

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

Page 1 of 2

VOLUME 10481 FOLIO 751

Security no : 124119317634X
Produced 25/10/2024 09:42 AM

LAND DESCRIPTION

Lot 2A on Plan of Subdivision 426407T.
PARENT TITLE Volume 10457 Folio 507
Created by instrument W146894A 23/11/1999

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
C J PROPERTIES (WERRIBEE) PTY LTD of LEVEL 1 200 MALOP STREET GEELONG VIC
3220
AF664120U 19/02/2008

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS426407T 11/10/1999

CAVEAT AW164678E 14/10/2022
Caveator
HOPE AND AUTUMN PTY LTD ACN: 659854298
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
04/07/2022
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
KALUS KENNY INTELEX
Notices to
KALUS KENNY INTELEX of LEVEL 1 4 RIVERSIDE QUAY SOUTHBANK VIC 3006

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 PS426407T 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: 68-70 AUTUMN STREET GEELONG WEST VIC 3218

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

Page 2 of 2

OWNERS CORPORATIONS

**ADVERTISED
PLAN**

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS426407T

DOCUMENT END

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Document Type	Plan
Document Identification	PS426407T
Number of Pages (excluding this cover sheet)	5
Document Assembled	25/10/2024 09:42

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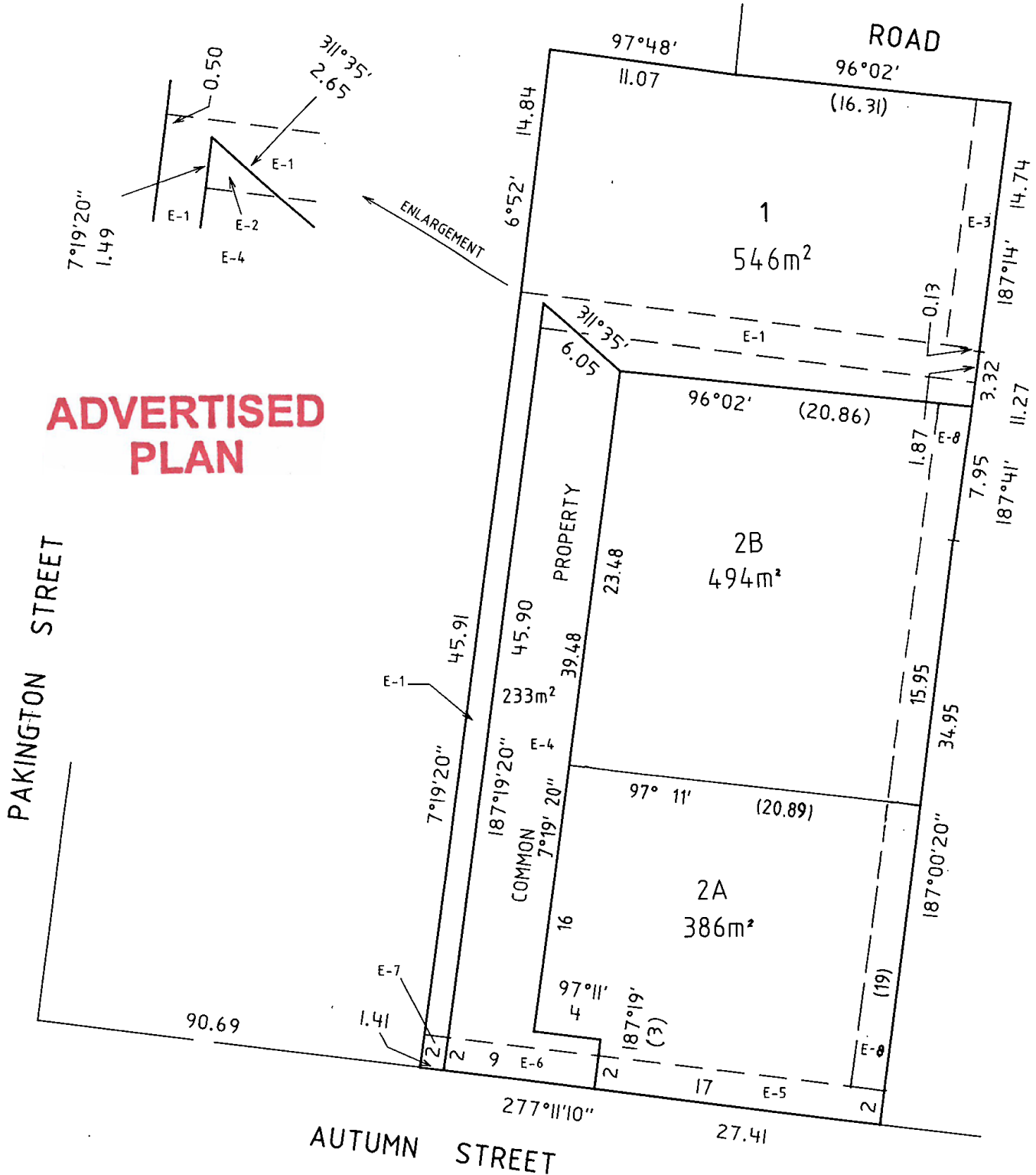
<h2 style="margin:0;">PLAN OF SUBDIVISION</h2>		STAGE No. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO USE ONLY EDITION 2	PLAN NUMBER PS 426407T
<h3 style="text-align: center; margin: 5px 0;">LOCATION OF LAND</h3> <p>PARISH : MOORPANYAL</p> <p>TOWNSHIP :</p> <p>SECTION : 1</p> <p>CROWN ALLOTMENT : 6 (PART)</p> <p>CROWN PORTION :</p> <p>LTO BASE RECORD : DCMB</p> <p>TITLE REFERENCES : VOL.10252 FOL.602 VOL.10252 FOL.603</p> <p>LAST PLAN REFERENCE/S : TP3372H,TP3373F</p> <p>POSTAL ADDRESS : AUTUMN STREET (At time of subdivision) GEELONG WEST 3218</p> <p>AMG Co-ordinates E 267 600 (of approx centre of land N 5 774 800 in plan) ZONE : 55</p>		<h3 style="text-align: center; margin: 5px 0;">COUNCIL CERTIFICATION AND ENDORSEMENT</h3> <p>COUNCIL NAME : CITY OF GREATER GEELONG REF: 4409</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988.</p> <p>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</p> <p>Date of original certification under Section 6. / /</p> <p>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage / /</p> <p>Council Delegate Council Seal Date 26 / 3 / 99</p> <p style="text-align: right; color: red; font-weight: bold; font-size: 1.2em;">ADVERTISED PLAN</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988.</p> <p>Council Delegate Council Seal Date / /</p>		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	<p>STAGING This is not a staged subdivision. Planning permit No. 1042/98</p> <p>DEPTH LIMITATION: Does not apply.</p> <p>SURVEY. THIS PLAN IS BASED ON SURVEY</p> <p>THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 385 & 174 IN PROCLAIMED SURVEY AREA No.</p> <p>OTHER PURPOSE OF THIS PLAN: TO CREATE EASEMENTS OVER THE LAND MARKED E-2, E-3, E-4, E-5, E-6, & E-7 IN FAVOUR OF LAND NOT ON THIS PLAN.</p> <p>GROUND: PLANNING PERMIT No. 1042/98.</p>		
<p>CREATION OF RESTRICTION</p> <p>On registration of this plan the following restrictions are created.</p> <p style="text-align: center; font-size: 1.2em;">SEE SHEET 4 FOR DETAILS</p>		<p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p>		
EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Easements and rights Implied by Section 12(2) of the Subdivision Act 1988 apply to the whole of the land on this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-2 & E-7	SEWERAGE	SEE DIAG	THIS PLAN	BARWON WATER
E-2, E-4 & E-6	WAY, DRAINAGE, SEWERAGE, WATER SUPPLY, GAS SUPPLY, ELECTRICITY SUPPLY, VOICE & DATA COMMUNICATION	SEE DIAG	THIS PLAN	C/T Vol.10052 Fol.179 LAND IN MEM.607 BOOK 884
E-3	SEWERAGE	2	THIS PLAN	C/T Vol.8746 Fol.618
E-5, E-6 & E-7	DRAINAGE	2	THIS PLAN	CITY OF GREATER GEELONG LAND IN MEM.607 BOOK 884 C/T Vol.10052 Fol.179 C/T Vol.10295 Fol.986
E-8	DRAINAGE	2	W146894A (SEC 32 SUB ACT 1988)	CITY OF GREATER GEELONG
				LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE: 13 / 7 / 99
				LTO USE ONLY PLAN REGISTERED TIME 11.00 DATE 11 / 10 / 99 Assistant Registrar of Titles SHEET 1 OF 4 SHEETS
 ALL GENERAL SURVEYING PTY. LTD. 47 NORTH VALLEY ROAD, HIGHTON. 3218 TELEPHONE: (03) 5241 9833		LICENSED SURVEYOR (Print) WILLIAM THOMAS CASEY SIGNATURE..... DATE 26/3/1999 REF : 3826-1 VERSION 02		DATE 26 / 3 / 99 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 426407T



A.M.G. Zone 55



ACN.006 256 702

ALL GENERAL SURVEYING PTY. LTD.

47 NORTH VALLEY ROAD, HIGHTON. 3218

TELEPHONE: (03) 5241 9833

SCALE

ORIGINAL

2.5 0 2.5 5 7.5 10 12.5

SCALE

SHEET SIZE

1:250

A3

LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT)

WILLIAM THOMAS CASEY

SIGNATURE

DATE 26/3/1999

REF : 3826-1

VERSION 02

SHEET 2 OF 4 SHEETS

DATE 26 / 3 / 99

COUNCIL DELEGATE SIGNATURE

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ADVERTISED PLAN

PS426407T

**FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT**

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS426407T

ADVERTISED PLAN

CREATION OF RESTRICTION

On registration of this plan the following restrictions are created.

DESCRIPTION OF RESTRICTIONS

1. The registered proprietor(s) for the time being of lot 1 on this plan shall not erect or build or cause or suffer to be erected or built on that lot more than one dwelling.

LAND TO BE BENEFITTED: All lots on this plan. LAND TO BE BURDENED: Lot 1 on this plan.

2. The registered proprietor(s) for the time being of any lot on this plan shall not erect or build or cause or suffer to be erected or built on that lot more than one dwelling

LAND TO BE BENEFITTED: Lots 2A & 2B on this plan. LAND TO BE BURDENED: Lots 2A & 2B on this plan

3. The registered proprietor(s) for the time being of any lot on this plan shall not subdivide that lot or cause or suffer that lot to be subdivided unless otherwise approved by the responsible authority

LAND TO BE BENEFITTED: Lots 2A & 2B on this plan. LAND TO BE BURDENED: Lots 2A & 2B on this plan

4. The registered proprietor(s) for the time being of any lot on this plan shall not develop or build on that lot other than in accordance with the approved neighbourhood design plan and building envelopes.

LAND TO BE BENEFITTED: Lots 2A & 2B on this plan. LAND TO BE BURDENED: Lots 2A & 2B on this plan

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ACN 006 256 702

ALL GENERAL SURVEYING PTY. LTD.

47 NORTH VALLEY ROAD, HIGHTON 3216

TELEPHONE: (03) 5241 9833

SCALE

2.5 0 2.5 5 7.5 10 12.5

LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET
SIZE

1:250

A3

LICENSED SURVEYOR (PRINT)

WILLIAM THOMAS CASEY

SIGNATURE

DATE 24/6/99

REF: 3826-2

VERSION 02

SHEET 4 OF 4 SHEETS

DATE 25/6/99

COUNCIL DELEGATE SIGNATURE

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

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Document Type	Instrument
Document Identification	AF664120U
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Private
The information is
statutory authority
maintaining public
in the Victorian L

AF664120U

19/02/2008 \$1343 45
3S

MADE AVAILABLE

Office Use Only

Lodged by: Commonwealth Bank of Australia
Name: 48 123 123 124
Phone: 5 Bourke Street, Melbourne
Phone: 1300 137 762
Address: Name 345227
Ref: Reference
Customer Code: Customer Code 21Q

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificates of Title Volume 10481 Folio 751 and Volume 10481 Folio 752

Estate and Interest: (e.g. "all my estate in fee simple")

All our estate in fee simple.

**ADVERTISED
PLAN**

Consideration:

\$510,000.00

Transferor: (full name)

MALCOLM STUART LOWE AND YVONNE PHYLLIS LOWE

Transferee: (full name and address including postcode)

CJ.PROPERTIES (WERRIBEE) PTY LTD ACN 005 359 482 of Level 1, 200 Malop Street, GEELONG 3220

Directing Party: (full name)

Dated: 30/11/07

Execution and attestation:

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Original Land Transfer
Stamped with \$31,660.00
Doc ID 2309207, 18 Feb 2008
SRO Victoria Duty: RXK2

Approval No.
8660710A

ORDER TO REGISTER

Please register and issue title to

Signed

Cust. Code

T1



STAMP DUTY USE ONLY

Commonwealth Bank of Australia	
This stamp is	ABN 48 123 123 124
SRO	Victorian Duty \$ 21,660.00 AP 184
Property.	Consideration / Advance \$ 510,000.00
NOT TO BE COPIED	Victorian Assets % Section
	Original / Counterpart / Collateral / Upstamp
	Transaction No. 18991208
	Endorsing Date 25/01/2008
	Signature: [Signature] No 14

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE **ADVERTISED** Transfer of Land Act 1958 **PLAN**

Pl The infor under sta purpose registers Registry.	AF664120U 19/02/2008 \$1343 45
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This is page 2 of *Approved Form T1* dated 30/11/07 between MALCOLM STUART LOWE AND YVONNE PHYLLIS LOWE and C.J. PROPERTIES (WERRIBEE) PTY LTD

Signatures of the parties

Panel Heading

SIGNED SEALED AND DELIVERED by the said
MALCOLM STUART LOWE in the presence of:

Malcolm Lowe
Witness

Law Cole
Witness

SIGNED SEALED AND DELIVERED by the said
YVONNE PHYLLIS LOWE in the presence of:

Yvonne P. Lowe
Witness

Law Cole
Witness

EXECUTED by C.J.PROPERTIES (WERRIBEE)
PTY LTD ACN 005 359 482 in accordance with
Section 127 of the Corporations Act 2001:

x Gavin Mark Cole
Director
Gavin Mark Cole
Full Name
70 Autumn Street
Geelong West, Victoria 3218
Address

x Brendan Leslie Cole
Director/Secretary
Brendan Leslie Cole
Full Name
53 Hope Street,
Geelong West, Victoria 3218
Address

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Approval No. 8660710A

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010



Department of Environment, Land, Water & 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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Status	Registered	Dealing Number	AW164678E
Date and Time Lodged	14/10/2022 04:14:48 PM		

Lodger Details

Lodger Code	19751U
Name	KALUS KENNY INTELEX
Address	
Lodger Box	
Phone	
Email	
Reference	CHL:221437 Hope & Au

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CAVEAT

Jurisdiction	VICTORIA
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Land Title Reference

10481/751
10481/752

Caveator

Name	HOPE AND AUTUMN PTY LTD
ACN	659854298

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

04/07/2022

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Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Kalus Kenny Intalex

Address

Floor Type	LEVEL
Floor Number	1
Street Number	4
Street Name	RIVERSIDE
Street Type	QUAY
Locality	SOUTHBANK
State	VIC
Postcode	3006

**ADVERTISED
PLAN**

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	HOPE AND AUTUMN PTY LTD
Signer Name	CHANTELLE GRACE LIPHUYZEN
Signer Organisation	KALUS KENNY INTELEX
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	14 OCTOBER 2022

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS426407T**

The land in PS426407T is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1, 2A, 2B.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

68 AUTUMN STREET GEELONG WEST VIC 3218

PS426407T 11/10/1999

Owners Corporation Manager:

NIL

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Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	10	10
Lot 2A	10	10
Lot 2B	10	10
Total	30.00	30.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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OWNERS CORPORATION
PLAN NO. PS426407T

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