

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	505 Mount Baw Baw Tourist Road, Noojee VIC 3833	
Vendor's name	Kaye Frances Pritchard	Date / /
Vendors' signature		
Purchaser's name		Date / /
Purchaser's signature		
Purchaser's name		Date / /
Purchaser's signature		

1. FINANCIAL MATTERS

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

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

1.2 Particulars of any Charge

Not applicable unless details are provided below

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

	To	
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Other particulars (including dates and times of payments):

1.3 Terms Contract

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

Not Applicable.

1.4 Sale Subject to Mortgage

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

Not Applicable.

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable, if applicable contained in the attached certificates.

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, if applicable contained in the attached certificates.

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): -

Not Applicable, if applicable contained in the attached certificates.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

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

☐

3.4 Planning Scheme

Attached is a certificate with the required specified information.

4. NOTICES

Not applicable, if applicable, are contained in the certificates.

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:

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

Not applicable, if applicable, are contained in the certificates.

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):

6. OWNERS CORPORATION

Not applicable, if applicable, are contained in the certificates.

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

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

Not applicable, if applicable, are contained in the certificates.

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 X	Water supply ☐	Sewerage X	Telephone services ☐
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9. TITLE

Attached are copies of the following documents:

9.1 (a) Registered Title

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

10. SUBDIVISION

10.1 Unregistered Subdivision

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

☐ (a) Attached is a copy of the plan of subdivision certified by the relevant municipal council if the plan is not yet registered.

OR

☐ (b) Attached is a copy of the latest version of the plan if the plan of subdivision has not yet been certified.

10.2 Staged Subdivision

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

Not Applicable.

10.3 Further Plan of Subdivision

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

Not Applicable.

11. 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.)

12. ATTACHMENTS

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

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

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

1. Due Diligence Checklist.
2. Registered Title Search;
3. Plan No.913339
4. Planning Certificate;
5. Land Information Statement; and
6. Water Information Statement.

Due diligence checklist

What you need to know before buying a residential property

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

Urban living

Moving to the inner city?

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

Is the property subject to an owners corporation?

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

Growth areas

Are you moving to a growth area?

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

Flood and fire risk

Does this property experience flooding or bushfire?

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

Rural properties

Moving to the country?

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

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

Can you build new dwellings?

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

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

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

Soil and groundwater contamination

Has previous land use affected the soil or groundwater?

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

(04/10/2016)

Land boundaries

Do you know the exact boundary of the property?

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

Planning controls

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

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

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

Are there any proposed or granted planning permits?

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

Safety

Is the building safe to live in?

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

Building permits

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

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

Are any recent building or renovation works covered by insurance?

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

Utilities and essential services

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

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

Buyers' rights

Do you know your rights when buying a property?

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

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

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

VOLUME 12578 FOLIO 029

Security no : 124121708961E

Produced 04/02/2025 09:46 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 913339T.

PARENT TITLES :

Volume 07923 Folio 182 Volume 07999 Folio 180

Created by instrument PS913339T 18/10/2024

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

KAYE FRANCES PRITCHARD of 4A KOROROIT COURT KURUNJANG VIC 3337

PS913339T 18/10/2024

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS913339T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS913339T (B)	PLAN OF SUBDIVISION	Registered	18/10/2024
AY508576H	TRANSFER CONTROL OF ECT	Completed	18/10/2024
AY753142X (E)	DISCHARGE OF MORTGAGE	Registered	31/12/2024
AY774289W (E)	TRANSFER CONTROL OF ECT	Completed	13/01/2025

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

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

Street Address: 505 MT BAW BAW TOURIST ROAD NOOJEE VIC 3833

ADMINISTRATIVE NOTICES

NIL

eCT Control 22014N SGM LEGAL

Effective from 13/01/2025

DOCUMENT END

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Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS913339T
Number of Pages (excluding this cover sheet)	2
Document Assembled	24/03/2025 12:11

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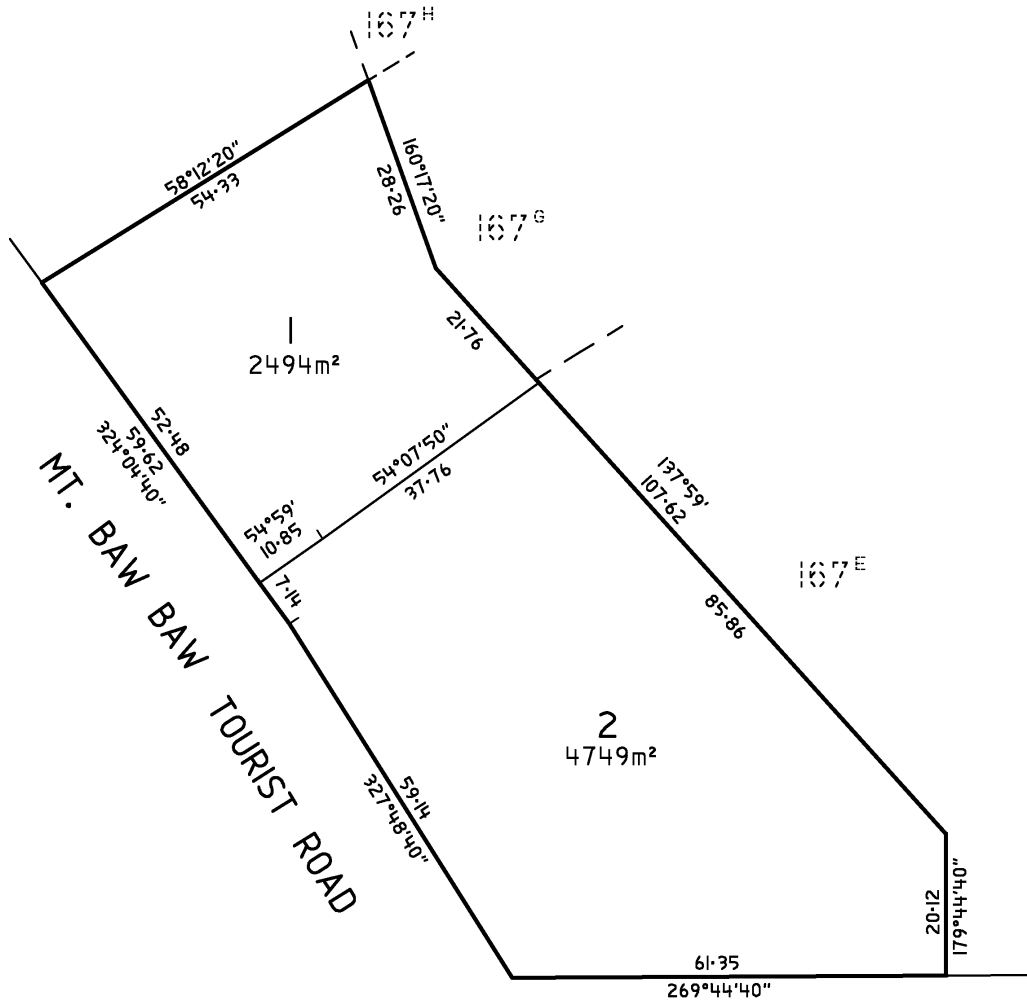
The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION			EDITION 1		PS 9 3339T	
LOCATION OF LAND PARISH: NEERIM TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 167 ^C (PART) CROWN PORTION: _____ TITLE REFERENCE: VOL 7923 FOL 182 VOL 7999 FOL 180 LAST PLAN REFERENCE: LOT 2 & 3 ON LP24765 POSTAL ADDRESS: 505 & 515 MT. BAW BAW TOURIST ROAD, (at time of subdivision) NOOJEE, 3833 MGA 2020 CO-ORDINATES: E: 412 990 ZONE: 55 (of approx centre of land in plan) N: 5804 860			Council Name: Baw Baw Shire Council Council Reference Number: PSB0093/22 Planning Permit Reference: Planning permit not required SPEAR Reference Number: S205155T Certification This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6 of the Subdivision Act 1988: 15/12/2022 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made Digitally signed by: Marni Rotteveel for Baw Baw Shire Council on 20/03/2023			
VESTING OF ROADS AND/OR RESERVES			NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON				
NIL		NIL				
NOTATIONS						
DEPTH LIMITATION 15.24m BELOW THE SURFACE						
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. N/A This survey has been connected to permanent marks No(s). 64, 97 & 98 in Proclaimed Survey area No.						
EASEMENT INFORMATION						
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)						
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of		
GIPPSLAND LICENSED SURVEYORS CHRISTOPHER C MORRIS & ASSOCIATES 48 QUEEN STREET WARRAGUL 3820 TELEPHONE (03) 5622 0384 ADMIN@GIPPSLANDSURVEYORS.COM.AU		LICENSED SURVEYOR REF 2912-B VERSION 2 Digitally signed by: Jonathan Paul Neilson, Licensed Surveyor, Surveyor's Plan Version (2), 13/01/2023, SPEAR Ref: S205155T			JONATHAN NEILSON SHEET 1 OF 2 SHEETS ORIGINAL SHEET SIZE A3 Land Use Victoria Plan Registered 12:02 PM 18/10/2024 Assistant Registrar of Titles	

PLAN OF SUBDIVISION

PLAN NUMBER
PS 913339T

MGA2020 ZONE 55



MT. BAW BAW TOURIST ROAD

GIPPSLAND LICENSED SURVEYORS
CHRISTOPHER C MORRIS & ASSOCIATES
48 QUEEN STREET WARRAGUL 3820
TELEPHONE (03) 5622 0384
ADMIN@GIPPSLANDSURVEYORS.COM.AU

LICENSED SURVEYOR
REF 2912-B VERSION 2

JONATHAN NEILSON

SHEET 2

ORIGINAL
SHEET SIZE A3
SCALE 1:750
SCALE
7.5 0 7.5 15 22.5 30
LENGTHS ARE IN METRES

Digitally signed by: Jonathan Paul Neilson, Licensed Surveyor,
Surveyor's Plan Version (2),
13/01/2023, SPEAR Ref: S205155T

Digitally signed by:
Baw Baw Shire Council,
20/03/2023,
SPEAR Ref: S205155T

PLANNING CERTIFICATE

Official certificate issued under Section 199 Planning & Environment Act 1987
and the Planning and Environment Regulations 2005

CERTIFICATE REFERENCE NUMBER

1122840

APPLICANT'S NAME & ADDRESS

SGM LEGAL C/- INFOTRACK (SMOKEBALL) C/- LANDATA
DOCKLANDS

VENDOR

PRITCHARD, KAYE FRANCES

PURCHASER

NOT KNOWN, NOT KNOWN

REFERENCE

396632

This certificate is issued for:

LOT 1 PLAN PS913339 ALSO KNOWN AS 505 MT BAW BAW TOURIST ROAD NOOJEE
BAW BAW SHIRE

The land is covered by the:

BAW BAW PLANNING SCHEME

The Minister for Planning is the responsible authority issuing the Certificate.

The land:

- is included in a TOWNSHIP ZONE
- and a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK
- is within a DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1
- and a BUSHFIRE MANAGEMENT OVERLAY
- and abuts a TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK

A detailed definition of the applicable Planning Scheme is available at :
(<http://planningschemes.dpcd.vic.gov.au/schemes/bawbaw>)

Historic buildings and land protected under the Heritage Act 1995 are recorded in the Victorian
Heritage Register at:

<http://vhd.heritage.vic.gov.au/>

24 March 2025

Sonya Kilkeny
Minister for Planning

Additional site-specific controls may apply.
The Planning Scheme Ordinance should be
checked carefully.

The above information includes all
amendments to planning scheme maps
placed on public exhibition up to the date
of issue of this certificate and which are
still the subject of active consideration

Copies of Planning Schemes and
Amendments can be inspected at the
relevant municipal offices.

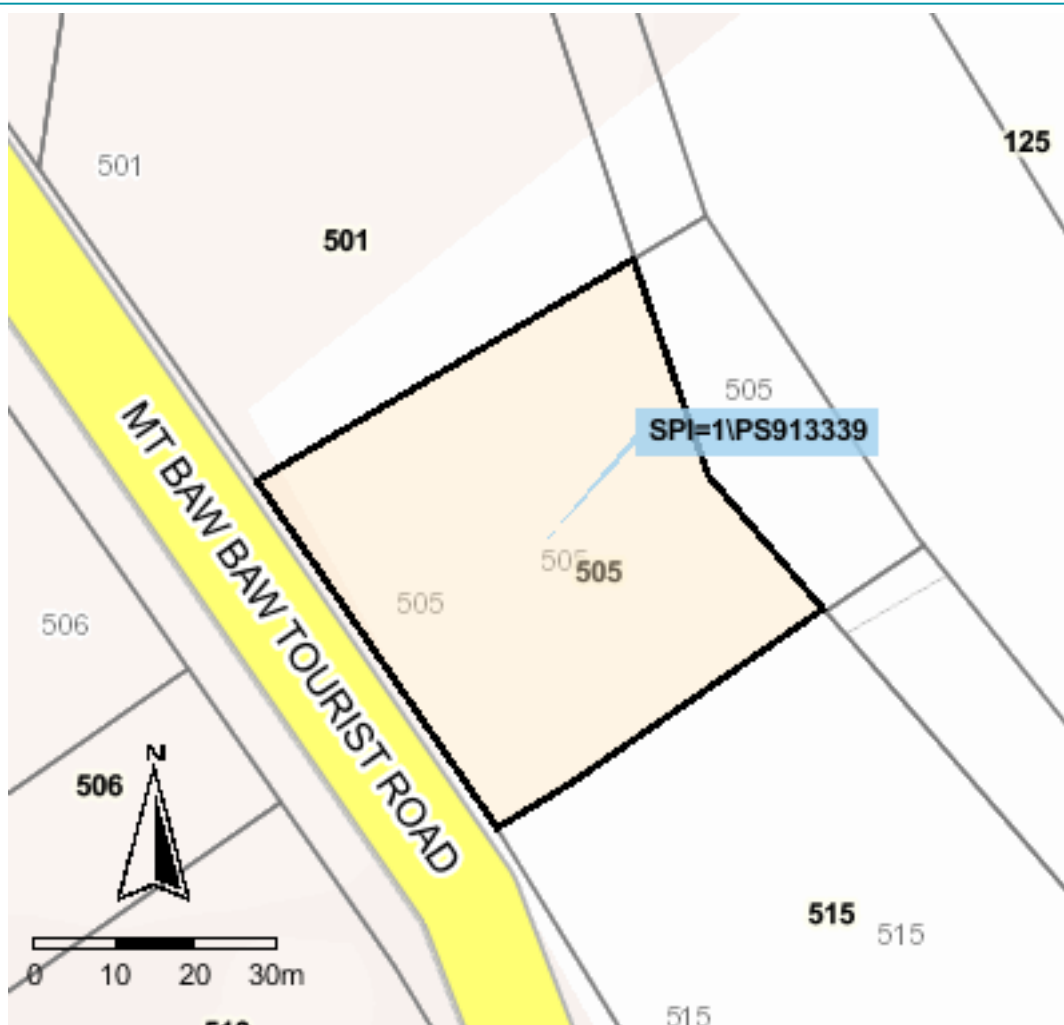
LANDATA®
T: (03) 9102 0402
E: landata.enquiries@servictoria.com.au

The attached certificate is issued by the Minister for Planning of the State of Victoria and is protected by statute.

The document has been issued based on the property information you provided. You should check the map below - it highlights the property identified from your information.

If this property is different to the one expected, you can phone (03) 9102 0402 or email landata.enquiries@servictoria.com.au

Please note: The map is for reference purposes only and does not form part of the certificate.



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Choose the authoritative Planning Certificate

Why rely on anything less?

As part of your section 32 statement, the authoritative Planning Certificate provides you and / or your customer with the statutory protection of the State of Victoria.
Order online before 4pm to receive your authoritative Planning Certificate the same day, in most cases within the hour.
Next business day delivery, if further information is required from you.

Privacy Statement

The information obtained from the applicant and used to produce this certificate was collected solely for the purpose of producing this certificate. The personal information on the certificate has been provided by the applicant and has not been verified by LANDATA®. The property information on the certificate has been verified by LANDATA®. The zoning information on the certificate is protected by statute. The information on the certificate will be retained by LANDATA® for auditing purposes and will not be released to any third party except as required by law.



24 March 2025

Land Information Certificate

In accordance with Section 121 of the Local Government Act 2020

SGM Legal
C/- Landata
GPO Box 527
MELBOURNE VIC 3001

Certificate No:	CerR/C024429	Your Reference:	76260464-013-5
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This certificate provides information regarding valuation, rates, charges, other monies and any orders and notices made under the Local Government Act 1958, the Local Government Act 1989, the Local Government Act 2020, or under a local law or by-law of the Council.

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

PROPERTY DETAILS	
Property Number:	9398
Property Owner/s:	Kaye F Pritchard
Property Address:	505 Mt Baw Baw Tourist Road NOOJEE VIC 3833
Property Description:	V12578 F029 F035 Lot 1 PS913339T Lot 1 PS913338V Neerim Parish

VALUATION DETAILS			
Site Value:	\$320,000	Valuation Date:	01/01/2024
Capital Improved Value:	\$560,000		
Net Annual Value:	\$28,000	Effective Date:	01/07/2024

PLEASE NOTE
LOT 1 PS913339T HAS NOT YET BEEN SEPARATELY ASSESSED
SUBJECT TO A SUPPLEMENTARY RATE & VALUATION

RATES AND CHARGES DETAILS

Details for financial year ending 30th June 2025:

Arrears		
All Rates and Charges	2,583.00	
Arrears Sub Total		2,583.00
Current Years Rates and Charges		
Rates	1,420.00	
Waste and Recycling	464.00	
Fire Services Levy	180.70	
Current Years Rates and Charges Sub Total		2,064.70
Interest	129.80	
Payments Received	0.00	
TOTAL BALANCE OUTSTANDING		4,777.50

IMPORTANT

There is *NO* potential liability for rates under the Cultural and Recreational Lands Act 1963.

There are *NO* outstanding amounts required to be paid for recreational purposes or any transfer of land required to Council for recreational purposes under Section 18 of the Subdivision of Land Act 1988 or the Local Government Act 1958.

In accordance with Section 175 of the Local Government Act 1989 a person who becomes the owner of rateable land must pay any rate or charge that is current or in arrears (including any interest on those rates or charges) on the land which are due and payable at the time that person becomes the owner of the land.

In accordance with section 175(1) of the Local Government Act 1989, all unpaid rates and charges are required to be paid immediately upon settlement, regardless of the due date.

This certificate is valid for a period of 90 days from issue date, confirmation of outstanding balance should be sought as close to settlement date as practicable. For settlement purposes credit balances must be factored into settlement adjustments.

Should you have any queries regarding this Certificate, please quote Certificate reference **CerR/C024429**.

I hereby certify that the information given in this certificate is true and correct as at the issue date.		24 March 2025
	Authorised Officer	Issue Date



Biller Code: 5801
Ref: 0000 0008 0408

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, or transaction account. More info: www.bpay.com.au

The report cannot be created

A record was found in the database for this property, but it is marked as 'proposed'.
We do not create a report as we cannot be sure we have the correct information.

The council has not supplied the property number.

The address found in the database is 505 MT BAW BAW TOURIST ROAD NOOJEE 3833

16 July 2025

Your Reference :
Our Reference:77430496-032-1
00148990-02

Landata

Secure Electronic Registries Vic (SERV) Locked Bag
MELBOURNE VIC 3001

Thank you for requesting a Gippsland Water Information Statement. We are pleased to provide you with an Information Statement for the below property.

Applicant: Landata
Property Address: 505 Mt Baw Baw Tourist Rd Noojee Vic 3833
Information Statement No: 166685

Please find enclosed:

- Section 158 Statement
- Financial Statement
- Important Information
- Asset Plan (if available)

If you have any questions relating to this Information Statement please phone Gippsland Water on 1800 050 500 or email us at infostats@gippswater.com.au.

Online updates are available, please visit our website www.gippswater.com.au to register for our Solicitor Updates Online service.

Yours sincerely



Nigel Gerreyn
MANAGER PROPERTY SERVICES

Section 158 Statement*(Water Act 1989)*

Date of Issue:	16/07/2025	Your Reference :	77430496-032-1
Information Statement No:	166685	Our Reference:	00148990-02
Property Address:	505 Mt Baw Baw Tourist Rd Noojee Vic 3833		
Property Details:	Vol 12578 Folio 029 Lot 1 Plan PS913339		
Settlement Date:	31/10/2025		

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

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

Protection of Gippsland Water Assets:

It is possible that this property has water or sewerage infrastructure located on it. Please refer to the attached plan. Unless prior written consent has been obtained from Gippsland Water, the *Water Act 1989* PROHIBITS:

1. The erection and / or placement of any structure (including but not limited to building, wall, fence, driveway, machinery, embankment) or the removal or addition of filling, over an easement or within one metre laterally of Gippsland Water's water supply and sewerage assets.
2. The connection to, or interference with, any Gippsland Water water supply or sewerage asset.

Gippsland Water may require removal of any trees which may be, in the view of Gippsland Water, invasive to its water supply and sewerage assets. The guide *Planting the Right Trees* is available on the Gippsland Water website.

For additional information, please contact Gippsland Water on 1800 050 500.

Financial Statement

Date of Issue: 16/07/2025 **Your Reference :** 77430496-032-1
Information Statement No: 166685 **Our Reference:** 00148990-02

Property Address: 505 Mt Baw Baw Tourist Rd Noojee Vic 3833
Property Details: Vol 12578 Folio 029 Lot 1 Plan PS913339
Settlement Date: 31/10/2025

Gippsland Water billing periods: 01 Jul to 31 Oct, 01 Nov to 28 Feb and 01 Mar to 30 June

Charges levied for billing period: 01 Jul to 31 Oct

Financial Information:

Brought Forward Balance	0.00
Sewer Scheme Charges	0.00

Adjustable Charges:

Water Service Charges	64.69
Wastewater Service Charges	0.00
Fire Service Charges	0.00
Commercial Trade Waste Charges	0.00

Non Adjustable Charges:

Wastewater Volumetric Charges	0.00
Notional / Usage Charges	0.00
Miscellaneous / Adjustments / Credits	0.00
Interest	0.00

Total Outstanding	64.69
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(Please note: CR denotes a credit)



Billers Code: 3475
REF: 3680 0000 1489 9002 7
Pay by savings or credit card



Gippsland Water Authorised Officer:

Date: 16 July 2025



Solicitors
Updates Online
Tool

Gippsland Water has launched a tool to enable you to get your financial updates online

REGISTER TODAY

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>

Important Information

Gippsland Water bill period:

Gippsland Water bills three times per year, for billing periods: 01/07 to 31/10, 01/11 to 28/02 and 01/03 to 30/06.

Gippsland Water tariffs:

Gippsland Water tariffs are reviewed annually and applied as of 01 July. Please ensure you obtain a financial update prior to settlement.

Adjustable and non adjustable charges:

Charges listed under the adjustable charges section are fixed service charges that are applicable to the property e.g. water availability charges. Charges listed under the non adjustable section are applicable to the customer e.g. notional/usage charges, these charges do not need to be adjusted. Interest may continue to accrue after this statement has been generated.

Do not adjust on any credit balances as any credit remaining after settlement will remain with the vendor.

Payment of Gippsland Water accounts:

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

Financial updates:

It is important to obtain a financial update within 10 days of settlement. Balances may change throughout the bill period and any unpaid charges may be transferred to the purchaser at settlement. Updates can be obtained online through the solicitor updates online

<https://www.gippswater.com.au/developers/property-connections/solicitor-updates-online>.

Notice of property transfer:

Gippsland Water requires notice of property transfer to be received within 10 working days of settlement taking place. Where Gippsland Water has not received notice of a property transfer, the payment of accounts remains the responsibility of the vendor. Notices of property transfer are to be emailed to propertytransfers@gippswater.com.au

Validity of the Information Statement:

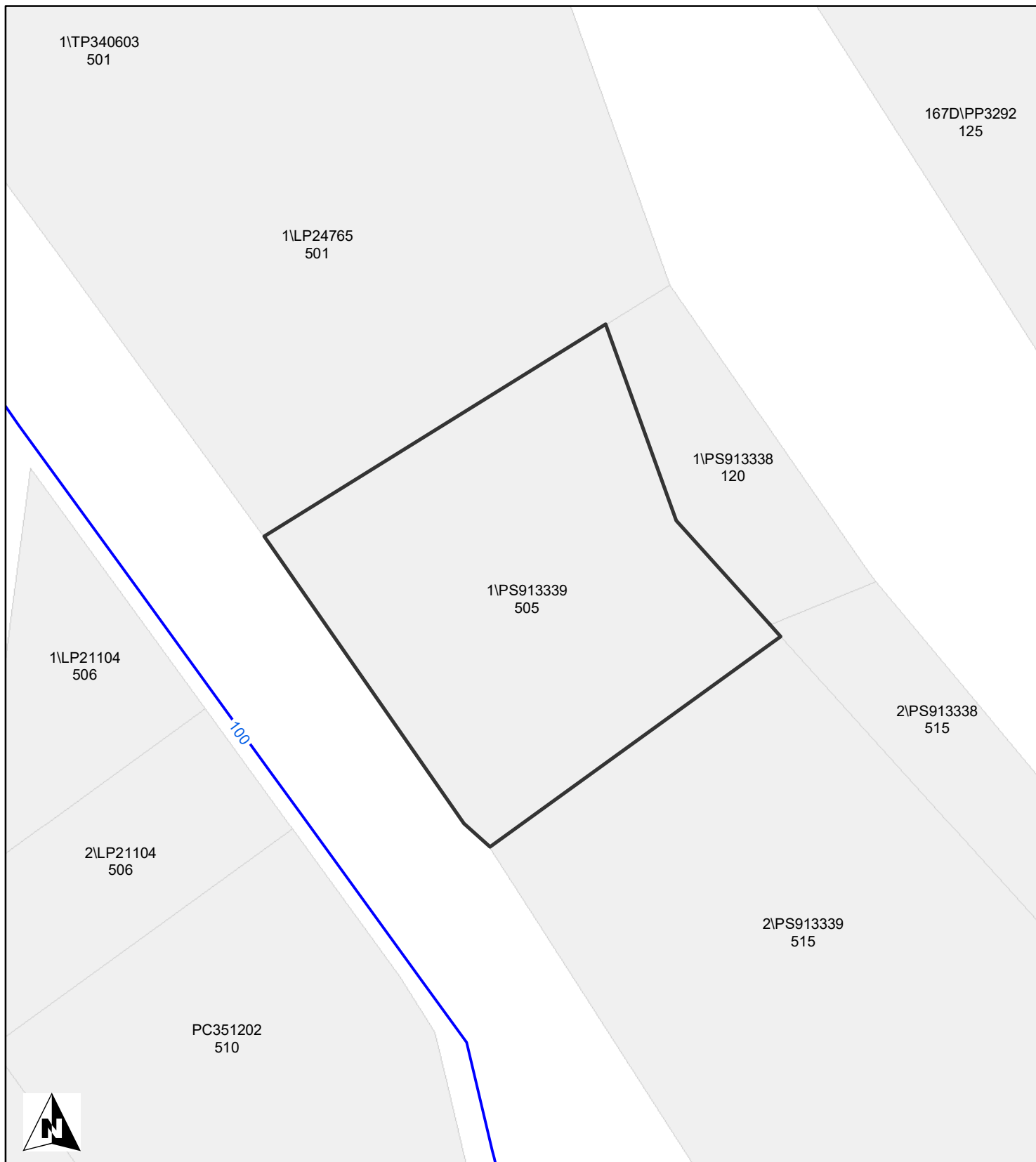
This Information Statement will be valid only to the end of the next billing period after the date of issue of this Information Statement.

Automatic eBilling Registration for new customers

Gippsland Water will automatically register our customers for electronic billing upon the creation of their account. Customers can switch to receiving paper bills by post at any time. Refer to our eBilling terms and conditions for more information: www.gippswater.com.au/digital-billing-terms-conditions. We will not disclose personal information to any external parties without consent, unless required or authorised by law. Refer to our privacy policy which sets out how and why we collect, use and disclose your personal information:

www.gippswater.com.au/legal/privacy-policy

You can request a printed version of the eBilling Terms and Conditions and/or Privacy by emailing us at contactus@gippswater.com.au or call us on 1800 050 500.



Gippsland Water Asset Plan

505 Mt Baw Baw Tourist Rd Noojee

Information Statement No: 166685

Date Issued: 16/07/2025



Water Pipes

- Reticulation
- Distribution
- Transfer

Sewer Pipes

- Gravity
- Pressure
- Rising Main

House Discharge Line

- House Discharge Line



Maintenance Point



Manhole



Pipe End



Collection Tank

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