



# **Vendor Statement**

**Vendor:**

**Peter Johan Ketelaar**

**Property:**

**53 Princes Street, Korumburra Vic 3950**

KM Law  
34 Commercial Street  
Korumburra Vic 3950  
Tel: 03 5655 2208  
Email: [info@kmlawvic.com.au](mailto:info@kmlawvic.com.au)  
Ref: KM:252034



# 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 document before the purchaser signed any contract.

**Note: Only check boxes marked with an "X" apply. Particulars boxes left blank do not apply**

Land

53 Princes Street, Korumburra Vic 3950

Name(s) of Vendor(s)

Peter Johan Ketelaar

Date

/ /

Signature(s) of Vendor(s)

Name(s) of Purchaser(s)

Date

/ /

Signature(s) of Purchaser(s)



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:

\$3,500.00

OR

(b) ☐ \*Are contained in the attached certificate/s.

OR

(c) ☐ \*Their amounts are.

Authority		Amount		Interest (if any)	
(1)		(1)		(1)	\$
(2)		(2)		(2)	\$
(3)		(3)		(3)	\$
(4)		(4)		(4)	\$

(d) ☒ \*There are NO amounts for which the purchaser may become liable as a consequence of the sale of which the vendor might reasonably be expected to have knowledge (other than any GST in accordance with the contract) which are not included in items 1.1(a), (b) or (c) above, other than any amounts stated in the adjacent box.

\$

1.2 **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 referred to in item 1.1.

☒ Not applicable

1.3 **Terms Contract**

*Note: This section 1.3 only applies if this vendor statement is in respect of a terms contract where the purchaser is obliged to make 1 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**

*Note: 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**

*Note: 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

*Note: 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.

*Note: Sewers/drains (if any) may be laid outside registered easements*

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

### 3.2 Road Access

☒ There is access to the property by road.

### 3.3 Designated Bushfire prone Area

☐ The land is in a designated bushfire prone area within the meaning of regulations made under the *Building Act 1993*.

### 3.4 Planning Scheme

☒ Attached is a certificate or property report/s with the required specified information.

## 4. NOTICES

### 4.1 Notice, Order, Declaration, Report or Recommendation

Particulars of any notice, order, declaration, report or recommendation of a public authority or government department or approval 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

*Note: The Vendor has no means of knowing whether any government department or public authority has made any notice, order, declaration, report, recommendation or approved proposals affecting the property unless the same is communicated to the Vendor.*

### 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 diseases 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.

☒ Not applicable



4.3 **Compulsory Acquisition**

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

☒ Not applicable

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**

*Note: 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")**

*Note: If GAIC applies then particulars are required.*

☒ Not applicable

8. **SERVICES**

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

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

9. **TITLE**

Attached are copies of the following documents:

9.1 ☒ A Register Search Statement.

☒ The document, or part of a document, referred to as the "diagram location" in the Register Search Statement which identifies the land and its location.

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

10. **SUBDIVISION**

10.1 **Unregistered Subdivision**

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

☒ Not applicable

10.2 **Staged Subdivision**

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

☒ Not applicable





### 10.3 Further Plan of Subdivision

*Note: 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

*Note: 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 2000m<sup>2</sup>; (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.)*

☒ Attached

### 13. ATTACHMENTS

☒ Any other attachments not referred to in this Statement as follows:

1. South Gippsland Shire Council Rates Notice
2. South Gippsland Water Service Account



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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 07309 FOLIO 632

Security no : 124125634571M  
Produced 25/06/2025 11:39 AM

LAND DESCRIPTION

Lot 13 on Plan of Subdivision 003564.  
PARENT TITLE Volume 07309 Folio 630  
Created by instrument 2138463 27/04/1948

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PETER JOHAN KETELAAR of 53 PRINCES STREET KORUMBURRA VIC 3950  
AQ634478W 15/01/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW965930F 22/06/2023  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP003564 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: 53 PRINCES STREET KORUMBURRA VIC 3950

ADMINISTRATIVE NOTICES

NIL

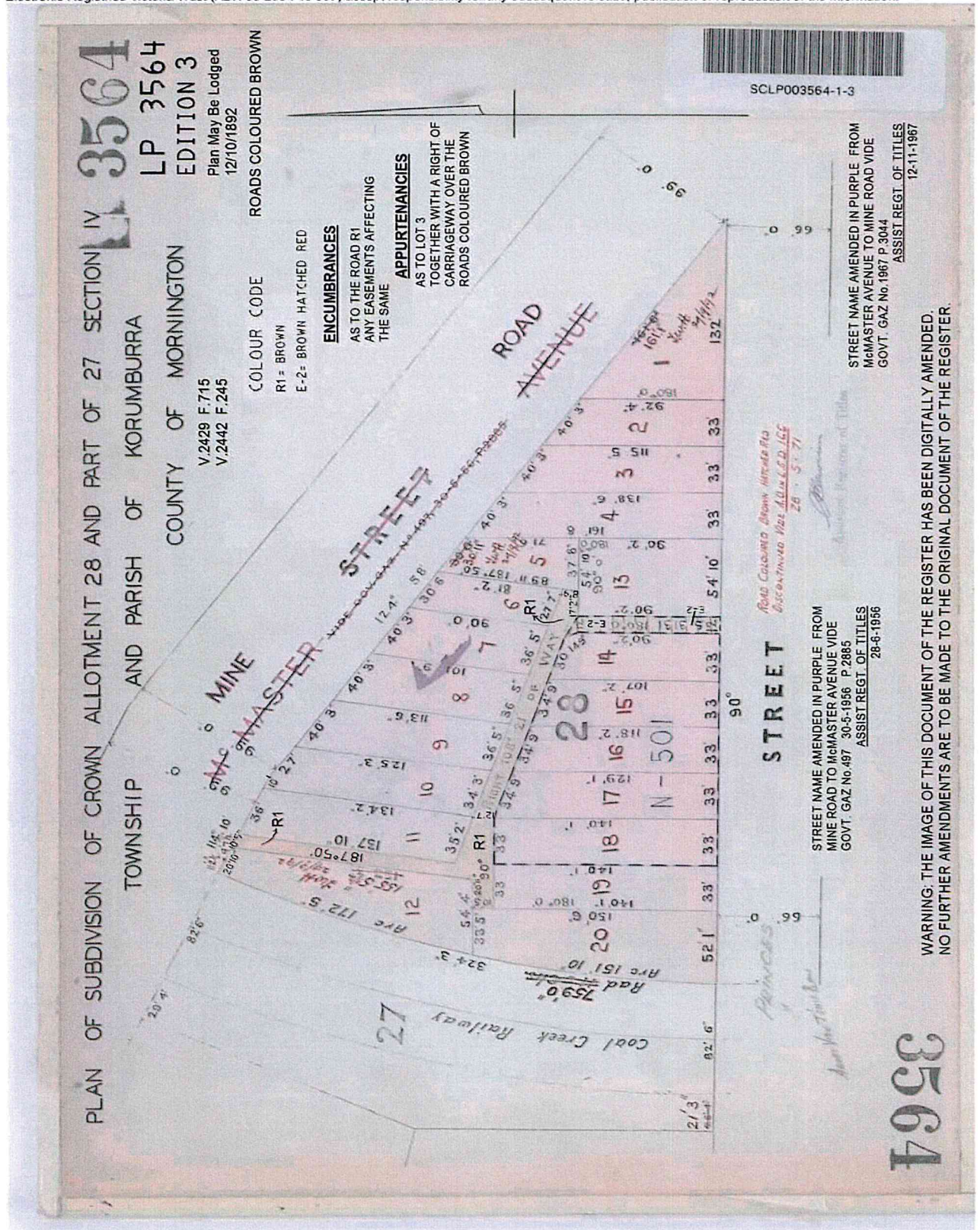
eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 22/06/2023

DOCUMENT END

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## MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

**LP 3564**

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

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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 08906 FOLIO 098

Security no : 124125634570N  
Produced 25/06/2025 11:39 AM

LAND DESCRIPTION

Lot 1 on Title Plan 671516E.  
PARENT TITLE Volume 02474 Folio 742  
Created by instrument D996466 25/03/1971

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PETER JOHAN KETELAAR of 53 PRINCES STREET KORUMBURRA VIC 3950  
AQ634478W 15/01/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW965930F 22/06/2023  
COMMONWEALTH BANK OF AUSTRALIA

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 TP671516E 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: 53 PRINCES STREET KORUMBURRA VIC 3950

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 22/06/2023

DOCUMENT END

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 671516E</b>
<b>Location of Land</b>  Parish: KORUMBURRA Township: KORUMBURRA Section: 4 Crown Allotment: 28(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 8906 FOL 098 Depth Limitation: NIL		<b>Notations</b>      ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
<b>Description of Land / Easement Information</b>  		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 31/10/2000 VERIFIED: AC
<b>TABLE OF PARCEL IDENTIFIERS</b> 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 = CA 28 (PT)		
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

From [www.land.vic.gov.au](http://www.land.vic.gov.au) at 25 June 2025 12:00 PM

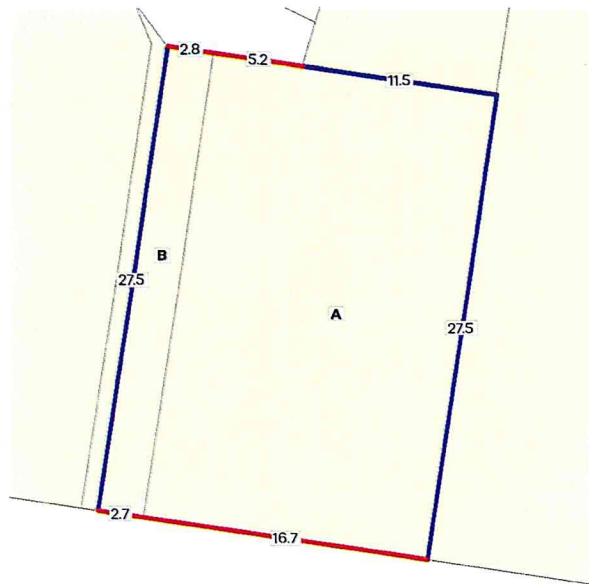
## PROPERTY DETAILS

Address: **53 PRINCES STREET KORUMBURRA 3950**  
Lot and Plan Number: **This property has 2 parcels. See table below**  
Standard Parcel Identifier (SPI): **See table below**  
Local Government Area (Council): **SOUTH GIPPSLAND**  
Council Property Number: **184381**  
Directory Reference: **Vicroads 709 P9**

[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

## SITE DIMENSIONS

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



**Area:** 535 sq. m

**Perimeter:** 94 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](#)

## PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
A	Lot 13 LP3564	13\LP3564
B	Lot 1 TP671516	1\TP671516

## UTILITIES

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

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
Legislative Assembly: **GIPPSLAND SOUTH**

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PROPERTY REPORT: 53 PRINCES STREET KORUMBURRA 3950

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# PROPERTY REPORT



Energy,  
Environment  
and Climate Action

## 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



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**PROPERTY REPORT:** 53 PRINCES STREET KORUMBURRA 3950

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# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 25 June 2025 12:01 PM

## PROPERTY DETAILS

Address: **53 PRINCES STREET KORUMBURRA 3950**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **SOUTH GIPPSLAND**

[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

Council Property Number: **184381**

Planning Scheme: **South Gippsland**

[Planning Scheme - South Gippsland](#)

Directory Reference: **Vicroads 709 P9**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **South Gippsland Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **GIPPSLAND SOUTH**

## OTHER

Registered Aboriginal Party: **Bunurong Land Council  
Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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



GRZ - General Residential      PUZ3 - Public Use-Health & Community      TRZ2 - Principal Road Network

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

## Planning Overlays

No planning overlay found

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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 PROPERTY REPORT: 53 PRINCES STREET KORUMBURRA 3950

Page 1 of 3

## Further Planning Information

Planning scheme data last updated on .

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>



# PLANNING PROPERTY REPORT



Department  
of Transport  
and Planning

## Designated Bushfire Prone Areas

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

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

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



Designated 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 \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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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).

# 2024/25 Rates and Valuations Notice

1 July 2024 to 30 June 2025  
ABN: 67 816 770 786 (GST exempt)



P J Ketelaar  
53 Princes Street  
KORUMBURRA VIC 3950

Assessment No: 70338-2

Issue Date: 28-Aug-24

Total Amount Due: **\$1,613.65**

Due Date: 15 February 2025

\* No reminder will be issued for this option

First payments for instalment plans must be made by 30 September 2024.

034  
R0\_251470

## PROPERTY AND VALUATION INFORMATION

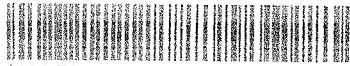
Address: 53 Princes Street Korumburra VIC 3950  
Description: L13 LP3564 Parish of Korumburra Township, L1 TP671516E Paris  
Ward: Strzelecki  
Owner: P J Ketelaar  
FSL Classification: Residential  
AVPCC: 110 - Detached Dwelling

Level of Value Date: 1 Jan 2024  
Effective Date: 1 July 2024  
Site Value: 150,000  
Capital Improved Value: 460,000  
(Land and improvements)  
Net Annual Value: 23,000

### Pay by 4 Payments

30 Sep 24	\$399.25	28 Feb 25	\$404.80
30 Nov 24	\$404.80	31 May 25	\$404.80

4 Instalment Plan \$399.25



\*328 703382

### Pay by 9 Payments (no reminders for this option)

30 Sep 24 ✓	\$174.85	30 Apr 25	\$179.85
31 Oct 24 ✓	\$179.85	31 May 25	\$179.85
30 Nov 24 ✓	\$179.85		
31 Dec 24 ✓	\$179.85		
31 Jan 25 ✓	\$179.85		
28 Feb 25 ✓	\$179.85		
31 Mar 25 ✓	\$179.85		

9 Instalment Plan \$174.85



\*328 703382

## Details of Rates, Charges and Levies

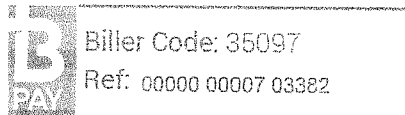
Rate in \$ on CIV			
Arrears Brought Forward			\$144.30
General Rate	0.00292929	460000	\$1,347.45
Garbage Charge			\$300.45
Green Waste Bin			\$108.95
Fire Services Property Levy \$ Residential	0.000087	460000	\$40.00
Fire Services Property Levy Fixed Charge Res			\$132.00
Pension Rebate			-\$259.50
Fire Levy Rebate			-\$50.00
Payments			-\$150.00

**Total Amount Due: \$1,613.65**

Note: Any amounts brought forward on this account must be paid immediately, unless prior arrangement made.  
Payments received by Council after 20/08/2024 have not been included in the amount payable.

Valuations are the responsibility of the Valuer General's Department. If you wish to discuss your rates notice, please contact the Rates team on 5662 9200 or make a booking at [www.southgippsland.vic.gov.au/rates](http://www.southgippsland.vic.gov.au/rates)

## PAYMENT METHODS

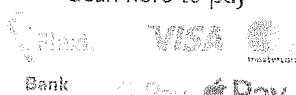


Billers Code: 35097  
Ref: 00000 00007 03382

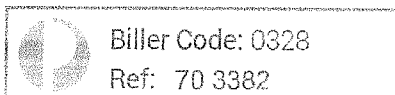
Internet Banking - BPay  
More info: [bpay.com.au](http://bpay.com.au)



Scan here to pay

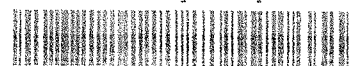


Scan the QR code to pay via Council's website or visit:  
[www.southgippsland.vic.gov.au/pay](http://www.southgippsland.vic.gov.au/pay)



Billers Code: 0328  
Ref: 70 3382

Full amount due by Due by 15 Feb 2025 \$1,613.65



For emailed notices visit:  
[southgippsland.enotices.com.au](http://southgippsland.enotices.com.au)  
Reference No: DB59F38F4N



ABN 40 349 066 713



P J KETELAAR  
53 PRINCES STREET  
KORUMBURRA VIC 3950

034  
R0\_49420

## SERVICE ACCOUNT

Water & Wastewater are GST Free

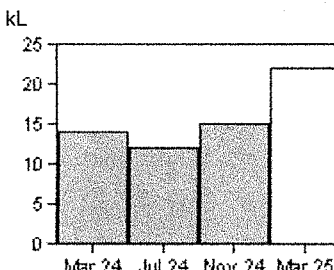
14 - 18 PIONEER STREET, PO BOX 102, FOSTER 3960  
OFFICE HOURS: MONDAY - FRIDAY 9:00am - 5:00pm  
Fax: (03) 5682 1199 Email: [billing@sgwater.com.au](mailto:billing@sgwater.com.au)  
(03) 5682 0444 or 1300 851 636

Date of Issue: 15th April 2025

Account Number **1560078300**

Total Amount Payable **\$276.53**

Payment Due by **31st May 2025**

SERVICE ADDRESS		53 Princes Street Korumburra 3950			Developed										
Previous Balance	\$259.94	We Received	\$260.00	Adjustments	\$0.00	Interest	\$0.00	Opening Balance	\$0.06CR						
<b>SERVICE CHARGES (Period 1st Mar 2025 - 30th Jun 2025)</b>															
Water								\$135.28							
Waste Water								\$209.96							
<b>VOLUMETRIC CHARGES</b>															
SERIAL NO.	12W188688	PREVIOUS READING	7 Nov 24	684	CURRENT READING	3 Mar 25	706	CONSUMPTION	22						
							22kL @ \$2.38/kL	\$52.35							
															
<table border="1"><thead><tr><th colspan="2">Average daily Water Usage in litres</th></tr><tr><th>Same Period Last Year</th><th>This account</th></tr></thead><tbody><tr><td>109</td><td>190</td></tr></tbody></table>										Average daily Water Usage in litres		Same Period Last Year	This account	109	190
Average daily Water Usage in litres															
Same Period Last Year	This account														
109	190														
Total Current Charges								\$397.59							
Less Concession								\$121.00							
<b>TOTAL AMOUNT DUE</b>								<b>\$276.53</b>							
For concession eligibility refer to back of account.															

### HOW TO PAY - See reverse for further details



\*3376 156007830084 \$276.53



#### Credit Cards

For secure online payments go to [www.sgwater.com.au](http://www.sgwater.com.au)  
or call 1300 301 636



Customer Reference Number: 1560078300 3



To have your notices emailed  
Register at [sgwater.enotices.com.au](http://sgwater.enotices.com.au)  
Reference No: 1C6C30F19Y

Name: P J KETELAAR

Property: 53 Princes Street Korumburra 3950



Billers Code: 3442  
Ref: 1560078300 3

Telephone & Internet Banking - BPAY®

BPAY View® - View and pay this bill using internet banking

BPAY View® Registration No.: 1560078300 3

**\$ 276.53**



# 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.