

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	56 PRINCES WAY, LONGWARRY NORTH VIC 3816
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Vendor's name	Leanne Gaye Bluett	Date	/ /
Vendor's signature			
Vendor's name	Christopher Shaun Morse	Date	/ /
Vendor's signature			

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



Jackie Walker - (03) 8521 1375
ABN: 64 158 634 514
Office) 6A Victoria Street, Warragul | (Post) PO Box 319 Warragul 3820
www.straightforwardconveyancing.com.au

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: \$3,000.00

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. 117
(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:

To the best of the Vendor's knowledge there is no existing failure to comply with the terms of any easements, covenants or other similar restriction.

3.2 Road Access

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

☐

3.3 Designated Bushfire Prone Area

The land is in a designated bushfire prone area within the meaning of section 192A of the *Building Act* 1993 if the square box is marked with an 'X'

☒

3.4 Planning Scheme

See attached.

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 ☒ Tank Water ☐	Sewerage ☒ Septic Tank ☐	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.

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. GST NOTICE

The Purchaser is not required to make a payment under Section 14-250 of Schedule 1 of the Taxation Administration Act 1953 (Cwlth) in relation to the supply of the above property.

14. 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)

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 10858 FOLIO 176

Security no : 124139119399Q

Produced 30/09/2026 04:20 PM

LAND DESCRIPTION

Lot 2 on Title Plan 210013H (formerly known as part of Lot 52 on Plan of Subdivision 002866).
PARENT TITLE Volume 09361 Folio 482
Created by instrument AD453952Q 18/02/2005

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

LEANNE GAYE BLUETT

CHRISTOPHER SHAUN MORSE both of 66 DUNBARTON DRIVE PAKENHAM VIC 3810

AG553774E 10/06/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG553775C 10/06/2009
WESTPAC BANKING CORPORATION

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 TP210013H 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: 56 PRINCES WAY LONGWARRY NORTH VIC 3816

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

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	TP210013H
Number of Pages (excluding this cover sheet)	1
Document Assembled	30/09/2026 16:23

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ROADS PROPERTY CERTIFICATE

The search results are as follows:

Straightforward Conveyancing, care of Landchecker
Level 1, 49-51 Stead Street
SOUTH MELBOURNE 3205

Client Reference: JW

NO PROPOSALS. As at the 30th September 2026, VicRoads has no approved proposals requiring any part of the property described in your application. You are advised to check your local Council planning scheme regarding land use zoning of the property and surrounding area.

This certificate was prepared solely on the basis of the Applicant-supplied address described below, and electronically delivered by LANDATA®.

56 PRINCES WAY, LONGWARRY NORTH 3816
SHIRE OF BAW BAW

This certificate is issued in respect of a property identified above. VicRoads expressly disclaim liability for any loss or damage incurred by any person as a result of the Applicant incorrectly identifying the property concerned.

Date of issue: 30th September 2026

[Vicroads Certificate] # 82091323 - 82091323162013 'JW'

Property Report

56 Princes Way, Longwarry North Vic
3816

Date: 02/10/2026



Straightforward Conveyancing

admin@sfconvey.com

0385211375

Details

LOCAL GOVERNMENT (COUNCIL)

Baw Baw

COUNCIL PROPERTY NUMBER

13720

LAND SIZE

12,351m² Approx

ORIENTATION

South

FRONTAGE

67.85m Approx

ZONES

FZ - Farming Zone

OVERLAYS

DCPO - Development Contributions Plan Overlay - Schedule 1

Parcels

LOT/PLAN

Lot 2 TP210013

State Electorates

LEGISLATIVE COUNCIL

Eastern Victoria Region

LEGISLATIVE ASSEMBLY

Narracan District

Schools

ZONED SCHOOLS

Primary: Longwarry Primary School (3224 m)

Secondary: Drouin Secondary College (9972 m)

CLOSEST COMBINED SCHOOL

Timbarra P-9 College (39525 m)

CLOSEST SPECIALIST SCHOOLS

Warragul & District Specialist School (16451 m)

CLOSEST PRIVATE SCHOOLS

Columba Catholic School (4372 m)

St Paul's Anglican Grammar School - Drouin Campus (5304 m)

St Ita's School (9930 m)

Burglary Statistics

POSTCODE AVERAGE

1 in 133 Homes

STATE AVERAGE

1 in 76 Homes

COUNCIL AVERAGE

1 in 80 Homes

Council Information - Baw Baw

PHONE

03 5624 2411 (Baw Baw)

EMAIL

bawbaw@bawbawshire.vic.gov.au

WEBSITE

<http://www.bawbawshire.vic.gov.au/>

SITE DIMENSIONS

56 Princes Way, Longwarry North Vic 3816



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

56 Princes Way, Longwarry North Vic 3816

Status	Code	Date	Description
APPROVED	VC315	23/09/2026	Amendment VC315 makes changes to the Victoria Planning Provisions and all planning schemes to introduce a series of refinements to the residential development requirements at Clauses 54, 55 and 57 to improve clarity, consistency and environmental performance across the residential codes. The amendment also makes changes to Clause 52.37 (Canopy trees) to improve the operation of the provision.
APPROVED	VC313	17/09/2026	Amendment VC313 updates the Victoria Planning Provisions and all planning schemes by amending clause 14.03-1S (Resource exploration and extraction) to strengthen support for extractive industry within areas such as Strategic Extractive Resource Areas and Extractive Industry Interest Areas.
APPROVED	VC312	10/09/2026	Corrections and updates to the Victoria Planning Provisions and planning schemes to ensure they are current and accurate.
APPROVED	VC311	09/09/2026	Amendment VC311 amends clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms. The amendment also makes consequential changes to clause 52.06.
APPROVED	VC304	26/08/2026	Extends the expiry date of the Dependent Persons Unit temporary provisions
APPROVED	VC278	26/08/2026	Amendment VC278 applies Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birraring) and Waterways of the West catchments. The controls preserve the unique landscape character, cultural values, amenity and ecological health of each waterway. The amendment also strengthens state policy for waterways and includes updates to existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.
APPROVED	GC263	26/08/2026	The amendment changes the Baw Baw, Cardinia, Hume and South Gippsland planning schemes to introduce planning controls for Strategic Extractive Resource Areas (SERAs) and changes the Cardina, South Gippsland and Wyndham planning schemes to update existing planning controls for pilot SERAs.
APPROVED	VC309	14/08/2026	The amendment clarifies that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones.
APPROVED	VC232	13/08/2026	The Amendment changes the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023.

Status	Code	Date	Description
APPROVED	VC248	13/08/2026	The amendment improves bushfire planning by updating terminology and measures, increasing and clarifying planning permit exemptions for dwellings and other buildings, and updating decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.
APPROVED	GC255	13/08/2026	Corrects the mapping of the Environmental Significance Overlay in the Ballarat, Baw Baw, Benalla, Colac Otway, Golden Plains, Greater Bendigo, Hepburn, Horsham, Loddon, Macedon Ranges, Mansfield, Mitchell, Moorabool, Mount Alexander, Pyrenees, South Gippsland, Surf Coast and Wodonga Planning Schemes to align with the gazetted Special Water Supply Catchment Areas declared under the Catchment and Land Protection Act 1994.
APPROVED	VC307	13/08/2026	The Victoria Planning Provisions and all planning schemes are amended to increase the estimated cost of development thresholds for classes of VicSmart application to account for increased building construction costs in Victoria since their introduction and to provide for future cost inflation. Increasing the thresholds enables more applicants to benefit from the time, cost savings and certainty of the VicSmart application process.
APPROVED	VC308	13/08/2026	Amendment VC308 changes the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and to correct technical errors associated with Amendment VC300.
APPROVED	VC300	30/07/2026	Amendment VC300 changes the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.

PROPOSED PLANNING SCHEME AMENDMENTS

56 Princes Way, Longwarry North Vic 3816

Status	Code	Date	Description
PROPOSED	C154bawb	30/09/2026	The amendment implements the recommendations of the Baw Baw Economic Land Use Strategy (Charter Keck Cramer, 2023) by amending the Municipal Planning Strategy, making updates to local policy, rezoning land to support economic land uses, apply the Environmental Audit Overlay and other minor consequential changes to the Baw Baw Planning Scheme.
PROPOSED	C157bawb	31/08/2026	The amendment proposes to implement the recommendations of the Baw Baw Planning Scheme Review 2025 through the inclusion of amended local information into the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF), schedule to zones, overlays, particular provisions, general provisions and operational provisions.



FZ - Farming Zone

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.

To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

[VPP 35.07 Farming Zone](#)

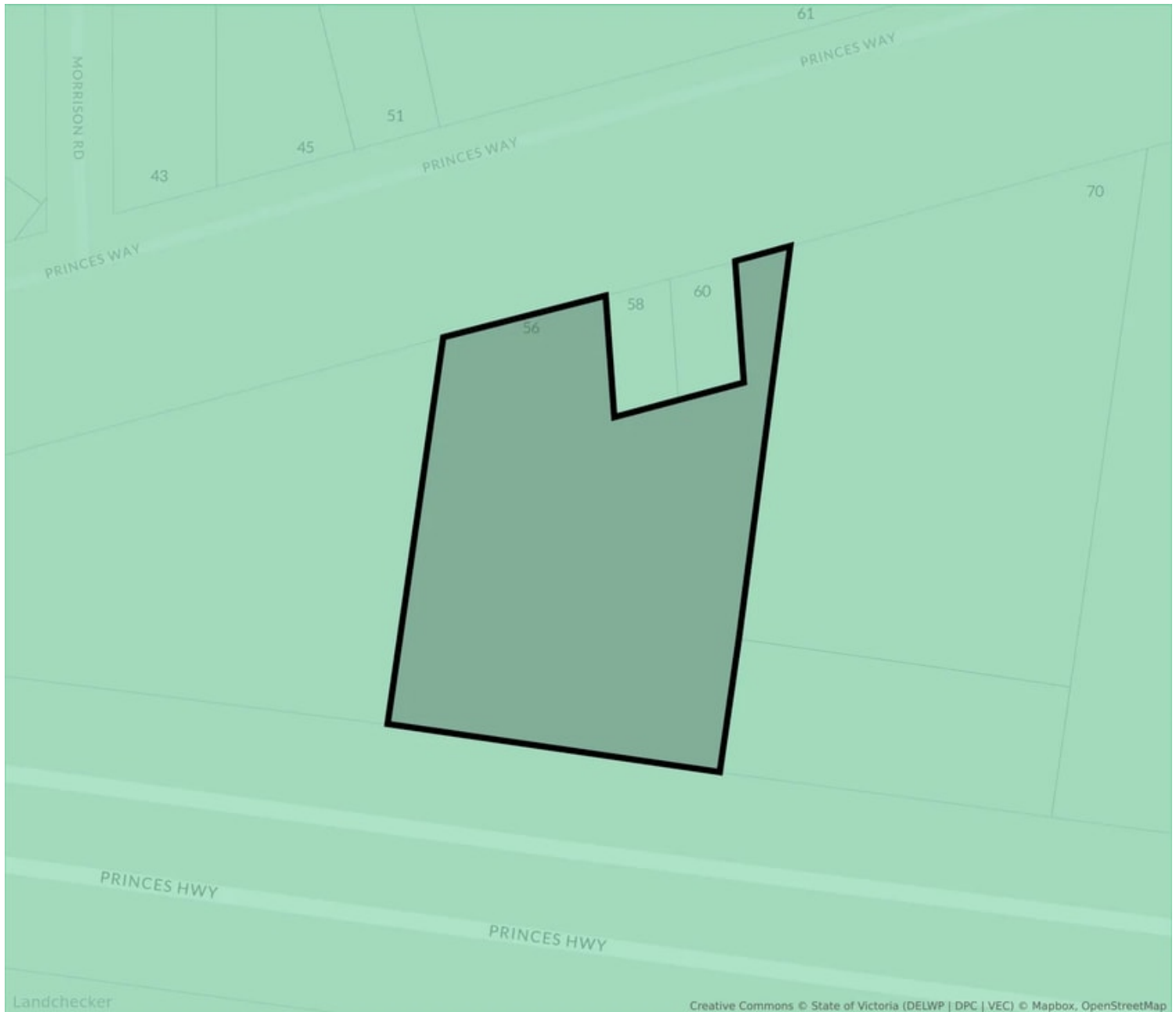
[LPP 35.07 Schedule 1 To Clause 35.07 Farming Zone](#)

For confirmation and detailed advice about this planning zone, please contact BAW BAW council on 03 5624 2411.

Other nearby planning zones

FZ - Farming Zone

TRZ2 - Transport Zone



DCPO1 – Development Contributions Plan Overlay – Schedule 1

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

VPP 45.06 Development Contributions Plan Overlay

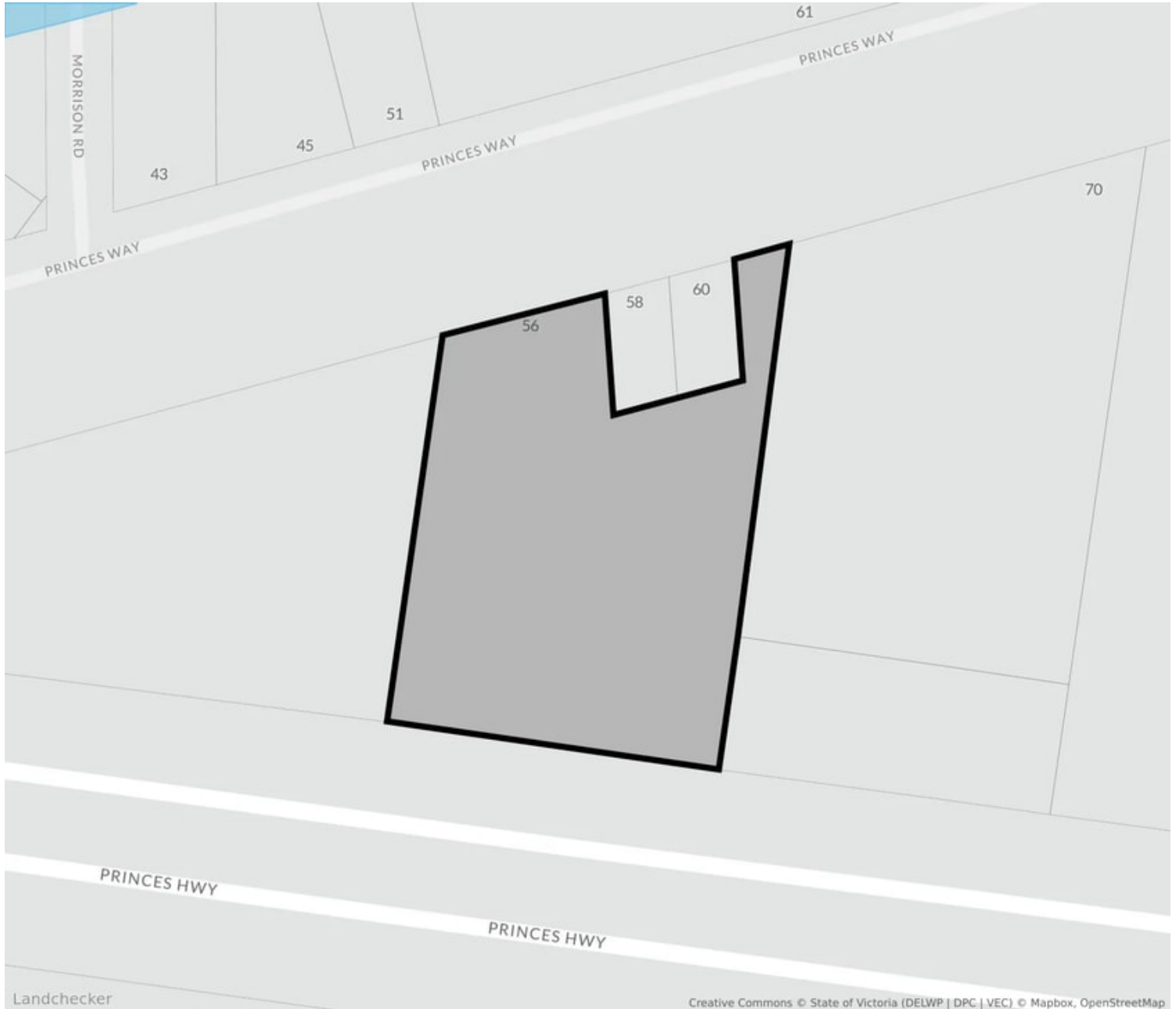
The Plan applies to all land within the boundaries of the 63 areas designated in Baw Baw Shire Development Contributions Plan from area 1a to area 48. The Plan provides for different amounts of levy to be payable in specified areas, which are shown on the Plans to this Schedule, and in the Baw Baw Shire Development Contributions Plan (December 2023).

LPP 45.06 Schedule 1 To Clause 45.06 Development Contributions Plan Overlay

For confirmation and detailed advice about this planning overlay, please contact BAW BAW council on 03 5624 2411.

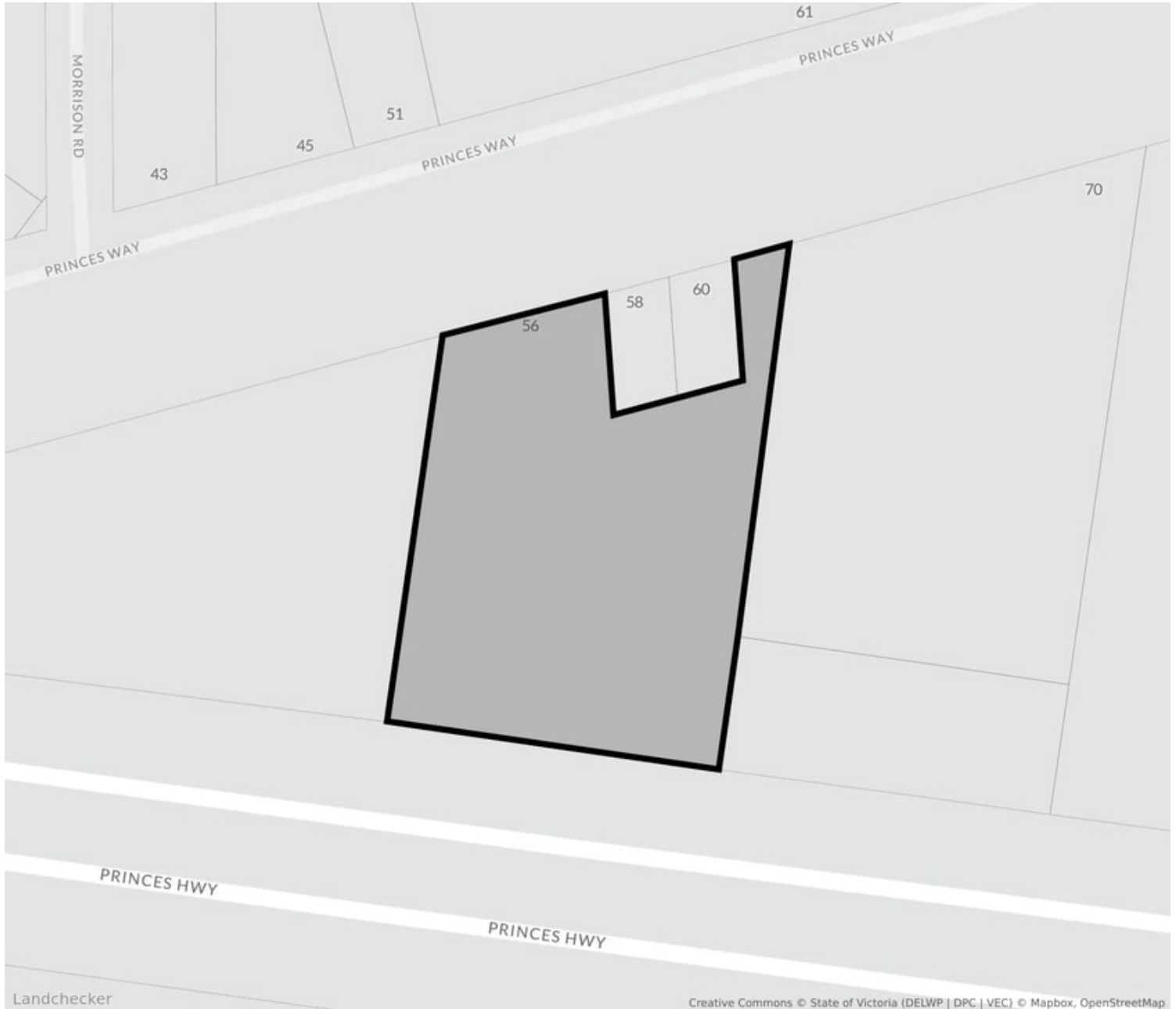
NEARBY OVERLAYS

56 Princes Way, Longwarry North Vic 3816



FO - Floodway Overlay

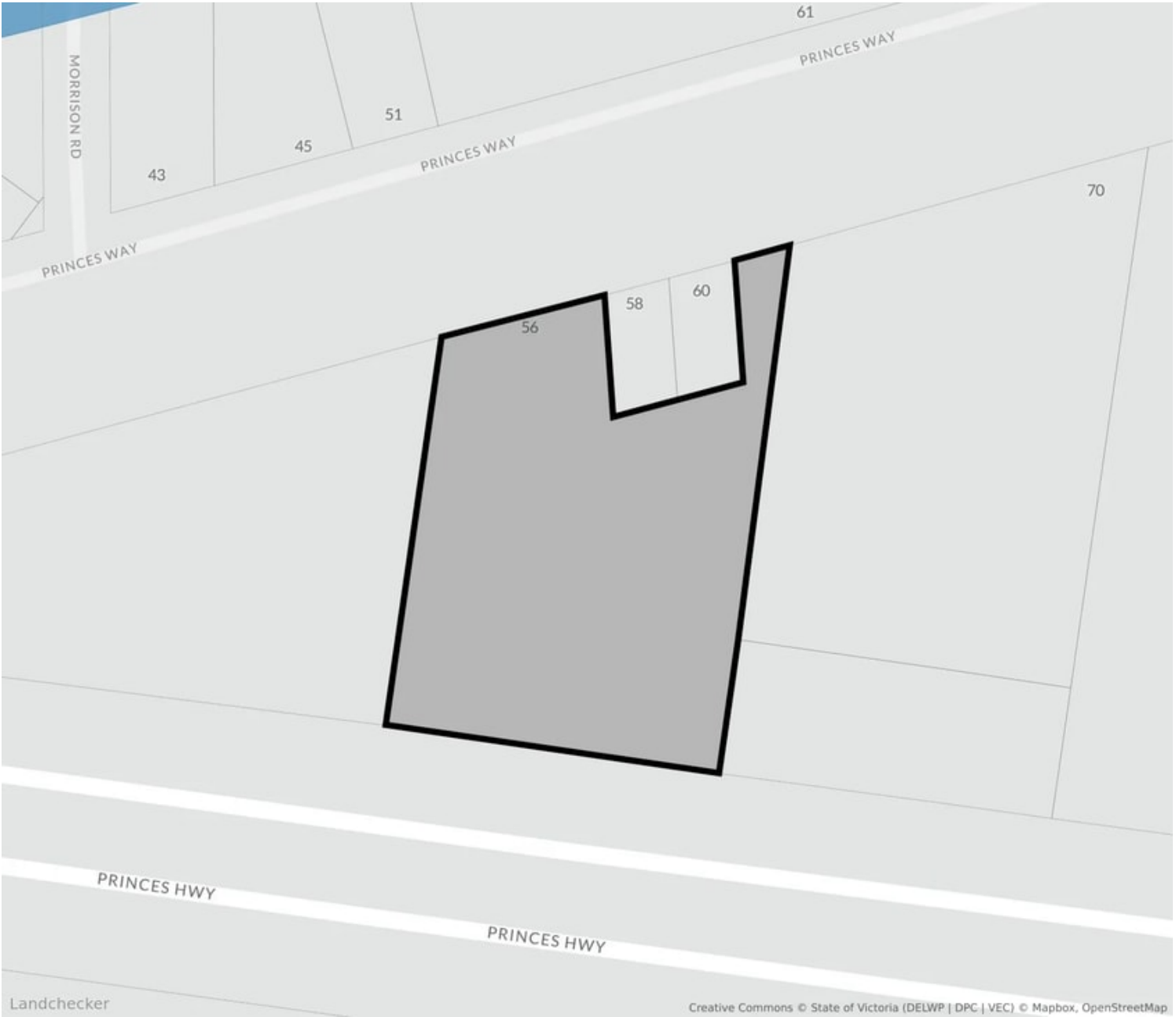
For confirmation and detailed advice about this planning overlay, please contact BAW BAW council on 03 5624 2411.



Aboriginal Cultural Heritage Sensitivity

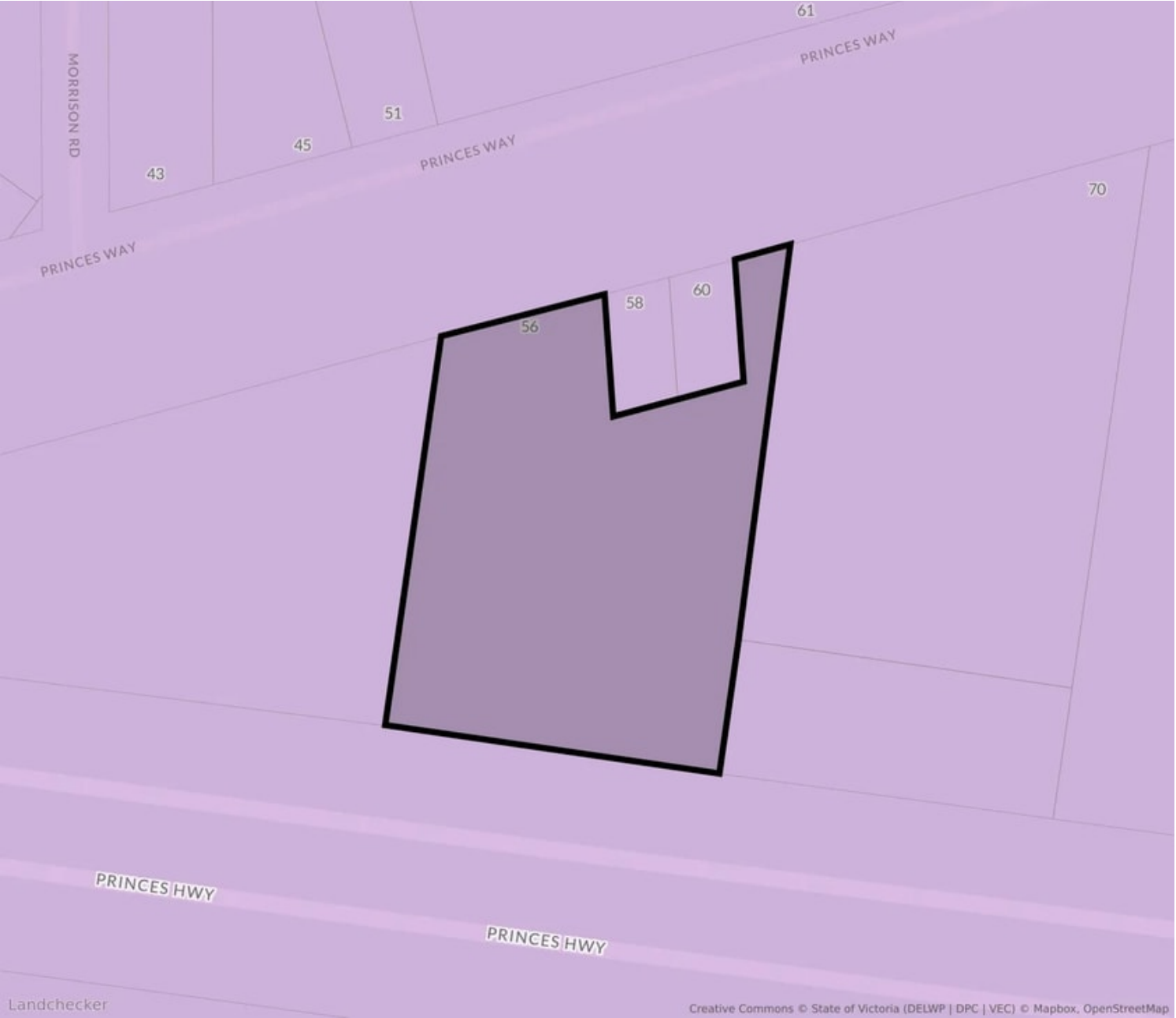
This property is not within, or in the vicinity of, one or more areas of cultural heritage sensitivity.

For confirmation and detailed advice about the cultural sensitivity of this property, please contact BAW BAW council on 03 5624 2411.



Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning FO	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning FO1	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning FO2	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning FO3	Unaffected	State	28/09/2026

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning LSIO	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning LSIO1	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning LSIO2	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning LSIO3	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning LSIO4	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning RFO	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning SBO	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning SBO1	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning SBO2	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning SBO3	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning SBO4	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning UFZ	Unaffected	State	28/09/2026

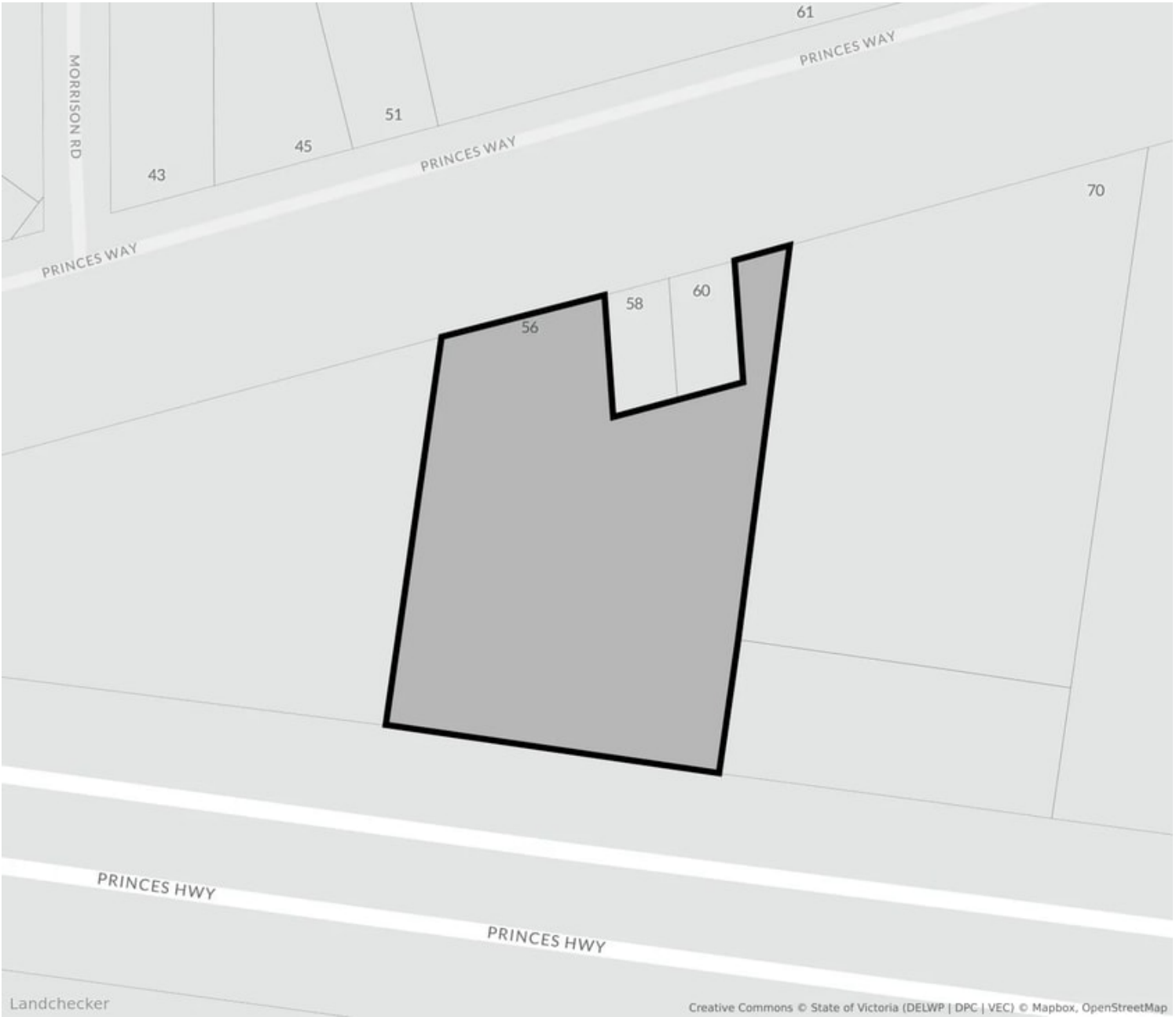


Bushfire Prone Area

This property is within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning BPA	Affected	State	28/09/2026
Department of Environment, Land, Water and Planning BMO	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning BMO1	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning BMO2	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning	Unaffected	State	28/09/2026

Source Authority	Status	Type	Last Updated
BMO3			



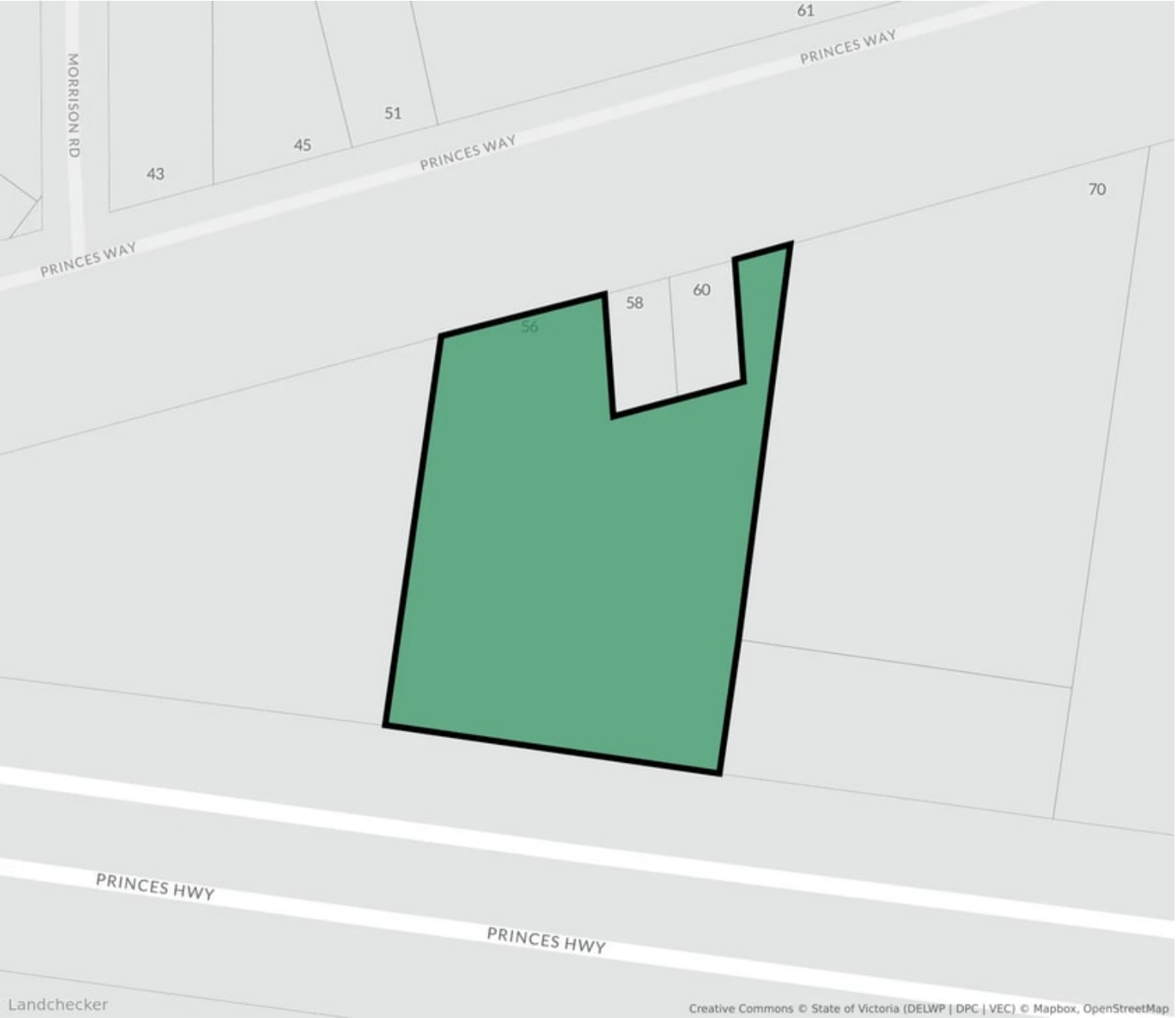
Landslide Prone Area

This property is not within a zone classified as a landslide prone area.

For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Department of Environment, Land, Water and Planning EMO	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning EMO1	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning EMO2	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning EMO3	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning	Unaffected	State	28/09/2026

Source Authority	Status	Type	Last Updated
EMO4			
Department of Environment, Land, Water and Planning EMO5	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning EMO6	Unaffected	State	28/09/2026
Department of Environment, Land, Water and Planning EMO7	Unaffected	State	28/09/2026



Status	Code	Planning Appeal	Description
APPROVED 17/06/2009 (received)	PLA0194/09	None	Develop land with garage.

For confirmation and detailed advice about this planning permits, please contact BAW BAW council on 03 5624 2411.

NEARBY PLANNING PERMITS

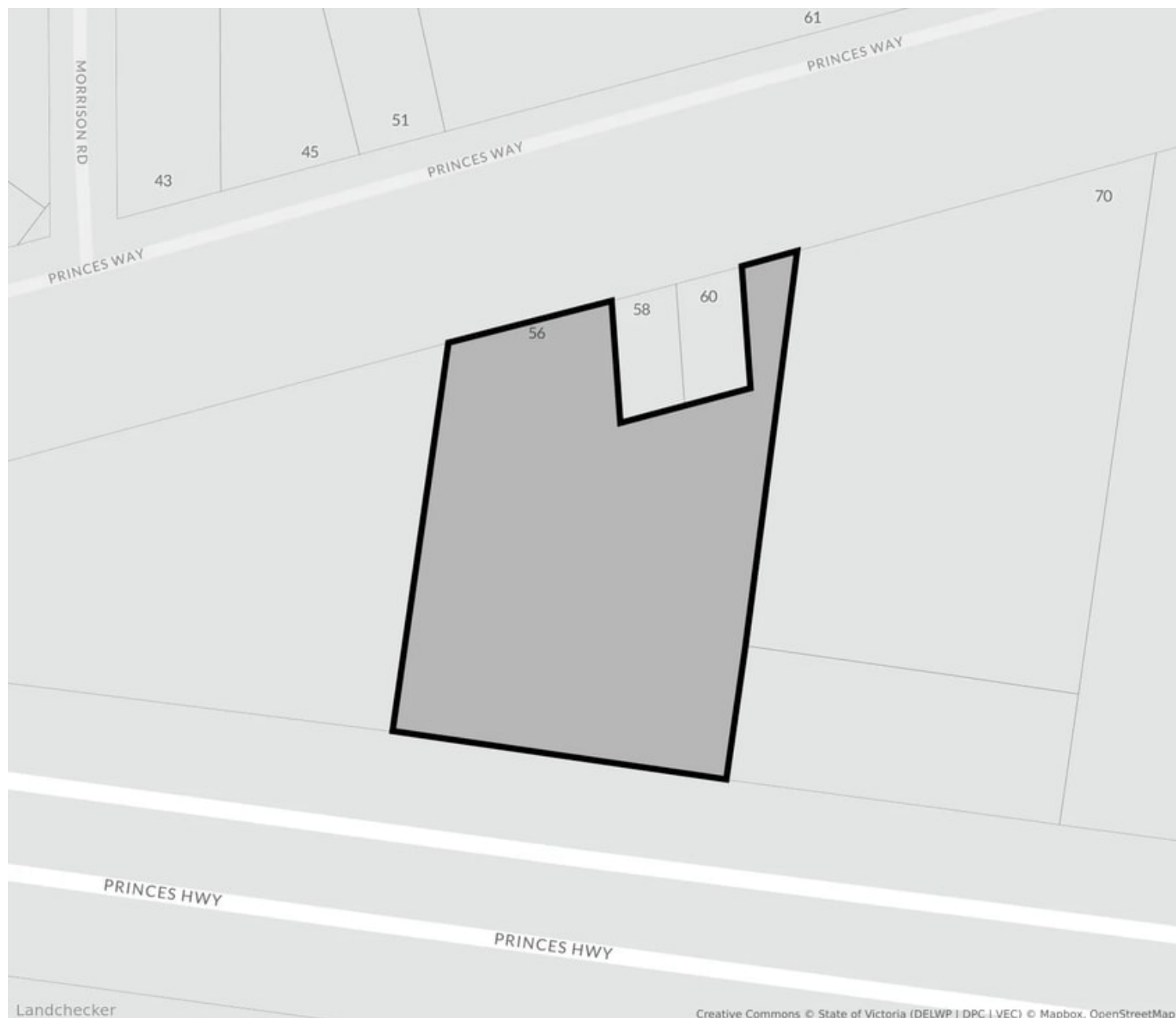
56 Princes Way, Longwarry North Vic 3816



Status	Code	Address	Description
APPROVED 30/01/2014 (received)	PLA0015/14	<u>54 Princes Way, Longwarry North</u>	Development of a second dwelling (replacement dwelling).
APPROVED 23/10/2014 (received)	PLA0015/14.A	<u>54 Princes Way, Longwarry North</u>	Development of a second dwelling (replacement dwelling) - amend plans.
APPROVED 05/02/2016 (received)	PLA0015/14.B	<u>54 Princes Way, Longwarry North</u>	Amendment to development of a second dwelling (replacement dwelling).
APPROVED 19/03/2023 (received)	PLA0070/23	<u>45 Princes Way, Longwarry North</u>	Development of extension to an outbuilding.
APPROVED 04/04/2006 (received)	PLA0117/06	<u>61 Princes Way, Longwarry North</u>	Construct a shed.

Status	Code	Address	Description
APPROVED 22/07/2021 (received)	PLA0181/21	<u>90 Princes Way, Longwarry North</u>	To use land for a cartage contractor's depot.
OTHER 28/08/2020 (received)	PLA0202/20	<u>165 Newell Road, Longwarry</u>	Building and works to construct an agricultural building.
APPROVED 06/06/2006 (received)	PLA0207/06	<u>70 Princes Way, Longwarry North</u>	Use & development of single dwelling/outbuildings.
APPROVED 04/09/2009 (received)	PLA0325/09	<u>45 Princes Way, Longwarry North</u>	Use & develop land with a dwelling.
OTHER 24/09/2010 (received)	PLA0351/10	<u>43 Princes Way, Longwarry North</u>	Buildings and works for a carport.
APPROVED 10/12/2009 (received)	PLA0443/09	<u>61 Princes Way, Longwarry North</u>	Building and works in the form of the re-development of existing kennels and use and develop land with a domestic shed.
APPROVED 12/03/2021 (received)	PLV0027/21	<u>70 Princes Way, Longwarry North</u>	Buildings and works to construct an outbuilding.

For confirmation and detailed advice about this planning permits, please contact BAW BAW council on 03 5624 2411.



10 - 20m Contours

For confirmation and detailed advice about the elevation of the property, please contact BAW BAW council on 03 5624 2411.

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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 2026 - 30 June 2027
TAX INVOICE

Property number
13720

C S Morse & L G Bluett
56 Princes Way
LONGWARRY NORTH VIC 3816



034
1018735
DLK2_16455

Instalment amount
\$0.00

No payment required.



To have your notices emailed
register at bawbawshire.rates@bawbawshire.vic.gov.au
Reference No: 9977EE558Z

Date of Issue: 10/08/2026

Owner/s: C S Morse & L G Bluett

Property Location 56 Princes Way LONGWARRY NORTH VIC 3816
881 F482 | Lot 2 TP 210013 | DROUIN WEST PARISH

AVPCC 117 : Residential Rural/Rural Lifestyle

Effective Date	Valuation Date	Site Value	Capital Improved Value	Net Annual Value
01/07/2026	01/01/2026	\$750,000	\$1,000,000	\$50,000

Rate General	Rate in \$ 0.00271365 X \$1000000	\$2,713.65
Garbage Charge - Non Declared Area		\$580.00
Payments and Adjustments		-\$1,062.55
TOTAL COUNCIL RATES AND CHARGES 2026/27		\$2,231.10
State Government ESVF - Residential	\$139.00 + (Rate in \$0.000173 x 1000000)	\$312.00
TOTAL DUE		\$2,543.10

Council declared its Rates and Charges for 2026/2027 on 24th June 2026.
Note: Payments made after 7th August 2026 will not appear on this notice.

1st Instalment Due
30 September 2026
\$0.00

2nd Instalment Due
30 November 2026
\$741.10

3rd Instalment Due
28 February 2027
\$901.00

4th Instalment Due
31 May 2027
\$901.00

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



Bill Code: 5801
Ref: 000 000 121 368



Bill Code: 0889
Ref: 0000 0012 1368

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

BPAY* This payment via internet or phone banking
BPAY View* - View and pay this bill using internet banking.
BPAY View Registration No.: 000 000 121 368
Please enter the BPAY ref number (next to BPAY logo left)

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

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.

Council Bill Number: 121368

Name: C S Morse & L G Bluett

Property: 56 Princes Way
LONGWARRY NORTH
VIC 3816

Property No.: 13720

Instalment Amount: \$0.00
Full Payment Amount: \$2,543.10



Total Rate *889 0000121368

Transcode	User code	Customer reference number
831	062074	000000000121368

Straightforward Conveyancing, care of
Landchecker
E-mail: certificates@landata.vic.gov.au

Statement for property:
LOT 2 56 PRINCES WAY
LONGWARRY SOUTH 3816
2 TP 210013

REFERENCE NO.	YOUR REFERENCE	DATE OF ISSUE	CASE NUMBER
31A/07633/31	LANDATA CER 82121082-020-8	02 OCTOBER 2026	53236866

1. Statement of Fees Imposed

The property is classified as a serviced property with respect to charges which as listed below in the Statement of Fees.

(a) By Other Authorities

Melbourne Water Corporation Total Service Charges	01/10/2026 to 31/12/2026	\$64.66
--	--------------------------	---------

(b) By South East Water

Subtotal Service Charges	\$64.66
---------------------------------	----------------

TOTAL UNPAID BALANCE	\$64.66
-----------------------------	----------------

- Financial Updates (free service) are only available online please go to (type / copy the complete address shown below): <https://secureapp.southeastwater.com.au/PropertyConnect/#/order/info/update>

* Please Note: if usage charges appear above, the amount shown includes one or more of the following:

Water Usage, Recycled Water Usage, Sewage Disposal, Fire Service Usage and Trade Waste Volumetric Fees.

Interest may accrue on the South East Water charges listed in this statement if they are not paid by the due date as set out in the bill.

- The total annual service fees and volumetric fees for water usage and sewerage disposal for each class of property are set out at www.southeastwater.com.au.
- Updates of rates and other charges will only be provided for up to six months from the date of this statement.
- If this property has recently been subdivided from a "parent" title, there may be service or other charges owing on the "parent" which will be charged to this property, once sold, that do not appear on this statement. You must contact us to see if there are any such charges as they may be charged to this property on sale and should therefore be adjusted with the owner of the parent title beforehand.

AUTHORISED OFFICER:



LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

- If the property is sold, the vendor is liable to pay all fees incurred in relation to the property until the vendor gives South East Water a Notice of Disposition of Land required by the Water (General) Regulations 2021, please include the Reference Number set out above in that Notice.
- Fees relating to the property may change from year-to-year in accordance with the Essential Service Commission's Price Determination for South East Water.
- Every fee referred to above is a charge against the property and will be recovered from a purchaser of the property if it is not paid by the vendor.
- Information about when and how outstanding fees may be paid, collected and recovered is set out in the Essential Services Commission's Customer Service Code, Urban Water Businesses.
- If this Statement only sets out rates and fees levied by Parks Victoria and Melbourne Water, the property may not be connected to South East Water's works. To find out whether the property is, or could be connected upon payment of the relevant charges, or whether it is separately metered, telephone 131 694.
- For a new connection to our water or sewer services, fees / charges will be levied.

2. Encumbrance Summary

Where available, the location of sewers is shown on the attached plan. Please ensure where manholes appear, that they remain accessible at all times "DO NOT COVER". Where driveways/paving is proposed to be constructed over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset, the owner will be responsible for all costs associated with any demolition and or re-instatement works, necessary to allow maintenance and or repair of the asset effected. Where changes to the surface levels requires maintenance shafts/holes to be altered, all works must be carried out by South East Water approved contractors only. For information call 131694. For all other works, prior consent is required from south East Water for any construction over easements for water supply/sewerage purposes, or within 1 metre of a South East Water asset.

Lot(s) Lot 2 / TP 210013 may be known as 56 Princes Hwy or Princes Way.

Information available at Melbourne Water indicates that this property is not subject to flooding from Melbourne Water's drainage system, based on a flood level that has a probability of occurrence of 1% in any one year.

ENCUMBRANCE ENQUIRY EMAIL infostatements@sew.com.au

If no plan is attached to this Statement, South East Water is not aware of any works belonging to South East Water being present on the property.

If a plan is attached to this Statement, it indicates the nature of works belonging to South East Water, their approximate location, and the approximate location of any easement relating to those works.

Important Warnings

The map base for any attached plan is not created by South East Water which cannot and does not guarantee the accuracy, adequacy or completeness of any information in the plan, especially the exact location of any of South East Water's works, which may have changes since the attached plan was prepared. Their location should therefore be proven by hand before any works are commenced on the land.

AUTHORISED OFFICER:

A handwritten signature in black ink, appearing to read "Lara Salembier".

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198

Unless South East Water's prior written approval is obtained, it is an offence to cause any structure to be built or any filling to be placed on a South East Water easement or within 1 metre laterally of any of its works or to permit any structure to be built above or below any such area.

Any work that requires any South East Water manhole or maintenance shaft to be altered may only be done by a contractor approved by South East Water at the property owner's cost.

If the owner builds or places filling in contravention of that requirement, the owner will be required to pay the cost of any demolition or re-instatement of work that South East Water considers necessary, in order to maintain, repair or replace its asset.

This Statement does not include any information about current or outstanding consent issued for plumbing works on at the property.

3. Disclaimer

This Statement does not contain all the information about the property that a prospective purchaser may wish to know. Accordingly, appropriate enquiries should be made of other sources and information.

South East Water has prepared the information in this Statement with due care and diligence. It cannot and does not accept liability for any loss or damage arising from reliance on the information given, beyond the extent set out in section 155 of the Water Act 1989 and sections 18 and 29 of the Australian Consumer Law.

AUTHORISED OFFICER:

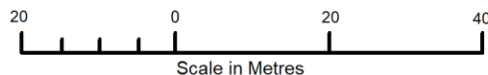
A handwritten signature in black ink, appearing to read 'Lara Salembier'.

LARA SALEMBIER
GENERAL MANAGER
CUSTOMER EXPERIENCE

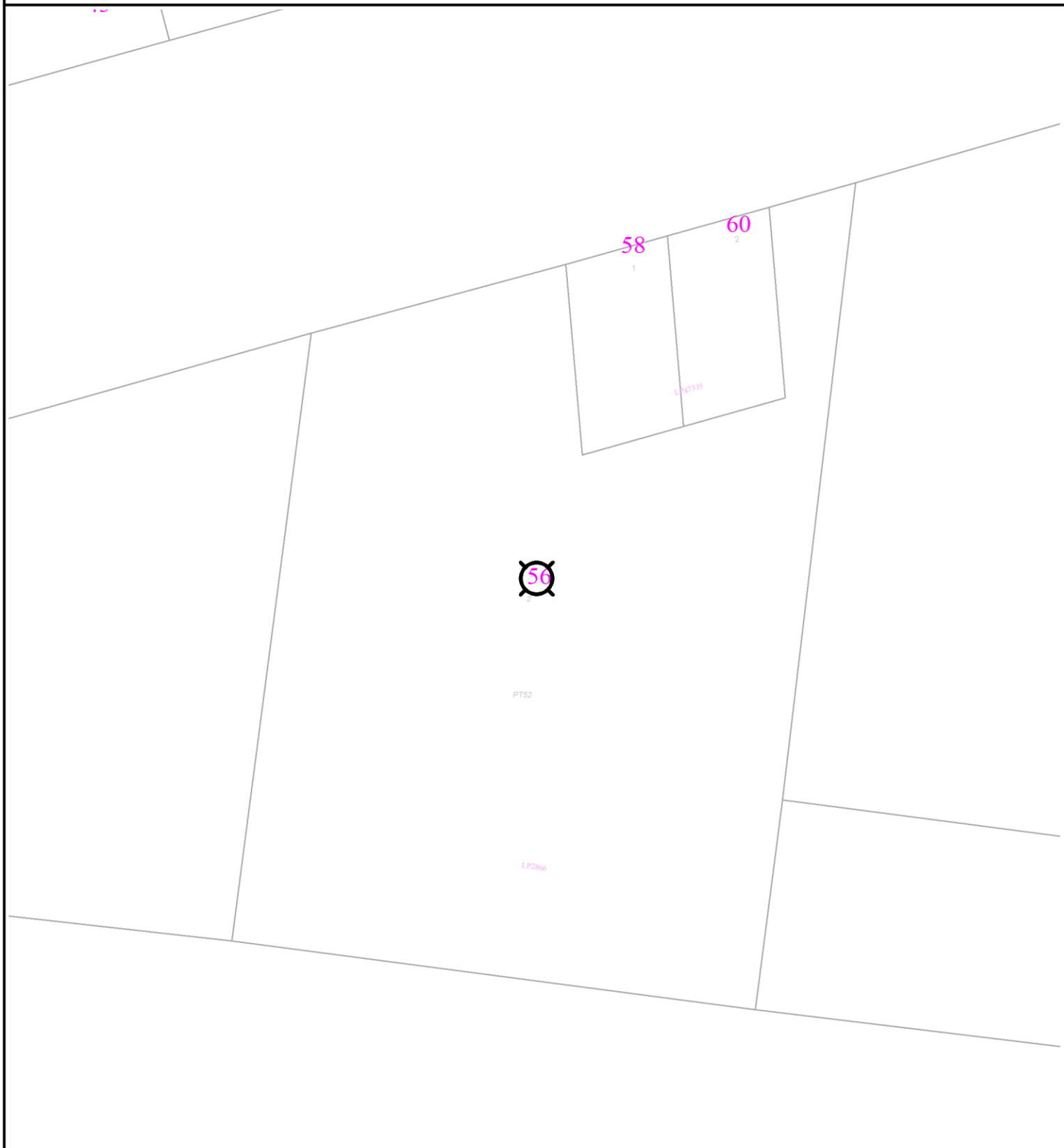
South East Water
Information Statement Applications
PO Box 2268, Seaford, VIC 3198



Case Number: 53236866



Date: 02OCTOBER2026



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

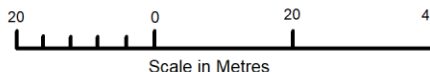
— Title/Road Boundary		Subject Property	● Maintenance Hole	✕✕✕ Abandoned Sewer
- - - - - Proposed Title/Road		Sewer Main & Property Connections	■ Inspection Shaft	
- - - - - Easement		Direction of Flow	<1.0> Offset from Boundary	

Melbourne Water Assets		
- - - - - Sewer Main	- - - - - Underground Drain	- - - - - Natural Waterway
● Maintenance Hole	- - - - - Channel Drain	■ Underground Drain M.H.

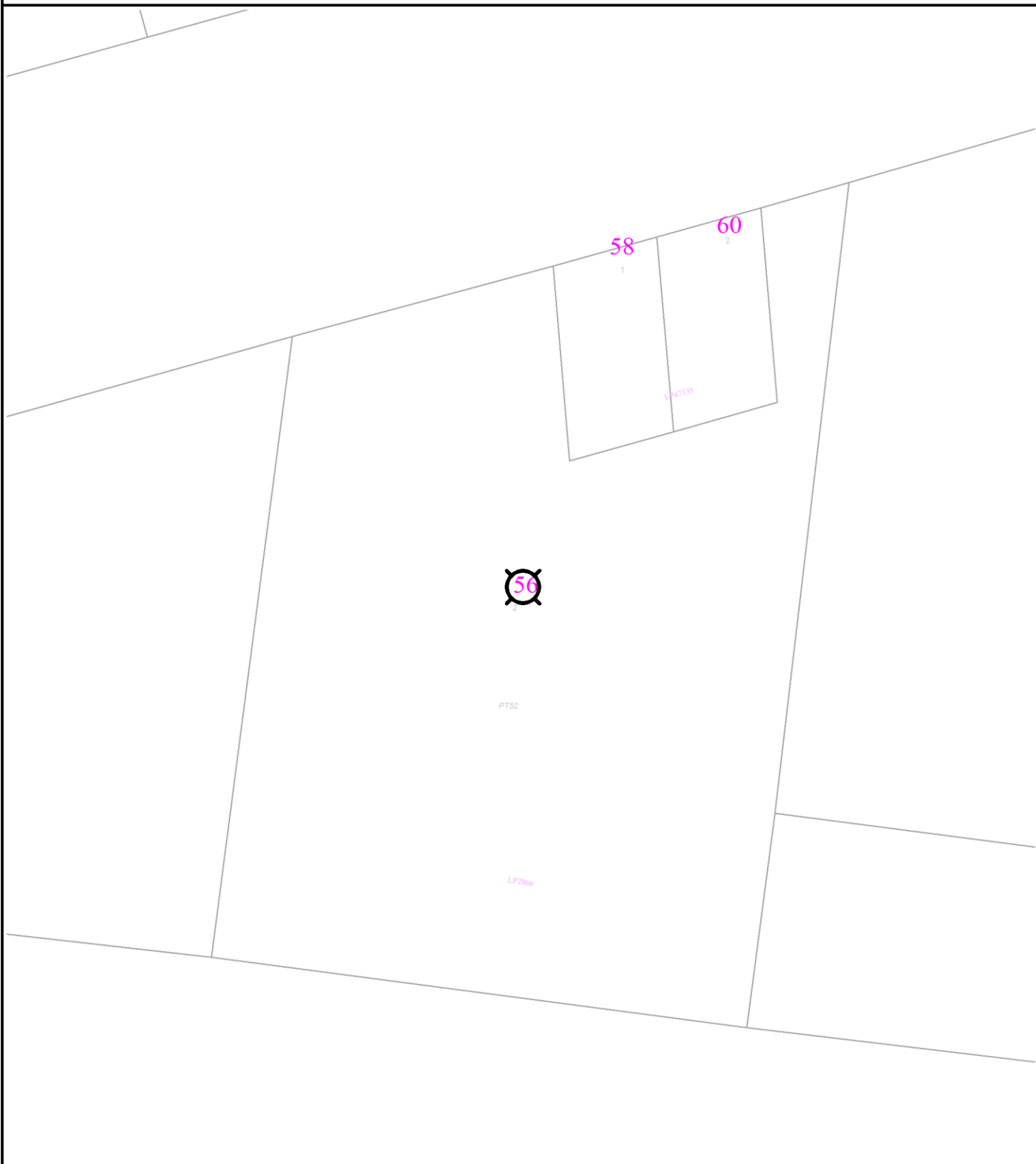


Property: Lot 2 56 PRINCES WAY LONGWARRY SOUTH 3816

Case Number: 53236866



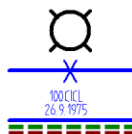
Date: 02OCTOBER2026



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LEGEND

- Title/Road Boundary
- Proposed Title/Road
- Easement

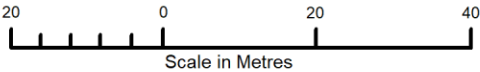


- Subject Property
- Water Main Valve
- Water Main & Services

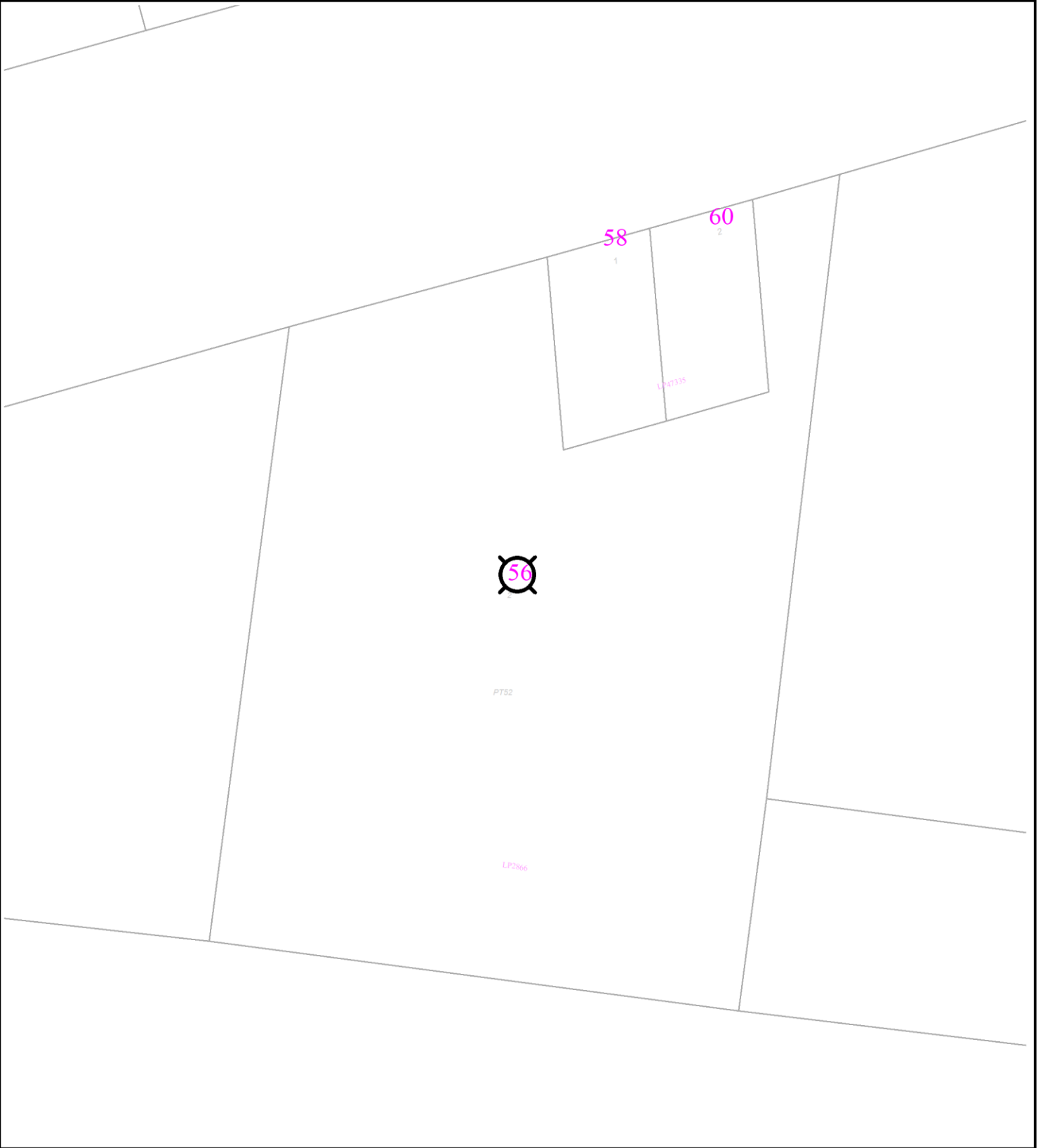
- Hydrant
- Fireplug/Washout
- ~ 1.0 Offset from Boundary



Case Number: 53236866



Date: 02OCTOBER2026



WARNING: This plan is issued solely for the purpose of assisting you in identifying South East Water's and Melbourne Water's specified assets through further investigation only. It is not to be used for any other purpose, including to identify any other assets, property boundaries or dimensions. Accordingly, the location of all assets should be proven by hand on site prior to the commencement of any work. (Refer to attached letter for further details). Assets labelled AC may contain asbestos and therefore works on these assets must be undertaken in accordance with OH&S Regulations. Abandoned and currently unused assets are shown in orange.

LEGEND			
	Title/Road Boundary		Subject Property
	Proposed Title/Road		Recycled Water Main Valve
	Easement		Recycled Water Main & Services
			Hydrant
			Fireplug/Washout
			Offset from Boundary