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

VOLUME 08092 FOLIO 990

Security no : 124132299861G
Produced 19/02/2026 10:13 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 031634.
PARENT TITLE Volume 07609 Folio 183
Created by instrument 2535526 24/12/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP031634 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: 10 ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

DOCUMENT END

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

VOLUME 08092 FOLIO 988

Security no : 124132299926L
Produced 19/02/2026 10:14 AM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 031634.
PARENT TITLE Volume 07609 Folio 183
Created by instrument 2503432 10/07/1952

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE LP031634 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: 12 ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

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Document Type	Plan
Document Identification	LP031634
Number of Pages (excluding this cover sheet)	1
Document Assembled	19/02/2026 10:14

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LP 31634

LP 31634

EDITION 1
PLAN MAY BE LODGED
5-09-1955

PLAN OF SUBDIVISION OF
PART OF DENDY'S CROWN SPECIAL SURVEY
PARISH OF MOORABBIN

COUNTY OF BOURKE

Measurements are in Feet & Inches
Conversion Factor
FEET X 0.3048 = METRES
VOL. 7609 FOL. 183

COLOUR CODE

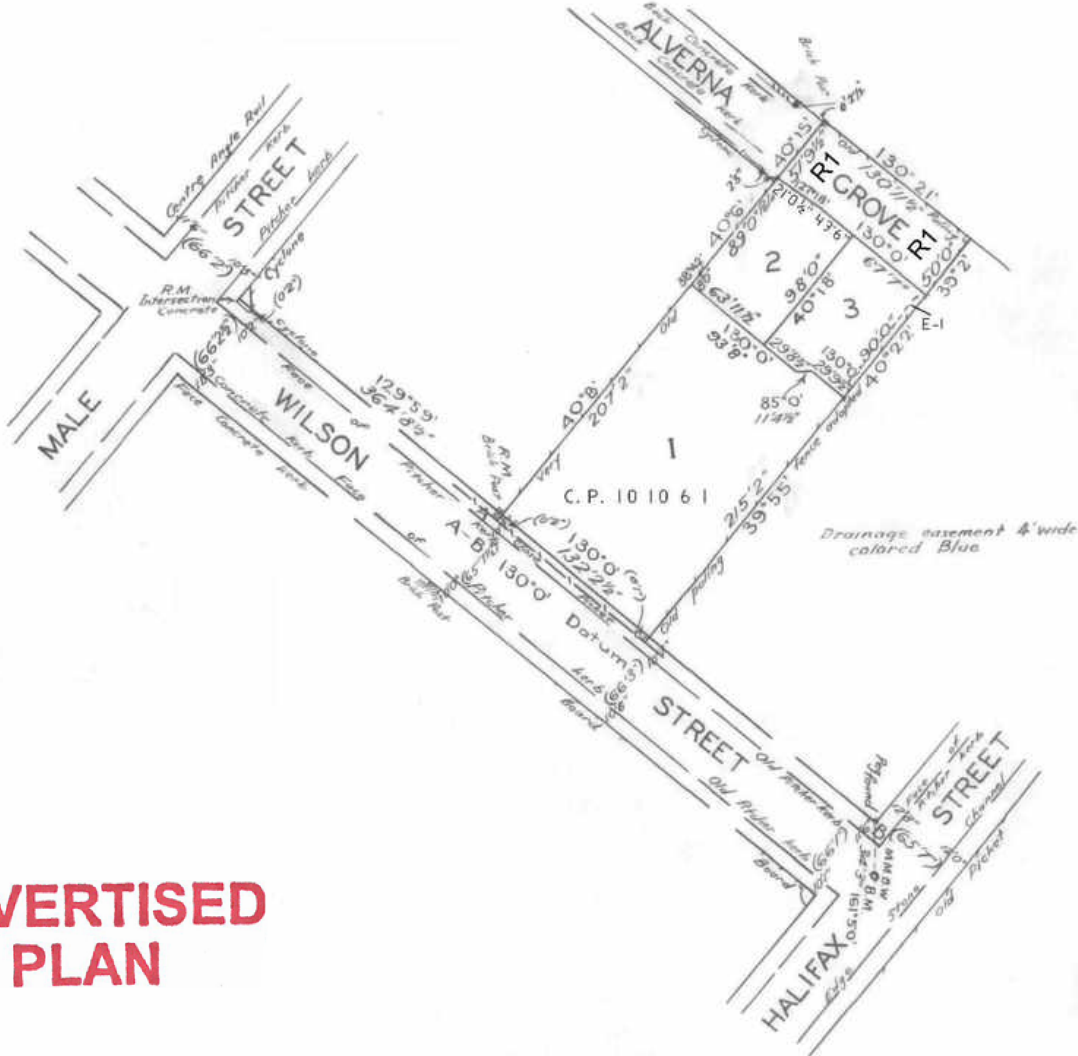
E-1 = BLUE
R1 = BROWN

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APPROPRIATIONS

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY & DRAINAGE



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

VOLUME 10216 FOLIO 669

Security no : 124132300508D
Produced 19/02/2026 10:25 AM

LAND DESCRIPTION

Lot 1 on Title Plan 003862P.
Created by Application No. 075406W 09/02/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP003862P 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: 14 ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

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Document Type	Plan
Document Identification	TP003862P
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/02/2026 10:25

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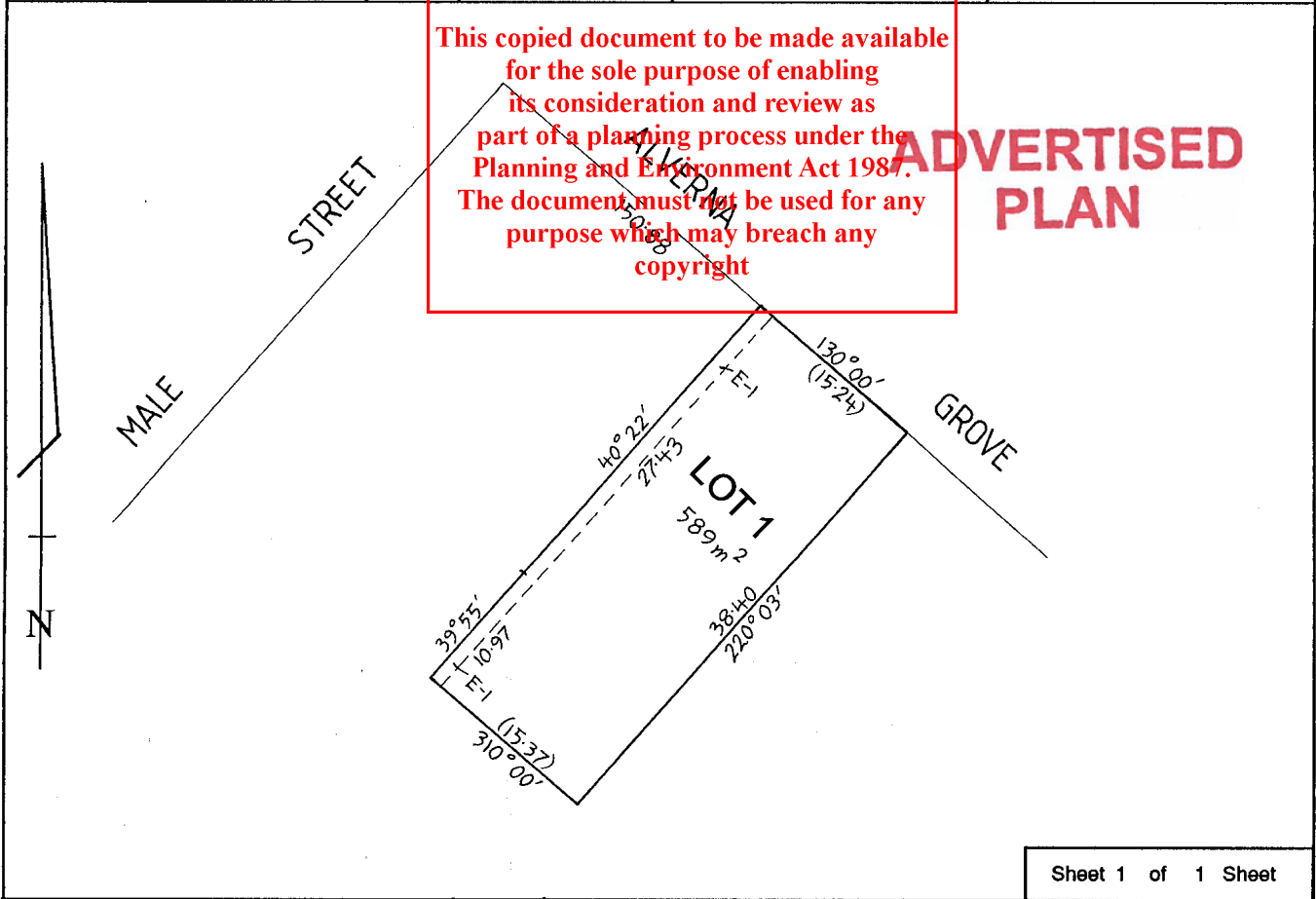
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**ADVERTISED
PLAN**

	TITLE PLAN	EDITION 2	TP 3862P
--	-------------------	------------------	-----------------

<p>LOCATION OF LAND Parish : MOORABBIN Township : Section : Crown Allotment : Crown Portion : PART OF DENDY'S CROWN SPECIAL SURVEY LTO base record : CHART 24 (3163) Last Plan Reference: Title References: Depth Limitation: Nil</p>	<p style="text-align: center;">NOTATIONS:</p> <p>WARNING AS TO DIMENSIONS : Any dimension and connecting distances shown is based on the description of the land shown in General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p>
--	---

Easement Information				THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES Checked by <i>[Signature]</i> Date 13 1 2 1 95 Assistant Registrar of Titles
LAND HEREON HAS APPURTENANT RIGHTS OF WAY AS SET OUT IN BOOK 618 NO.440.				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	UNSPECIFIED	1.22	Y9764T (BOOK 618 NO. 440)	SEE Y9764T (UNSPECIFIED)



Sheet 1 of 1 Sheet

LENGTHS ARE IN METRES	SCALE 1: 400	SHEET SIZE A3	File No: AP 75406W
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12061 FOLIO 281

Security no : 124132300967E
Produced 19/02/2026 10:32 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 732206W.
PARENT TITLES :
Volume 09916 Folio 477 to Volume 09916 Folio 478
Created by instrument PS732206W 19/02/2019

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FIONA YAU MOI FANG of UNIT 2 16 ALVERNA GROVE BRIGHTON VIC 3186
AR855691E 21/01/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR859058G 22/01/2019
NATIONAL AUSTRALIA BANK LTD

CAVEAT AZ286143P 19/06/2025

Caveator
ARCARE PTY LTD ACN: 005259361
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties
THE REGISTERED PROPRIETOR(S)
Date
22/05/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
KRISTINA FIONA MCGEEHAN-HALL
Notices to
KRISTINA MCGEEHAN-HALL of 346 SOUTH ROAD HAMPTON EAST VIC 3189

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DIAGRAM LOCATION

SEE PS732206W 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: 16A ALVERNA GROVE BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 20/02/2019

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Document Type	Plan
Document Identification	PS732206W
Number of Pages (excluding this cover sheet)	3
Document Assembled	19/02/2026 10:33

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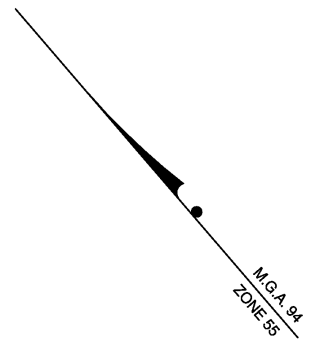
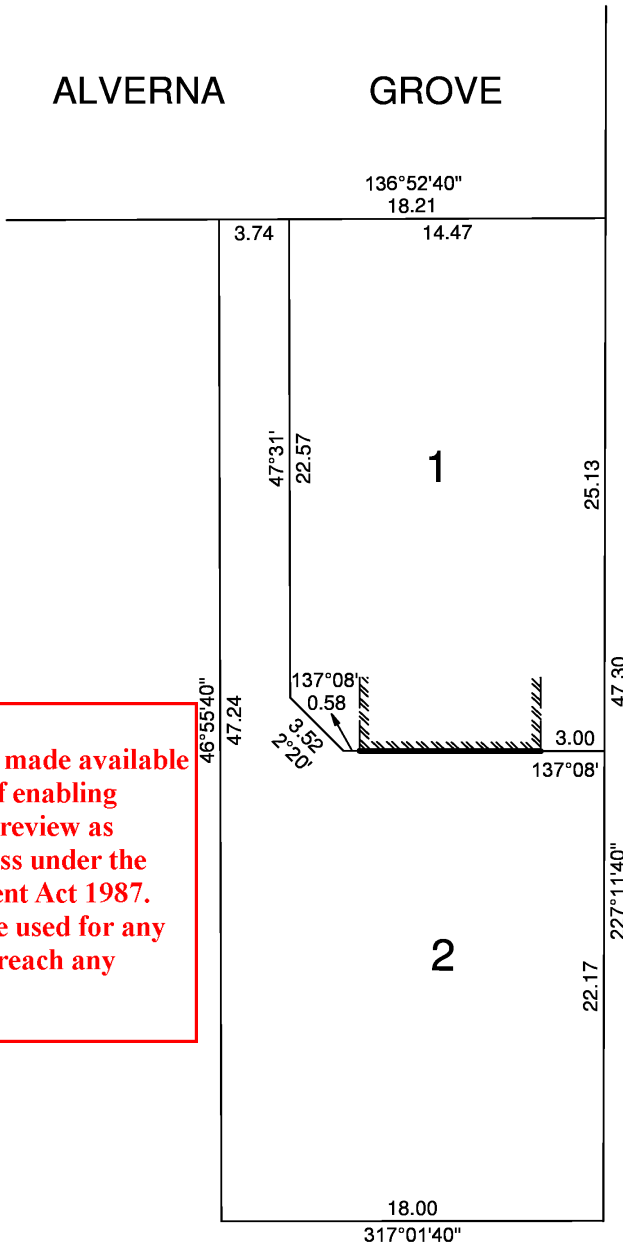
PLAN OF SUBDIVISION UNDER SECTION 32A OF THE SUBDIVISION ACT 1988		STAGE No. /	LRS USE ONLY EDITION 1	PLAN NUMBER PS732206W
LOCATION OF LAND PARISH: MOORABBIN COUNTY: BOURKE SECTION: - CROWN ALLOTMENT: DENDYS CROWN SPECIAL SURVEY (PART) CROWN PORTION: - TITLE REFERENCES: Vol. 9916 Fol. 477; Vol. 9916 Fol. 478 LAST PLAN REFERENCE: SP33457P POSTAL ADDRESS: 16 ALVERNA GROVE (at time of subdivision) BRIGHTON VIC 3186 MGA Co-ordinates: E 324 485 ZONE 55 (of approx. centre of plan) N 5 801 900		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: BAYSIDE CITY COUNCIL REF: 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. OPEN SPACE (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 Council Delegate Council Seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
VESTING OF ROADS OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
DEPTH LIMITATION: DOES NOT APPLY		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.		
NOTES: Boundaries shown by thick continuous hatched lines are defined by buildings. Location of boundaries defined by buildings. Exterior Face: All boundaries.		This is a SPEAR PLAN, This is NOT A STAGED SUBDIVISION. PLANNING PERMIT No. - This is a SPEAR PLAN, This PLAN IS BASED ON SURVEY. THE SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) Moorabbin PM's 274 & 251 IN PROCLAIMED SURVEY AREA No.		
EASEMENT INFORMATION				
Legend: E - Encumbering Easement, Condition in Crown Grant in the nature of an Easement or Other Encumbrance A - Appurtenant Easement		LRS USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easements and rights implied by Section 12 (2) of the Subdivision Act 1988 apply to all the land in this plan		RECEIVED <input checked="" type="checkbox"/> DATE: 21/01/2019		
EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED OR IN FAVOUR OF
-	-	-	-	-
		LRS USE ONLY PLAN REGISTERED TIME: 5:06pm DATE: 19/02/2019 B.J.S. Assistant Registrar of Titles		
		SHEET 1 OF 2 SHEETS		
HEADING & ASSOCIATES ENGINEERING SURVEYORS, COMPUTER CAD DRAFTING CONSTRUCTION SURVEYS - CIVIL & STRUCTURAL TELEPHONE (03) 9916 9130 FACSIMILE (03) 9376 4831 ADDRESS: 46 STUBBS STREET, KENSINGTON VIC 3031 EMAIL:enquiries@headingassociates.com.au		LICENSED SURVEYOR:PETER MICHAEL MCCARTHY..... SIGNATURE:DIGITALLY SIGNED..... REF: 1415201 VERSION 2		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

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PLAN OF SUBDIVISION UNDER SECTION 32A OF THE SUBDIVISION ACT 1988	STAGE No. 	PLAN NUMBER PS732206W
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ALVERNA GROVE



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	HEADING & ASSOCIATES ENGINEERING SURVEYORS, COMPUTER CAD DRAFTING CONSTRUCTION SURVEYS - CIVIL & STRUCTURAL
TELEPHONE: (03) 9916 9130 FACSIMILE: (03) 9376 4831 ADDRESS: 46 STUBBS STREET, KENSINGTON VIC 3031 EMAIL: enquiries@headingassociates.com.au	

SCALE

H0 2.5 5 7.5 10 12.5 15

LENGTHS ARE IN METRES

ORIGINAL

SCALE	SHEET SIZE
1:250	A3

LICENSED SURVEYOR: PETER MICHAEL MCCARTHY

SIGNATURE: DIGITALLY SIGNED

REF: 1415201 VERSION: 2

SHEET 2 OF 2 SHEETS

DATE: / /

COUNCIL DELEGATE SIGNATURE



**Plan Pursuant to Section 32A PS732206W
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S061211B
Plan Number: PS732206W
Responsible Authority Name: Bayside City Council
Responsible Authority Permit Ref. No.: N/A
Responsible Authority Certification Ref. No.: 15/5248
Surveyor's Plan Version: 2

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

has not been made at Certification

Digitally signed by Council Delegate: Arthur Vatzakis
Organisation: Bayside City Council
Date: 17/03/2017

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

VOLUME 10331 FOLIO 275

Security no : 124132301082E
Produced 19/02/2026 10:34 AM

LAND DESCRIPTION

Land in Plan of Consolidation 355954U.
PARENT TITLES :
Volume 06453 Folio 534 Volume 09046 Folio 137
Created by instrument PC355954U 19/07/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ARCARE PTY LTD of 346 SOUTH ROAD HAMPTON EAST VIC 3188
AY658657S 03/12/2024

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE PC355954U 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: 85-93 WILSON STREET BRIGHTON VIC 3186

ADMINISTRATIVE NOTICES

NIL

eCT Control 21327V KRISTINA FIONA MCGEEHAN-HALL
Effective from 03/12/2024

DOCUMENT END

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Document Type	Plan
Document Identification	PC355954U
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/02/2026 10:35

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PLAN**

PLAN OF CONSOLIDATION	LTO USE ONLY EDITION 1	PLAN NUMBER PC 355954U
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<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: MOORABBIN</p> <p>TOWNSHIP:</p> <p>SECTION: PART OF DENDY'S CROWN SPECIAL SURVEY</p> <p>CROWN ALLOTMENT:</p> <p>CROWN PORTION:</p> <p>LTO BASE RECORD: CHART 24</p> <p>TITLE REFERENCE/S: VOL 6453 FOL 534 VOL 9046 FOL 137</p> <p>LAST PLAN REFERENCE: CP 101061</p> <p>POSTAL ADDRESS: 85-93 WILSON STREET (At time of consolidation) BRIGHTON , 3186</p> <p>AMG Co-ordinates E 324 320 ZONE: 55 (of approx centre of land in plan) N 5 801 720</p>	<p style="text-align: center;">COUNCIL CERTIFICATION AND ENDORSEMENT</p> <p>COUNCIL NAME: CITY OF BRIGHTON REF: 5431</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. 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>Council Delegate Council Seal Date 2 / 6 / 94</p> <p>Re-certified under Section 11(7) of the Subdivision Act 1988.</p> <p>Council Delegate Council Seal Date / /</p>
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NOTATIONS

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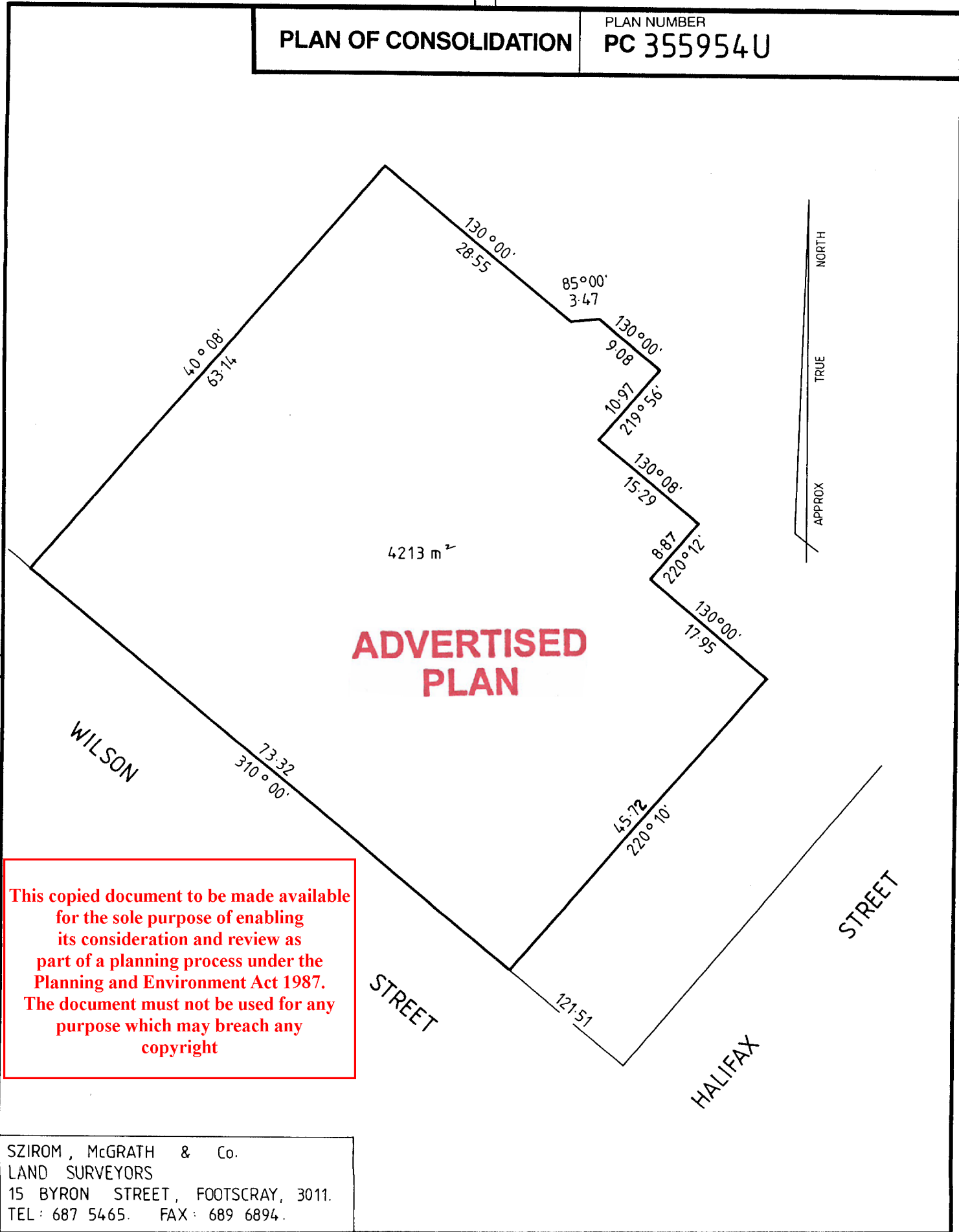
ADVERTISED PLAN

SURVEY: THIS PLAN IS/IS NOT BASED ON SURVEY
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s)
IN PROCLAIMED SURVEY AREA No.

EASEMENT INFORMATION					LTO USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	RECEIVED <input checked="" type="checkbox"/>
					DATE: 19 / 11 / 96
					LTO USE ONLY
					PLAN REGISTERED TIME 3:15 pm DATE 30/05/97 <i>David Thomson</i> Assistant Registrar of Titles
					SHEET 1 OF 2 SHEETS
SZIROM , McGRATH & Co. LAND SURVEYORS 15 BYRON STREET, FOOTSCRAY, 3011 TEL : 687 5465. FAX : 689 6894.			LICENSED SURVEYOR (PRINT) GEORGE M. SZIROM SIGNATURE DATE 5 / 4 / 94 REF 5539 VERSION 1		DATE 2 / 6 / 96 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF CONSOLIDATION

PLAN NUMBER
PC 355954U

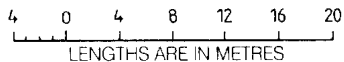


ADVERTISED PLAN

4213 m²

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SZIROM, McGRATH & Co.
LAND SURVEYORS
15 BYRON STREET, FOOTSCRAY, 3011.
TEL: 687 5465. FAX: 689 6894.



ORIGINAL SCALE
1:400
SHEET SIZE
A3

LICENSED SURVEYOR (PRINT) ... GEORGE M. SZIROM
SIGNATURE DATE 5 / 4 / 94
REF 5539 VERSION 1

SHEET 2 OF 2 SHEETS
DATE 2 / 6 / 08
COUNCIL DELEGATE SIGNATURE