

# Vendor Statement

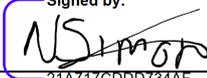
The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act* 1962.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.  
The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

<b>Land</b>	30 Morgan Drive, Traralgon 3844
-------------	---------------------------------

<b>Vendor's name</b>	Nicholas Anthony Simoni	<b>Date</b>	28/7/2025
----------------------	-------------------------	-------------	-----------

<b>Vendor's signature</b>	Signed by:  <small>21A717CDDD734AF...</small>		
---------------------------	--	--	--

<b>Purchaser's name</b>		<b>Date</b>	/ /
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<b>Purchaser's signature</b>			
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<b>Purchaser's name</b>		<b>Date</b>	/ /
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<b>Purchaser's signature</b>			
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## 1. FINANCIAL MATTERS

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

All outgoings will be adjusted between the parties at the time of settlement. Services may be disconnected at or prior to settlement. Purchaser will be responsible for any reconnection fees which may be incurred.

(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

	To	
--	----	--

Other particulars (including dates and times of payments):
--

### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

This section 2.1 only applies if this vendor statement is in respect of a contract which does NOT provide for the land to remain at the risk of the vendor until the purchaser becomes entitled to possession or receipt of rents and profits.

Not Applicable.

### 2.2 Owner Builder

This section 2.2 only applies where there is a residence on the land that was constructed by an owner-builder within the preceding 6 years and section 137B of the Building Act 1993 applies to the residence.

Not Applicable.

### 3. LAND USE

#### 3.1 Easements, Covenants or Other Similar Restrictions

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

Is in the attached copies of title documents.

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

To the best of the vendors knowledge there is no existing failure to comply with the terms of any easement, covenant or other similar restriction.

#### 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 regulations made under the *Building Act* 1993 if the square box is marked with an 'X'

#### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

### 4. NOTICES

#### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approved proposal directly and currently affecting the land, being a notice, order, declaration, report, recommendation or approved proposal of which the vendor might reasonably be expected to have knowledge:

Not Applicable.

#### 4.2 Agricultural Chemicals

There are NO notices, property management plans, reports or orders in respect of the land issued by a government department or public authority in relation to livestock disease or contamination by agricultural chemicals affecting the ongoing use of the land for agricultural purposes. However, if this is not the case, the details of any such notices, property management plans, reports or orders, are as follows:

Nil.

#### 4.3 Compulsory Acquisition

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

Nil.

### 5. BUILDING PERMITS

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

Not Applicable.

### 6. OWNERS CORPORATION

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

Not Applicable.

**7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION (“GAIC”)**

Not applicable.

**8. SERVICES**

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
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**9. TITLE**

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

**10. SUBDIVISION**

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

This section 10.2 only applies if the land is part of a staged subdivision within the meaning of section 37 of the *Subdivision Act* 1988.

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

**11. DISCLOSURE OF ENERGY INFORMATION**

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 2000m<sup>2</sup>; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable.

**12. DUE DILIGENCE CHECKLIST**

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

Is attached.

### **13. ATTACHMENTS**

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

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

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

1. GST Withholding – Supplier Notification
2. Register Search Statement Volume 9559 Folio 595
3. Copy Plan LP145261
4. Covenant M298893R
5. Property & Planning Reports
6. Spa Barrier Compliance Certificate
7. Copy Council Rate Notice - Latrobe City Council
8. Copy Water Rates Notice – Gippsland Water
9. State Revenue Office: Land Tax Certificate
10. Due Diligence Checklist

**GST WITHHOLDING – SUPPLIER NOTIFICATION**

This notice contains information to assist a purchaser comply with its GST Withholding obligations.

To : The Purchaser  
 Property : Lot 86 Plan PS145261 being Volume 9559 Folio 595  
 30 Morgan Drive, Traralgon  
 From : Nicholas Anthony Simoni  
 Of : 56 Davidson Street, Traralgon, VIC 3844

Select

**PART ONE**

1. The purchaser is given notice it is not required to make a GST Withholding Payment at Settlement of the property as:
- (a) the Vendor is not registered or required to be registered for GST; and/or
  - (b) the property comprises existing residential premises.

**PART TWO**

(complete only if the property comprises *new residential or potential new residential land*. *If this applies please seek confirmatory advice from your accountant*)

2. The purchaser is given notice that it is required to make a GST Withholding Payment at Settlement of the property as the Vendor is registered for GST and the property comprises new residential or potential new residential land.

**GST WITHHOLDING PAYMENT DETAILS** (where applicable)

Supplier's Name :	Nicholas Anthony Simoni
ABN :	
Amount to be withheld :	\$ (and being 7% of the consideration where the supply is made under the margin scheme or 1/11 otherwise)
Due	At Settlement (unless terms contract)

Signed by or on behalf of the Vendor

Signed by:  
  
 .....  
 21A717CDD734AF...

Nicholas Anthony Simoni



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

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

VOLUME 09559 FOLIO 595

Security no : 124125806052U  
Produced 01/07/2025 11:58 AM

**LAND DESCRIPTION**

Lot 86 on Plan of Subdivision 145261.  
PARENT TITLE Volume 09548 Folio 916  
Created by instrument LP145261 22/06/1984

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
NICHOLAS ANTHONY SIMONI of 30 MORGAN DRIVE TRARALGON VIC 3844  
AV295642D 02/02/2022

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AW546011M 14/02/2023  
CREDIT UNION AUSTRALIA LTD

COVENANT M298893R 30/05/1986

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

**DIAGRAM LOCATION**

SEE LP145261 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: 30 MORGAN DRIVE TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 17759N GREAT SOUTHERN BANK  
Effective from 14/02/2023

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>LP145261</b>
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Document Assembled	<b>01/07/2025 11:58</b>

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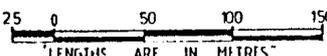
# LP145261

## EDITION 1

APPROVED 17/5/84

PLAN OF SUBDIVISION  
PART OF CROWN ALLOTMENT 'A8

PARISH OF TRARALGON  
COUNTY OF BULN BULN

SCALE:  LENGTHS ARE IN METRES

C/T V. 9548 F. 916

### APPROPRIATIONS

BROWN: WAY, DRAINAGE & SEWERAGE  
BLUE HATCHED: DRAINAGE

### ENCUMBRANCES & OTHER NOTATIONS

THE LAND COLOUR YELLOW IS A DRAINAGE EASEMENT VIDE L.P. 138844 & L.P. 142188  
THE LAND COLOURED BLUE IS AN EASEMENT FOR DRAINAGE & SEWERAGE CREATED BY L.P. 138845  
PART OF THE LAND COLOURED BROWN IS AN EASEMENT OF WAY DRAINAGE & SEWERAGE CREATED BY L.P. 139598, L.P. 142186 & L.P. 142188  
THE LAND COLOURED PURPLE HATCHED & PART OF THE LAND COLOURED BROWN IS A SEWERAGE EASEMENT CREATED BY L.P. 142188.  
THE LAND COLOURED PURPLE IS AN EASEMENT FOR DRAINAGE SEWERAGE CREATED BY L.P. 139598

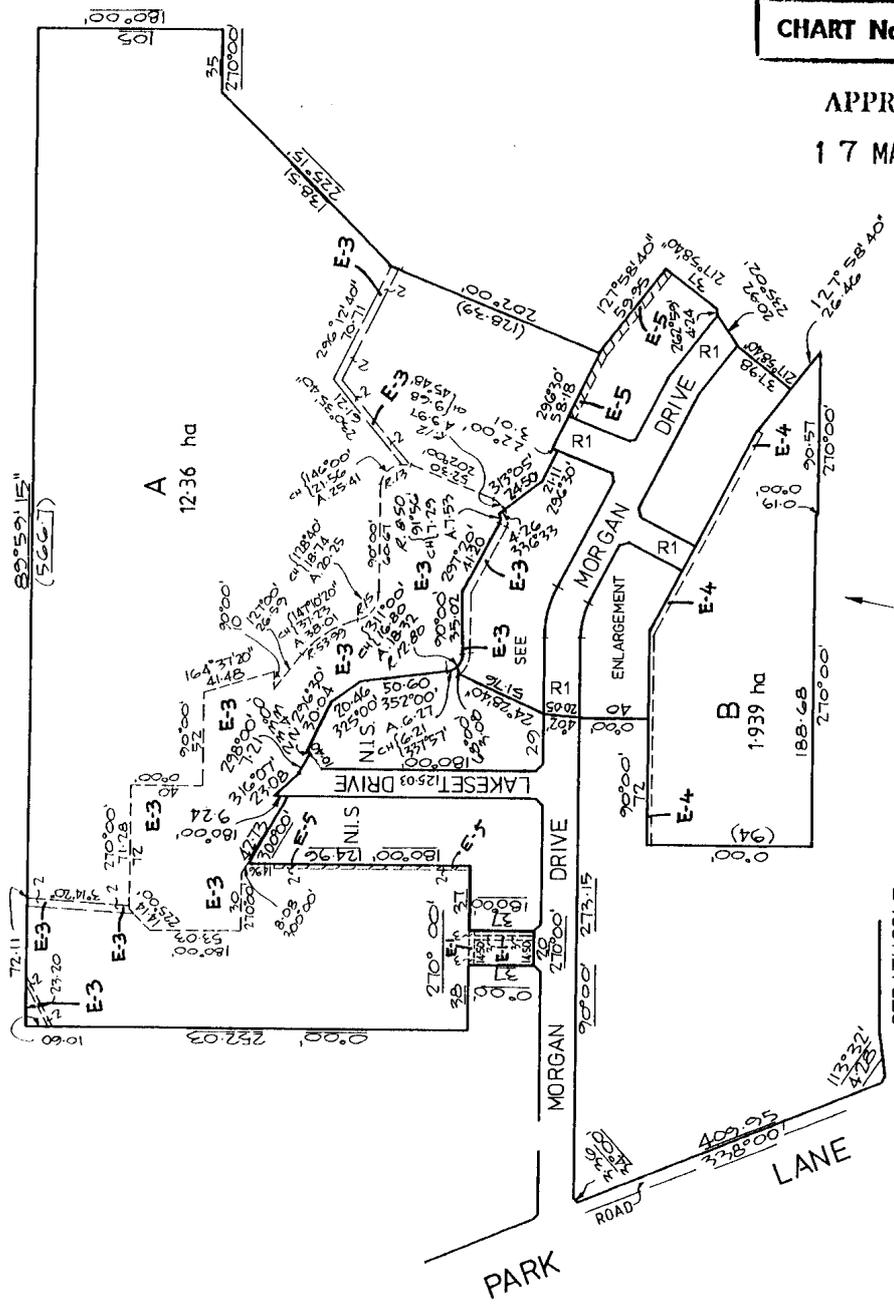
Lots 1-85, 91-107, 114-132 AND 138-219  
INCLUSIVE HAVE BEEN OMITTED.  
UNDERLINED BEARINGS & DISTANCES NOT SUBJECT TO THIS SURVEY.

**CHART No. 16**

APPROVED  
17 MAY 1984

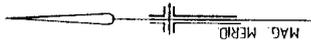
### COLOUR CONVERSION FOR EASEMENTS

- E-1 = BLUE
- R1 = BROWN
- E-3 = YELLOW
- E-4 = PURPLE
- E-5 = PURPLE HATCHED
- E-6 = BLUE HATCHED



ENLARGEMENT  
1:1000

...TWO... SHEETS  
SHEET...ONE...



# LP145261B

PLAN OF SUBDIVISION  
 PART OF CROWN ALLOTMENT 'A8

PARISH OF TRARALGON  
 COUNTY OF BULN BULN



C/T V. 9548 F. 916

**APPROPRIATIONS**

BROWN: WAY, DRAINAGE & SEWERAGE  
BLUE HATCHED: DRAINAGE

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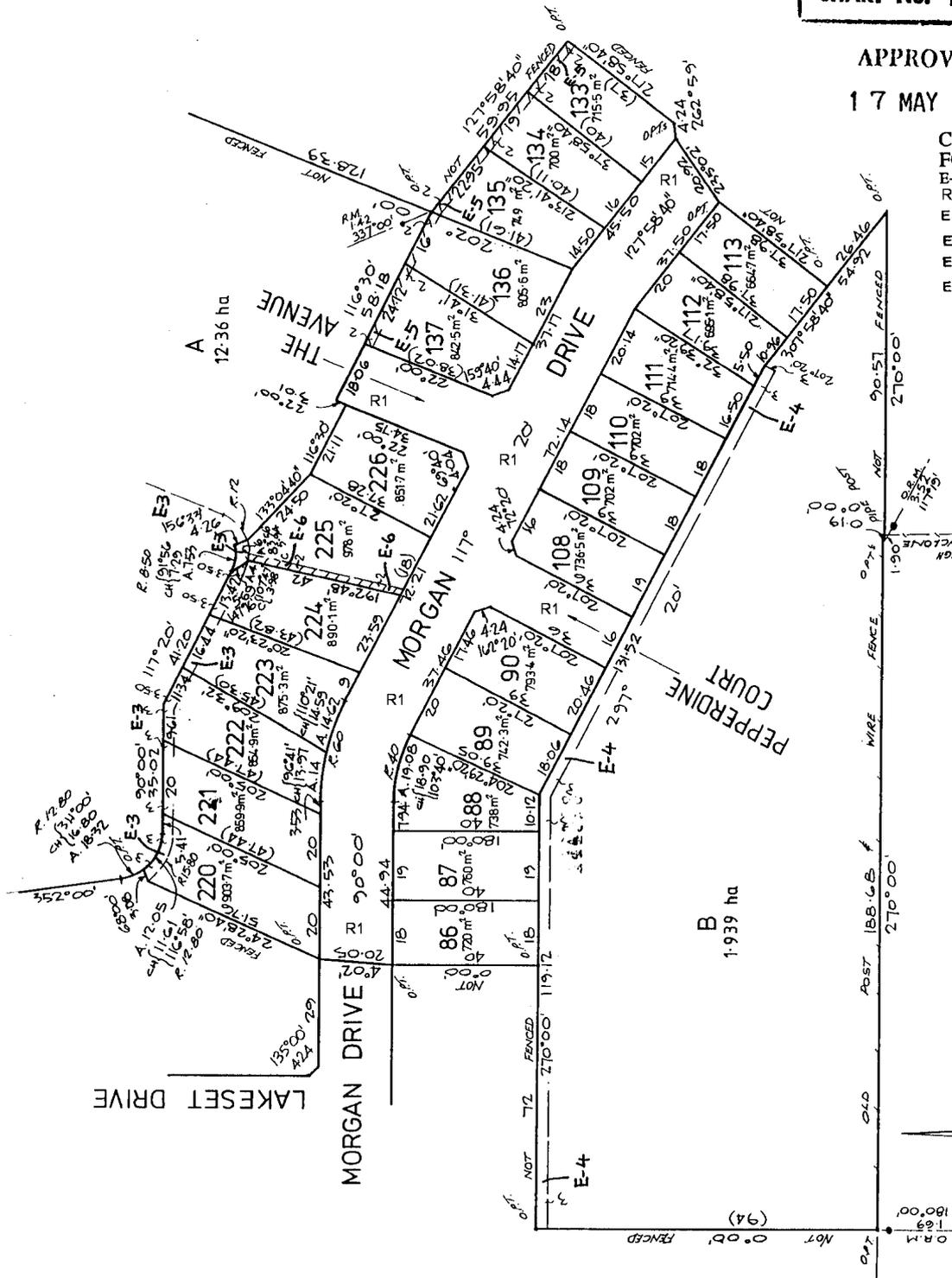
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APPROVED

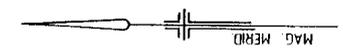
17 MAY 1984

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- E-1 = BLUE
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- E-6 = BLUE HATCHED



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 SHEET...T.W.O...



0.00' FENCED  
 1.29' FENCED  
 180° 00'



# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>M298893R</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>01/07/2025 12:01</b>

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Titles Office Use Only

**REGD**

300586 1147 45 15 M298893R

Lodged at the Titles Office by

HOLT & MACDONALD  
1 RINGWOOD STREET,  
RINGWOOD, 3134

Code 0984A

*NOT AVAILABLE TO ISSU TO Holt & McDonald*

**VICTORIA**

**TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

CERTIFICATE OF TITLE VOLUME 9559 FOLIO 595

Consideration (Note 6)

FIFTEEN THOUSAND FOUR HUNDRED AND FIFTY DOLLARS (\$15,450.00)

Transferor (Note 7)

PARKLANE PASTORAL COMPANY PTY. LTD.

STAMP DUTY VICTORIA  
3TRANS#43044 S.D.U. 4 2004/2.  
RECEIPT# 64692 11A \$10000.00.00

Transferee (Note 8)

HARLEY DAVIS TEAGUE and JANET EVELYN TEAGUE both of Jimbrook Road, Launching Place as joint tenants of one half part or share and as tenants in common with JOHN DUNCAN TEAGUE and GILLIAN TEAGUE both of 36 Morgan Drive, Traralgon as joint tenants of the remaining half part or share

*25T*  
*15T*

Estate and Interest (Note 9)

CODE: 04 All its estate and interest in the fee simple

DUTY:

\$ 302.25

ASSESSOR: Directing Party

VALUE:

\$ 15,500.00

REG N/A



(Note 10)

Creation-(or-Reservation)-of-Easement- (Notes 11-12)

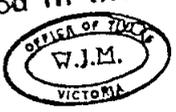
and/or  
Covenant  
AND the said HARLEY DAVIS TEAGUE and JANET EVELYN TEAGUE and JOHN DUNCAN TEAGUE and GILLIAN TEAGUE do hereby for themselves and their transferees executors administrators and assignees covenant with the said PARKLANE PASTORAL COMPANY PTY. LTD. and other registered proprietor or proprietors for the time being of the land comprised in Plan of Subdivision No. 145261 or any part or parts thereof other than the land hereby sold -

**T2**

Office Use Only



A memorandum of the within instrument has been entered in the Register Book.



- (a) That the Purchasers or their successors in title will not at any time erect or cause or suffer to be erected upon the said lot more than one main building being a dwelling house with the usual outbuildings.
- (b) That the Purchasers or their successors in title will not erect or cause to be erected upon the said lot any dwelling other than one, the external walls of which are not less than sixty per centum brick, brick veneer or stone;
- (c) That the Purchasers or their successors in title will not erect or cause or suffer to be erected upon the said lot any building structure or fence consisting wholly or partly of second hand materials;
- (d) That the Purchasers or their successors in title will not at any time suffer any existing building to be relocated on the said lot

AND the burden of this covenant shall be annexed to and run at law and in equity with the land hereby sold and as such will appear as an encumbrance on any Certificate of Title relating to the said land.

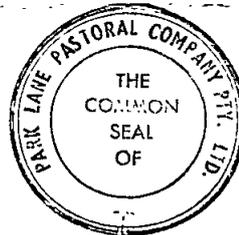
Date *the 20th May 1986*

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of PARKLANE PASTORAL COMPANY PTY. LTD. was hereunto affixed in accordance with its Articles of Association in the presence of:



*R. E. Turner* ..... Director  
..... Secretary

SIGNED by the Transferees in the presence of:

*B. D. League* .....  
*Gareth C. League* .....  
*John League* .....  
*J. League* .....

*[Signature]*  
LITRES



DM298893R-2-1

M121822 H

To the Registrar of Titles,

Please register this Transfer of Land  
and upon completion issue  
Certificate of Title Volume 9559  
Folio 595 to the lodging party.

~~Edward~~  
Tyler, Tipping & Woods.

### NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.  
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
e.g. \$ ..... paid by B to A  
    \$ ..... paid by C to B  
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transferor (transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 01 July 2025 01:02 PM

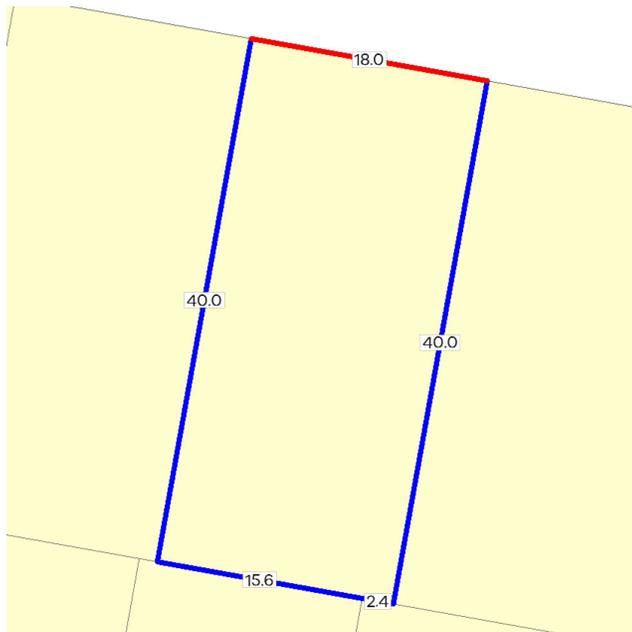
## PROPERTY DETAILS

Address: **30 MORGAN DRIVE TRARALGON 3844**  
 Lot and Plan Number: **Lot 86 LP145261**  
 Standard Parcel Identifier (SPI): **86\LP145261**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **28972**  
 Directory Reference: **Vicroads 697 L4**

[www.latrobe.vic.gov.au](http://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:** 720 sq. m

**Perimeter:** 116 m

For this property:

- Site boundaries
- Road frontages

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

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

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

## UTILITIES

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

## STATE ELECTORATES

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

## PLANNING INFORMATION

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

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

Planning Property Reports can be found via these two links

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

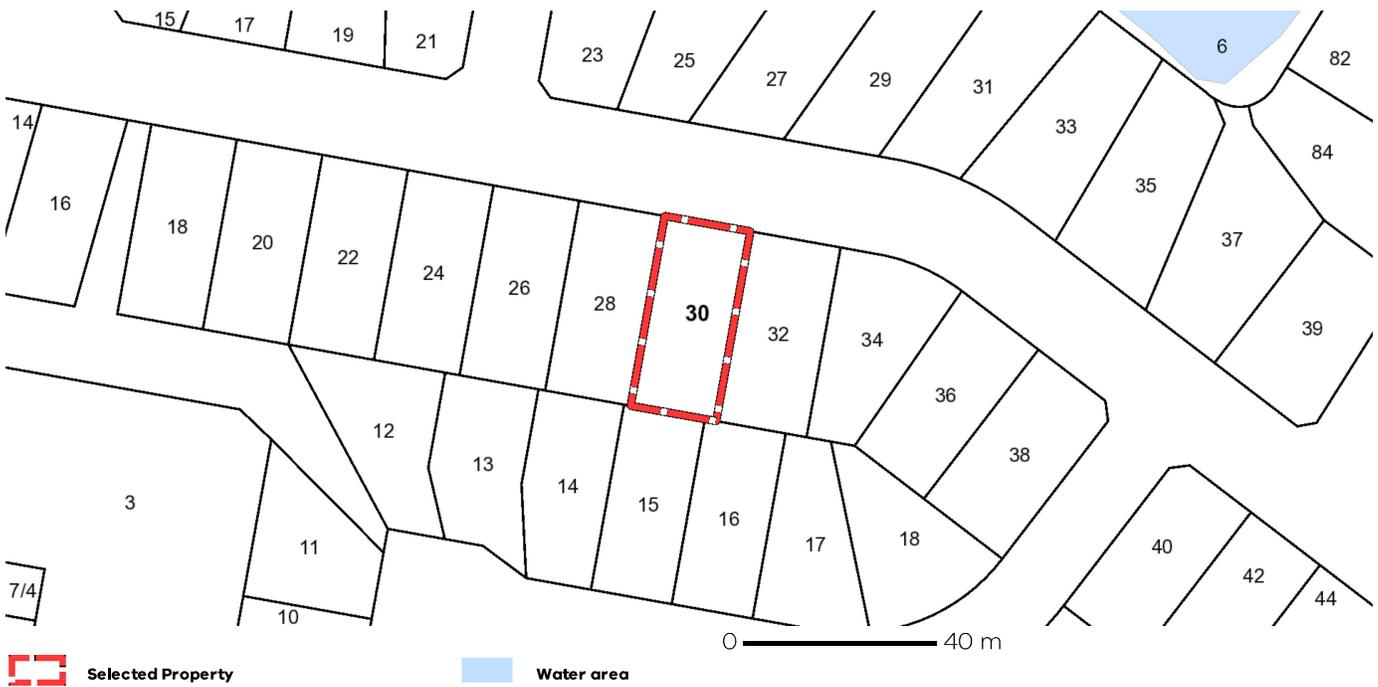
**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## Area Map



# PLANNING PROPERTY REPORT



Department of Transport and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 01 July 2025 01:02 PM

## PROPERTY DETAILS

Address: **30 MORGAN DRIVE TRARALGON 3844**  
 Lot and Plan Number: **Lot 86 LP145261**  
 Standard Parcel Identifier (SPI): **86\LP145261**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **28972**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 697 L4**

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

[Planning Scheme - Latrobe](#)

## UTILITIES

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

## STATE ELECTORATES

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

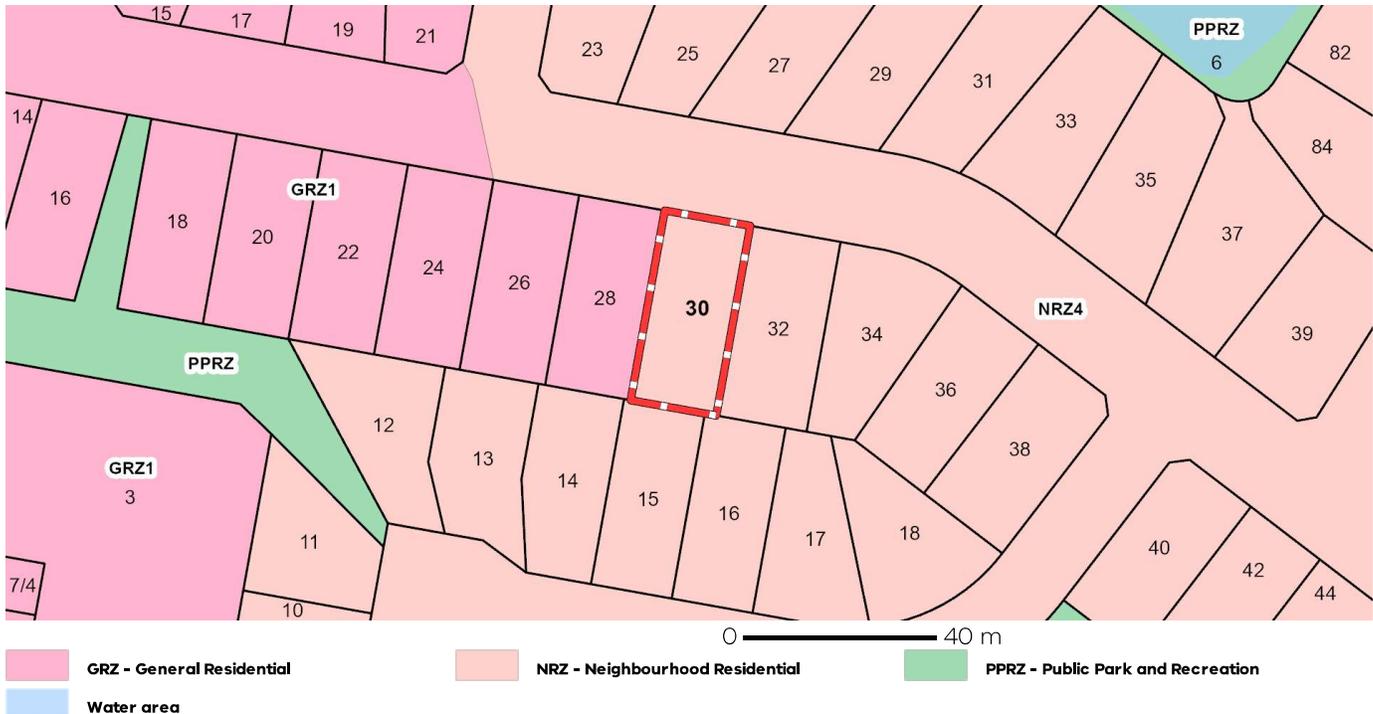
## OTHER

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

[View location in VicPlan](#)

## Planning Zones

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



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

## Planning Overlays

No planning overlay found

# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

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

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

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

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

# PLANNING PROPERTY REPORT



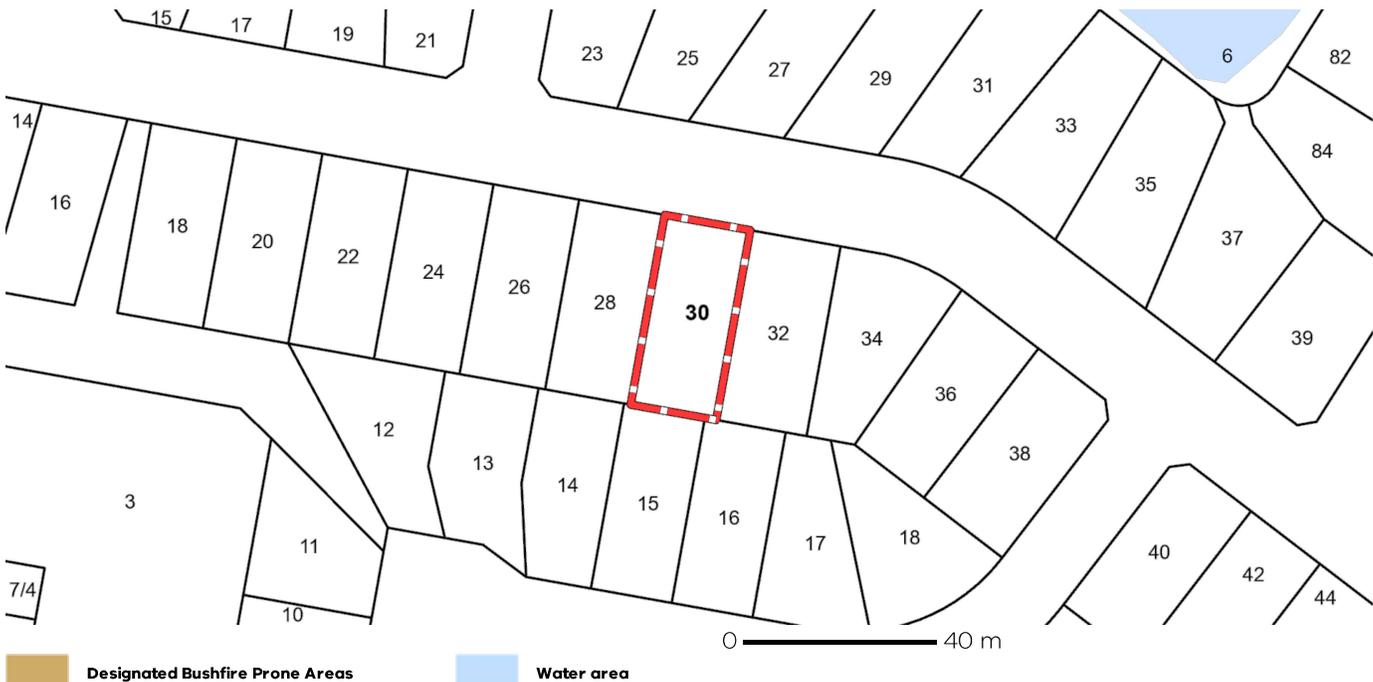
Department  
of Transport  
and Planning

## 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/vicolan/> 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 \(environment.vic.gov.au\)](#)

# Valuation and Rates Notice

For the period 1 July 2024 to 30 June 2025



**034** 11842

Mr N A Simoni  
30 Morgan Dr  
TRARALGON VIC 3844

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

**Assessment number:** 289728  
**Issue date:** 16/08/2024

**Property:** 30 Morgan Drive, TRARALGON VIC 3844

Description: L 86 LP 145261  
AVPCC: 110 - Detached Home  
(see reverse)

Capital Improved Value (CIV): \$540,000      Valuation date: 01/01/2024  
Effective as at: 01/07/2024

**Payments**

**Council rates and charges**

General Rates Residential (0.00297572 x CIV)	\$1,606.90
Municipal Charge	\$153.00
Waste Services Charge (Rubbish x1, Recycling x1, Green Waste x1)	\$363.00

**State government charges**

Fire Service Property Levy - Residential (0.000087 x CIV)	\$47.00
Fire Services Property Levy Fixed Charge	\$132.00
EPA Victoria Landfill Levy	\$31.00

**Total amount payable** \$2,332.90

**Your payment options:**

**Pay by instalment**

Instalment 1 \$583.30  
**Due: 30 Sept 2024**

Instalment 2 \$583.20  
Due: 30 Nov 2024

Instalment 3 \$583.20  
Due: 28 Feb 2025

Instalment 4 \$583.20  
Due: 31 May 2025

**OR**

**Full payment**

**Due date:** \$2,332.90  
**15 February 2025**

**Payment Plan or Difficulty paying on time?**

Contact us to apply for an alternative payment plan. Phone 1300 367 700 or email rates@latrobe.vic.gov.au

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

- Full payment: \$2,332.90
- Instalment: \$583.30

**Assessment number:** 289728  
**Property:** 30 Morgan Drive, TRARALGON VIC 3844

**Online Payment** Ref: 289728

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

**BPAY** Biller Code: 6072 Ref: 289728

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

**Post Billpay** Biller Code: 0359 Ref: 289728

Pay 24 hours a day by credit card:

Online: [www.auspost.com.au/postbillpay](http://www.auspost.com.au/postbillpay)

Phone: 13 18 16

**Direct debit**

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

**In person**

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

Please retain this notice for your records as a fee of \$22.00 may be charged for replacement copies. Or, see page three for instructions on how to register for electronic notices in order to obtain a replacement 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 (CRN): 555 070 553H.

Council Use Only



More information overpage



\*359 289728

## Property Valuation and Rates

The **Capital Improved Value (CIV)** is the total market value of your property, including your **Site Value** (land value) plus the value of any buildings or other improvements.

Your property is revalued every year by an independent valuer appointed by the Valuer-General of Victoria (VGV) who is the sole valuation authority. Learn more and for FAQs visit

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

All properties in Victoria were revalued in January 2024. Therefore, your rates may have changed this year because a revaluation of your property has occurred.

Valuations vary depending on the current market, the size and quality of building construction, improvements such as pools or landscaping and the land size and location.

The VGV provides valuations to councils and the State Revenue Office for the purposes of council rates, land tax, and the Fire Services Property Levy.

Your rates are a property tax, calculated by multiplying the Capital Improved Value of your property by the rate in the dollar as determined by Council (see 'Rates charge' overpage).

For more information go to [www.propertyandlandtitles.vic.gov.au/valuation/council-valuations](http://www.propertyandlandtitles.vic.gov.au/valuation/council-valuations)

Your property valuation date is: 01 January 2024

Capital Improved Value (includes Site Value)	\$540,000
Site Value only	\$240,000
Net Annual Value	\$27,000

## What is an AVPCC?

An AVPCC is an Australian Valuation Property Classification Code. An AVPCC is

allocated to each property by the valuer (appointed by the Valuer-General of Victoria) according to the use of the land – e.g. house, shop, farm. The land use classification is then used to calculate the Fire Services Property Levy.

## Objections to Valuation

You may be entitled to lodge an objection pursuant to section 17 of the Valuation of Land Act 1960.

If you disagree with your property valuation or Australian Valuation Property Classification Code (AVPCC) you have a right to lodge an objection within 60 days from the issue date on this notice. Please submit your objection online at: <https://ratingvaluationobjections.vic.gov.au/>

Or learn more by visiting [www.latrobe.vic.gov.au/objections](http://www.latrobe.vic.gov.au/objections)

## Other Objections

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

- Apply to the Victorian Civil and Administrative Tribunal 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 charge.
- Apply (if applicable) to the Victorian Civil and Administrative Tribunal 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 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.

## Financial hardship

You may be eligible to apply for the deferral or waiver of your rates, charges or levies if you are assessed by Council as experiencing genuine financial hardship. Visit our website to learn more about your eligibility.

## State Government Pension Concession

If you have an eligible Pensioner Concession Card or Veterans' Affairs Gold Card and you meet the eligibility criteria you may be entitled to a State Government concession on your rates of up to \$259.50. If your concession does not appear on your rates notice, then download an application form at [www.latrobe.vic.gov.au/concession](http://www.latrobe.vic.gov.au/concession) or collect one from any of our service centres.

Eligible pensioners and veterans also receive a \$50 State Government concession on the Fire Services Property Levy.

A Health Care Card or Seniors Card does not entitle the holder to a concession.

## Change of details

Change your contact details, including postal address and property ownership, by visiting [www.latrobe.vic.gov.au/changemydetails](http://www.latrobe.vic.gov.au/changemydetails) or contact us.

## Privacy

Personal information included in this notice is used by Latrobe City Council for the primary purpose of issuing and collecting municipal rates, or for a lawful secondary purpose.

Your personal information 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.

Visit our website to read our privacy policy.

## Any questions?



1300 367 700  
Weekdays  
8.30am to 5.15pm



In person at our service centres and libraries  
Note that we are closed on public holidays.



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



[rates@latrobe.vic.gov.au](mailto:rates@latrobe.vic.gov.au)

### Churchill

9-11 Philip Parade

Mon – Fri: 8.30am to 5.15pm

Closed at lunchtimes: 12pm to 1pm

### Moe

1-29 George Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

### Morwell

141 Commercial Road

Mon – Fri: 9am to 5pm

63-65 Elgin Street (Library)

Credit card only, no cash or cheques

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

### Traralgon

34-38 Kay Street

Mon – Fri: 8.30am to 5.15pm

Sat: 9am to 12pm

## Victorian Government's Fair Go Rates Cap Policy

Council has complied with the Victorian Government's rate cap of 2.75 percent. 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 any differential rate by Council;
- the inclusion of other rates and charges not covered by the Victorian Government's rate cap.

Visit [www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians](http://www.localgovernment.vic.gov.au/our-programs/a-fair-go-rates-system-for-victorians) to learn more.

## Municipal Charge

The municipal charge is part of the rates levied by Council and is intended to distribute some of the administrative costs of running Council in a fairer way. This ensures every ratepayer contributes a reasonable amount toward these costs. If there were no municipal charge, the rate in the dollar would be higher for everyone.

## Fire Services Property Levy

Council is required to collect the Fire Services Property Levy on behalf of the Victorian State Government to help fund the Country Fire Authority. The levy includes a fixed charge payable by all property owners, plus a variable levy which is calculated based on your land classification and Capital Improved Value of your property.

If you believe your land has been incorrectly classified for the purposes of this levy, you have a right to object within 60 days. Please submit your objection online at <https://ratingvaluationobjections.vic.gov.au/>

## Allocation of Payments Received

Payments received by Council will be allocated in the following order of priority:

Dishonour Fees, legal fees, interest, arrears, current rates and charges.

## Interest

Overdue amounts attract interest of 10% per annum.

## Dishonour Fee

A dishonour fee of \$10.00 will be added to your account for each dishonoured payment.

## Legal action and costs for unpaid rates and charges

If a rate or charge (including any instalment or any part of a rate or charge) remains unpaid after it is due and payable, the Council may recover it in the Magistrates' Court by suing for it as a debt, subject to section 180(A) of the Act. If applicable, legal costs will be incurred and may be sought from you.

You now have a choice.



Choose to receive your rates notice by email.

To register to receive your rates notice by email visit:

<https://erates.latrobe.vic.gov.au>

**Read** the instructions

**Input** your details

**Read** the important information

**Accept** the declarations

**Click** the button to register

After registering, we will send you an email. It's important that you..

**Click the link** in this email to activate your registration.

You will then be set up to receive your **rates notices via email.**

## Obtain a copy of your rates notice free of charge

To register visit:

<https://erates.latrobe.vic.gov.au>

**Click** 'Create Your Account' button

**Read** the instructions

**Input** your details

**Click** 'Create Your Account' button

After registering we will send you an email.

It's important that you...**click the link** in the email to activate your registration.

## Why does the following information appear on my rates notice?

Changes to the Local Government (General) Amendment Regulations 2023 require that we provide you with details of the rate set for every type or class of land subject to a differential rate and the amount that would be payable for each class of land if your land constituted that type or class of land.

The changes also require that we insert the name of the property owner(s) on your notice.

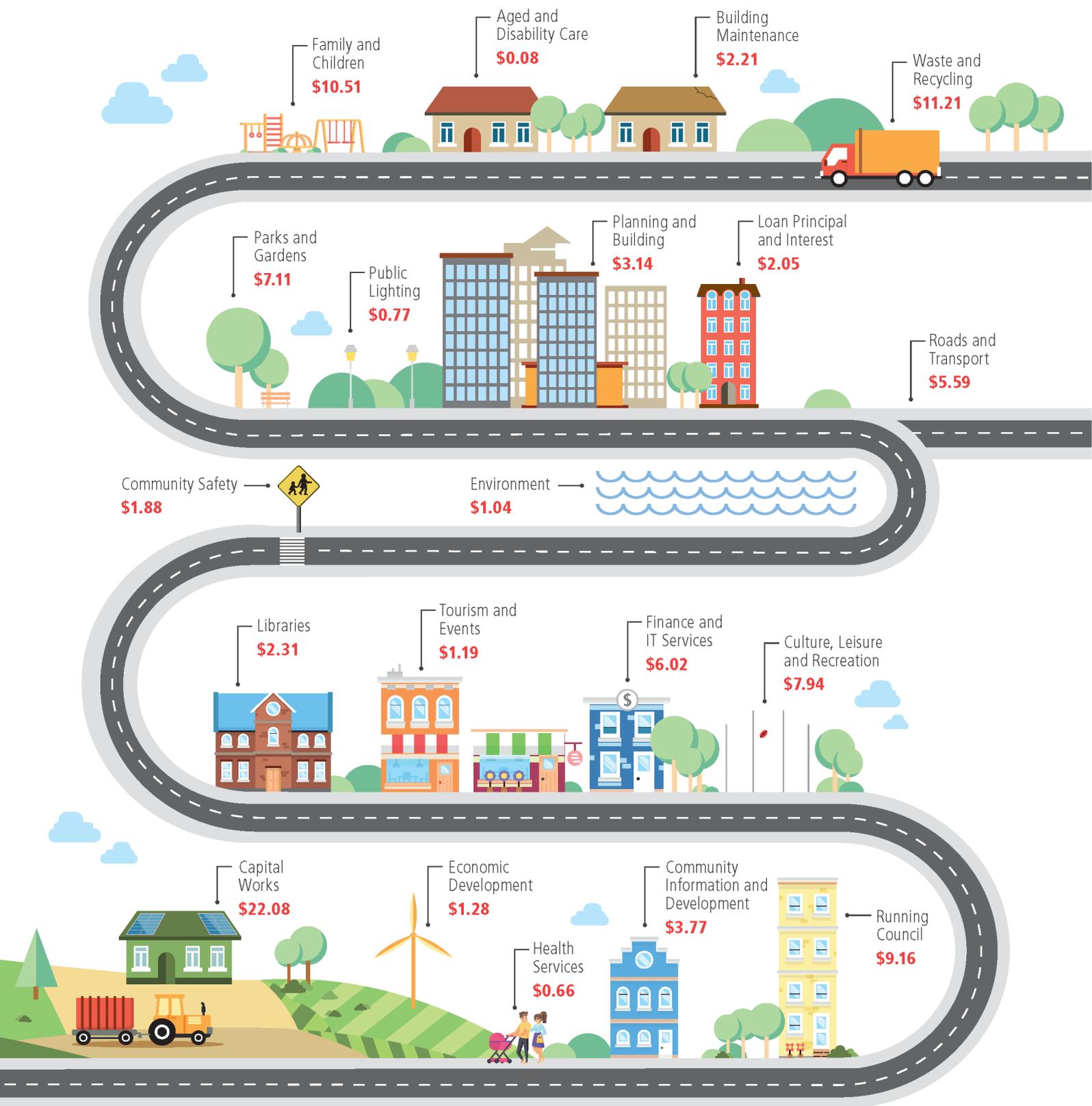
Type/Class of Land	Differential Rate	CIV	Amount that would be payable
General	0.00297572	\$540,000	\$1,606.90
Farm	0.00223179	\$540,000	\$1,205.15
Derelict	0.00892716	\$540,000	\$4,820.65

**Property Owner(s) Name(s):**

Mr N A Simoni

# Latrobe City Council 2024/25 Budget

## How \$100 of your rates are spent





# 2024/25 Hard & Green Waste Coupons

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.



034 11842

Mr N A Simoni  
30 Morgan Dr  
TRARALGON VIC 3844

### WHAT DO THE COUPONS ALLOW?

Hard waste is not general household rubbish.

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

It does not include asbestos, liquids, chemicals or other waste types not accepted at the landfill or the PineGro recycling facility.

Any hard waste in excess of one cubic metre per coupon will be charged at the applicable rate.

### REMEMBER:

Keep up to date with the latest hard waste collection information via the Council website, on social media, local Radio and in the Latrobe Valley Express.

### HARDWASTE COLLECTIONS

Council will commence a free hard waste collection in November 2024.

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 advertised in the Latrobe Valley Express, on Facebook and local Radio.

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.

### 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 July 2025.

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.

2024/25

## Hard and Green Waste Disposal Coupon

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**

Valid to 31 July 2025 (see back for details)

30 Morgan Drive  
TRARALGON VIC 3844



289728 2025 01



2024/25

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289728 2025 02



2024/25

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Valid to 31 July 2025 (see back for details)

30 Morgan Drive  
TRARALGON VIC 3844



289728 2025 03



## Transfer Stations

**Management** Latrobe Waste & Recycling

**Phone** 0418 260 466

### Morwell Transfer Station

Porter's Road (off Tramway Road), Morwell

**Payment facilities** EFTPOS, cash, no cheque

**Opening hours** Mon to Fri, 8am to 3pm  
Sat to Sun, 9am to 2pm

**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday

### Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

**Payment facilities** EFTPOS, cash, no cheque

**Opening hours** Mon to Fri, 11am to 5pm  
Sat to Sun, 12pm to 4.30pm

**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday

### Moe Transfer Station

Haunted Hills Road, Newborough

**Payment facilities** EFTPOS, cash, no cheque

**Opening hours** Seven days per week  
12.30pm to 4.30pm

**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday

### Yinnar Transfer Station

Whitelaws Track, Yinnar South

**Payment facilities** Cash, no cheque or EFTPOS

**Opening hours** Sat to Sun, 9:30am to 4:30pm

**Closed** Christmas Day, Boxing Day,  
New Year's Day and Good Friday

## PineGro (green waste)

### Moe

31 Walhalla Road, Moe

**Payment facilities** Cash, no cheques or EFTPOS

**Opening hours** Sat and Sun, 10am to 4pm

### Morwell

Monash Way (2km from freeway entrance), Morwell

**Phone** (03) 5122 2036

**Payment facilities** Cash, no cheques  
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** Cash, no cheques or EFTPOS

**Opening hours** Sat and Sun, 9am to 4pm

PRINTED July 2024

Information within this document was correct at time  
of print and is subject to change without prior notice.

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## Latrobe City Council

**Phone** 1300 367 700  
(cost of local call Australia wide)

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

**Email** [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)

**Post** PO Box 264, Morwell VIC 3840

## Hard and Green Waste Disposal Coupon Conditions of Use

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.

### IMPORTANT:

- Acceptable hard waste does not include tyres,  
asbestos, building or demolition waste
- Some items are never acceptable
- You can find a detailed list of acceptable materials  
at [www.latrobe.vic.gov.au/waste](http://www.latrobe.vic.gov.au/waste)

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N Simoni  
30 Morgan Drive  
TRARALGON VIC 3844

034

Customer enquiries  
1800 050 500

Faults & emergencies 24hrs  
1800 057 057

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

Account number:

**0011160306**

Amount due:

**\$495.52**

Pay by:

**16 June 2025**

**Date of issue:** 19 May 2025

**Tax invoice:** 7175806

**Service address:**  
30 Morgan Dve Traralgon Vic 3844

Previous balance	\$529.16
Payments received up to 19 May 2025	\$529.16 CR
Balance	\$0.00
Current charges (over page)	\$495.52
<b>Total amount due</b>	<b>\$495.52</b>
<i>Total includes GST of</i>	<i>\$0.00</i>

**Payment assistance is available**

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

**Have you registered for a concession?**

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

**We issue invoices three times per year.**

## How to pay



**Direct Debit**

To register for direct debit call us or visit [www.gippswater.com.au/direct-debit](http://www.gippswater.com.au/direct-debit)



**BPAY**

Bill Code: 3475  
Ref: 3680 0000 1116 0306 0



**Online**

Scan the QR code with your smartphone or go to [my.gippswater.com.au/pay-now](http://my.gippswater.com.au/pay-now) to pay with Visa or Mastercard.



**Phone**

Call 1800 050 500 and select Option 1.



**Post Office**

Pay in person at any Australia Post outlet.



To mail your payment, detach the bottom section of the next page and mail with your cheque to:  
PO Box 348 TRARALGON VIC 3844.



**Centrepay**

Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers. Go to [servicesaustralia.gov.au/centrepay](http://servicesaustralia.gov.au/centrepay) for more information on how to set up your Centrepay deductions.

### Your current charges - 1 March 2025 to 30 June 2025

	Water Usage Treated: 58.00 kL (kilolitres) @ \$2.4025 per kL	\$139.34
	Water Service Charge	\$63.66
	Wastewater Service Charge	\$292.52

### Your charges explained

#### Water usage

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

#### Water service

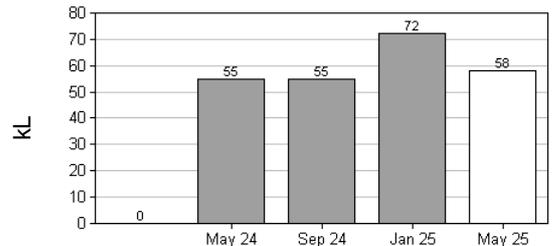
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

#### Wastewater/sewerage service

This is a fixed charge for us to responsibly dispose of the wastewater/sewage from your property with the exception of properties serviced by septic tank systems.

### Your water usage

Meter number: 02AF009577  
 Current meter read: 15 May 2025  
 Meter reading: 3789  
 Previous meter read: 17 January 2025  
 Meter reading: 3731



Average daily water usage 0.4915 kL/day  
 Same time last year 0.4583 kL/day



If you are deaf or find it hard hearing or speaking with people on the phone visit [relayservice.gov.au](http://relayservice.gov.au) or call 1800 555 677 for the Telephone Typewriter Service (TTY).



For interpreter or translation services call 13 14 50.

### Payment slip

Gippsland Water  
 PO Box 348 TRARALGON VIC 3844  
 ABN 75 830 750 413



\* 368 00111603060

Account number: 0011160306  
 N Simoni

Tax invoice number: 7175806

Amount Paid

Date Paid

## FORM 23

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

### CERTIFICATE OF POOL AND SPA BARRIER COMPLIANCE

Building Act 1993  
Building Regulations 2018

#### Issued to:

Name of owner: Nick Simoni

---

Postal address: 30 Morgan Drive Traralgon 3844

---

Phone number: 0401 980 908

---

Email address: tatumrubylulu@gmail.com

---

#### Property details:

Address: 30 Morgan Drive Traralgon 3844

---

Type of swimming pool or spa: Permanent spa

---

Date of construction: 1 May 2013

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Applicable barrier standard: AS 1926.1 -2012

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The applicable barrier standard applies under the relevant:

Part 9A - Division 2 of the Building Regulations 2018

Deemed to satisfy provisions of the BCA



A performance solution in accordance with the BCA

# Certificate of Compliance

Following inspection of the Permanent spa (on the date/s referred to below), I certify that the barrier complies with the applicable barrier standard.

I confirm that I did not carry out building work on the barrier to address identified non-compliance of the barrier prior to certifying the barrier's compliance with the applicable barrier standard.

Date of inspection: 3 Oct 2022

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Date of issue: 4 Oct 2022

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Name of consultant: Brett Hood

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Phone number: 0407 723 420

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Address: 29 Hotham Street, Traralgon

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Email: admin@scbuildingpermits.com.au

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Practitioner number: IN-PS 70194

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Signature of consultant:



# Property Clearance Certificate

## Land Tax



INFOTRACK / LITTLETON HACKFORD

<b>Your Reference:</b>	250868
<b>Certificate No:</b>	92021387
<b>Issue Date:</b>	01 JUL 2025
<b>Enquiries:</b>	ESYSPROD

**Land Address:** 30 MORGAN DRIVE TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19608338	86	145261	9559	595	\$0.00

**Vendor:** NICHOLAS ANTHON SIMONI  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
NICHOLAS ANTHONY SIMONI	2025	\$240,000	\$0.00	\$0.00

**Comments:** Property is exempt: LTX Principal Place of Residence.

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

  
**Paul Broderick**  
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$540,000
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SITE VALUE (SV):	\$240,000
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<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$0.00</b>
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# Notes to Certificate - Land Tax

**Certificate No:** 92021387

**Power to issue Certificate**

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

**Amount shown on Certificate**

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

**Land tax is a first charge on land**

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

**Information for the purchaser**

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

**Information for the vendor**

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

**Apportioning or passing on land tax to a purchaser**

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

**General information**

7. A Certificate showing no liability for the land does not mean that the land is exempt from land tax. It means that there is nothing to pay at the date of the Certificate.
8. An updated Certificate may be requested free of charge via our website, if:
  - The request is within 90 days of the original Certificate's issue date, and
  - There is no change to the parties involved in the transaction for which the Certificate was originally requested.

**For Information Only**

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$240,000

Calculated as \$975 plus ( \$240,000 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$5,400.00

Taxable Value = \$540,000

Calculated as \$540,000 multiplied by 1.000%.

**Land Tax - Payment Options**

**BPAY**



Biller Code: 5249  
Ref: 92021387

**Telephone & Internet Banking - BPAY®**

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

[www.bpay.com.au](http://www.bpay.com.au)

**CARD**



Ref: 92021387

**Visa or Mastercard**

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

[sro.vic.gov.au/paylandtax](http://sro.vic.gov.au/paylandtax)

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / LITTLETON HACKFORD

<b>Your Reference:</b>	250868
<b>Certificate No:</b>	92021387
<b>Issue Date:</b>	01 JUL 2025
<b>Enquires:</b>	ESYSPROD

**Land Address:** 30 MORGAN DRIVE TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
19608338	86	145261	9559	595	\$0.00
AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment	
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	\$540,000
<b>SITE VALUE:</b>	\$240,000
<b>CURRENT CIPT CHARGE:</b>	\$0.00



# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 92021387

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and industrial property tax information

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

## Change of use of tax reform scheme land

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

must be given to the Commissioner within 30 days of the change of use.

## Commercial and industrial property tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on commercial and industrial property tax to a purchaser

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

## General information

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / LITTLETON HACKFORD

**Your Reference:** 250868**Certificate No:** 92021387**Issue Date:** 01 JUL 2025**Land Address:** 30 MORGAN DRIVE TRARALGON VIC 3844

Lot	Plan	Volume	Folio
86	145261	9559	595

**Vendor:** NICHOLAS ANTHON SIMONI**Purchaser:** FOR INFORMATION PURPOSES

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

**Comments:** No windfall gains tax liability identified.

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

**CURRENT WINDFALL GAINS TAX CHARGE:****\$0.00**

A handwritten signature in black ink, appearing to read 'Paul Broderick'.

**Paul Broderick**  
Commissioner of State Revenue

# Notes to Certificate - Windfall Gains Tax

**Certificate No:** 92021387

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Windfall gains tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on windfall gains tax to a purchaser

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

## General information

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

## Windfall Gains Tax - Payment Options

<p><b>BPAY</b></p>  <p>Billers Code: 416073 Ref: 92021385</p> <p><b>Telephone &amp; Internet Banking - BPAY®</b></p> <p>Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.</p> <p><a href="http://www.bpay.com.au">www.bpay.com.au</a></p>	<p><b>CARD</b></p>  <p>Ref: 92021385</p> <p><b>Visa or Mastercard</b></p> <p>Pay via our website or phone 13 21 61. A card payment fee applies.</p> <p><a href="http://sro.vic.gov.au/payment-options">sro.vic.gov.au/payment-options</a></p>	<p><b>Important payment information</b></p> <p>Windfall gains tax payments must be made using only these specific payment references.</p> <p>Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.</p>
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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](https://consumer.vic.gov.au/duediligencechecklist) (consumer.vic.gov.au/duediligencechecklist).

### Urban living

#### Moving to the inner city?

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

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

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

### Growth areas

#### Are you moving to a growth area?

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

### Flood and fire risk

#### Does this property experience flooding or bushfire?

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

### Rural properties

#### Moving to the country?

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

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

#### Can you build new dwellings?

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

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

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

### Soil and groundwater contamination

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

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

(04/10/2016)

## Land boundaries

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

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

## Planning controls

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

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

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

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

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

## Safety

### Is the building safe to live in?

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

## Building permits

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

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

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

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

## Utilities and essential services

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

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

## Buyers' rights

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

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

(04/10/2016)

DATED

2025

**NICHOLAS ANTHONY SIMONI**

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**VENDORS STATEMENT**

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**Property: 30 Morgan Drive, Traralgon 3844**

Littleton Hackford  
Lawyers  
115-119 Hotham Street  
Traralgon Vic 3844  
Tel: 03 5144 5600  
Fax:

Ref: CC:TBA