

# Vendor Statement

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


This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

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

<b>Land</b>	1/24 Stockdale Road, Traralgon 3844
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<b>Vendor's name</b>	Nicole Louise Stock (formerly Bramstedt)	<b>Date</b> 11/3/2026
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<b>Vendor's signature</b>	Signed by:  <small>BC5E1383D7C1482...</small>	
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>		
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<b>Purchaser's name</b>		<b>Date</b> / /
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<b>Purchaser's signature</b>		
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## 1. FINANCIAL MATTERS

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

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

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

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

	To	
--	----	--

Other particulars (including dates and times of payments):
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### 1.3 Terms Contract

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

Not Applicable.

### 1.4 Sale Subject to Mortgage

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

Not Applicable.

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPCC No. 120
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice of property clearance certificate or is as follows	Date: OR <input checked="" type="checkbox"/> Not applicable

## 2. INSURANCE

### 2.1 Damage and Destruction

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

Not Applicable.

### 2.2 Owner Builder

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

Not Applicable.

### 3. LAND USE

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

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

Is in the attached copies of title documents.

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

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

#### 3.2 Road Access

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

#### 3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993* if the square box is marked with an 'X'

#### 3.4 Planning Scheme

Attached is a certificate with the required specified information.

### 4. NOTICES

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

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

Not Applicable.

#### 4.2 Agricultural Chemicals

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

Nil.

#### 4.3 Compulsory Acquisition

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

Nil.

### 5. BUILDING PERMITS

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

Not Applicable.

### 6. OWNERS CORPORATION

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

Not Applicable.

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

Not applicable.

**8. SERVICES**

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

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

Attached are copies of the following documents:

9.1 (a) **Registered Title**

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

**10. SUBDIVISION**

10.1 **Unregistered Subdivision**

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

Not Applicable.

10.2 **Staged Subdivision**

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

Not Applicable.

10.3 **Further Plan of Subdivision**

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

Not Applicable.

**11. DISCLOSURE OF ENERGY INFORMATION**

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

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

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

Not Applicable.

**12. DUE DILIGENCE CHECKLIST**

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

Is attached.

### 13. ATTACHMENTS

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

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

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

1. GST Withholding – Supplier Notification
2. Register Search Statement Volume 11239 Folio 066
3. Copy Plan PS634892W
4. Property & Planning Reports
5. Copy Council Rate Notice - Latrobe City Council
6. Copy Water Rates Notice – Gippsland Water
7. State Revenue Office: Land Tax Certificate
8. Due Diligence Checklist

**GST WITHHOLDING – SUPPLIER NOTIFICATION**

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

To : The Purchaser  
 Property : Lot 1 Plan PS634892 being Volume 11239 Folio 066  
 1/24 Stockdale Road, Traralgon  
 From : Nicole Louise Stock (formerly Bramstedt)  
 Of : 1/24 Stockdale Road, Traralgon, VIC 3844

Select

**PART ONE**

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

**PART TWO**

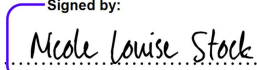
(complete only if the property comprises *new residential or potential new residential land*. *If this applies please seek confirmatory advice from your accountant*)

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

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

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

Signed by or on behalf of the Vendor

Signed by:  
  
 .....  
BC5E1383D7C1482...  
 Nicole Louise Stock (formerly Bramstedt)



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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 11239 FOLIO 066

Security no : 124132734963U  
Produced 06/03/2026 09:08 AM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 634892W.  
PARENT TITLE Volume 08472 Folio 807  
Created by instrument PS634892W 17/11/2010

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
NICOLE LOUISE BRAMSTEDT of 1/24 STOCKDALE ROAD TRARALGON VIC 3844  
AL861670F 05/05/2015

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU009730S 03/02/2021  
BANK AUSTRALIA LTD

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

**DIAGRAM LOCATION**

SEE PS634892W 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: UNIT 1 24 STOCKDALE ROAD TRARALGON VIC 3844

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20000L BANK AUSTRALIA LIMITED  
Effective from 03/02/2021

DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS634892W</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>06/03/2026 09:08</b>

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The document is invalid if this cover sheet is removed or altered.

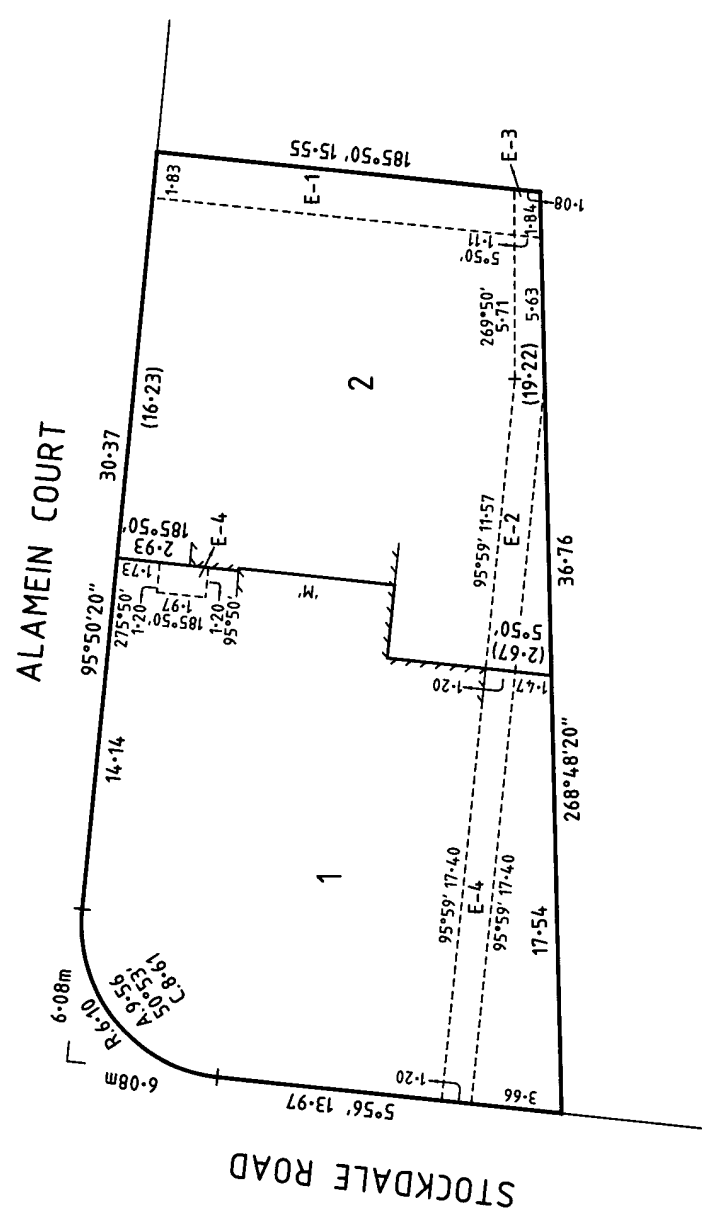
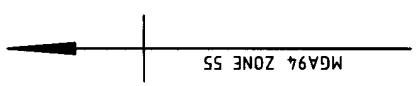
PS634892W

<b>PLAN OF SUBDIVISION</b>		STAGE NO. /	LRS use only <b>EDITION 1</b>	Pla <b>P:</b>	10/11/2010 \$899.20 PS 
<b>Location of Land</b> Parish: TRARALGON Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 20(Pt) Title Reference: VOL.8472 FOL.807  Last Plan Reference: LP53594 LOT 244  Postal Address: 24 STOCKDALE ROAD (at time of subdivision) TRARALGON 3844  MGA94 Co-ordinates E 458 375 ZONE: 55 (of approx. centre of land in plan) N 5 773 025			<b>Council Certification and Endorsement</b> Council Name: LATROBE CITY COUNCIL Ref: 2009/274 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. <u>This plan is certified under section 11(7) of the Subdivision Act 1988.</u> <u>Date of original certification under section 6 / /</u> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <u>OPEN SPACE</u> (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <u>has</u> / has not been made. (ii) <u>The requirement has been satisfied.</u> (iii) <u>The requirement is to be satisfied in Stage _____</u>  Council Delegate <u>K Cranford</u> <u>Council Seal</u> Date 13 / 05 / 2010  <u>Re-certified under section 11(7) of the Subdivision Act 1988</u>  <u>Council Delegate</u> <u>Council Seal</u> Date / /		
<b>Vesting of Roads and / or Reserves</b>					
Identifier		Council/Body/Person			
NIL		NIL			
<b>Notations</b>					
Staging This is not a staged subdivision Planning Permit No. 2009/274					
Depth Limitation: DOES NOT APPLY					
LOCATION OF BOUNDARIES DEFINED BY BUILDINGS; MEDIAN: BOUNDARIES MARKED 'M' EXTERNAL FACE: ALL OTHER BOUNDARIES					
Survey This plan is based on survey.  This survey has been connected to permanent marks no(s). 21, 123, 329 333 & 334 in Proclaimed Survey Area No. _____					
<b>Easement Information</b>					LRS use only
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					Statement of Compliance/ Exemption Statement
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN.					Received <input checked="" type="checkbox"/>
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Date 10 / 11 / 10
E-1	DRAINAGE	1-83	LP53594	LOTS ON LP53594	LRS use only PLAN REGISTERED Time 3:24 Date 17 / 11 / 10 Randall McDonald Assistant Registrar of Titles Sheet 1 of 2 Sheets
E-2	SEWERAGE	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN	
E-3	DRAINAGE	SEE DIAG	LP53594	LOTS ON LP53594	
E-3	SEWERAGE	SEE DIAG	THIS PLAN	LOT 1 ON THIS PLAN	
E-4	DRAINAGE	1-20	THIS PLAN	LOT 2 ON THIS PLAN	
 <b>Beveridge Williams</b> development & environment consultants Traralgon ph : 03 5176 0374 www.beveridgewilliams.com.au			LICENSED SURVEYOR (PRINT) PIETER BRUCE VROEGOP SIGNATURE <u>PIETER BRUCE VROEGOP</u> DATE 15 / 04 / 2010 REF. 0900589 VERSION 3		<u>K Cranford</u> DATE 13 / 05 / 2010 COUNCIL DELEGATE SIGNATURE Original sheet size A3

PLAN OF SUBDIVISION

STAGE NO. /

PLAN NUMBER  
**PS634892W**



<p><b>Beveridge Williams</b>                  development &amp; environment consultants                  Traralgon ph : 03 5176 0374                  www.beveridgewilliams.com.au</p>	ORIGINAL SCALE 1:200 SHEET SIZE A3	LICENSED SURVEYOR (PRINT) PIETER BRUCE VROEGOP SIGNATURE <i>Pieter Bruce Vroegop</i> REF:0900589 VERSION 3	SHEET 2 OF 2 SHEETS DATE 13 / 05 / 2010 COUNCIL DELEGATE SIGNATURE
	SCALE 1:200 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) PIETER BRUCE VROEGOP SIGNATURE <i>Pieter Bruce Vroegop</i> REF:0900589 VERSION 3	SHEET 2 OF 2 SHEETS DATE 13 / 05 / 2010 COUNCIL DELEGATE SIGNATURE

# PROPERTY REPORT

Created at 06 March 2026 09:13 AM

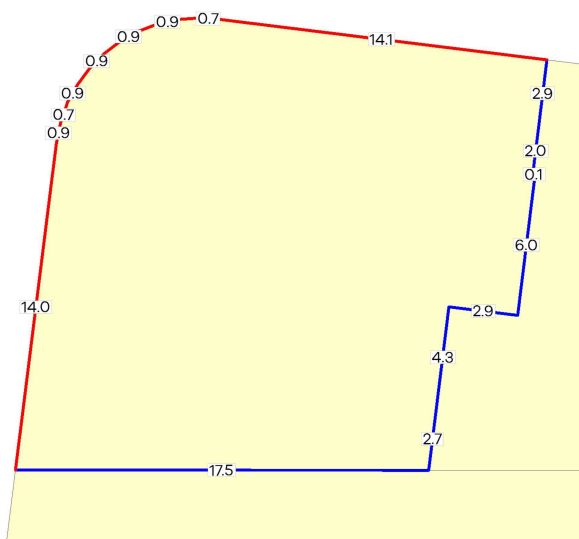
## PROPERTY DETAILS

Address: **1/24 STOCKDALE ROAD TRARALGON 3844**  
 Lot and Plan Number: **Lot 1 PS634892**  
 Standard Parcel Identifier (SPI): **1\PS634892**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **30536**  
 Directory Reference: **Vicroads 696 F4**

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

## SITE DIMENSIONS

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



**Area:** 354 sq. m

**Perimeter:** 76 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.

5 overlapping dimension labels are not being displayed

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

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

## UTILITIES

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

## STATE ELECTORATES

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

## PLANNING INFORMATION

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

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

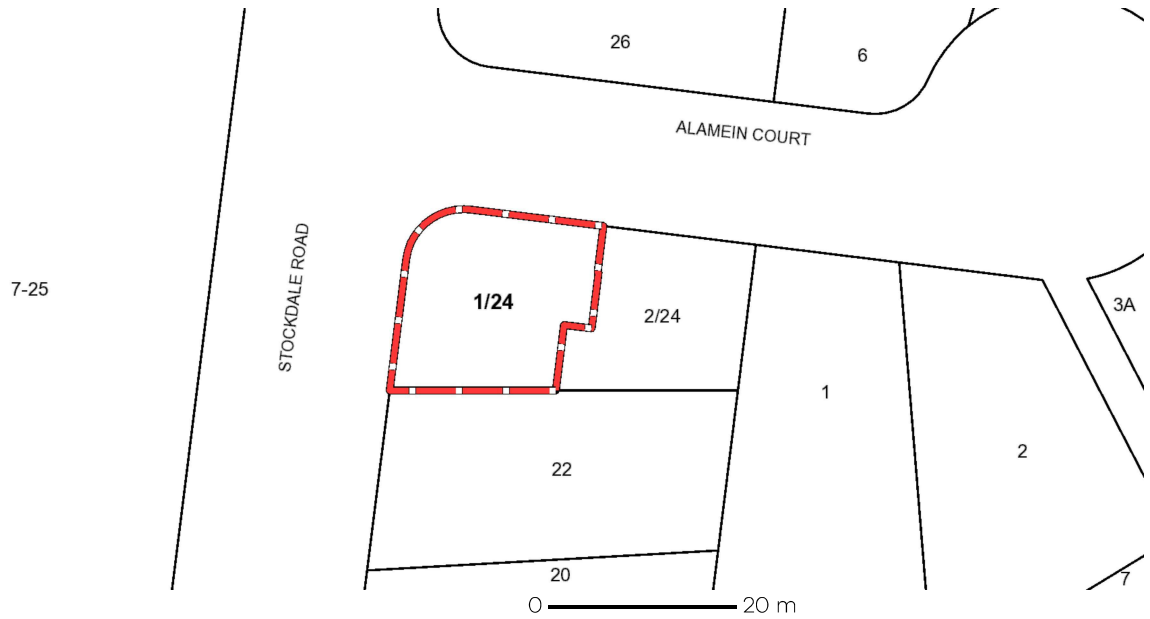
Planning Property Reports can be found via these two links

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

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

# PROPERTY REPORT

## Area Map



 Selected Property

# PLANNING PROPERTY REPORT



Department of Transport and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 06 March 2026 09:14 AM

## PROPERTY DETAILS

Address: **1/24 STOCKDALE ROAD TRARALGON 3844**  
 Lot and Plan Number: **Lot 1 PS634892**  
 Standard Parcel Identifier (SPI): **1\PS634892**  
 Local Government Area (Council): **LATROBE**  
 Council Property Number: **30536**  
 Planning Scheme: **Latrobe**  
 Directory Reference: **Vicroads 696 F4**

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

[Planning Scheme - Latrobe](#)

## UTILITIES

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

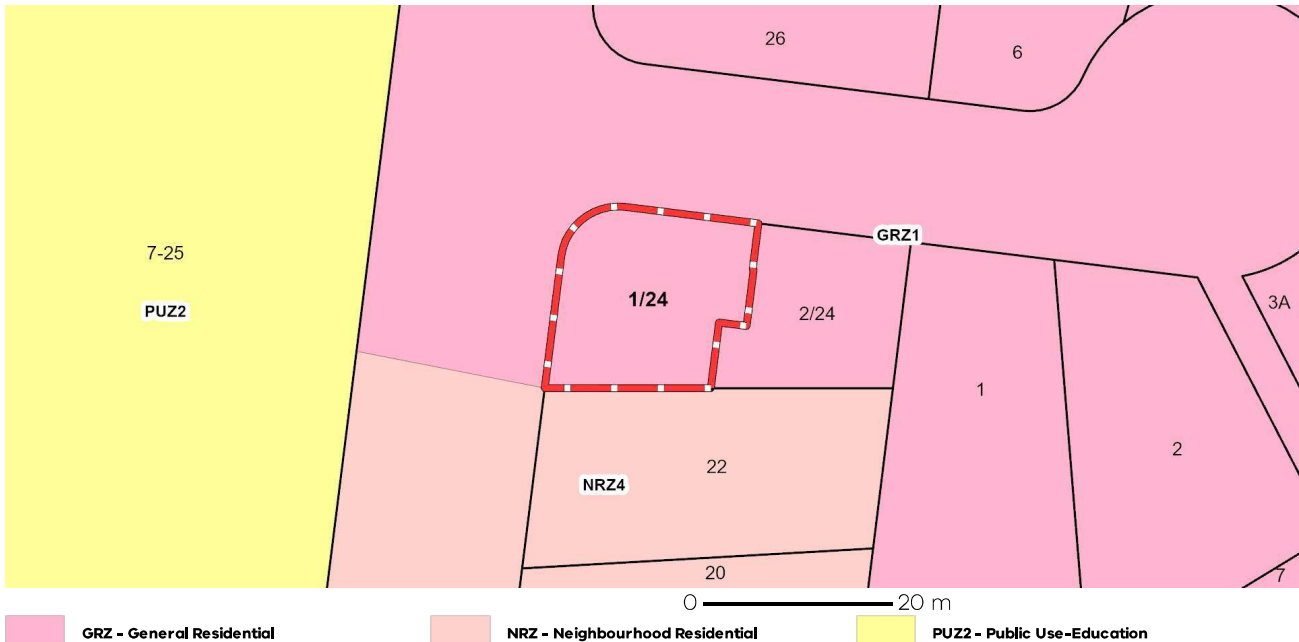
## STATE ELECTORATES

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

[View location in VicPlan](#)

## Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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 6 March 2026.

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

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

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

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

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

# PLANNING PROPERTY REPORT



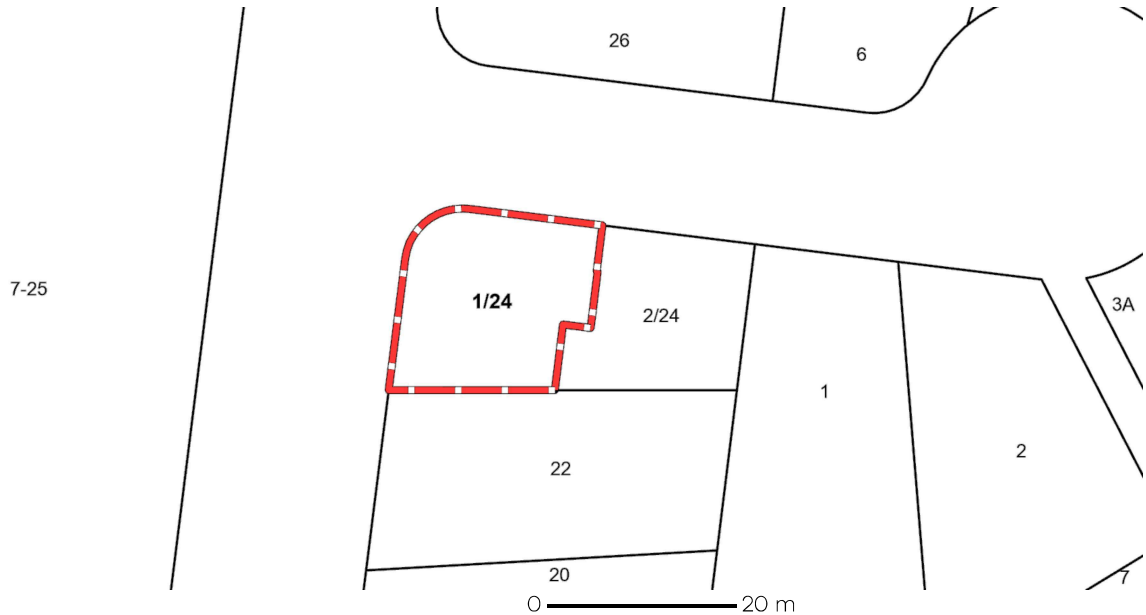
Department  
of Transport  
and Planning

## 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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# VALUATION AND RATES NOTICE

1 July 2025 to 30 June 2026

Date of issue

15/08/2025

Ms N L McShane  
11 Flinders Pl  
TRARALGON VIC 3844

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

<b>Assessment Number</b>	305367
<b>Property</b>	1/24 Stockdale Road, TRARALGON VIC 3844
<b>Description</b>	L 1 PS 634892
<b>Property Owner/s</b>	Ms N L McShane
<b>Property Valuation Date</b>	01 January 2025, effective as 01 July 2025
<b>Capital Improved Value (CIV)</b>	\$395,000
<b>Site Value</b> <small>(Land value included in your CIV)</small>	\$187,500
<b>Net Annual Value</b>	\$19,750
<b>AVPCC</b>	120 - Single Strata Unit/Villa Unit/Townhouse

### Council Rates & Charges - 2025/2026

General Rates Residential (0.00301496 x CIV)	\$1,190.90
Municipal Charge	\$155.00
<b>Waste Services Charges</b> (Rubbish x1, Recycling x1, Green Waste x1)	\$409.00
<b>State Government Charges</b> <small>These charges are collected by Latrobe City Council on behalf of the State Government. All funds are remitted in full to the State Government.</small>	
Emergency Services & Volunteers Fund Levy - Residential (0.000173 x CIV)	\$68.35
Emergency Services & Volunteers Fund Fixed Charge	\$136.00
EPA Victoria Landfill Levy	\$37.00

### Rebates (if applicable)

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

**TOTAL AMOUNT DUE**

\$1,996.25

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](https://erates.latrobe.vic.gov.au) or see page four for details.

## PAYMENT OPTIONS

### Pay in full

**\$1,996.25**

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	\$499.10
30 November 2025	\$499.05
28 February 2026	\$499.05
31 May 2026	\$499.05

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

Ref: 305367

### BPAY

Pay using BPAY via your online banking



Billers Code: 6072  
Ref: 305367

### 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 305367



Post  
Billpay

Billers Code: 0359  
Ref: 305367

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

Phone: 13 18 16

### DIRECT DEBIT

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

Visit [www.latrobe.vic.gov.au/directdebit](http://www.latrobe.vic.gov.au/directdebit) or call 1300 367 700 to obtain a direct debit form.

### 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](http://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](http://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	\$1,190.90
Farm	0.00226122	\$893.20
Derelict	0.00904488	\$3,572.75

## 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](https://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](https://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](https://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](https://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](https://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.

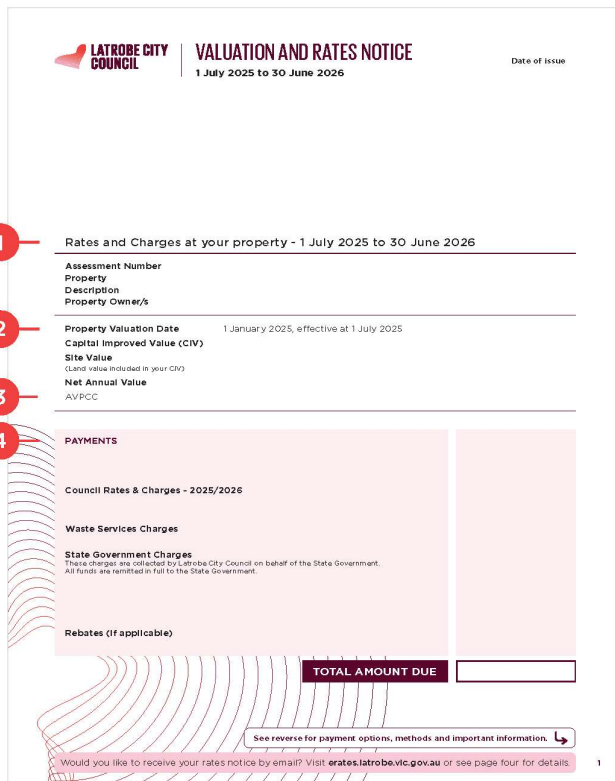
## TO OBTAIN A COPY OF YOUR RATES NOTICE FREE OF CHARGE

- Step 1** Head to [erates.latrobe.vic.gov.au](https://erates.latrobe.vic.gov.au)
- Step 2** Click the **create your account** button
- Step 3** Input your details
- Step 4** Click the **create your account** button

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

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

# How to read your new notice



## 1. PROPERTY DETAILS

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

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

## 2. PROPERTY VALUATION

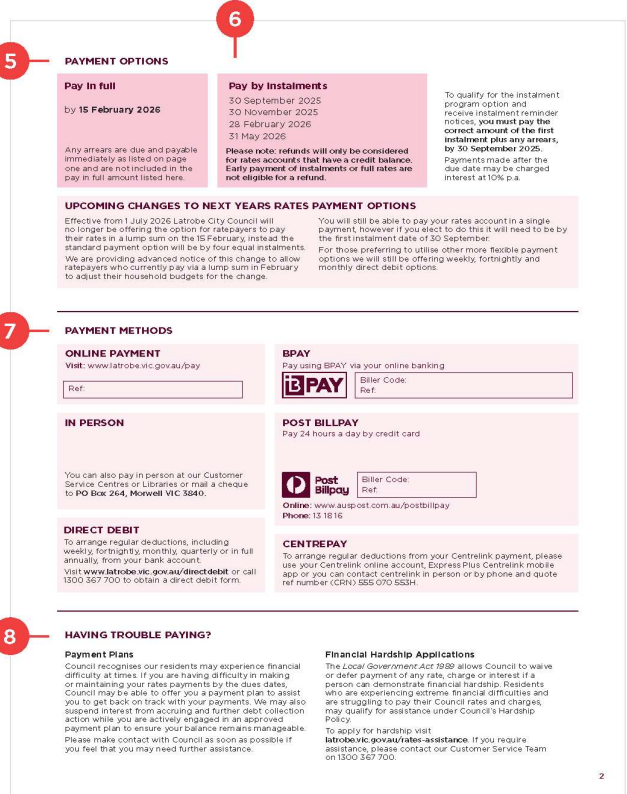
The Valuation Completed each year by the Valuer General of Victoria's appointed valuer. This includes the Capital Improved Value (CIV) (Site value + any improvements), Site Value (land value) and Net Annual Value (current value of a property's net annual rent). The CIV is used to calculate your rates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

## 3. AVPCC (Australian Valuation Property Classification Code)

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

## 4. PAYMENTS AND CHARGES

This section outlines the total amount of rates and charges for your property, including any applicable fees, State Government Levies, rebates or charges for services (such as waste collection).



## 5. PAYMENT OPTIONS

A summary of the different ways you can pay your rates and the due dates for each option.

## 6. PAY BY INSTALMENTS

This section outlines the option to pay your rates in smaller, more manageable instalments rather than in one lump sum. The payment schedule will specify the due dates for each instalment, helping you to spread the cost over the year. If you choose this option, ensure payments are made on time to avoid any interest.

## 7. PAYMENT METHODS

There are several easy ways to pay your rates, online, in person, by direct debit, BPAY, Post Billpay or Centrepay. Choose the option that works best for you. You'll find all the details you need on your notice.

## 8. HAVING TROUBLE PAYING

If you're having difficulty paying your rates, we're here to help. Council offers payment plans and hardship assistance for those who qualify.

Visit [www.latrobe.vic.gov.au/rates-assistance](http://www.latrobe.vic.gov.au/rates-assistance) or call 1300 367 700 to speak with our team.

### GOT QUESTIONS?

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

### CUSTOMER SERVICE CENTRES

For opening hours visit  
[www.latrobe.vic.gov.au/contact\\_us](http://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

Ms N L McShane  
11 Flinders Pl  
TRARALGON VIC 3844

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](http://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**



305367 2026 01

1/24 Stockdale Road  
TRARALGON VIC 3844

Valid to 31 August 2026 (see back for details)

## 2025/26 HARD AND GREEN WASTE COUPONS

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

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



305367 2026 02

1/24 Stockdale Road  
TRARALGON VIC 3844

Valid to 31 August 2026 (see back for details)

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



305367 2026 03

1/24 Stockdale Road  
TRARALGON VIC 3844

Valid to 31 August 2026 (see back for details)

### TRANSFER STATIONS

**Management** Latrobe Waste and Recycling  
**Phone** 0418 260 466

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

#### Morwell Transfer Station

Porters Road (off Tramway Road), Morwell

**Payment facilities** EFTPOS and cash only

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

#### Traralgon Transfer Station

Depot Road (off Liddiard Road), Traralgon

**Payment facilities** EFTPOS and cash only

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

#### Moe Transfer Station

Haunted Hills Road, Newborough

**Payment facilities** EFTPOS and cash only

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

#### Yinnar Transfer Station

Whitelaws Track, Yinnar South

**Payment facilities** EFTPOS and cash only

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

### PINEGRO (GREEN WASTE)

#### Moe

31 Walhalla Road, Moe

**Payment facilities** Cash only

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

#### Morwell

Monash Way (2 km from freeway entrance), Morwell

**Phone** (03) 5122 2036

**Payment facilities** EFTPOS and Cash only  
No EFTPOS on weekends or public holidays

**Opening hours** Mon to Fri, 8.30am to 3.30pm,  
Sat and Sun, 9am to 4pm

#### Traralgon

Rocla Road (0.5 km from Princes Highway), Traralgon

**Payment facilities** EFTPOS and cash only

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

### LATROBE CITY COUNCIL

1300 367 700

PO Box 264, Morwell VIC 3840

latrobe@latrobe.vic.gov.au

www.latrobe.vic.gov.au

#### Printed July 2025

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

## 2025/26 HARD AND GREEN WASTE COUPONS

### CONDITIONS OF USE

Please note: Coupons are valid for the intended recipient only and are not transferable.

For all information about what can and can't go in hard waste, how the collection works and other important details, scan the QR code or visit [www.latrobe.vic.gov.au/waste](http://www.latrobe.vic.gov.au/waste)



Scan the QR code for more information.

## 2025/26 HARD AND GREEN WASTE COUPONS

### CONDITIONS OF USE

Please note: Coupons are valid for the intended recipient only and are not transferable.

For all information about what can and can't go in hard waste, how the collection works and other important details, scan the QR code or visit [www.latrobe.vic.gov.au/waste](http://www.latrobe.vic.gov.au/waste)



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Scan the QR code for more information.



# Property Clearance Certificate

## Land Tax



INFOTRACK / LITTLETON HACKFORD

<b>Your Reference:</b>	260292
<b>Certificate No:</b>	98110477
<b>Issue Date:</b>	10 MAR 2026
<b>Enquiries:</b>	CXN2

**Land Address:** UNIT 1, 24 STOCKDALE ROAD TRARALGON VIC 3844

Land Id	Lot	Plan	Volume	Folio	Tax Payable
34651267	1	634892	11239	66	\$975.00

**Vendor:** NICOLE LOUISE BRAMSTEDT  
**Purchaser:** FOR INFORMATION PURPOSES

Current Land Tax	Year Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS NICOLE LOUISE MCSHANE	2026	\$187,500	\$975.00	\$975.00

**Comments:** Land Tax will be payable but is not yet due - please see notes on reverse.

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

**Comments:**

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

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

**Paul Broderick**  
 Commissioner of State Revenue

CAPITAL IMPROVED VALUE (CIV):	\$395,000
SITE VALUE (SV):	\$187,500
<b>CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:</b>	<b>\$975.00</b>



# Notes to Certificate - Land Tax

**Certificate No:** 98110477

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**Power to issue Certificate**

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

**Amount shown on Certificate**

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

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

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

**Information for the purchaser**

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

**Information for the vendor**

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

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

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

**General information**

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

**For Information Only**

LAND TAX CALCULATION BASED ON SINGLE OWNERSHIP

Land Tax = \$975.00

Taxable Value = \$187,500

Calculated as \$975 plus ( \$187,500 - \$100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = \$3,950.00

Taxable Value = \$395,000

Calculated as \$395,000 multiplied by 1.000%.

---

**Land Tax - Payment Options**

**BPAY**



Billers Code: 5249  
Ref: 98110477

**Telephone & Internet Banking - BPAY®**

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

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

**CARD**



Ref: 98110477

**Visa or Mastercard**

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

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

# Property Clearance Certificate

## Commercial and Industrial Property Tax



INFOTRACK / LITTLETON HACKFORD

<b>Your Reference:</b>	260292
<b>Certificate No:</b>	98110477
<b>Issue Date:</b>	10 MAR 2026
<b>Enquires:</b>	CXN2

<b>Land Address:</b>	UNIT 1, 24 STOCKDALE ROAD TRARALGON VIC 3844				
<b>Land Id</b>	<b>Lot</b>	<b>Plan</b>	<b>Volume</b>	<b>Folio</b>	<b>Tax Payable</b>
34651267	1	634892	11239	66	\$0.00
<b>AVPCC</b>	<b>Date of entry into reform</b>	<b>Entry interest</b>	<b>Date land becomes CIPT taxable land</b>	<b>Comment</b>	
120	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.	

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

**Paul Broderick**  
Commissioner of State Revenue

<b>CAPITAL IMPROVED VALUE:</b>	\$395,000
<b>SITE VALUE:</b>	\$187,500
<b>CURRENT CIPT CHARGE:</b>	\$0.00

# Notes to Certificate - Commercial and Industrial Property Tax

**Certificate No:** 98110477

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Australian Valuation Property Classification Code (AVPCC)

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

## Commercial and industrial property tax information

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

## Change of use of tax reform scheme land

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

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

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

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

## Information for the purchaser

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

## Information for the vendor

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

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

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

## General information

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

# Property Clearance Certificate

## Windfall Gains Tax



INFOTRACK / LITTLETON HACKFORD

<b>Your Reference:</b>	260292
<b>Certificate No:</b>	98110477
<b>Issue Date:</b>	10 MAR 2026

**Land Address:** UNIT 1, 24 STOCKDALE ROAD TRARALGON VIC 3844

Lot	Plan	Volume	Folio
1	634892	11239	66

**Vendor:** NICOLE LOUISE BRAMSTEDT

**Purchaser:** FOR INFORMATION PURPOSES

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

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

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

**Paul Broderick**  
Commissioner of State Revenue

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

# Notes to Certificate - Windfall Gains Tax

Certificate No: 98110477

## Power to issue Certificate

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

## Amount shown on Certificate

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

## Windfall gains tax is a first charge on land

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

## Information for the purchaser

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

## Information for the vendor

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

## Passing on windfall gains tax to a purchaser

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

## General information

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

## Windfall Gains Tax - Payment Options

**BPAY**




Billers Code: 416073  
Ref: 98110471

**Telephone & Internet Banking - BPAY®**

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

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

**CARD**



Ref: 98110471

**Visa or Mastercard**

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

[sro.vic.gov.au/payment-options](http://sro.vic.gov.au/payment-options)

**Important payment information**

Windfall gains tax payments must be made using only these specific payment references.

Using the incorrect references for the different tax components listed on this property clearance certificate will result in misallocated payments.

## 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.

(04/10/2016)

DATED

2026

**NICOLE LOUISE STOCK (FORMERLY BRAMSTEDT)**

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**VENDORS STATEMENT**

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**Property: 1/24 Stockdale Road, Traralgon 3844**

Littleton Hackford  
Lawyers  
115-119 Hotham Street  
Traralgon Vic 3844  
Tel: 03 5176 1345

Ref: AE:260292