

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

Page 1 of 1

VOLUME 09373 FOLIO 003

Security no : 124119843044A
Produced 14/11/2024 02:14 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 130776.

PARENT TITLES :

Volume 02234 Folio 679 Volume 02799 Folio 790

Created by instrument LP130776 09/05/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG708476D 24/08/2009
NATIONAL AUSTRALIA BANK LTD

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987
R135780L 13/12/1990

DIAGRAM LOCATION

SEE LP130776 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: 185 PERRY ROAD KEYSBOROUGH VIC 3173

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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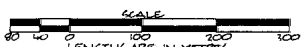
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HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS
ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

LP130776Y

EDITION 3

APPROVED 29/11/79

PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 63 ^A & 64 ^A PARISH OF DANDENONG COUNTY OF BOURKE	APPROPRIATIONS	ENCUMBRANCES & NOTATIONS	CONSENT OF COUNCIL	SEAL
	BROWN - WAY & DRAINAGE	BLUE - TO SA & WSC. FOR DRAINAGE ETC. VIDE C/E B 291764 E-2 - DRAINAGE FOR CITY OF GREATER DANDENONG		

VOL. 2234 FOL. 679

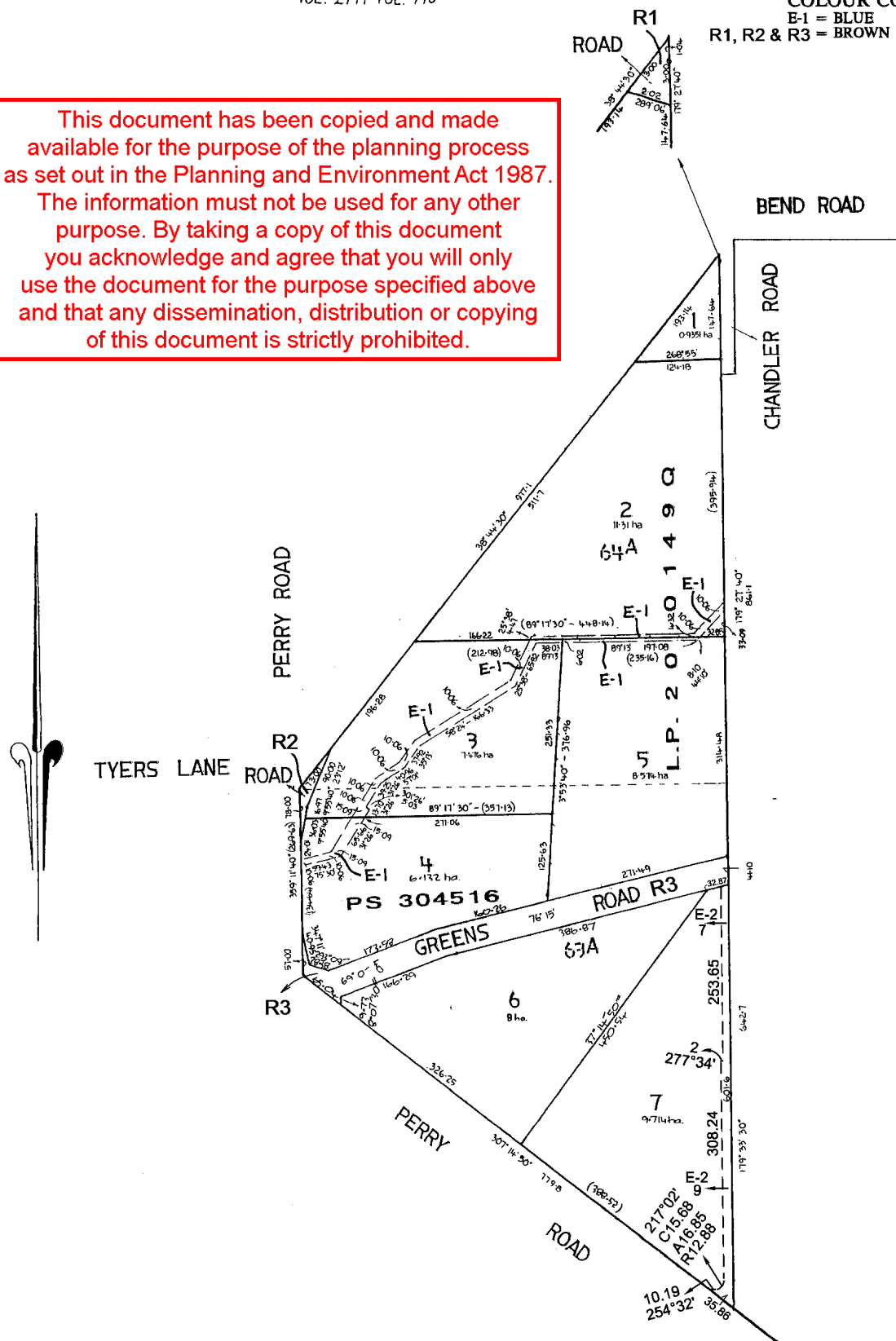
VOL. 2799 FOL. 790

COLOUR CONVERSION

E-1 = BLUE

R1, R2 & R3 = BROWN

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Titles Office Use Only

REGD

Lodged at the Titles Office by

JAMES K. KARAVIAS & CO.

Code 1034A

171189 1527 45 50 P529853A

VICTORIA

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land

(Note 5)

CERTIFICATE OF TITLE
VOLUME 9373 FOLIO 003

Consideration

(Note 6)

\$50,000.00

Transferor

(Note 7)

AMENDED

14 FEB 1990

With consent of
Solicitor for

CREAT
89 47436

and made
available for the purpose of the planning process
as set out in the Planning and Environment Act 1987.
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Transferee

(Note 8)

KEYSBOROUGH ISLAMIC SOCIETY (LIMITED)
39A WALKER STREET, DANDENONG

DP529853A-1-0

Date 11th October 1989

**NOT CHARGEABLE
WITH
STAMP DUTY
23 OCT 1989**

Comptroller of Stamps
VICTORIA

Execution & Attestation

THE COMMON SEAL of
of VICTORIA was hereunto affixed in accordance
with its Articles and Memorandum of Association
in the presence of :

Secretary

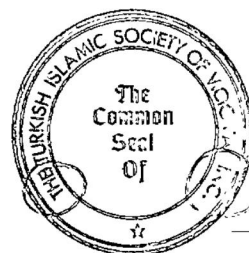
Committee Member

Committee Member

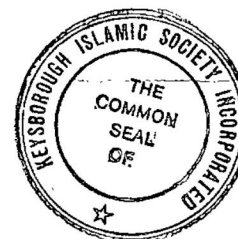
THE COMMON SEAL of KEYSBOROUGH ISLAMIC
SOCIETY (LIMITED) was hereunto affixed by
a resolution of the Board of Directors
in the presence of :

Chairman ...

Secretary ...



(Note 9)



T1

Office Use Only

A memorandum of the within instrument
has been entered in the Register Book



Approval No. T1/1

30 NOV 1989

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NOTES

1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.

2. Transfers may be lodged as an original only and must be typed or completed in ink.

3. All signatures must be in ink.

4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.

5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).

6. Set out the amount (in figures) on the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.

7. Insert full name. Address is not required.

8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.

9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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Lodged By: PRICE BRENT
Code: 1413R
Ref: MD:TZ:46943

T1

REGD

R135780L

131290 1022 MISC \$51 R135780L

VICTORIA

APPLICATION BY A RESPONSIBLE AUTHORITY under
Section 181 Planning and Environment Act 1987
for ENTRY OF A MEMORANDUM OF AGREEMENT under
Section 173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)

CERTIFICATE OF TITLE VOLUME 9373 FOLIO 003.

ADDRESS OF THE LAND

LOT 7 PERRY ROAD, KEYSBOROUGH

RESPONSIBLE AUTHORITY (name and address)

THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF DANDENONG, of 39 Clow Street,
Dandenong.

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PLANNING SCHEME

DANDENONG PLANNING SCHEME.

AGREEMENT DATE

12th November 1990

)

)

)

AGREEMENT WITH (name and address)

KEYSBOROUGH ISLAMIC SOCIETY INCORPORATED of
39A Walker Street, Dandenong.

A copy of the Agreement is attached to this Application.

Signature for the Responsible Authority

Name of Officer

Date

A memorandum of the within instrument
has been entered in the Register Book,



27-12-90

CITIZENS
THIS AGREEMENT is made between **THE MAYOR, COUNCILLORS AND RATEPAYERS OF THE CITY OF DANDENONG** of Municipal Offices, 39 Clow Street, Dandenong, in the State of Victoria ("the Council") of the one part and **KEYSBOROUGH ISLAMIC SOCIETY INCORPORATED** the registered address of which is 39A Walker Street, Dandenong in the State of Victoria ("the Society") of the other part.

RECITALS:

- A.** The Society is registered as proprietor of the land situated at and known as Lot 7 Perry Road, Keysborough, being the whole of the land contained in Certificate of Title Volume 9373 Folio 003 ("the land").
- B.** The Council is the responsible authority pursuant to the provisions of the Planning & Environment Act 1987.
- C.** The Society desires to erect buildings and carry out works on the land to provide for the use of the land as an Imam's residence, mosque, recreation hall and associated carparking ("the building works").
- D.** The Council has granted to the Society a Planning Permit for the works, subject to certain conditions as set out in the copy Planning Permit annexed hereto and marked "A" ("the Planning Permit").
- E.** As a condition of the granting of a Planning Permit for the works, the Council required (and as a pre-condition to extending the Planning Permit under Section 69 of the Planning and Environment Act 1987 still requires) the Society to enter into an Agreement pursuant to Division 2 of Part 9 of the Planning and Environment Act to the effect that the Society carry out certain road widening works in Greens Road, Keysborough adjacent to the land, at the expense of the Society and generally in accordance in appropriate planning and traffic management guidelines ("the road widening works").

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- 2 -

- F. The Council and the Society have agreed that the road widening works be in accordance with the Plans dated June, 1990 and marked 250690/1 and 250690/2 respectively, copies of which are annexed hereto and marked "B" and "C" respectively ("the approved plans").

OPERATIVE PART:

1. THE Society covenants that it shall carry out the road widening at its own expense in accordance with the approved Plans and this Agreement and using such materials and in such manner as the Council may reasonably require.
2. FOR the purpose of the road widening works the Society shall engaged a reputable Contractor experienced in road construction works of the kind proposed and approved as such by the Council prior to commencement of the road widening works.
3. IN the carrying out of the road widening works the Society shall do all acts and things required by and perform the works conforming in all respects with the provisions of the statutes applicable thereto and with the by-laws and regulations of the Council or Authorities of the district where the land is situated and, without limiting the generality of the foregoing, in compliance with the requirements (if any) of and to obtain all necessary permits from the Melbourne and Metropolitan Board of Works, the Dandenong-Springvale Water Board and Vic Roads and to provide to the Council prior to the commencement of works written confirmation of all such approvals and permits having been obtained and all such requirements having been satisfied.
4. THE Society indemnifies the Council and its offices against all liability in respect of or arising out of or in any way connected with the road widening works hereby authorised and shall provide to the Council prior to the commencement of the road widening works written evidence as to the currency of an inappropriate public liability insurance policy with a reputable insurer in the name of the Society noting the interest of the Council and for a cover of not less than \$2,000,000.00.

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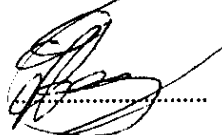
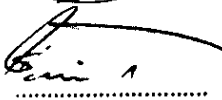
5. THE Society agrees to complete the road widening works prior to commencement of the use authorised by the Planning Permit or the issue of a Certificate of Occupancy in respect of the building works (whichever first occurs) and to so conduct the road widening works as to maintain a reasonable and safe flow of vehicular traffic along Greens Road in the vicinity of the land during the performance of the road making works and generally to carry out the road widening works as to ensure minimal disruption to traffic.
6. THE Council and the Society acknowledge and agree that this Agreement is made pursuant to Section 173 of the Planning and Environment Act 1987 and shall take effect as covenants which shall be annexed to and run at law and in equity with the land and shall not be released, modified or varied except in accordance with the provisions of the Planning and Environment Act 1987.
7. The Society warrants and covenants that it is both the registered proprietor (or entitled to be so) and the beneficial owner of the land and that there are no mortgages, liens, charges, easements or other encumbrances or any rights inherent in any person affecting the land and not disclosed by the usual searches.
8. THE Society shall not sell, transfer, dispose of, assign, mortgage or otherwise part with possession of the land or any part thereof without first disclosing to its successors the existence and nature of this Agreement.
9. THE Society shall forthwith on demand pay to the Council the Council's reasonable costs and expenses (as between the Solicitor and own client) of and incidental to this Agreement (including the settling and registration thereof) and, in the event of dispute, the Council may have its own costs assessed by the Law Institute of Victoria Costs Service and the parties shall be bound by the amount of such assessment.

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10. EACH of the parties hereto shall respectively sign and execute all such further documents and deeds and do all such acts and things as the other party shall reasonably require to give complete effect to this Agreement.

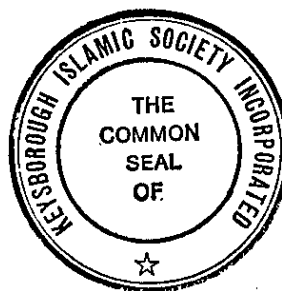
IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 12th day of November, 1990.

THE COMMON SEAL of the MAYOR,
CITIZENS
COUNCILLORS AND RATEPAYERS OF THE
CITY OF DANDENONG was hereunto affixed
in the presence of:


Mayor

Councillor

City Manager

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THE COMMON SEAL of KEYSBOROUGH
ISLAMIC SOCIETY INCORPORATED was
hereunto affixed in accordance with its
Articles of Association in the presence
of:



Ibrahim Yalci Resident

Mehmet Kayi Secretary
Public Officer

"A"

1988/14/11/2024 14:14

PLANNING PERMIT

Permit No. 105891 (AMENDED)

Planning Scheme DANDENONG PLANNING SCHEME

Responsible Authority THE COUNCIL OF THE CITY OF DANDENONG

ADDRESS OF THE LAND. Lot 7 Perry Road, Keysborough of LP 130776, City of Dandenong

THE PERMIT ALLOWS the erection of buildings and works to be used for the purpose of an Imam's residence, mosque and associated car parking

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

1. The layout of the site and the proposed buildings and works shall be generally in accordance with the Planning and Environment Act 1987, as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.
2. All driveways, car parking areas and pedestrian paths shall be surfaced and sealed to the satisfaction of the Responsible Authority.
3. Prior to the commencement of buildings and works hereby permitted a landscape plan showing:
 - (a) the area or areas set aside for landscaping;
 - (b) a schedule of all proposed trees, shrubs and ground cover, shall be submitted to and approved by the Responsible Authority and when approved such plan shall become part of the endorsed plan under this permit.

.....2/

Date Issued 23 MAY 1988

Signature for the Responsible Authority *[Signature]*

CONCITIONS (Cont'd)

4. This permit shall have no force or effect until the owner of the land enters into a written agreement with the Responsible Authority pursuant to Section 52A of the Town and Country Planning Act. Such agreement to include the design to standards prescribed by the Road Construction Authority and to the satisfaction of the Responsible Authority of a passing lane for traffic in Greens Road opposite the point of access to the site and the allocation of expenses associated with the construction of the said passing lane.
5. No external sound amplification equipment shall be used for the purpose of calls to prayer, announcements, broadcasts, playing of music or similar purposes.
6. The use hereby permitted shall not commence until a supply of water adequate for the operations to be carried out on the subject land has been provided as required by all the relevant authorities and to the satisfaction of the Responsible Authority.
7. Sewage, sullage and other liquid wastes to arise from the development shall be treated in septic tank systems or the like in accordance with the requirements of the relevant authorities and to the satisfaction of the Responsible Authority. All effluent shall be disposed of within the curtilage of the land and shall not drain directly or indirectly onto any adjoining property, road, watercourse, or disposal. Sufficient land shall be set aside and kept available for effluent disposal.
8. All external lighting of the site, including car parking areas and buildings, shall be located, directed and shielded and of such limited intensity so that no nuisance is caused to adjoining or nearby residents.
9. The time specified, pursuant to Section 68(1) of the Planning and Environment Act 1987 for the commencement of development hereby permitted is 2 years from the date hereof, the time specified for the completion of the development is 5 years from the date of such commencement.

Keysborough Islamic Society
P O Box 921
DANDENONG VIC 3175

20-0000

(DATE OF DETENTION)

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SPECIFICATION

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SECTION B-B'

SECTION C-C'

ROAD CONSTRUCTION DETAILS

LONGITUDINAL SECTION A-A'

DEANS

PLANS AND DETAILS

PLAN AS SHOWN

DATE

BY

FOR

PROJECT

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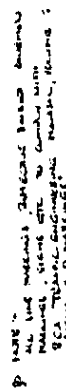
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PLAN 1-500

KAPLON YI ASSOCIATES PVT LTD.

• **Prüfung** 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

1. 1980-1984 年 4 月 1 日以前

7-14-68

११॥ अथ विष्णु उवाच ॥

421 WILSON BLVD
LA 7 BERRY ROAD

Q E F I N E

7E108401

ROAD MARKINGS AND

TRAFFIC SIGNS

[illegible]

SCALE AS SHOWN DATE JUNE 50

DESIGNED

DESIGNED BY JK.
DRAWN BY JK.

CHECKED _____
 DRG NO. _____

2/22/2052

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