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

VOLUME 09997 FOLIO 659

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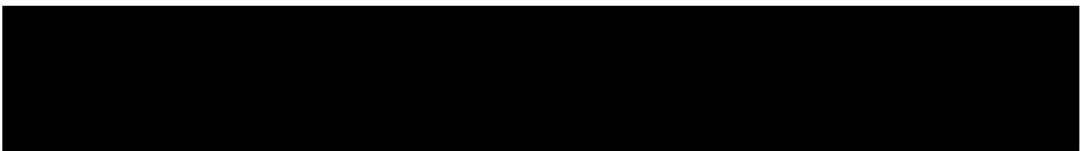
Date Plans Provided: 10/07/2025

Security no : 124123853217R
Produced 23/04/2025 12:05 AM

LAND DESCRIPTION

Lot 1014 on Plan of Subdivision 209972M.
PARENT TITLE Volume 09839 Folio 129
Created by instrument P976154G 29/08/1990

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT (as to whole or part of the land) in instrument P040890E

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 LP209972M 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: 21 ANGELA DRIVE HOPPERS CROSSING VIC 3029

DOCUMENT END

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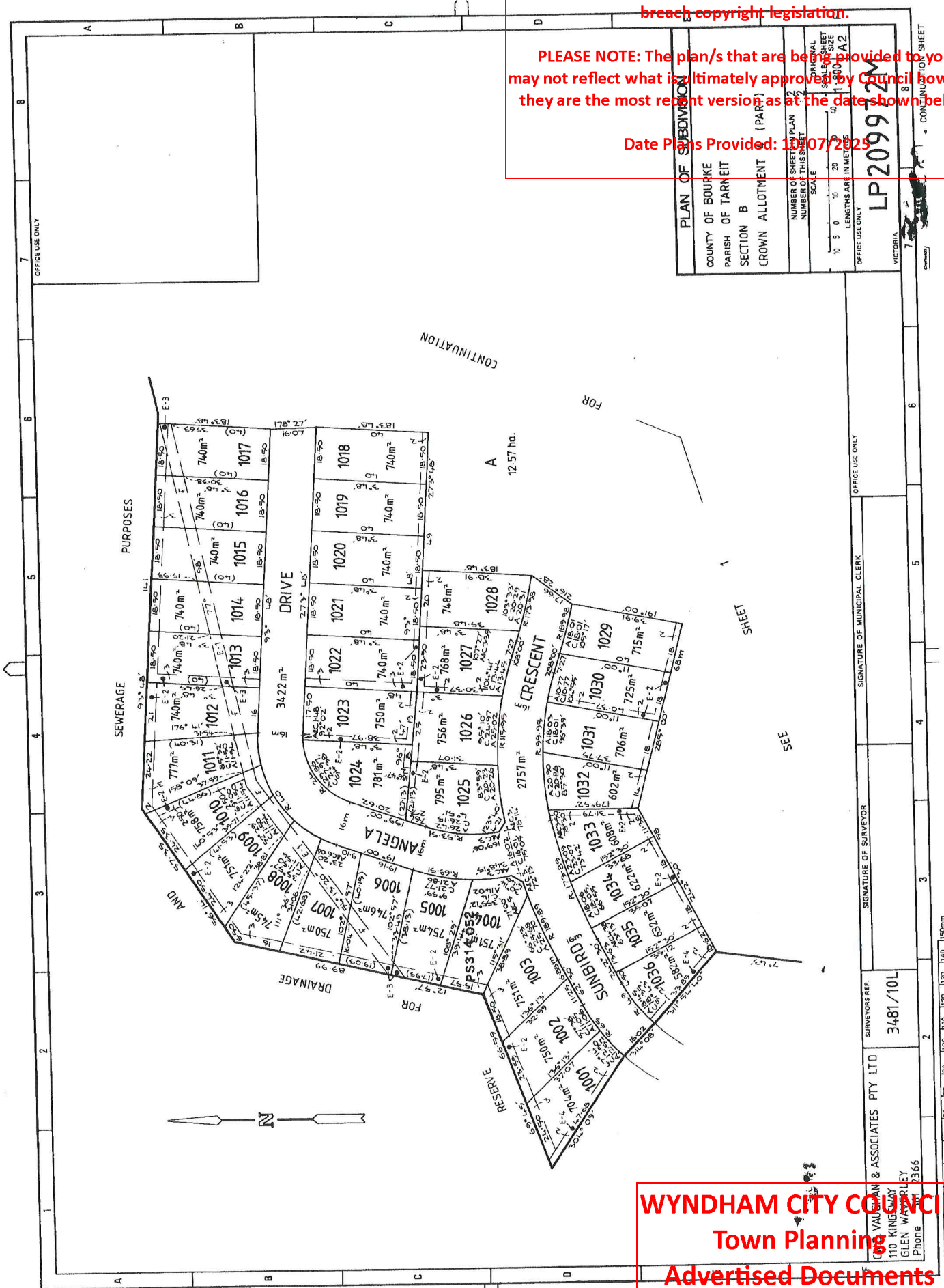
<p>OFFICE USE ONLY</p> <p>LP209972 M EDITION 1 PARISH / TOWN OF WYNDHAM</p>		<p>NOTATIONS</p> <p>LAND SUBJECT TO EASEMENT E-4 & PART OF SUNBIRD CRESCENT, DRAINAGE & SEWERAGE VIDE L.P. 201875D E-1 & E-3, DRAINAGE & SEWERAGE VIDE L.P. 143892 & SEWERAGE VIDE L.P. 128799 E-5, RESERVATION IN FAVOUR OF THE STATE ELECTRICITY COMMISSION VIDE C/G V.7308 F.443 E-5, E-6 & E-7 EASEMENT TO THE GAS & FUEL CORPORATION VIDE E174574 E-7, DRAINAGE & SEWERAGE VIDE C/E NO.1415503U E-8, DRAINAGE & SEWERAGE VIDE L.P. 207285 T LAND APPROPRIATED OR SET APART E-2 & E-3, DRAINAGE & SEWERAGE ROADS WITHIN THE CONTINUOUS THICK LINES FOR WAY, DRAINAGE & SEWERAGE & SUPPLY OF WATER, ELECTRICITY, TELEPHONE & GAS</p>		<p>OTHER NOTATIONS</p> <p>LOT NUMBERS 1 to 1000 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN. PART OF LOTS A, 1008 TO 071811 ARE SUBJECT TO EASEMENT. TANGENT POINTS ARE SHOWN THUS</p> <p>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS IN THE ADJACENT SURVEY AREA NO. 12228 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES TITLE REF: V. 9807 F. 71 LAST PLAN REF: LP 207285 (LOT 1)</p>		<p>PLAN OF SUBDIVISION</p> <p>COUNTY OF BOURKE PARISH OF TARNEIT SECTION B CROWN ALLOTMENT (PAR)</p> <p>NUMBER OF SHEETS: PLAN 1 NUMBER OF THIS SHEET: 1</p> <p>SCALE 20 10 0 20 40 80 LENGTHS ARE IN METRES</p> <p>OFFICE USE ONLY</p> <p>LP209972 M</p> <p>VICTORIA</p>	
<p>DEPTH LIMITATION 15.24M</p>		<p>OFFICE USE ONLY</p>		<p>PLAN APPROVED AT 14-10-1988 ON</p> <p>(ASSISTANT) REGISTRAR OF TITLES</p>			
<p>CERTIFICATE OF MUNICIPAL CLERK</p> <p>COUNCIL REF.</p>		<p>CERTIFICATE A</p> <p>THIS PLAN ACCORDS WITH A PLAN SEALED BY THE COUNCIL UNDER SECTION 568B OF THE LOCAL GOVERNMENT ACT 1988 ON AND IN ACCORDANCE WITH THE PLANNING APPEALS BOARD ON AND IN ACCORDANCE WITH THE REQUIREMENT NO. 1000 PURSUANT TO SECTION 568E OF THE LOCAL GOVERNMENT ACT 1988 HAS BEEN MADE</p> <p>DATE</p> <p>MUNICIPAL CLERK</p>		<p>CERTIFICATE B</p> <p>THIS PLAN ACCORDS WITH A PLAN EXEMPTED FROM SUBDIVISION (3) OF DIVISION (B) OF PART XIX OF THE LOCAL GOVERNMENT ACT 1988 BY THE COUNCIL ON THE PLANNING APPEALS BOARD ON</p> <p>DATE</p> <p>MUNICIPAL CLERK</p>			
<p>CERTIFICATION BY SURVEYOR</p> <p>I, the undersigned, do hereby certify that this plan has been prepared in accordance with the Survey Act 1979 and constituted on the basis of a survey conducted by me or by a person acting under my direction and supervision, in accordance with the Survey Act 1979 and that the survey is a correct representation of the land as surveyed.</p> <p>Signature of Surveyor</p> <p>3481/10L</p> <p>11/01/2025</p> <p>Phone 564 2866</p>		<p>WYNDHAM CITY COUNCIL</p> <p>Town Planning</p> <p>Advertised Documents</p>		<p>Plan: 2 of 6</p>			

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

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Town Planning
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Plan: 3 of 6

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Lodged at the Titles Office by

A. AGRODIS + ASSOC.

Code 0394X

VICTORIA

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 at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

TRANSFER OF LAND

Land

(Note 5)

LOT 1014 ON PLAN OF SUBDIVISION 209972M CERTIFICATE OF TITLE VOLUME 9839 FOLIO 129

Consideration

\$23,750.00 paid by S.K. CONSTRUCTION COMPANY PTY. LTD. to TAMROY PTY. LTD.

\$28,000.00 paid by RUSSELL JAMES DAVEY and JANICE IRENE DAVEY to S.K. CONSTRUCTION COMPANY PTY. LTD.

(Note 6)

Transferor

TAMROY PTY. LTD.

STAMP DUTY VICTORIA
U#02061 S#1 T#003171 00010656 10/02/99
R#017647 D#44 \$842.90

(Note 7)

Transferee

RUSSELL JAMES DAVEY and JANICE IRENE DAVEY of 152 Victoria Road, Northcote as joint proprietors.

(Note 8)

Estate and Interest

All its estate and interest in fee simple

(Note 9)

CODE 44	Directing Party	(Note 10)
DUTY: S... 842...	S.K. CONSTRUCTION COMPANY PTY. LTD. of 106 Morris Road, Hoppers Crossing	
STATUS: ✓		
TYPE: -		
VALUE: 23,750	Creation (or Reservation) of Easement	(Notes 11-12)
S... 28,000	and/or	
ASSIGNOR: 1	Covenant	
	P.T.O.	

472 ✓
530-

8 1/2

T2

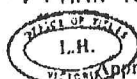
Office Use Only



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



14 MAR 1989



Approval No. T2/1

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 4 of 6

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AND the Transferee with the intent that ~~may not reflect the plan/s currently approved by Council however they are the most recent version as at the date shown below:~~ attached to and run at law and in equity with all of the lots on Plan of Subdivision No: 209972M other than Lot A and the lot hereby transferred and that the burden of this covenant shall be annexed to and run at law and in equity with the lot hereby transferred DOES HEREBY for himself and his heirs, executors administrators transferees and assigns and as separate covenants COVENANT with the Transferor and other the registered proprietor or proprietors for the time being of all of the lots on the said Plan of Subdivision or any part or parts thereof other than Lot A and the lot hereby transferred that the Transferee will not erect or cause or allow to be erected on the lot hereby transferred any building other than a single dwelling with the usual outbuildings and that such dwelling (except for usual outbuildings) shall have a floor area of not less than 112 square metres and exterior walls substantially of brick or brick veneer and a roof of a building material other than galvanised sheet iron.

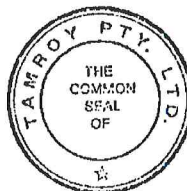
Date

(Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of TAMROY PTY. LTD.
was hereunto affixed in accordance
with its Articles and Memorandum
of Association in the presence of :



.....Director

.....Director/Secretary
Authorised Officer

THE COMMON SEAL of S.K. CONSTRUCTION
COMPANY PTY. LTD. was hereunto affixed
in accordance with its Articles and
Memorandum of Association in the
presence of :



.....Director

.....Director/Secretary

SIGNED by the said Transferees in
the presence of :

.....

.....

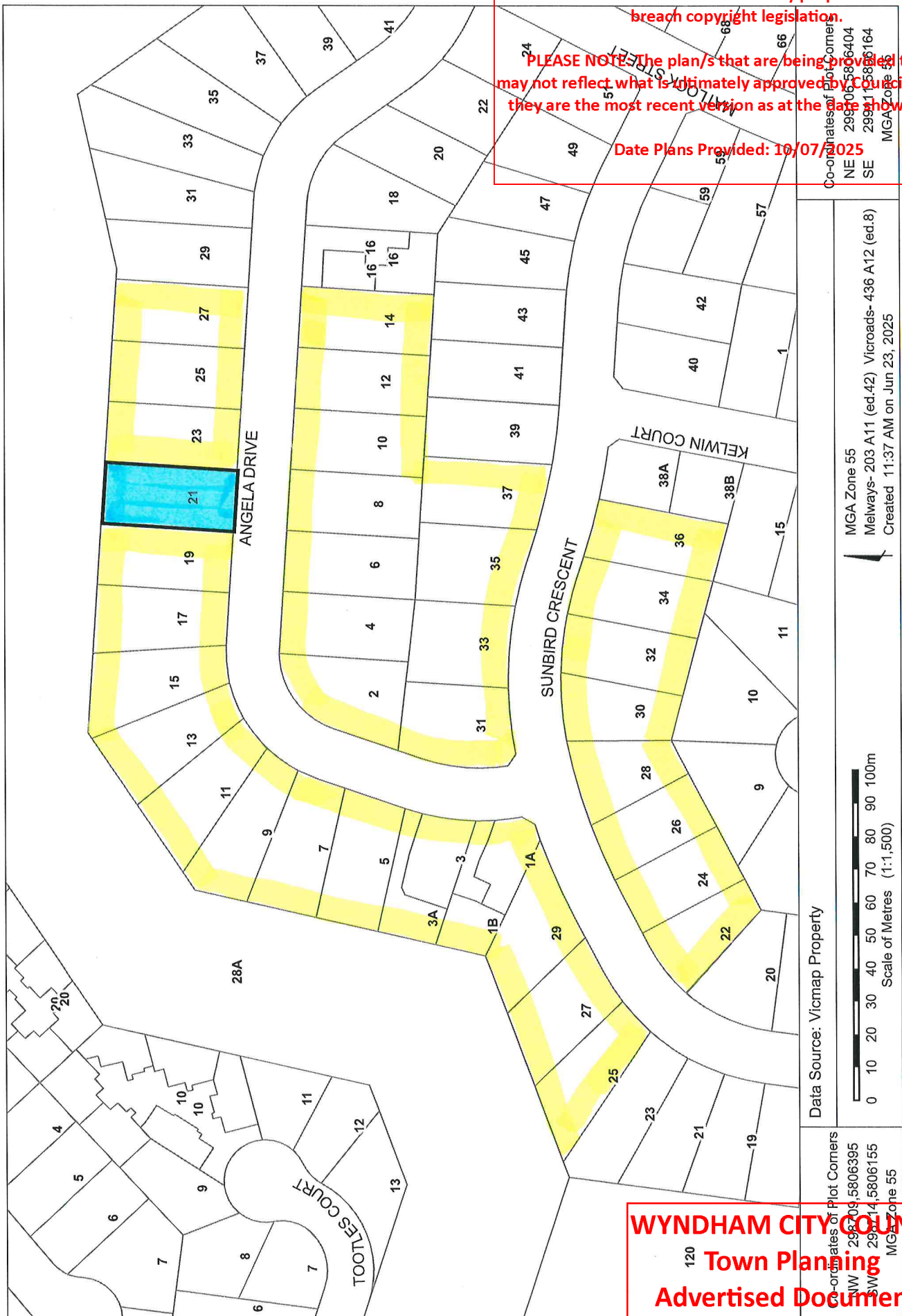
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Plan: 5 of 6

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Plan: 6 of 6