

DATED

2023

IAN WILLIAM ROBERTSON

to

SECTION 32 STATEMENT

Property: 17 Woodland Court, Paynesville VIC

Good Move Conveyancing

PO Box 12
TRARALGON VIC 3844
Tel: 03 5174 6862
Fax: 03 5174 4670
Ref: AC:CM:23-10636

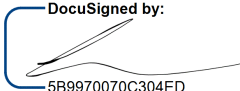
Vendor Statement

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	17 WOODLAND COURT, PAYNESVILLE VIC 3880	
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Vendor's name	Ian William Robertson	Date
		/ /
Vendor's signature	<div>DocuSigned by:  5B9970070C304ED...</div>	19/12/2023

Purchaser's name		Date
		/ /
Purchaser's signature		

Purchaser's name		Date
		/ /
Purchaser's signature		

1. FINANCIAL MATTERS

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

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

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

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'

☐

3.4 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")

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

Not Applicable

8. SERVICES

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

Electricity supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>	Water supply <input type="checkbox"/>	Sewerage <input type="checkbox"/>	Telephone services <input checked="" type="checkbox"/>
---------------------------------------------	-------------------------------------	---------------------------------------	-----------------------------------	--------------------------------------------------------

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)

Vendor GST Withholding Notice

Pursuant to Section 14-255 Schedule 1 Taxation Administration Act 1953 (Cwlth)

To:

From: Ian William Robertson, 17 Woodland Court, Paynesville VIC 3880

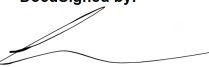
Property Address: 17 Woodland Court, Paynesville VIC 3880

Lot: 14 Plan of subdivision: 216656H

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

Dated: 19/12/2023

Signed for an on behalf of the Vendor:

DocuSigned by:

5B9970070C304ED...

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 09912 FOLIO 171

Security no : 124110011817R
Produced 24/10/2023 04:45 PM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 216656H.
PARENT TITLE Volume 08647 Folio 538
Created by instrument LP216656H 08/11/1989

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

IAN WILLIAM ROBERTSON of 17 WOODLAND COURT PAYNESVILLE VIC 3880
AT949742Y 15/01/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT949743W 15/01/2021
MACQUARIE BANK LTD

CAVEAT AX069684G 21/07/2023

Caveator

JUNE MYRA ROBERTSON

Grounds of Claim

IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

PACE & ASSOCIATES LAWYERS

Notices to

PACE & ASSOCIATES LAWYERS of SUITE 7A LEVEL 1 81 HOTHAM STREET TRARALGON VIC 3844

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 LP216656H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AX069684G (E)		Registered	21/07/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 17 WOODLAND COURT PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 18440T MSA NATIONAL
Effective from 15/01/2021

DOCUMENT END

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 24/10/2023 04:45:18 PM

Status	Registered	Dealing Number	AX069684G
Date and Time Lodged	21/07/2023 09:59:00 AM		

Lodger Details

Lodger Code	24803X
Name	PACE & ASSOCIATES LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	23386 Robertson

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9912/171

Caveator

Given Name(s)	JUNE MYRA
Family Name	ROBERTSON

Grounds of claim

Implied, Resulting or Constructive Trust.

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

Pace & Associates Lawyers

Address

Floor Type	LEVEL
Floor Number	1



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Unit Type	SUITE
Unit Number	7A
Street Number	81
Street Name	HOTHAM
Street Type	STREET
Locality	TRARALGON
State	VIC
Postcode	3844

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	JUNE MYRA ROBERTSON
Signer Name	NATHAN ANDREW PACE
Signer Organisation	PACE & ASSOCIATES LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	21 JULY 2023

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

PROPERTY REPORT



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From www.planning.vic.gov.au at 24 October 2023 04:46 PM

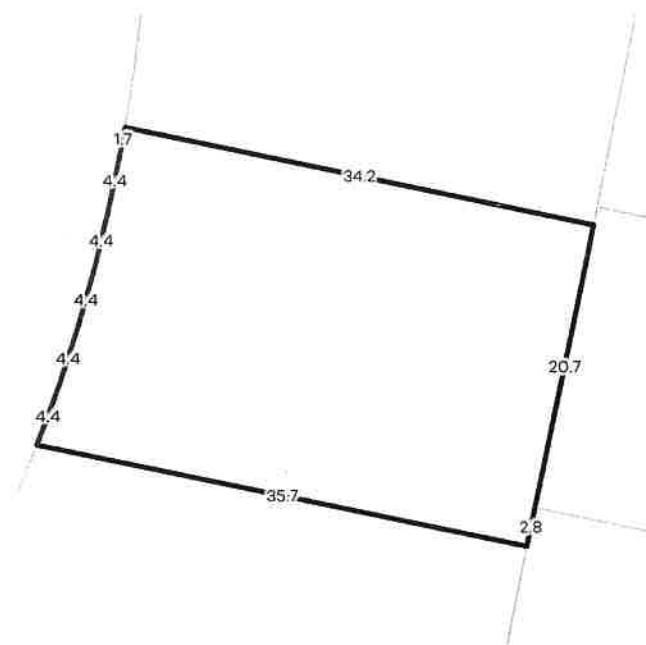
PROPERTY DETAILS

Address: **17 WOODLAND COURT PAYNESVILLE 3880**
 Lot and Plan Number: **Lot 14 LP216656**
 Standard Parcel Identifier (SPI): **14\LP216656**
 Local Government Area (Council): **EAST GIPPSLAND**
 Council Property Number: **1655**
 Directory Reference: **Vicroads 685 O9**

www.eastgippsland.vic.gov.au

SITE DIMENSIONS

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



Area: 814 sq. m

Perimeter: 117 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: **East Gippsland Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
 Legislative Assembly: **GIPPSLAND EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's 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



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Area Map



Selected Property

From www.planning.vic.gov.au at 24 October 2023 04:46 PM

PROPERTY DETAILS

Address: 17 WOODLAND COURT PAYNESVILLE 3880
Lot and Plan Number: Lot 14 LP216656
Standard Parcel Identifier (SPI): 14\LP216656
Local Government Area (Council): EAST GIPPSLAND
Council Property Number: 1655
Planning Scheme: East Gippsland
Directory Reference: Vicroads 685 09

www.eastgippsland.vic.gov.au

[Planning Scheme - East Gippsland](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND EAST

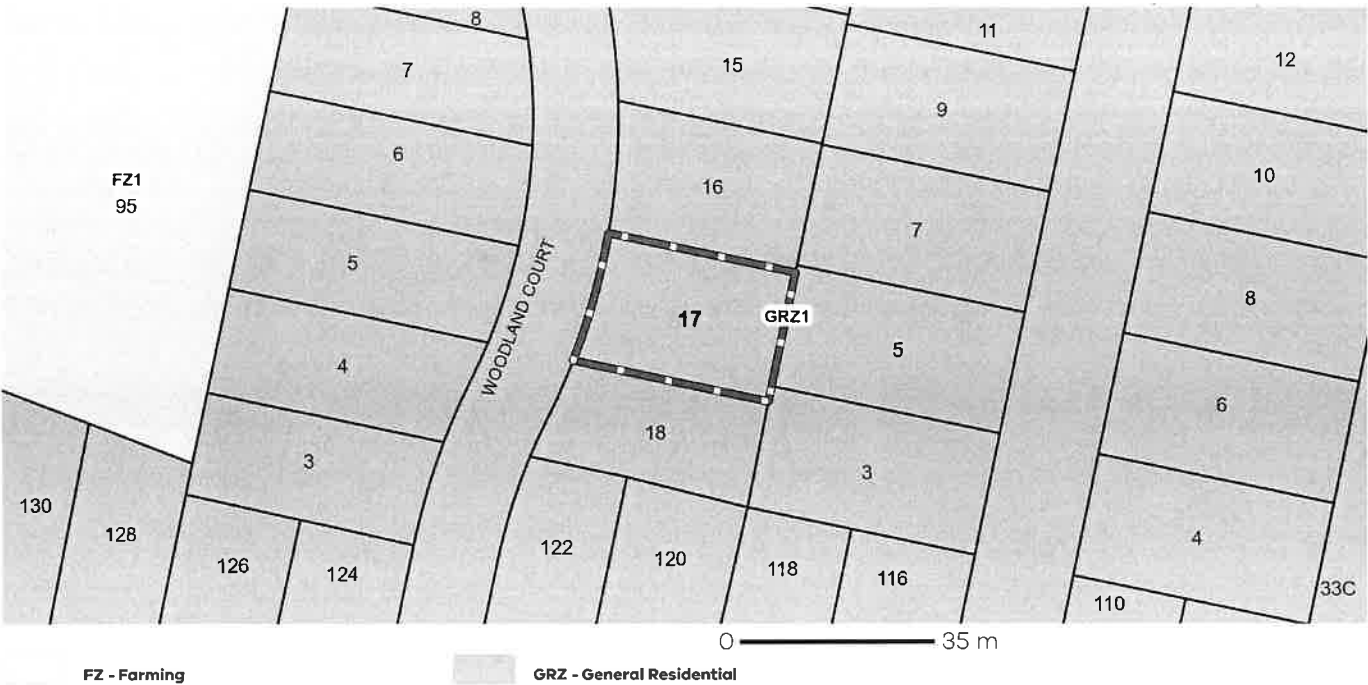
OTHER

Registered Aboriginal Party: Gunaikurnai Land and Waters
Aboriginal Corporation

[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 PROPERTY REPORT

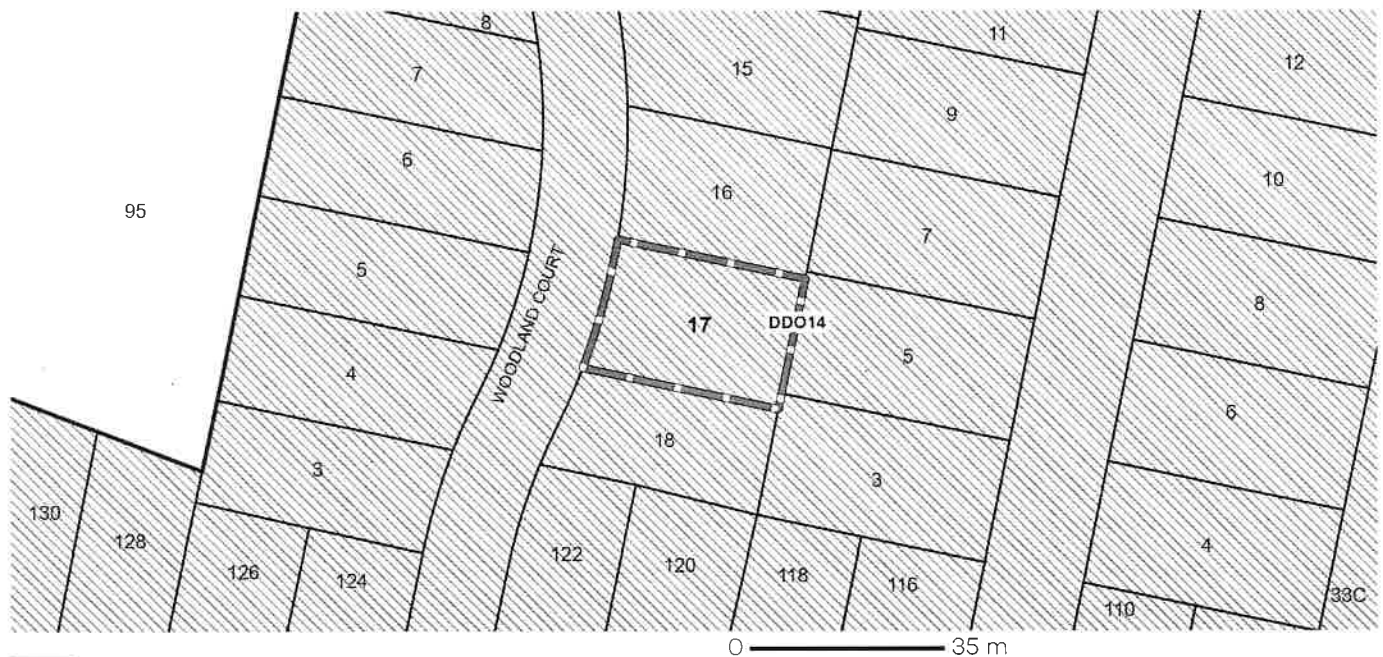


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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 14 (DDO14)



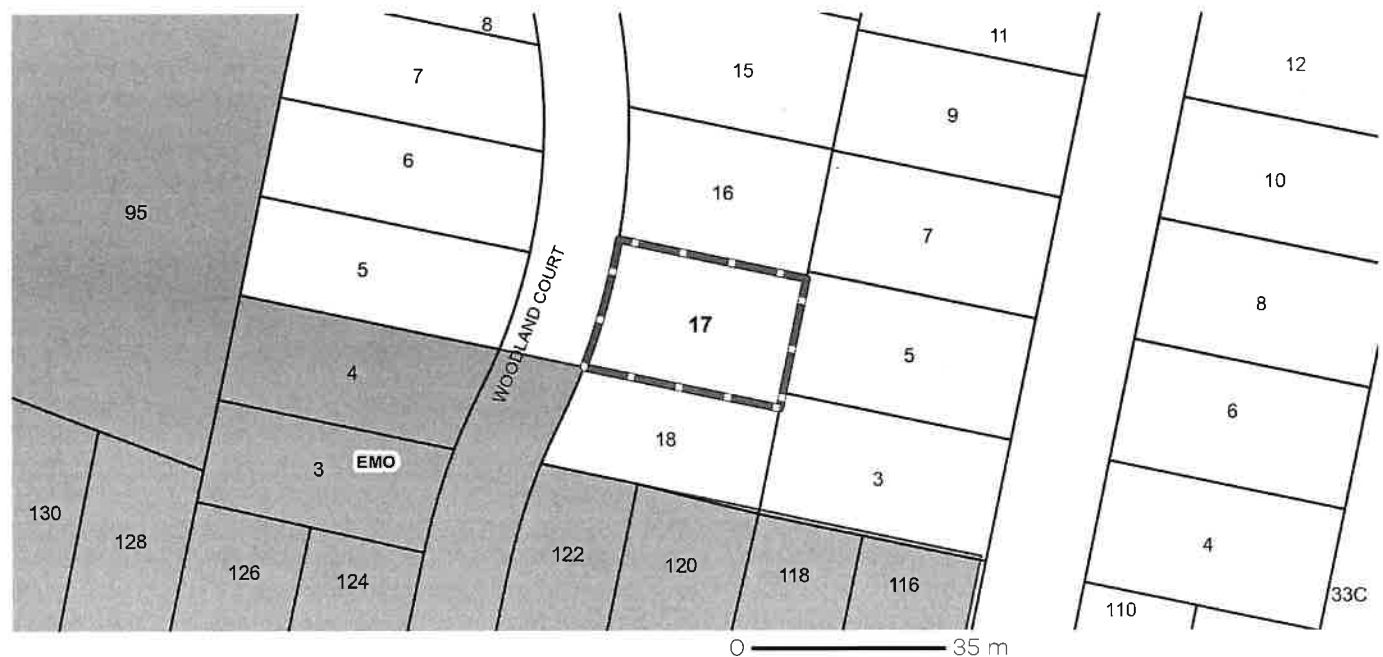
DDO - Design and Development Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

EROSION MANAGEMENT OVERLAY (EMO)



EMO - Erosion Management Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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

PLANNING PROPERTY REPORT



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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

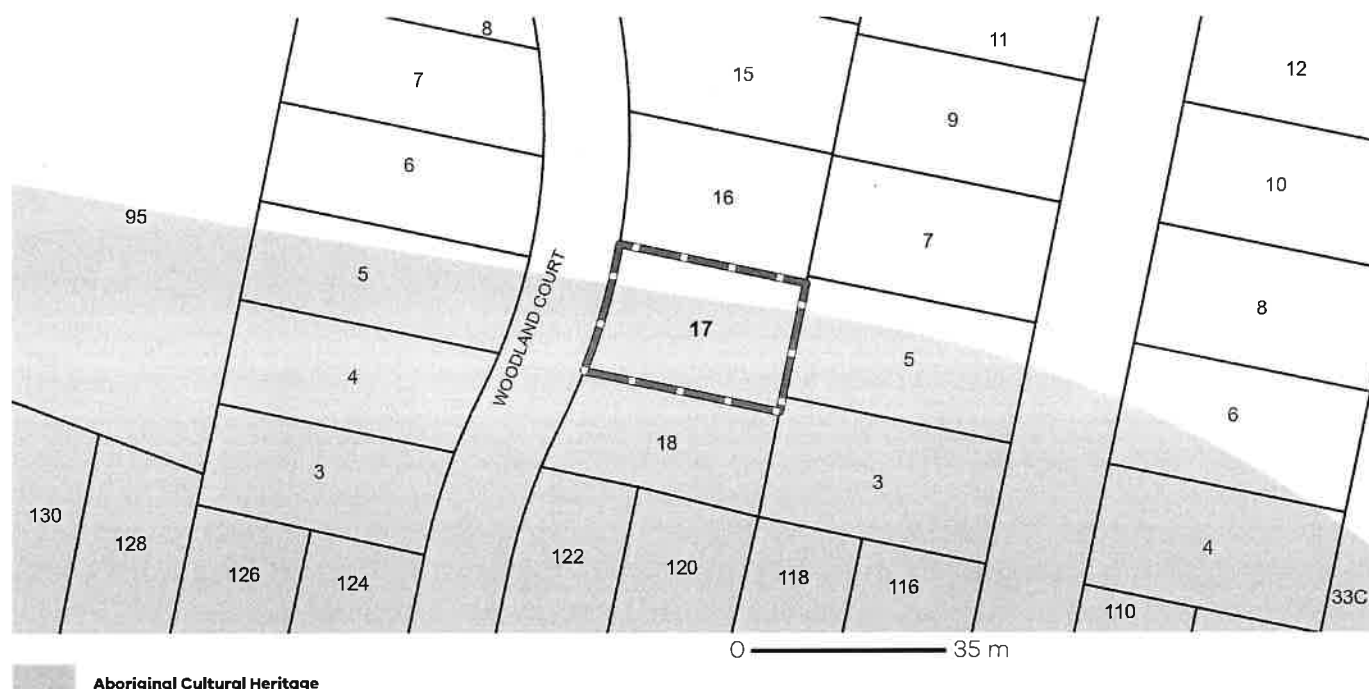
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.gov.nrms.net.au/govQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



PLANNING PROPERTY REPORT



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Further Planning Information

Planning scheme data last updated on 19 October 2023.

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

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

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

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

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

PLANNING PROPERTY REPORT



State
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Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.

No special bushfire construction requirements apply. Planning provisions may apply.

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

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



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

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

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

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

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

Native Vegetation

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

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

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

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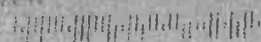


EAST GIPPSLAND
SHIRE COUNCIL

Valuation and Rate Notice 2023 - 2024

PO Box 1618, Bairnsdale, VIC 3875
ABN 81 052 967 765
Enquiries (03) 5155 9503
www.eastgippsland.vic.gov.au

**Click here to view
Your 2023/2024 Rates Brochure**



D34 001040

L W Robertson
17 Woodland Court
PAYNESVILLE VIC 3880

17 Woodland Court PAYNESVILLE VIC 3880
Lot 14 LP 248656

Land Area: 0.0815 Ha

AVPC: 110 Detached Dwelling

Cymer: Robertson Ian William

Assessment Number: 1655
Date of Issue: 04/09/2023
Amounts:
To be immediately
Pay in Full: \$1,971.87
By 10/12/2024:
Pay by 4 instalments: \$492.87
First by 30/09/2023
Date of valuation: 01/01/2023
Operative Date: 01/07/2023
Site Valuation (SV): \$280,000
Capital Improved
Valuation (CIV): \$560,000
Net Annual Valuation (NAV): \$28,000

Rates and charges (Council) uses CIV for rating purposes. Date of Declaration: 27 June 2023.

2023/2024 Council Rate and Charges

General Rate	0.00256872 X \$560,000	\$1,438.48
Municipal Charge		\$245.30
Waste Levy		\$51.00
Waste - 3 Bins - Compulsory	\$452.00 X 1	\$452.00
2023/2024 Victorian Government Fire Services Property Levy		
FSPL - Residential Variable	0.00004600 X \$560,000	\$25.76
FSPL - Residential Fixed	\$125.00 X 1	\$125.00

Rebates

Council Rebate	\$62.47 CR
Victorian Government Rebate	\$303.20 CR
Total Amount of this notice	\$1,971.87

Instalments

Date Due	Amount Due
30/09/2023	\$492.87
30/11/2023	\$493.00
28/02/2024	\$493.00
31/05/2024	\$493.00

Payment(s) made on or after
23 August 2023 may not be
shown on this account.

No GST is applied to rates.



Contact your bank or credit union to register for BPAY

Bill Code: 125864
Customer Ref: 1700165507

BPAY* this payment via internet or phone banking.
BPAY View* - View and pay this bill using internet banking.
BPAY View Registration No: 1700165507
BPAY View Registration Name: L W Robertson



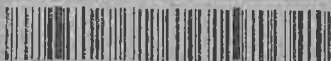
Pay at our website with credit card (Visa and Mastercard only)
Visit www.eastgippsland.vic.gov.au/rates and follow the prompts.
Use Customer Reference Number: 1700165507



By Telephone
Pay with your credit card (Visa and Mastercard only)
Call 1300 321 219



In person at any Australia Post Office



*3632 1 1700165507



To arrange periodical Direct Debit from your bank account,
please contact our office or download the form from our
website and return to Council. Payment by quarterly
instalment or in full can be arranged.



In Person - At Council's Service Centre (cash, cheque,
EFTPOS or credit card)



Pay by cheque -
Please detach this payment slip and mail with your cheque to:
East Gippsland Shire
PO Box 1618
BAIRNSDALE VIC 3875



Contact Centrelink to arrange regular deductions from your
Centrelink payment. Quot. Customer Reference Number:
555 015 834V and your reference number: 1655
1655


East Gippsland Water

Bairnsdale Office
133 Macleod St (PO Box 52),
BAIRNSDALE VIC 3875
ABN: 40 096 764 586
Web: www.egwater.vic.gov.au
Email: egw@egwater.vic.gov.au



Emergencies, Service Difficulties and Faults
1300 134 202 (24 Hours, 7 Days)
Account Enquiries 1800 671 841

Tax Invoice

Service Address: 17 Woodland Ct, Paynesville VIC 3880

Issued: 23 Oct 2023

Next Scheduled Reading: 22 Jan 2024



I W Robertson
PO Box 605
BAIRNSDALE VIC 3875

Account Number
33-1158-0700-01-5

Invoice Number
2259382

Amount Due
\$225.47

Pay By
20 Nov 2023

Opening Balance

Total Payments received to the 23 Oct 2023

\$383.41
\$383.41 CR

Balance

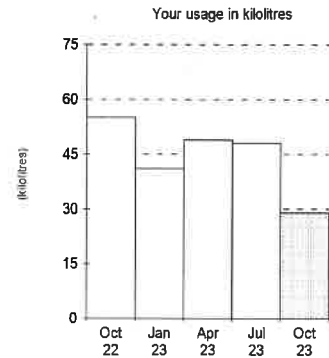
\$0.00

Current Charges

Water Usage	\$73.76
Water Service Charge	\$60.29
Sewer Service Charge	\$181.36
Concession Entitlement	\$88.04 CR
Email Invoice Credit	\$1.90 CR
Total	\$225.47

Total Amount Due

Total includes GST of **\$225.47**
\$0.00



Av. Daily Use		Av. Daily Cost
Last year	Current period	Current period
0.611 kL/day	0.319 kL/day	\$2.48/day

Penalty Interest of 6.90% p/a will apply to overdue balances.

I W Robertson 17 Woodland Ct, Paynesville VIC 3880

Payment Options



Direct Debit: Call 1800 671 841 for an application or visit our website.



Quote the Biller Code and Reference No.

Bill Code: 16063
Ref: 3311 5807 0001 5



Mail: Send a cheque with this portion of the account to **PO Box 52, BAIRNSDALE VIC 3875**



Payment in Person: Please present this account to our Bairnsdale office at 133 Macleod Street.



Centrelink: Centrelink recipients can arrange automatic payments through Centrelink.



Internet: Visit our website at www.egwater.vic.gov.au and click on Pay a Bill Online. Use Post Billpay Code and Ref Number.

Account Number
33-1158-0700-01-5

Invoice Number
2259382

Amount Due
\$225.47



*436 03311580700015

Concession has been applied.



Pay at any Post Office, or via postbillpay.com.au for on-line payments or phone 13 18 16 for credit card payments.

Billpay Code: 0436
Ref: 0331 1580 7000 15

East Gippsland Water Account Details

WATER USAGE

Service Number	Meter Number	Previous Date	Previous Reading	Current Date	Current Reading (Kilolitres)	Consumption	Amount
MS16201	14W130184	24/07/23	1946	23/10/23	1975	29.000 @ \$2.5435/kL	\$73.76

WATER SERVICE CHARGE

Service No.	Size	Date From	Date To	Days	Rate	Amount
MS16201	20mm	24/07/23	23/10/23	91	@ \$0.6625 per day	\$60.29

SEWERAGE SERVICE CHARGE

Service No.	EQT	Date From	Date To	Days	Rate	Amount
MS16201	1.0	24/07/23	23/10/23	91	@ \$1.9930 per day	\$181.36

Concession Rebates

By claiming a Commonwealth Government pension, health care or Veterans' Affairs gold card concession, you will be authorising East Gippsland Water to confirm your eligibility with Services Australia. Consent will be ongoing and can be revoked at any time.

Customer Support

If you are experiencing difficulties in paying your account, contact us on 1800 671 841 to set up a payment plan or discuss assistance options available, subject to eligibility.

Privacy Information

We will keep personal information about customers confidential. East Gippsland Water complies with the **Privacy and Data Protection Act 2014** (Vic) and the **Privacy Act 1988** (Com). Information in relation to your privacy can be located on our website at www.egwater.vic.gov.au or for a copy of East Gippsland Water's Privacy Policy please contact us on 1800 671 841.

Service Difficulties and Faults

For emergencies, service difficulties or faults relating to water or sewer please contact us on 1300 134 202 (24 hours, 7 days).

Interpreter Services

We provide free Interpreter Services. To access, please phone Translating and Interpreting Service (TIS) on 131 450 or Telephone Typewriter Service (TTY) on 1800 555 677.

Enquiries and Complaints

East Gippsland Water is pleased to help you in any matter regarding our services. If we are unable to resolve the matter you can call the Energy and Water Ombudsman (Victoria) on 1800 500 509 or www.ewov.com.au.

Fees Incurred for Late Payment

These tariffs are levied by East Gippsland Water under the **Water Act 1989** (Vic), cover the period indicated on the notice and amounts not paid by the due date will incur penalty interest and/or additional charges.

Residential Tenanted Properties

Tenants living in separately metered properties pay for water usage and the landlord pays all other charges. 48 hours notice is required prior to moving.

Moving House

If you have vacated, sold or left your property and your details have not been updated, please notify us immediately.

Access to Water Meters

Our meter readers must have physical safe and easy access to your water meter four times a year. If access to the water meter is not available an estimated account will be issued.

Equivalent Tenement (EQT)

EQT is the sewer service charge and is a unit of measure that is based on standard residential use being 1.0 EQT which is the equivalent of one typical house.

PERMANENT WATER SAVING RULES

Residential and commercial gardens and lawns



Can be watered using a watering system, between 6pm and 10am. Can be watered with a hand-held hose fitted with a trigger nozzle, a bucket, or watering can at any time.

Vehicle washing

Including car, boat, motorbike and other vehicles



Can be cleaned at any time, but only if using a hand-held hose with a trigger nozzle, a high pressure water cleaning device, a watering can, or a bucket.

Hard surfaces

Including driveways, paths, timber and concrete decking or building facades



Can only be cleaned if it is required as a result of an accident, fire, health or safety hazard or other emergency, using a high pressure cleaning unit, hose fitted with a trigger nozzle or bucket.

Fountains and water features



Can only be used if they recirculate the water.

to find out more go to www.egwater.vic.gov.au or call 1800 671 841