

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

VOLUME 10449 FOLIO 993

Security no : 124092394111W
Produced 10/09/2021 12:41 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 417056X.
PARENT TITLE Volume 10369 Folio 676
Created by instrument PS417056X 09/06/1999

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MARIA BIONDO PTY LTD of 28 TYRONE ST. WERRIBEE 3030
W247984J 25/08/1999

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS417056X 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: UNIT 7 70 WATTON STREET WERRIBEE VIC 3030

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS417056X

DOCUMENT END

WYNDHAM CITY COUNCIL
Town Planning
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Document Type	Plan
Document Identification	PS417056X
Number of Pages (excluding this cover sheet)	3
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Plan: 2 of 9

PLAN OF SUBDIVISION	Stage No: <hr/>	LTO use only EDITION 1	Plan Number PS 417056 X
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Location of Land
Parish: **DEUTGAM**

Township: **WERRIBEE**
Section: **28**

Crown Allotment: **4 & 5 (PARTS)**
Crown Portion:

LTO Base Record: **CHART 8**
Title Reference: **VOL. 10369 FOL. 676**
VOL. 10369 FOL. 677

Last Plan Reference: **LOTS 1 & 2, PS 346994 T.**
Postal Address: **70A & 70B WATTON STREET**
(at time of subdivision) **WERRIBEE, 3030.**

AMG Co-ordinates (of approx. centre of land in plan) E **294070** Zone: **55**
N **5802230**

Council Certificate and Endorsement

Council Name: *Wyndham* Ref: *75/110/5859*

1. This plan is certified under section 6 of the Subdivision Act 1988.
~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~
~~Date of original certification under section 6 / /~~
~~3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ has not been made.
~~(ii) The requirement has been satisfied.~~
~~(iii) The requirement is to be satisfied in Stage~~

Council delegate
~~Council seal~~

Date *16 / 10 / 98*

~~Re-certified under section 11(7) of the Subdivision Act 1988.~~

~~Council delegate~~
~~Council seal~~

Date / /

Vesting of Roads and/or Reserves	
Identifier	Council/Body/Person
NIL	NIL

Notations

Staging This is not a staged subdivision
Planning Permit No:

Depth Limitation
NIL


 SPPS417056X-1-1

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Survey This plan is based on survey
This survey has been connected to permanent marks no(s)
in Proclaimed Survey Area No:

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

EASEMENTS AND RIGHTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favor Of
E-1	WAY	SEE PLAN	THIS PLAN	WYNDHAM CITY COUNCIL

LTO use only

Statement of Compliance/
Exemption Statement

Received

Date *8 / 6 / 99*

LTO use only

PLAN REGISTERED

TIME *12.05 pm*

DATE *9 / 6 / 99*

WYNDHAM CITY COUNCIL
Assistant Registrar of Titles
Town Planning
Sheet 1 of 3 Sheets

AMS CONSULTING LAND SURVEYORS
SUITE 10, 322 MOUNTAIN HIGHWAY, WANTIRNA, 3152.

BH. 720 8500
FAX. 720 8500
MOB. (018) 361193

ACN.056 815 993



LICENSED SURVEYOR (PRINT) ANDREW MALCOLM SMITH

SIGNATURE _____ DATE / /

REF **1188** VERSION **2 (8C.188)**

Advertised Documents

Plan: 3 of 9

DATE *3 / 10 / 98*

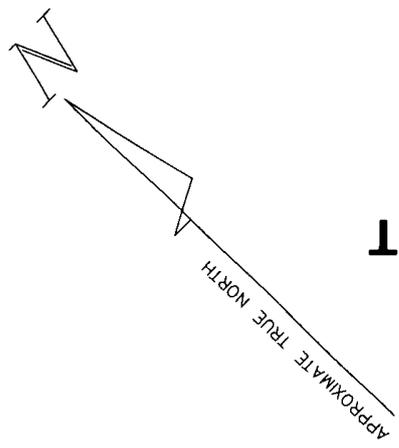
COUNCIL DELEGATE SIGNATURE _____

Original sheet size A3

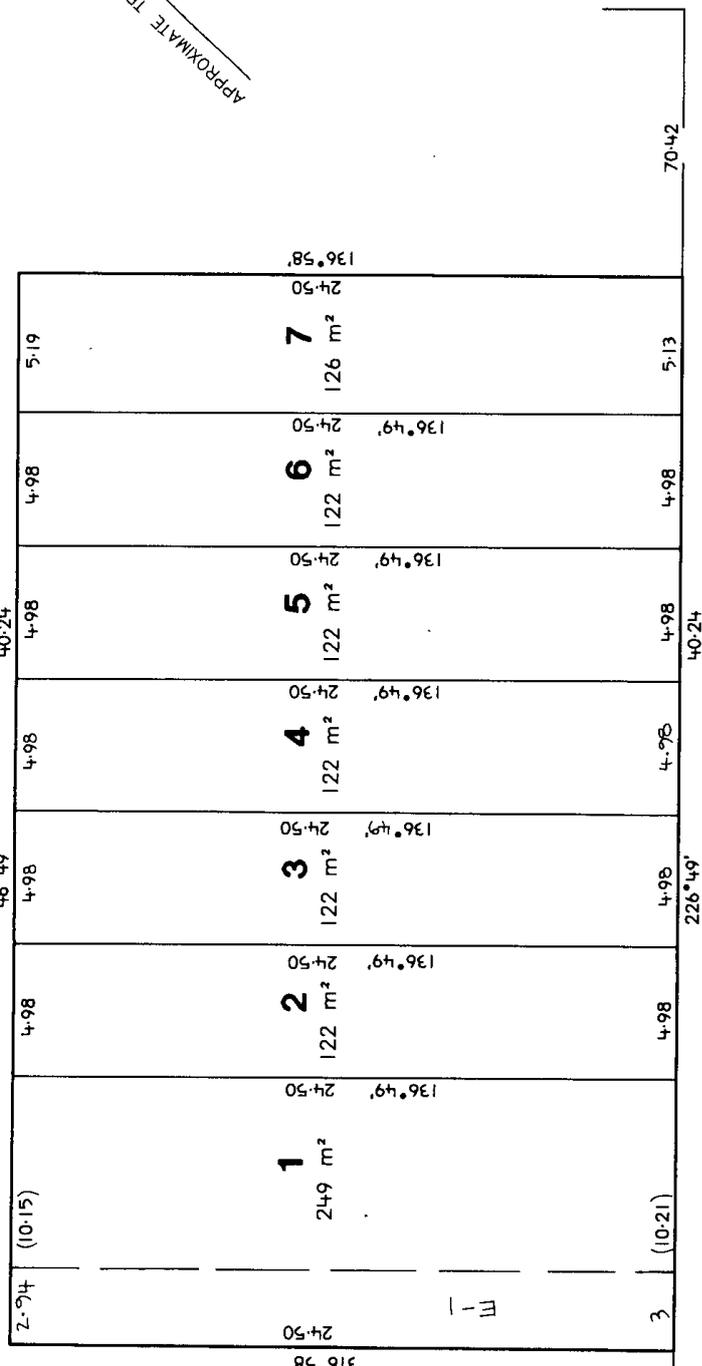
Plan Number
PS 417056 X

Stage No. /

PLAN OF SUBDIVISION



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WATTON STREET

Sheets 2 of 3

COUNCIL DELEGATE SIGNATURE

DATE / /

LICENSED SURVEYOR (PRINT) **ANDREW MALCOLM SMITH**

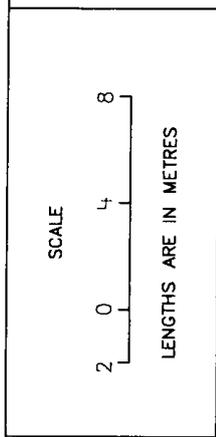
SIGNATURE / /

DATE / /

REF **1188**

VERSION **2-(9C.188)**

2/10/98



ORIGINAL SCALE SHEET SIZE A3

1:200

AMS CONSULTING
LAND SURVEYORS
SUITE 10, 322 MOUNTAIN HIGHWAY
WANTIRNA, 3162.

BN. 720 8500
FAX. 720 8500
MOB. (018) 361193
ACN.056 815 983

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Plan: 4 of 9

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PS417056X

**FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT**

WYNDHAM CITY COUNCIL
Town Planning
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Sheet 3
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Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS417056X**

The land in PS417056X is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:
Lots 1 - 7.

Limitations on Owners Corporation:
Unlimited

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Postal Address for Services of Notices:
70A-70BWA WATTON STREET WERRIBEE VIC 3030

PS417056X 09/06/1999

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
Lot 1	100	100
Lot 2	100	100
Lot 3	100	100
Lot 4	100	100
Lot 5	100	100
Lot 6	100	100
Lot 7	100	100

**WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents**

Plan: 6 of 9



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS417056X**

Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Total	700.00	700.00

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.

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WYNDHAM CITY COUNCIL
Town Planning
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Plan: 7 of 9

TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: :

W247984J
250899 1602 45 280



MADE AVAILABLE/CHANGE CONTROL
Land Titles Office Use Only

Name: Wyndham Partners
Phone: 9749-8799
Address: 28 Watton Street Werribee
Ref: 08/98
Customer Code: 617E

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land:
Certificates of Title Volume 10449 Folios 993

Estate and Interest:

All Its Estate In Fee Simple

Consideration:
\$280,000.00

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Transferor:
WERRIBEE RETAIL INVESTMENTS PTY LTD (ACN 073 683 440)

Transferee:
MARIA BIONDO PTY LTD (ACN 087 914 707)
of 28 Tyrone Street WERRIBEE 3030

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 8 of 9

Directing Party:
NIL

Dated: 9/8/99

Execution and Attestation

The Common Seal of WERRIBEE RETAIL INVESTMENTS PTY LTD was affixed in the presence of the authorised persons:



Director: [Signature]
SOLE COMPANY SECRETARY

Secretary: X

Full Name: Warren Thompson

Full Name: Warren Thompson

Usual Address: 197 Kooyond Road
Toorak

Usual Address:

Approval No. 4149710A

ORDER TO REGISTER

STAMP DUTY USE ONLY

T1

Please register and issue title to

Page 1 of 2

Signed

Cust. Code:



Customised Databases

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NICLAIR DENTON (ORIGINAL)
VICTORIAN STAMP DUTY (COUNTERPART)
CONSIDERATION: \$ 280,000 -
DUTY PAYABLE: \$ 12,460 -
TRANSACTION No. 99/08/097
DATE 23/8/99 PHONE: 9670 9411

31/8/99

ASCP

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**THE COMMON SEAL of MARIA BIONDO PTY LTD
was affixed in the presence of the authorised
persons:**

Director: X *Maria Biondo*

Secretary: X *S. Biondo*

Full Name: X *MARIA BIONDO*

Full Name: X *SALVATORE BIONDO*

Usual Address: X *28 TYRONE ST
WERRIBEE 3030*

Usual Address: X *28 TYRONE ST
WERRIBEE*



Approval No. 4149710A

T1

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 25/09/2021 10:02:45
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