




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	499 LAKE TYERS BEACH ROAD, LAKE TYERS BEACH VIC 3909
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Vendor's name	Loretta Mary Milligan	Date	/ /
Vendor's signature			

Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		
Purchaser's name		Date	/ /
Purchaser's signature	<hr/>		

1. FINANCIAL MATTERS

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

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

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

Not Applicable

1.3 Terms Contract

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

Not Applicable

1.4 Sale Subject to Mortgage

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

Not Applicable

2. INSURANCE

2.1 Damage and Destruction

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

Not Applicable

2.2 Owner Builder

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

Not Applicable

3. LAND USE

3.1 Easements, Covenants or Other Similar Restrictions

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

is in the attached copies of title document/s

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

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

The required specified information is as follows:

(a) Name of planning scheme East Gippsland Shire

(b) Name of responsible authority East Gippsland Shire

(c) Zoning of the land

GRZ - General Residential Zone

(d) Name of planning overlay

Bushfire Management Overlay (BMO), Design and Development Overlay (DDO), Erosion Management Overlay (EMO), Vegetation Protection Overlay (VPO)

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):

Are contained in the attached certificate

6. OWNERS CORPORATION

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

Not Applicable

7. GROWTH AREAS INFRASTRUCTURE CONTRIBUTION ("GAIC")

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

Not Applicable

8. SERVICES

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

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

9.2 Evidence of the vendor's right or power to sell (where the vendor is not the registered proprietor or the owner in fee simple).

10. SUBDIVISION

10.1 Unregistered Subdivision

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

Not Applicable

10.2 Staged Subdivision

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

- (a) Attached is a copy of the plan for the first stage if the land is in the second or subsequent stage.
- (b) The requirements in a statement of compliance relating to the stage in which the land is included that have Not been complied With are As follows:

NIL

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

NIL

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

NIL

10.3 Further Plan of Subdivision

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

Not Applicable

11. DISCLOSURE OF ENERGY INFORMATION

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

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

- (a) to be a building or part of a building used or capable of being used as an office for administrative, clerical, professional or similar based activities including any support facilities; and
- (b) which has a net lettable area of at least 1000m²; (but does not include a building under a strata title system or if an occupancy permit was issued less than 2 years before the relevant date):

Not Applicable

12. DUE DILIGENCE CHECKLIST

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

is attached

13. ATTACHMENTS

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

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

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

14. 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.

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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 09092 FOLIO 818

Security no : 124111412423T
Produced 19/12/2023 02:41 PM

LAND DESCRIPTION

Lot 1 on Title Plan 187405N.
PARENT TITLE Volume 08558 Folio 577
Created by instrument F729291 10/06/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

LORETTA MARY MILLIGAN of 35 DONELAN DRIVE HERNES OAK VIC 3825
AQ747111P 20/02/2018

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 TP187405N 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: 499 LAKE TYERS BEACH ROAD LAKE TYERS BEACH VIC 3909

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 187405N						
Location of Land Parish: COLQUHOUN Township: EAST CUNNINGHAME Section: Crown Allotment: 43(PT) Crown Portion: Last Plan Reference: LP 43304 Derived From: VOL 9092 FOL 818 Depth Limitation: 15.24 m		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information <div style="border: 1px solid black; background-color: #ffffcc; padding: 5px;"> <p style="text-align: center;">ENCUMBRANCES REFERRED TO</p> <p>As to the land coloured blue - - - -</p> <p><u>THE EASEMENTS</u> (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act - - - - -</p> </div>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 13/10/1999 VERIFIED: E.W.A							
<p>COLOUR CODE BL = BLUE</p>									
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2" style="font-size: small;">PARCEL 1 = LOT 14 ON LP 43304</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 14 ON LP 43304	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 14 ON LP 43304									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

FORM 2
Regulation 37(1)
Building Act 1993
Building Regulations 2018

BUILDING PERMIT No. 6601969129123 ISSUED 05/08/2021
JOB NUMBER: 21/02779

Issued to

Owner/Agent of owner **Riviera Barns & Garages**
Postal address **PO Box 1485, BAIRNSDALE**
Email **permits@rivierabarns.com.au**

Telephone **5153 1455**
Postcode **3875**
ACN (if applicable)

Ownership details

Owner **Loretta Milligan**
Postal address **499 Lake Tyers Beach Road, LAKE TYERS BEACH**
Email **loretta2509@gmail.com**

Telephone **0423 497 547**
Postcode **3909**
ACN (if applicable)

Property details

Number **499** Street/road **Lake Tyers Beach Road** City/suburb/town **LAKE TYERS BEACH** Postcode **3909**
Lot/s **1** LP/PS **TP187405** Volume **09092** Folio **818**
Municipal district **East Gippsland Shire Council**

Builder

Name **Riviera Outdoor Living P/L**
Address **PO Box 1485, BAIRNSDALE**
Building practitioner registration no. **CDB-L 67779**
This builder is specified under section 24B(4) of the Building Act 1993 for the building work to be carried out under this permit.

Telephone **5153 1455**
Postcode **3875**
ACN (if applicable) **153 768 211**

Natural person for service of directions, notices and orders

Name **Grant Woods**
Address **PO Box 1485, BAIRNSDALE**

Telephone **5153 1455**
Postcode **3875**

Building practitioner or architect engaged to prepare documents for this permit

Name	Company Name	Category / Class	Personal Reg No.	Company Reg No.
Timothy Messer	Northern Consulting Engineers	Civil Engineer	EC 36692	

Details of domestic building work insurance - not required as cost of works is <\$16,000.

Details of relevant planning permit

Planning permit no. **N/A** Date of grant of planning permit.

Nature of building work

Description of building work **garage** Storey Contained **1**
Version of BCA applicable to permit **NCC 2019 Volume 2** Cost of building work for project: **\$11,525**
Stage of building work permitted **all** Total floor area of new building work **42 m²**

Protection work Protection work is not required in relation to the building work proposed in this permit.

Building Classification

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All of garage

Inspection requirements

The mandatory notification stages are:

- Prior to placing a footing**
- Completion of frame**
- Final upon completion of all building work**

Occupation or use of building

A certificate of final inspection is required prior to the use of this building.

Commencement and completion

This building work must commence by **05/08/2022**.

If this building work to which this building permit applies is not commenced by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

This building work must be completed by **05/08/2023**.

If this building work to which this building permit applies is not completed by this date, this building permit will lapse, unless an extension is applied for and granted by the relevant building surveyor before this date under regulation 59 of the Building Regulations 2018.

Relevant building surveyor

Name: Watershed Building Consultants Pty Ltd
ACN: 118 532 755

Registration No. CBS-U 65767

Designated building surveyor

Name: M D Curtain

Registration No. BS-U 1590

Signature:



Conditions of Approval Building Permit No. 6601969129123

1. The building permit has been issued pursuant to the *Building Act 1993 (the "Act")*, the *Building Regulations 2018 (the "Building Regulations")* and the *National Construction Code Series Building Code of Australia 2019 - Volume 2 (the "BCA")*; and
2. **The builder must carry out all building work authorised by this building permit in accordance with the building permit, approved plans and associated documents. No variations/departures from the approved plans will be accepted by the relevant building surveyor unless amended plans are submitted and approved prior to the commencement of the unauthorised building work; and**
3. This building permit does not have the effect of amending or overriding any section 173 agreement, covenant of title, memorandum of common provision, agreement or condition imposed under the local planning scheme. It is not the responsibility of the relevant building surveyor to confirm compliance with any covenant, section 173 agreement or memorandum of common provisions or any other restriction which may exist on the property title or any other agreement entered into with an authority or other party. The owner is responsible to ensure compliance with any of the above restrictions and to obtain developer's approval (if required) prior to the commencement of the proposed building work; and
4. Contrary to what is shown on the approved plans, building work is only included as part of this building permit if it is written on the Form 2 building permit; and
5. Excavations and fill utilising unprotected embankments to comply with Part 3.1.1.1 of BCA, Volume 2 and Table 3.1.1.1; and
6. The following information and or certificates are to be provided with the application for the Certificate of Final Inspection:
 - (a) a plumbing compliance certificate from the plumber engaged in the works; and
 - (b) an electrical safety certificate from an electrician engaged in the works.
7. This permit does not remove or replace the need for an asset protection permit or equivalent consent or approval that may be required from the relevant council and a fee and/or a security that may be required to be paid under a Local Law of the relevant Council; and
8. All stormwater run off and overflows from tanks, hard surface areas and from the roof is to be diverted away from the dwelling and septic lines into a grass swale drain; and
9. All downpipes are to be connected to the legal point of discharge (nominated by Council) via the approved stormwater drainage system; and
10. The 'Fences Act 1968' requires written permission from an adjoining owner prior to altering or removing a dividing boundary fence. This permit does not authorise the altering or removal of a dividing boundary fence without the adjoining owner's agreement; and
11. The building work shall be carried out wholly from within the allotment and without removing the boundary fences (unless otherwise agreed to by adjoining owner). It is the responsibility of the owner (or his or her agent) to check the location of boundaries and obtain a re-establishment survey and to seek legal advice before construction commences if there are any boundary discrepancies. The relevant building surveyor does not take any responsibility for any boundary discrepancies or building encroachments. This building permit does not authorise the demolition of any existing adjoining property building that encroaches the title boundary.

ADDITIONAL GENERAL NOTES TO WORKING DRAWINGS

All work to comply with NCC BCA 2019 Volume 2 (NCC) and the relevant Australian Standards currently referenced under Part A4 of the NCC including the standards listed below:

Glazing to comply with AS1288 (Glass in buildings selection and installation)
Windows to comply with AS2047 (Windows in building selections and installations)
Roof sheeting to comply with AS1562 (Design and installation of sheet roof and wall cladding)
Footings to comply with AS2870 (Residential slabs and footings)
Timber framing to comply with AS1684.2 (Residential timber-framed construction)
Roof tiles to comply with AS2049 (Roof tiles) and AS 2050 (Installation of roof tiles)
Wet area to comply with AS3740 (Waterproofing of domestic wet areas)
Termite protection to comply with AS3660.1 (Termite management for new building work).

GENERAL

- A minimum 10mm thick flexible bond breaker is to be provided between an existing footing on the adjoining property and a proposed new footing.
- Smoke alarms to comply with AS3786, to be hardwired and interconnected.
- A removable hinge is required to a toilet door when the door hinge is within 1.2m of the closet pan.
- Exhaust fans to discharge directly to the outside at a flow rate of not less than 25 l/s (bathroom, powder room, ensuite) or 40 l/s (laundry or kitchen systems), unless otherwise discharged into a ventilated roof space in accordance with BCA 3.8.7.4.
- A bedroom window which has a floor 2m or more above ground level, must be restricted from opening 125mm or more or be fitted with a screen with secure fittings, if the window is less than 1.7m from the floor.
- If installed, a minimum 2000L rain water tank is required to be connected to all toilets for the purpose of sanitary flushing.
- A balcony waterproofing membrane is to comply with AS4654.1 and AS4654.2.
- Gas heating appliances must be installed in accordance with the manufacturer's specification.

STAIRS AND BARRIER

- Risers to be maximum 190mm
- Goings to be minimum 240mm
- Maximum 125mm gaps between risers.
- All handrails to a flight of stairs must be continuous.
- A barrier (eg balustrading) must not allow a 125mm sphere to pass through it.
- Floors more than 4m above the surface beneath, any horizontal elements within the barrier (eg balustrading) between 150mm and 760mm above the floor must not facilitate climbing.
- The maximum doorway threshold is 230mm above the external finished surface.
- A landing must extend across the full width of the doorway.
- Stair treads to have a surface with a slip resistance classification not less than P3 or R10 (internal) or P4 or R11 (external) or nosing strips trip with a slip resistance classification not less than P3 (internal) or P4 (external).
- A landing must be provided when the difference between the internal floor level and the finished ground level is greater than 570mm (3 risers).

DRAINAGE

- The stormwater drainage system must comply with AS3500.3 or AS3500.5.
- The stormwater drainage system must discharge to the legal point of discharge nominated by Council.
- The first metre around the perimeter of the dwelling must fall away a minimum of 25mm for a paved external surface and 50mm for a non-paved external surface.
- The internal finished floor level for the slab on ground must be a minimum 50mm above the external paved surface and 150mm above the external permeable surface.

FRAMING

- A wind classification of N2 applies to the site unless otherwise noted on the approved working drawings or structural plans and computations.
- Provide a minimum 150mm subfloor clearance to the underside of the bearer or minimum 400mm in a declared termite area.
- Subfloor ventilation to be provided with minimum aggregate openings of 6000mm² per metre of wall.
- Timber members for the deck and/or verandah must be suitable for external use and have a certain level of durability. For in-ground contact, the timber must be preservative-treated to H5. For above-ground use, the timber must be preservative-treated to H3.

MASONRY

- Masonry walls to comply with AS3700 or AS4773.1 and AS4773.2.
- Weepholes to be provided to masonry veneer walls at 1200mm maximum centres. Window head flashings are also required to be drained by weepholes at 1200mm maximum centres for openings greater than 1200mm in width. Weepholes are to be a minimum 75mm above the external finished ground level.
- Articulation joints must extend to the full height of the wall and be spaced in accordance with the working drawings or structural plans.

CLADDING

- An autoclaved aerated concrete wall is to comply with AS5146.1 and manufacturer's specifications.
- External walls to be provided with AS 4200.1 compliant vapour permeable membranes installed in accordance with AS 4200.2
- A metal wall cladding is to comply with AS 1562.1.
- A polystyrene wall cladding product must be accredited and installed in accordance with the manufacturer's specification.

FORM 17
Regulation 200
Building Act 1993
Building Regulations 2018

Certificate of Final Inspection
For Building Permit Number: 6601969129123
Job No. 21/02779

Property details

Number **499** Street/road **Lake Tyers Beach Road** City/suburb/town **LAKE TYERS BEACH** Postcode **3909**
Lot/s **1** LP/PS **TP187405** Volume **09092** Folio **818**
Crown allotment Section Parish County
Municipal District **East Gippsland Shire Council**

Building permit details

Building permit number **6601969129123**
Version of BCA applicable to building permit **NCC 2019 Volume 2**

Description of building work: **garage**

BCA	BCA Description	NOW	Part
10a	Garage, carport, shed or storage facility	New Building	All of garage

Directions to fix building work

If issued, all directions to fix building work under Part 4 of the **Building Act 1993** have been complied with.

Relevant Building Surveyor

Name: **Watershed Building Consultants Pty Ltd** Registration No. **CBS-U 65767**

Signature:



Certificate Number: **6601969129123**

Date Of Issue: **05 August 2022**

Conditions: Nil



Valuation and Rate Notice 2023 - 2024

PO Box 1618, Bairnsdale, VIC 3875
ABN 81 957 967 765
Enquiries (03) 5153 9500
www.eastgippsland.vic.gov.au



034 0004183

L M Milligan
35 Donelan Drive
HERNES OAK VIC 3825

*pd
38/1/23
y*

Assessment Number: 47570
Date of Issue: 04/09/2023
Arrears
Due Immediately:
Pay in Full \$1,670.79
By 15/2/2024
Pay by 4 instalments \$419.79
First by 30/9/2023:

499 Lake Tyers Beach Road LAKE TYERS BEACH VIC 3909
Lot 14 LP 43304

Date of valuation 01/01/2023

Land Area: 0.0617 Ha

Operative Date 01/07/2023

AVPCC: 110 Detached Dwelling

Site Valuation (SV) \$160,000

Owner: Milligan, Loretta Mary

Capital Improved Valuation (CIV) \$305,000

~~Net Annual Valuation (NAV) \$15,250~~

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

2023/2024 Council Rate and Charges

General Rate	0.00256872 X \$305,000	\$783.46
Municipal Charge		\$245.30
Waste Levy		\$51.00
Waste - 3 Bins - Compulsory	\$452.00 X 1	\$452.00
2023/2024 Victorian Government Fire Services Property Levy		
FSPL - Residential Variable	0.00004600 X \$305,000	\$14.03
FSPL - Residential Fixed	\$125.00 X 1	\$125.00
Total Amount of this notice		\$1,670.79

Instalments

Date Due	Amount Due
30/09/2023	\$419.79
30/11/2023	\$417.00
28/02/2024	\$417.00
31/05/2024	\$417.00

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

No GST is applied to rates.

L004183 0009141 #66986



Contact your bank or credit union to register for BPAY

Billers Code: 125864
Customer Ref: 1704757077

BPAY® this payment via Internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 1704757077
BPAY View Registration Name: L M Milligan



Pay at our website with credit card (Visa and Mastercard only)
visit www.eastgippsland.vic.gov.au/rates and follow the prompts.
Use Customer Reference Number: 1704757077



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



In person at any Australia Post Office



*3632 1 1704757077



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



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



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



Contact Centrelink to arrange regular deductions from your Centrelink payments. Quote Customer Reference Number: 555 015 834V and your reference number: 475707 47570

VICTORIAN GOVERNMENT RATE CAPPING

The Victorian Government's rate cap for this year is 3.5%. The cap applies to the increase in the total income raised from Council rates and municipal charge only. Council has decided to increase the total income raised from rates and the municipal charge by the rate cap this year. The rates and charges for your individual property may have increased or decreased for one of the following reasons –

- (i) the change in the valuation of your property was greater or less than the average change in valuation for properties of the same type;
- (ii) a change of your property rating classification;
- (iii) the inclusion of other charges not covered by the Victorian Government's rate cap.

PAYMENT OPTIONS

Reminder notices for the 2nd, 3rd and 4th instalments will only be issued for the 4 Instalment payment plan if you elect to pay this way. If the 1st instalment amount is not received by 30 September 2023, your account will default to the Full Payment option with the total amount due by 15 February 2024.

INTEREST PENALTIES FOR LATE PAYMENT

Interest will be applied to overdue rates and charges at the rate of 10% p.a in accordance with section 2 of the *Penalty Interest Rate Act 1983*. Payments not received by the due dates, will be considered overdue. Interest will continue to be applied until the overdue amount is paid in full. Postal delays, or "non-delivery" of a correctly addressed notice will not be accepted as an excuse for late payment.

Rate payments will be allocated to your account in the following order:

1. Legal costs owing, if any;
2. Interest owing, if any;
3. Arrears owing, if any;
4. Current rates, charges and levies.

EXPERIENCING PAYMENT DIFFICULTIES

If you think that you might find it difficult to pay your rates by the due date, please contact us to discuss alternative arrangements to avoid possible debt recovery action. Under Section 170, 171 and 171A of the *Local Government Act 1989*, Council may defer or waive in whole or in part, the payment of a rate or charge, if the payment would cause financial hardship to the person. If you are experiencing financial hardship, please contact us to discuss other payment options.

PENSIONER CONCESSIONS

Eligible pensioners are entitled to a concession for the property that they live at (including farm properties). You must hold a current Pensioner Concession Card or a Department of Veteran Affairs Gold Card showing War Widow or TPI. Please contact us to apply. Applications must be made by 30 June 2024. If you have previously applied and are still eligible for a concession, the concession will be shown on the front of this notice. Instalment notices will not show concession amounts.

VALUATION OBJECTION

Under division 3 of the *Valuation of Land Act 1960*, you have a right to object to the valuations or the Australian Valuation Property Classification Code (AVPCC) as shown on the front of this notice. Objections must be lodged **WITHIN TWO MONTHS OF THE DATE OF ISSUE SHOWN ON THE FRONT OF THIS NOTICE**. You can object on the prescribed form at ratingvaluationobjections.vic.gov.au or you can contact us for further information on how to lodge an objection.

DIFFERENTIAL RATING CLASSIFICATION

Council currently has a differential rating system with a 'General Rate', 'Farm Rate' and a 'Commercial/Industrial Rate'. Your classification is shown on the front of this notice under the heading 2023/2024 Council Rate and Charges. You may apply for a review of this classification, contact us for an application form. This must be returned to Council by **31 December 2023** for consideration in the current rating period.

Based on your current Capital Improved Value of \$305,000, the rates payable under each of Council's differentials (excluding the Waste Levy, any Waste Service Charges, the Municipal Charge and the Fire Services Levy) would be:

General	0.00256872	\$783.46
Farm	0.00205498	\$626.77
Commercial/ Industrial	0.00359621	\$1,096.84

Under section 183 of the *Local Government Act 1989*, if you do not agree with Council's decision to classify or not classify your land as a particular type or class for differential rating purposes, you may apply to the Victorian Civil and Administrative Tribunal (VCAT) for review of the decision. Applications must be made within 60 days of receiving your annual Valuation and Rate Notice.

RIGHT OF APPEAL AGAINST A RATE OR CHARGE

Under section 184 of the *Local Government Act 1989*, you have a right of appeal to the County Court on specific grounds. Appeals must be lodged within 60 days after first receiving written notice of the rate or charge.

PRIVACY STATEMENT

The East Gippsland Shire Council asks for details about you to collect rates, approve permits and licences, and run a range of community services. Visit <https://www.eastgippsland.vic.gov.au/information/privacy-statement> for more information.



Did you know that you can receive your valuation and rate notice by email?
Visit <https://erates.eastgippsland.vic.gov.au> and follow the prompts.



East Gippsland Water

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



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

Tax Invoice

Issued: 8 Nov 2023

Next Scheduled Reading: 6 Feb 2024

Service Address: 499 Lake Tyers Beach Rd, Lake Tyers Beach VIC 3909



L M Milligan
35 Donelan Dr
HERNES OAK VIC 3825



034
1000034

Account Number
21-0578-4450-01-8

Invoice Number
2266834

Amount Due
\$244.31

Pay By
06 Dec 2023

Opening Balance	\$232.16
Total Payments received to the 8 Nov 2023	\$232.16 CR
Balance	\$0.00
Current Charges	
Water Service Charge	\$60.95
Sewer Service Charge	\$183.36
Total	\$244.31
Total Amount Due	\$244.31
Total includes GST of	\$0.00

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

Payment Options

L M Milligan 499 Lake Tyers Beach Rd, Lake Tyers Beach VIC 3909



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



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

Quote the Biller Code and Reference No.

Billers Code: 16063
Ref: 2105 7844 5001 8



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



billpay

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



Centrepay: Centrepay recipients can arrange automatic payments through Centrepay.

Billpay Code: 0436
Ref: 0210 5784 4500 18



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

Account Number
21-0578-4450-01-8

Invoice Number
2266834

Amount Due
\$244.31



*436 02105784450018

PROPERTY DETAILS

Address: **499 LAKE TYERS BEACH ROAD LAKE TYERS BEACH 3909**

Lot and Plan Number: **Lot 1 TP187405**

Standard Parcel Identifier (SPI): **1\TP187405**

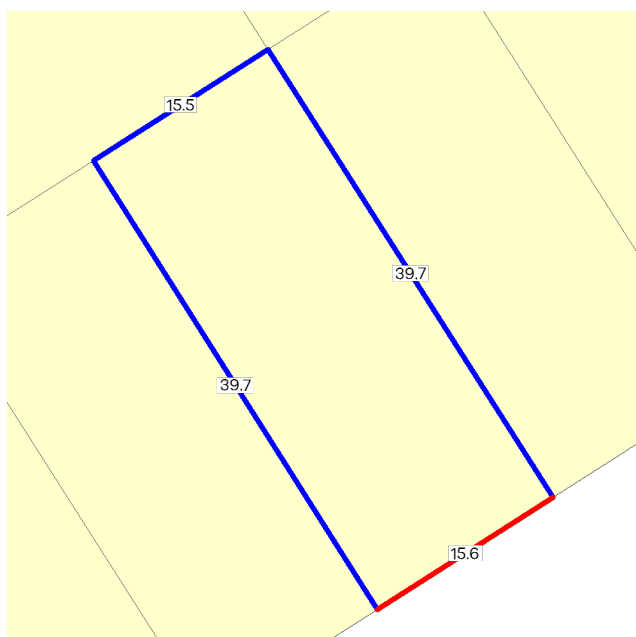
Local Government Area (Council): **EAST GIPPSLAND** www.eastgippsland.vic.gov.au

Council Property Number: **47570**

Directory Reference: **Vicroads 85 C7**

SITE DIMENSIONS

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



Area: 618 sq. m

Perimeter: 111 m

For this property:

— Site boundaries

— Road frontages

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

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

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **East Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND EAST**

PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to 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

From www.planning.vic.gov.au at 19 December 2023 03:57 PM

PROPERTY DETAILS

Address: **499 LAKE TYERS BEACH ROAD LAKE TYERS BEACH 3909**

Lot and Plan Number: **Lot 1 TP187405**

Standard Parcel Identifier (SPI): **1\TP187405**

Local Government Area (Council): **EAST GIPPSLAND** www.eastgippsland.vic.gov.au

Council Property Number: **47570**

Planning Scheme: **East Gippsland** [Planning Scheme - East Gippsland](#)

Directory Reference: **Vicroads 85 C7**

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **East Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND EAST**

OTHER

Registered Aboriginal Party: **Gunaikurnai Land and Waters
Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

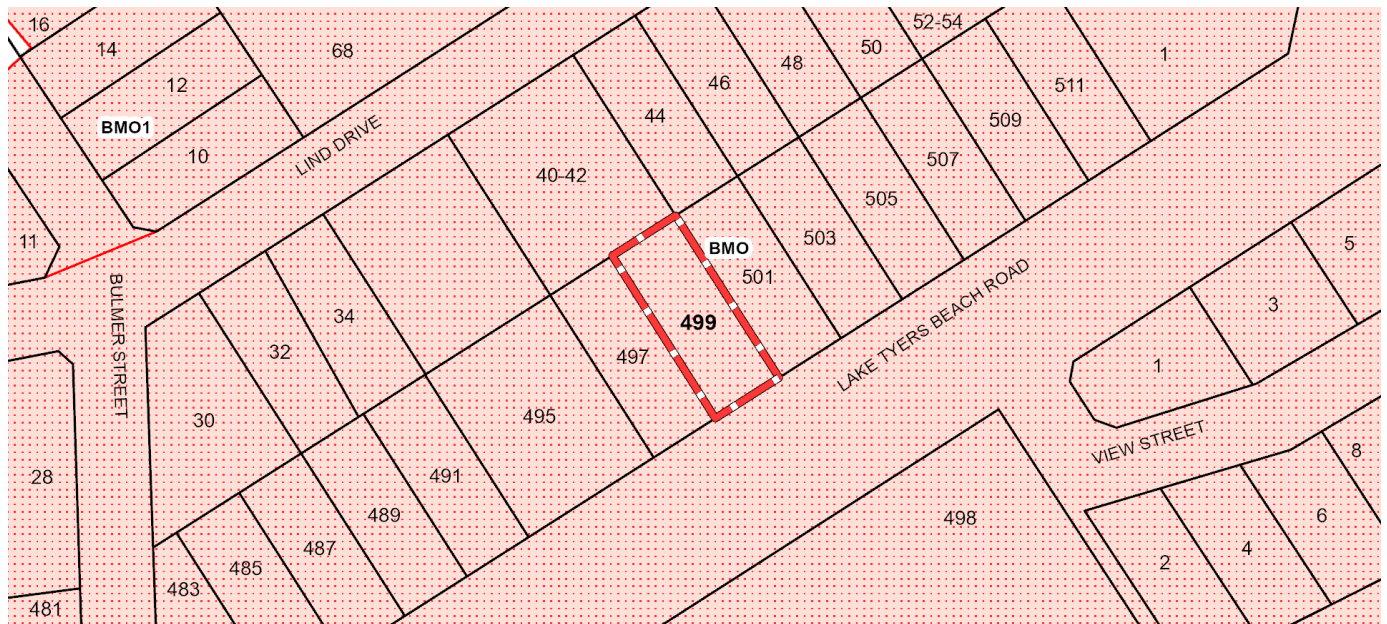
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)

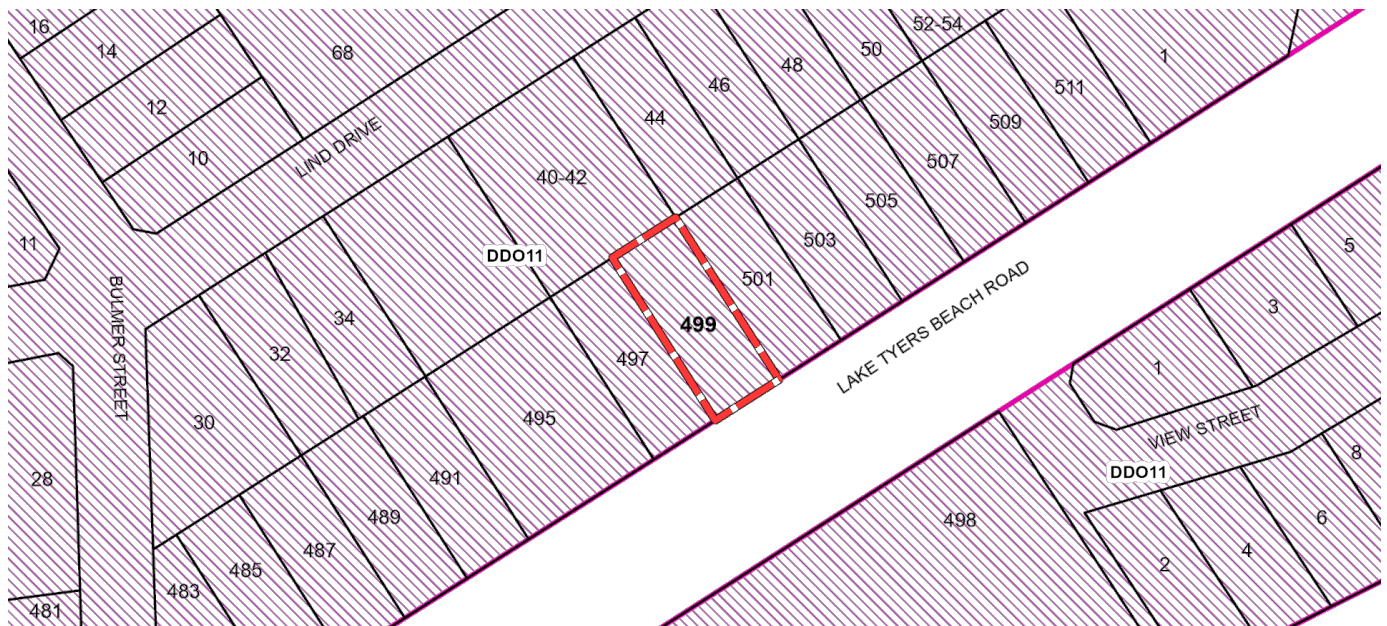


BMO - Bushfire Management Overlay

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

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 11 (DDO11)



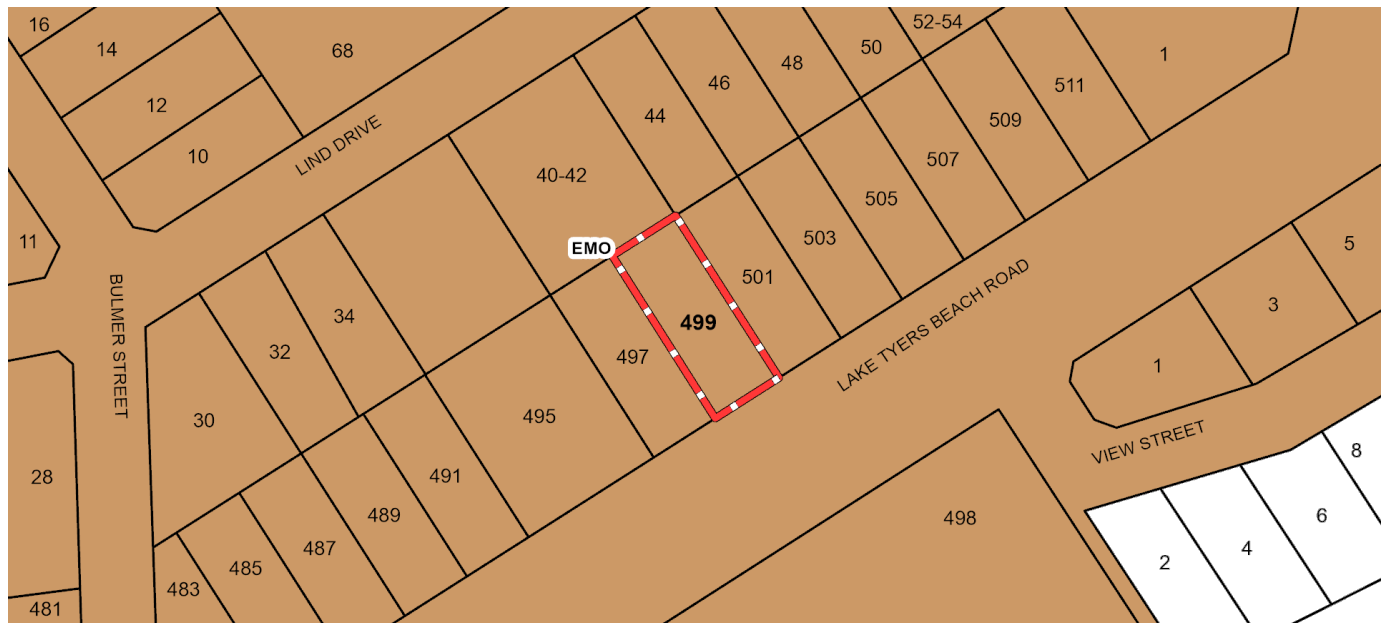
DDO - Design and Development Overlay

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

Planning Overlays

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

[EROSION MANAGEMENT OVERLAY SCHEDULE \(EMO\)](#)

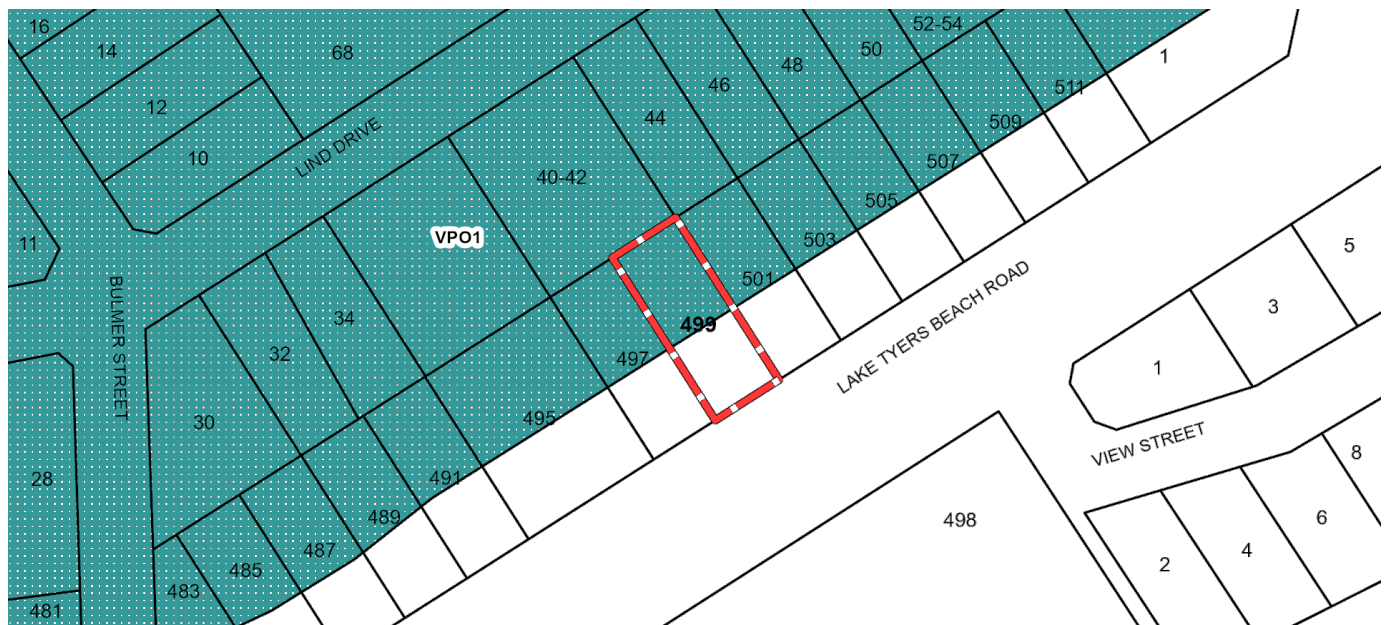


EMO - Erosion Management Overlay

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

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY - SCHEDULE 1 \(VPO1\)](#)



VPO - Vegetation Protection Overlay

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

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

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



 **ESO - Environmental Significance Overlay**

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

Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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



Further Planning Information

Planning scheme data last updated on 7 December 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

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

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

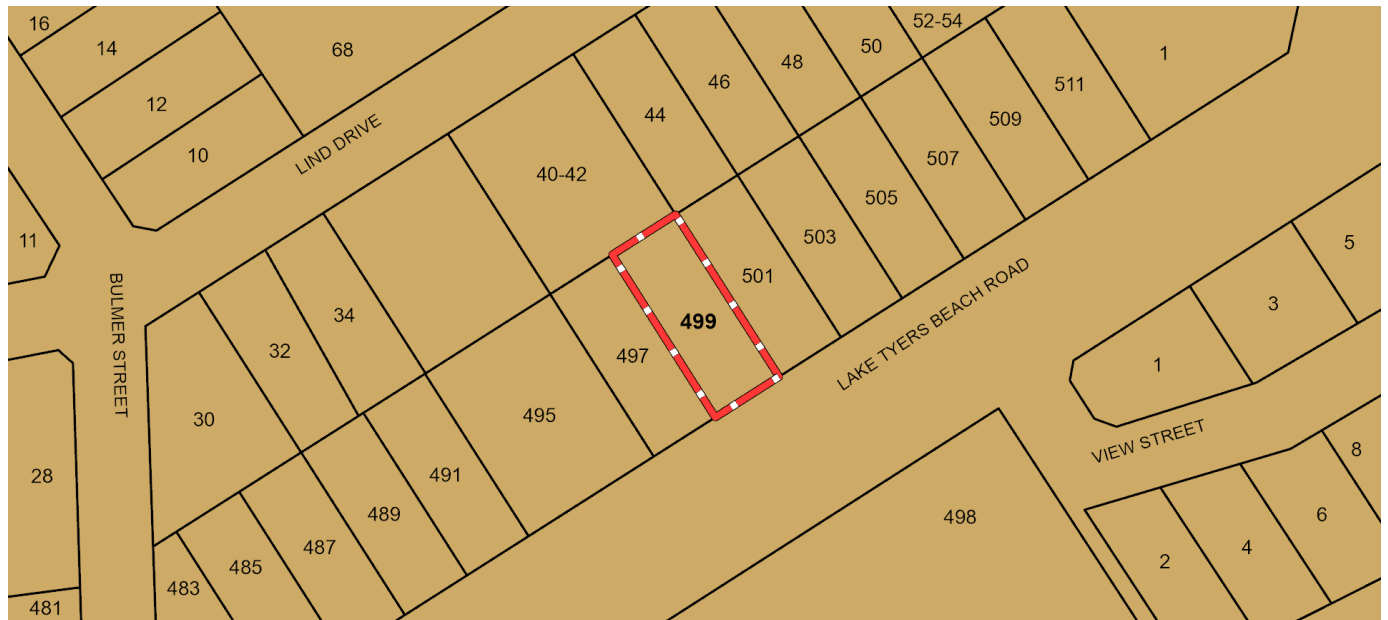
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

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

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

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



 Designated Bushfire Prone Areas

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

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

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

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

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

Native Vegetation

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

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](http://Native%20vegetation%20(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 \(environment.vic.gov.au\)](http://NatureKit%20(environment.vic.gov.au))

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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.