

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

VOLUME 11094 FOLIO 069

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Security no : 124162136997D  
Produced 24/11/2022 02:59 PM

Date Plans Provided: 22/02/2023

### LAND DESCRIPTION

Lot 12 on Plan of Subdivision 612270H.  
PARENT TITLE Volume 10716 Folio 407  
Created by instrument PS612270H 29/09/2008

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
NORBOT PTY LTD of 40 KOORYONGKOOT ROAD HAWTHORN VIC 3122  
AT986676A 27/01/2021

### 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 PS612270H 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: 27 WALLACE AVENUE POINT COOK VIC 3030

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21217D MAHONS WITH YUNCKEN & YUNCKEN  
Effective from 27/01/2021

### OWNERS CORPORATIONS

The land in this folio is affected by  
OWNERS CORPORATION 1 PLAN NO. PS612270H

DOCUMENT END

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**Plan: 1 of 10**

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS612270H</b>
Number of Pages (excluding this cover sheet)	<b>6</b>
Document Assembled	<b>24/11/2022 15:01</b>


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**Plan: 2 of 10**

<b>PLAN OF SUBDIVISION</b>				Stage No. <b>1</b> LR use only EDITION <b>1</b>	PS 6122704 No. <b>843825107</b>										
<b>Location of Land</b> Parish: TRUGANINA Township: Section: A Crown Allotment: 10 (PART) Crown Portion:  LV base record: VICMAP DIGITAL PROPERTY Title References: VOL 10716 FOL 407  Last Plan Reference: PART OF LOT B ON PS 444481D Postal Address: WALLACE AVENUE POINT COOK 3030  MGA Co-ordinates: E 301 110 (Of approx. centre of plan) N 5 805 725 <b>Zone 55</b>				<b>Council Certification and Endorsement</b> Council Name: <b>WYNDHAM CITY COUNCIL</b> This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 <b>12/02/2008</b> Date Plans Provided: <b>22/02/2008</b> This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  <b>Open Space</b> (i) A requirement for public open space under section 18 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 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date <b>25/09/2008</b>											
<b>Vesting of Roads or Reserves</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td>NIL</td> <td>NIL</td> </tr> </table>				Identifier	Council/Body/Person	NIL	NIL	<b>Notations</b> <b>Staging</b> This is not a staged subdivision Planning Permit No. <b>WYP 1482/07</b> <b>Depth Limitation:</b> 15.24m BELOW THE SURFACE							
Identifier	Council/Body/Person														
NIL	NIL														
THE COMMON PROPERTY No 1 IS ALL THE LAND IN THE PLAN EXCEPT LOTS 1 TO 14 LOTS 1-12 ARE IN PARTS   <p style="text-align: center;"><b>Survey:</b> - This plan is based on survey          To be completed where applicable          This survey has been connected to permanent marks no(s).          In proclaimed Survey Area no.</p>															
<b>Easement Information</b> <b>Legend:</b> A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)  SECTION 12(2) SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 10%;">Origin</th> <th style="width: 50%;">Land Benefited/In Favour Of</th> </tr> <tr> <td>E-1 &amp; E-2</td> <td>ELECTRICITY</td> <td>SEE DIAG.</td> <td>THIS PLAN</td> <td>POWERCOR AUSTRALIA LTD</td> </tr> </table>				Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1 & E-2	ELECTRICITY	SEE DIAG.	THIS PLAN	POWERCOR AUSTRALIA LTD	LR use only Statement of Compliance / Exemption Statement  Received <input checked="" type="checkbox"/> Date <b>29/9/08</b>  LR use only PLAN REGISTERED TIME <b>2.21pm</b> DATE <b>29/9/08</b>  Assistant Registrar of Titles SHEET 1 OF 6 SHEETS	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of											
E-1 & E-2	ELECTRICITY	SEE DIAG.	THIS PLAN	POWERCOR AUSTRALIA LTD											
<b>PRIOR &amp; KELLY PTY. LTD.</b> 936 HIGH STREET RESERVOIR 3073 TEL: 9478 6044 FAX: 9470 6509 A.B.N. 95 076 725 892				LICENSED SURVEYOR (PRINT) <b>JOHN BIENIAS</b> SIGNATURE _____ DATE <b>29/8/08</b> REF 8961 VERSION 5 (20/08/2008)											

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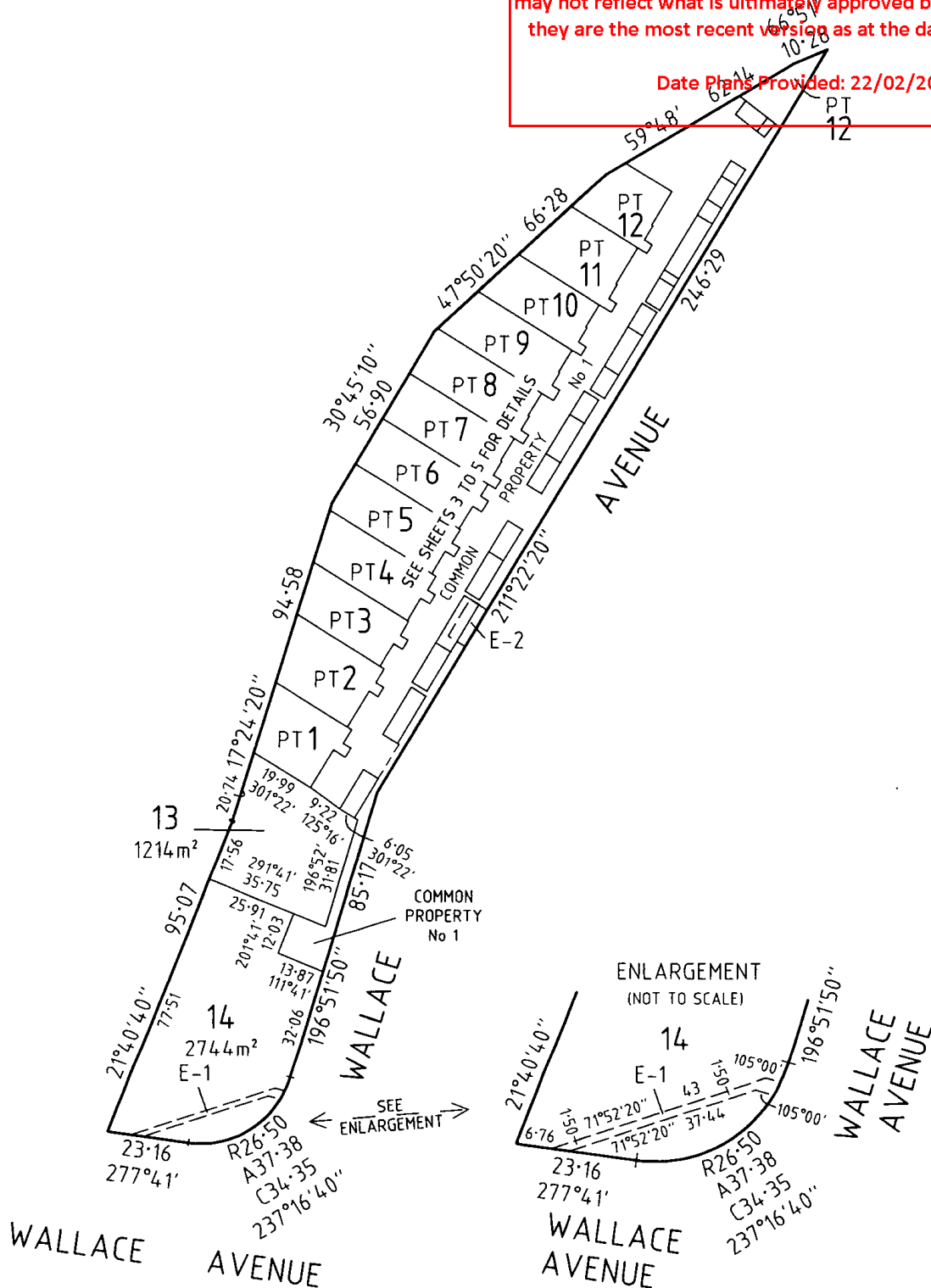
# PLAN OF SUBDIVISION

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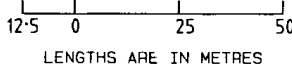
Date Plans Provided: 22/02/2023

ANG ZONE 55



**PRIOR & KELLY PTY. LTD.**  
 936 HIGH STREET RESERVOIR 3073  
 TEL: 9478 6044 FAX: 9470 6509  
 A.B.N. 95 076 725 892

ORIGINAL	SCALE
SHEET SIZE A3	SCALE 1:1250



LICENSED SURVEYOR (PRINT) JOHN BIENIAS  
 SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 REF 8961 VERSION 5 (20/08/2008)

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 SHEET 2  
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COUNCIL DELEGATE SIGNATURE

Plan: 4 of 10

# PLAN OF SUBDIVISION

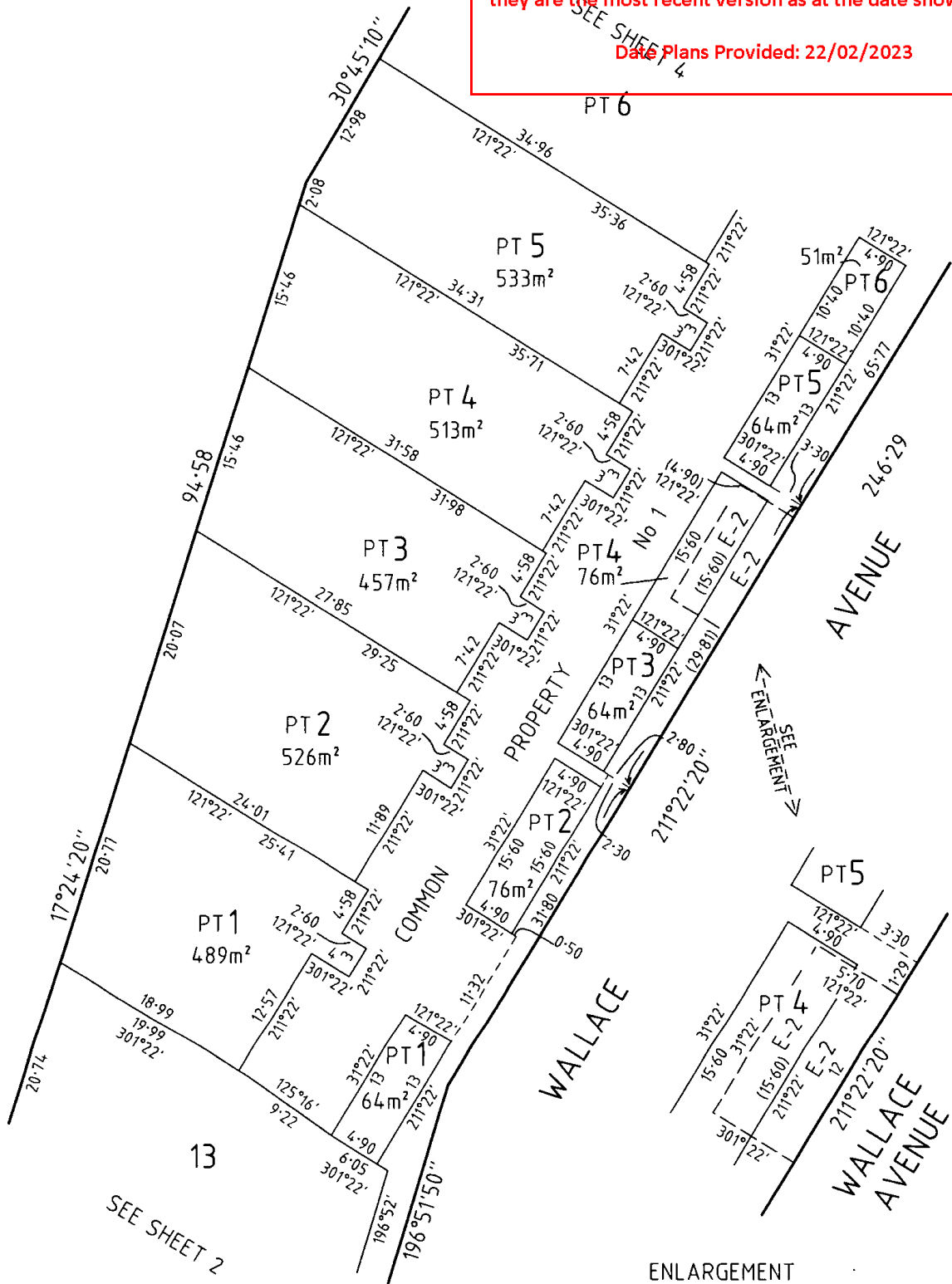
Stage No. 4  
Plan Number PS 612270H

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AMG ZONE 55



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ORIGINAL SCALE  
SHEET SIZE A3 SCALE 1:400  
LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) JOHN BIENAS  
SIGNATURE \_\_\_\_\_ DATE / /  
REF 8961 VERSION 5 (20/08/2008)

ENLARGEMENT  
(NOT TO SCALE)

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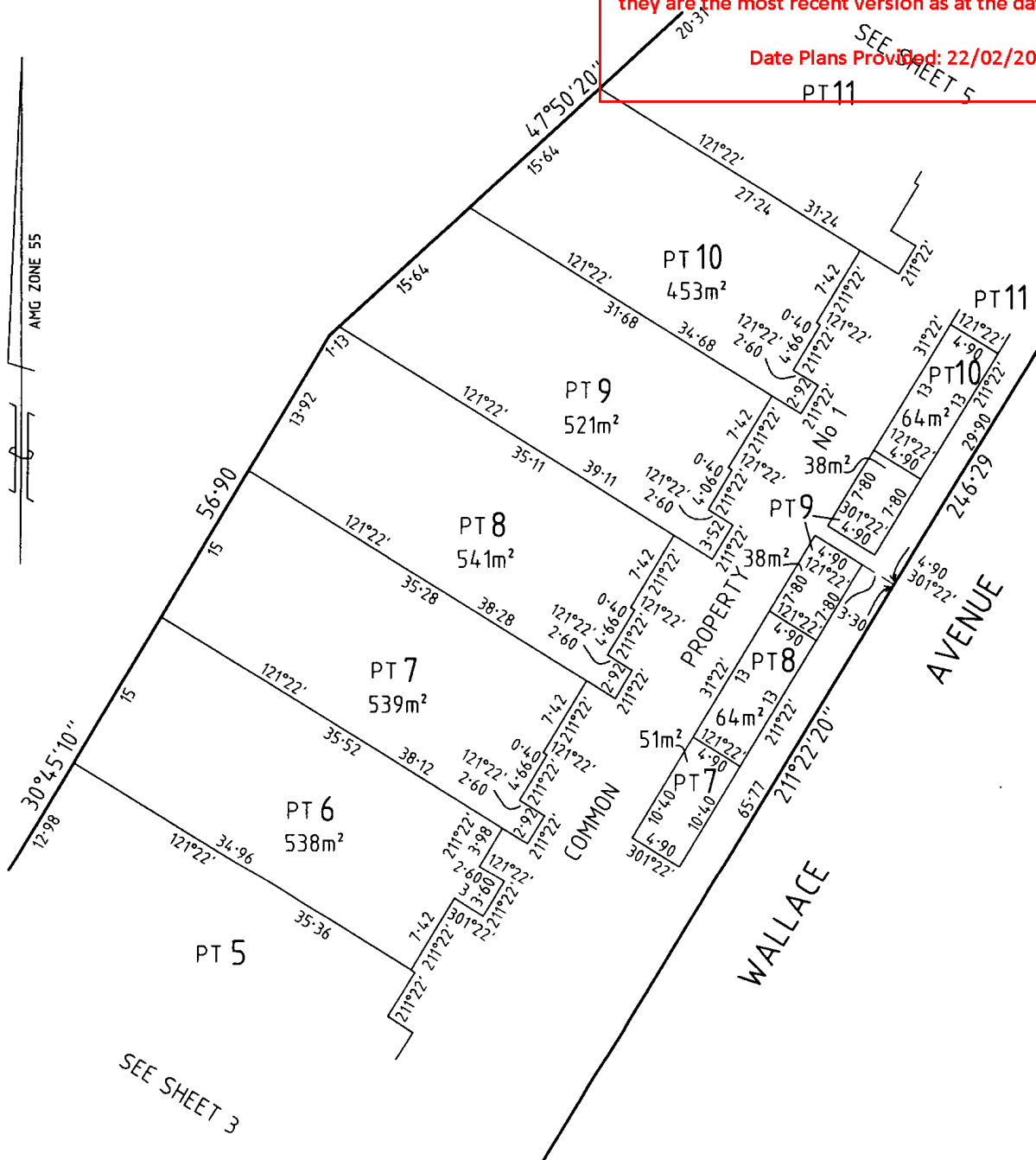
DATE / /  
COUNCIL DELEGATE SIGNATURE

Plan: 5 of 10

consideration and review as part of the Planning and Environment Act must not be used for any purpose wh

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936 HIGH STREET RESERVOIR 3073  
TEL: 9478 6044 FAX: 9470 6509  
A.B.N. 95 076 725 892

ORIGINAL		SCALE
SHEET SIZE	SCALE	
A3	1:400	LENGTHS ARE IN METRES

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REF 8961 VERSION 5.2

**WYNDHAM CITY COUNCIL**

SHEET 4

Town Planning

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COUNCIL DELEGATE SIGNATURE

Plan: 6 of 10

# PLAN OF SUBDIVISION

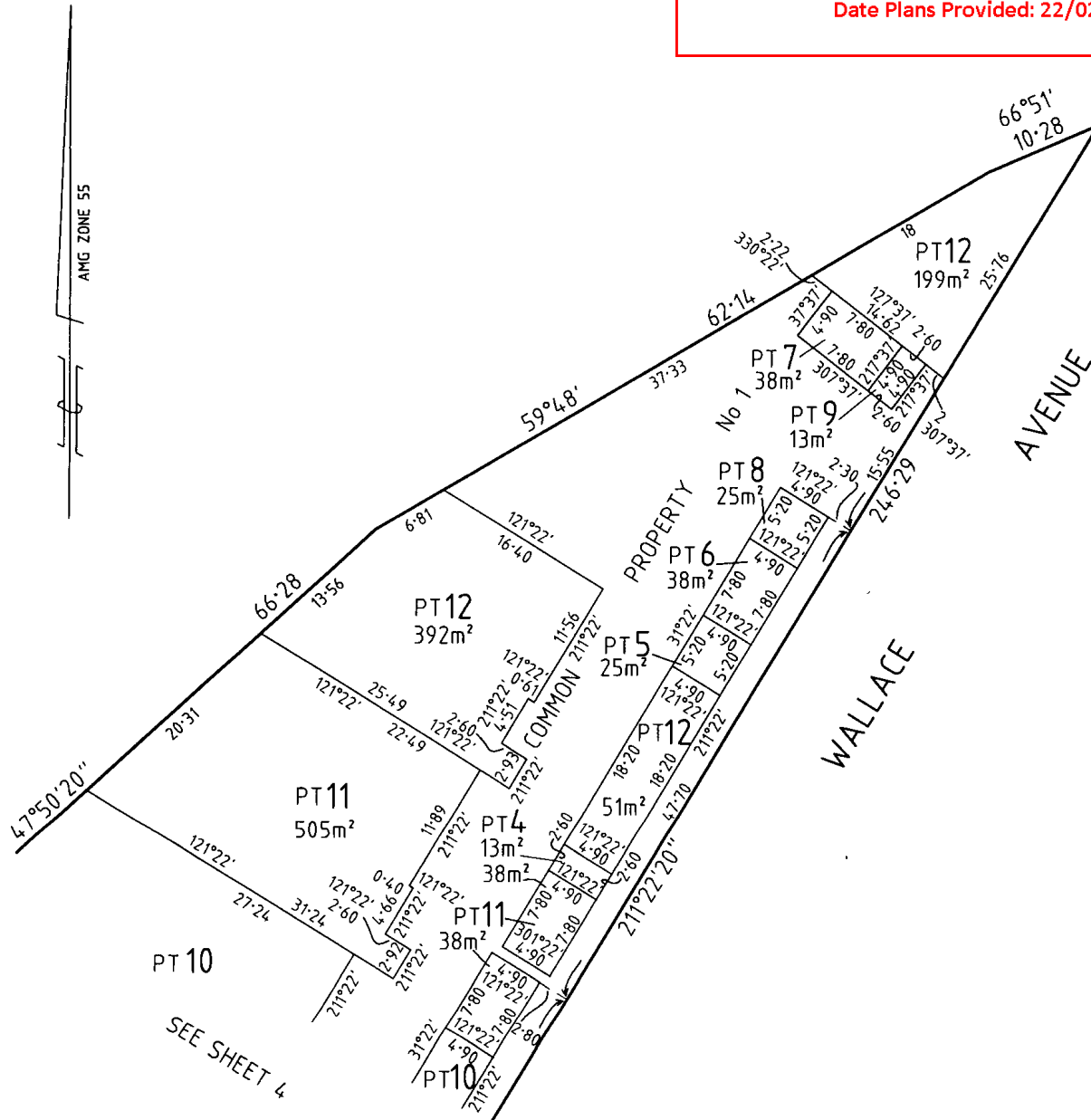
Stage No. 1 Plan Number

PS 642270H

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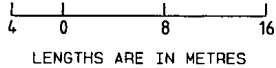
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PS612270H

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FOR CURRENT OWNERS CORPORATION DETAILS  
SEE OWNERS CORPORATION SEARCH REPORT

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SHEET 6  
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## Owners Corporation Search Report

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OWNERS CORPORATION 1  
PLAN NO. PS612270H

The land in PS612270H is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 14.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

CVA PROPERTY CONSULTANTS PTY LTD 18-20 RUSSELL STREET MELBOURNE VIC 3000

AJ771524L 02/07/2012

### 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:

OC001909M 02/10/2008

### Notations:

NIL

### Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 1	70	70
Lot 2	83	83
Lot 3	78	78
Lot 4	83	83
Lot 5	83	83
Lot 6	83	83

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**OWNERS CORPORATION 1**  
Date Plans Provided: 22/02/2023  
**PLAN NO. PS612270H**

## Owners Corporation Search Report

Produced: 24/11/2022 03:01:16 PM

### Entitlement and Liability:

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

Land Parcel	Entitlement	Liability
Lot 7	83	83
Lot 8	83	83
Lot 9	83	83
Lot 10	77	77
Lot 11	77	77
Lot 12	60	60
Lot 13	178	178
Lot 14	279	279
<b>Total</b>	<b>1400.00</b>	<b>1400.00</b>

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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