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	25 MacArthur Street, Warragul VIC 3820

Vendor's name	John Arthur Fowler	Date / 4 / 2026
Vendor's signature	______________________	
Vendor's name	Alicia Fowler	Date / 4 / 2026
Vendor's signature	______________________	

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

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: brynley@wakefieldlawyers.com.au
Ref: BRG:65058

1. FINANCIAL MATTERS

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

(a) ☒ Their total does not exceed: $4,000.00

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:

Not Applicable

3.2 **Road Access**

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

3.1 **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:

Not Applicable

4.2 **Agricultural Chemicals**

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

NIL

4.3 **Compulsory Acquisition**

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

NIL

5. BUILDING PERMITS

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

Not Applicable

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

Electricity supply ☐	Gas supply ☐	Water supply ☐	Sewerage ☐	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

Not applicable.

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 09037 Folio 733
15(c)	Copy of Plan – PS 110644
15(d)	Planning Property Report
15(e)	Property Report
15(f)	Rates & Valuation Notice
15(g)	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) (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 09037 FOLIO 733 Security no : 124133485520W
Produced 01/04/2026 05:10 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 110644.
PARENT TITLE Volume 08534 Folio 954
Created by instrument LP110644 13/08/1974

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JOHN ARTHUR FOWLER
ALICIA FOWLER both of 81 SUTTON ST WARRAGUL
R121330N 04/12/1990

ENCUMBRANCES, CAVEATS AND NOTICES

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 LP110644 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: 25 MACARTHUR STREET WARRAGUL VIC 3820

DOCUMENT END

PLAN OF SUBDIVISION

OF PART OF CROWN ALLOTMENTS 21 & 22

SECTION 6

TOWNSHIP OF WARRAGUL

PARISH OF DROUIN EAST

COUNTY OF BULN BULN

VOL.8534 FOL.954

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

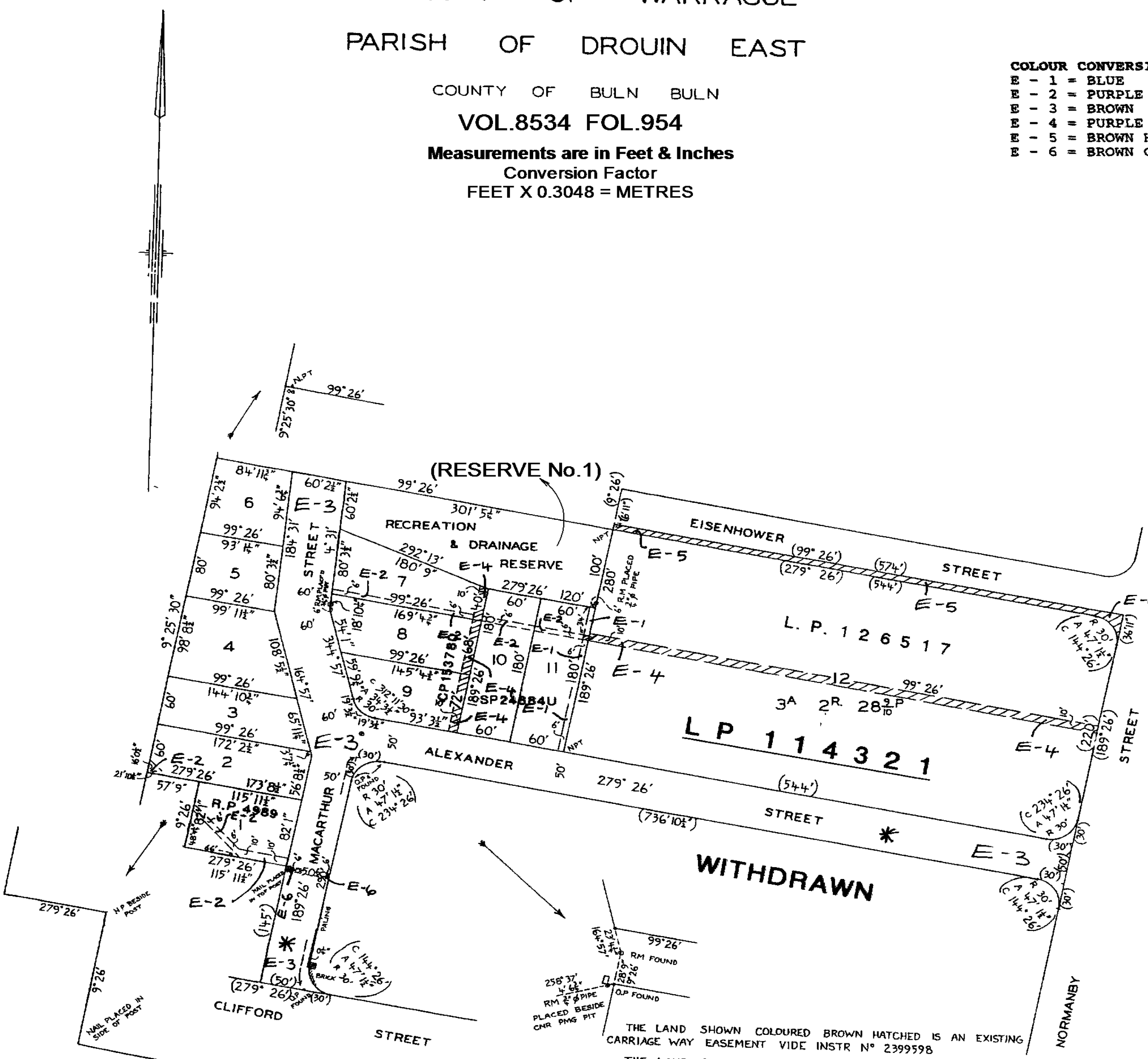
LP110644

EDITION 1

APPROVED 10 / 4 / 74

COLOUR CONVERSION

E - 1 = BLUE
E - 2 = PURPLE
E - 3 = BROWN
E - 4 = PURPLE HATCHED
E - 5 = BROWN HATCHED
E - 6 = BROWN CROSS HATCHED



* ROADS COLORED BROWN HEREON ARE PUBLIC HIGHWAYS VIDE GAZ. 1983 P 340

THE LAND SHOWN COLOURED BROWN HATCHED IS AN EXISTING CARRIAGE WAY EASEMENT VIDE INSTR Nº 2399598

THE LAND SHOWN COLOURED BROWN CROSS-HATCHED IS AN EXISTING DRAINAGE EASEMENT VIDE C/T VOL 8534 FOL 954

THE LAND SHOWN COLOURED BROWN, BROWN HATCHED & BROWN CROSS-HATCHED IS APPROPRIATED OR SET APART AS AN EASEMENT OF WAY.

THE LAND SHOWN COLOURED BLUE IS APPROPRIATED OR SET APART FOR DRAINAGE PURPOSES

THE LAND SHOWN COLOURED PURPLE-HATCHED IS APPROPRIATED OR SET APART FOR DRAINAGE AND SEWERAGE PURPOSES

THE LAND SHOWN COLOURED PURPLE IS APPROPRIATED OR SET APART FOR SEWERAGE PURPOSES

THE DIMENSIONS SHOWN ENCLOSED IN BRACKETS ARE NOT THE RESULT OF THIS SURVEY

I CERTIFY THAT THE DIMENSIONS ON THE EXTERNAL BOUNDARIES OF THIS PLAN DO NOT ACCORD WITH C/T VOL 8534 FOL 954

[signature]

PROPERTY REPORT

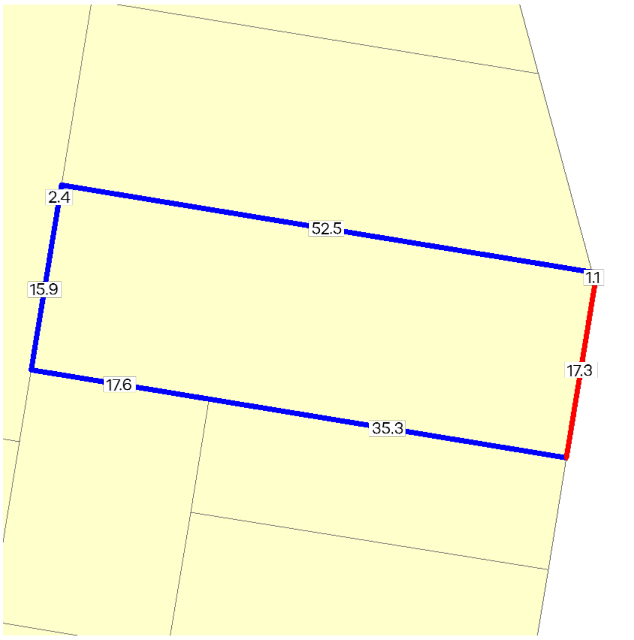
Created at 02 April 2026 03:38 PM

PROPERTY DETAILS

Address:	**25 MACARTHUR STREET WARRAGUL 3820**
Lot and Plan Number:	**Lot 2 LP110644**
Standard Parcel Identifier (SPI):	**2\LP110644**
Local Government Area (Council):	**BAW BAW** www.bawbawshire.vic.gov.au
Council Property Number:	**16787**
Directory Reference:	**Vicroads 704 G5**

SITE DIMENSIONS

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



Area: 967 sq. m
Perimeter: 142 m
For this property:
Site boundaries
Road frontages

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

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

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

UTILITIES

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

STATE ELECTORATES

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

Area Map

Selected Property

Water course

PLANNING PROPERTY REPORT

Department of Transport and Planning

From www.planning.vic.gov.au at 02 April 2026 03:38 PM

PROPERTY DETAILS

Address:	**25 MACARTHUR STREET WARRAGUL 3820**	
Lot and Plan Number:	**Lot 2 LP110644**	
Standard Parcel Identifier (SPI):	**2\LP110644**	
Local Government Area (Council):	**BAW BAW**	www.bawbawshire.vic.gov.au
Council Property Number:	**16787**	
Planning Scheme:	**Baw Baw**	Planning Scheme - Baw Baw
Directory Reference:	**Vicroads 704 G5**	

UTILITIES

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

STATE ELECTORATES

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

OTHER

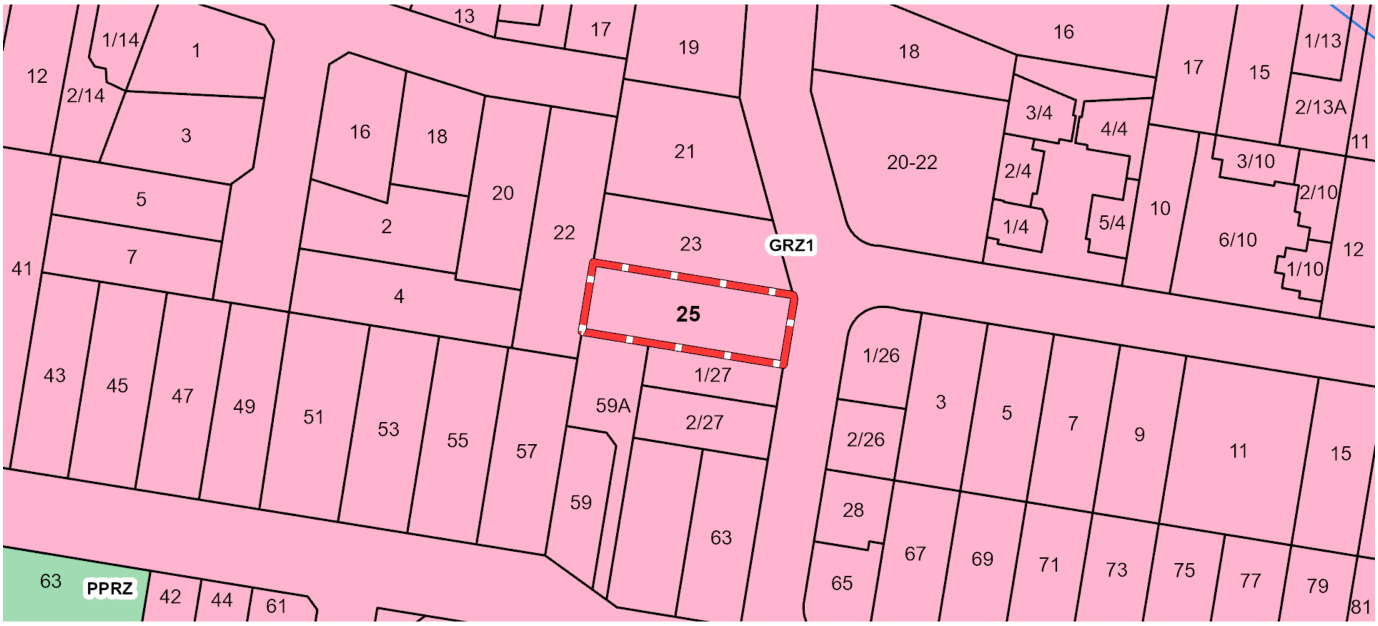
Registered Aboriginal Party:	**Gunaikurnai Land and Waters Aboriginal Corporation**
Fire Authority:	**Country Fire Authority**

View location in VicPlan

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



0 — 55 m

GRZ - General Residential | PPRZ - Public Park and Recreation | Water course

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

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

HERITAGE OVERLAY (HO)

HO - Heritage Overlay

Water course

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

Further Planning Information

Planning scheme data last updated on 2 April 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

Designated Bushfire Prone Areas

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

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

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

Designated Bushfire Prone Areas **Water course**

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)

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).

Gippsland Water

Customer enquiries
1800 050 500

Faults & emergencies 24hrs
1800 057 057

www.gippswater.com.au

A Fowler & J Fowler
25 Macarthur Street
WARRAGUL VIC 3820

034
I000049
DLX1_97

Account number:
0011419101

Amount due:
$425.99

Pay by:
14 April 2026

Date of issue: 17 March 2026

Tax invoice: 7439580

Service address:
25 Macarthur St Warragul Vic 3820

Previous balance	$423.53
Payments received up to 17 March 2026	$423.53 CR
Balance	$0.00
Current charges (over page)	$425.99
Total amount due	**$425.99**
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

Have you registered for a concession?
Contact us if you think you may be eligible for a concession and it has not been included in the total amount due.

We issue invoices three times per year.

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 1141 9101 4

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: 26.00 kL (kilolitres) @ $2.4638 per kL	$64.06
Water Service Charge	$64.69
Wastewater Service Charge	$297.24

Your charges explained

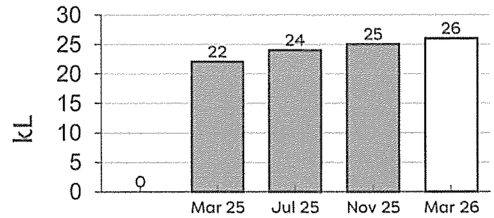
Water usage
This is a variable charge for the amount of water used at your property as recorded by the water meter.

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:	10AF035987
Current meter read:	13 March 2026
Meter reading:	1074
Previous meter read:	17 November 2025
Meter reading:	1048



Average daily water usage	0.2241 kL/day
Same time last year	0.1833 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).

Interpreter

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 00114191014

Account number: 0011419101

A Fowler & J Fowler

Tax invoice number: 7439580

Amount Paid

Date Paid

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
16787

J A Fowler & A Fowler
25 Macarthur Street
WARRAGUL VIC 3820

Instalment amount

$625.95

Payable by 30th September 2025

034
I008877
DLX1_19911

To have your notices emailed
Register at **bawbawshire.enotices.com.au**
Reference No: 4222FBE0DZ

Date of Issue: 12/08/2025 Owner/s: A Fowler & J A Fowler

Property Location 25 Macarthur Street WARRAGUL VIC 3820 **AVPCC** 110 : Detached Dwelling
VF | LOT 2 LP 110644 | PT CA 21 22 SEC 6 | DROUIN EAST PARISH | Land Classification: Residential

Effective Date	Valuation Date	Site Value	Capital Improved Value	Net Annual Value
01/07/2025	01/01/2025	$350,000	$640,000	$32,000

Rate General	Rate in $ 0.00266605 X $640000	$1,706.25
Garbage Charge - Declared Area		$554.00
TOTAL COUNCIL RATES AND CHARGES		$2,260.25
State Government ESVF	$136.00 + (Rate in $0.000173 x 640000)	$246.70
TOTAL DUE		**$2,506.95**

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.

1st Instalment Due	2nd Instalment Due	3rd Instalment Due	4th Instalment Due
30 September 2025	30 November 2025	28 February 2026	31 May 2026
$625.95	$627.00	$627.00	$627.00

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.

BPAY
Biller Code: 5801
Ref: **000 000 150 722**

BPAY® This payment via internet or phone banking
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 000 000 150 722
Please enter the BPAY ref number (next to BPAY logo left)

Post Billpay
Biller Code: 0889
Ref: **0000 0015 0722**

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

1st *889 0000150722

Total Rate *889 0000150722

Council Bill Number: 150722
Name: J A Fowler & A Fowler
Property: 25 Macarthur Street WARRAGUL VIC 3820
Property No.: 16787
Instalment Amount: $625.95
Full Payment Amount: $2,506.95

Transcode	User code	Customer reference number
831	062074	**000000000150722**

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	$1,706.27
Commercial / Industrial	0.00346587	$2,218.16
Farm	0.00213284	$1,365.02

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