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

VOLUME 10482 FOLIO 300

Security no : 124137307778T
Produced 05/08/2026 03:12 PM

LAND DESCRIPTION

Lot 9 on Registered Plan of Strata Subdivision 028115Y.
CAR PARK
PARENT TITLE Volume 09795 Folio 005
Created by instrument W357566R 19/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ALEXANDER GUNNAR KALLAS of UNIT 1 7 ORMSBY GROVE TOORAK VIC 3142
AW754999T 21/04/2023

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AZ788011J 10/11/2025

Caveator
ORMSBY ROAD TOORAK DEVELOPMENT PTY LTD ACN: 692381507
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/11/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
ARNOLD BLOCH LEIBLER
Notices to
ARNOLD BLOCH LEIBLER of LEVEL 21 333 COLLINS STREET MELBOURNE VIC 3000

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP028115Y 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: 7 ORMSBY GROVE TOORAK VIC 3142

ADMINISTRATIVE NOTICES

NIL

eCT Control 24484M YARRA LANE LEGAL
Effective from 21/04/2023

**ADVERTISED
PLAN**

OWNERS CORPORATIONS

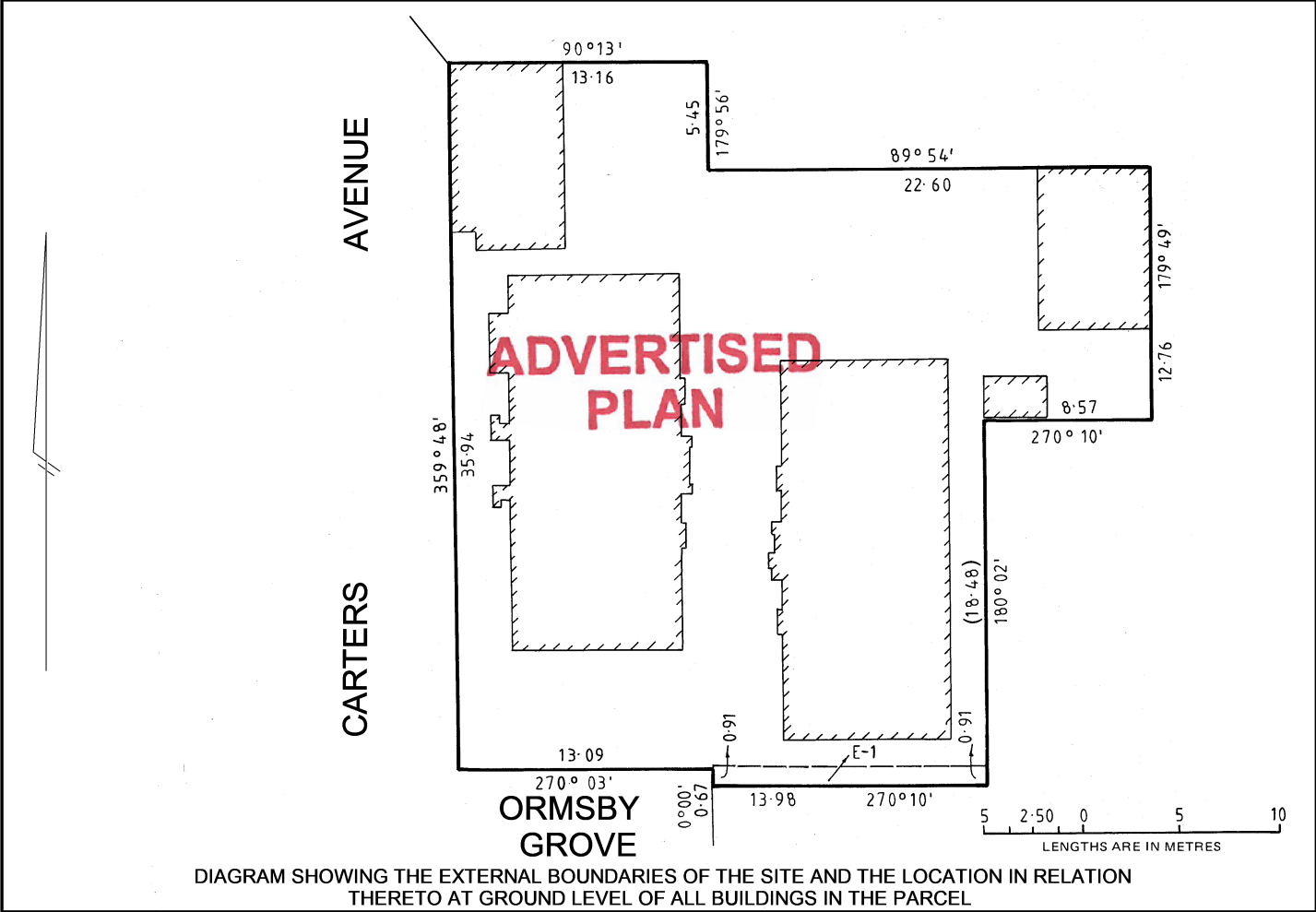
The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP028115Y

DOCUMENT END

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**ADVERTISED
PLAN**

PLAN OF STRATA SUBDIVISION	EDITION 1	SP028115Y
LOCATION OF LAND PARISH: PRAHRAN TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 31 (PART) TITLE REFERENCE: VOL.6348 FOL.437 LAST PLAN REFERENCE: - DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 7 - 9 ORMSBY GROVE TOORAK 3142	FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT	
	SURVEYOR'S CERTIFICATE Surveyor: NEIL ALFRED WEBSTER Certification Date: 22/07/1985 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY OF PRAHRAN on 07/12/1987 REGISTERED DATE: 17/02/1988 PLAN UPDATED BY REGISTRAR IN AN661031Q 14/02/2024	



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	DRAINAGE AND STORM WATER	0.91	INST.1715255	UNSPECIFIED	CP
MEASUREMENTS ARE IN METRES					SHEET 1 OF 3

PLAN OF STRATA SUBDIVISION

SP028115Y

LEGEND

THE BUILDINGS IN THE PARCEL CONTAINED IN LOTS 1 TO 8 ARE STOREY BUILDINGS.

THE LOWER BOUNDARY OF LOTS 1 TO 8 LIES WITHIN THE FLOOR OF THAT PART OF THE RELEVANT STOREY OF THE LOT.

THE UPPER BOUNDARY OF THESE LOTS LIES WITHIN THE CEILING OF THAT PART OF THE RELEVANT STOREY.

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 9 TO 11 IS A TWO STOREY BUILDING.

THE LOWER BOUNDARY OF LOTS 9 TO 11 IS ONE METRE BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.

THE UPPER BOUNDARY OF THESE LOTS LIES WITHIN THE CEILING OF THAT PART OF THE GROUND STOREY.

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 12 TO 14 IS A SINGLE STOREY BUILDING.

NO BUILDING OR PART OF A BUILDING IS CONTAINED IN LOTS 15 AND 16.

THE LOWER BOUNDARY OF LOTS 12 TO 16 IS ONE METRE BELOW THAT PART OF THE SITE OF THE RELEVANT LOT.

THE UPPER BOUNDARY OF THESE LOTS IS THREE METRES ABOVE THAT PART OF THE SITE.

LOTS 9 TO 16 ARE ACCESSORY LOTS.

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.

ANY OTHER BOUNDARY IS SHOWN BY A THICK BROKEN LINE.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

MEDIAN: ALL BOUNDARIES

NOTICE OF RESTRICTION

THE LOTS SPECIFIED IN COLUMN 1 HEREUNDER ARE RESTRICTED LOTS.

THE LOTS SPECIFIED IN COLUMN 2 HEREUNDER ARE CAR PARK LOTS.

COLUMN 1

LOTS 1 TO 8

COLUMN 2

LOTS 9 TO 16

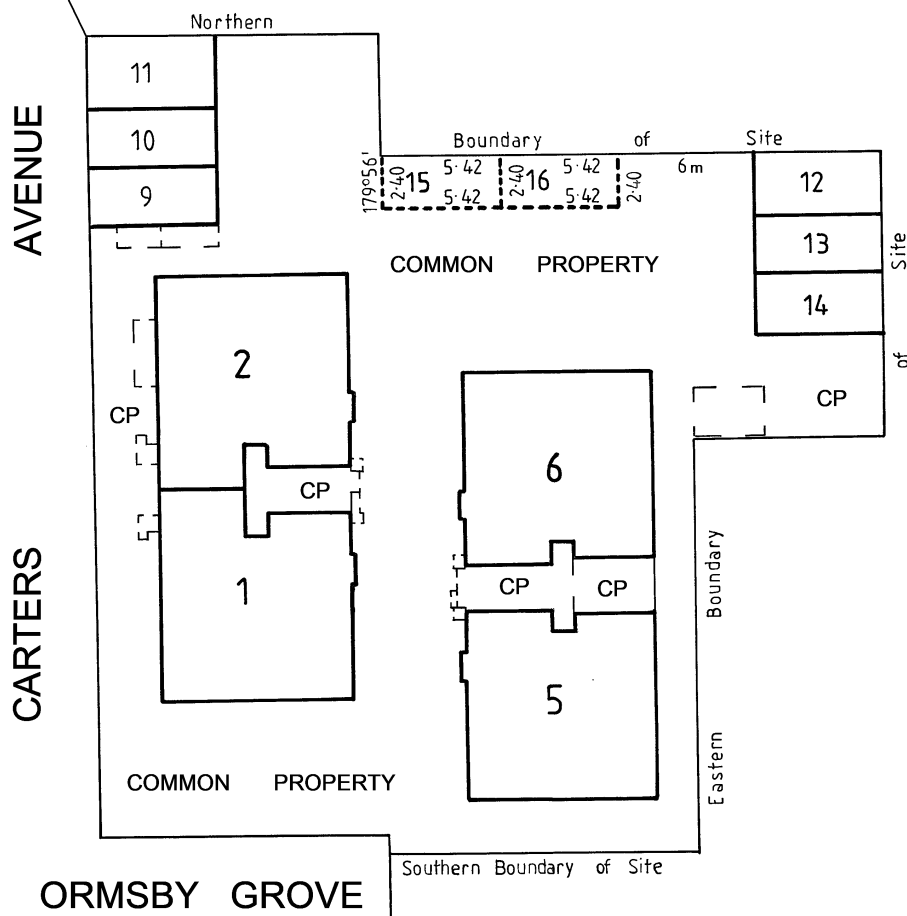
REGISTRATION OF DEALINGS WITH THE LOTS SPECIFIED IN COLUMN 1 IS RESTRICTED.

**ADVERTISED
PLAN**

PLAN OF STRATA SUBDIVISION

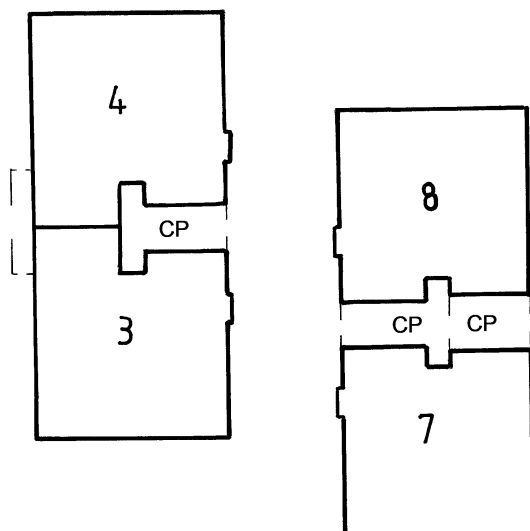
SP028115Y

DIAGRAM 1
GROUND LEVEL AND
GROUND STOREY



**ADVERTISED
PLAN**

DIAGRAM 2
TOPMOST STOREY



5 2.50 0 5 10
Lengths are in Metres



Department of Transport and Planning

Electronic Instrument Statement

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Produced 05/08/2026 03:12:55 PM

Status	Registered	Dealing Number	AZ788011J
Date and Time Lodged	10/11/2025 10:45:18 AM		

Lodger Details

Lodger Code	18915V
Name	ARNOLD BLOCH LEIBLER
Address	
Lodger Box	
Phone	
Email	
Reference	011930955 Unit 1 Cav

**ADVERTISED
PLAN**

CAVEAT

Jurisdiction	VICTORIA
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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

10482/299
10482/300

Caveator

Name	ORMSBY ROAD TOORAK DEVELOPMENT PTY LTD
ACN	692381507

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

01/11/2025

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice



Department of Transport and Planning

Electronic Instrument Statement

Arnold Bloch Leibler

Address

Floor Type	LEVEL
Floor Number	21
Street Number	333
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

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	ORMSBY ROAD TOORAK DEVELOPMENT PTY LTD
Signer Name	DYLAN FELTHAM
Signer Organisation	ARNOLD BLOCH LEIBLER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

File Notes:

NIL

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

Statement End.

**ADVERTISED
PLAN**