

**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
So[]e 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

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-----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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Document Type	Plan
Document Identification	LP130776
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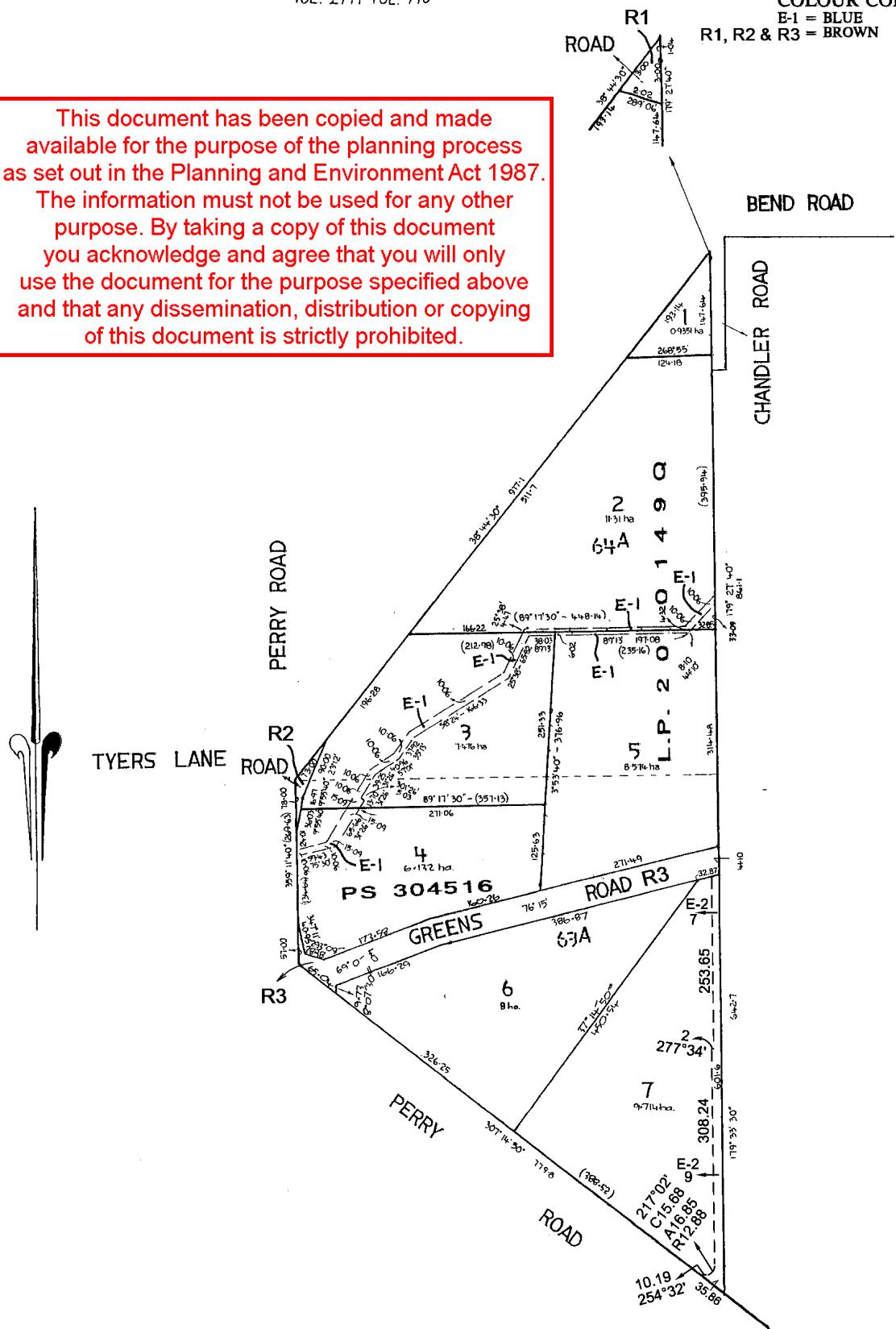
LP130776Y
EDITION 3
APPROVED 29/11/79

PLAN OF SUBDIVISION OF CROWN ALLOTMENTS 67A & 64A PARISH OF DANDEMONG COUNTY OF BOURKE	APPROPRIATIONS	ENCUMBRANCES & NOTATIONS	CONSENT OF COUNCIL	SEAL
 SCALE 0 40 80 120 160 200 240 280 320 LENGTHS ARE IN METRES	BROWN - WAY & DRAINAGE	BLUE - TO SR & WSC FOR DRAINAGE ETC. VIDE C/E B 291784	E-2 - DRAINAGE FOR CITY OF GREATER DANDEMONG	

VOL. 2234 FOL. 679
VOL. 2799 FOL. 790

COLOUR CONVERSION
E-1 = BLUE
R1, R2 & R3 = BROWN

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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP130776P

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Titles Office Use Only

RECD

Lodged at the Titles Office by

JAMES K. KARAVIAS & CO.

171189 1527 45 50 PS29853A

Code 1034A

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

\$50,000.00

AMENDED

14 FEB 1990

With consent of
Solicitor for (P)
TMM

(Note 6)

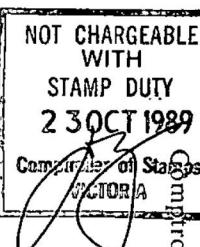
Transferor

(Note 7)

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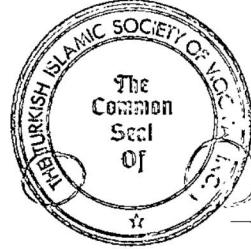
(Note 8)



Date 11th October 1989

Execution & Attestation

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



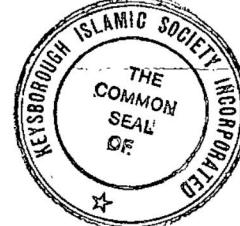
(Note 9)

Secretary

Committee Member

Committee Member

THE COMMON SEAL of KEYSBOROUGH ISLAMIC
SOCIETY INCORPORATED was hereunto affixed by
a resolution of the Board of Directors
in the presence of : *[Signatures]*



Chairman

Secretary

T1

Office Use Only



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



30 NOV 1989

Approval No. T1/1

CANTER

89 47436

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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

REGD

Ti

R135780L

131290 1022 MISC \$51 R1357801

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 ~~area~~

THE MAYOR, COUNCILLORS AND CITIZENS OF THE CITY OF DANDEMONG of 39 Clow Street, Dandenong. **you acknowledge and agree that you will only use the document for the purpose specified above**

PLANNING SCHEME

DANDENONG PLANNING SCHEME.

AGREEMENT DATE) AGREEMENT WITH (name and address)
12th November 1990)
) 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 GEORGE DICKIE / C. 17 Number 2

Date : 26-11-90

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



AM
27.12.90

CITIZENS

THIS AGREEMENT is made between **THE MAYOR, COUNCILLORS AND RATEPAYERS OF THE CITY OF DANDELONG** 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 precondition 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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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 engage 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.
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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 appropriate 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.

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 purpose of the planning process as set out in the Planning and Environment Act 1987.
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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.

- 4 -

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.

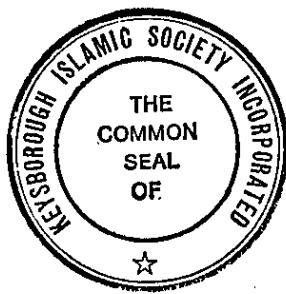
IN WITNESS WHEREOF the parties have hereunto set their hands and seals this 12th day of November, 1990.

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

S. J. S. Mayor
R. J. P. Councillor
E. J. 1. 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 Yalcin President
Mohamed Kaya Secretary
Public Officer

"4"

200-22173-0097

PLANNING
PERMIT

Permit No. 105391 (AMENDED)

Planning Scheme DANDENONG PLANNING SCHEME

Responsible Authority THE COUNCIL OF THE CITY OF DANCENCT

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.

Date Issued 23 MAY 1988

Signature for the
Responsible Authority L. M. Johnson

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PLANNING PERMIT NO. 105891

CONDITIONS (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.
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.

Applicant

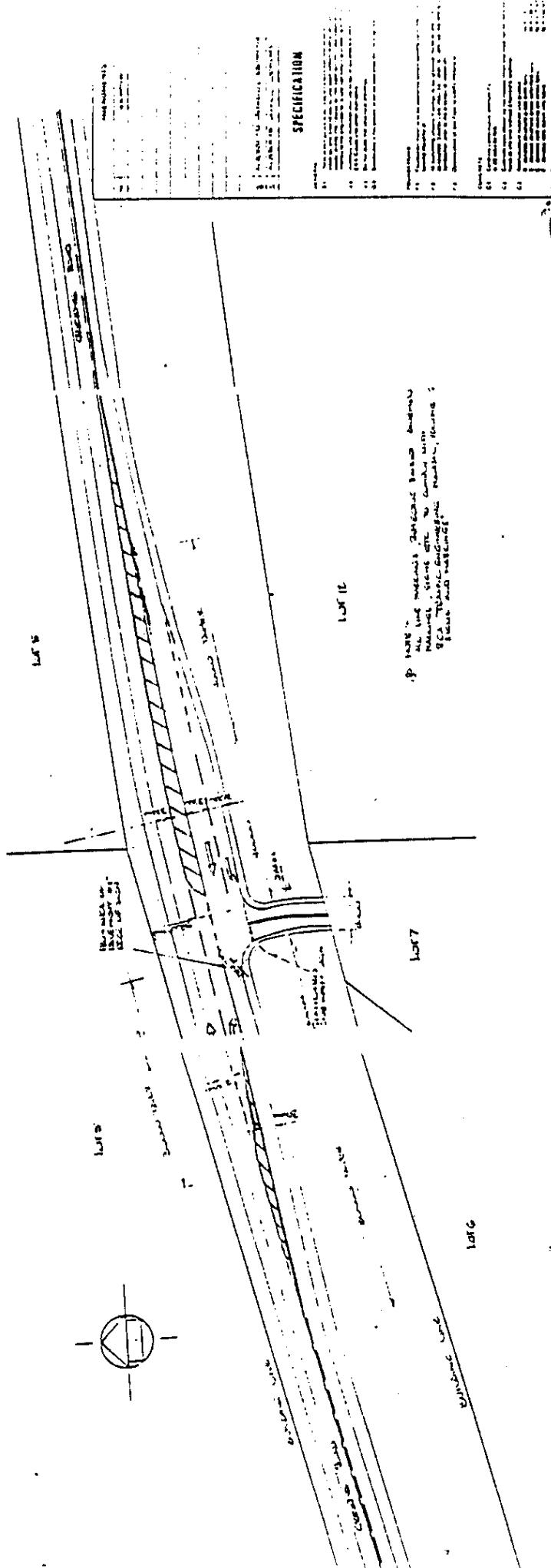
Keysborough Islamic Society
P O Box 921
DANDENONG VIC 3175

23-6-88

..... (DATE OF DETERMINATION)

..... *L. M. Jennings*

SIGNED



SPECIFICATION

KAPTONY & ASSOCIATES LTD

“अरथवाचार्य
तर्तुरा वर्त्तेति । १०
प्रत्यक्षम् विवेष्य विवेष्य विवेष्य । ११
ज्ञानविवेष्य विवेष्य विवेष्य । १२

ROAD MARKINGS & TRAFFIC SIGNS

SCALE AS SHOWN	DATE JUNE 30
DRAWN BY	DESIGNED BY
CHECKED	
DRAW NO. 25022/Z	

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