Banyule City Council

Notice of an application for a planning permit

Land affected by the application

321 Lower Heidelberg Road & 1 Maltravers Road IVANHOE EAST

Application reference

P4/2024

Applicant

TLC Melbourne Pty Ltd

Responsible Authority

Banyule City Council

Application is for a permit to

Use land for:

- Child care centre (96 places);
- Food and drink premises (café);
- Medical centre (5 practitioners);
- Restricted recreation facility (gym, swimming pool, splash park and wellness centre);
- Place of assembly (gallery and events space).

Development including:

- Retention of 1941 church, demolition of all other existing buildings;
- Total building floor area 10,980m² (39.8% site coverage);
- Building height of 2-3 storeys (max height 11.725m) above NGL;
- Vehicle access via King Street and removal of existing crossovers to Lower Heidelberg Road (TRZ2);
- Removal of vegetation (including 24 protected trees on site and 15 street trees);
- Display of internally illuminated signage (12 signs across the site);
- Removal of existing easements and creation of new easement.

INFORMATION SESSION

Ivanhoe Library & Cultural Hub –
Wilim Ngarrgu Community Meeting Room 2
275 Upper Heidelberg Road IVANHOE
5:30pm – 6:30pm Thursday 13 June 2024

Review the application for free

Scan or visit **banyule.vic.gov.au/PlanningNotices**

alternatively

Visit during business hours:
Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088

To discuss this application, call our Planning Department on 9490 4222

The Responsible Authority will not decide on the application before: 25 June 2024

Submissions lodged after this date will only be considered if received by Council before a decision is made.

✔ Application lodged	✔ Council initial assessment	→ **Public notice**	☐ Consider submissions	☐ Final assessment	☐ Decision

ADVERTISED PLAN
Application No. P4/2024
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What are my options?
You may object or make other submissions in writing if you are affected by the granting of a permit for this application.
If you object, we will tell you our decision and options available.

An objection must be:

- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.

Banyule
CITY COUNCIL

Received
19/01/2024

Office Use Only

Application No.: Date Lodged: / /

Application for
Planning Permit

Planning Enquiries:
Phone: 03 9490 4222
Web: http://www.banyule.vic.gov.au

If you need help to complete this form, read How to complete the Application for Planning Permit form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land

(1) Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: | St. No.: | St. Name: 321 Lower Heidelberg Road and 1 Maltravers

Suburb/Locality: Ivanhoe East VIC | Postcode:3079

Lot 1 on Title Plan 337218E, Lots 1,2 and 3 on Title Plan 814934S, Lot 46 on Plan of Subdivision 008311, Lot 47 on Plan of Subdivision 008311, Lot 48 on Plan of Subdivision 008311
Lot 1 on Title Plan 868576N, Lot 1 on Title Plan 337219C

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: ◯ Lodged Plan ◉ Title Plan ◯ Plan of Subdivision No.:

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

If this application relates to more than one address, please click this button and enter relevant details. Add Address

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

(2) **For what use, development or other matter do you require a permit?** *

If you need help about the proposal, read: How to Complete the Application for Planning Permit Form

Use and development of the land for a mixed-use facility including childcare, medical centre, cafe, restricted recreation facility and gallery.

Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

(3) **Estimated cost of development for which the permit is required** *

Cost $22,000,000

You may be required to verify this estimate. Insert `0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds $1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

(4) **Describe how the land is used and developed now** *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Various buildings and structures associated with the former Uniting Church

Provide a plan of the existing conditions. Photos are also helpful.

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Title Information

5 **Encumbrances on title** *

If you need help about the title, read: How to complete the Application for Planning Permit form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ○ Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ◉ No
- ○ Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:

Title: | First Name: | Surname:

Organisation (if applicable): TLC MELBOURNE PTY LTD C/O- RATIO CONSULTANTS PTY LTD

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 8 | St. Name: GWYNNE STEET

Suburb/Locality: CREMORNE | State: VIC | Postcode: 3121

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details *

Same as applicant (if so, go to 'contact information') ☐

Name:

Title: | First Name: ANGELA | Surname: MOK

Organisation (if applicable): RATIO CONSULTANTS PTY LTD

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 8 | St. Name: GWYNNE STREET

Suburb/Locality: CREMORNE | State: VIC | Postcode: 3121

Please provide at least one contact phone number *

Contact information

Business Phone: (03) 9429 3111 | Email: angela.mok@ratio.com.au

Mobile Phone: | Fax:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Same as applicant ☐

Name:

Title: | First Name: | Surname:

Organisation (if applicable): TLC MELBOURNE PTY LTD

Postal Address: | If it is a P.O. Box, enter the details here:

Unit No.: | St. No.: 468 | St. Name: ST KILDA ROAD

Suburb/Locality: MELBOURNE | State: VIC | Postcode: 3004

Owner's Signature (Optional): | Date: day / month / year

Declaration

7 **This form must be signed by the applicant** *

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: | Date: 20 Dec 2023 day / month / year

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Need help with the Application?

If you need help to complete this form, read How to complete the Application for Planning Permit form
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 **Has there been a pre-application meeting with a Council planning officer?**

◉ No ◯ Yes

Checklist

9 **Have you:**

As discussed with Council, please email the application invoice for payment.

☑ Filled in the form completely?

☐ Paid or included the application fee?

⚠ Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- ☑ A full, current copy of title information for each individual parcel of land forming the subject site
- ☑ A plan of existing conditions.
- ☑ Plans showing the layout and details of the proposal
- ☑ Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- ☑ If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).
- ☑ If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☑ Completed the relevant Council planning permit checklist?

☑ Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Banyule City Council
PO Box 51 Ivanhoe VIC 3079

Contact information:

Telephone: 61 03 9490 4222
Email: enquiries@banyule.vic.gov.au
DX: 97904

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

REVISED PLAN
Application No. P4/2024

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STATE REVENUE OFFICE
PLANNING AND ENVIRONMENT ACT 1987

Metropolitan Planning Levy (MPL)

Certificate

STATE REVENUE OFFICE VICTORIA
ABN 76 775 195 331
www.sro.vic.gov.au

TLC Melbourne Pty Ltd C/O- Ratio Consultants Pty Ltd

8 Gwynne ST Cremorne VIC 3121

Certificate Number: MPLCERT25050

Issue Date: 20 December 2023

Expiry Date: 19 March 2024

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name: TLC Melbourne Pty Ltd C/O- Ratio Consultants Pty Ltd

Address: 8 Gwynne ST Cremorne VIC 3121
Cremorne
AUSTRALIA

PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 321 LOWER HEIDELBERG ROAD RD
IVANHOE EAST VIC 3079

Formal Land Description:

Vol/Folio: **Lot/Plan:** **Block/Subdivision:**

Crown Reference:

Other: 321 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079. Lot 1 on Title Plan 337218E. Lots 1,2 and 3 on Title Plan 814934S. Lot 46 on Plan of Subdivision 008311. Lot 47 on Plan of Subdivision 008311. Lot 48 on Plan of Subdivision 008311. AND 1 MALTRAVERS ROAD IVANHO

Municipality: Banyule City Council

Estimated Cost of Development: $22,000,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL25050

MPL Paid: **$28,600.00**

MPL Payment Date: 13 December 2023

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Application No. P4/2024

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PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

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19/01/2024

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is $1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is $1.30 for every $1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of $1000, the estimated cost is to be rounded up or down to the nearest $1000 (and, if the amount by which it is to be rounded is $500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate *(Revised)* and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
  - the Commissioner has issued a MPL Certificate, which has not expired;
  - the estimated cost of the development increases before the application for a leviable planning permit is made; and
  - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
  - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
  - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.
- A revised MPL Certificate expires 90 days after the day on which it is issued.

Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail

State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne

Internet www.sro.vic.gov.au
Email mpl@sro.vic.gov.au
Phone 13 21 61 (local call cost)
Fax 03 9628 6856

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State Government Victoria

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08210 FOLIO 095 Security no : 124110495687V
Produced 14/11/2023 04:05 PM

LAND DESCRIPTION

Lot 1 on Title Plan 337219C.
PARENT TITLE Volume 06710 Folio 844
Created by instrument A549534 18/06/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 468 ST KILDA ROAD MELBOURNE VIC 3004
AR458321E 17/09/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1532483

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 TP337219C 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: 1 MALTRAVERS ROAD IVANHOE EAST VIC 3079

DOCUMENT END

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Document Identification	**TP337219C**
Number of Pages (excluding this cover sheet)	**1**
Document Assembled	**14/11/2023 16:07**

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TITLE PLAN		EDITION 1	TP 337219C

Location of Land

Parish: KEELBUNDORA
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP8311
Derived From: VOL 8210 FOL 095
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 29/02/2000
VERIFIED: GB

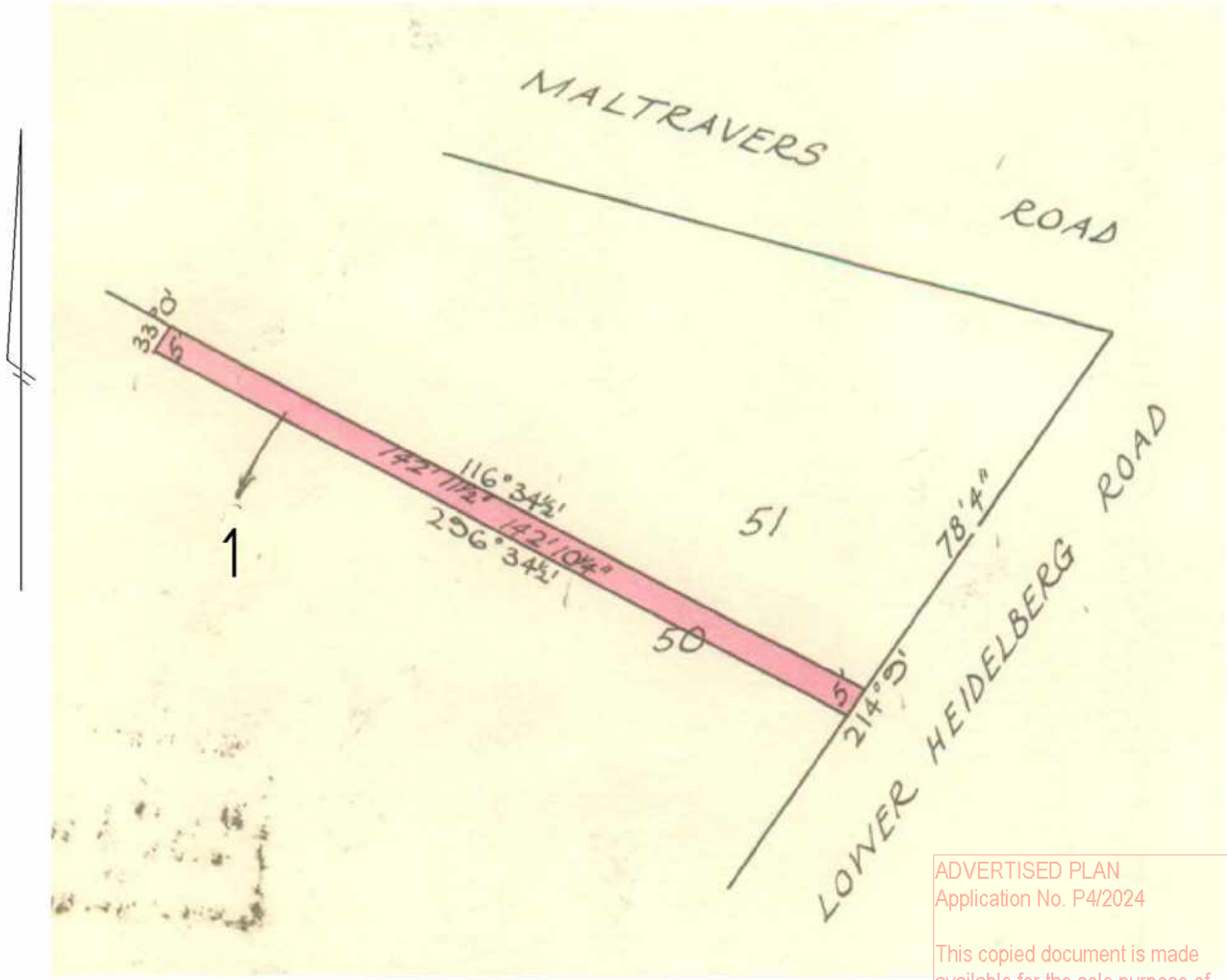

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 50 (PT) ON LP8311

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LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets

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3321178

1532483

FREEHOLD

HENDERSON & BALL

VICTORIA

TRANSFER C. paid OF LAND.

C. O. T.
20 SEP 1933
1.33

FEE 17/6
COLLECTOR OF IMPOSTS
STAMPS ACTS

VICTORIA EIGHT POUNDS STAMP DUTY

STAMP DUTY
20 SEP 1933
VICTORIA

I JAMES ATHELSTAN KING formerly of "Koonwarra" Park Street Moonee Ponds but now of High Street East Malvern Gentleman being registered as the proprietor of an estate in fee simple in the land ---- hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Seven hundred and seventy-seven pounds one shilling and three pence paid to me by JOHN JENKINSON -- SHAW of Lower Heidelberg Road Ivanhoe Manager DO HEREBY TRANSFER -- to the said John Jenkinson Shaw All my estate and interest in ---- All Those pieces of land being Lots Nine, Ten, Forty-one and Fifty on Plan of Subdivision Number 8311 lodged in the Office of Titles being part of Crown Portion Two Parish of Keelbundora County of --- Bourke and being part of the land more particularly described in --- Certificate of Title Volume 3198 Folio 639578 Together with all --- registered appurtenant and reserved easements and in consideration of the transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said John Jenkinson Shaw so as to bind himself his heirs executors administrators and transferees only while he or they shall actually be or remain the registered --- proprietor or proprietors of the said land hereby transferred and to the intent that these covenants shall run with the said land --- hereby transferred and be binding on the registered proprietor or -- proprietors thereof for the time being his or their heirs executors administrators and transferees DOTH HEREBY for himself his heirs --- executors administrators and transferees covenant with the said --- James Athelstan King his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that he --- or they will not erect or cause to be erected more then one dwelling

Red, the & green

3198/578 Pt

Made an area

Encs. The Cov. herein

Blue The emt. deemed

Green Emt.

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house (with the usual outbuildings) on any of the Lots hereby transferred any such house to have a roof of slate or tiles or any ---- other material approved of by the said James Athelstan King his --- heirs executors administrators and transferees and to cost not less than Five hundred pounds exclusive of outbuildings and that he the said John Jenkinson Shaw his heirs executors administrators or transferees will not carry on or cause to be carried on upon the said --- land hereby transferred any quarrying or brickmaking operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry on or cause to be carried on any fellmongery butchery poultry farming or other offensive operations or manufactures thereon.

DATED the Seventh day of September One thousand nine hundred and thirty-three.

SIGNED in Victoria by the said JAMES ATHELSTAN KING in the presence of) J A King

Ernest D Pice
Clerk to Henderson & Ball
Solicitors Melbourne

SIGNED in Victoria by the said JOHN JENKINSON SHAW in the presence of) J. J Shaw

Ernest D Pice

ENCUMBRANCES REFERRED TO

As to so much of Lots Nine Ten and Fifty as is colored Blue on the said Plan of Subdivision : Any easements affecting the same.

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DATED 1953

MR. J. A. KING

to

MR. J. J. SHAW

TRANSFER.

HENDERSON & BALL
Solicitors
430 Little Collins Street
MELBOURNE.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 20th DAY OF September 1953.	TO John Jenkinson Shaw.	1532483.

J. McLennan
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 3198 FOL. 639578.

J. McLennan
ASSISTANT REGISTRAR OF TITLES.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 06773 FOLIO 432 Security no : 124110495684Y
Produced 14/11/2023 04:05 PM

LAND DESCRIPTION

Lot 1 on Title Plan 868576N.
PARENT TITLE Volume 05435 Folio 950
Created by instrument 4222471R 10/04/1945

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 468 ST KILDA ROAD MELBOURNE VIC 3004
AR458321E 17/09/2018

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT 1350689

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 TP868576N 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: 1 MALTRAVERS ROAD IVANHOE EAST VIC 3079

DOCUMENT END

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TITLE PLAN

EDITION 1

TP868576N

LOCATION OF LAND

Parish: KEELBUNDORA
Township:
Section:
Crown Allotment:
Crown Portion: 2 (PT)

Last Plan Reference:- LP 8311
Derived From: VOL. 6773 FOL. 432
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land/Easement Information

APPURTENANCY

TOGETHER WITH A RIGHT OF DRAINAGE AND SEWERAGE RESERVED IN INST. A549532

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 4 - 8 - 2007
VERIFIED: A. DALLAS
Assistant Registar of Titles

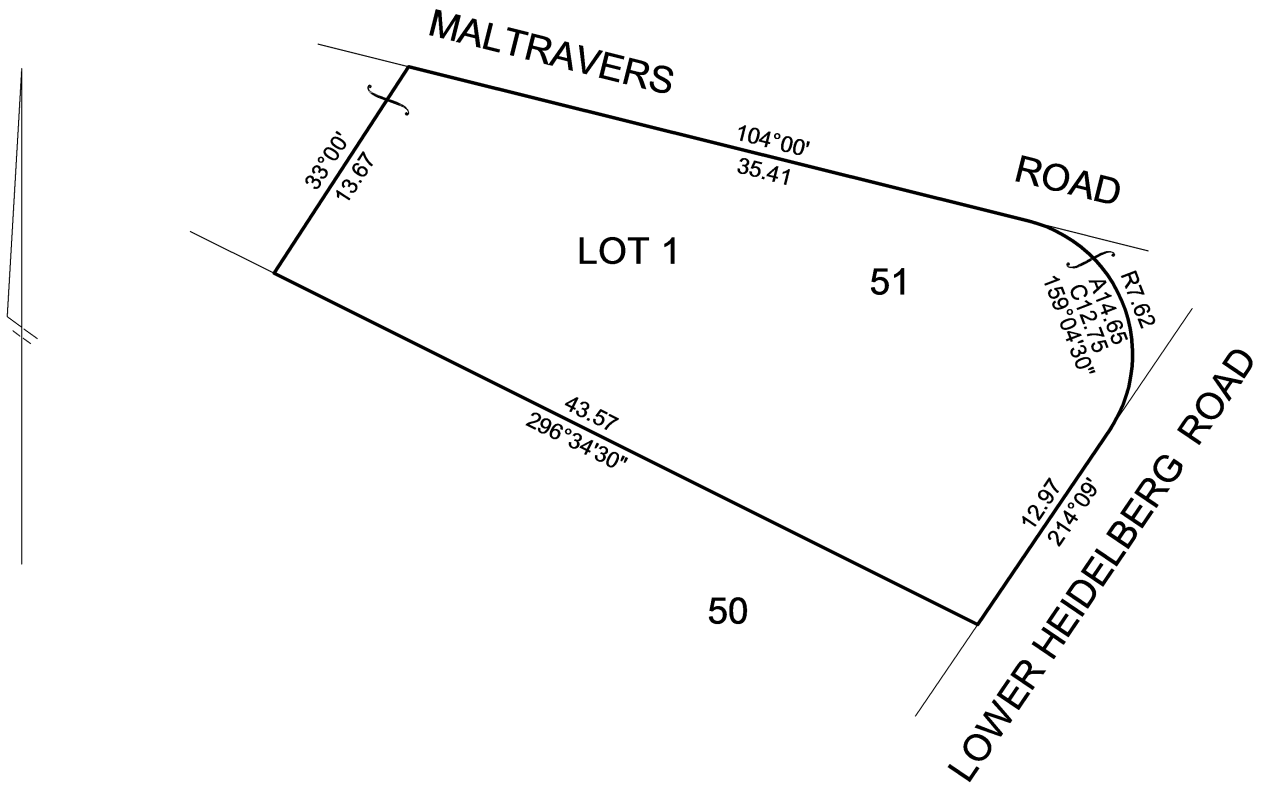

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = LOT 51 (PT) ON LP 8311

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LENGTHS ARE IN METRES	Metres = 0.3048 Feet Metres = 0.201168 x Links

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2940023

1350689

Freehold. 2882589

HENDERSON & BALL.

VICTORIA.

TRANSFER OF LAND.

VICTORIA THREE POUNDS STAMP DUTY

STAMP DUTY 16 JAN 1928 VICTORIA

C.O.T. 23 JUL 1928

MICROFILMED 3 JAN 1928

I JAMES ATHELSTAN KING of "Koonwarra" Dorrington Road East ---- Malvern Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the --- encumbrances notified hereunder in consideration of the sum of Two hundred and fifty-four pounds eleven shillings and eightpence paid to me by NOEL LYON of Banyule Road Heidelberg Spinster DO HEREBY TRANSFER to the said Noel Lyon All my estate and interest in ALL THAT Piece of land being Lot Fifty-one on Plan of Subdivision No.8311 lodged in the Office of Titles being part of Crown Portion Two --- Parish of Keelbundora County of Bourke and being part of the land particularly described in Certificate of Title Volume 3198 Folio 639578 AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained --- shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said Noel Lyon(so as to bind herself her heirs executors administrators and transferees only while she or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to the intent that these covenants --- shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being her or their executors administrators or transferees) DOTH HEREBY for herself her heirs executors administrators and transferees --- covenant with the said James Athelstan King his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that she or they will not erect or cause to be erected --- more than one dwelling house (with the usual outbuildings) on the land hereby transferred such house to have a roof of slate or tiles

Red blue 3198/578 Part under an Agreement the Court herein as to blue any parts affect

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or any other material approved by the said James Athelstan King his heirs executors administrators or transferees and to cost not less than Five hundred pounds exclusive of out buildings and that she the said Noel Lyon her heirs executors administrators or transferees will not carry on or cause to be carried on upon the land hereby transferred any brick making or quarrying operations nor remove any sand or gravel therefrom except for the purpose of building nor carry on nor cause to be carried on any fell-mongery butchering poultry farming or other offensive operations or manufactures thereon.

DATED the Twentieth day of December One -- thousand nine hundred and twenty-seven.

SIGNED in Victoria by the said--)
JAMES ATHELSTAN KING in the pre-)
sence of)

J A King

James D Evans J.P.

SIGNED in Victoria by the said)
NOEL LYON in the presence of)

Noël Lyon

A R Haughton

ENCUMBRANCES REFERRED TO.

As to so much of said Lot Fifty-one as is colored blue on the said Plan of Subdivision - Any easements ~~implied under Act No.3168~~ affecting the same.

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Application No. P4/2024

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Appeared before me at Melbourne the Sixth day of December One --- thousand nine hundred and twenty-seven AUBREY EDWARD HAUGHTON of 79 Swanston Street Melbourne Auctioneer one of the attesting --- witnesses to this Instrument and declared that he personally knew NOEL LYON one of the persons signing the same and whose signature the said Aubrey Edward Haughton attested; and that the name purporting to be the signature of the said Noel Lyons is her own handwriting and that she was of sound mind and freely and voluntarily signed such instrument.

Ernest Hyde
Clerk to Henderson & Ball
Solicitors - Melbourne

DATED _____ 1927.

MR. J. A. KING.

to

MISS N. LYON.

T R A N S F E R.

HENDERSON & BALL
Solicitors
430 Little Collins Street
Melbourne.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 23rd DAY OF July 1928	Do Noel Lyon	1350689

A.V.R.

Tros Gleeson
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 3198 FOL. 639 & 78

Tros Gleeson
REGISTRAR OF TITLES.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 08210 FOLIO 094 Security no : 124110495252T
Produced 14/11/2023 03:58 PM

LAND DESCRIPTION

Lot 1 on Title Plan 337218E.
PARENT TITLE Volume 06773 Folio 432
Created by instrument A549532 18/06/1958

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 10/468 ST KILDA ROAD MELBOURNE VIC 3004
AN725621P 07/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ109166X 03/08/2017
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT 1350689

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 TP337218E 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: 321 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 04/08/2017

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19/01/2024

TITLE PLAN		EDITION 1	TP 337218E

Location of Land

Parish: KEELBUNDORA
Township:
Section:
Crown Allotment:
Crown Portion:

Last Plan Reference: LP8311
Derived From: VOL 8210 FOL 094
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ENCUMBRANCES REFERRED TO

As to the land coloured blue - - - - - - -
ANY EASEMENTS affecting the same - - - - -

As to the land coloured green - - - - - - --
THE DRAINAGE AND SEWERAGE EASEMENT - - --
reserved by Instrument of Transfer - - - -
No.A.549532 in the Register Book - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 29/02/2000
VERIFIED: GB

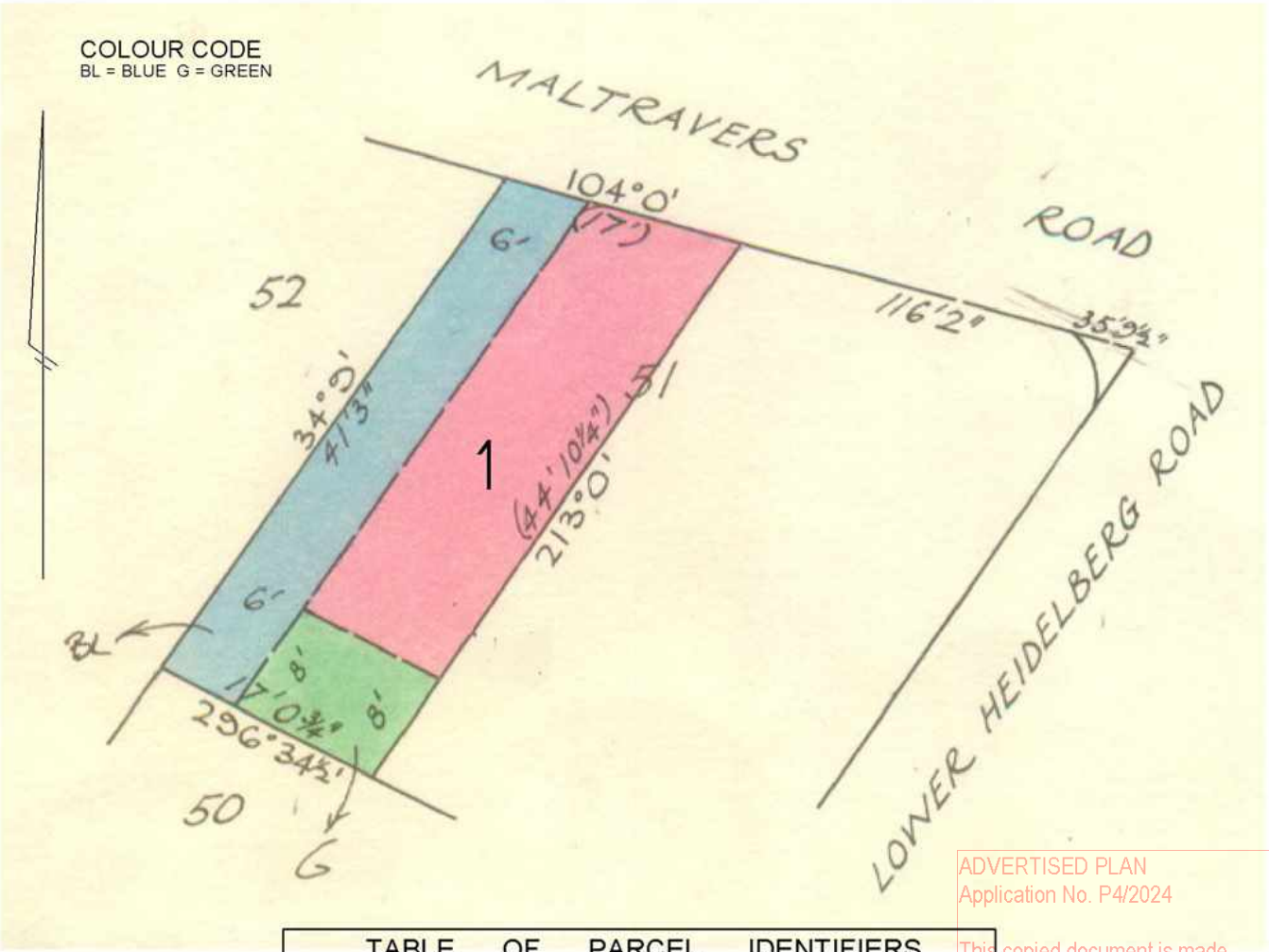

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = LOT 51 (PT) ON LP8311

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2940023

1350689

Freehold. 2882589

HENDERSON & BALL.

VICTORIA.

TRANSFER OF LAND.

VICTORIA THREE POUNDS STAMP DUTY

STAMP DUTY 16 JAN 1928 VICTORIA

C.O.T. 23 JUL 1928

MICROFILMED 3 JAN 1928

I JAMES ATHELSTAN KING of "Koonwarra" Dorrington Road East ---- Malvern Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the --- encumbrances notified hereunder in consideration of the sum of Two hundred and fifty-four pounds eleven shillings and eightpence paid to me by NOEL LYON of Banyule Road Heidelberg Spinster DO HEREBY TRANSFER to the said Noel Lyon All my estate and interest in ALL THAT Piece of land being Lot Fifty-one on Plan of Subdivision No.8311 lodged in the Office of Titles being part of Crown Portion Two --- Parish of Keelbundora County of Bourke and being part of the land particularly described in Certificate of Title Volume 3198 Folio 639578 AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained --- shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said Noel Lyon(so as to bind herself her heirs executors administrators and transferees only while she or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to the intent that these covenants --- shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being her or their executors administrators or transferees) DOTH HEREBY for herself her heirs executors administrators and transferees --- covenant with the said James Athelstan King his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that she or they will not erect or cause to be erected --- more than one dwelling house (with the usual outbuildings) on the land hereby transferred such house to have a roof of slate or tiles

Red blue 3198/578 Part under an Agreement the Court herein as to blue any parts affect

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or any other material approved by the said James Athelstan King his heirs executors administrators or transferees and to cost not less than Five hundred pounds exclusive of out buildings and that she the said Noel Lyon her heirs executors administrators or transferees will not carry on or cause to be carried on upon the land hereby transferred any brick making or quarrying operations nor remove any sand or gravel therefrom except for the purpose of building nor carry on nor cause to be carried on any fell-mongery butchering poultry farming or other offensive operations or manufactures thereon.

DATED the Twentieth day of December One -- thousand nine hundred and twenty-seven.

SIGNED in Victoria by the said--)
JAMES ATHELSTAN KING in the pre-)
sence of)

J A King

James D Evans J.P.

SIGNED in Victoria by the said)
NOEL LYON in the presence of)

Noël Lyon

A R Haughton

ENCUMBRANCES REFERRED TO.

As to so much of said Lot Fifty-one as is colored blue on the said Plan of Subdivision - Any easements ~~implied under Act No.3168~~ affecting the same.

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Application No. P4/2024

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Appeared before me at Melbourne the Sixth day of December One --- thousand nine hundred and twenty-seven AUBREY EDWARD HAUGHTON of 79 Swanston Street Melbourne Auctioneer one of the attesting --- witnesses to this Instrument and declared that he personally knew NOEL LYON one of the persons signing the same and whose signature the said Aubrey Edward Haughton attested; and that the name purporting to be the signature of the said Noel Lyons is her own handwriting and that she was of sound mind and freely and voluntarily signed such instrument.

Ernest Hyde
Clerk to Henderson & Ball
Solicitors - Melbourne

DATED _____ 1927.

MR. J. A. KING.

to

MISS N. LYON.

T R A N S F E R.

HENDERSON & BALL
Solicitors
430 Little Collins Street
Melbourne.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
TRANSFER AS TO PART	THE 23rd DAY OF July 1928	Do Noel Lyon	1350689

A.V.R.

Tros Gleeson
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 3198 FOL. 639 & 78

Tros Gleeson
REGISTRAR OF TITLES.

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

VOLUME 06312 FOLIO 391 Security no : 124110495255Q
Produced 14/11/2023 03:58 PM

LAND DESCRIPTION

Lot 48 on Plan of Subdivision 008311.
PARENT TITLE Volume 05491 Folio 154
Created by instrument 1738987 19/07/1939

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 10/468 ST KILDA ROAD MELBOURNE VIC 3004
AN725621P 07/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ109166X 03/08/2017
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT 1394247

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 TP721735R 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: 321 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 04/08/2017

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TITLE PLAN		EDITION 1	TP 721735R

Location of Land

Parish: KEELBUNDORA
Township:
Section:
Crown Allotment:
Crown Portion: 2(PT)

Last Plan Reference: LP 8311
Derived From: VOL 6312 FOL 391
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

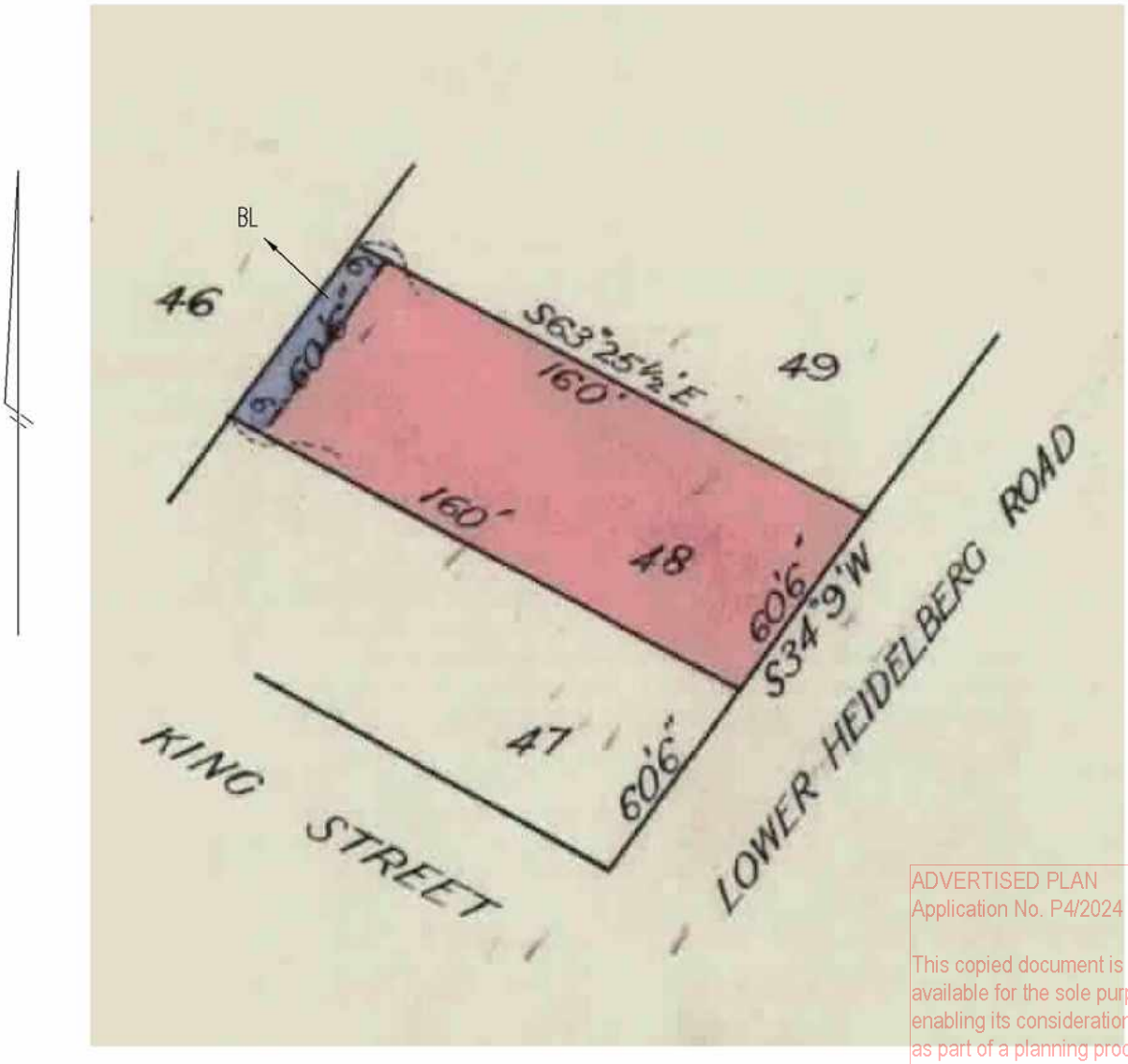
ENCUMBRANCES REFERRED TO.

As to the land colored blue ---

ANY EASEMENTS affecting the same---

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 14/12/2000
VERIFIED: CP

COLOUR CODE
BL = BLUE



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Application No. P4/2024

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1394247

2983826

FREEHOLD

7516

HENDERSON & BALL

VICTORIA

TRANSFER OF LAND.

O.D.T. 3 DEC 1928
MICROFILMED
FEE STAMP
FEE 7 DEC 1928 T.O.
VICTORIA LIGHT POUNDS STAMP DUTY
STAMP DUTY 7-DEC 1928 VICTORIA

I JAMES ATHELSTAN KING of "Koonwarra" Dorrington Road East Malvern Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of THREE HUNDRED AND SIXTY THREE POUNDS paid to me by ALBERT RINDER TOWNSEND Stokes Crescent Griffith Canberra in Federal Territory Commonwealth Public Servant and in consideration of the sum of Three hundred and -- sixty three Pounds paid to the said Albert Rinder Townsend by DAISY TOWNSEND of Stokes Crescent Griffith Canberra in Federal Territory Married Woman DO HEREBY at the request and by the direction of the said Albert Rinder Townsend testified by his signature hereto TRANSFER to the said Daisy Townsend All my estate and interest in ALL THAT piece of land being lots forty-eight and forty-nine on Plan of Subdivision Number 8311 lodged in the Office of Titles being part of Crown Portion two Parish of Keelbundora County of Bourke and being part of the land particularly described in Certificate of Title Volume 3198 Folio 639578 AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said Daisy Townsend (so as to bind herself her heirs executors administrators and transferees only while she or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to the intent that these covenants shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being her or their heirs executors administrators and transferees) DOTH HEREBY for herself her heirs executors administrators and transferees covenant with the said James Athelstan King his heirs executors administrators

CB 13/12/28

CB 13/12/28

Freehold blue 3198/578 Pl under an acre Encs The lot in T. 1394247 As to blue - any encumbs affecting MM 4/1/29

SR. Ella 10.1.29

Ex diag. nil. 15.1.29

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19/01/2024

and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that she or they will not erect or cause to be erected more than one dwelling house (with the usual outbuildings) on either of the lots hereby transferred any such house to have a roof of slate or tiles or any other material approved of by the said James Athelstan King his heirs executors administrators and transferees and to cost not less than Five hundred Pounds exclusive of out-buildings and that she the said Daisy Townsend her heirs executors administrators or transferees will not carry on or cause to be carried on upon the said land hereby transferred any quarrying or brickmaking operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry on or cause to be carried on any fell-mongery butchery poultry farming or other offensive operations or manufactures thereon.

DATED the Twentieth day of November One thousand nine hundred and twentyeight.

SIGNED in Victoria by the said JAMES ATHELSTAN KING in the presence of:) J A King

Ernest Pope
Clerk to Henderson & Ball
Solicitors Melbourne

OB 13.12.28 SIGNED in Canberra ~~F.C.T.~~ in Federal Territory by the said ALBERT RINDER TOWNSEND in the presence of: A B Taylor J.P.) A R Townsend

OB 13.12.28 SIGNED in Canberra ~~F.C.T.~~ in Federal Territory by the said DAISY TOWNSEND in the presence of: A B Taylor J.P.) Daisy Townsend

ENCUMBRANCES REFERRED TO

As to so much of lots fortyeight and fortynine as is colored blue on the said Plan of Subdivision : Any easements affecting the same.

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DATED 1928

MR. J. A. KING
by direction

-to-

MRS. D. TOWNSEND

T R A N S F E R

HENDERSON & BALL
Solicitors
430 Little Collins Street
MELBOURNE.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
Transfer as to part	THE 7th DAY OF December 1928	TO Daisy Townsend	1394247

Geo S Lacey
ASSISTANT REGISTRAR OF TITLES.

I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. 3198 FOL. 639578

Geo S Lacey
ASSISTANT REGISTRAR OF TITLES.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 06524 FOLIO 742 Security no : 124110495250V
Produced 14/11/2023 03:58 PM

LAND DESCRIPTION

Lot 46 on Plan of Subdivision 008311.
PARENT TITLE Volume 04696 Folio 154
Created by instrument 1839531 12/11/1941

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 10/468 ST KILDA ROAD MELBOURNE VIC 3004
AN725621P 07/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ109166X 03/08/2017
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT 1101301

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 TP721736P 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: 321 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 04/08/2017

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TITLE PLAN		EDITION 1	TP 721736P

Location of Land

Parish: KEELBUNDORA
Township:
Section:
Crown Allotment:
Crown Portion: 2(PT)

Last Plan Reference: LP 8311
Derived From: VOL 6524 FOL 742
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

E-1 = EASEMENT TO CITY OF HEIDELBERG CREATED BY C/E A928258

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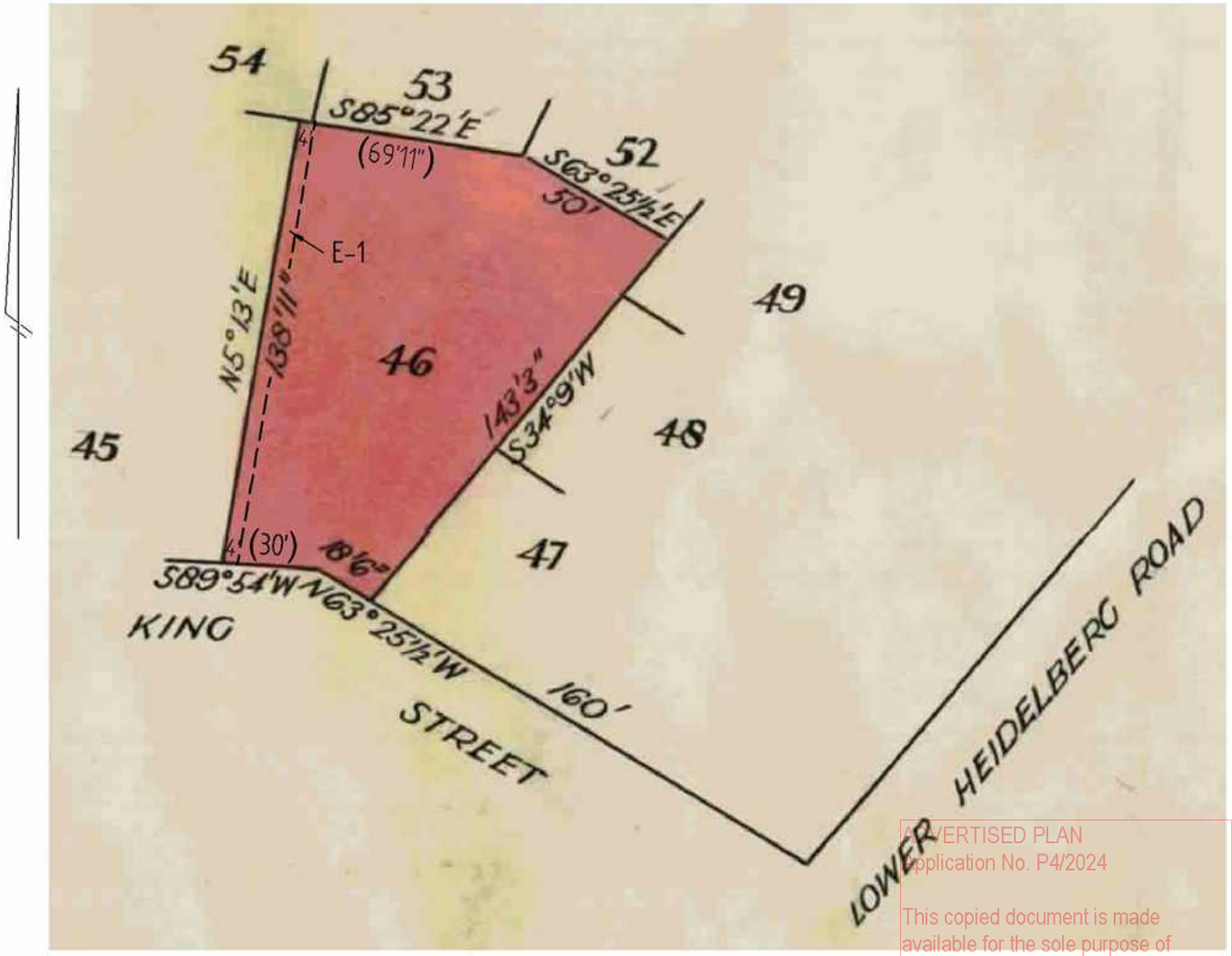
COMPILED: 14/12/2000
VERIFIED: CP



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19/01/2024

J.C. McDonald
T.O.
Title to Henderson & B

2359564

1101301

6. paid.

OFFICE OF TITLES
30 APR 1923

VICTORIA.

TRANSFER OF LAND.

FIVE POUNDS VICTORIA 5 5 STAMP DUTY

STAMP DUTY 30 APR 1923 VICTORIA

I James Athelstan King formerly of "Koonwarra" Park Street Moonee Ponds but now of "Koonwarra" Maltravers Road, Ivanhoe Gentleman being registered as proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Four hundred and Seventy four Pounds Eighteen Shillings paid to me by Mabel Murphy of 250 Alexandra Parade Clifton Hill, Married woman do hereby transfer to the said Mabel Murphy all my estate and interest in all that piece of land being Lots 44, 45 and 46 on plan of Subdivision No. 8311 lodged in the Office of Titles and being part of Crown Portion Two Parish of Keelbundora County of Bourke and being part of land described in Certificate of Title entered in the Register Book Vol. 3198 Fol. 639578

AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said Mabel Murphy (so as to bind herself her heirs executors administrators and transferees only while she or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to the intent that these covenants shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being her or their heirs executors administrators and transferees) DOTH HEREBY for herself her heirs executors administrators and transferees covenant with the said James Athelstan King his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that she or they will not erect or cause to be erected more than one dwelling house (with the usual outbuildings) on any of the lots hereby transferred any such house to have a roof of slate or tiles or any other material approved of by the said James Athelstan King his heirs executors administrators and transferees and to cost not less than £500 exclusive of out-buildings and

3198 Part -578 Under and acre since the Cert. in V. 1101301

17.5.23

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19/01/2024

that she the said Mabel Murphy her heirs executors administrators or transferees will not carry on or cause to be carried on upon the said land hereby transferred any quarrying or brickmaking operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry on or cause to be carried on any fellmongery, butchery, poultry, farming or other offensive operations or manufactures thereon.

Dated the Twenty sixth day of April One thousand nine hundred and twenty three.

Signed in Victoria by the said James Athelstan King in the presence of — J.A. King

H. Edwards J.P.

Signed in Victoria by the said Mabel Murphy in the presence of — Mabel Murphy

Encumbrances referred to

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Appeared before me at Melbourne the twenty seventh day of April one thousand nine hundred and twenty three Joseph Charles McDonald the attesting witness to this instrument, and declared that he personally knew Mabel Murphy the signing the same, and whose signature the said Joseph Charles McDonald attested; and that the name purporting to be the signature of the said Mabel Murphy is in her own handwriting and that she was of sound mind and freely and voluntarily signed such instrument

H Courtney JP

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
Transfer as to part	THE 30th DAY OF April 1923.	To Mabel Murphy	1101301

Alfred Compton
ASSISTANT REGISTRAR OF TITLES.

I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. 3198. FOL. 659578.

Alfred Compton
ASSISTANT REGISTRAR OF TITLES.

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and to cost not less than [illegible]

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

VOLUME 04772 FOLIO 268 Security no : 124110495254R
Produced 14/11/2023 03:58 PM

LAND DESCRIPTION

Lot 47 on Plan of Subdivision 008311.
PARENT TITLE Volume 03198 Folio 578
Created by instrument 1127466 14/09/1923

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 10/468 ST KILDA ROAD MELBOURNE VIC 3004
AN725621P 07/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ109166X 03/08/2017
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT 1127466

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DIAGRAM LOCATION

SEE TP721739H 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: 321 LOWER HEIDELBERG ROAD IVANHOE EAST VIC 3079

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 04/08/2017

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TITLE PLAN		EDITION 1	TP 721739H

Location of Land

Parish: KEELBUNDORA
Township:
Section:
Crown Allotment:
Crown Portion: 2(PT)

Last Plan Reference: LP 8311
Derived From: VOL 4772 FOL 268
Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

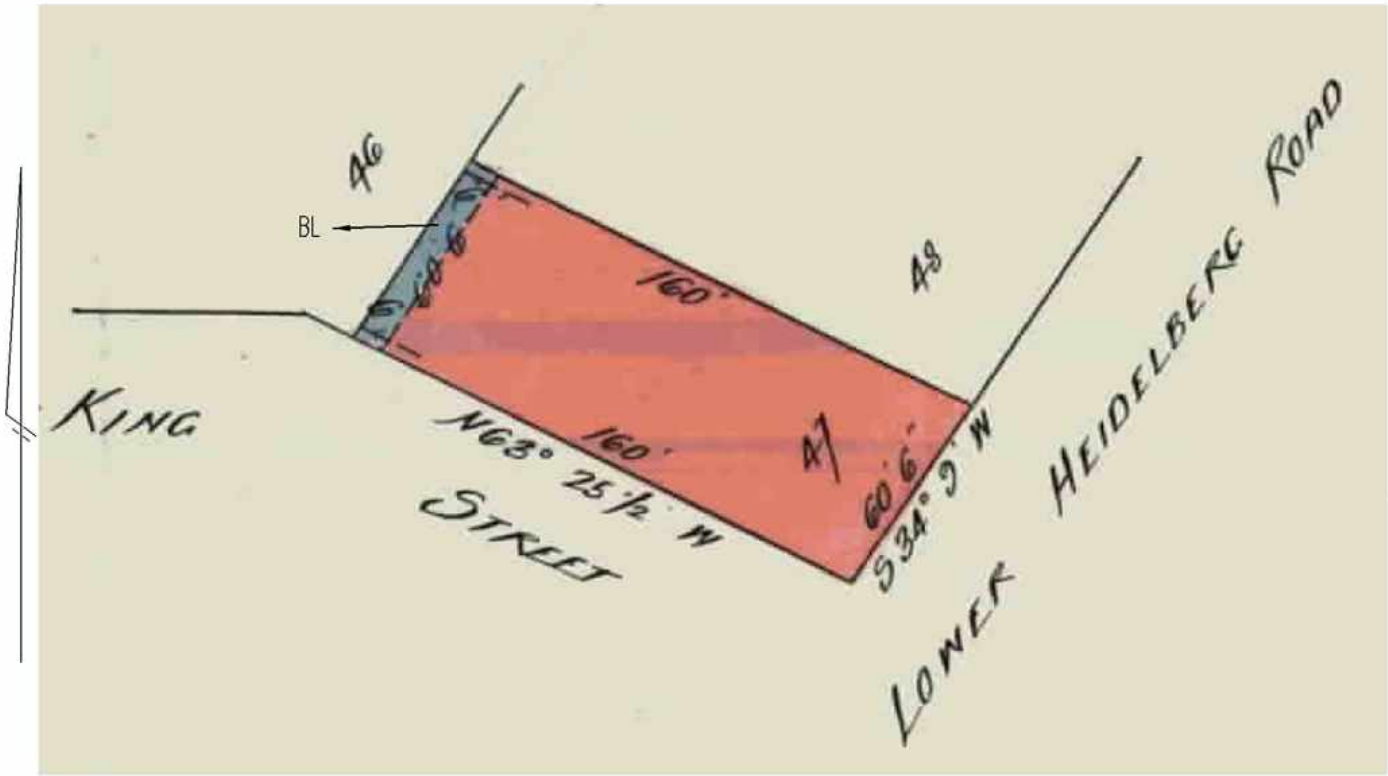
Description of Land / Easement Information

ENCUMBRANCES REFERRED TO.

As to the land colored blue ---
ANY EASEMENTS affecting the same --

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT
COMPILED: 14/12/2000
VERIFIED: CP

COLOUR CODE
BL=BLUE



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19/01/2024

252

J. BEACHAM KIDDLE

1127466

2409191 Title to Henderson 18.

MICROFILMED

COLLECTOR OF INCOME TAXES
14 SEP 1923
TAXES

OFFICE OF TITLES
2-23
14 SEP 1923

6 paid.

VICTORIA

TRANSFER OF LAND.

TWO POUNDS
VICTORIA STAMP DUTY

STAMP DUTY
30 AUG 1923
VICTORIA

I JAMES ATHELSTAN KING formerly of "Koonwarra" Park Street, Moonee Ponds but now of Naples Road, Mentone, Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of ONE HUNDRED AND EIGHTY ONE POUNDS TEN SHILLINGS paid to me by GEORGE JAMES DIGHT of 57 Bayswater Road, Kensington Butcher DO HEREBY TRANSFER to the said George James Dight all my estate and interest in ALL THAT piece of land being Lot 47 on Plan of Subdivision Number ~~8331~~ 8311 lodged in the Office of Titles and being part of Crown Portion 2 Parish of Keelbundora County of Bourke and being part of the land particularly described in the Certificate of Title entered in the Register Book Volume 3198 Folio 639578 AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said George James Dight (so as to bind himself his heirs executors administrators and transferees only while he or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to the intent that these covenants shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being his or their heirs executors administrators and transferees) doth hereby for himself his heirs executors administrators and transferees covenant with the said James Athelstan King his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that he or they will not erect or cause to be erected more than one dwelling house (with the usual outbuildings) on the said land hereby transferred such house to have a roof of slate or tiles or any other material approved by the said James Athelstan King his heirs executors administrators or transferees and to cost not less than Five hundred pounds exclusive of out-buildings and that he the said George James Dight his heirs executors administrators or transferees will not carry on or cause to be carried on upon the said land hereby transferred any brick making or quarrying operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry on nor cause to be carried on any fell-mongery, butchering, poultry farming or other offensive operations or manufactures thereon.

See Red & Blue 3198/578 part Under an acre Enc. Cost in Transfer 1127466 Ac to blue. Any Eto affecting Eto. 16.11.23

SK. Dot. 17.11.23

DATED the third day of September one thousand

26.11.23

1.10.23 9.10.23

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nine hundred and twenty three.

SIGNED in Victoria by the said James Athelstan King in the presence of

J.A. King

R.E. Ball
Solicitor
Melbourne

SIGNED in Victoria by the said - - - George James Dight in the presence of

G.J. Dight

Beachamp Kiddle
Melbourne

ENCUMBRANCES REFERRED TO

~~Conditions reservations and exceptions (if any) contained in the original Crown Grant and any easements disclosed on the said Plan of Subdivision~~.

As to so much of the said lot as is colored blue on the said plan of subdivision any Easements affecting the same

14/11/23 16.11.23

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Dated the day of 1923.

J. A. KING ESQ.

- to -

G. J. DIGHT ESQ.

T R A N S F E R

Lot 47 Woodrow Estate.

J. BEACHAM KIDDLE
Solicitor
325 Collins Street
Melbourne.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OF SYMBOL THEREON
Transfer as to part	THE 14th DAY OF September -1923.	TO George James Dight.	1127466.

Alfred Compton
ASSISTANT REGISTRAR OF TITLES.

I CERTIFY THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST MENTIONED IN THE REGISTER BOOK VOL. 3198. FOL. 639578.

Alfred Compton
ASSISTANT REGISTRAR OF TITLES.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09503 FOLIO 493 Security no : 124110495253S
Produced 14/11/2023 03:58 PM

LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 814934S.
PARENT TITLE Volume 06710 Folio 844
Created by instrument K058697 24/08/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
TLC MELBOURNE PTY LTD of 10/468 ST KILDA ROAD MELBOURNE VIC 3004
AN725621P 07/04/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ109166X 03/08/2017
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT as to part 1394247

COVENANT as to part 1408211

COVENANT as to part 1532483

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 TP814934S 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)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 04/08/2017

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TITLE PLAN

EDITION 1

TP 814934 S

Location of Land

Parish : KEELBUNDORA
Township :
Crown Allotment :

Crown Portion : 2
Section :
Last Plan Reference : LOTS 49, 52 and part of 50 ON LP 8311
Title References : V 9503 F 493
Depth Limitation :

Notations

LOT 1 FORMS LOT 49 ON LP 8311.
LOT 2 FORMS LOT 50 ON LP 8311 (PART).
LOT 3 FORMS LOT 52 ON LP 8311.

Easement Information

E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

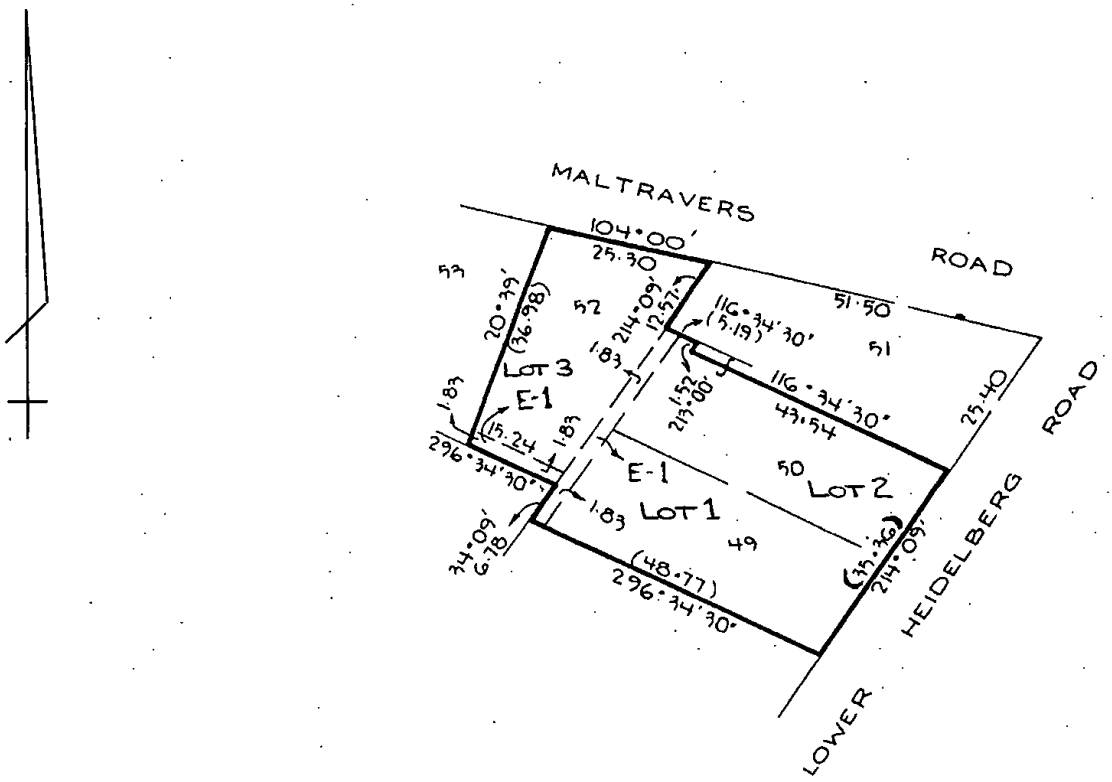
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	ANY EASEMENTS	1.83	C/T Vol. 9503 Fol. 493	UNSPECIFIED

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Checked by :

Assistant Registrar of Titles

Date 21 / 11 / 2003



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1394247

2983826

FREEHOLD

7516

HENDERSON & BALL

VICTORIA

TRANSFER OF LAND.

O.D.T. 3 DEC 1928
MICROFILMED
FEE STAMP
FEE 7 DEC 1928 T.O.
VICTORIA LIGHT POUNDS STAMP DUTY
STAMP DUTY 7-DEC 1928 VICTORIA

I JAMES ATHELSTAN KING of "Koonwarra" Dorrington Road East Malvern Gentleman being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of THREE HUNDRED AND SIXTY THREE POUNDS paid to me by ALBERT RINDER TOWNSEND Stokes Crescent Griffith Canberra in Federal Territory Commonwealth Public Servant and in consideration of the sum of Three hundred and -- sixty three Pounds paid to the said Albert Rinder Townsend by DAISY TOWNSEND of Stokes Crescent Griffith Canberra in Federal Territory Married Woman DO HEREBY at the request and by the direction of the said Albert Rinder Townsend testified by his signature hereto TRANSFER to the said Daisy Townsend All my estate and interest in ALL THAT piece of land being lots forty-eight and forty-nine on Plan of Subdivision Number 8311 lodged in the Office of Titles being part of Crown Portion two Parish of Keelbundora County of Bourke and being part of the land particularly described in Certificate of Title Volume 3198 Folio 639578 AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said Daisy Townsend (so as to bind herself her heirs executors administrators and transferees only while she or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to the intent that these covenants shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being her or their heirs executors administrators and transferees) DOTH HEREBY for herself her heirs executors administrators and transferees covenant with the said James Athelstan King his heirs executors administrators

CB 13/12/28

CB 13/12/28

Freehold blue 3198/578 Pl under an acre Encs The lot in T. 1394247 As to blue - any encumbs affecting MM 4/1/29

SR. Ella 10.1.29

Ex diag. nil. 15.1.29

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19/01/2024

and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that she or they will not erect or cause to be erected more than one dwelling house (with the usual outbuildings) on either of the lots hereby transferred any such house to have a roof of slate or tiles or any other material approved of by the said James Athelstan King his heirs executors administrators and transferees and to cost not less than Five hundred Pounds exclusive of out-buildings and that she the said Daisy Townsend her heirs executors administrators or transferees will not carry on or cause to be carried on upon the said land hereby transferred any quarrying or brickmaking operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry on or cause to be carried on any fell-mongery butchery poultry farming or other offensive operations or manufactures thereon.

DATED the Twentieth day of November One thousand nine hundred and twentyeight.

SIGNED in Victoria by the said JAMES ATHELSTAN KING in the presence of:) J A King

Ernest Pope
Clerk to Henderson & Ball
Solicitors Melbourne

OB 13.12.28 SIGNED in Canberra ~~F.C.T.~~ in Federal Territory by the said ALBERT RINDER TOWNSEND in the presence of: A B Taylor J.P.) A R Townsend

OB 13.12.28 SIGNED in Canberra ~~F.C.T.~~ in Federal Territory by the said DAISY TOWNSEND in the presence of: A B Taylor J.P.) Daisy Townsend

ENCUMBRANCES REFERRED TO

As to so much of lots fortyeight and fortynine as is colored blue on the said Plan of Subdivision : Any easements affecting the same.

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DATED 1928

MR. J. A. KING
by direction

-to-

MRS. D. TOWNSEND

T R A N S F E R

HENDERSON & BALL
Solicitors
430 Little Collins Street
MELBOURNE.

MEMORIAL OF INSTRUMENT.

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
Transfer as to part	THE 7th DAY OF December 1928	TO Daisy Townsend	1394247

Geo S Lacey
ASSISTANT REGISTRAR OF TITLES.

I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED, AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. 3198 FOL. 639578

Geo S Lacey
ASSISTANT REGISTRAR OF TITLES.

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3016763

Freehold

H. W. HUNT & UTBER
VICTORIA

1408211

TRANSFER OF LAND

O. O. T.
-9 APR 1929

I JAMES ATHELSTAN KING of Dorrington Avenue East Malvern

Investor

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject to the encumbrances notified hereunder in consideration of the sum of One hundred and sixty six pounds paid to me by AMY CLARISSA BURT of Mordialloc House The Centreway Mordialloc Spinster

Do

HEREBY TRANSFER to the said Amy Clarissa Burt

All my estate and interest in ALL THAT piece of land being part of Crown Portion Two

Parish of Keelbundora County of Bourke being part of the land particularly described in Certificate of Title entered in the Register Book Volume 3198 Folio 639578 and being Lot Fifty-two on Plan of Subdivision Number 8311 lodged in the Office of Titles AND in consideration of the Transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said Amy Clarissa Burt (so as to - - bind herself her heirs executors administrators and transferrees only while she or they shall actually be or remain the registered proprietor or proprietors of the said land hereby transferred and to - the intent that these covenants shall run with the said land hereby transferred and be binding on the registered proprietor or proprietors thereof for the time being his her or their heirs executors administrators and transferrees) ~~Together with a right of carriage way~~ doth hereby for herself her heirs executors administrators and transferrees covenant with the said James - - Athelstan King his heirs executors administrators and transferrees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that she or they will not erect or cause to be erected more than one dwelling house (with the usual outbuildings) on the said land hereby - ~~Dated the day of March one thousand~~ transferred such house to have a roof of slate or tiles or any other material approved by the said James Athelstan King his heirs ~~four nine hundred and~~ executors administrators or transferrees and to cost not less than Five hundred pounds exclusive of outbuildings and that she the said Amy Clarissa Burt her heirs executors administrators or transferrees will not carry on or cause to be carried on upon the said ~~Signed by the said JAMES ATHELSTAN KING~~ land hereby transferred any brick making or quarrying operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry - ~~within Victoria~~ on nor cause to be carried on any fellmongery butchering poultry farming or other offensive operations or manufactures thereon.

~~in the presence of~~ DATED this Twenty eighth day of March One thousand nine hundred and twenty nine.

SIGNED by the said JAMES ATHELSTAN KING)
within Victoria in the presence of:)
Ernest Hope
Clerk to Henderson & Hall
Solicitors Melbourne

J. A. King

Signed by the said AMY CLARISSA BURT
within Victoria
in the presence of L. R. Nicholl.
for
Melbourne.

Amy C. Burt

ENCUMBRANCES ABOVE REFERRED TO

As to so much of Lot Fifty two as is colored blue on the said Plan of Subdivision.
Any Easements ~~implied under Act Number 3168.~~ affecting the same

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DATED 1929

MR. J. A. KING

TO

MISS A. C. BURT

TRANSFER

H. W. HUNT & UTBER,
285 ~~347~~ Collins Street,
Melbourne.

ANDREW JACK, DYSON & CO. PTY. LTD., Church Lane, Melb.

MEMORIAL OF INSTRUMENT

NATURE OF INSTRUMENT	TIME OF ITS PRODUCTION FOR REGISTRATION	TO WHOM GIVEN	NUMBER OR SYMBOL THEREON
Transfer as to part	THE 9 DAY OF April 1929.	To Amy Clarissa Burt	408211

ASSISTANT REGISTRAR OF TITLES

I Certify THAT A MEMORIAL OF THE WITHIN INSTRUMENT WAS ENTERED AT THE TIME LAST ABOVE MENTIONED IN THE REGISTER BOOK VOL. 3198 FOL. 639 578

ASSISTANT REGISTRAR OF TITLES.

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19/01/2024

3321178

1532483

FREEHOLD

HENDERSON & BALL

VICTORIA

TRANSFER C. paid OF LAND.

C. O. T.
20 SEP 1933
1.33

FEE 17/6
COLLECTOR OF IMPOSTS
STAMPS ACTS

VICTORIA EIGHT POUNDS STAMP DUTY

STAMP DUTY
20 SEP 1933
VICTORIA

I JAMES ATHELSTAN KING formerly of "Koonwarra" Park Street Moonee Ponds but now of High Street East Malvern Gentleman being registered as the proprietor of an estate in fee simple in the land ---- hereinafter described subject to the encumbrances notified hereunder in consideration of the sum of Seven hundred and seventy-seven pounds one shilling and three pence paid to me by JOHN JENKINSON -- SHAW of Lower Heidelberg Road Ivanhoe Manager DO HEREBY TRANSFER -- to the said John Jenkinson Shaw All my estate and interest in ---- All Those pieces of land being Lots Nine, Ten, Forty-one and Fifty on Plan of Subdivision Number 8311 lodged in the Office of Titles being part of Crown Portion Two Parish of Keelbundora County of --- Bourke and being part of the land more particularly described in --- Certificate of Title Volume 3198 Folio 639578 Together with all --- registered appurtenant and reserved easements and in consideration of the transfer hereby made and executed and to the intent that the covenants hereinafter contained shall be noted on and referred to in every future Certificate of Title for the land hereby transferred as encumbrances affecting the same the said John Jenkinson Shaw so as to bind himself his heirs executors administrators and transferees only while he or they shall actually be or remain the registered --- proprietor or proprietors of the said land hereby transferred and to the intent that these covenants shall run with the said land --- hereby transferred and be binding on the registered proprietor or -- proprietors thereof for the time being his or their heirs executors administrators and transferees DOTH HEREBY for himself his heirs --- executors administrators and transferees covenant with the said --- James Athelstan King his heirs executors administrators and transferees registered proprietor or proprietors for the time being of the land now comprised in the said Certificate of Title that he --- or they will not erect or cause to be erected more then one dwelling

Red, the & green

3198/578 Pt

Made an area

Encs. The Cov. herein

Blue The emt. deemed

Green Emt.

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house (with the usual outbuildings) on any of the Lots hereby transferred any such house to have a roof of slate or tiles or any ---- other material approved of by the said James Athelstan King his --- heirs executors administrators and transferees and to cost not less than Five hundred pounds exclusive of outbuildings and that he the said John Jenkinson Shaw his heirs executors administrators or transferees will not carry on or cause to be carried on upon the said --- land hereby transferred any quarrying or brickmaking operations nor remove any sand or gravel therefrom except for the purpose of building thereon nor carry on or cause to be carried on any fellmongery butchery poultry farming or other offensive operations or manufactures thereon.

DATED the Seventh day of September One thousand nine hundred and thirty-three.

SIGNED in Victoria by the said JAMES ATHELSTAN KING in the presence of) J A King

Ernest D Pice
Clerk to Henderson & Ball
Solicitors Melbourne

SIGNED in Victoria by the said JOHN JENKINSON SHAW in the presence of) J. J Shaw

Ernest D Pice

ENCUMBRANCES REFERRED TO

As to so much of Lots Nine Ten and Fifty as is colored Blue on the said Plan of Subdivision : Any easements affecting the same.

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DATED 1953

MR. J. A. KING

to

MR. J. J. SHAW

TRANSFER.

HENDERSON & BALL
Solicitors
430 Little Collins Street
MELBOURNE.

MEMORIAL OF INSTRUMENT.

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J. McLennan
ASSISTANT REGISTRAR OF TITLES.

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