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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.

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

VOLUME 12108 FOLIO 093 Security no : 124137591936C
No CofT exists Produced 14/08/2026 12:22 PM

LAND DESCRIPTION

Common Property on Registered Plan of Strata Subdivision 022527G.
Created by instrument SP022527G 04/09/1985

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
OWNERS CORPORATION PLAN NO. SP022527G of 1 SARGOOD STREET ALTONA VIC 3018
AS349402E 12/07/2019

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument 0291690

Any encumbrances affecting Common Property that are derived from an encumbrance shown on titles to lots affected by the Owners Corporation.

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 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 SP022527G 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: 1 SARGOOD STREET ALTONA VIC 3018

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP022527G

DOCUMENT END

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Freehold 661836 Jennings & Jennings

291690

Registrar of Titles

This Transfer may be registered

Transfer of Land

The Altona Bay Estate Company Limited carrying on business at No 6 Queen Street in the City of Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Three thousand six hundred and seventy pounds two shillings and two pence paid to it by James Sewes Hosie of Queens Terrace South Melbourne Gentleman Do hereby transfer to the said James Sewes Hosie All its estate and interest in- Firstly All those pieces of land being Lots Thirty six, thirty seven, thirty nine, forty, forty one, One hundred and twenty two and one hundred and twenty three on the plan of subdivision lodged in the office of Titles No. 2102 -

Secondly - All that piece of land being Lot One hundred and sixty two on the plan of subdivision lodged in the office of Titles No. 2142 -

Thirdly All those pieces of land being Lots One, two, three four, five, eight, nine, ten and eleven on plan of subdivision lodged in the office of Titles No. 2136 - being parts of the land comprised in Certificate of title entered in the Register Book Vol 2147 Fol 429330

As to the land firstly described - Together with a right of Carriage way over the roads shewn on said plan No. 2102 and colored Brown thereon and reserved out of the aforesaid Certificate of Title

As to the land secondly described - Together with a right of Carriage way over the roads shewn on said plan No. 2142 and colored Brown thereon which are reserved out of the said Certificate of title -

As to the land thirdly described, Together with a right of Carriage way over the roads shewn on the said plan No. 2136 and colored Brown thereon

And the said [illegible] for himself his executors administrators and transferees owners for the time being [illegible] This transfer or any [illegible] with the said Altona Bay Estate Company Limited and its assigns that he the said James Sewes Hosie his executors administrators and transferees will not carry on or suffer to be carried on any Brickmaking Quarrying or noxious trade of any description upon the lot or lots so transferred

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291690

ADVERTISED PLAN

as aforesaid or any part thereof and in case of a breach of any [illegible] of this Covenant he the said James Jeves Hosie his heirs executors administrators or transferees shall and will retransfer the lot or lots on which any Brickmaking Quarrying or noxious trade shall be carried on to the said Company for the nominal consideration of one shilling on demand being made by the said Company in that behalf and this Covenant shall be noted on and appear in every future Certificate of title for such land or any part or parts thereof as an encumbrance affecting the same – A Consolidated Certificate is requested –

Dated this twenty seventh day of October One thousand eight hundred and ninety

The common seal of The Hlona Bay Estate Company Limited was hereto affixed by and in the presence of

John Blyth Chairman of Directors

James Hosie a Director

D H Clarke Secretary

Signed by the said James Jeves Hosie in the presence of Chas Wm Sergeant Clerk to Mess. Timins & Timins Solrs Melbourne

James Hosie

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Dated 1890

The Altona Bay Estate Company Limited

to

James Seves Moore

Transfer

Jennings & Jennings

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION.	NAMES OF THE PARTIES THERETO.	NUMBER OR SYMBOL THEREON.
Transfer as to part and Creation of Easement	THE 31st November DAY OF October 1890 AT 10.16 O'CLOCK IN THE fore NOON	The Altona Bay Estate Company Limited to Francis Charles Eastwood James Seves Moore	291690

Goode

ASSISTANT REGISTRAR OF TITLES

CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT HAS BEEN ENTERED IN THE REGISTER BOOK

VOL. 1449 FOL. 1429 331

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PLAN OF STRATA SUBDIVISION | EDITION 1 | SP022527G

LOCATION OF LAND

PARISH: TRUGANINA

TOWNSHIP: -

SECTION: 8

CROWN ALLOTMENT: A (PART)

CROWN PORTION: -

TITLE REFERENCE: VOL.4425 FOL.999

LAST PLAN REFERENCE: LOT 41 ON LP2102

DEPTH LIMITATION: 15.24 METRES BELOW THE SURFACE

POSTAL ADDRESS: 1 SARGOOD STREET
ALTONA 3018

FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT

SURVEYOR'S CERTIFICATE

Surveyor: PAUL MATHIAS KENNEDY

Certification Date: 15/02/1985

SEAL OF MUNICIPALITY AND ENDORSEMENT

Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967
by CITY of ALTONA on 04/06/1985

REGISTERED DATE: 04/09/1985

PLAN UPDATED BY REGISTRAR IN AN661031Q 14/05/2020

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 1 TO 3 IS A SINGLE STOREY BUILDING.

THE LOWER BOUNDARY OF LOTS 1 TO 3 IS THAT PART OF THE SITE OF THE RELEVANT LOT.
THE UPPER BOUNDARY OF THESE LOTS IS SIX METRES ABOVE ITS LOWER BOUNDARY.

NO LOT IS AN ACCESSORY LOT.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.
LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:
MEDIAN: ALL BOUNDARIES

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EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected
E-1	SEWERAGE	1.83	E866730	M.M.B.W.	LOTS 2, 3 & CP

MEASUREMENTS ARE IN METRES

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PLAN OF STRATA SUBDIVISION

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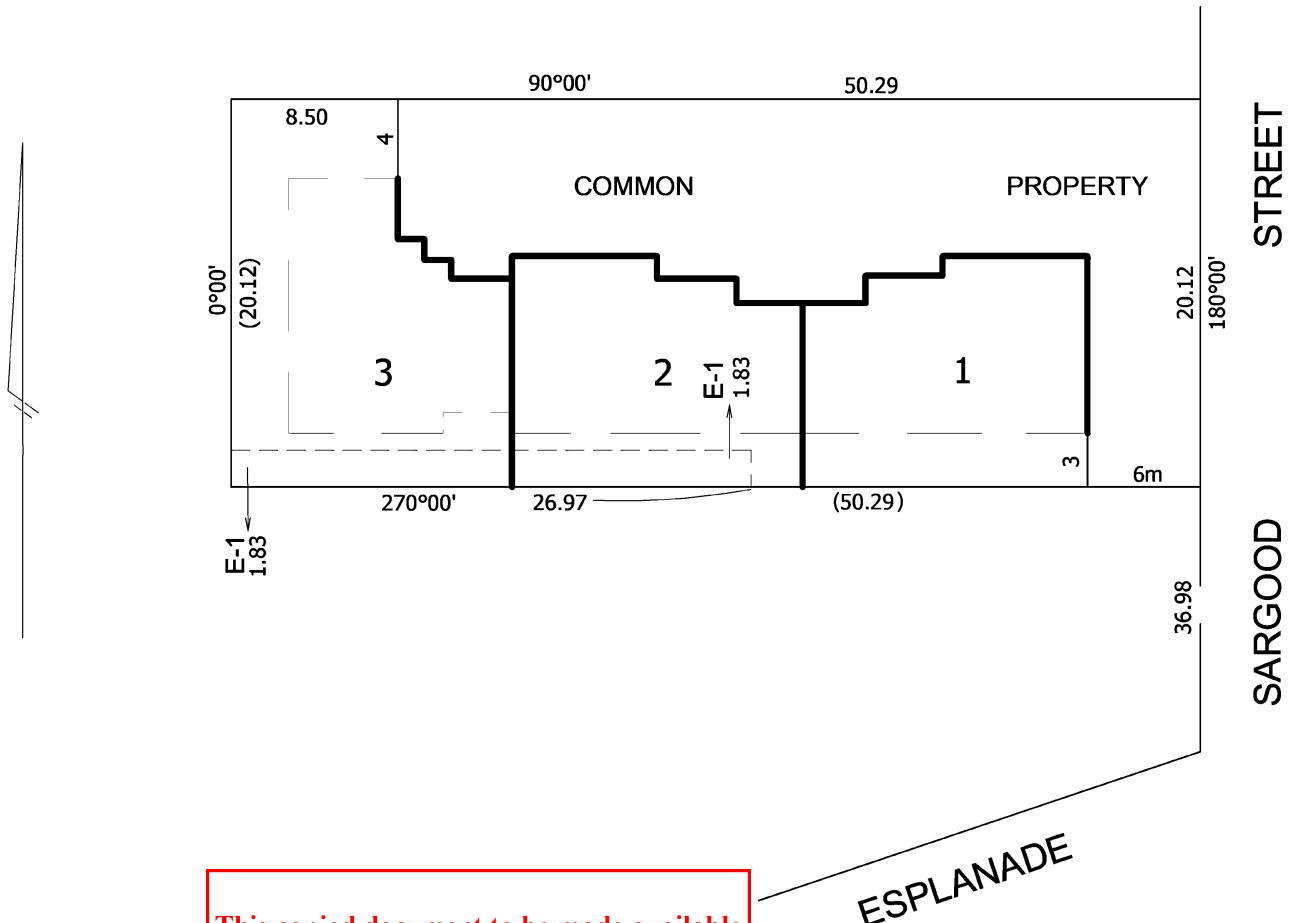

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0 5 10 15
SCALE OF METRES

MEASUREMENTS ARE IN METRES