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	7 Mathew Court, Drouin VIC 3818

Vendor's name	Sheree Judi Ablett	Date 23/6/2026.
Vendor's signature	Sheree J. Ablett.	

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

Wakefield LAWYERS

Wakefield Lawyers

5 Bank Place (PO Box 242) Drouin VIC 3818
54 Albert Street (PO Box 329) Warragul VIC 3820

Ph: 03 5623 5166

Email: olivia@wakefieldlawyers.com.au
Ref: OM:65741

1. FINANCIAL MATTERS

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

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

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

Not Applicable

1.3 **Terms Contract**

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

Not Applicable

1.4 **Sale Subject to Mortgage**

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

Not Applicable

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

(a) The Australian Valuation Property Classification Code (within the meaning of the CIPT Act) most recently allocated to the land is set out in the attached Municipal rates notice or property clearance certificate or is as follows	AVPC No. 110
(b) Is the land tax reform scheme land within the meaning of the CIPT Act?	☐ YES ☒NO
(c) If the land is tax reform scheme land within the meaning of the CIPT Act, the entry date within the meaning of the CIPT Act is set out in the attached Municipal rates notice or property clearance certificate or is as follows	Date: OR ☒ Not applicable

2. INSURANCE

2.1 **Damage and Destruction**

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

Not Applicable

2.2 **Owner Builder**

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

Not Applicable

3. LAND USE

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

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

☒ Is in the attached copies of title document/s

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

None to the best of the Vendor's knowledge

3.2 **Road Access**

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

3.1 **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' ☐

3.2 **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:

None to the best of the Vendor's knowledge

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	Telephone services ☒

9. TITLE

Attached are copies of the following documents:

9.1 ☒ (a) Registered Title

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

10. SUBDIVISION

10.1 **Unregistered Subdivision**

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

Not Applicable

10.2 **Staged Subdivision**

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

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

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

NIL

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

NIL

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

NIL

10.3 **Further Plan of Subdivision**

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

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

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

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

Is attached

13. VENDOR/SUPPLIER GST WITHHOLDING NOTICE

Pursuant to section 14–255 Schedule 1 *Taxation Administration Act 1953* (Cth)

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

14. OTHER INFORMATION

This Land is serviced by both Gippsland Water and South East Water authorities.

15. ATTACHMENTS

(Any certificates, documents and other attachments may be annexed to this section 15)

(Additional information may be added to this section 15 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)

15(a)	Due Diligence Checklist
15(b)	Register Search Statement Volume 11323 Folio 195
15(c)	Copy of Plan – PS615302F
15(d)	Planning Property Report
15(e)	Property Report
15(f)	Rates & Valuation Notice
15(g)	SRO Property Clearance Certificate
15(h)	Gippsland Water Rates
15(i)	South East Water Rates

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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 11323 FOLIO 195 Security no : 124135623165U
Produced 17/06/2026 11:19 AM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 615302F.
PARENT TITLE Volume 09796 Folio 591
Created by instrument PS615302F 15/12/2011

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SHEREE JUDI DUNN of 7 MATHEW COURT DROUIN VIC 3818
AM475332V 14/01/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM789155Q 19/05/2016
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 PS615302F 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: 7 MATHEW COURT DROUIN VIC 3818

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 19/05/2016

DOCUMENT END

Imaged Document Cover Sheet

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

Document Type	**Plan**
Document Identification	**PS615302F**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**17/06/2026 11:19**

	PLAN OF SUBDIVISION	STAGE No. /	LRS USE ONLY EDITION 1	Plan Number PS615302F

LOCATION OF LAND

PARISH: DROUIN WEST

TOWNSHIP: —

SECTION: —

CROWN ALLOTMENT: 79 (PART)

CROWN PORTION: —

TITLE REFERENCE: VOL 9796 FOL 591

LAST PLAN REFERENCE: LP 210182L, LOT 3

POSTAL ADDRESS: (AT TIME OF SUBDIVISION) 12 ODDY STREET DROUIN 3818

MGA CO-ORDINATES: (OF APPROX. CENTRE OF PLAN) E 400 400 N 5 777 860 ZONE: 55

VESTING OF ROADS OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R1	BAW BAW SHIRE COUNCIL
RESERVE No. 1	BAW BAW SHIRE COUNCIL

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME : BAW BAW SHIRE COUNCIL REF : PSB0019/08

1. This plan is certified under Section 6 of the Subdivision Act 1988.

~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988.~~
~~Date of the original certification under Section 6 / /~~

3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has ~~/ has not~~ been made.

(ii) The requirement has been satisfied.

~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate

~~Council Seal~~

Date 25/11/2011.

~~Re-certified under Section 11(7) of the Subdivision Act 1988.~~

~~Council Delegate~~

~~Council Seal~~

~~Date / /~~

NOTATIONS

STAGING	This is not a staged subdivision Planning Permit No. PSB0019/08

DEPTH LIMITATION DOES NOT APPLY

THIS PLAN IS BASED ON SURVEY

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS Nos. 10 , 128, 301 & 302

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
E-1	DRAINAGE	5	LP 210182L	LOTS ON LP 210182L
E-2	SEWERAGE	SEE PLAN	AG 048691B	CENTRAL GIPPSLAND WATER CORPORATION
E-2, E-3	DRAINAGE	SEE PLAN	THIS PLAN	BAW BAW SHIRE COUNCIL
E-2, E-3, E-4	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SEC 136 WATER ACT 1989	CENTRAL GIPPSLAND WATER CORPORATION

LRS USE ONLY

STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT

RECEIVED ☑

DATE 5/12/2011

LRS USE ONLY

PLAN REGISTERED

TIME 9:56AM

DATE 15/12/2011

H.YILDIRIM

Assistant Registrar of Titles

SHEET 1 OF 2 SHEETS

Speedie Development Consultants Pty. Ltd.
SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS
55 Marine Parade Hastings Vic 3915 (03) 5979 5000
reception@speedies.com.au

LICENSED SURVEYOR ANDREW M LOVELOCK

SIGNATURE .... DATE 30/08/2011

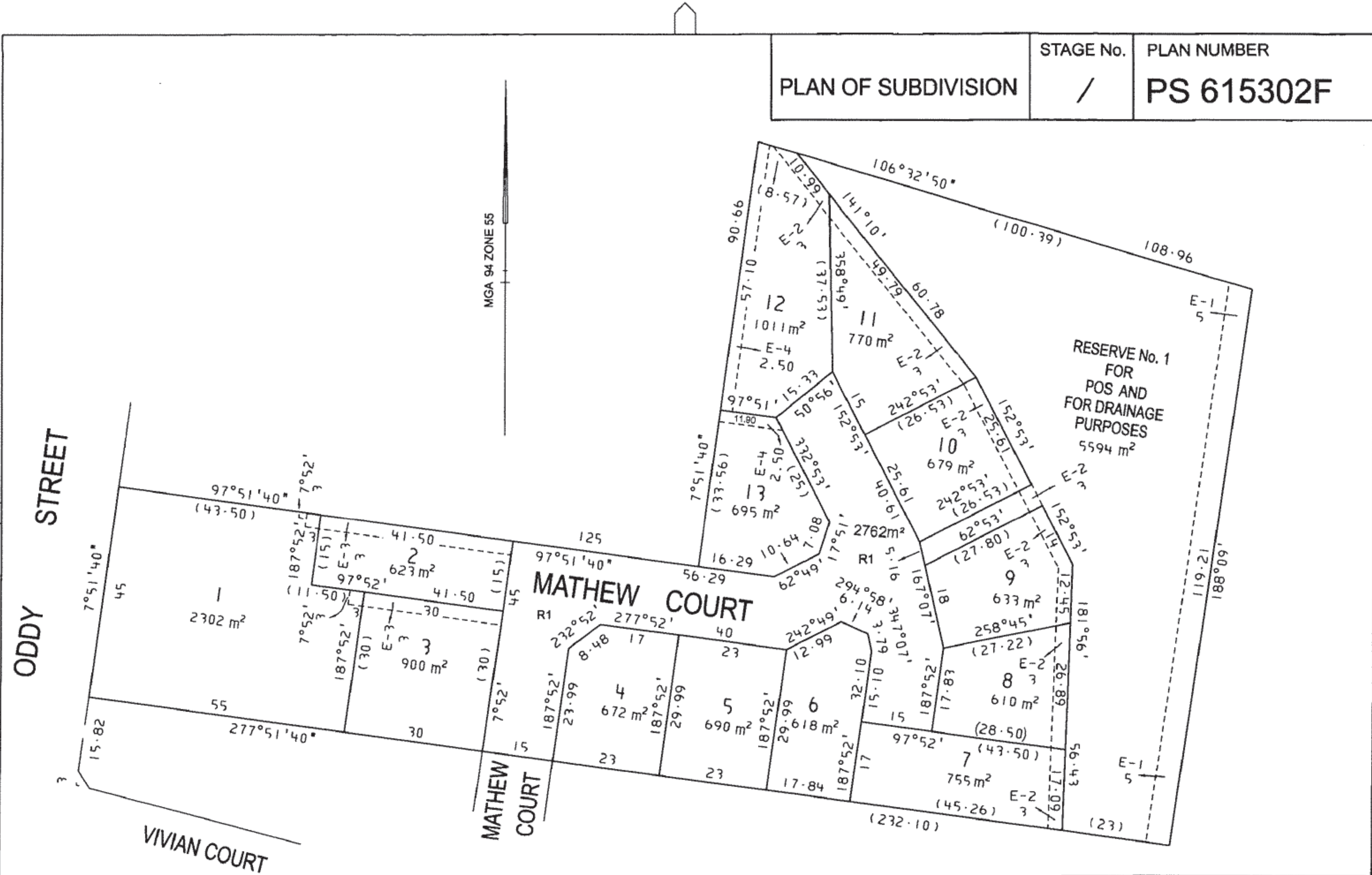
REF: 8088S3 VERSION 5

DATE 25/11/2011.

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
	/	PS 615302F



SHEET 2

Speedie Development Consultants Pty. Ltd. SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS 55 Marine Parade Hastings Vic 3915 (03) 5979 5000 reception@speedies.com.au	SCALE 10 0 10 20 30 LENGTHS ARE IN METRES	ORIGINAL SCALE 1:750 SHEET SIZE A3	LICENSED SURVEYOR ANDREW M LOVELOCK SIGNATURE .... REF: 8088S3 DATE 30 /08/2011 VERSION 5	DATE 25/11 / 2011 COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

PLANNING PROPERTY REPORT

VICTORIA State Government — Department of Transport and Planning

From www.planning.vic.gov.au at 17 June 2026 12:44 PM

PROPERTY DETAILS

Address:	**7 MATHEW COURT DROUIN 3818**	
Lot and Plan Number:	**Lot 13 PS615302**	
Standard Parcel Identifier (SPI):	**13\PS615302**	
Local Government Area (Council):	**BAW BAW**	www.bawbawshire.vic.gov.au
Council Property Number:	**26527**	
Planning Scheme:	**Baw Baw**	Planning Scheme - Baw Baw
Directory Reference:	**Vicroads 706 G8**	

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**NARRACAN**

OTHER

Registered Aboriginal Party:	**Bunurong Land Council Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

GRZ - General Residential

PPRZ - Public Park and Recreation

UGZ - Urban Growth

Water course

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

PLANNING PROPERTY REPORT

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)

DCPO - Development Contributions Plan Overlay — **Water course**

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

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ESO - Environmental Significance Overlay — **Water course**

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

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
https://heritage.achris.vic.gov.au/aavQuestion1.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.firstpeoplesrelations.vic.gov.au/aboriginal-heritage-legislation

PLANNING PROPERTY REPORT

VICTORIA State Government | Department of Transport and Planning

Further Planning Information

Planning scheme data last updated on 11 June 2026.

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

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

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

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

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

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

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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 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)

PROPERTY REPORT

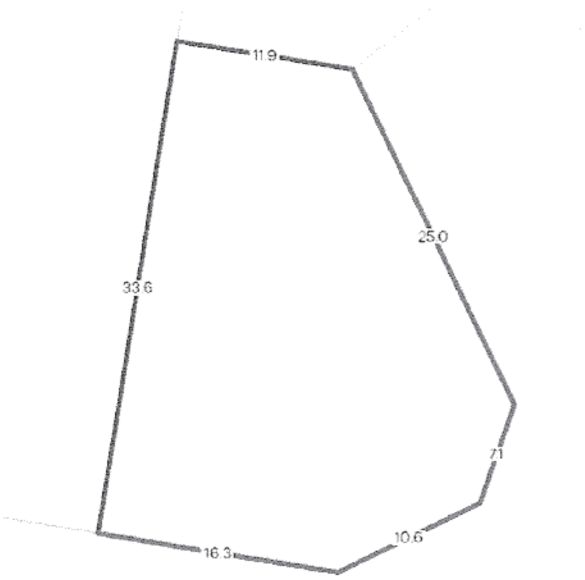
Created at 17 June 2026 12:45 PM

PROPERTY DETAILS

Address:	**7 MATHEW COURT DROUIN 3818**
Lot and Plan Number:	**Lot 13 PS615302**
Standard Parcel Identifier (SPI):	**13\PS615302**
Local Government Area (Council):	**BAW BAW** www.bawbawshire.vic.gov.au
Council Property Number:	**26527**
Directory Reference:	**Vicroads 706 G8**

SITE DIMENSIONS

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



Area: 695 sq. m
Perimeter: 104 m
For this property:
—— Site boundaries
—— Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

Legislative Council:	**EASTERN VICTORIA**
Legislative Assembly:	**NARRACAN**

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

VICTORIA State Government | Energy, Environment and Climate Action

Area Map

Property Clearance Certificate
Land Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / WAKEFIELD LAWYERS

Your Reference: 65741
Certificate No: 10106819
Issue Date: 17 JUN 2026
Enquiries: MXH10

Land Address: 7 MATHEW COURT DROUIN VIC 3818

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39483415	13	615302	11323	195	$0.00

Vendor: SHEREE ABLETT
Purchaser: FOR INFORMATION PURPOSES

Current Land Tax	Year	Taxable Value (SV)	Proportional Tax	Penalty/Interest	Total
MS SHEREE JUDI DUNN	2026	$205,000	$0.00	$0.00	$0.00

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

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

Comments:

Arrears of Land Tax	Year	Proportional Tax	Penalty/Interest	Total

Arrears of Vacant Residential 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):	$410,000
SITE VALUE (SV):	$205,000
CURRENT LAND TAX AND VACANT RESIDENTIAL LAND TAX CHARGE:	**$0.00**

Notes to Certificate - Land Tax

Certificate No: 10106819

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 = $205,000

Calculated as $975 plus ($205,000 - $100,000) multiplied by 0.000 cents.

VACANT RESIDENTIAL LAND TAX CALCULATION

Vacant Residential Land Tax = $4,100.00

Taxable Value = $410,000

Calculated as $410,000 multiplied by 1.000%.

Land Tax - Payment Options

BPAY

Biller Code: 5249
Ref: 10106819

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

CARD

Ref: 10106819

Visa or Mastercard

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

sro.vic.gov.au/paylandtax

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Property Clearance Certificate

Commercial and Industrial Property Tax

STATE REVENUE OFFICE VICTORIA

INFOTRACK / WAKEFIELD LAWYERS

Your Reference:	65741
Certificate No:	10106819
Issue Date:	17 JUN 2026
Enquires:	MXH10

Land Address: 7 MATHEW COURT DROUIN VIC 3818

Land Id	Lot	Plan	Volume	Folio	Tax Payable
39483415	13	615302	11323	195	$0.00

AVPCC	Date of entry into reform	Entry interest	Date land becomes CIPT taxable land	Comment
110	N/A	N/A	N/A	The AVPCC allocated to the land is not a qualifying use.

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

Paul Broderick
Commissioner of State Revenue

CAPITAL IMPROVED VALUE:	$410,000
SITE VALUE:	$205,000
CURRENT CIPT CHARGE:	**$0.00**

Notes to Certificate - Commercial and Industrial Property Tax

Certificate No: 10106819

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.
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 / WAKEFIELD LAWYERS

Your Reference: 65741

Certificate No: 10106819

Issue Date: 17 JUN 2026

Land Address: 7 MATHEW COURT DROUIN VIC 3818

Lot	Plan	Volume	Folio
13	615302	11323	195

Vendor: SHEREE ABLETT

Purchaser: FOR INFORMATION PURPOSES

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

Comments: No windfall gains tax liability identified.

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

CURRENT WINDFALL GAINS TAX CHARGE:
$0.00

Paul Broderick
Commissioner of State Revenue

Notes to Certificate - Windfall Gains Tax

Certificate No: 10106819

Power to issue Certificate

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

Amount shown on Certificate

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

Windfall gains tax is a first charge on land

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

Information for the purchaser

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

Information for the vendor

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

Passing on windfall gains tax to a purchaser

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

General information

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

Windfall Gains Tax - Payment Options

BPAY

Biller Code: 416073
Ref: 10106813

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

CARD

Ref: 10106813

Visa or Mastercard

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

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.

Property Clearance Certificate updates are available at **sro.vic.gov.au/certificates**

Baw Baw Shire Council
PO Box 304
Warragul VIC 3820

T: +61 3 5624 2411
E: rates@bawbawshire.vic.gov.au
ABN: 47 274 526 683

Rates & Valuation Notice
First Instalment

Rating Year 1 July 2025 - 30 June 2026
TAX INVOICE

Property number
26527
Arrears Brought Forward
$197.45
Due Now
Instalment amount

$379.05

Payable by 30th September 2025

S J Ablett
7 Mathew Court
DROUIN VIC 3818

034
I017770
DLX2_19055

To have your notices emailed
Register at bawbawshire.enotices.com.au
Reference No: AA19900E6Q

Date of issue: 12/08/2025 Owner/s: S J Ablett

Property Location 7 Mathew Court DROUIN VIC 3818 AVPCC 110 : Detached Dwelling
V11323 F195 | Lot 13 PS615302F | Drouin West Parish | Land Classification: Residential

Effective Date	Valuation Date	Site Value	Capital Improved Value	Net Annual Value
01/07/2025	01/01/2025	$205,000	$410,000	$20,500

Arrears Brought Forward		$197.45
Rate General	Rate in $ 0.00266605 X $410000	$1,093.10
Garbage Charge - Declared Area		$554.00
State Pension Rebate		-$266.00
Baw Baw Shire Pension Rebate		-$25.00
TOTAL COUNCIL RATES AND CHARGES		$1,356.10
State Government ESVF	$136.00 + (Rate in $0.000173 x 410000)	$206.95
ESVF Pension Rebate		-$50.00
TOTAL DUE		**$1,710.50**

Please note: There is a current Direct Debit in place for this property.
Council declared its Rates and Charges for 2025/2026 on 11th June 2025.
Note: Payments made after 1st August 2025 will not appear on this notice.

Arrears Due Now	1st Instalment Due 30 September 2025	2nd Instalment Due 30 November 2025	3rd Instalment Due 28 February 2026	4th Instalment Due 31 May 2026
$197.45	$379.05	$378.00	$378.00	$378.00

Online: Visit www.bawbawshire.vic.gov.au/PayingYourRates and quote the Council Bill Number on the front of this notice.

Direct Debit - Available for fortnightly, monthly and instalment payments. Complete an application online at www.bawbawshire.vic.gov.au/PayingYourRates.

In person - Present this notice at our Customer Service Centre, 33 Young Street, Drouin 3818 or Corner of Smith & Albert Street, Warragul (next to the West Gippsland Arts Centre booking office) Payments may be made by EFTPOS, VISA or Mastercard.

B PAY
Biller Code: 5801
Ref: 000 003 205 564

BPAY® This payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 000 003 205 564
Please enter the BPAY ref number (next to BPAY logo left)

Post Billpay
Biller Code: 0889
Ref: 0000 0320 5564

Pay in-store at Australia Post, online at auspost.com.au/postbillpay or by phone 13 18 16.

1st *889 0003205564

Total Rate *889 0003205564

Transcode	User code	Customer reference number
831	062074	000000003205564

Council Bill Number: 3205564
Name: S J Ablett
Property: 7 Mathew Court DROUIN VIC 3818
Property No.: 26527
Arrears Due Now: $197.45
Instalment Amount: $379.05
Full Payment Amount: $1,710.50

Payments of Rates and Charges

Rates and Charges are due and payable by four instalments, due on the following dates:

1st Instalment	30 September 2025
2nd Instalment	30 November 2025
3rd Instalment	28 February 2026
4th Instalment	31 May 2026

Instalment notices will be issued for the second, third and fourth instalments. Payment methods are listed on the front of this Notice.

Allocation of payments

All payments will be allocated in the following order:

1. Legal costs (if any)
2. Interest owing (if any)
3. Arrears owing (if any)
4. Current rates owing

Arrears

The right of Council to proceed with the recovery of arrears is not prejudiced by the service of this notice.

Penalties for Failing to Pay

Interest will be applied to overdue rates and charges at the rate fixed by the Minister in accordance with section 172A of the Local Government Act 1989. Interest will continue to be applied until the overdue amount is paid in full.

Financial Hardship Policy

This policy supports individual residents who are experiencing financial hardship and need assistance. Please refer to Council's website to apply via **www.bawbawshire.vic.gov.au/PayingYourRates** or contact Council on 03 5624 2411.

Waiver, Deferral, Payment Plan

You may apply for a waiver, deferral, payment plan or concession of your Council rates and charges in accordance with sections 170, 171, 171A or 171B of the Local Government Act 1989. Copies of the legislation are available on the Council's website at **www.bawbawshire.vic.gov.au**. Council may enter into a payment plan with you upon certain terms and conditions determined by Council and in accordance with the applicable legislation.

You may apply for a waiver, deferral or concession of your Property Levy in accordance with sections 27 or 28 of the Emergency Services and Volunteers Fund Act 2012

More information is available on the following webpage **sro.vic.gov.au/esvf** or by contacting Council.

Pensioner Rate Concession

Holders of a current Pension Concession Card or Veteran Affairs Gold Card specifying 'War Widow' or 'TPI' may be eligible for a rebate on the current rates, charges and Emergency Services and Volunteers Fund for your principle place of residence. If you have previously applied, you do not need to reapply unless the rebate does not appear on the front of the annual notice.

Change of details

Council must be notified of any change of details.
Please complete our online form by visiting **www.bawbawshire.vic.gov.au/UpdateMyDetails.**

For a change of ownership, a Notice of Acquisition must be submitted.

Notice of valuation

The property described on the front of this notice has been valued as at 1 January 2025, those levels of value became effective for Rating purposes from 1 July 2025. Baw Baw Shire Council uses the Capital Improved Value as the basis for calculation of the rate.

Supplementary Rate Adjustment

Council will issue a Supplementary Rates & Valuation Notice if there has been a change to your property during the Financial Year. The Supplementary Rates & Valuation notice will include the change in valuation and the updated Rates and Charges.

Single Farm Enterprise

Farmers with multiple properties all operating as a single enterprise may be eligible for a fixed charge reduction. For more information contact Council on 03 5624 2411.

Objection to Valuations

The Valuations shown on the front of this notice are based on market levels at the 1 January 2025. If you wish to object, objections must be lodged on the prescribed form within two months of the issue of the original rate notice. Objections received after this date will not be considered. Please contact Council for further information regarding the grounds for objection and the prescribed online form.

Regardless of any objection having been made, the Rates and Charges as assessed must be paid by the due date to avoid penalty interest charges.

Appeal against Rates and Charges

A ratepayer has the right under the Local Government Act 1989 to

i. apply to the Victorian Civil and Administration Tribunal under section 183 of the Act for a review in relation to a differential rating;
ii. appeal to the County Court under section 184 of the Act for a review in relation to a rate or charge:

The appeal must be lodged in both instances within 60 days of the issue date of the original rate notice. The grounds for appealing and the procedure for making an application are set out in the respective sections listed above.

Emergency Services and Volunteers Fund (ESVF)

From 1 July 2025, the ESVF replaces the Fire Services Property Levy. Council is required to collect the levy on behalf of the State Government, and it will appear on your rates notice. The fund supports a wider range of emergency services including CFA, FRV, VICSES and others. Active emergency service volunteers and life members may be eligible for an exemption from the fixed charge on their primary residence. This exemption is not applied by Council. For more information or to check eligibility, visit **sro.vic.gov.au/esvf** or phone 1300 819 033.

Land Tax

The State Revenue Office uses the site value to assess the land tax payable (Land Tax 2005). Land Tax objections to the site value must be made to the State Revenue Office within two calendar months of the issue date of the Land Tax Assessment. Further information can be found online **sro.vic.gov.au**

Victorian Government Rates Cap

Council has complied with the Victorian Government's rates cap of 3 per cent. 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 –

i. the valuation of your property relative to the valuation of other properties in the municipal district;
ii. the application of any differential rate by Council;
iii. the inclusion of other rates and charges not covered by the Victorian Government's rates cap.

Rating Categories and Differential Rates – What are they?

All properties are allocated a rating category according to how the property is being used. Each rating category has different characteristics. To review these characteristics please refer to the Revenue and Rating Plan 25/26, on Council's website.

The below table indicates what general rates would have been raised if your property was classified with an alternative differential rate.

Please note this only applies to general rates and does not include the Emergency Services & Volunteers Fund or Waste Management Charges.

Rating Category	Rate in $	(Rate in $ x CIV) = TOTAL general rates
General (Residential)	0.00266605	$1,093.08
Commercial / Industrial	0.00346587	$1,421.01
Farm	0.00213284	$874.46

The calculation above is based on the CIV of your property located on the first page of this notice.

South East Water

Payments (Visa/MasterCard) & account balances:
southeastwater.com.au or call 1300 659 658
Account enquiries:
southeastwater.com.au/enquiries or call 131 851
Mon-Fri 8am to 6pm
Faults and emergencies (24/7):
live.southeastwater.com.au or call 132 812
Interpreter service:
For all languages 9209 0130
TTY users 133 677 (ask for 131 851)

740204-001 008670(29607) D034
SHEREE J ABLETT
7 MATHEW CT
DROUIN VIC 3818

Account number: 27546884
Date due: 01 April 2026

Last bill		Payments received		Balance		Current charges		Total due
$14.30	–	$15.00cr	=	$0.70cr		+ $17.15		$16.45

Your account breakdown

Issue date	13 March 2026
Property	7 Mathew Court DROUIN VIC 3818
Property reference	31M//00017/00005
Last bill	$14.30
Payment received	$15.00cr
Balance brought forward	$0.70cr
Other authorities' charges (no GST)	$17.15
Total due	**$16.45**

Payment options

DD Direct debit
Set up payments at southeastwater.com.au/paymybill

BPAY® (Up to $20,000)
Biller code: 24208 Ref: 1002 7546 8800 001

Credit card
Pay by Visa or MasterCard at
southeastwater.com.au/paymybill
or call 1300 659 658

eft EFT (Electronic Funds Transfer)
BSB: 033-874 Account number: 27546884
Account name: South East Water Corporation

Post Billpay
BillpayCode: 0361 Ref: 1002 7546 8800 001
Call 131 816 Visit: postbillpay.com.au
Or visit an Australia Post store.

Services Australia
Centrepay
Go to **servicesaustralia.gov.au/centrepay**
for more information.
Reference number: **555 050 397J**

Property ref: 31M//00017/00005
7 MATHEW COURT
DROUIN VIC 3818

*361 100275468800001

PN31M

Total due:	$16.45
Account number:	27546884
Date paid:	
Receipt number:	

+0000027546884> +009124+ <0000000000> <0000001645> +444+

Our charges

Other authorities' charges

Waterways charge 01/01/26 to 31/03/26	$17.15
Total other authorities	$17.15

Our charges explained

Other authorities' charges

Waterways and drainage charge

We collect this charge on behalf of Melbourne Water to help protect our rivers and creeks and improve drainage and flood management. For details, see **melbournewater.com.au**. The charge is for **01/01/26 to 31/03/26**.

Additional information

Payment assistance

We have a range of payment solutions to help manage your bill. From payment plans to government assistance or more time to pay, find a solution to suit you at **southeastwater.com.au/paymentsupport**

Our customer charter

We have a customer charter, which outlines your rights and responsibilities as a customer of South East Water. View the charter at **southeastwater.com.au/customer-charter.** For a printed copy of the Charter, email support@sew.com.au and we will send out a copy.

South East Water Corporation
ABN 89 066 902 547
101 Wells Street Frankston VIC 3199
PO Box 2268 Seaford VIC 3198 Australia

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

S Ablett
7 Mathew Crt
DROUIN VIC 3818

034
I000416
DLX1_843

Account number:
0021318702

Amount due:
$253.35

Pay by:
Direct debit in place

Date of issue: 04 March 2026

Tax invoice: 7427059

Service address:
7 Mathew Crt Drouin Vic 3818

Previous balance	$289.92
Payments received up to 04 March 2026	$389.92 CR
Balance	$100.00 CR
Current charges (over page)	$477.73
Concession entitlement	$124.38 CR
Total amount due	$253.35
Total includes GST of	*$0.00*

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

We issue invoices three times per year.

Ring
Review March Due.
Cosuman Care

This invoice is for information only. Your planned instalments will be debited from your nominated account. If you wish to make additional payments, please refer to the payment options below.

How to pay

Direct Debit
To register for direct debit call us or visit www.gippswater.com.au/direct-debit

BPAY
Biller Code: 3475
Ref: 3680 0000 2131 8702 0

Centrepay
Use Centrepay to make regular deductions from your Centrelink payment. Centrepay is a voluntary and easy payment option available to Centrelink customers.
Go to serviceaustralia.gov.au/centrepay for more information on how to set up your Centrepay deductions

Online
Scan the QR code with your smartphone or go to my.gippswater.com.au/pay-now to pay with Visa or Mastercard.

Phone
Call 1800 050 500 and select Option 1.

Post Office
Pay in person at any Australia Post outlet.

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

Your current charges - 01 March 2026 to 30 June 2026

Water Usage Treated: 47.00 kL (kilolitres) @ $2.4638 per kL	$115.80
Water Service Charge	$64.69
Wastewater Service Charge	$297.24

Your charges explained

Water usage

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

Water service

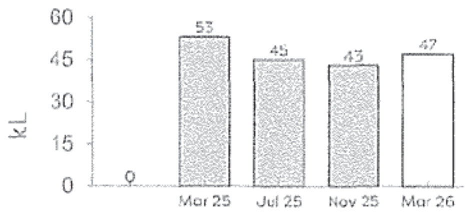
This is a fixed charge for us to maintain the quality of your drinking water and maintain and construct water mains and treatment plants.

Wastewater/sewerage service

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

Your water usage

Meter number:	16AF000432
Current meter read:	03 March 2026
Meter reading:	1288
Previous meter read:	05 November 2025
Meter reading:	1241



Average daily water usage 0.3983 kL/day
Same time last year 0.4309 kL/day

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

For interpreter or translation services call 13 14 50.

Payment slip

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

*368 00213187020

Account number: 0021318702

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Tax invoice number: 7427059

Amount Paid

Date Paid