

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

Page 1 of 2

VOLUME 09897 FOLIO 474

Security no : 124135060835X  
Produced 28/05/2026 10:56 AM

**LAND DESCRIPTION**

Land in Plan of Consolidation 169721V.  
PARENT TITLES :  
Volume 09882 Folio 289      Volume 09882 Folio 291  
Created by instrument CP169721V 25/08/1989

**ADVERTISED  
PLAN**

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
YWAM SURREY HILLS LTD of 1 KENT ROAD SURREY HILLS VIC 3127  
AT118233H 30/03/2020

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**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU014539C 04/02/2021  
NATIONAL AUSTRALIA BANK LTD

CAVEAT AZ406713K 23/07/2025  
Caveator  
VALI VALIBHOY  
Grounds of Claim  
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
22/07/2025  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
NINE DOTS LEGAL  
Notices to  
VALI VALIBHOY of [REDACTED]

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 TP457816M 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)

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

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Page 2 of 2

### **ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 04/02/2021

DOCUMENT END



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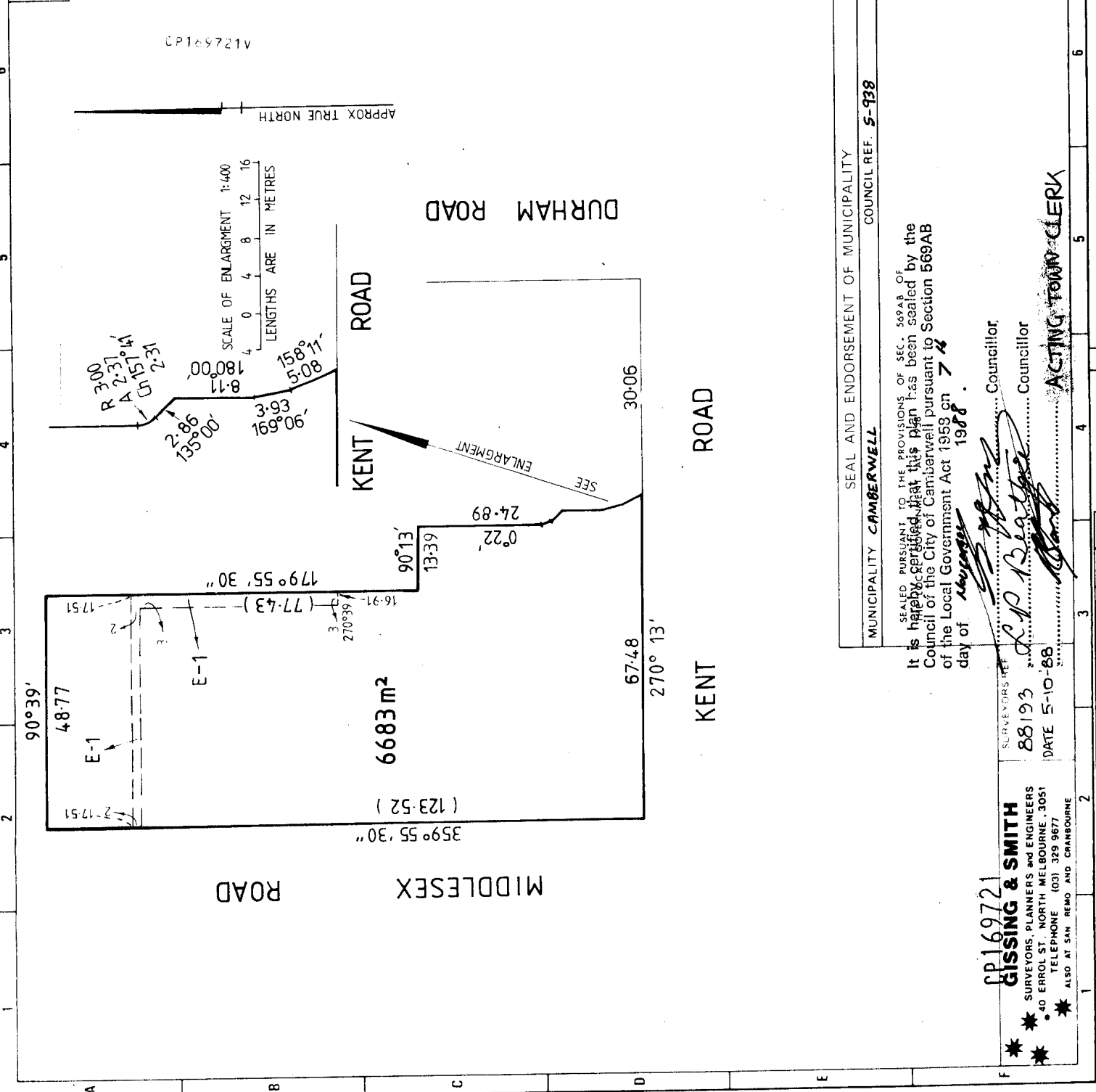
Document Type	<b>Plan</b>
Document Identification	<b>CP169721V</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/05/2026 10:56</b>

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OFFICE USE ONLY	
<b>A</b>	<b>NOTATIONS</b> <b>LAND SUBJECT TO EASEMENT</b> E-1 DRAINAGE
<b>B</b>	<b>OTHER NOTATIONS</b> NIL <b>CHART NO. 104</b>
<b>C</b>	<b>CERTIFICATION BY SURVEYOR</b> I, JOHN DOUGLAS ADAM GISSING & SMITH 140 ERROL ST. NORTH MELBOURNE, 3061. CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE INFORMATION OBTAINED BY ME FROM THE SOURCES INDICATED HEREON. <i>[Signature]</i> LICENSED SURVEYOR DATED 5/10/88
<b>D</b>	<b>PLAN APPROVED</b> <i>[Signature]</i> (over) REGISTRAR OF TITLES 25/8/89 THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES TITLE REF. V.L.P. 1887 F. 285 V. 3802 F. 291 LAST PLAN REF. L.P. 1184 & C.P. 1687S2E
<b>E</b>	<b>PLAN OF CONSOLIDATION</b> COUNTY BOURKE PARISH BOROONDARA CROWN PORTION 152 (PART)
<b>F</b>	<b>OFFICE USE ONLY</b> SCALE 10 0 10 20 30 40 LENGTHS ARE IN METRES ORIGINAL SHEET SIZE A3 SHOWN A3 169721V VICTORIA



1 2 3 4 5 6 7 8  
100m 110m 120m 130m 140m 150mm



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Document Identification	<b>TP457816M</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/05/2026 10:56</b>

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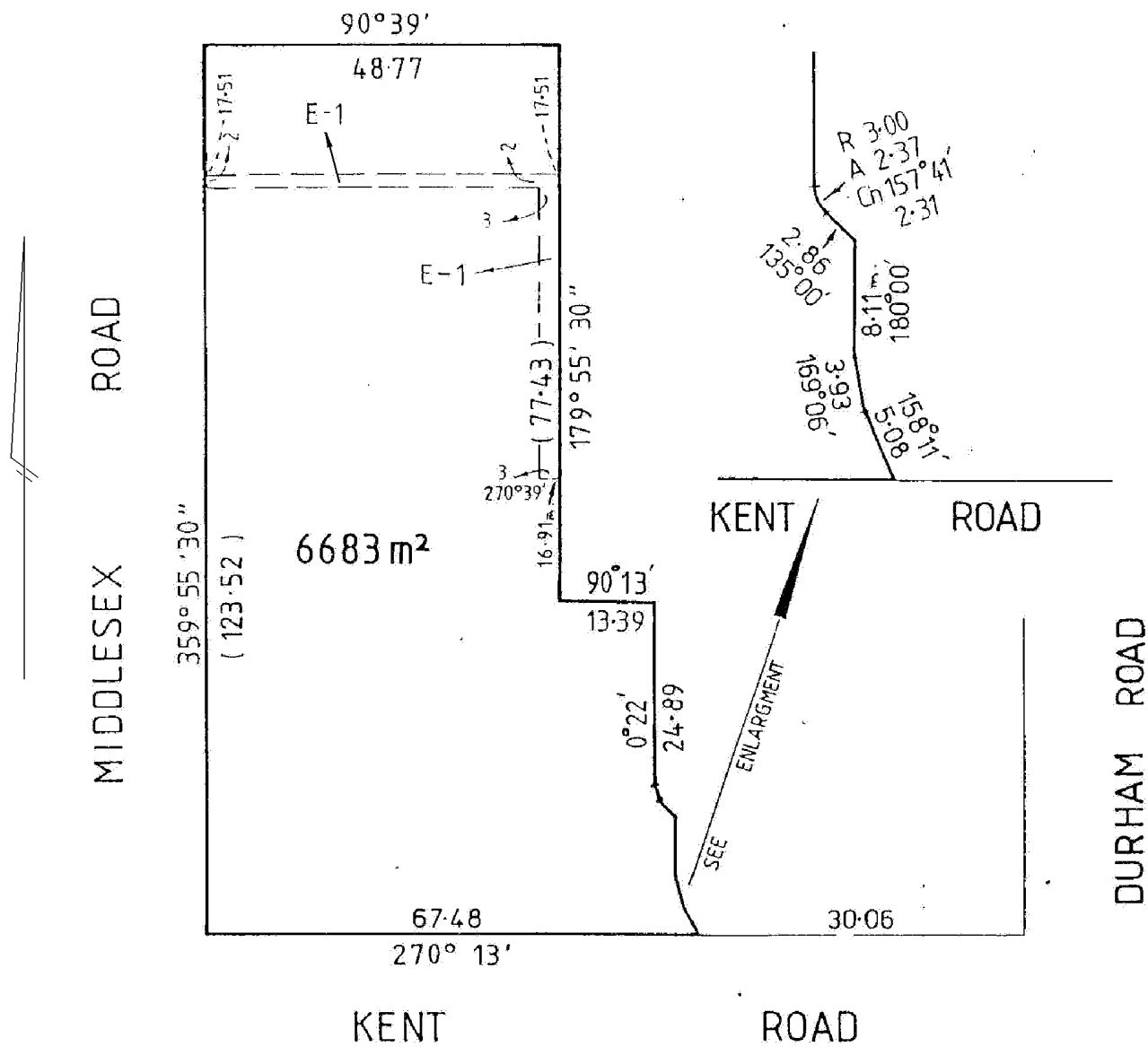
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TITLE PLAN	EDITION 1	TP 457816M
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<p><b>Location of Land</b></p> <p>Parish: BOROONDARA</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment:</p> <p>Crown Portion:</p> <p>Last Plan Reference: CP 169721V</p> <p>Derived From: VOL 9897 FOL 474</p> <p>Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

<p style="text-align: center;">Description of Land / Easement Information</p> <p><b>ENCUMBRANCES</b>  <b>AS TO THE LAND SHOWN MARKED "E-1"</b>  <b>THE DRAINAGE EASEMENT SEE</b>  <b>TRANSFER N734693V</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 21/08/2002</p> <p>VERIFIED: AP</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 2

VOLUME 09891 FOLIO 432

Security no : 124135060834Y  
Produced 28/05/2026 10:56 AM

**LAND DESCRIPTION**

Land in Plan of Consolidation 169506A.

PARENT TITLES :

Volume 01947 Folio 255      Volume 03472 Folio 276

Created by instrument CP169506A 26/07/1989

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

YWAM DURHAM LTD of 1 KENT ROAD SURREY HILLS VIC 3127  
AT226629C 08/05/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AT919113C 31/12/2020  
NATIONAL AUSTRALIA BANK LTD

CAVEAT AZ406713K 23/07/2025

Caveator

VALI VALIBHOY

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

22/07/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

NINE DOTS LEGAL

Notices to

VALI VALIBHOY of [REDACTED]

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 TP457851K 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)

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

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Page 2 of 2

### **ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 31/12/2020

DOCUMENT END



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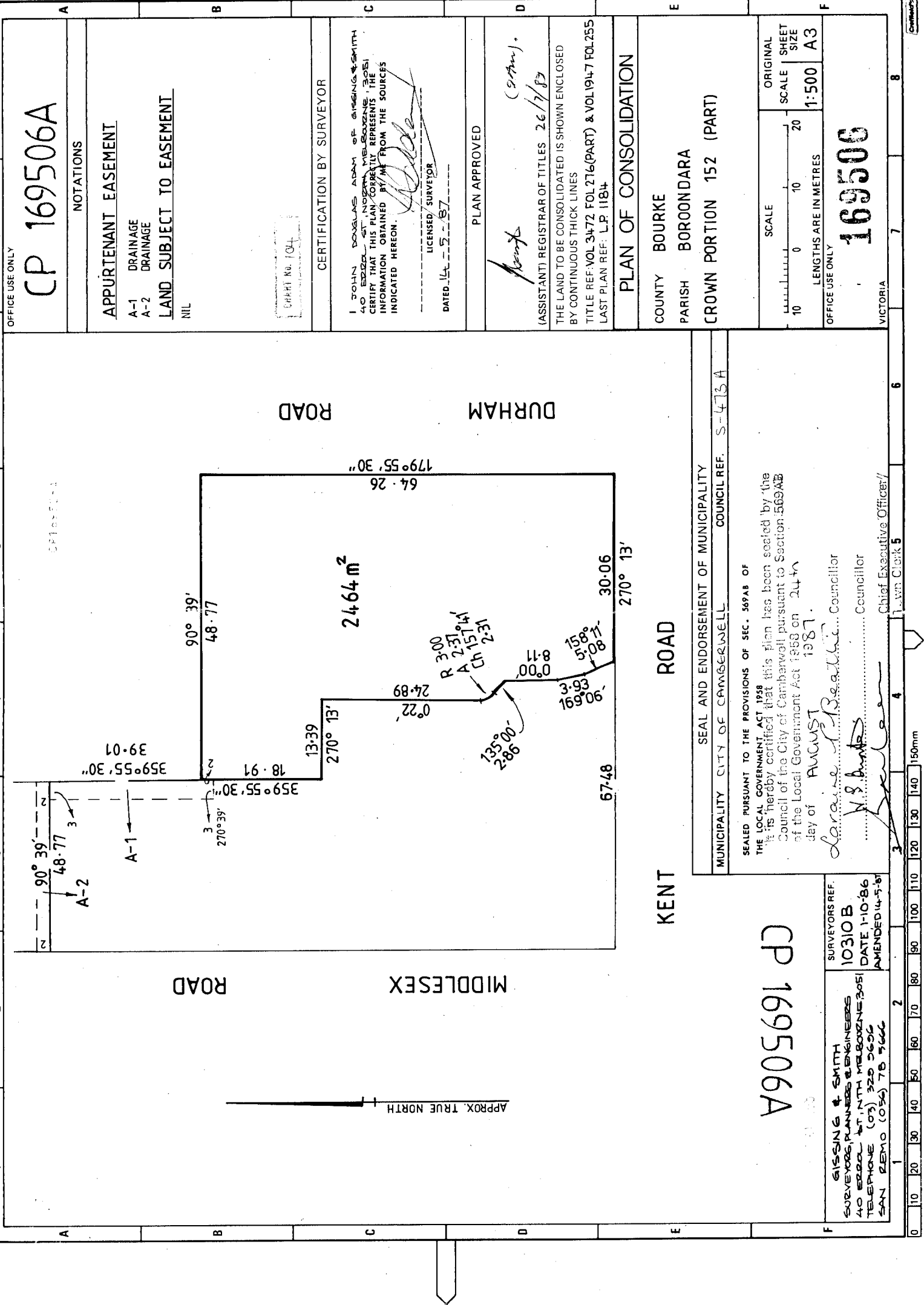
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Document Type	<b>Plan</b>
Document Identification	<b>CP169506A</b>
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**CP 169506A**

NOTATIONS

**APPURTENANT EASEMENT**

A-1 DRAINAGE  
A-2 DRAINAGE

**LAND SUBJECT TO EASEMENT**

NIL

CHART No. 104

CERTIFICATION BY SURVEYOR

I JOHN DOUGLAS ADAM OF GISSING & SMITH 40 BROAD ST. NTH MELBOURNE 3051 CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS THE INFORMATION OBTAINED BY ME FROM THE SOURCES INDICATED HEREON.

LICENSED SURVEYOR

DATED 14-5-87

PLAN APPROVED

*[Signature]* (27/8/87)

(ASSISTANT) REGISTRAR OF TITLES 26/7/87

THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

TITLE REF: VOL 3472 FOL 276(PART) & VOL 1947 FOL 255  
LAST PLAN REF: L.P. 1184

**PLAN OF CONSOLIDATION**

COUNTY BOURKE  
PARISH BOROONDARA  
CROWN PORTION 152 (PART)

SCALE

10 0 10 20

ORIGINAL SHEET SIZE  
1:500 A3

LENGTHS ARE IN METRES

OFFICE USE ONLY

**169506**

VICTORIA

DURHAM ROAD

MIDDLESEX ROAD

KENT ROAD

BOURKE ROAD

64.26  
179° 55' 30"

67.48  
270° 13'

30.06  
270° 13'

2464 m<sup>2</sup>

90° 39' 48.77  
A-2

359° 55' 30" 39.01  
A-1

13.39  
270° 13'

0.22  
24.89

R 3.00  
A 2.31  
Ch 15.14  
Ch 2.31

8.11  
8.00

15.18  
1.08

90.69  
16.31  
36.31

235° 00' 28.6

SEAL AND ENDORSEMENT OF MUNICIPALITY

MUNICIPALITY CITY OF CAMBERWELL COUNCIL REF. S-473A

SEALED PURSUANT TO THE PROVISIONS OF SEC. 569AB OF THE LOCAL GOVERNMENT ACT 1988

It is hereby certified that this plan has been sealed by the Council of the City of Camberwell pursuant to Section 569AB of the Local Government Act 1988 on 24th day of AUGUST 1987.

*[Signature]* Councillor

*[Signature]* Councillor

*[Signature]* Chief Executive Officer/  
Town Clerk

CP 169506A

SURVEYORS REF. 10310B

DATE 1-10-86

AMENDED 14-5-87

GISSING & SMITH  
SURVEYORS, PLANNERS & ENGINEERS  
40 BROAD ST. NTH MELBOURNE 3051  
TELEPHONE (03) 329 5600  
FAX (03) 329 5666



# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP457851K</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>28/05/2026 10:56</b>

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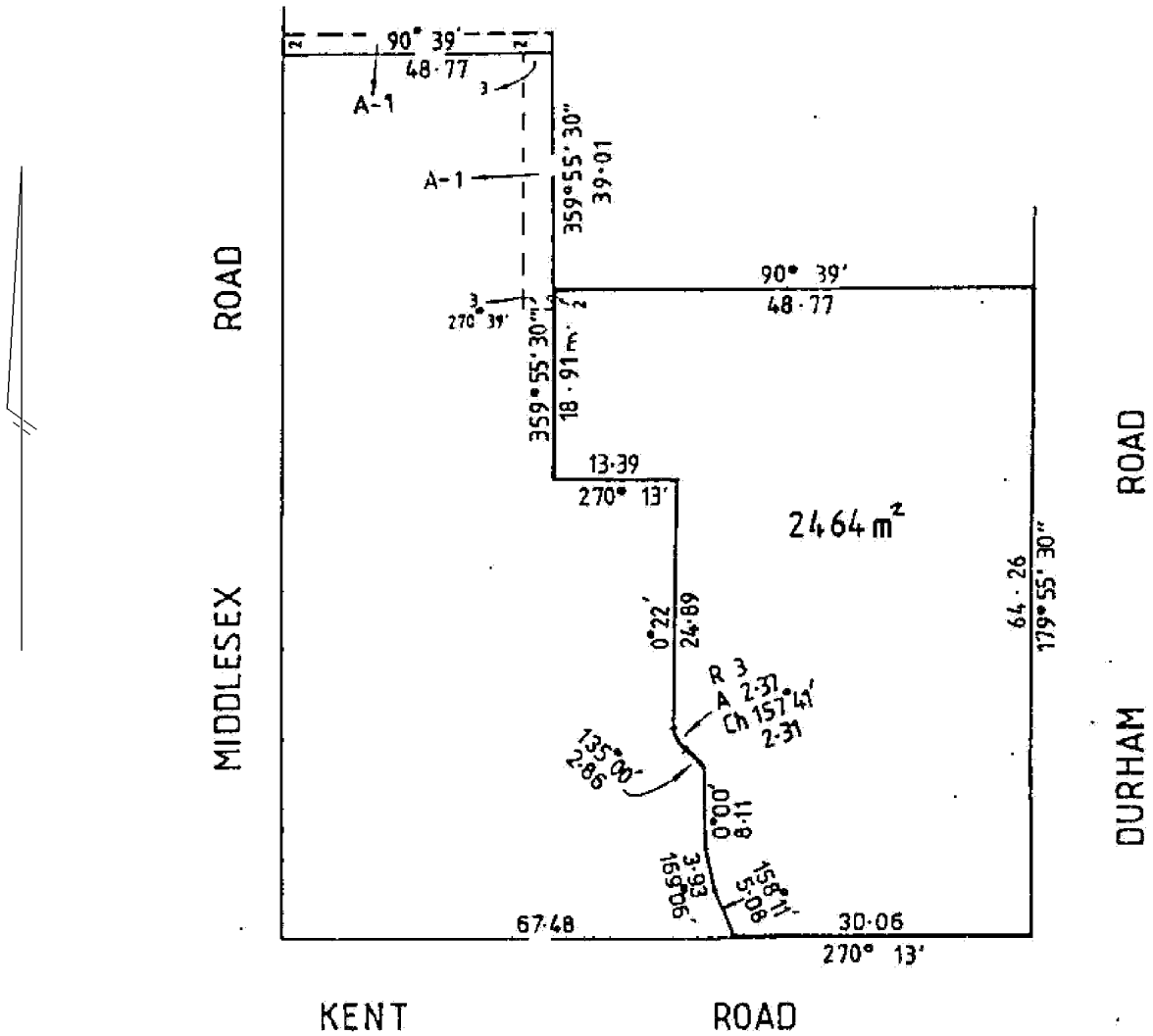
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TITLE PLAN		EDITION 1	TP 457851K
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<p><b>Location of Land</b></p> <p>Parish: BOROONDARA          Township:          Section:          Crown Allotment:          Crown Portion: 152(PT)</p> <p>Last Plan Reference: CP 169506A          Derived From: VOL 9891 FOL 432          Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	---

<p style="text-align: center;"><b>Description of Land / Easement Information</b></p> <p style="text-align: center;">ALL THAT PIECE OF LAND IN THE-----          PARISH OF BOROONDARA BEING THE LAND IN PLAN OF CONSOLIDATION NO.169506A AND BEING          PART OF CROWN PORTION 152 WHICH LAND IS SHOWN ENCLOSED BY CONTINUOUS LINES ON THE          MAP HEREON TOGETHER WITH THE DRAINAGE EASEMENT OVER THE LAND SHOWN MARKED "A-1"-----</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 22/08/2002          VERIFIED: BP</p>
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	
		Sheet 1 of 1 sheets



# Department of Transport and Planning

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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.

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Produced 28/05/2026 10:56:00 AM

Status	Registered	Dealing Number	AZ406713K
Date and Time Lodged	23/07/2025 10:13:00 AM		

---

### Lodger Details

Lodger Code	23852P
Name	NINE DOTS LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	TV248881 Caveat Kent

---

## CAVEAT

---

Jurisdiction	VICTORIA
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---

### Privacy Collection Statement

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---

### Land Title Reference

9891/432  
9897/474

---

### Caveator

Given Name(s)	VALI
Family Name	VALIBHOY

---

### Grounds of claim

Purchasers' contract with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

22/07/2025

---

### Estate or Interest claimed

Freehold Estate

---

### Prohibition

Unless I/we consent in writing

---

### Name and Address for Service of Notice



# Department of Transport and Planning

---

## Electronic Instrument Statement

Vali valibhoy

Address

Street Number

Street Name

Street Type

Locality

State

Postcode



---

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	VALI VALIBHOY
Signer Name	CATHERINE OUTRIDGE
Signer Organisation	NINE DOTS LEGAL
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	23 JULY 2025

---

### File Notes:

NIL

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Produced 28/05/2026 10:56:00 AM

Status	Registered	Dealing Number	AT226629C
Date and Time Lodged	08/05/2020 01:46:13 PM		

### Lodger Details

Lodger Code	20381U
Name	COMMONWEALTH BANK OF AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER

Jurisdiction	VICTORIA
--------------	----------

### Privacy Collection Statement

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### Land Title Reference

9891/432

### Transferor(s)

Name	YOUTH WITH A MISSION (MELBOURNE) INC
------	--------------------------------------

### Estate and/or Interest being transferred

Fee Simple

### Consideration

Non-Monetary

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	YWAM DURHAM LTD
ACN	633581352
Address	
Street Number	1
Street Name	KENT
Street Type	ROAD
Locality	SURREY HILLS



# Department of Transport and Planning

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## Electronic Instrument Statement

State VIC  
Postcode 3127

---

**Duty Transaction ID**  
4811784

---

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	YWAM DURHAM LTD
Signer Name	THOMAS JOHN HANNA
Signer Organisation	FLETCHER CLARENDON PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 MAY 2020

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	YOUTH WITH A MISSION (MELBOURNE) INC
Signer Name	THOMAS JOHN HANNA
Signer Organisation	FLETCHER CLARENDON PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	08 MAY 2020

---

**File Notes:**  
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Statement End.



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Produced 28/05/2026 10:56:00 AM

Status	Registered	Dealing Number	AT118233H
Date and Time Lodged	30/03/2020 05:22:09 PM		

### Lodger Details

Lodger Code	15543Y
Name	FLETCHER CLARENDON PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER

Jurisdiction	VICTORIA
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### Privacy Collection Statement

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### Land Title Reference

9897/474

### Transferor(s)

Name	YOUTH WITH A MISSION (MELBOURNE) INC
------	--------------------------------------

### Estate and/or Interest being transferred

Fee Simple

### Consideration

Non-Monetary

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	YWAM SURREY HILLS LTD
ACN	633581049
Address	
Street Number	1
Street Name	KENT
Street Type	ROAD
Locality	SURREY HILLS



# Department of Transport and Planning

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## Electronic Instrument Statement

State VIC  
Postcode 3127

---

**Duty Transaction ID**  
4774718

---

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	YWAM SURREY HILLS LTD
Signer Name	JULIE ANNE HOGAN
Signer Organisation	FLETCHER CLARENDON PTY LTD
Signer Role	LAW PRACTICE
Execution Date	30 MARCH 2020

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	YOUTH WITH A MISSION (MELBOURNE) INC
Signer Name	THOMAS JOHN HANNA
Signer Organisation	FLETCHER CLARENDON PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	30 MARCH 2020

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**File Notes:**  
NIL

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Statement End.