

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

Page 1 of 2

VOLUME 10457 FOLIO 506

Security no : 124119478182P
Produced 31/10/2024 09:36 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 426407T.
PARENT TITLES :
Volume 10252 Folio 602 to Volume 10252 Folio 603
Created by instrument PS426407T 11/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
F.H. TUCKER & SON PTY LTD of 55 HOPE ST GEELONG WEST 3218
W151633Q 09/07/1999

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ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS426407T 11/10/1999

CAVEAT AW164684K 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

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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: 72 AUTUMN STREET GEELONG WEST VIC 3218

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

Page 2 of 2

OWNERS CORPORATIONS

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 09:43

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<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> <div style="width: 40%;">PLAN OF SUBDIVISION</div> <div style="width: 10%;">STAGE No. <div style="border-top: 1px solid black; height: 10px; width: 100%;"></div></div> <div style="width: 20%;">LTO USE ONLY EDITION 2</div> <div style="width: 30%;">PLAN NUMBER PS 426407T</div> </div> <div style="border: 1px solid black; padding: 5px;"> <div style="text-align: center; font-weight: bold; margin-bottom: 10px;">LOCATION OF LAND</div> <div style="display: flex; justify-content: space-between;"> <div style="width: 40%;"> PARISH : MOORPANYAL TOWNSHIP : SECTION : 1 CROWN ALLOTMENT : 6 (PART) CROWN PORTION : LTO BASE RECORD : DCMB TITLE REFERENCES : VOL.10252 FOL.602 VOL.10252 FOL.603 LAST PLAN REFERENCE/S : TP3372H,TP3373F <div style="font-size: small;"> POSTAL ADDRESS : AUTUMN STREET (At time of subdivision) GEELONG WEST 3218 AMG Co-ordinates E 267 600 (of approx centre of land N 5 774 800 in plan) ZONE : 55 </div> </div> <div style="width: 60%;"> <div style="text-align: center; font-weight: bold; margin-bottom: 10px;">COUNCIL CERTIFICATION AND ENDORSEMENT</div> <div style="font-size: small;"> COUNCIL NAME : CITY OF GREATER GEELONG REF: 4409 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. <div style="font-weight: bold; margin-bottom: 5px;">OPEN SPACE</div> <div style="font-size: x-small;"> (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage - <div style="font-size: x-small; margin-top: 5px;"> Council Delegate Council Seal Date 26 / 3 / 99 </div> </div> </div> </div> </div> </div></div>		<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <div style="display: flex; justify-content: space-between; border-bottom: 1px solid black; margin-bottom: 5px;"> <div style="width: 40%;">VESTING OF ROADS AND/OR RESERVES</div> <div style="width: 60%;">NOTATIONS</div> </div> <div style="display: flex;"> <div style="width: 30%; border-right: 1px solid black; padding-right: 5px;"> <div style="font-size: x-small; margin-bottom: 5px;"> IDENTIFIER COUNCIL/BODY/PERSON </div> <div style="height: 100px;"></div> </div> <div style="width: 70%; padding-left: 5px;"> <div style="font-size: x-small; margin-bottom: 5px;"> STAGING This is not a staged subdivision. Planning permit No. 1042/98 </div> <div style="font-size: x-small;"> DEPTH LIMITATION: Does not apply. SURVEY. THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 385 & 174 IN PROCLAIMED SURVEY AREA No. 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. GROUNDS:PLANNING PERMIT No.1042/98. </div> </div> </div> </div>		
<div style="border: 1px solid black; padding: 5px;"> <div style="font-size: small; margin-bottom: 5px;">CREATION OF RESTRICTION</div> <div style="font-size: x-small; margin-bottom: 10px;">On registration of this plan the following restrictions are created.</div> <div style="text-align: center; font-size: large; font-weight: bold; margin-bottom: 10px;">SEE SHEET 4 FOR DETAILS</div> <div style="text-align: center; font-size: 2em; font-weight: bold; color: red; margin-bottom: 10px;">ADVERTISED PLAN</div> </div>		<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold; text-align: center;"> 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 </div>		
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

ACN.006 256 702
ALL GENERAL SURVEYING PTY. LTD.
47 NORTH VALLEY ROAD, HIGHTON. 3216
TELEPHONE: (03) 5241 9833

LICENSED SURVEYOR (Print) WILLIAM THOMAS CASEY
SIGNATURE..... DATE 26/3/1999
REF : 3826-1 VERSION 02

LTO USE ONLY
STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED ☒

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

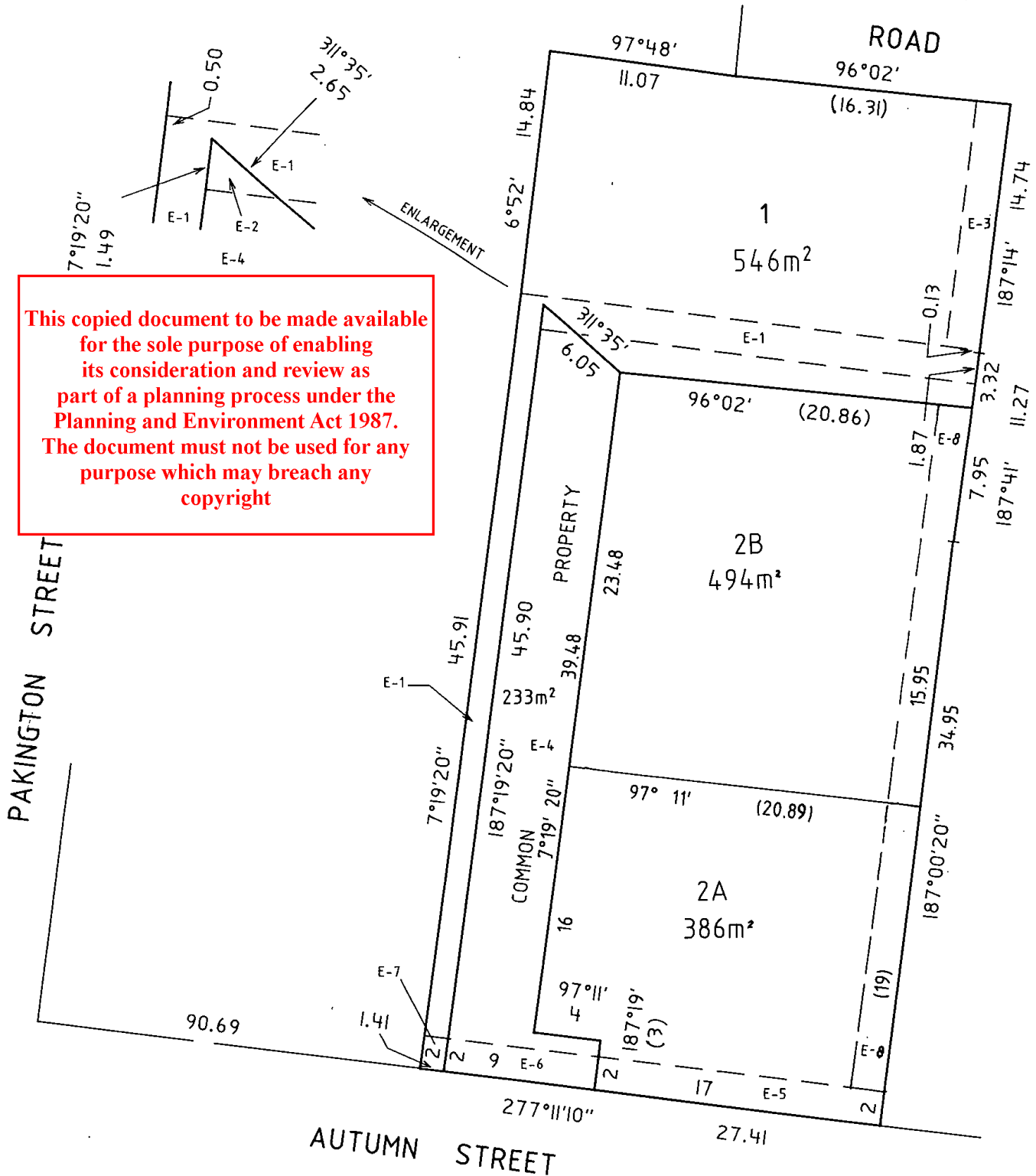
DATE 26 / 3 / 99
COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 426407T



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ADVERTISED PLAN



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

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

A.M.G. Zone 55

PS426407T

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

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PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS426407T

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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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PLAN**



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



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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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.

Produced 25/10/2024 09:43:11 AM

Status	Registered	Dealing Number	AW164684K
Date and Time Lodged	14/10/2022 04:15:34 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
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

10457/506
10493/198

Caveator

Name	HOPE AND AUTUMN PTY LTD
ACN	659854298

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Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

04/07/2022

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 InteleX

Address

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

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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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W151633Q
090799 1111 45 71



TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: PRICE HIGGINS
Name: PRICE HIGGINS
Phone: 03 5222266
Address: 47 YARRA STREET GEELONG
Ref.: GT14P
Customer Code: 1414P

MADE AVAILABLE / CHANGE CONTROL
Land Titles Office Use Only

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)

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Certificate of Title Volume 8327 Folio 887

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

All our estate in fee simple

Consideration:

\$71,500.00



DW151633Q-1-4

Transferor: (full name)

PETER TASICH and GEORGE TASEVSKI

Transferee: (full name and address including postcode)

F.H. TUCKER & SON PROPRIETARY LIMITED (ACN 004 368 030)
of 55 Hope Street, Geelong West, 3218

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Directing Party: (full name)

Dated: 2 / 7 / 1999.

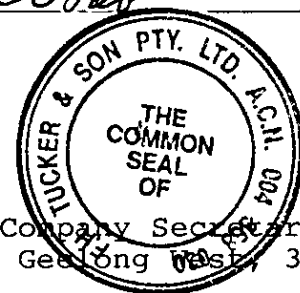
X.P. TASICH

Execution and attestation:

SIGNED by the Transferors in the presence of: [Signature]

X.G. TASEVSKI

THE COMMON SEAL of F.H. TUCKER & SON PTY. LTD. (ACN 004 368 030) was affixed in the presence of the authorised person: [Signature]



..... Sole Director and Sole Company Secretary
Name: Trevor Leslie Cole Address: 53 Hope Street, Geelong West, 3218

Approval No. 571987L

ORDER TO REGISTER

Please register and issue title to

\$1516 STAMP DUTY USE ONLY

Original Transfer of Land
Stamped with: \$1,516.00
Trn: 528387 09-JUL-1999
Stamp Duty Victoria: AXK2

T1



Signed

Cust. Code:

5 NOV 1999

THE BACK OF THIS FORM MUST NOT BE USED



ADVERTISED PLAN

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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