# 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** | 15 GARIBALDI STREET, TRARALGON VIC 3844 |

| | | |
|---|---|---|
| Vendor's name | Troy Anthony O'Donnell | Date 11 / 8 / 2025 |
| Vendor's signature | | |

| | |
|---|---|
| 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

**Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

| | |
|---|---|
| (a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows | AVPC No. 110 |
| (b) Is the land tax reform scheme land within the meaning of the CIPT Act? | ☐ YES ☒NO |
| (c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows | Date:<br>OR<br>☒ 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

## SERVICES

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

| | | | | |
|---|---|---|---|---|
| Electricity supply ☐ | Gas supply ☐ | Water supply ☐ | Sewerage ☐ | Telephone services ☐ |

## 9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

## 10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

*Subdivision Act* 1988.

(a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.

(b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

## 11. DISCLOSURE OF ENERGY INFORMATION

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

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

(a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and

(b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

## 12. DUE DILIGENCE CHECKLIST

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

Is attached

## 13. ATTACHMENTS

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

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

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

| |
|---|
| Due Diligence |
| Registered Search Statement Vol 06918 Folio 550 |
| Plan LP016457 |
| Spa Registration |
| Spa Barrier Report |
| Non-GST withholding |
| Land Information Certificate |
| Water Information Statement |
| Detailed Property Report |
| Planning Property Report |

# 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 (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



VOLUME 06918 FOLIO 550

Security no : 124137449819C
Produced 11/08/2026 09:17 AM

## LAND DESCRIPTION

Lot 4 on Plan of Subdivision 016457.
PARENT TITLE Volume 02457 Folio 266
Created by instrument 2031886 15/10/1946

## REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TROY ANTHONY O'DONNELL of 15 GARIBALDI STREET TRARALGON VIC 3844
AT783019V 18/11/2020

## ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA160447D 26/02/2026
MACQUARIE BANK LTD

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

## DIAGRAM LOCATION

SEE LP016457 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: 15 GARIBALDI STREET TRARALGON VIC 3844

## ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 26/02/2026

DOCUMENT END



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|---|---|
| Document Type | **Plan** |
| Document Identification | **LP016457** |
| Number of Pages (excluding this cover sheet) | **1** |
| Document Assembled | **11/08/2026 09:17** |

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# LP 16457
EDITION 1
PLAN MAY BE LODGED 12-12-1945

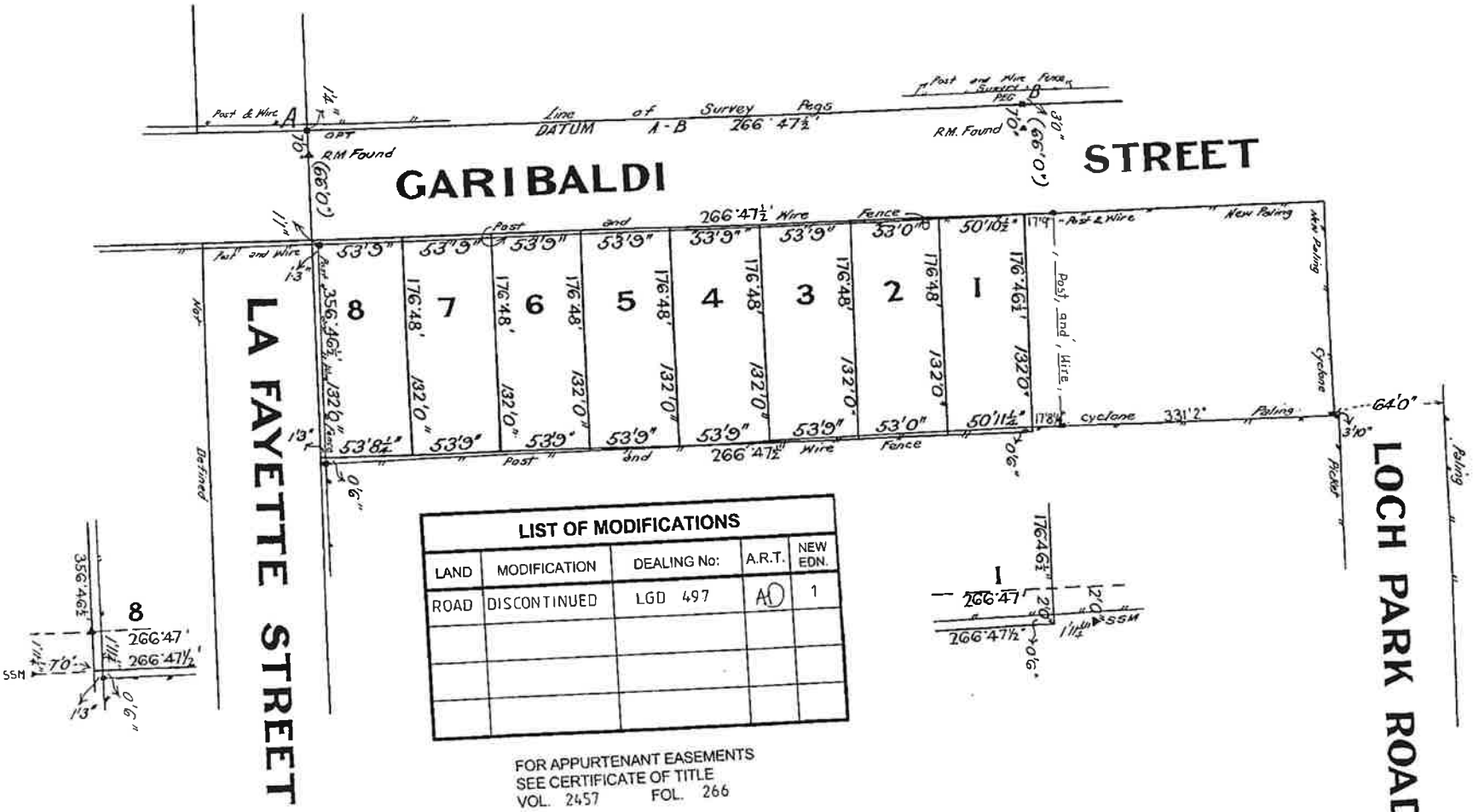
PLAN OF SUBDIVISION

# OF PART OF CROWN ALLOTMENT 48
# PARISH OF TRARALGON

COUNTY OF BULN BULN

Scale 60 Feet to One Inch

VOL. 2457 FOL. 266




| LIST OF MODIFICATIONS | | | | |
|---|---|---|---|---|
| LAND | MODIFICATION | DEALING No: | A.R.T. | NEW EDN. |
| ROAD | DISCONTINUED | LGD 497 | AO | 1 |
| | | | | |
| | | | | |
| | | | | |

FOR APPURTENANT EASEMENTS
SEE CERTIFICATE OF TITLE
VOL. 2457 FOL. 266

# LATROBE CITY COUNCIL

Latrobe City ABN 92 472 314 133
TTY (NRS) 133 677
AUSDOC DX2 177733 Morwell
PO Box 264 MORWELL 3840
latrobe@latrobe.vic.gov.au
1300 367 700 | LATROBE.VIC.GOV.AU

Our Ref: 4674/2026-SS
Prop No: 25792

10 August 2026

Mr T A O'Donnell
oppo_09@outlook.com

Dear Sir/Madam,

**Property:** **15 Garibaldi Street, Traralgon**
**Registration:** **Permanent Spa**

Thank you for providing your certificate of pool and spa barrier compliance dated 7 August 2026, including the payment of applicable lodgement fee. The certificate demonstrates that the safety barrier is being maintained to a satisfactory level of compliance.

As part of your ongoing certification and maintenance requirements, a new certificate of pool and spa barrier compliance is required to be lodged with Council every 4 years. Your next certificate is due to be lodged by **7 August 2030**.

Further information on swimming pool and spa registrations, certificates of pool and spa barrier compliance, and general maintenance requirements, can be obtained from our website at www.latrobe.vic.gov.au/Building_and_Planning/Building/Pools_and_Spas

If you require further information, please contact Stacey Charalambous on 5128 5485.

Yours sincerely,

Mason Tennant
**Coordinator Building Services**

Gippsland Pool & Spa Inspections
ABN 37 220 711 680
P.O Box 139, Mirboo North, Vic, 3871
gippslandpsi@gmail.com
0493363735

# Form 23 - Certificate of Barrier Compliance

**FORM 23**

**Building Act 1993**

Building Regulations 2018

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

## Issued To:

| | |
|---|---|
| 1. Name of owner of the land (the property) on which the swimming pool or spa is located: | Mr T A O'Donnell |
| 2. Postal address: | 15 Garibaldi Street, Traralgon Victoria, 3844 |
| 3. Phone number: | 0478242485 |
| 4. Email address: | oppo_09@outlook.com |

## Property details:

| | |
|---|---|
| Pool Location Address | 15 Garibaldi Street Traralgon 3844 Victoria |
| Municipal District or Council | Latrobe City |
| Type of swimming pool or spa: | Permanent spa |
| 5. Date of construction of the swimming pool or spa: | After 1 May 2013 |
| 6. Applicable barrier standard: | AS 1926.1-2012 |
| 7. The applicable barrier standard applies under the relevant: | Deemed to satisfy provisions of the BCA |
| 8. Date of inspection of the swimming pool or spa barrier: | 7 August 2026 |

## Certification of Compliance

Following inspection of the swimming pool barrier/spa barrier on the date/s referred to in item 8 of this certificate, I certify that the barrier complies with the applicable barrier standard.

| | |
|---|---|
| Signature of swimming pool and spa inspector |  |
| Date | 07 Aug 2026 |
| 9. Building Work on the Barrier. | I confirm that i carried out the following minor building works on the barrier to address identified non-compliance of the barrier prior to certifying the barriers compliance with the applicable barrier standard. |
| Minor works undertaken. | Re attached gate spring. |

## Inspector Details:

| | |
|---|---|
| 10. Name of Pool Inspector | Ian Bruhn |
| 11. Building Practitioner No: | IN-PS 69817 |



Submitted by: Ian Bruhn
Version: 14
Submission ID: 24637374
Environment friendly, paperless solution by www.formitize.com

| | |
|---|---|
| 12. ABN: | ABN 37 220 711 680 |
| 13. Address | P.O Box 139, Mirboo North, Vic, 3871 |

# NOTICE OF PURCHASER

# Residential GST Withholding Payment Notification

Section 14-255 of the Taxation Administration Act 1953

**Vendor:** **Troy Anthony O'Donnell**

**Property:** **15 Garibaldi Street, Traralgon VIC 3844**

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

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

*Gina Massaro*– **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

# *LAND INFORMATION CERTIFICATE*

***In accordance with Section 229 of The Local Government Act 1989***

LATROBE CITY COUNCIL

LANDATA
DX 250639
MELBOURNE VIC

Latrobe City ABN 92 472 314 133
TTY (NRS) 133 677
AUSDOC DX2 17733 Morwell
PO Box 264 MORWELL 3840
latrobe@latrobe.vic.gov au
1300 367 700 LATROBE.VIC.GOV.AU

| | |
|---|---|
| **Assessment Number**: | 25792-3 |
| **Applicant's Reference:** | 81515385-014-9 |
| **Issue Date :** | 11-Aug-2026 |
| **Property Address**: | 15 Garibaldi Street TRARALGON VIC 3844 |
| **Property Description**: | L 4 LP 16457 |
| **Property Title:** | CT-6918/550 |
| **AVPCC:** | 110 Detached Home |
| **Area:** | 650M2 |
| **Ward**: | Loy Yang |
| **Owner:** | Mr T A O'Donnell |

**Statement of Rates & Charges for the Year Ending 30-Jun-2027.**
**Interest will be charged on each outstanding instalment, if not paid by the due date.**

## PLEASE NOTE:

- **This certificate is valid for a period of 3 months from issue date. No confirmation, variations or updates will be given after this expiration. Another certificate must be obtained after 09-Nov-2026.**
- **Confirmation and variations will only be provided in writing. You must contact the Rates Team via email proprates@latrobe.vic.gov.au no earlier than 5 business days but no later than 1 business day prior to settlement of this property.**
- **Settlement update requests will not be responded to if requested more than 5 business days prior to settlement.**
- **Latrobe City Council will not provide settlement update information verbally.**
- **Outstanding rates and charges for this account must be paid in full at settlement.**
- **If this certificate or any subsequent update shows a credit balance, or advised that this property is not yet separately rated, you MUST submit a copy of the Statement of Adjustments to Latrobe City Council upon settlement, or when submitting your Notice of Acquisition.**

## Rates & Charges:

| | | |
|---|---|---|
| Arrears Legal Fees | $ | 0.00 |
| Other Arrears B/forward | $ | 74.90 |
| General Rates | $ | 1,980.70 |
| Garbage Charge | $ | 792.00 |
| Municipal Charge | $ | 159.00 |
| Emergency Services and Volunteers Fund Levy | $ | 256.65 |
| Current Interest | $ | 0.00 |
| Rebates | $ | 0.00 |
| Arrears Interest | $ | 0.00 |
| Special Rates & Charges | $ | 0.00 |
| Legal Fees | $ | 0.00 |
| Less Cash Paid | $ | -75.00 |
| **Total Amount Due** | **$** | 3,188.25 |

| | |
|---|---|
| **Assessment Number**: | 25792-3 |
| **Applicants' Ref.:** | 81515385-014-9 |
| **Date:** | 11-Aug-2026 |
| **Property Address**: | 15 Garibaldi Street<br>TRARALGON VIC 3844 |

**Property Valuations:**

| Description | | Values | Level of Value Date | Operational Date |
|---|---|---|---|---|
| CAPITAL IMPROVED VALUE | $ | 680,000 | 01-Jan-2026 | 01-Jul-2026 |
| SITE VALUE | $ | 305,000 | 01-Jan-2026 | |
| NET ANNUAL VALUE | $ | 34,000 | 01-Jan-2026 | |

## OTHER INFORMATION:

1. There ARE NO notices or orders on the land that have been served by Latrobe City Council under the Local Government Act 2020, Local Government Act 1989, Local Government Act 1958, or under a local law of the Council, which have a continuing application at the date of the Certificate, details being (if any):
2. There IS NO money owed for works under the Local Government Act 2020, the Local Government Act 1989 or the Local Government Act 1958.
3. There IS NO potential liability for rates in relation to the land under the Cultural and Recreational Lands Act 1963.
4. There IS NO potential liability for the land to become rateable under section 173 or 174A of the Local Government Act 1989.
5. There IS NO money owed in relation to the land under section 94(5) of the Electricity Industry Act 2000.
6. There IS NO outstanding amount required to be paid for recreational purposes or any transfer of land to the Council for recreational purposes under section 18 of the Subdivision Act 1988 or the Local Government Act 1958.
7. There IS NO money owed under section 119 of the Local Government Act 2020.
8. There IS NO environmental upgrade charge in relation to the land which is owed under section 181C of the Local Government Act 1989.
9. There ARE NO health notices or orders issued by Latrobe City Council associated with this property.

## PLEASE NOTE:

This certificate provides information regarding Valuation, Rates, Charges, other money owing and any orders and notices made under the Local Government Act 2020, the Local Government Act 1989, the Local Government Act 1958 or under a local law of the Council.

This certificate **is not required** to include information regarding Planning, Building, Health, Land Fill, Land Slip, Flooding information or Service Easements. Information regarding these matters may be available from Council or the relevant authority. A fee may be charged for such information.

I hereby certify that as at the date of issue, the information given in this certificate is a correct disclosure of the rates, charges, interest and other monies payable to the Latrobe City Council together with any Notices pursuant to the Local Government Act 2020, Local Government Act 1989, local laws or any other legislation.

**Authorised Officer**

**Biller Code: 6072**
**Ref: 257923**

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

GIPPSLAND WATER

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 August 2026

**Applicant Reference:** 81515385-024-8
**Reference:** 00161761-02

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:** 15 Garibaldi St Traralgon Vic 3844
**Certificate No:** 177628

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**

GIPPSLAND WATER

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:** | 11/08/2026 | **Applicant Reference:** | 81515385-024-8 |
| **Certificate No:** | 177628 | **Reference:** | 00161761-02 |

**Property Address:** 15 Garibaldi St Traralgon Vic 3844
**Property Details:** Lot 4 Plan LP16457
**Settlement Date:** 31/10/2026

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

- ⇨ Vendor will be liable for any water/wastewater volumetric charges from last bill to settlement date.
- ⇨ This certificate has been produced for Sales Purposes only. Notification of sale particulars must be supplied two (2) working days prior to settlement to enable a final water meter reading to be scheduled, however a final meter reading will not be provided if the certificate is produced for Sale of Business purposes only.

**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.

GIPPSLAND WATER

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:** | 11/08/2026 | **Applicant Reference:** | 81515385-024-8 |
| **Certificate No:** | 177628 | **Reference:** | 00161761-02 |

**Property Address:** 15 Garibaldi St Traralgon Vic 3844
**Property Details:** Lot 4 Plan LP16457
**Settlement Date:** 31/10/2026

**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 Jul to 31 Oct

| **Financial Information:** | |
|---|---|
| Brought Forward Balance | 0.00 |
| Sewer Scheme Charges | 0.00 |
| **Adjustable Charges:** | |
| Water Service Charges | 66.53 |
| Wastewater Service Charges | 305.72 |
| 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** | **372.25** |

(Please note: CR denotes a credit)

BPAY **Biller Code: 3475**
**REF: 3680 0000 1617 6102 4**
Pay by savings or credit card

Gippsland Water Authorised Officer: _____ Date: 11 August 2026

GIPPSLAND WATER
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

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# 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.

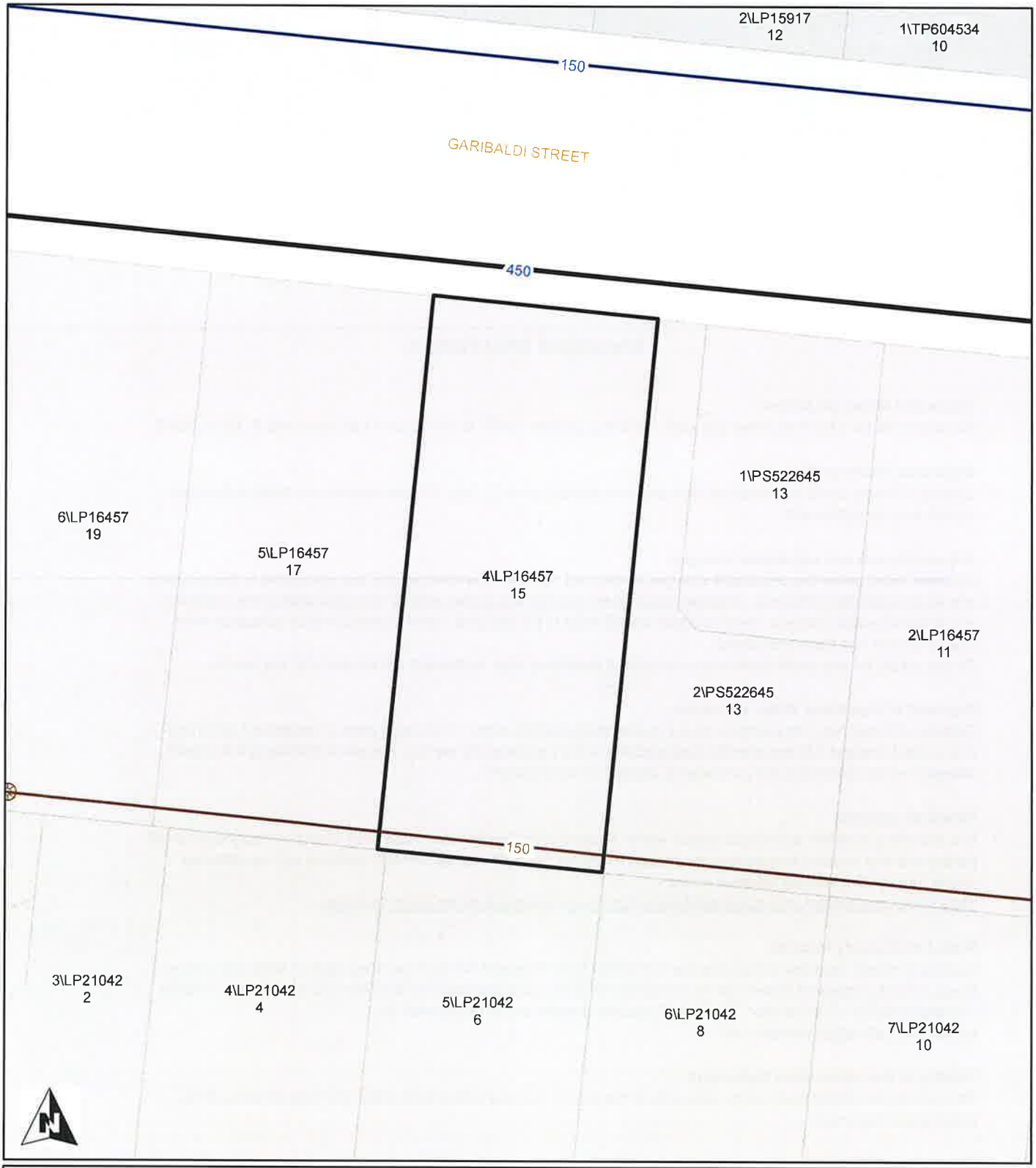
**Payment of Gippsland Water accounts:**
Gippsland Water requires payment of any outstanding charges within 10 working days of settlement occurring. Any unpaid charges will become the responsibility of the new property owner. Enquiries relating to the unpaid charges will be referred to the purchaser's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

**15 Garibaldi St Traralgon**
**Information Statement No:** 177628
**Date Issued:** 11/08/2026

GIPPSLAND WATER

**Water Pipes**
- Reticulation
- Distribution
- Transfer

**Sewer Pipes**
- Gravity
- Pressure
- Rising Main

**House Discharge Line**
- House Discharge Line

- Maintenance Point
- Manhole
- Pipe End
- Collection Tank

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

# PROPERTY REPORT

Energy, Environment and Climate Action

**Created at 04 August 2026 03:37 PM**

## PROPERTY DETAILS

| | |
|---|---|
| Address: | **15 GARIBALDI STREET TRARALGON 3844** |
| Lot and Plan Number: | **Lot 4 LP16457** |
| Standard Parcel Identifier (SPI): | **4\LP16457** |
| Local Government Area (Council): | **LATROBE** |
| Council Property Number: | **25792** |
| Directory Reference: | **Vicroads 696 F7** |

www.latrobe.vic.gov.au

## SITE DIMENSIONS

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




**Area:** 659 sq. m
**Perimeter:** 113 m
For this property:
—— Site boundaries
—— Road frontages

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

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

For more accurate dimensions get copy of plan at
Title and Property Certificates

## UTILITIES

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

## STATE ELECTORATES

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

## PLANNING INFORMATION

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

The Planning Property Report for this property can found here - Planning Property Report

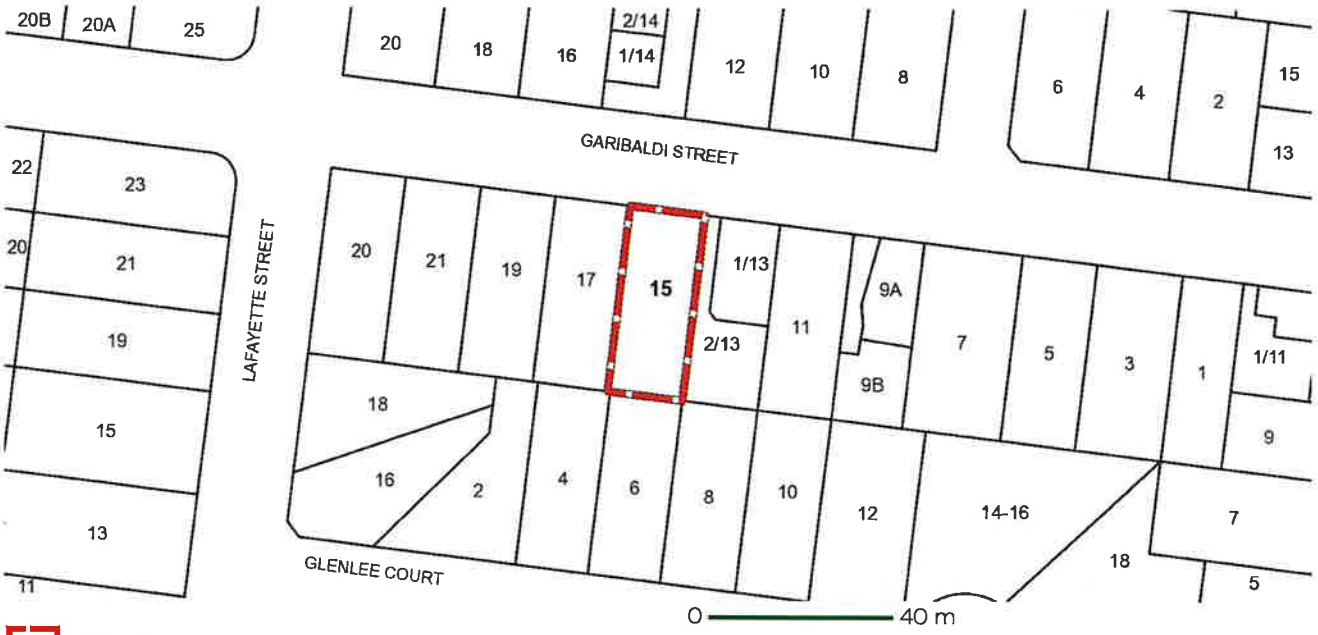
Planning Property Reports can be found via these two links
**Vicplan** https://mapshare.vic.gov.au/vicplan/
**Property and parcel search** https://www.land.vic.gov.au/property-and-parcel-search

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# PROPERTY REPORT

Energy, Environment and Climate Action

## Area Map




Selected Property

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# PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 04 August 2026 09:37 PM

## PROPERTY DETAILS

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|---|---|
| Address: | **15 GARIBALDI STREET TRARALGON 3844** |
| Lot and Plan Number: | **Lot 4 LP16457** |
| Standard Parcel Identifier (SPI): | **4\LP16457** |
| Local Government Area (Council): | **LATROBE** www.latrobe.vic.gov.au |
| Council Property Number: | **25792** |
| Planning Scheme: | **Latrobe** Planning Scheme - Latrobe |
| Directory Reference: | **Vicroads 696 F7** |

## UTILITIES

| | |
|---|---|
| Rural Water Corporation: | **Southern Rural Water** |
| Urban Water Corporation: | **Gippsland Water** |
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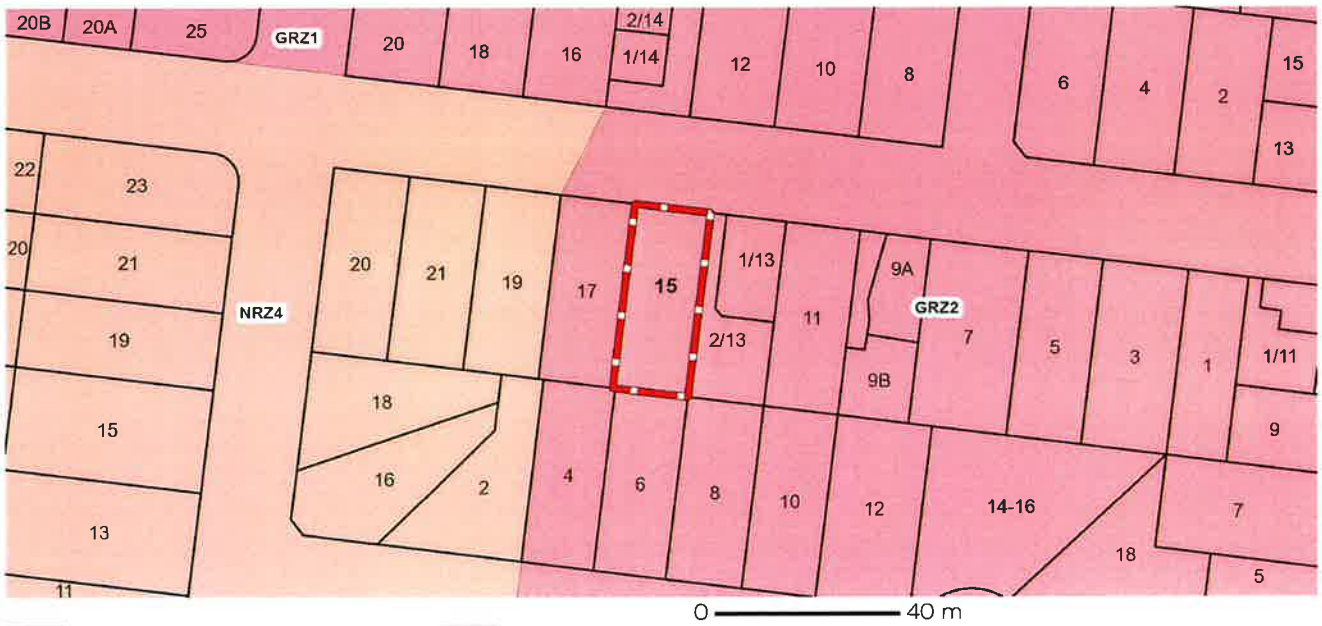
## OTHER

| | |
|---|---|
| Registered Aboriginal Party: | **Gunaikurnai Land and Waters Aboriginal Corporation** |
| Fire Authority: | **Fire Rescue Victoria & Country Fire Authority** |

View location in VicPlan

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 2 (GRZ2)




GRZ - General Residential

NRZ - Neighbourhood Residential

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

## Planning Overlays

No planning overlay found

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

# PLANNING PROPERTY REPORT

Department of Transport and Planning

## Further Planning Information

Planning scheme data last updated on 30 July 2026.

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

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

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

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

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

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# PLANNING PROPERTY REPORT

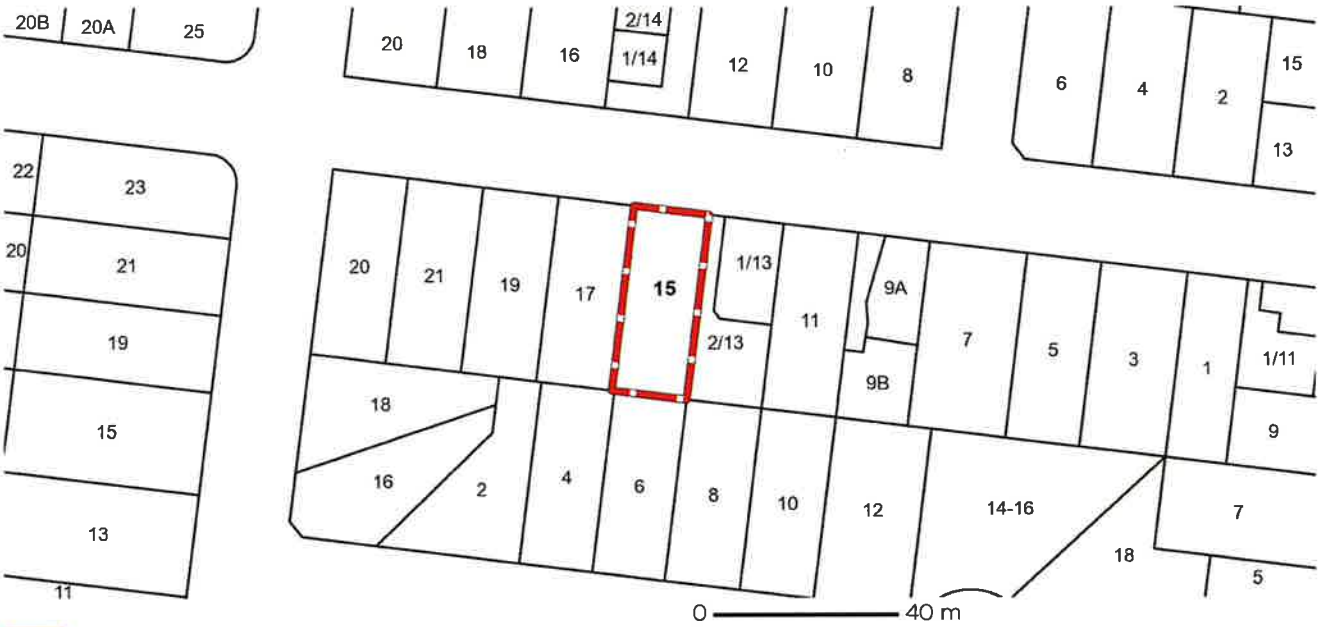
Department of Transport and Planning

## Designated Bushfire Prone Areas

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

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

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




Designated Bushfire Prone Areas

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

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

Create a BPA definition plan in VicPlan to measure the BPA.

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

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

## Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Regulations Map (NVR Map) https://mapshare.vic.gov.au/nvr/ and Native vegetation (environment.vic.gov.au) or please contact your relevant council.

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

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DATED 2026

**TROY ANTHONY O'DONNELL**

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**VENDOR STATEMENT**

---

**Property:** **15 Garibaldi Street, Traralgon VIC 3844**

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

Tel: 03 5175 0773

Ref: GM:AC:26346