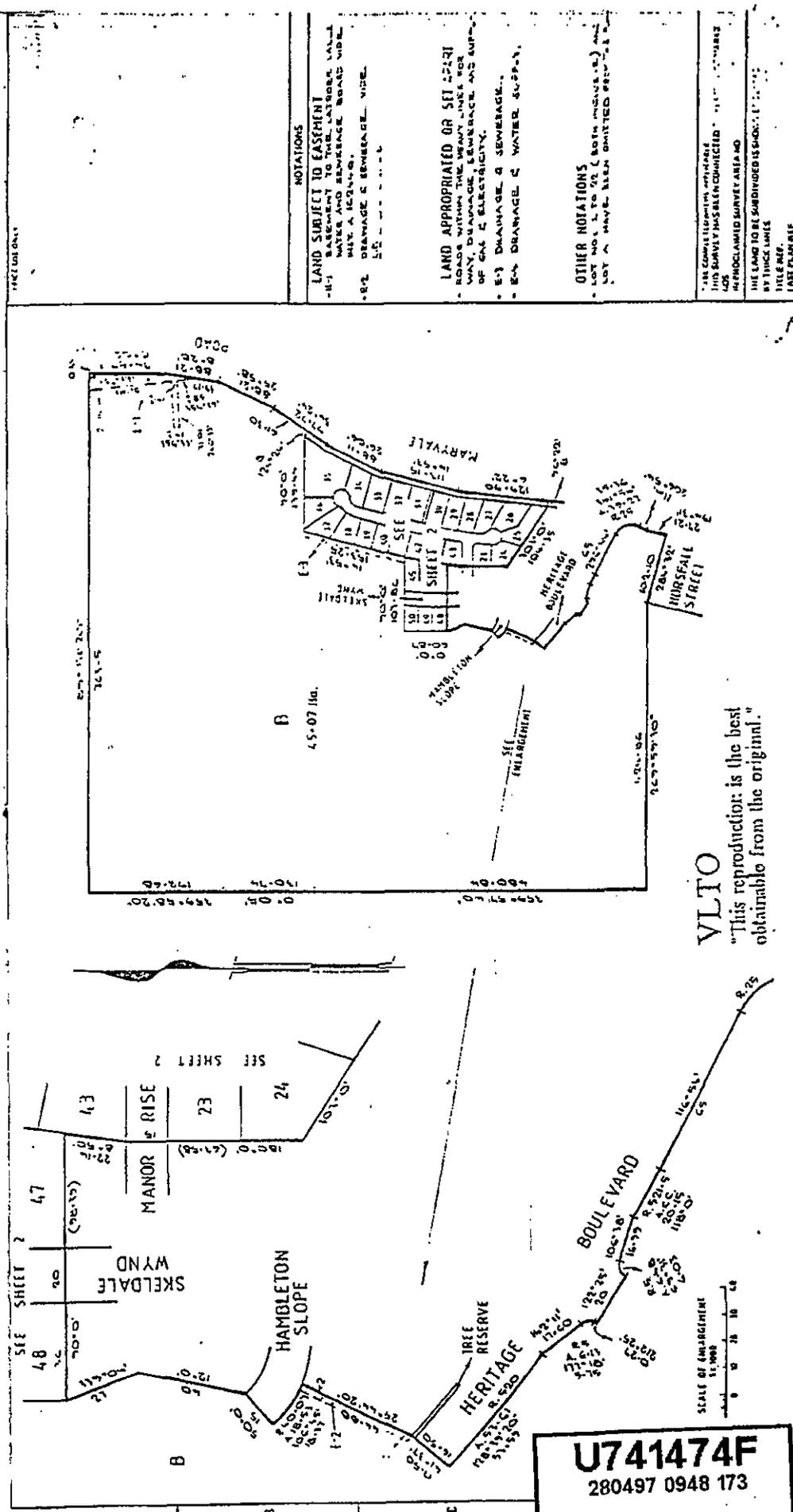


VLTO
 "This reproduction is the best obtainable from the original."

PLAN OF SUBDIVISION	
COUNTY BULN BULN	
PARISH HARYVALE	
CROWN ALLOTMENT 78 (PZ...)	
NUMBER OF SHEETS IN PLAN	SCALE
NUMBER OF THIS SHEET	SCALE
1	1:800
2	1:800
3	1:800
4	1:800
5	1:800
6	1:800
7	1:800
8	1:800
9	1:800
10	1:800
11	1:800
12	1:800
13	1:800
14	1:800
15	1:800
16	1:800
17	1:800
18	1:800
19	1:800
20	1:800
21	1:800
22	1:800
LENGTHS ARE IN METRES	
OFFICE USE ONLY	
LP 2183102	

SIGNATURE OF SURVEYOR		SIGNATURE OF MUNICIPAL CLERK	
<i>[Signature]</i>		<i>[Signature]</i>	
DIVISION NO 1		27th AUGUST 1989	
REV A		2032 / 1	
beveridge williams & co. Pty. Ltd.		INCORPORATED IN SOUTH AFRICA	

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NOTATIONS

LAND SUBJECT TO EASEMENT

- M-1 BASEMENT TO TANK ABOVE, WALL WATER AND REMERGE BOARD VIDE MLY A 12/11/03.
- B-2 DRAINAGE & REMERGE VIDE L.C. 12/11/03.

LAND APPROPRIATED OR SET ASIDE

- ROADS WITHIN THE MEAN LINE FOR MLY, DRAINAGE, REMERGE AND SUPPLY OF GAS & ELECTRICITY.
- B-3 DRAINAGE & REMERGE.
- B-4 DRAINAGE & WATER SUPPLY.

OTHER NOTATIONS

- LOT NO. 1 TO 20 (BOTH INCL. & EXCL.) ARE NOT TO BE SUBDIVIDED.
- LOT 21 HAS BEEN OMITTED FROM THIS PLAN REF. TO THE PLAN REF.

PLAN OF SUBDIVISION

COUNTY BULN BULN
PARISH MARYVALE
CROWN ALLOTMENT 71 (PART)

NUMBER OF SHEETS: 2
NUMBER OF INSULETS: 1
SCALE: 1:1000
LENGTHS AND WIDTHS: 11.600 A-Z
PRICE ONLY: LP 218 9713

CERTIFICATION BY SURVEYOR

I, JOHN FRANCIS WILLIAMS of 554 HIGH STREET, PARISH MARYVALE, COUNTY BULN BULN, do hereby certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the Surveyors Act 1929 and completed on 12th OCTOBER, 1989. I have not been aware of any fraud or other illegality in the preparation of this plan.

Dated 27th OCTOBER 1989

Examined Surveyor
Surveyors Act 1929

CERTIFICATE OF MUNICIPAL CLERK

MUNICIPALITY: MARYVALE
LEADERSHIP NO.: 0771076

THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 60(2) OF THE LOCAL GOVERNMENT ACT 1978 ON 18/12/89

- CONFIRMED BY THE ENVIRONMENTAL SERVICES BOARD ONLY
- AND A REQUIREMENT FOR THE IMPROVEMENT PULSING IN SECTION 50(1) OF THE LOCAL GOVERNMENT ACT 1978 HAS BEEN MADE

DATE: 20/12/89
MUNICIPAL CLERK: [Signature]

PLANNING APPEALS BOARD

THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (UP-OF-PART SIX) OF THE LOCAL GOVERNMENT ACT 1974 BY THE COUNCIL ON [Signature]

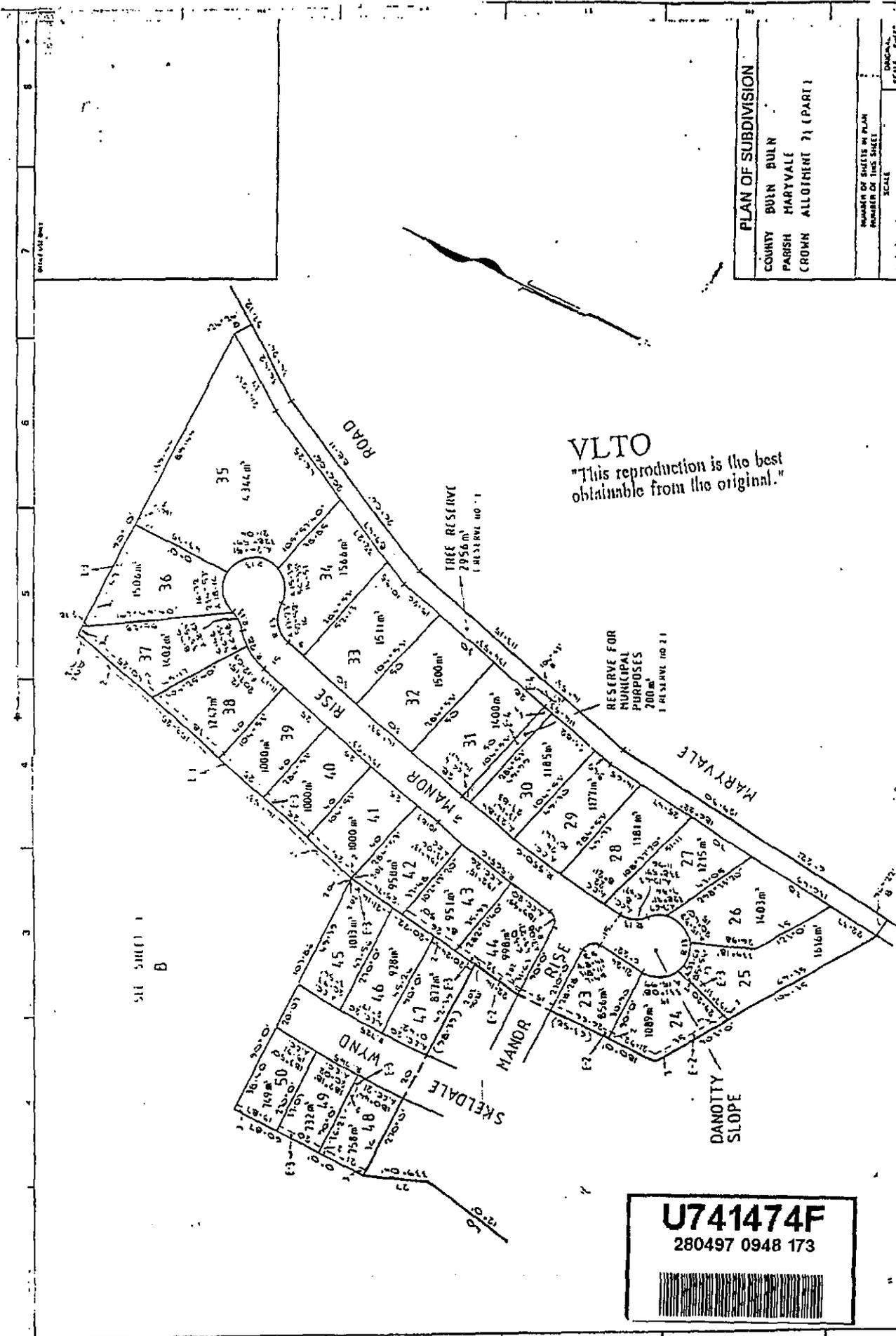
- THE PLANNING APPEALS BOARD ON [Signature]

DATE: [Signature]

MUNICIPAL CLERK: [Signature]

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VLTO
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PLAN OF SUBDIVISION	
COUNTY	BURN BURN
PARISH	MARYVALE
CROWN ALLOTMENT	71 (PART)
NUMBER OF SHEETS IN PLAN	1
NUMBER OF THIS SHEET	9
SCALE	1:1000
DATE	11/06/05
BY	AS

LP 218 593

SCALE USE ONLY

SIGNATURE OF MUNICIPAL CLERK

SIGNATURE OF SURVEYOR

DRAWN BY
 RLV A
 2032 1 2

beveridge williams & co. plc. ltd.
 SURVEYORS PLANNING CONSULTANTS

U741474F
 280497 0948 173

Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



034 00518

Mr R C Stokas and Ms S M Fox
18-20 Skeldale Wynd
MORWELL VIC 3840

To be eligible for the instalment program and receive reminder notices, you must pay the arrears amount and the first instalment in full by 30 September 2024.

Assessment number: 120816
Issue date: 16/08/2024

Property: 18-20 Skeldale Wynd, MORWELL VIC 3840

Description: L 91 PS 503422, L 45 LP 218993
AVPCG: 110 - Detached Home
(see reverse)

Capital Improved Value (CIV): \$760,000 Valuation date: 01/01/2024
Effective as at: 01/07/2024

Arrears, immediate charges and payments

Arrears: \$2,184.08
Interest: \$20.90

Council rates and charges

General Rates Residential (0.00297572 x CIV): \$2,271.55
Municipal Charge: \$153.00
Waste Services Charge (Rubbish/ Recycling/ Green Waste): \$20.00

State government charges

Fire Services Property Levy - Residential (0.00087 x CIV): \$66.10
Fire Services Property Levy - Fixed Charge: \$132.00
EPA Victoria Landfill Levy: \$71.00

Total amount payable: \$5,276.60

Your payment options:
Overdue, incurring interest pay now:

PLUS

Full payment	\$5,276.60
Instalment (1 of 2)	\$767.95
Instalment (2 of 2)	\$767.95
Instalment (3 of 2)	\$767.95
Instalment (4 of 2)	\$767.95

OR

Payments made on or after 05 August 2024 may not be included

- Full payment: \$5,276.60
- Instalment: \$767.95

Assessment number: 120816
Property: 18-20 Skeldale Wynd, MORWELL VIC 3840



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



Billers Code: 8072
Ref: 120816

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



Billers Code: 0859
Ref: 120816

Pay 24 hours a day by credit card
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 1800 367 700 to obtain a direct debit form.

In person

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

Please retain this notice for your records as a fee of \$22.00 may be charged for replacement copies. On page three for instructions on how to register for electronic notices in order to obtain a free digital copy free of charge.

Mail

Detach this slip and send with payment to: Latrobe City Council
PO BOX 264, Morwell VIC 3840.

Centrepay

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

Council Use Only



More information overpage





INFORMATION STATEMENT

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

55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

02 July 2025

Your Reference :
Our Reference:

CB:LS:Stokesandfox
02014429-01

Bowers Conveyancing
PO Box 221
Warragul Vic 3820

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

Applicant: Bowers Conveyancing
Property Address: 20 Skeldale Wynd Morwell Vic 3840
Information Statement No: 166314

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	02/07/2025	Your Reference :	CB:LS:Stokesandfox
Information Statement No:	166314	Our Reference:	02014429-01
Property Address:	20 Skeldale Wynd Morwell Vic 3840		
Property Details:	Lot 91 Plan PS533422		
Settlement Date:	31/10/2025		

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

- ⇒ Please note: This certificate is for Lot 91 on PS533422. At present Lot 91 on PS533422 is rated contiguously with Lot 45 on LP218993. Should these lots be sold separately or be used for separate purpose; upon date of settlement or date of separate occupation Lot 45 on LP218993 will retain the current services and Lot 91 on PS533422 will become separately rateable for non-connected water and wastewater. Gippsland Water will require any services to be disconnected at the common boundary at this time.

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: 02/07/2025 **Your Reference :** CB:LS:Stokesandfox
Information Statement No: 166314 **Our Reference:** 02014429-01

Property Address: 20 Skeldale Wynd Morwell Vic 3840
Property Details: Lot 91 Plan PS533422
Settlement Date: 31/10/2025

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

Charges levied for billing period: 01 Jul to 31 Oct

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	0.00
Wastewater Service Charges	0.00
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	0.00
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(Please note: CR denotes a credit)



Biller Code: 3475
REF: 3680 0002 0144 2901 5
 Pay by savings or credit card

Gippsland Water Authorised Officer: 

Date: 2 July 2025



Solicitors
Updates Online
 Tool

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

REGISTER TODAY

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



55 Hazelwood Rd
PO Box 348
Traralgon Vic 3844

Telephone: 1800 050 500
Fax (03) 5174 0103

INFORMATION STATEMENT

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

Important Information

Gippsland Water bill period:

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

Gippsland Water tariffs:

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

Adjustable and non adjustable charges:

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

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

Payment of Gippsland Water accounts:

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

Financial updates:

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

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

Notice of property transfer:

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

Validity of the Information Statement:

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

Automatic eBilling Registration for new customers

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

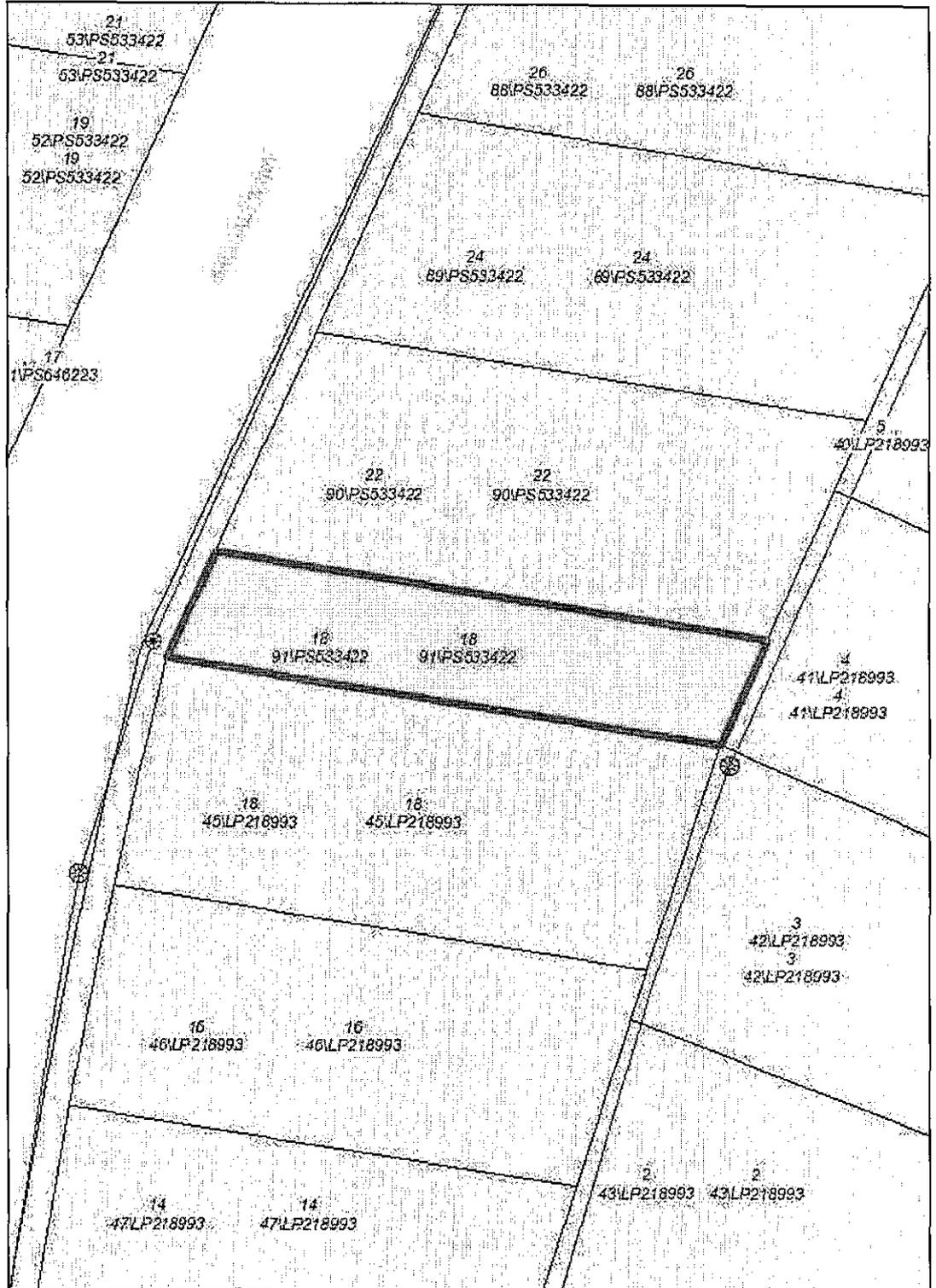
www.gippswater.com.au/legal/privacy-policy

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



Legend

- SEWER NODES**
- MAINTENANCE SH
- ⊙ MANHOLE
- TMS
- COLLECTION TAN
- HOUSE DISCHARGE
- SEWER PIPES**
- GRAVITY SEWER
- PRESSURE SEWER
- BRANCH SEWER
- RISING MAIN
- TRUNK SEWER
- TREATED OUTFALL
- WATER PIPES**
- RETICULATION
- DISTRIBUTION
- TRANSFER
- ⊙ NOT GW
- HIGH WATER PRE
- LOW WATER PRE
- PARCEL DETAILS**
- LANDVIC PARCEL
- Actual
- Preliminary
- Roads**
- Rail
- Life Support
- Property
- Service Area



Disclaimer

Gippsland Water does not guarantee the accuracy, scale or completeness of this information. Any person relying on this 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 person using this information should make their own site investigation and accommodate their works accordingly.

2/7/2025

Scale 1: 500

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1152030

APPLICANT'S NAME & ADDRESS

LYNETTE ANNE SAUNDERS C/- LANDATA
MELBOURNE

VENDOR

STOKES, RUSSELL CHRISTOPHER

PURCHASER

VENDOR STATEMENT, PURPOSES

REFERENCE

STOKES

This certificate is issued for:

LOT 91 PLAN PS533422 ALSO KNOWN AS 18 - 20 SKELDALE WYND MORWELL
LATROBE CITY

The land is covered by the:

LATROBE PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/latrobe>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be checked carefully.

The above information includes all amendments to planning scheme maps placed on public exhibition up to the date of issue of this certificate and which are still the subject of active consideration

Copies of Planning Schemes and Amendments can be inspected at the relevant municipal offices.

LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

02 July 2025

Sonya Kilkenny
Minister for Planning

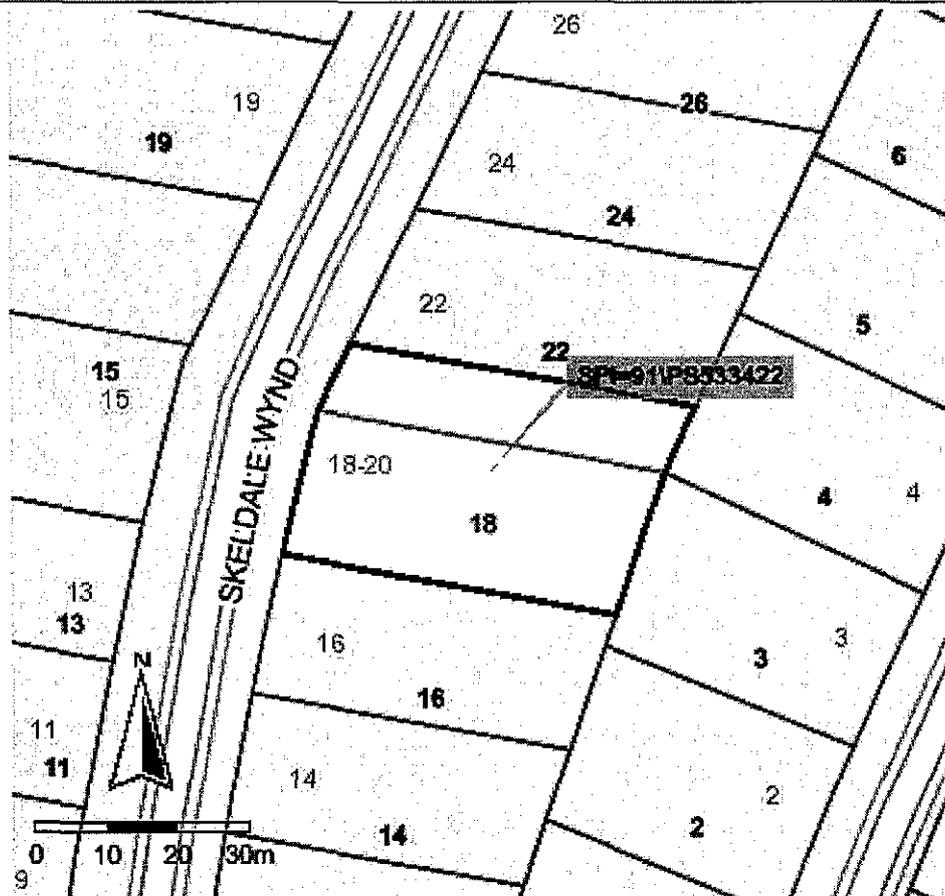


The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.

Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour. Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 01 July 2025 10:46 AM

PROPERTY DETAILS

Address: **18-20 SKELDALE WYND MORWELL 3840**
Lot and Plan Number: **More than one parcel - see link below**
Standard Parcel Identifier (SPI): **More than one parcel - see link below**
Local Government Area (Council): **LATROBE**
Council Property Number: **12081**
Planning Scheme: **Latrobe**
Directory Reference: **Vicroads 699 O4**

www.latrobe.vic.gov.au

[Planning Scheme - Latrobe](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

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

STATE ELECTORATES

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

OTHER

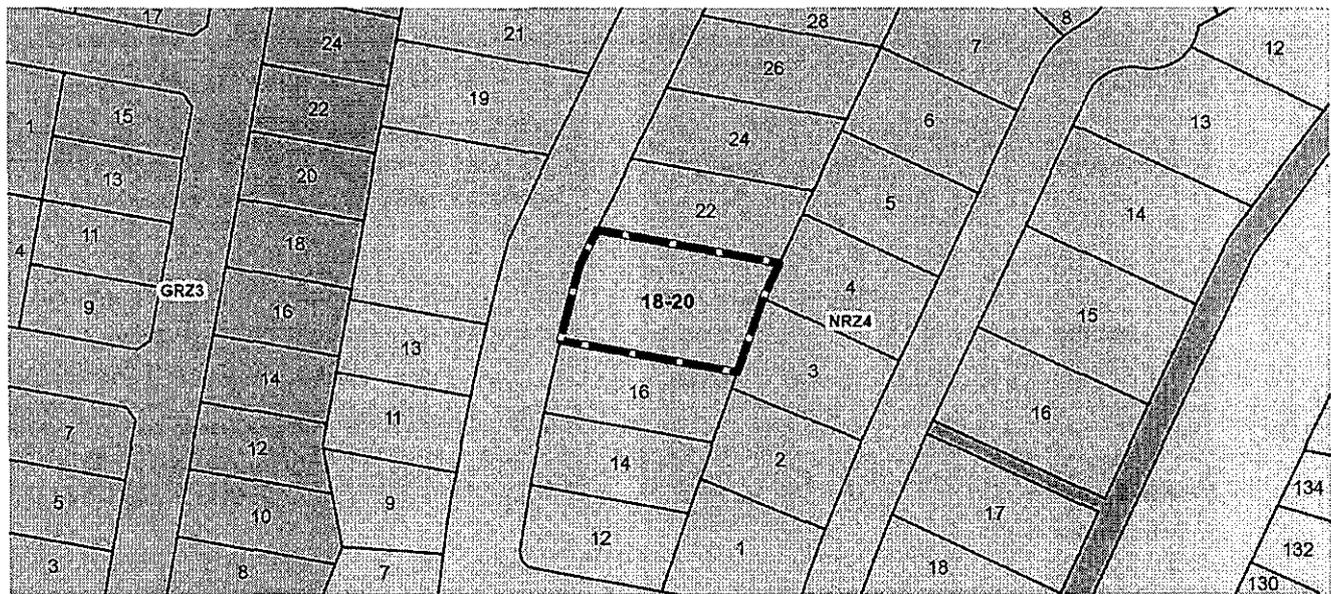
Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 4 (NRZ4)



GRZ - General Residential

NRZ - Neighbourhood Residential

PPRZ - Public Park and Recreation

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

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

Planning Overlay

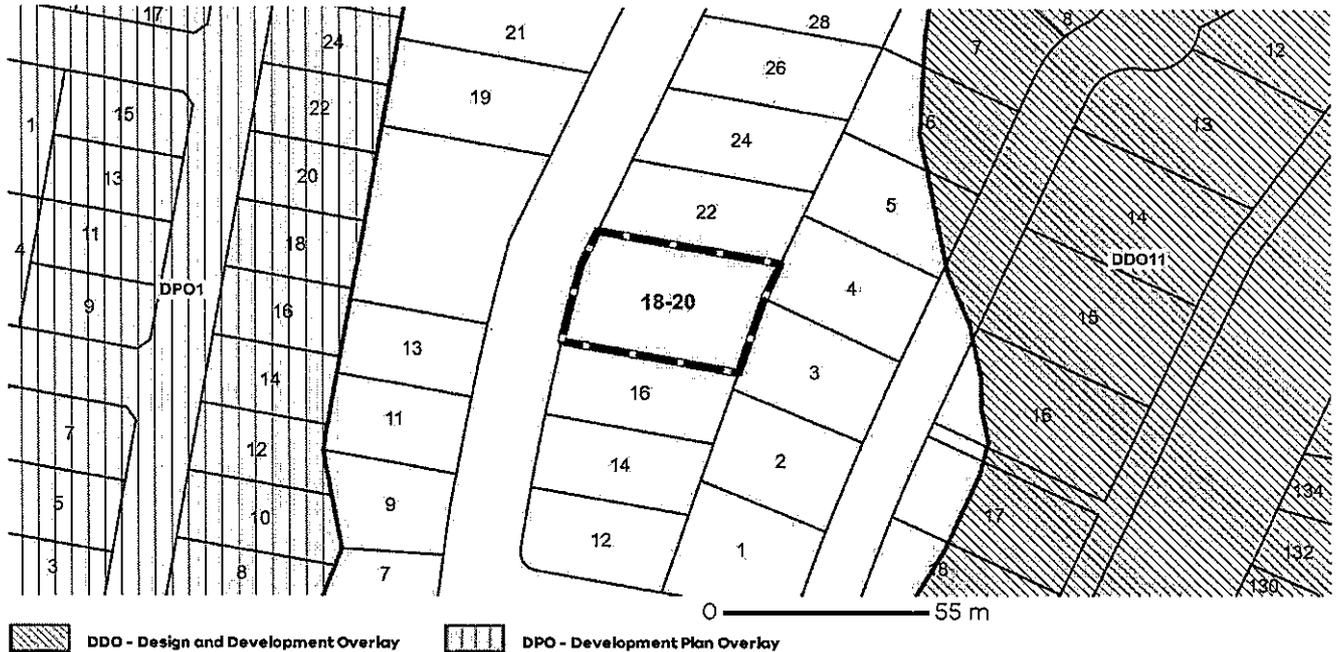
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DEVELOPMENT PLAN OVERLAY (DPO)



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 30 June 2025.

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

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

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

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

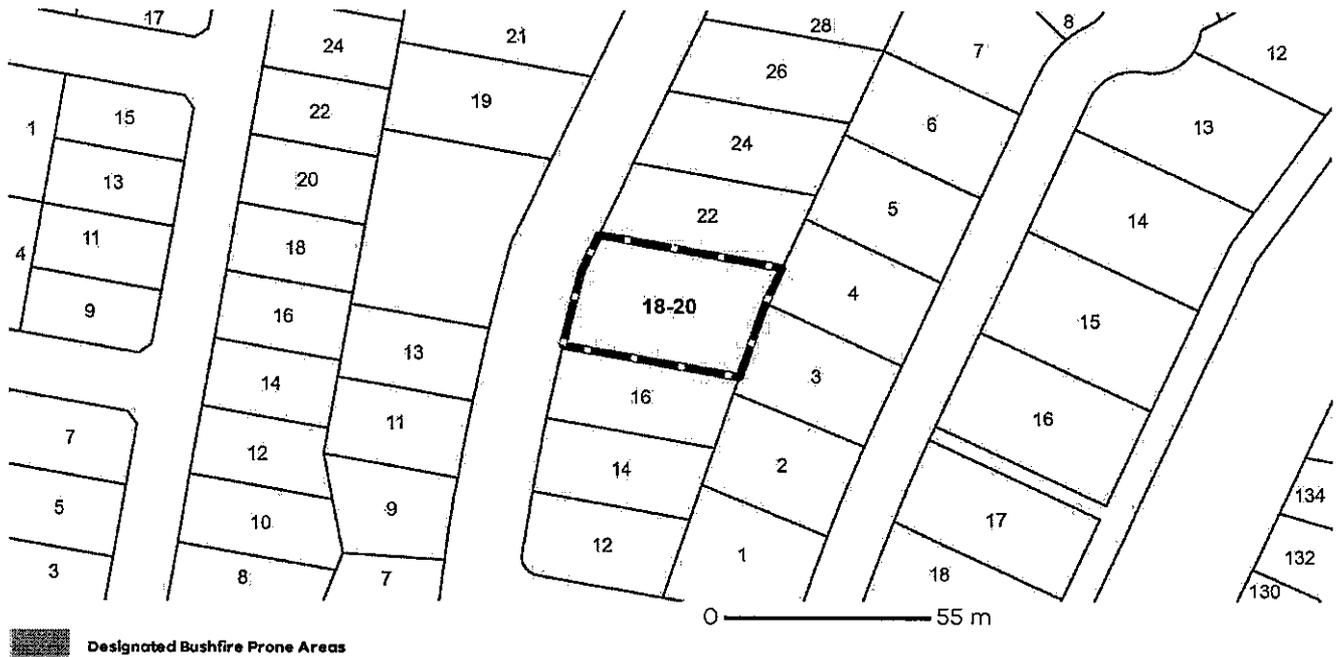
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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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.

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.

Vendors:

RUSSELL CHRISTOPHER STOKES
& SHARON MARGARET FOX

Vendor's Section 32 Statement

Property:

20 SKELDALE WYND MORWELL VIC 3840

Vendor's Conveyancer:

BOWERS CONVEYANCING SERVICES
SUITE 10, 21 SMITH STREET
(P O BOX 221)
WARRAGUL 3820
TEL:03 5622 0070

EMAIL: bowersconveyancing@gmail.com



Certificate of completion

Generated by Annature

Envelope Id	59d2bf1d730442ab9a8ceec785f9c899	Sender	REIV Team
Envelope name	Envelope 2025-10-07 09:44:11	Business	REIV VicForms
Sent	07 Oct 2025, 09:06:11 am (GMT+10:00)	Email	reiv@utilihub.io
Completed	13 Oct 2025, 01:23:40 pm (GMT+10:00)	Number	
Number of documents	1 (One)	Address	
Number of pages	41 (Forty-one)	Website	
Number of recipients	2 (Two)		

This recipient's identity was verified using a two-factor authentication code delivered to their mobile phone.
Authentication fingerprint: a7bff94ea93cf443a74e3f10dbc500fd

Recipient Id	e97adc922ae542aa836c003a7c9535e7	Sent	07 Oct 2025, 09:06:11 am (GMT+10:00)
Recipient name	Russell Stokes	Viewed	13 Oct 2025, 01:22:48 pm (GMT+10:00)
Email address	[REDACTED]	Signed	13 Oct 2025, 01:23:37 pm (GMT+10:00)
Mobile number	[REDACTED]	Completed	13 Oct 2025, 01:23:40 pm (GMT+10:00)
Authenticated by	Email & 2FA	Signature	 Signed by: <i>Russell Stokes</i> 6FEC33C0AF5DD430
Session Id	f007fbb634af48a7bb4e1d7893c0d0f6		
Fingerprint	b9e708dca46c0ebee473613247a77beb		
IP Address	[REDACTED]		
User agent	Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.6 Safari/605.1.15		

This recipient's identity was verified using a two-factor authentication code delivered to their mobile phone.
Authentication fingerprint: 1b6da7707b9bd5143ae466c38b137f12

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Recipient name	Sharon Stokes	Viewed	07 Oct 2025, 01:09:01 pm (GMT+10:00)
Email address	[REDACTED]	Signed	07 Oct 2025, 01:10:53 pm (GMT+10:00)
Mobile number	[REDACTED]	Completed	07 Oct 2025, 01:10:55 pm (GMT+10:00)
Authenticated by	Email & 2FA	Signature	Signed by:  77BE2668F169D702
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IP Address	[REDACTED]		
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Audit log

07 Oct 2025, 09:00:29 am	The envelope has been created by REIV VicForms.
07 Oct 2025, 09:06:08 am	The envelope has been sent by REIV VicForms.
07 Oct 2025, 09:06:14 am	Sharon Stokes [REDACTED] has been emailed a copy of the envelope to complete.
07 Oct 2025, 09:06:15 am	Russell Stokes [REDACTED] has been emailed a copy of the envelope to complete.
07 Oct 2025, 01:09:01 pm	Sharon Stokes [REDACTED] has opened and viewed the envelope.
07 Oct 2025, 01:10:53 pm	Sharon Stokes [REDACTED] has completed the envelope.
13 Oct 2025, 10:14:56 am	Russell Stokes [REDACTED] has been emailed a copy of the envelope to complete.
13 Oct 2025, 01:22:48 pm	Russell Stokes [REDACTED] has opened and viewed the envelope.
13 Oct 2025, 01:23:37 pm	Russell Stokes [REDACTED] has completed the envelope.
13 Oct 2025, 01:23:40 pm	The envelope has been viewed and completed by all recipients.