



Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.
This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.
The vendor may sign by electronic signature.
The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

Land	80 CONSIDINE DRIVE, YINNAR SOUTH VIC 3869	
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Vendor's name	Susan Bernice Monks	Date
Vendor's signature	Signed by: Susan Monks 2CDD0E46FA38431...	/ / 16/6/2026
Vendor's name	Stephen John Monks	Date
Vendor's signature	Signed by: [Signature] D6A543E8229C4BB...	/ / 16/6/2026

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

1. FINANCIAL MATTERS

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

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

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 117
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒ NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

☒ Is in the attached copies of title document/s

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

Not Applicable

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X' ☒

3.1 Planning Scheme

☒ Attached is a certificate with the required specified information.

4. NOTICES**4.1 Notice, Order, Declaration, Report or Recommendation**

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

Not Applicable

4.2 Agricultural Chemicals

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

NIL

4.3 Compulsory Acquisition

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Words and expressions in this section 7 have the same meaning as in Part 9B of the *Planning and Environment Act* 1987.

Not Applicable

8. SERVICES

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

Electricity supply ☐	Gas supply ☒	Water supply ☐	Sewerage ☒ septic	Telephone services ☐
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9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION**10.1 Unregistered Subdivision**

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

Not Applicable

10.2 Staged Subdivision

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

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

NIL

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

NIL

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

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. ATTACHMENTS

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

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

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

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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



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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

Page 1 of 1

VOLUME 11049 FOLIO 341

Security no : 124135439731E
Produced 11/06/2026 09:08 AM

LAND DESCRIPTION

Lot 9 on Plan of Subdivision 202575L.
PARENT TITLE Volume 09672 Folio 392
Created by instrument AF594356B 18/01/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
STEPHEN JOHN MONKS
SUSAN BERNICE MONKS both of 55 CONSIDINE DRIVE YINNAR SOUTH VIC 3869
AY368537U 03/09/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY368538S 03/09/2024
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument M279413G 20/05/1986

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 LP202575L 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: 80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 03/09/2024

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP202575L
Number of Pages (excluding this cover sheet)	1
Document Assembled	11/06/2026 09:08

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1

OFFICE USE ONLY

LP202575 L
EDITION 1
 PARISH/TOWNSHIP/CHURCH

NOTATIONS

LAND APPROPRIATED OR SET APART
 USE OF THE STATE ELECTRICITY COMMISSION OF
 VICTORIA FOR THE LINE PURPOSES PURSUANT
 TO SECTION 103 B OF THE SEC ACT 1958
 E-1
 E-2
 E-3
 E-4

E-2 & E-3 DRAINAGE
 ROADS WITHIN THE CONTINUOUS THICK LINES FOR
 WAY, DRAINAGE AND SUPPLY OF WATER, ELECTRICITY,
 TELEPHONE AND GAS.

LAND SUBJECT TO EASEMENT
 E-1, E-3 & E-4 SUPPLY OF ELECTRICITY WIDE LP 132704
 THE EASEMENT TO THE SEC CREATED
 BY INSTRUMENT J 964144

OTHER NOTATIONS
 LOT 1 HAS BEEN OMITTED FROM THIS PLAN

TO BE COMPLETED WHERE APPLICABLE
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT
 MARKS NOS.

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED
 BY THICK LINES
 TITLE REF. VOL 9007 FOL 849 & VOL 8218 FOL 018
 LAST PLAN REF. LP 202574 N (LOT 4)

PLAN OF SUBDIVISION

COUNTY BULN
 PARISH YINNAR
 CROWN ALLOTMENT 15 (PART)
 SEC. A

NUMBER OF SHEETS IN PLAN 1
 NUMBER OF THIS SHEET 1
 SCALE
 100 0 100
 LENGTHS ARE IN METRES
 ORIGINAL
 SCALE
 1:4000
 SIZE
 A2
 OFFICE USE ONLY

LP202575 L

VICTORIA

7

8

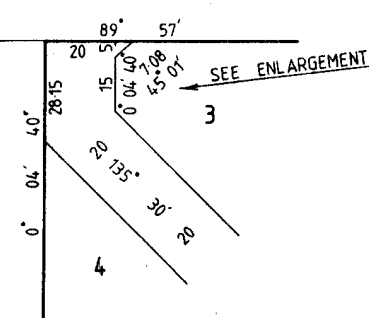
995573

202573 L

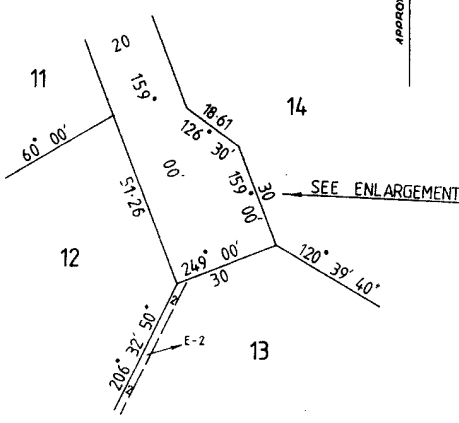
202573 L

WILLIAMS (GOVT.) ROAD

ROAD

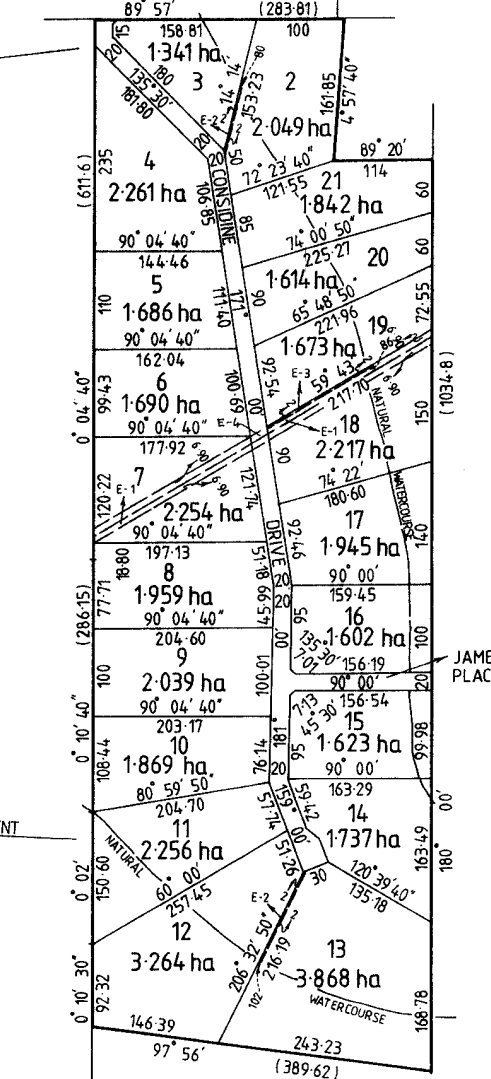


10 0 10 20 30 40
 ENLARGEMENT SCALE



10 0 10 20 30 40
 ENLARGEMENT SCALE

APPROX. TRUE NORTH



OFFICE USE ONLY

CERTIFICATE OF MUNICIPAL CLERK

COUNCIL REF.
 MUNICIPALITY SHIRE OF MORWELL
 CERTIFICATE A
 THIS PLAN ACCORDS WITH A PLAN
 SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL GOVERNMENT ACT 1958 ON
 CONFIRMED BY THE PLANNING APPEALS BOARD ON
 AND A REQUIREMENT/NO REQUIREMENT PURSUANT TO SECTION 569E OF THE LOCAL
 GOVERNMENT ACT 1958 HAS BEEN MADE

MUNICIPAL CLERK

CERTIFICATE B
 THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (B) OF PART XIX OF
 THE LOCAL GOVERNMENT ACT 1958 BY
 THE COUNCIL ON
 THE PLANNING APPEALS BOARD ON

MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR

I, PETER GORDON, DELL OF 1/76 HOTHAM ST. TRARALGON
 CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM A
 SURVEY MADE UNDER MY IMMEDIATE DIRECTION AND SUPERVISION
 IN ACCORDANCE WITH THE SURVEY ACT 1958 AND THAT THE
 COMPLETE AND CORRECT REPRESENTS THE ADAPTED BOUND-
 ARIES AND THE CLASSIFICATION OF THIS SURVEY IS D.3
 DATE 25th NOVEMBER 1985.

LICENSED SURVEYOR -
SURVEYORS ACT 1978

AMENDMENTS

HERON, DELL & ASSOCIATES P/L
 1/76 HOTHAM STREET,
 TRARALGON, 3844, Ph. 051 745385

SURVEYORS REF.

5702 B

ONLY CERTIFICATE A OR CERTIFICATE B TO BE COMPLETED
 * DELETE WORDS NOT APPLICABLE

15mm

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

120
1721
Lodged at the Titles Office by

DAVINE K. & SONS

Code 0269B

VICTORIA

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)

Lot 9 on Plan of Subdivision No. LP202575L and being part of the land contained in ~~Certificate of Title Volume 9007 Folio 018~~ and Certificate of Title Volume 8218 Folio 018

now whole of 9 672/392

Consideration

\$37,000-00

Transferor

RAYMOND QUIGLEY ~~and VALERIE MARGARET QUIGLEY~~

Transferee

(Note 8)

~~NEIL McPHERSON LEYS of~~
~~Childers Road, Trafalgar~~

Estate and Interest

(Note 9)

"All my estate and interest in the fee simple"

Directing Party

(Note 10)

COMPUTER	Comptroller of Stamps Use Only
DUTY: 721.50	
ASSESSED URB	
VALUE: \$37,000	

Creation (or Reservation) of Easement and/or Covenant

(Notes 11-12)

See overleaf



DM279413G-1-7

T2

Office Use Only



Approval No. T2/1

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



Titles Office Use Only

REGD

200586 0916 45 37 M279413G

TRANSFER OF LAND

AMENDED

11 JUL 1986

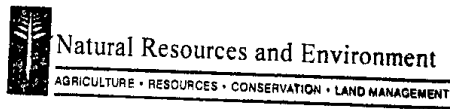
With consent of solicitor for

30/26731/3

(Note 6)

(Note 7)

STAMP DUTY VICTORIA
STRANSW9500 S.D.U. 4 15MAY86
RECEIPT# 61753 11A \$000000721 EC



INTENTIONALLY
BLANK

"AND the Transferees with the intent that the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in the Plan of Subdivision of which this allotment forms part (other than the land hereby sold) and each and every part thereof and that the burden of this covenant shall be attached to and run at law and in equity with the land hereby sold and each and every part thereof and be set out as an encumbrance at the foot of the relevant Certificate of Title HEREBY COVENANT with the Transferors its successors and transferees and other registered proprietors for the time being of the whole of the land and each and every part thereof (other than the land hereby sold) that the Transferee will not erect or cause to be erected upon the land any buidings, structure or fence consisting wholly or partly of secondhand materials.

Date 8th May 1986.

(Note 13)

Execution and Attestation

(Note 14)

SIGNED by the said RAYMOND)

QUIGLEY and VALERIE MARGARET)

QUIGLEY in the presence of:)

WITNESS: P.A. Quigley

R Quigley

T. M. Quigley

SIGNED by the said NEIL)

McPHERSON LEYS in the)

presence of:)

WITNESS: C. Davis

T. M. Quigley



DM279413G-2-4

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.



NOTICE OF PURCHASER

Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

Vendor: Susan Bernice Monks and Stephen John Monks
Property: 80 Considine Drive, Yinnar South VIC 3869

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

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

Christine Ferguson – Hilltop Conveyancing Services

For and on behalf of the vendors

Christine Ferguson | Licensed Conveyancer | Member AICVIC
14B Hotham Street, Traralgon VIC 3844
Ph: 03 5175 0773 | Mob: 0409 746 954
| E: christine@hilltopconveyancing.com.au
Lic. No. 000888L | ABN: 82 655 343 411





VALUATION AND RATES NOTICE

1 July 2025 to 30 June 2026

Date of issue
15/08/2025

Mr S J Monks and Mrs S B Monks
55 Considine Dr
YINNAR SOUTH VIC 3869

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

Assessment Number	201962
Property	80 Considine Drive, YINNAR SOUTH VIC 3869
Description	L 9 LP 202575
Property Owner/s	Mr S J Monks & Mrs S B Monks
Property Valuation Date	01 January 2025, effective as 01 July 2025
Capital Improved Value (CIV)	\$660,000
Site Value	\$375,000
(Land value included in your CIV)	
Net Annual Value	\$33,000
AVPCC	117 - Residential Rural/Rural Lifestyle

Council Rates & Charges - 2025/2026

General Rates Residential (0.00301496 x CIV)
Municipal Charge

\$1,989.85
\$155.00

Waste Services Charges

(Rubbish x1, Recycling x1, Green Waste x1)

\$409.00

State Government Charges

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

Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)
Emergency Services & Volunteers Fund Fixed Charge
EPA Victoria Landfill Levy

\$114.20
\$136.00
\$37.00

Rebates (if applicable)

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

TOTAL AMOUNT DUE

\$2,841.05

See reverse for payment options, methods and important information.

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

PAYMENT OPTIONS

Pay in full

\$2,841.05

by **15 February 2026**

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

Pay by instalments

30 September 2025	\$710.30
30 November 2025	\$710.25
28 February 2026	\$710.25
31 May 2026	\$710.25

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

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

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

UPCOMING CHANGES TO NEXT YEARS RATES PAYMENT OPTIONS

Effective from 1 July 2026 Latrobe City Council will no longer be offering the option for ratepayers to pay their rates in a lump sum on the 15 February, instead the standard payment option will be by four equal instalments.

We are providing advanced notice of this change to allow ratepayers who currently pay via a lump sum in February to adjust their household budgets for the change.

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

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

PAYMENT METHODS

ONLINE PAYMENT

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

Ref: 201962

BPAY

Pay using BPAY via your online banking



Billers Code: 6072
Ref: 201962

IN PERSON

Council Use Only



You can also pay in person at our Customer Service Centres or Libraries or mail a cheque to **PO Box 264, Morwell VIC 3840.**

POST BILLPAY

Pay 24 hours a day by credit card



*359 201962



Billers Code: 0359
Ref: 201962

Online: www.auspost.com.au/postbillpay

Phone: 13 18 16

DIRECT DEBIT

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

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

CENTREPAY

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

HAVING TROUBLE PAYING?

Payment Plans

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

Please make contact with Council as soon as possible if you feel that you may need further assistance.

Financial Hardship Applications

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

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

HOW YOUR RATES ARE CALCULATED
General rates, payments, rebates and other charges

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

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

Waste Charges including State Government Landfill Levy

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

State Government Emergency Services and Volunteers Fund

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

Rating Differentials

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

Differential Rates Type	Rates in \$	Rate amount \$
General	0.00301496	\$1,989.85
Farm	0.00226122	\$1,492.40
Derelict	0.00904488	\$5,969.60

PAYMENT OF RATES

Option 1 - Paying in full

Lump sum payment made by 15 February 2026

Option 2 - Paying by four instalments

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

PENALTIES FOR FAILING TO PAY

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

ALLOCATION OF PAYMENTS

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

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

RATE CAPPING

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

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

PERSONAL INFORMATION

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

REPRINT OF RATES NOTICE

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

DISHONOUR FEES

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

NOTICE OF VALUATION

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

RIGHT OF OBJECTION TO RATES, VALUATIONS AND CHARGES

How to object to your valuation

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

Other objections

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

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

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

STATE GOVERNMENT PENSION CONCESSION

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

You must:

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

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

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

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

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

EMERGENCY SERVICES AND VOLUNTEERS FUND

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

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

CHANGE OF OWNERSHIP OR CONTACT DETAILS

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

WANT TO RECEIVE YOUR RATES NOTICE BY EMAIL?

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

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

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

TO OBTAIN A COPY OF YOUR RATES NOTICE FREE OF CHARGE

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

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

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

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PAYMENT OPTIONS

Pay In full

by **15 February 2026**

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

Pay by Instalments

30 September 2025
30 November 2025
28 February 2026
31 May 2026

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

To qualify for the instalment program option and receive instalment reminder notices, **you must pay the correct amount of the first instalment plus any arrears, by 30 September 2025.** Payments made after this due date may result in interest at 10% p.a.

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We are providing advanced notice of this change to allow ratepayers who currently pay via a lump sum in February to adjust their household budgets for the change.

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

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

7

PAYMENT METHODS

ONLINE PAYMENT

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

Ref:

IN PERSON

You can also pay in person at our Customer Service Centres or Libraries or mail a cheque to PO Box 264, Morwell VIC 3840.

BPAY

Pay using BPAY via your online banking



Billster Code:
Ref:

POST BILLPAY

Pay 24 hours a day by credit card



Billster Code:
Ref:

Online: www.austpost.com.au/postbillpay
Phone: 13 16 16

DIRECT DEBIT

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

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

CENTREPAY

To arrange regular deductions from your Centrelink payment, please use your Centrelink online account, Express Plus Centrelink mobile app or call 131 272. If you are struggling to pay your Council rates and charges, please contact the Financial Hardship Assistance team on 1300 367 700.

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HAVING TOUGH PAYING?

Payment Plans

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

Financial Hardship Assistance

The Local Government Act 1988 allows Council to waive or defer payment of any rate, charge or interest if a person can demonstrate financial hardship. Residents who are experiencing extreme financial difficulties and are struggling to pay their Council rates and charges, may qualify for assistance under Council's Hardship Policy.

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

GOT QUESTIONS?

Phone 1300 367 700
(Weekdays 8.30am to 5.30pm)
Email rates@latrobe.vic.gov.au
Web latrobe.vic.gov.au/rates

CUSTOMER SERVICE CENTRES

For opening hours visit
www.latrobe.vic.gov.au/contact_us

- **Churchill Library** - 9-11 Philip Parade
- **Moe Library** - 1-29 George Street
- **Morwell Headquarters** - 141 Commercial Road
- **Morwell Library** - 63-35 Elgin Street
(card only - no cash or cheques)
- **Traralgon Library** - 34-38 Kay Street

Latrobe City Council 2025/26 Budget

How \$1000 of your rates are spent



Roads and Transport
\$57.85



Building Maintenance
\$23.02



Libraries
\$22.52



Running Council
\$96.39



Family and Children
\$113.34



Public Lighting
\$7.44



Environment
\$8.70



Capital Works
\$176.44



Parks and Gardens
\$72.12



Planning and Building
\$30.32



Tourism and Events
\$11.88



Loan Principal and Interest
\$36.10



Finance and IT Services
\$61.52



Community Information and Development
\$36.88



Health Services
\$6.43



Culture, Leisure and Recreation
\$80.98



Economic Development
\$13.83



Waste and Recycling
\$124.68



Community Safety
\$19.56



HARD AND GREEN WASTE COUPONS

2025/2026

Mr S J Monks and Mrs S B Monks
55 Considine Dr
YINNAR SOUTH VIC 3869

Below are your coupons for disposal of general hard waste or green waste at transfer stations and green waste drop-off facilities only. Bookings for collections are no longer required.

WHEN CAN I USE THESE COUPONS?

Coupons can be presented at any of our transfer stations and green waste drop-off facilities during normal operating hours and are valid until 31 August 2026.

If you have not received your new waste coupons or misplaced them, you can quote your rates assessment number to the staff at our transfer stations to confirm eligibility.

WHAT DO THE COUPONS ALLOW?

Each coupon allows the free disposal of up to **one cubic metre** of acceptable hard waste items OR up to **one cubic metre** of green waste. For more information visit our website.

www.latrobe.vic.gov.au/waste

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

WHAT'S NOT HARD WASTE?

Hard waste is not general household rubbish.

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

HARDWASTE COLLECTIONS

Council will commence a free hard waste collection in November 2025.

Any resident who currently receives a kerbside collection will be able to place acceptable items out during their locality's advertised pick up time.

Locality pick up times will be promoted in the Latrobe Valley Express, on social media, local radio and the Council website. **Remember to keep an eye on these channels for the latest updates and information.**

These residents will also have the option of an additional PAID hard waste collection. These can be booked through WM Waste Management Services on 1300 969 278. WM Waste Management Service will then contact residents to notify them of their pickup time.

2025/26 HARD AND GREEN WASTE COUPONS

Present this coupon at any Latrobe City transfer station or PineGro facility for free disposal of:

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



201962 2026 01

80 Considine Drive
YINNAR SOUTH VIC 3869

Valid to 31 August 2026 (see back for details)

2025/26 HARD AND GREEN WASTE COUPONS

Present this coupon at any Latrobe City transfer station or PineGro facility for free disposal of:

- Up to **one cubic metre of hard waste** or
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201962 2026 02

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



201962 2026 03

80 Considine Drive
YINNAR SOUTH VIC 3869

Valid to 31 August 2026 (see back for details)

TRANSFER STATIONS

Management Latrobe Waste and Recycling
Phone 0418 260 466

All transfers stations are closed for Christmas Day, Boxing Day, New Year’s Day and Good Friday.

Morwell Transfer Station

Porters Road (off Tramway Road), Morwell

Payment facilities EFTPOS and cash only
Opening hours Mon to Fri, 8am to 3pm
Sat to Sun, 9am to 2pm

Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

Payment facilities EFTPOS and cash only
Opening hours Mon to Fri, 11am to 5pm
Sat to Sun, 12pm to 4.30pm

Moe Transfer Station

Haunted Hills Road, Newborough

Payment facilities EFTPOS and cash only
Opening hours Seven days per week
12.30pm to 4.30pm

Yinnar Transfer Station

Whitelaws Track, Yinnar South

Payment facilities EFTPOS and cash only
Opening hours Sat to Sun, 9:30am to 4:30pm

PINEGRO (GREEN WASTE)

Moe

31 Walhalla Road, Moe

Payment facilities Cash only
Opening hours Sat and Sun, 10am to 4pm

Morwell

Monash Way (2 km from freeway entrance), Morwell

Phone (03) 5122 2036
Payment facilities EFTPOS and Cash only
No EFTPOS on weekends or public holidays
Opening hours Mon to Fri, 8.30am to 3.30pm,
Sat and Sun, 9am to 4pm

Traralgon

Rocla Road (0.5 km from Princes Highway), Traralgon

Payment facilities EFTPOS and cash only
Opening hours Sat and Sun, 9am to 4pm

LATROBE CITY COUNCIL

1300 367 700
PO Box 264, Morwell VIC 3840
latrobe@latrobe.vic.gov.au
www.latrobe.vic.gov.au

Printed July 2025

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

2025/26 HARD AND GREEN WASTE COUPONS

CONDITIONS OF USE

Please note: Coupons are valid for the intended recipient only and are not transferable.
For all information about what can and can't go in hard waste, how the collection works and other important details, scan the QR code or visit www.latrobe.vic.gov.au/waste



Scan the QR code for more information.

2025/26 HARD AND GREEN WASTE COUPONS

CONDITIONS OF USE

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Scan the QR code for more information.



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

11 June 2026

Applicant Reference:
Reference:

80813736-024-6
00108375-04

Landata

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

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

Applicant: Landata
Property Address: 80 Considine Dve Yinnar South Vic 3869
Certificate No: 176158

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

INFORMATION STATEMENT

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

Section 158 Statement

(Water Act 1989)

Date of Issue:	11/06/2026	Applicant Reference:	80813736-024-6
Certificate No:	176158	Reference:	00108375-04
Property Address:	80 Considine Dve Yinnar South Vic 3869		
Property Details:	Vol 9672 Folio 392 Lot 9 Plan LP202575		
Settlement Date:	30/06/2026		

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

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

Protection of Gippsland Water Assets:

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

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

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

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



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

Financial Statement

Date of Issue:	11/06/2026	Applicant Reference:	80813736-024-6
Certificate No:	176158	Reference:	00108375-04
Property Address:	80 Considine Dve Yinnar South Vic 3869		
Property Details:	Vol 9672 Folio 392 Lot 9 Plan LP202575		
Settlement Date:	30/06/2026		

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

Charges levied for billing period: 01 Mar to 30 Jun

Financial Information:

Brought Forward Balance	-191.61
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	64.69
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	-126.92 CR
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(Please note: CR denotes a credit)



Biller Code: 3475
REF: 3680 0000 1083 7504 5
Pay by savings or credit card

Gippsland Water Authorised Officer:

Date: 11 June 2026



Solicitors
Updates Online
Tool

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

REGISTER TODAY

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



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:

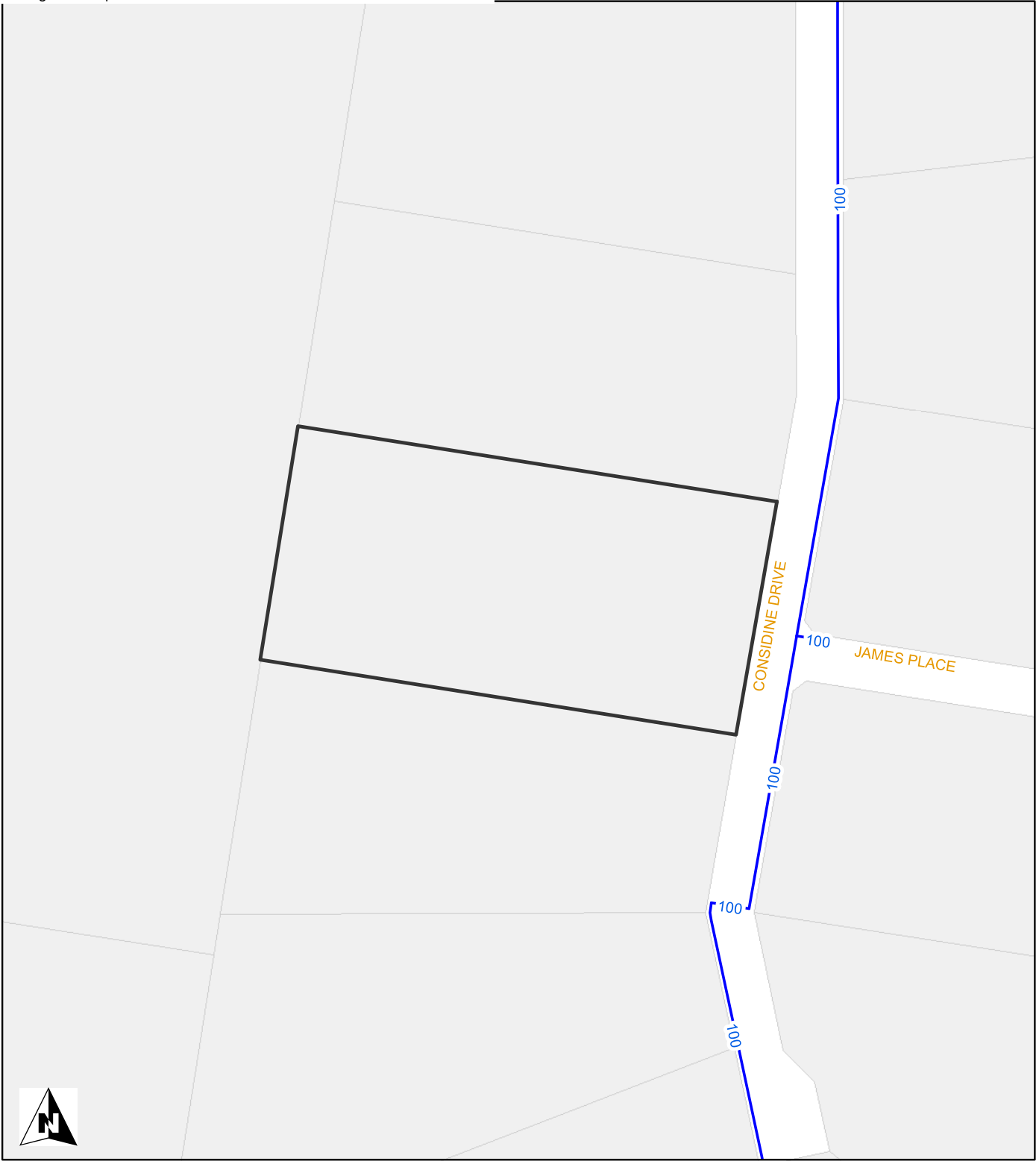
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

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.



Gippsland Water Asset Plan

80 Considine Dve Yinnar South
Information Statement No: 176158
Date Issued: 11/06/2026



Water Pipes	Sewer Pipes	House Discharge Line	Maintenance Point	Collection Tank
Reticulation	Gravity	House Discharge Line	Manhole	Collection Tank
Distribution	Pressure		Pipe End	
Transfer	Rising Main			

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



Watershed Building Consultants ACN 118 532 755

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W watershedbc.com.au

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT No. 3369940661159 ISSUED 16/09/2020
JOB NUMBER: 20/01950

Issued to (owner)

Owner/Agent of owner **Mark & Natasha Percy**
Postal address **80 Considine Drive, YINNAR SOUTH**
Email **lazznatasha@hotmail.com**

Telephone **0430 058 290**
Postcode **3869**
ACN (if applicable)

Property details

Number **80** Street/road **Considine Drive** City/suburb/town **YINNAR SOUTH** Postcode **3869**
Lot/s **9** LP/PS **LP202575** Volume **11049** Folio **341**
Municipal District **Latrobe City Council**

Builder

Name **Mark & Natasha Percy** Telephone **0430 058 290**
Address **80 Considine Drive, YINNAR SOUTH** Postcode **3869**
Owner-builder Certificate of Consent No **n/a** ACN (if applicable)
This builder is specified under section 24B(2)(b) of the Building Act 1993 for the building work to be carried out under this permit.

Building practitioner or architect engaged to prepare documents for this permit

Name	Company Name	Category / Class	Personal Reg No.	Company Reg No.
Woon Niap	Safety Steel Structures	Civil Engineer	EC 19866	

Details of relevant planning permit

Planning permit no. **n/a** Date of grant of planning permit.

Nature of building work

Description of building work **carport** Storey Contained **1**
Version of BCA applicable to permit **NCC 2019 Volume 2** Cost of building work for project: **\$5,800**
Stage of building work permitted **all** Total floor area of new building work **63 m²**

Protection work Protection work is not required in relation to the building work proposed in this permit.

Building Classification

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	all

Inspection requirements

The mandatory notification stages are:

- Prior to placing a footing**
- Completion of frame**
- Final upon completion of all building work**

Occupation or use of building

A certificate of final inspection is required prior to the occupation or use of this building.

Commencement and completion

This building work must commence by **16/09/2021**.

If this building work to which this building permit applies is not commenced by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **16/09/2022**.

If this building work to which this building permit applies is not completed by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant building surveyor

Name: Watershed Building Consultants Pty Ltd
ACN: 118 532 755

Registration No. CBS-U 65767

Designated building surveyor

Name: M D Curtain

Registration No. BS-U 1590

Signature:



Conditions of Approval
Building Permit No. 3369940661159

1. The building permit has been issued pursuant to the *Building Act 1993 (the "Act")*, the *Building Regulations 2018 (the "Building Regulations")* and the *National Construction Code Series Building Code of Australia 2019 - Volume 2 (the "BCA")*; and
2. **The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and**
3. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
4. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
5. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
6. The following information and or certificates are to be provided with the application for the Certificate of Final Inspection:
(a) a plumbing compliance certificate from the plumber engaged in the works; and
7. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
8. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling and septic lines into a grass swale drain; and
9. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
10. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
11. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.

ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS

All work to comply with NCC BCA 2019 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

Glazing to comply with AS1288 (Glass in buildings selection and installation)
Windows to comply with AS2047 (Windows in building selections and installations)
Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
Footings to comply with AS2870 (Residential slabs and footings)
Timber framing to comply with AS1684.2 (Residential timber-framed construction)
Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)
Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
Termite protection to comply with AS3660.1 (Termite management for new building work).

GENERAL

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder room, ensuite) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.
- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.
- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extend across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

DRAINAGE

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the perimeter of the dwelling must fall away a minimum of 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

FRAMING

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm² per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the timber must be preservative-treated to H3.

MASONRY

- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

CLADDING

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- External walls to be provided with AS 4200.1 compliant vapour permeable membranes installed in accordance with AS 4200.2
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.



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FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection
For Building Permit Number: 3369940661159
Job No. 20/01950

Property details

Number 80	Street/road Considine Drive	City/suburb/town YINNAR SOUTH	Postcode 3869
Lot/s 9	LP/PS LP202575	Volume 11049	Folio 341
Crown allotment	Section	Parish	County
Municipal District Latrobe City Council			

Building permit details

Building permit number **3369940661159**
Version of BCA applicable to building permit **NCC 2019 Volume 2**

Description of building work: **carport**

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All

Directions to fix building work

If issued, all directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name: **Watershed Building Consultants Pty Ltd**

Registration No. **CBS-U 65767**

Signature:

A handwritten signature in black ink, appearing to be 'M. K.', written over a circular stamp or seal.

Certificate Number: **3369940661159**

Date Of Issue: **20 September 2023**

Conditions: Nil



watershedbc.com.au

ACN 118 532 755

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74 Franklin Street Traralgon VIC 3844
gippsland@watershedbc.com.au
ph. 03 5176 5888

Geelong
geelong@watershedbc.com.au
ph. 03 5176 5888

Building Inspection Report - Mandatory Notification Stage

Building Inspector: PJ Appleton

Reg No.: IN-L 27442

Inspection Date: 19/09/2023

Relevant Building Surveyor: Watershed
Building Consultants Pty Ltd

Reg No.: CBS-U 65767

Time: 08:00

Site Address: LOT: 9 80 CONSIDINE DRIVE YINNAR SOUTH VIC 3869

Job No.: 20/01950

Work Description: carport

Bldg Permit No.: 3369940661159

Parts of building work not inspected:

Inspection advice given to: ☒ Builder/Site Supervisor ☐ Contractor ☐ Owner Name:

Mandatory Notification Stage (marked by ☒)

- | | | | | | |
|--|--|---|---|---|---------------------------------------|
| ☐ Piers | ☐ Strip Footing | ☐ Preslab/Sand | ☐ Slab Steel | ☐ Stump holes | ☐ Pads |
| ☐ Ret. Wall Holes | ☐ Wall Steel | ☐ Subfloor Frame | ☒ Frame | ☒ Final | ☐ Pool Barrier |
| ☐ Other.... | | | | | |

Inspection Outcome (marked by ☒)

- ☒ The inspected building work **substantially complies** with the approved permit and plans. See the second page of this report for more information on what was inspected and any comments or notes from the inspector.
- ☐ The inspected building work **does not substantially comply** with the approved permit and plans. You must complete the items listed on the second page of this report and organise a re-inspection before proceeding any further. An oral direction to fix was given onsite or a written direction to fix has been issued. See below for further information.
- ☐ The inspected building work **is incomplete** and another inspection is required. Please ensure that you complete all of the building work for the mandatory notification stage before you organise a re-inspection. A list of some of the incomplete items are listed on the second page of this report as a guide only.
- ☐ **Written justification is required from the engineer** for the minor departure from the approved structural plans before the Relevant Building Surveyor can allow you to continue carrying out building work past this mandatory notification stage.
- ☐ The inspected building work **departs significantly** from the approved plans and the Relevant Building Surveyor needs to consider whether a Building Notice or Building Order is required to be issued.

Direction to fix building work (marked by ☒ if applicable)

- ☐ An **Oral Direction To Fix** was given to the builder or site contact following the inspection. The non-complying building work listed on the second page must be completed and approved **within 7 days** of the inspection otherwise the Relevant Building Surveyor must issue a Written Direction to Fix. (Section 37A Building Act 1993)
- ☐ A **Written Direction To Fix** has been issued by the Relevant Building Surveyor and sent to the builder and owner. The builder must comply with the Written Direction **within the nominated timeframe** otherwise it will be forwarded to the Victorian Building Authority for further action. (Section 37D Building Act 1993)

Description of building works inspected (items inspected are marked by ☑)

- | | |
|---|--|
| ☒ Approx Wall & Ceiling Heights | ☒ Rafter Sizes |
| ☒ Post sizes | ☒ Rafter Spacing |
| ☒ Post Fixing to Pad/Slab | ☒ Rafter Fixing |
| ☒ Post to Roof Beam Connections | ☒ Roof Bracing |
| ☒ Roof Beam Sizes | ☒ Wall & Roof Cladding |
| ☒ Bracing | ☒ Downpipes |

List of non-complying or incomplete items (if applicable)

1.

Site Observations/Notes

Inspected the preparation of the framework and the completion of the carport. The framing has been prepared as per the working drawings and structural plans. The building work has been completed as per the approved plans.

Conditions of Inspection Report

1. The relevant building surveyor has relied on information and advice provided by the building inspector that carried out the building inspection in preparing this inspection report.
2. Pursuant to Regulation 118 of the Building Regulations 2018, all water must be removed or diverted from excavations before laying of footings.
3. All approvals of foundation inspections (piers, pads, strip footings, stump holes, slab beams etc) are subject to the builder or contractor ensuring that the condition of the foundations are maintained until placing the footing. Trenches shall be dewatered and cleaned prior to concrete placement such that no significant softened or loosened material remains.
4. In the event that heavy rain falls after a foundation or footing inspection has been approved, the builder or contractor must check with our office whether a reinspection is required before covering the slab or laying any footings.
5. All frame inspection approvals are only valid if all alterations made by contractors after the inspection comply with AS1684.2 and don't adversely impact on the structural adequacy of the framework. If the builder is unsure whether the structural adequacy of the framework has been adversely impacted by any alteration, he or she must organise a reinspection before the walls are lined with plasterboard.
6. All frame inspection approvals become invalid if the framework has been exposed to the weather for more than three months after the inspection. The builder must organise a reinspection of the framework if it has been exposed to the weather for more than three months after the inspection.
7. The builder must ensure that all building work is carried out within the allotment boundaries on title. Notwithstanding the advice on this inspection report, the building inspector is not qualified to accurately assess this during a site inspection and therefore the builder should engage the services of a licensed land surveyor to check and confirm that no building work is constructed over the allotment boundary.
8. The builder must ensure that the construction of floor levels, building and wall heights are consistent with the approved plans. Notwithstanding the advice on this inspection report, the building inspector is not qualified to accurately assess this during a site inspection and therefore the builder should engage the services of a licensed land surveyor to confirm that the construction of floor levels, building and wall heights are consistent with the approved plans.

**UCX Realty Pty Ltd T/A One
Agency Latrobe Valley**

14C Hotham Street,
Traralgon, VIC 3844

P: 03 5174 2740

ABN: 75 630 881 195



Residential Rental Agreement

for

80 Considine Dr, Yinnar South VIC 3869

This agreement is between **Susan Monks, Steve Monks**
and **Paul Dore, Ricci Winget**.

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Residential Rental Agreement of no more than 5 years

Residential Tenancies Act 1997 Section 26(1)

Regulation 10(1)

Part A - General

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

1. Date of agreement

This is the date the agreement is signed

Tue 16/09/2025

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

2. Premises let by the rental provider

Address of premises

80 Considine Dr, Yinnar South VICPostcode 3869

3. Rental provider details

Full name or company name of rental provider	Susan Monks, Steve Monks
Address (if no agent is acting for the rental provider)	Postcode
Phone number	
ACN (if applicable)	
Email address	

Rental provider's agent details (if applicable)

Full name	UCX Realty Pty Ltd T/A One Agency Latrobe Valley
Address	14C Hotham Street, Traralgon, VICPostcode 3844
Phone number	03 5174 2740
ACN (if applicable)	630 881 195
Email address	cindy@oneagencylv.com.au

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

4. Renter details

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

Full name of **renter 1** Paul Dore

Current Address:

Postcode

Phone number:

0431 344 423

Email:

afterhours74@hotmail.com

Full name of **renter 2** Ricci Winget

Current Address:

Postcode

Phone number:

0438 081 202

Email:

riccidlee321@gmail.com

Full name of **renter 3**

Current Address:

Postcode

Phone number:

Email:

Full name of **renter 4**

Current Address:

Postcode

Phone number:

Email:

5. Length of the agreement

Fixed term agreement

Start date

Fri 17/10/2025

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

End date

Fri 16/10/2026



Periodic agreement
(monthly)

Start date

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

6. Rent

Rent amount(\$)
(payable in advance)

To be paid per ☐ week ☐ fortnight ☒ calendar month

Day rent is to be paid (e.g. each Thursday or the 11th of each month)

Date first rent payment due

7. Bond

The renter has been asked to pay the bond specified below.

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

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

Rental bond amount(\$)

Date bond payment due

Part B – Standard terms

8. Rental provider's preferred method of rent payment

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

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

(Rental provider to tick permitted methods of rent payment)

☐ direct debit ☒ bank deposit ☐ cash ☐ cheque ☐ money order ☐ BPay

☐ other electronic form of payment, including Centrepay

Payment details (if applicable)

BSB:	633 000
Account:	165 031 378
Account name:	UCX Realty Pty Ltd Rental Trust
Bank Reference:	TEN00453

Fees

0.00

9. Service of notices and other documents by electronic methods

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

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

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

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

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

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

(Rental provider to tick as appropriate)

☒ Yes ☐ No

Cindy Visser: cindy@oneagencylv.com.au
--

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

(Renter to tick as appropriate)

Renter 1 ☒ Yes ☐ No

Paul Dore: afterhours74@hotmail.com

Renter 2 ☒ Yes ☐ No

Ricci Winget: riccidlee321@gmail.com

Renter 3 ☐ Yes ☐ No

--

Renter 4 ☐ Yes☐ No

10. Urgent repairs

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

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

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

Emergency contact name

One Agency Latrobe Valley

Emergency phone number

0474 355 636

Emergency email address

oneagencylv@email.propertyme.com

11. Professional cleaning

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

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

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

12. Owners corporation

Do owners corporation rules apply to the premises?

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

(Rental provider to tick as appropriate)

☒ No☐ Yes

13. Condition report

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

(rental provider to tick as appropriate)

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

Part C – Safety related activities

14 Electrical safety activities

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

15 Gas safety activities

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

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

16 Smoke alarm safety activities

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

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

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

17 Swimming pool barrier safety activities

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

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

18 Relocatable pool safety activities

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

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

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

19 Bushfire prone area activities

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

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

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

Part D – Rights and obligations

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

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

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

20. Use of the premises

The renter:

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

21. Condition of the premises

The rental provider:

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

The renter:

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

22. Modifications

The renter:

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

The rental provider:

- must not unreasonably refuse consent for certain modifications.

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

23. Locks

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

24. Repairs

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

25. Urgent repairs

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

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

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

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

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

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

26. Non-urgent repairs

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

27. Assignment or sub-letting

The renter:

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

The rental provider:

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

28. Rent

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

29. Access and entry

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

30. Pets

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

Part E - Additional terms

31. Additional terms (if any)

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

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

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

Renter Acknowledgement

1. Paul Dore viewed and acknowledged at Mon, 15/09/2025 15:57 from device: iOS 18.6.2 iPhone Mobile Safari 18.6
2. Ricci Winget viewed and acknowledged at Mon, 15/09/2025 16:30 from device: Android 10 K Chrome Mobile 140.0.0

2. Breaking Lease or Change of Renter/s

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

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

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

Rental Arrears

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

Repairs and Maintenance

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

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

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

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

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

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

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

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

Smoking

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

Periodic / Routine Inspections

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

Contact Details

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

Vehicles and Parking

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

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

Swimming Pools

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

Access to the Property

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

Vacating the Property

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

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

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

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

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

3.

Pet / Livestock Clause

The Rental Provider/s Susan & Steve Monks gives permission up to a maximum of 10 chickens to be kept by the renter/s Paul Dore & Ricci Winget in the fenced areas at the premises of 80 Considine Drive, Yinnar South.

The renters agree:

- To accept full responsibility for any damage caused to the property by the animal/s and acknowledges that all damage must be rectified by the renter/s at their own expense.
- To accept full responsibility for any nuisance caused to neighbours
- No deceased animals are to be buried at the property.
- That at the termination of the lease the paddocks and fencing are returned to the same condition as the ingoing condition report
- That the safety, security and wellbeing of the animals is the sole responsibility of the renter/s.

Property Disclosures

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

Embedded Electricity Network

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

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

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

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

☐ Yes ☒ No

Comments

-

Intention to Sell

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

If yes, please provide details below.

☐ Yes ☒ No

Comments

-

Homicide

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

☐ Yes ☒ No

Comments

-

Drug Contamination

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

☐ Yes ☒ No

Comments

-

Mould or Dampness

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

☐ Yes ☒ No

Comments

-

Safety Checks

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

☒ Yes ☐ No

Comments

[Recently](#)

Safety Check Recommendations

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

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

☐ Yes ☒ No

Comments

-

Asbestos

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

☐ Yes ☒ No

Comments

-

Building/Planning Permit

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

☐ Yes ☒ No

Comments

-

Building Work Dispute

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

☐ Yes ☒ No

Comments

-

OC Dispute

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

☐ Yes ☒ No

Comments

-

Building Defects/Safety Concerns

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

☐ Yes ☒ No

Comments

-

Heritage Register

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

☐ Yes ☒ No

Comments

-

Minimum Standards

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

☒ Yes ☐ No

Comments

-

Right To Let the Premises

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

☒ Yes ☐ No

Comments

-

Mortgagee Possession

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

☐ Yes ☒ No

Comments

-

Renter Acknowledgement

- 1. Paul Dore viewed and acknowledged at Mon, 15/09/2025 15:57 from device: iOS 18.6.2 iPhone Mobile Safari 18.6
- 2. Ricci Winget viewed and acknowledged at Mon, 15/09/2025 16:30 from device: Android 10 K Chrome Mobile 140.0.0

Privacy Collection Notice

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

Primary Purpose

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

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

- The **Rental Provider**
- The **Rental Provider's** lawyers
- The **Rental Provider's** mortgagee
- Referees you have nominated
- Organisations / Tradespeople required to carry out maintenance to the **Premises**
- Third party organisations required to provide **UCX Realty Pty Ltd T/A One Agency Latrobe Valley** services
- Rental Bond Authorities
- Residential Tenancy Tribunals / Courts
- Collection Agents
- National Tenancy Database (National Tenancy Database is a division of Equifax Pty Ltd) for purposes of checking an applicant's tenancy history.

The database operator can be contacted for information on the service or to request a copy of the data held via email at info@tenancydatabase.com.au or by submitting the request form on their website at the following address

<https://www.tenancydatabase.com.au/contact-us>

- Other Real Estate Agents, **Rental Providers** and Valuers

Secondary Purpose

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

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

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

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

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

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

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

Disclaimer

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

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

Signatures

This agreement is made under the Act.

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

Rental Provider

Rental Provider 1: **Susan Monks**



Signed at Mon, 15/09/2025 16:33 , from device: Windows 10 Other Edge 140.0.0

Rental Provider 2: **Steve Monks**



Signed at Tue, 16/09/2025 10:52 , from device: Windows 10 Other Edge 140.0.0

Renter(s)

Renter 1: **Paul Dore**



Signed at Mon, 15/09/2025 15:58 , from device: iOS 18.6.2 iPhone Mobile Safari 18.6

Renter 2: **Ricci Winget**



Signed at Mon, 15/09/2025 16:31 , from device: Android 10 K Chrome Mobile 140.0.0

AUDIT TRAIL

Paul Dore (Renter)

Mon, 15/09/2025 15:56 - Paul Dore clicked 'start' button to view the Residential Rental Agreement (*iOS 18.6.2 iPhone Mobile Safari 18.6, IP: 193.116.218.220*)

Mon, 15/09/2025 15:58 - Paul Dore stamped saved signature the Residential Rental Agreement (*iOS 18.6.2 iPhone Mobile Safari 18.6, IP: 193.116.218.220*)

Mon, 15/09/2025 15:58 - Paul Dore submitted the Residential Rental Agreement (*iOS 18.6.2 iPhone Mobile Safari 18.6, IP: 193.116.218.220*)

Ricci Winget (Renter)

Mon, 15/09/2025 16:30 - Ricci Winget clicked 'start' button to view the Residential Rental Agreement (*Android 10 K Chrome Mobile 140.0.0, IP: 193.116.218.220*)

Mon, 15/09/2025 16:31 - Ricci Winget stamped saved signature the Residential Rental Agreement (*Android 10 K Chrome Mobile 140.0.0, IP: 193.116.218.220*)

Mon, 15/09/2025 16:31 - Ricci Winget submitted the Residential Rental Agreement (*Android 10 K Chrome Mobile 140.0.0, IP: 193.116.218.220*)

Susan Monks (Rental Provider)

Mon, 15/09/2025 16:32 - Susan Monks clicked 'start' button to view the Residential Rental Agreement

Mon, 15/09/2025 16:33 - Susan Monks stamped saved signature the Residential Rental Agreement

Mon, 15/09/2025 16:33 - Susan Monks submitted the Residential Rental Agreement

Steve Monks (Rental Provider)

Tue, 16/09/2025 10:50 - Steve Monks clicked 'start' button to view the Residential Rental Agreement

Tue, 16/09/2025 10:52 - Steve Monks stamped saved signature the Residential Rental Agreement

Tue, 16/09/2025 10:52 - Steve Monks submitted the Residential Rental Agreement

AGREEMENT END

DATED

2026

SUSAN BERNICE MONKS AND STEPHEN JOHN MONKS

VENDOR STATEMENT

Property: 80 Considine Drive, Yinnar South VIC 3869

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

Tel: 03 5175 0773

Ref: CF:SK:26200

