



SECTION 96A OF THE PLANNING AND ENVIRONMENT ACT 1987

Appendix A Certificate of Title

PREPARED FOR 108 & 110 PARR STREET PTY LTD

SPOT Planning Pty Ltd

ABN: 86 411 217 404

ACN: 636 682 383

E. info@spotplanning.com.au

M. 0409 962 001

SPOT
PLANNING

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

Page 1 of 1

VOLUME 10635 FOLIO 158

Security no : 124111850325N
Produced 15/01/2024 08:30 AM

LAND DESCRIPTION

Lot F on Plan of Subdivision 448885F.

PARENT TITLES :

Volume 10601 Folio 698 to Volume 10601 Folio 699

Created by instrument PS448885F 07/03/2002

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

108 PARR ST PTY LTD of 21 HUME DRIVE LYSTERFIELD VIC 3156
AV986748J 23/08/2022

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS448885F 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: 108 PARR STREET LEONGATHA VIC 3953

ADMINISTRATIVE NOTICES

NIL

eCT Control 20393M KOORNANG LEGAL SERVICES
Effective from 23/08/2022

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 15/01/2024 08:30:38 AM

Status	Registered	Dealing Number	AV986748J
Date and Time Lodged	23/08/2022 01:16:04 PM		

Lodger Details

Lodger Code	20393M
Name	KOORNANG LEGAL SERVICES
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

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Land Title Reference

10635/158

Transferor(s)

Given Name(s)	LUCINDA MARGARET
Family Name	GROMOTKA
Name on Title	LUCINDA MARGARET THOMPSON
Reason for Difference	Marriage
Applicable Land Title(s)	10635/158

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 2200000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	108 PARR ST PTY LTD
ACN	657626812



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Street Number	21
Street Name	HUME
Street Type	DRIVE
Locality	LYSTERFIELD
State	VIC
Postcode	3156

Duty Transaction ID

5515325

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	LUCINDA MARGARET GROMOTKA
Signer Name	DEBRA ANTHONY
Signer Organisation	SARGEANTS SOUTH GIPPSLAND
Signer Role	CONVEYANCING PRACTICE
Execution Date	23 AUGUST 2022

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	108 PARR ST PTY LTD
Signer Name	NATHAN ABRAHAMS
Signer Organisation	KOORNANG LEGAL SERVICES
Signer Role	LAW PRACTICE
Execution Date	23 AUGUST 2022

File Notes:

NIL

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Statement End.

Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS448885F
Number of Pages (excluding this cover sheet)	3
Document Assembled	15/01/2024 08:30

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PLAN OF SUBDIVISION			STAGE NO. 	LTO use only EDITION 2	Plan Number PS448885F
Location of Land Parish: LEONGATHA Township: _____ Section: _____ Part of Crown Allotments: 59B, 59D Crown Portion: _____ LTO Base Record: D.C.M.B.(RURAL) Title Reference: Vol.10601 Fol.698 Vol.10601 Fol.699 Last Plan Reference: PS439063C Lots C & D Postal Address: CARR AVENUE (at time of subdivision) LEONGATHA, 3953. AMG Co-ordinates E 409 200 ZONE: 55 (of approx. centre of land in plan) N 5 739 150			Council Certification and Endorsement Council Name: South Gippsland Shire Council Ref: 2001/267 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. (iii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seal Date 16 / 01 / 2002 Re-certified under section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
Vesting of Roads and / or Reserves			Notations		
Identifier	Council/Body/Person		Staging This is not a staged subdivision Planning Permit No. 01267 Depth Limitation 15.24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN. The land being subdivided is enclosed within thick continuous lines. Lots A, B, C and D have been omitted from this plan.		
NIL	NIL				
Survey This plan is based on survey and PS428086B. This survey has been connected to permanent marks no(s). 130 Proclaimed Survey Area No. 107					
Easement Information					LTO use only
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)					Statement of Compliance/Exemption Statement
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	Received <input checked="" type="checkbox"/> Date 11 / 02 / 02
E-1	DRAINAGE	3	PS428086B	SOUTH GIPPSLAND SHIRE COUNCIL	
	SEWERAGE	3	PS428086B	SOUTH GIPPSLAND REGION WATER AUTHORITY	
E-2	SEWERAGE	2.5	PS439063C	SOUTH GIPPSLAND REGION WATER AUTHORITY	
E-3	TRANSMISSION OF ELECTRICITY	15.20	INST. F967819	S.E.C.V.	
E-4	TRANSMISSION OF ELECTRICITY	10.80	INST. G15615	S.E.C.V.	
E-5	DRAINAGE	3	PS439063C	SOUTH GIPPSLAND SHIRE COUNCIL	
	SEWERAGE	3	PS439063C	SOUTH GIPPSLAND REGION WATER AUTHORITY	
E-6 & E-8	DRAINAGE	3	THIS PLAN	LOT E	
E-7	POWER LINE	1.50	THIS PLAN - SECTION 88 OF THE ELECTRICITY ACT 2000	TXU ELECTRICITY LIMITED	
E-8	DRAINAGE	3	C/E AK015177S	SOUTH GIPPSLAND SHIRE COUNCIL	
BEVERIDGE WILLIAMS & CO. PTY.LTD. ACN 006 197 235 ABN 44 622 029 694 SURVEYORS ENGINEERS PLANNERS ENVIRONMENTAL CONSULTANTS PO BOX 2205 CAULFIELD JUNCTION 3161 95284444 PO BOX1465 BALLARAT MAIL CENTRE 3354 53313877 PO BOX 161 LEONGATHA 3953 56622630 PO BOX 129 WORTHAGGI 3995 56721505 PO BOX 1916 TRARALGON 3844 51760374					LTO use only PLAN REGISTERED Time 12.41 pm Date 7 / 03 / 02 Assistant Registrar of Titles Sheet 1 of 2 Sheets
LICENSED SURVEYOR GRANT MICHAEL HAILES (PRINT) SIGNATURE _____ DATE 27/11/2001 REF. 0645 VERSION 2			DATE 16 / 01 / 02 COUNCIL DELEGATE SIGNATURE Original sheet size A3		

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS448885F

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[illegible]

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

Page 1 of 2

VOLUME 08988 FOLIO 043

Security no : 124111850357D
Produced 15/01/2024 08:32 AM

LAND DESCRIPTION

Lot 1 on Title Plan 615766W (formerly known as Lot 2 on Plan of Subdivision 098406).

PARENT TITLE Volume 08076 Folio 559

Created by instrument LP098406 06/09/1973

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

BEVAL PTY LTD of 3 MARTHA STREET SEAFORD VIC 3198

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

LAMB & BELL PTY LTD of 3 MARTHA STREET SEAFORD VIC 3198

AF327620F 10/09/2007

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV414308J 10/03/2022

Caveator

110 PARR ST PTY LTD ACN: 657629288

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

11/11/2021

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

KOORNANG LEGAL SERVICES

Notices to

DANIEL DE PASQUALE of 21 HUME DRIVE LYSTERFIELD VIC 3156

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 TP615766W 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)

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

Page 2 of 2

Street Address: 110 PARR STREET LEONGATHA VIC 3953

See MI305751U for WATER FRONTAGE LICENCE details

DOCUMENT END



Department of Environment, Land, Water & Planning

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Produced 15/01/2024 08:32:39 AM

Status	Registered	Dealing Number	AV414308J
Date and Time Lodged	10/03/2022 12:41:21 PM		

Lodger Details

Lodger Code	20393M
Name	KOORNANG LEGAL SERVICES
Address	
Lodger Box	
Phone	
Email	
Reference	NA:211582

CAVEAT

Jurisdiction	VICTORIA
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Land Title Reference

8988/043

Caveator

Name	110 PARR ST PTY LTD
ACN	657629288

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

11/11/2021

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Daniel De Pasquale

Address

Street Number	21
Street Name	HUME
Street Type	DRIVE
Locality	LYSTERFIELD
State	VIC
Postcode	3156

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 ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	110 PARR ST PTY LTD
Signer Name	NATHAN ABRAHAMS
Signer Organisation	KOORNANG LEGAL SERVICES
Signer Role	LAW PRACTICE
Execution Date	10 MARCH 2022

File Notes:

NIL

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:



AF327620F

10/09/2007 \$1327 45



is
ity

registers and issues
Victorian Land Registry.

MADE AVAILABLE / CHANGE CONTROL

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)

Certificate of Title Volume 8988 Folio 043

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

all our estate and interest in fee simple

Consideration:

\$1,300,000.00

Transferor: (full name)

PHILIP RAYMOND JONES AND JOSEPHINE NICHOLE JONES

Transferee: (full name and address including postcode)

BEVAL PROPRIETARY LIMITED (ACN 005 227 752) AND LAMB & BELL PTY LTD (ACN 004 892 200)
of 3 Martha Street, Seaford 3198 as tenants in common in equal shares

Directing Party: (full name)

Dated:

29/06/07

Execution and attestation:

Signed by PHILIP RAYMOND JONES in the presence of:

..... Witness

Signed by JOSEPHINE NICHOLE JONES in the presence of:

..... Witness

Approval No: 1894064A

ORDER TO REGISTER
Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code:

Original Land Transfer
Stamped with \$71,500.00
Doc ID 2252028, 07 Sep 2007
SRO Victoria Duty, JRMO

Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 2 of *Approved Form T1* dated
between PHILIP RAYMOND JONES AND JOSEPHINE NICHOLE JONES
AND BEVAL PROPRIETARY LIMITED (ACN 005 227 752) AND LAMB
& BELL PTY LTD (ACN 004 892 200)



Signatures of the parties

[Handwritten signatures]

Panel Heading

Executed by BEVAL PROPRIETARY LIMITED (ACN)
005 227 752) by being signed by the person who is)
authorised to sign for the company:)

A. F. Lamb
.....
Sole Director & Sole Company Secretary

Full name *ALEXANDER FRANCIS LAMB*

Usual address *195 SAVAGES RD.*
..... *FISH CREEK 39.59*

Executed by LAMB & BELL PTY LTD (ACN 004 892)
200) by being signed by the person who is authorised to)
sign for the company:)

Mark Lamb
.....
Sole Director & Sole Company Secretary

Full name *MARK DOUGLAS LAMB*

Usual address *3 MARTHA ST*
..... *SEAFORD 3198*

Approval No: 1894064A

A1



Law Perfect Pty Ltd

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

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Document Type	Plan
Document Identification	TP615766W
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TITLE PLAN		EDITION 2	TP 615766W
<div>Location of Land</div> <div>Parish: LEONGATHA</div> <div>Township:</div> <div>Section:</div> <div>Crown Allotment:</div> <div>Crown Portion:</div> <div>Last Plan Reference: LP 98405</div> <div>Derived From: VOL 8988 FOL 043</div> <div>Depth Limitation: 50 FEET (CA 59B)</div>		<div>Notations</div> <div>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
<div>Description of Land / Easement Information</div> <div><div>ENCUMBRANCES REFERRED TO</div><div>As to <u>any land coloured blue</u></div><div><u>THE EASEMENT</u> to SHIRE OF WOORAYL created by Instrument E.448673 ----</div></div> <div>E-1 = EASEMENT TO SEC CREATED BY C/E K25929</div> <div>E-2 = DRAINAGE IN FAVOUR OF SOUTH GIPPSLAND SHIRE COUNCIL VIDE C/E AK015183X</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 27/11/2003</div> <div>VERIFIED: AH</div>	
<div><div><div><div>GOVERNMENT ROAD</div><div>1</div><div>2</div><div>1</div><div>CA59B</div><div>CA59D</div><div>CA62B</div></div><div><div>140.8</div><div>357.57 1/2</div><div>533.9</div><div>66.7</div><div>92° 34'</div><div>(2359.3)</div><div>2877.0</div><div>137.43</div><div>192.3</div><div>114.0</div><div>150</div><div>150</div><div>150</div><div>14.96</div><div>1314.5</div><div>263° 16'</div><div>358° 13'</div><div>(1101.7)</div><div>14.96</div><div>268° 02'</div><div>1337.7</div><div>39° 2 R O P</div><div>E-1</div><div>E-2</div><div>COLLIERIES BL Reserve</div><div>Creek</div></div></div></div>			
<div><div>TABLE OF PARCEL IDENTIFIERS</div><div>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</div><div>PARCEL 1 = LOT 2 ON LP 98406</div></div>			
<div>LENGTHS ARE IN LINKS</div> <div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div>		<div>Sheet 1 of 1 sheets</div>	

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP615766W

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