

Register Search Statement - Volume 9911 Folio 115

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

VOLUME 09911 FOLIO 115

Security no : 124082408983W
Produced 01/04/2020 11:20 AM

LAND DESCRIPTION

ADVERTISED COPY

Lot 2 on Registered Plan of Strata Subdivision 033263D.

PARENT TITLES :

Volume 06535 Folio 952 Volume 09128 Folio 705

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROGER DAVID VALENTINE of 25 BEATTY AVENUE BITTERN VIC 3918 Administrator(s)
of GORDON VICTOR VALENTINE deceased
AR654333D 14/11/2018

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AR966785A 28/02/2019

Caveator

TAL GOLDMAN

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

08/12/2018

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

P & B LAW

Notices to

MIRELLA RICE of LEVEL 6 608 ST KILDA ROAD MELBOURNE VIC 3004

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP033263D 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: 12A JOHNSON STREET OAKLEIGH VIC 3166

ADMINISTRATIVE NOTICES

NIL

eCT Control 19032E SF CONVEYANCING
Effective from 15/11/2018

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP033263D

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd
Delivered at 01/04/2020, for Order Number 61676360. Your reference: P0007018.**



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 01/04/2020 11:21:10 AM

Status	Registered	Dealing Number	AR654333D
Date and Time Lodged	14/11/2018 04:47:18 PM		

Lodger Details

Lodger Code	19032E
Name	SF CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	0809_18

TRANSMISSION APPLICATION

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or interest held by deceased

FEE SIMPLE

Land Title Reference

9911/114
9911/115
9911/116
9911/117

Deceased Registered Proprietor

Given Name(s)	GORDON VICTOR
Family Name	VALENTINE

Applicant

Given Name(s)	ROGER DAVID
Family Name	VALENTINE
Address	
Street Number	25
Street Name	BEATTY
Street Type	AVENUE
Locality	BITTERN
State	VIC



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Postcode 3918
Capacity ADMINISTRATOR

The applicant as personal representative applies to be registered as proprietor of the estate and/or interest in the land specified of the deceased.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	ROGER DAVID VALENTINE
Signer Name	SARAH NADINE FRANCIS
Signer Organisation	SF CONVEYANCING PTY LTD
Signer Role	CONVEYANCING PRACTICE
Execution Date	14 NOVEMBER 2018

File Notes:

NIL

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Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 01/04/2020 11:21:10 AM

Status	Registered	Dealing Number	AR966785A
Date and Time Lodged	28/02/2019 11:33:09 AM		

Lodger Details

Lodger Code	19404S
Name	P & B LAW
Address	
Lodger Box	
Phone	
Email	
Reference	1813828

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9911/114
9911/115
9911/116
9911/117

Caveator

Given Name(s)	TAL
Family Name	GOLDMAN

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

08/12/2018

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Mirella Rice

Address

Floor Type	LEVEL
Floor Number	6
Street Number	608
Street Name	ST KILDA
Street Type	ROAD
Locality	MELBOURNE
State	VIC
Postcode	3004

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

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

Executed on behalf of	TAL GOLDMAN
Signer Name	LINDSAY ROWAN KOTZMAN
Signer Organisation	P & B LAW
Signer Role	LAW PRACTICE
Execution Date	28 FEBRUARY 2019

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

SP 33263

SPL33263D
 33263 D.

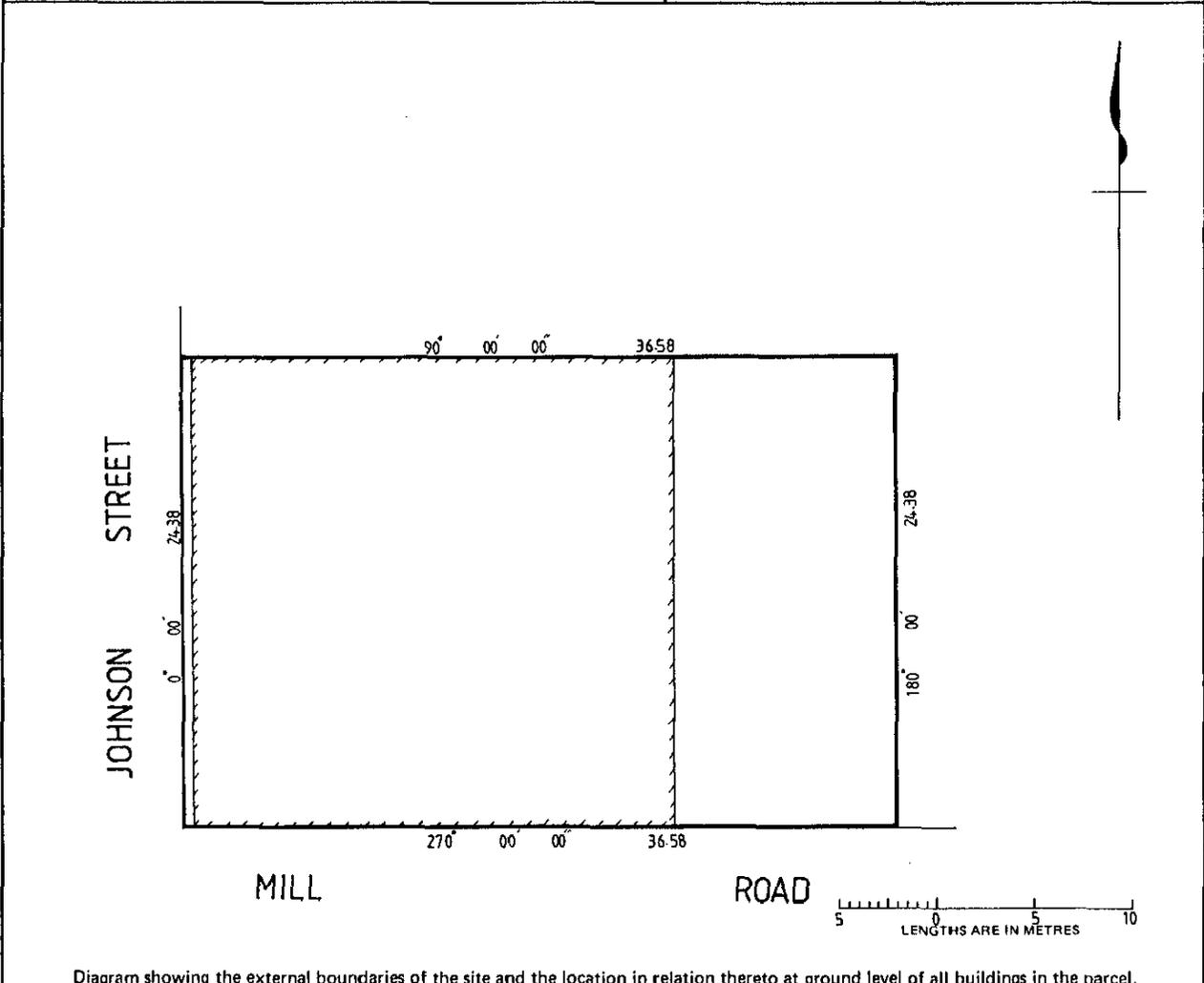
PLAN OF STRATA SUBDIV

THE PARCEL - The whole of the land described in Certificate of Title
 Volume 9128 Folio 705 being part of
 Crown 6535 PORTION 2 CHART No. 9
 Parish of MULGRAVE County of BOURKE

POSTAL ADDRESS OF BUILDINGS 12-14 JOHNSON STREET
 OAKLEIGH 3166

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE
 SEE OWNERS CORPORATION SEARCH REPORT

REGISTERED
 TIME 7.45 DATE 6-11-89

SURVEYORS CERTIFICATE
 I, KAI LEONG SIEW OF 12A JOHNSON STREET, OAKLEIGH a surveyor licensed under the Surveyors Act 1978 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Surveyors Act 1978; that the plan accurately represents as at the 27th day of July 1989 in the manner required by or under the Strata Titles Act 1967 and by or under the Surveyors Act 1978; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel. Re-certified as at 25-9-89

Signature: *S. Siew* Date: 27-11-89
 Re-certified as at 25-9-89 *[Signature]*

SEAL OF MUNICIPALITY AND ENDORSEMENT
 Sealed pursuant to Section 6 (f), Strata Title Act

CITY OF OAKLEIGH
 It is hereby certified that in the opinion of the Council of the City of Oakleigh, the land when subdivided in accordance with the design shown on this plan, complies with all the requirements of the Strata Titles Act 1967, and is sealed pursuant to Section 6(f) of the Act.
 Sealed by order of the Council this 19th day of September 1989

[Signature] Mayor
[Signature] Councilor
[Signature] Town Clerk

G. V. VALENTINE PTY. LTD.
 CONSULTING ENGINEERS & SURVEYORS
 12A JOHNSON STREET OAKLEIGH
 TEL 569 0851 567 8466

SURVEYORS REF.
 4599

[Signature] *[Signature]*
 LICENSED SURVEYOR
 SHEET 1 OF 2 SHEETS



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 01/04/2020 11:21:09 AM

**OWNERS CORPORATION
PLAN NO. SP033263D**

The land in SP033263D is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 4.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

12 JOHNSON STREET OAKLEIGH VIC 3166

SP033263D 01/01/1700

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	100.00	100.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 01/04/2020 11:21:09 AM

**OWNERS CORPORATION
PLAN NO. SP033263D**

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

Register Search Statement - Volume 9911 Folio 114

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

VOLUME 09911 FOLIO 114

Security no : 124082407624Y
Produced 01/04/2020 10:37 AM

LAND DESCRIPTION

Lot 1 on Registered Plan of Strata Subdivision 033263D.

PARENT TITLES :

Volume 06535 Folio 952 Volume 09128 Folio 705

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROGER DAVID VALENTINE of 25 BEATTY AVENUE BITTERN VIC 3918 Administrator(s)
of GORDON VICTOR VALENTINE deceased
AR654333D 14/11/2018

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AR966785A 28/02/2019

Caveator

TAL GOLDMAN

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

08/12/2018

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

P & B LAW

Notices to

MIRELLA RICE of LEVEL 6 608 ST KILDA ROAD MELBOURNE VIC 3004

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE SP033263D 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: 12 JOHNSON STREET OAKLEIGH VIC 3166

ADMINISTRATIVE NOTICES

NIL

eCT Control 19032E SF CONVEYANCING
Effective from 15/11/2018

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. SP033263D

DOCUMENT END

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 01/04/2020 10:38:34 AM

Status	Registered	Dealing Number	AR654333D
Date and Time Lodged	14/11/2018 04:47:18 PM		

Lodger Details

Lodger Code	19032E
Name	SF CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	0809_18

TRANSMISSION APPLICATION

Jurisdiction	VICTORIA
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Privacy Collection Statement

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Estate and/or interest held by deceased

FEE SIMPLE

Land Title Reference

9911/114
9911/115
9911/116
9911/117

Deceased Registered Proprietor

Given Name(s)	GORDON VICTOR
Family Name	VALENTINE

Applicant

Given Name(s)	ROGER DAVID
Family Name	VALENTINE
Address	
Street Number	25
Street Name	BEATTY
Street Type	AVENUE
Locality	BITTERN
State	VIC



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Postcode 3918
Capacity ADMINISTRATOR

The applicant as personal representative applies to be registered as proprietor of the estate and/or interest in the land specified of the deceased.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of ROGER DAVID VALENTINE
Signer Name SARAH NADINE FRANCIS
Signer Organisation SF CONVEYANCING PTY LTD
Signer Role CONVEYANCING PRACTICE
Execution Date 14 NOVEMBER 2018

File Notes:

NIL

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Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 01/04/2020 10:38:33 AM

Status	Registered	Dealing Number	AR966785A
Date and Time Lodged	28/02/2019 11:33:09 AM		

Lodger Details

Lodger Code	19404S
Name	P & B LAW
Address	
Lodger Box	
Phone	
Email	
Reference	1813828

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

9911/114
9911/115
9911/116
9911/117

Caveator

Given Name(s)	TAL
Family Name	GOLDMAN

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

08/12/2018

Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Mirella Rice

Address

Floor Type	LEVEL
Floor Number	6
Street Number	608
Street Name	ST KILDA
Street Type	ROAD
Locality	MELBOURNE
State	VIC
Postcode	3004

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

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

Executed on behalf of	TAL GOLDMAN
Signer Name	LINDSAY ROWAN KOTZMAN
Signer Organisation	P & B LAW
Signer Role	LAW PRACTICE
Execution Date	28 FEBRUARY 2019

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

SP 33263

SPL33263D
 33263 D.

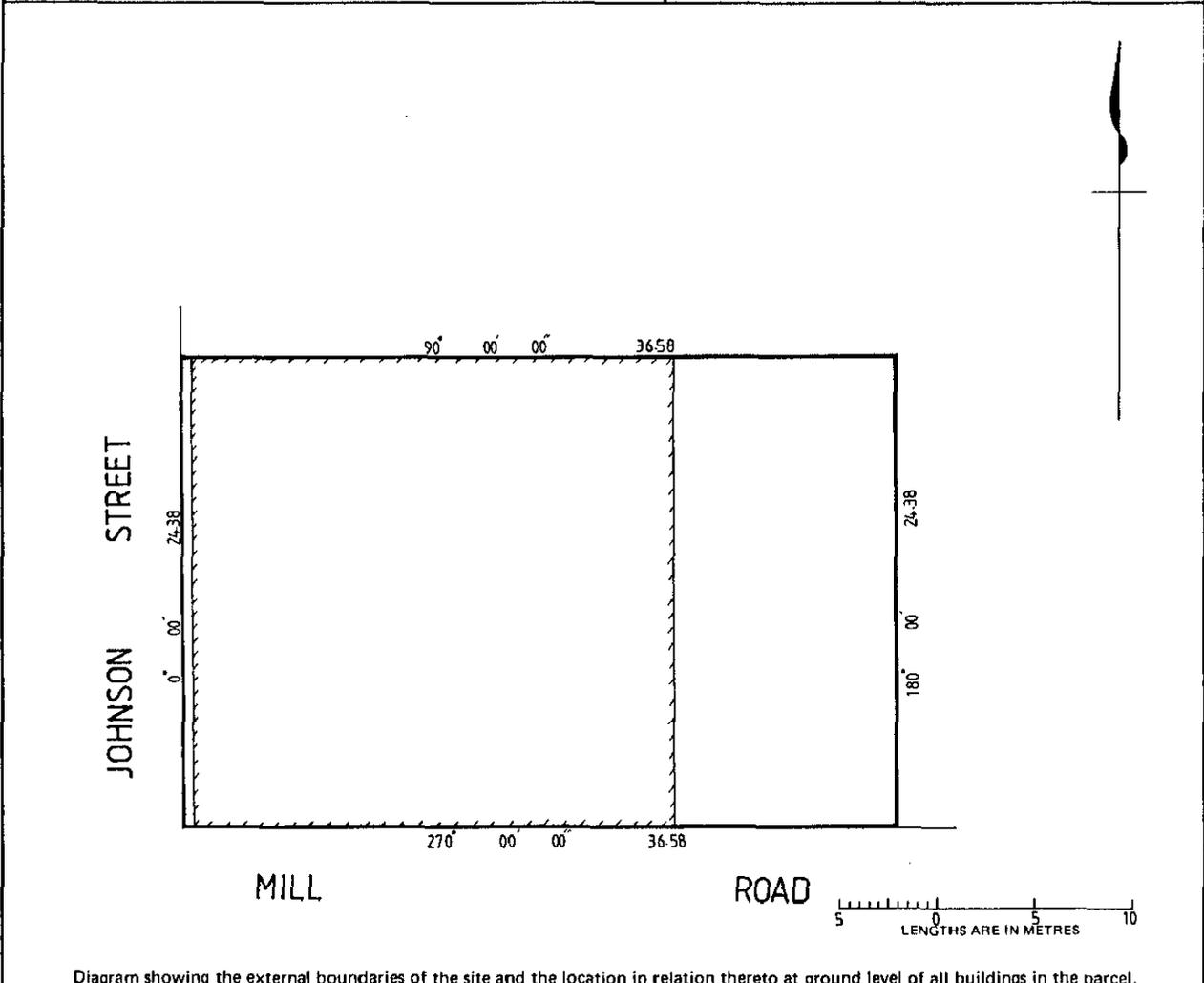
PLAN OF STRATA SUBDIV

THE PARCEL - The whole of the land described in Certificate of Title
 Volume 9128 Folio 705 being part of
 Crown 6535 PORTION 2 CHART No. 9
 Parish of MULGRAVE County of BOURKE

POSTAL ADDRESS OF BUILDINGS 12-14 JOHNSON STREET
 OAKLEIGH 3166

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE
 SEE OWNERS CORPORATION SEARCH REPORT

REGISTERED
 TIME 7.45 DATE 6-11-89

SURVEYORS CERTIFICATE
 I, KAI LEONG SIEW OF 12A JOHNSON STREET, OAKLEIGH a surveyor licensed under the Surveyors Act 1978 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Surveyors Act 1978; that the plan accurately represents as at the 27th day of July 1989 in the manner required by or under the Strata Titles Act 1967 and by or under the Surveyors Act 1978; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel. Re-certified as at 25-9-89

Signature: *Kai Leong Siew* Date: 27-11-89
 Re-certified as at 25-9-89 *D. J. Dimples*

SEAL OF MUNICIPALITY AND ENDORSEMENT
 Sealed pursuant to Section 6 (f), Strata Title Act

CITY OF OAKLEIGH
 It is hereby certified that in the opinion of the Council of the City of Oakleigh, the land when subdivided in accordance with the design shown on this plan, complies with all the requirements of the Strata Titles Act 1967, and is sealed pursuant to Section 6(f) of the Act.
 Sealed by order of the Council this 19th day of September 1989

James Dickson Mayor
[Signature] Council Clerk
[Signature] Town Clerk

G. V. VALENTINE PTY. LTD.
 CONSULTING ENGINEERS & SURVEYORS
 12A JOHNSON STREET OAKLEIGH
 TEL 569 0851 567 8466

SURVEYORS REF.
 4599

[Signature] *[Signature]*
 LICENSED SURVEYOR
 SHEET 1 OF 2 SHEETS



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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Produced: 01/04/2020 10:38:34 AM

**OWNERS CORPORATION
PLAN NO. SP033263D**

The land in SP033263D is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1 - 4.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

12 JOHNSON STREET OAKLEIGH VIC 3166

SP033263D 01/01/1700

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1	25	25
Lot 2	25	25
Lot 3	25	25
Lot 4	25	25
Total	100.00	100.00



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 01/04/2020 10:38:34 AM

<p>OWNERS CORPORATION PLAN NO. SP033263D</p>
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From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.