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

VOLUME 08342 FOLIO 854

Security no : 124132353003T
Produced 20/02/2026 04:28 PM

LAND DESCRIPTION

Lot 1 on Title Plan 868241W (formerly known as part of Lot 1 on Plan of Subdivision 053792).
PARENT TITLE Volume 02379 Folio 756
Created by instrument B307778 31/10/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
MINH PHAN
SHERA LEE both of 476 BRIDGE ROAD RICHMOND 3121
X199506G 08/12/2000

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ550103V 16/03/2012
NATIONAL AUSTRALIA BANK LTD

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 TP868241W 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: 94 SWAN STREET CREMORNE VIC 3121

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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**ADVERTISED
PLAN**

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TITLE PLAN	EDITION 1	TP 868241W
Location of Land Parish : JIKA JIKA Township : - Section : - Crown Allotment : - Crown Portion : - Last Plan Reference : LP 53792 Derived From : VOL. 8342 FOL. 854 Depth Limitation : 15.24 METRES (SEE NOTATIONS)		Notations DEPTH LIMITATION 15.24m BELOW THE SURFACE PURSUANT TO SECTION 67(2) MELBOURNE CITY LINK ACT 1995 V433142C ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

<p style="text-align: center;">Description of Land/ Easement Information</p> <p style="text-align: center;">Together with a right to use the land coloured yellow on the said map for party wall purposes - - - - -</p> <p>ENCUMBRANCES</p> <p>As to the land coloured blue - -</p> <p><u>ANY EASEMENTS</u> affecting the -- same - - - - -</p>	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 5/01/07 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
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COLOUR CODE
 BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED

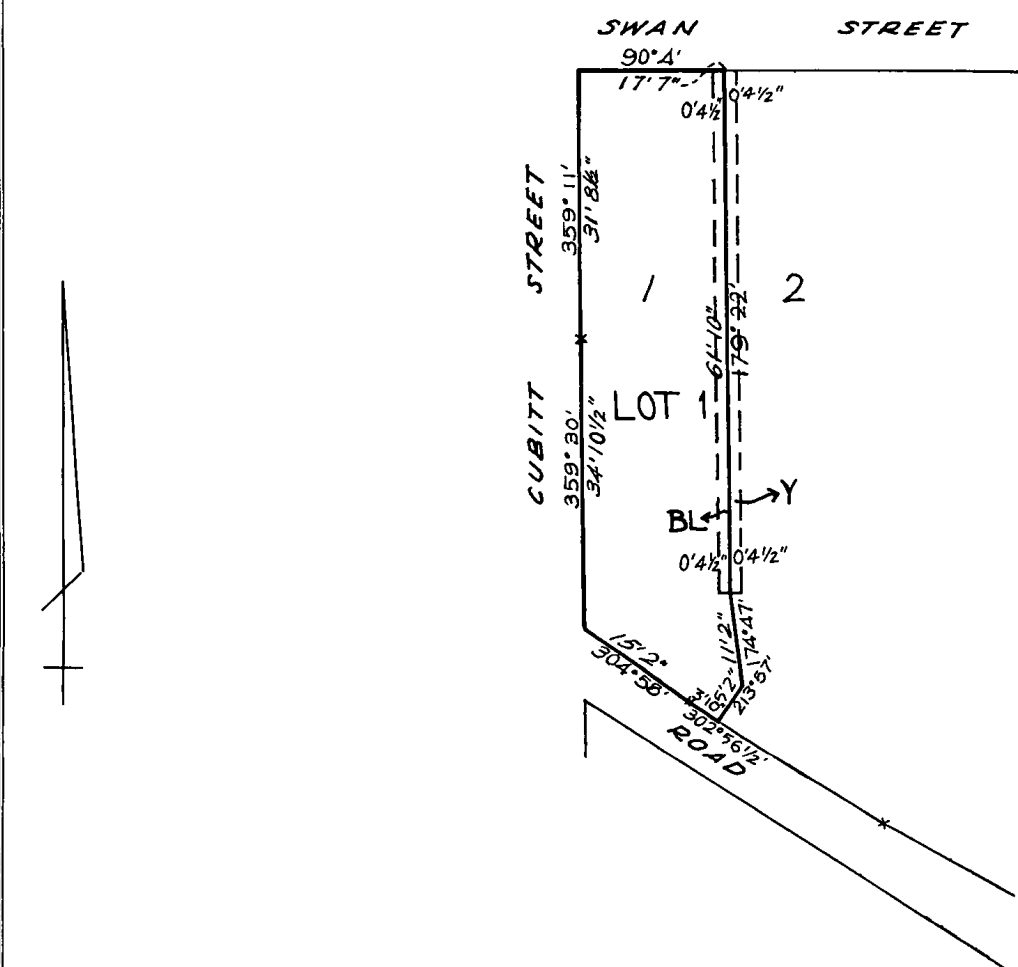


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 1 (PT) ON LP 53792

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

VOLUME 08342 FOLIO 852

Security no : 124132353130F
Produced 20/02/2026 04:30 PM

LAND DESCRIPTION

Lot 1 on Title Plan 836640M (formerly known as part of Lot 2 on Plan of Subdivision 053792).
PARENT TITLE Volume 02379 Folio 756
Created by instrument B065028 22/09/1960

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ENG HOCK LEE
AIHOA HINH both of 17 CHURCH STREET ABBOTSFORD VIC 3067
AE620424E 22/09/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL431833D 20/10/2014
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 TP836640M 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: 96 SWAN STREET CREMORNE VIC 3121

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

TITLE PLAN	EDITION 1	TP 836640M
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Location of Land

Parish : JIKA JIKA
 Township : -
 Crown Allotment : -
 Crown Portion : -
 Section : -

Base record : DCMB
 Last Plan Reference : LP 53792
 Derived From : VOL. 8342 FOL. 852

Depth Limitation : 15-24 METRES

Notations

DEPTH LIMITATION 15-24m BELOW THE SURFACE
 PURSUANT TO SECTION 67(2) MELBOURNE CITY LINK ACT 1995
 V433142C

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

Together with a right to use the land coloured yellow on the said map for party - wall purposes - - - - -

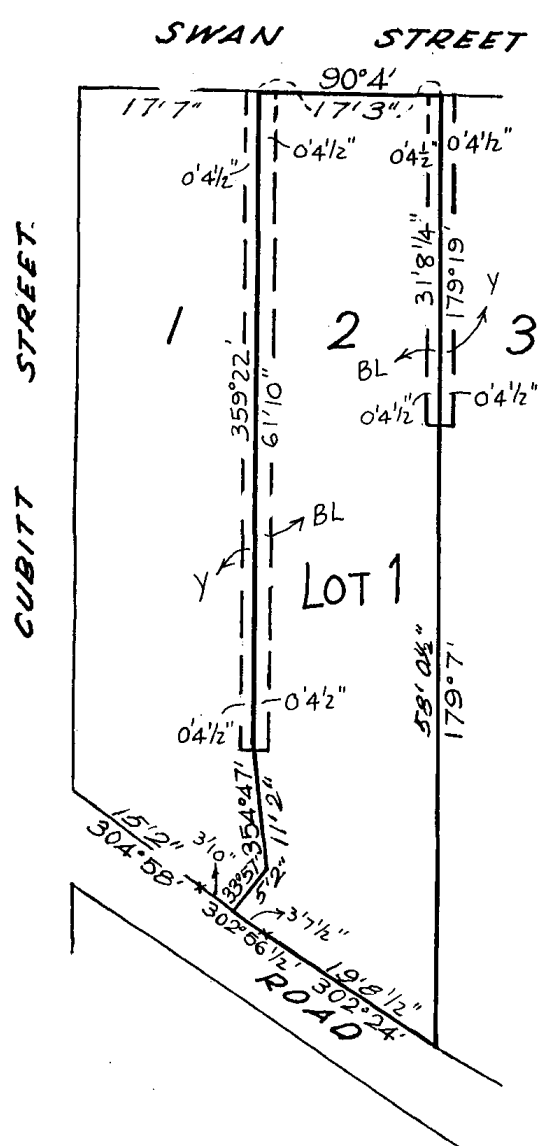
THIS PLAN HAS BEEN PREPARED BY
 LAND REGISTRY, LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

COMPILED: Date 8/09/05
 VERIFIED: A. DALLAS
Assistant Registrar of Titles

ENCUMBRANCES

As to the land coloured blue - - - - -

ANY EASEMENTS affecting the same - - - - -



COLOUR CODE

BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 2 (PT) ON LP 53792

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

VOLUME 08342 FOLIO 853

Security no : 124132353167Q
Produced 20/02/2026 04:31 PM

LAND DESCRIPTION

Lot 1 on Title Plan 868360N (formerly known as part of Lot 3 on Plan of Subdivision 053792).
PARENT TITLE Volume 02379 Folio 756
Created by instrument B270640 29/08/1961

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
KERRY ROBYN BRAUN
ERIC WILLIAM BRAUN both of 19 BEVAN STREET BALWYN 3103
X274007U 22/01/2001

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X274008R 22/01/2001
COMMONWEALTH BANK OF AUSTRALIA

MORTGAGE AF373398S 02/10/2007
COMMONWEALTH BANK OF AUSTRALIA

MORTGAGE AR807710A 31/12/2018
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 TP868360N 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: 98 SWAN STREET CREMORNE VIC 3121

ADMINISTRATIVE NOTICES

NIL

eCT Control 20381U COMMONWEALTH BANK OF AUSTRALIA
Effective from 31/12/2018

DOCUMENT END

TITLE PLAN	EDITION 1	TP 868360N
Location of Land Parish : JIKA JIKA Township : - Section : - Crown Allotment : - Crown Portion : - Last Plan Reference : LP 53792 Derived From : VOL. 8342 FOL. 853 Depth Limitation : 15.24 METRES (SEE NOTATIONS)		Notations DEPTH LIMITATION 15.24m BELOW THE SURFACE PURSUANT TO SECTION 67(2) MELBOURNE CITY LINK ACT 1995 V433142C ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/ Easement Information

Together with a right to use the land coloured yellow on the said map for party wall purposes and Together with the use and enjoyment of that part of a party wall which part was on the 17th September 1891 standing on the land coloured yellow hatched on the said map - - - - -

ENCUMBRANCES

As to the land coloured blue--
ANY EASEMENTS affecting the same - - - - -

THIS PLAN HAS BEEN PREPARED BY
 LAND REGISTRY, LAND VICTORIA FOR
 TITLE DIAGRAM PURPOSES

COMPILED: Date 5/01/07
 VERIFIED: A. DALLAS
Assistant Registrar of Titles

COLOUR CODE

BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED
 H=HATCH CH=CROSS HATCH

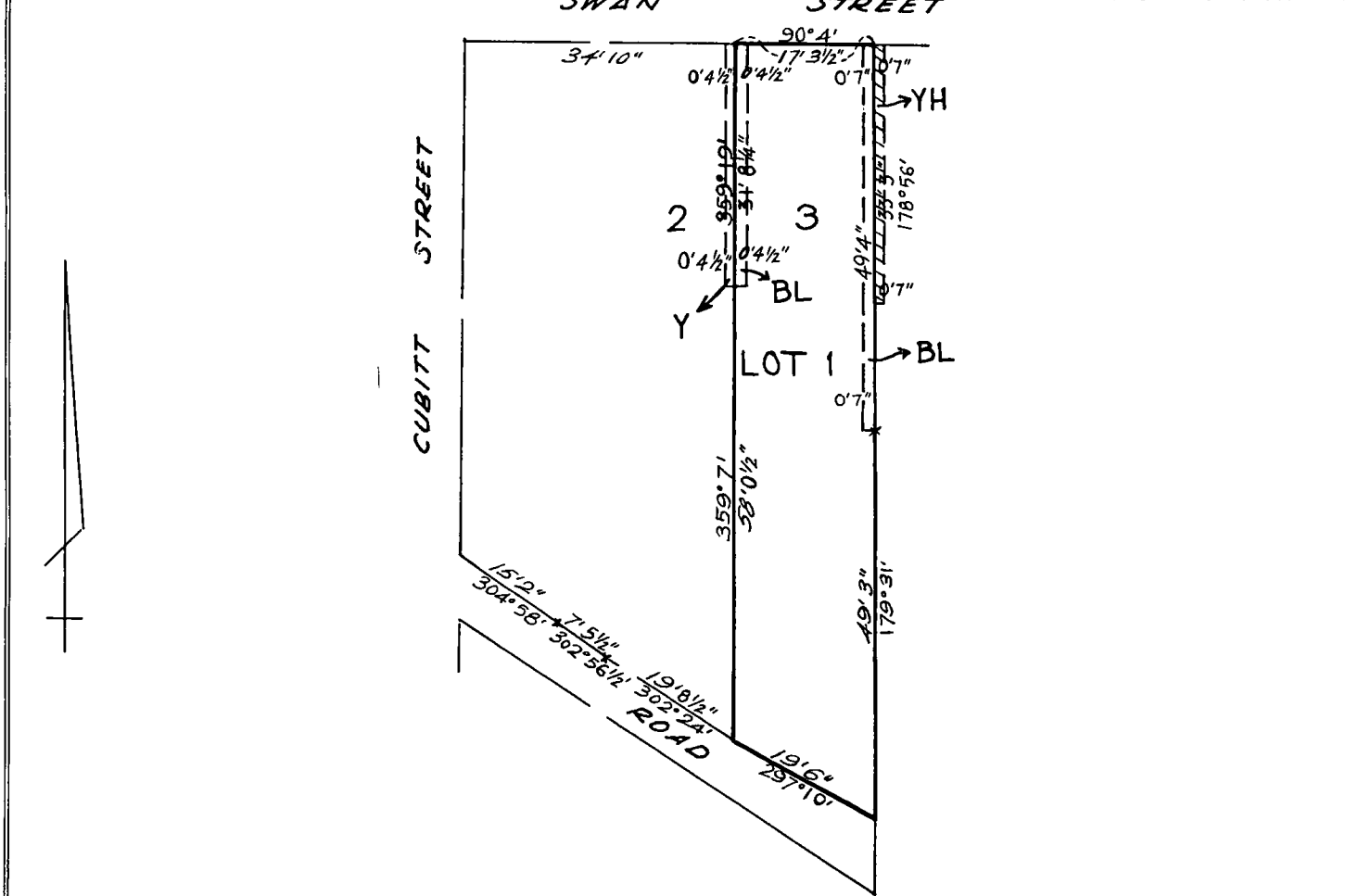


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 3 (PT) ON LP 53792

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

VOLUME 06979 FOLIO 652

Security no : 124132353234S
Produced 20/02/2026 04:31 PM

LAND DESCRIPTION

Lot 1 on Title Plan 839790A (formerly known as part of Portion 3 Parish of Jika Jika).
PARENT TITLE Volume 02478 Folio 429
Created by instrument 1990405 01/03/1946

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARIG NOMINEES PTY LTD of 23A RENNIE STREET THORNBURY 3071
V715109X 27/10/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC797267U 15/04/2004
WESTPAC BANKING CORPORATION

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

DIAGRAM LOCATION

SEE TP839790A 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: 100 SWAN STREET CREMORNE VIC 3121

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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TITLE PLAN	EDITION 1	TP 839790A
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Location of Land Parish : JIKA JIKA Township : - Section : - Crown Allotment : - Crown Portion : 3 (PT) Base record : DCMB Last Plan Reference : Derived From : VOL. 6979 FOL. 652 Depth Limitation : 15.24m (SEE NOTATION)	Notations DEPTH LIMITATION 15.24m BELOW THE SURFACE PURSUANT TO SECTION 67(2) MELBOURNE CITY LINK ACT 1995 V433142C ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
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Description of Land/ Easement Information Together with the use and enjoyment of the half of a party wall which half was on the 20th day of April 1893 standing on the land coloured yellow on the said map - - - - -	THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 3/03/06 VERIFIED: A. DALLAS Assistant Registrar of Titles
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ENCUMBRANCES

As to the land coloured blue - - -

THE CARRIAGE WAY EASEMENT created by Instrument of Transfer No.179553

As to the land coloured green - - -

THE PARTY WALL EASEMENT created by the said Instrument of Transfer - - - - -

COLOUR CODE

BL=BLUE G=GREEN
 BR=BROWN P=PURPLE
 Y=YELLOW R=RED
 H=HATCH CH=CROSS HATCH

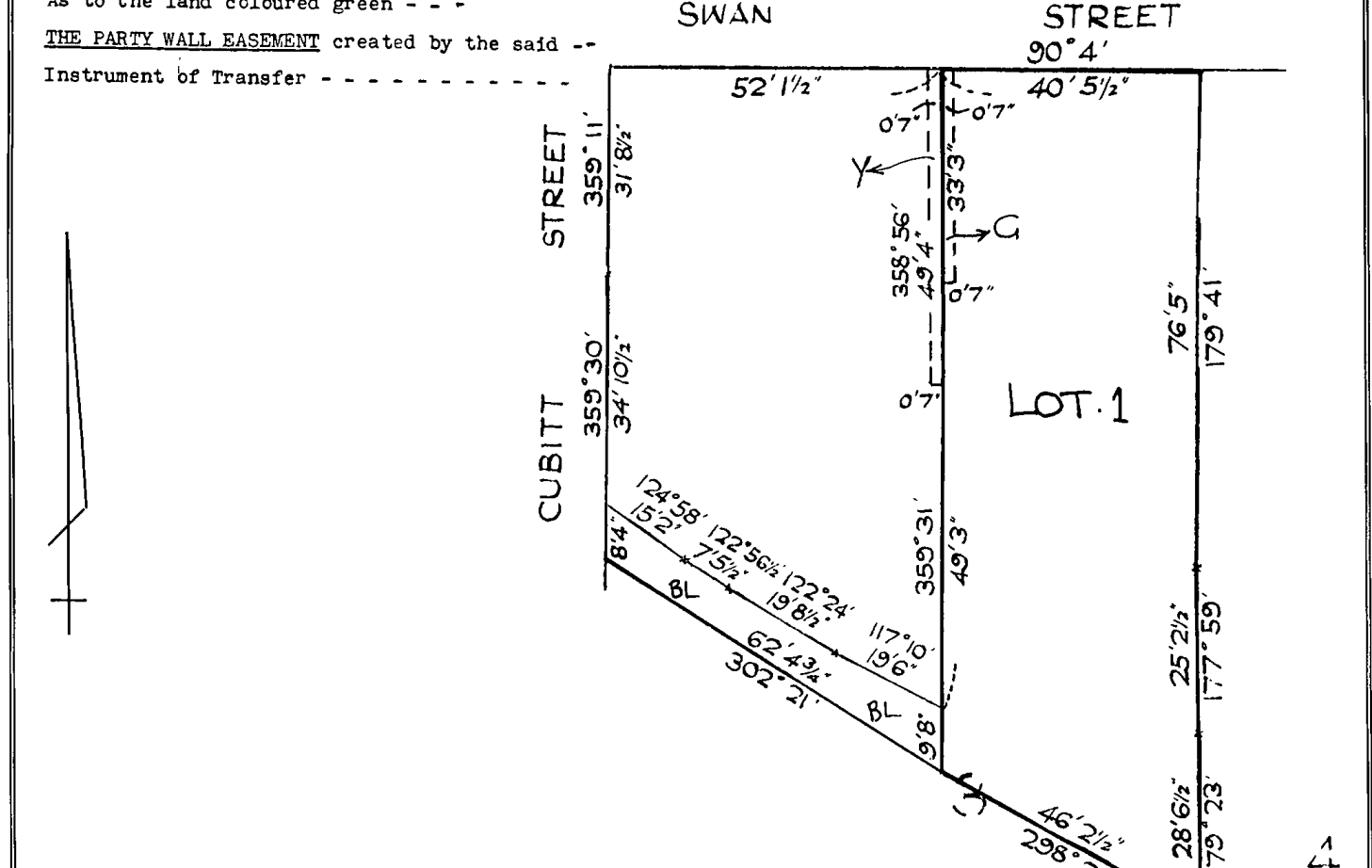


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN PORTION 3 (PT)