

# Vendor Statement

The vendor makes this statement in respect of the land in accordance with section 32 of the *Sale of Land Act 1962*.

This statement must be signed by the vendor and given to the purchaser before the purchaser signs the contract.

The vendor may sign by electronic signature.

The purchaser acknowledges being given this statement signed by the vendor with the attached documents before the purchaser signed any contract.

**Land**

25 Orr Street, Yarrowonga 3730

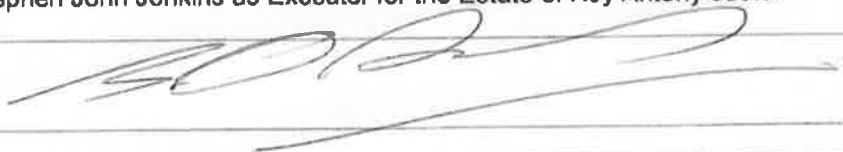
**Vendor's name**

Stephen John Jenkins as Executor for the Estate of Roy Antony Juster

**Date**

16/9/22

**Vendor's  
signature**



**Purchaser's  
name**

**Date**

/ /

**Purchaser's  
signature**

## 1 FINANCIAL MATTERS

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

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

### 1.2 Particulars of any Charge (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

Other particulars (including dates and times of payments):

None to the Vendors knowledge

### 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): -

Not Applicable.

### 3.2. Road Access

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

☐

### 3.3. Designated Bushfire Prone Area

The land is in a designated bushfire prone area under 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:

Name of planning scheme	MOIRA
Name of responsible authority	MOIRA SHIRE COUNCIL
Zoning of the land	GENERAL RESIDENTIAL
Name of planning overlay	NOT APPLICABLE

## 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:

Not Applicable.

### 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:

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

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")

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

## 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*.

Not Applicable.

### 10.3. Further Plan of Subdivision

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

Not Applicable.

## 11 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 1000m<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.)*

- ☐ Vacant Residential Land or Land with a Residence
- ☒ Attach Due Diligence Checklist (this will be attached if ticked)

## 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)*

- Title Search Volume 6215 Folio 802
- Plan TP 395202S
- Property Report
- Planning Property Report
- Moira Shire Rates Notice
- North East Water Bill

# 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.

(04/10/2016)



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

Page 1 of 1

VOLUME 06215 FOLIO 802

Security no : 124100209762Y  
Produced 09/09/2022 04:10 PM

**LAND DESCRIPTION**

Lot 1 on Title Plan 395202S.  
PARENT TITLE Volume 05095 Folio 978  
Created by instrument 1682322 31/03/1938

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

STEPHEN JOHN JENKINS of 11 MARY STREET BEAUMARIS VIC 3193 Executor(s) of ROY  
ANTONY JUSTER deceased  
AV582697B 02/05/2022

**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 TP395202S FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 25 ORR STREET YARRAWONGA VIC 3730

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 22213G HARGRAVES  
Effective from 02/05/2022

DOCUMENT END



## Imaged Document Cover Sheet

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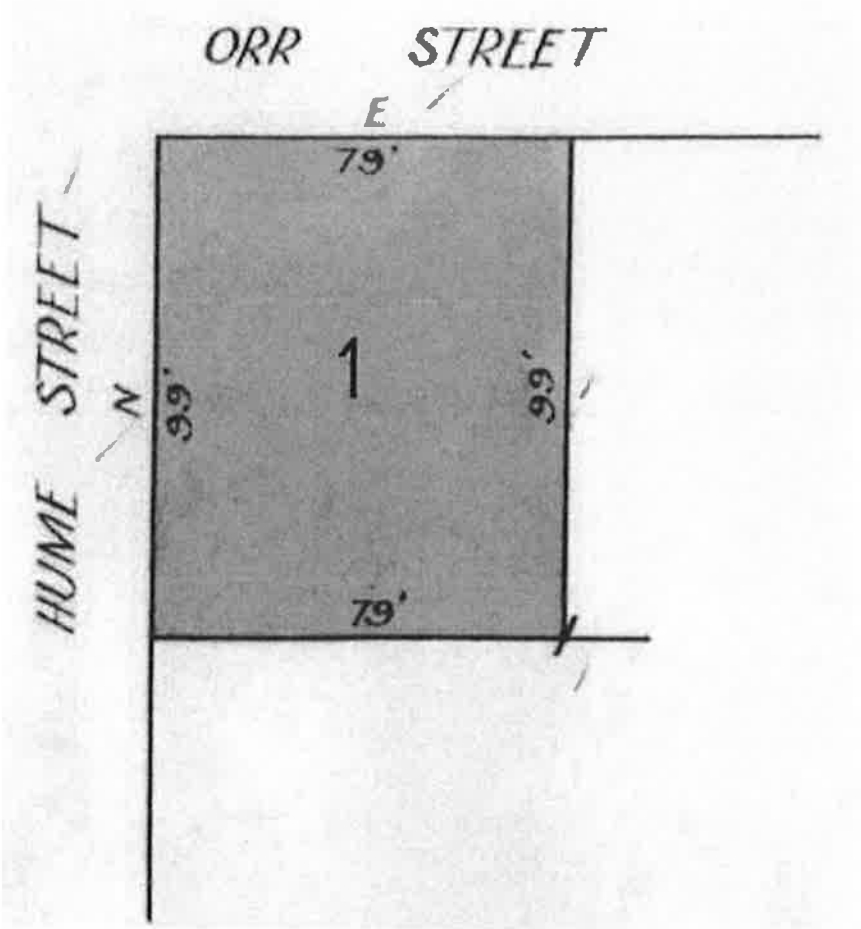
Document Type	<b>Plan</b>
Document Identification	<b>TP395202S</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
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TITLE PLAN		EDITION 1	TP 395202S						
<b>Location of Land</b>  Parish: YARRAWONGA Township: YARRAWONGA Section: 38 Crown Allotment: 1(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 6215 FOL 802 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 11/04/2000 VERIFIED P.J.							
									
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">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">PARCEL 1 = CA 1 (PT)</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 = CA 1 (PT)	
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 = CA 1 (PT)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets						

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 09 September 2022 04:09 PM

## PROPERTY DETAILS

Address: **25 ORR STREET YARRAWONGA 3730**  
Lot and Plan Number: **Lot 1 TP395202**  
Standard Parcel Identifier (SPI): **1\TP395202**  
Local Government Area (Council): **MOIRA**  
Council Property Number: **42721**  
Directory Reference: **Vicroads 668 D8**

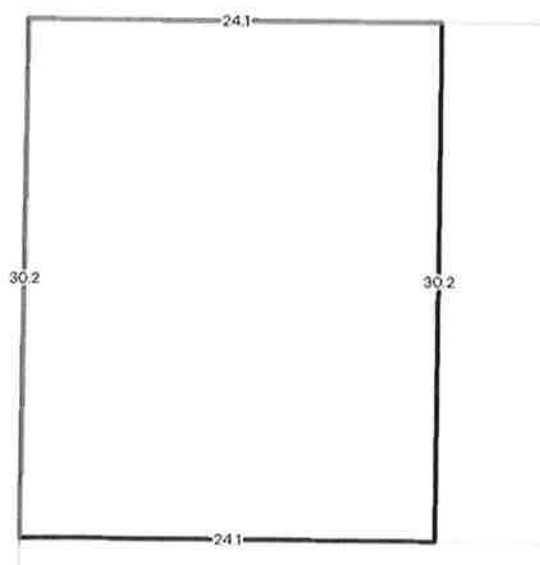
[www.moira.vic.gov.au](http://www.moira.vic.gov.au)

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

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>

## SITE DIMENSIONS

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



**Area:** 727 sq. m

**Perimeter:** 109 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: **Goulburn-Murray Water**  
Urban Water Corporation: **North East Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **OVENS VALLEY**

## PLANNING INFORMATION

**Planning Zone** GENERAL RESIDENTIAL ZONE (GRZ)  
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

**Planning Overlay** None

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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)

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

Planning scheme data last updated on 7 September 2022.

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.vic.gov.au/vicplan>

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

## Area Map



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PROPERTY REPORT: 25 ORR STREET YARRAWONGA 3730

Page 2 of 2

# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 09 September 2022 04:08 PM

## PROPERTY DETAILS

Address: **25 ORR STREET YARRAWONGA 3730**  
Lot and Plan Number: **Lot 1 TP395202**  
Standard Parcel Identifier (SPI): **1\TP395202**  
Local Government Area (Council): **MOIRA**  
Council Property Number: **42721**  
Planning Scheme: **Moira**  
Directory Reference: **Vicroads 668 D8**

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

[Planning Scheme - Moira](#)

## UTILITIES

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Urban Water Corporation: **North East Water**  
Melbourne Water: **Outside drainage boundary**  
Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
Legislative Assembly: **OVENS VALLEY**

## OTHER

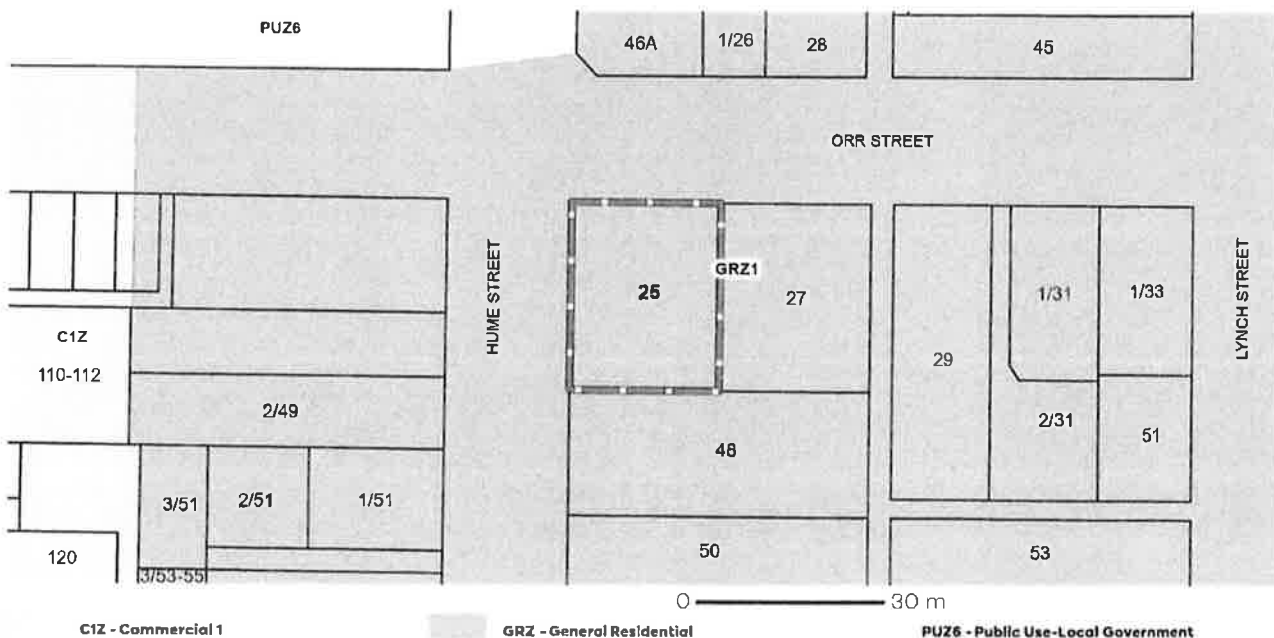
Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



C1Z - Commercial 1

GRZ - General Residential

PUZ6 - Public Use-Local Government

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

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## Planning Overlay

None affecting this land - there are overlays in the vicinity

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)

PARKING OVERLAY (PO)



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

## Further Planning Information

Planning scheme data last updated on 7 September 2022.

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# PLANNING PROPERTY REPORT



Environment,  
Land, Water  
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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# Valuation & Rates Notice

FINANCIAL YEAR 1 JULY 2022 – 30 JUNE 2023



Estate of R A Juster  
& Margaret Ann Juster  
PO Box 189  
YARRAWONGA VIC 3730



034  
1010267  
R2\_3393

Phone: 03 5871 9222

Fax: 03 5872 1567

NRS: 133 677

Email: [info@moira.vic.gov.au](mailto:info@moira.vic.gov.au)

Post: P.O. Box 578, Cobram Vic 3643

Cobram: 44 Station Street, Cobram

Yarrawonga: 100 Belmore Street, Yarrawonga

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

ABN 20 538 141 700



Issue date	Assessment Number
22/07/2022	42721

## TOTAL AMOUNT DUE

**\$3,658.10**

Capital Improved Value	Site Value	Net Annual Value
\$540,000	\$346,000	\$27,000
Market Level Date	Valuation Effective Date	AVPCC
01/01/2022	01/07/2022	110.3

## Property Description

25 Orr Street YARRAWONGA VIC 3730  
Lot 1 TP 395202

## Rates, Charges & Rebates

Balance Outstanding	1,163.76
Residential Building (0.0025204 x \$540,000 CIV)	1,361.02
Municipal Charge	367.00
Environmental Levy	125.50
General Waste (\$258.50 per bin)	258.50
Recycling Service (\$130.40 per bin)	130.40
Organic Service (\$106.30 per bin)	106.30
<b>Fire Services Property Levy (FSPL)</b>	
FSPL Residential Fixed Charge	117.00
FSPL Residential Levy (0.000053 x \$540,000 CIV)	28.62
<b>Total Amount Due</b>	<b>3,658.10</b>

## PLEASE NOTE

Payments made on or after 22/07/2022 have not been deducted from the Total Amount Due.

## DIRECT DEBIT

Council offers payment by Direct Debit from a nominated bank account in Weekly, Fortnightly, 10 Monthly or 4 Quarterly Instalments. Please contact Council if you wish to make use of this payment method.

The Fire Services Property Levy (FSPL) is collected on behalf of the State Government.  
See back of notice for further information.

DUE DATE	AMOUNT
30/09/2022	1,789.10
30/11/2022	623.00
28/02/2023	623.00
31/05/2023	623.00

OR

DUE DATE	AMOUNT	DUE DATE	AMOUNT
28/08/2022	1,413.19	28/01/2023	249.43
28/09/2022	249.43	28/02/2023	249.43
28/10/2022	249.43	28/03/2023	249.43
28/11/2022	249.43	28/04/2023	249.43
28/12/2022	249.43	28/05/2023	249.43

OR

DUE DATE	AMOUNT
	<b>\$ 3,658.10</b>
<b>DUE BY 15 Feb 2023</b>	

SEE REVERSE FOR IMPORTANT INFORMATION AND PAYMENT METHODS

Interest will be charged on overdue amounts at 10.0% per annum from the due date until date of payment.



Billers Code: 79848  
Reference No: 42721

BPAY this payment via internet or phone banking.  
BPAY View - View and pay this bill using internet banking.  
BPAY View Registration No.: Please enter the BPAY  
Reference number. (next to the BPAY Logo on your notice)

Billers Code: 00000143  
Ref: 42721

Pay in person at any Post Office or  
by phone 1300 301 804



Council use



Full Amount \*481 01 00000143 42721



Part 1 \*481 01 00000143 42721



To have your notices emailed  
Register at [moira.enotices.com.au](http://moira.enotices.com.au)  
Reference No: AD94A373AQ

**TAX INVOICE**

Date of issue: 21 Jul 2022

Next reading expected: 20 Oct 2022



R A & M A JUSTER  
C/O HARGRAVES SOLICITORS  
PO BOX 189  
YARRAWONGA VIC 3730



034  
1000825  
R1\_1687

**Consumer number**

**12119264112**

**Amount due**

**\$98.70**

**Pay by**

**18 Aug 2022**

**Service address:** 25 ORR STREET YARRAWONGA VIC

**Opening balance**

Total payments/credits received up to 18 Jul 2022

**Balance**

\$347.94

\$-347.94

\$0.00

**Current charges**

Service charges

\$84.08

Volume charges

\$14.62

**Total**

**\$98.70**

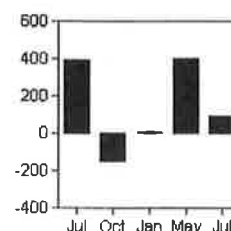
**Total amount due:**

**\$98.70**

Total Includes GST of

\$0.00

Your average daily usage in litres



Av. daily usage: 90.00 L

Av. daily cost: \$0.21

*Paid by bpay*

**How to pay**



**Online**

auspost.com.au/postbillpay



**Phone**

13 18 16



**In person**

Australia Post outlets

**Biller Code: 0331**

**Ref. Number: 12119264112**



\*331 12119264112



For emailed notices:

newater.enotices.com.au

Reference no: **91837CB9AN**



**Bpay/Bpay View**

Use your bank's telephone or online service

**Biller Code: 3004**

**Ref. Number: 12119264112**



**Centrepay**

Call us to set-up Centrepay automatic payments



**Direct debit**

Call us or apply online via our website



**Mail**

Tear off this slip and mail with your cheque to:

North East Water

PO Box 863

Wodonga VIC 3689

North East Water ABN: 97 364 605 415