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EXPERIENCE ABILITY INTEGRITY

6 March 2008

Mr. David Best
6/27-29 Lexton Road
BOX HILL VIC 3129

Dear David,

Re: "Byways"

What a coincidence that you called this week, only two or three weeks after I had auctioned and sold your old family home

I am enclosing for your information copies of title circa 1948 showing your father having purchased the property (some 20 acres) from Mervyn Brewer in 1946 and then subdividing the land and selling the Byways portion to Jessie Cleland in 1952. I note you confirmed your father built the house.

Cleland sold to Little in 1966, Little sold to Campbell in 1981, Campbell sold to Nicholls in 1989 and now Nicholls sold to Packer in 2008. In each case we handled the sale. It was interesting to hear of your recollections.

I am enclosing a brochure from the recent auction. I would love to see the sales brochure from 1952 that you have.

Did you find out the information you wanted in relation to Winnington Grammar School?

Yours faithfully

C E CARTER & SON PTY LTD

Richard Carter
DIRECTOR

Enc

Delivered by LANDATA®. Land Victoria timestamp 26/01/2008 15:35 Page 1 of 2
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ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



REGISTER BOOK
VOL. 8642 FOL. 886

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8642 FOL. 886

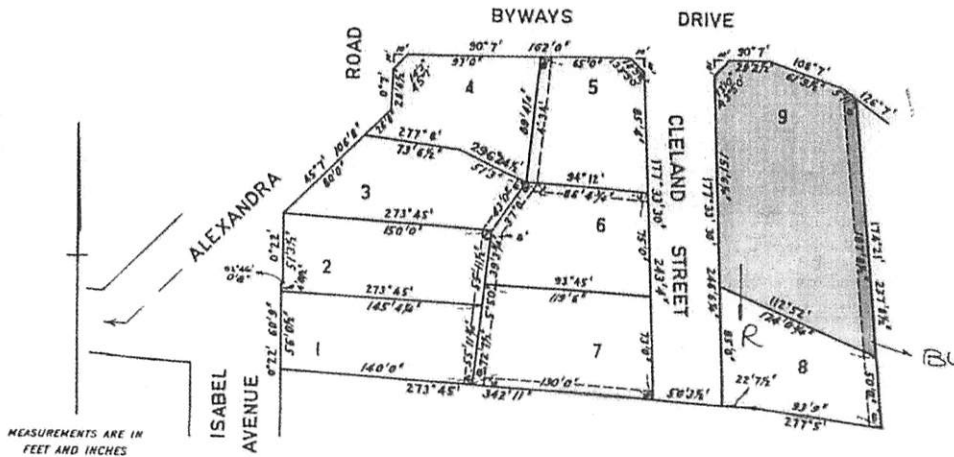
JESSIE MAY CLELAND of Buronga via Mildura Married Woman is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land coloured on the map hereon being Lot 9 on Plan of -- Subdivision No.74444 Parish of Ringwood County of Mornington - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision -

D. Jones
OFFICE OF TITLES
VICTORIA
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO
As to any land coloured blue--
ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

Delivered on-line by LANDATA®
Both text and diagram for this Folio have been fully converted to a computer Folio.
FULLY CONVERTED TITLE
THIS IS A SUPERSEDED FOLIO OF THE REGISTER.



MEASUREMENTS ARE IN FEET AND INCHES
DERIVED FROM VOL.8552 FOL.495 21/10/'66.

Current Title

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ORIGINAL
NOT TO BE TAKEN FROM
THE OFFICE OF TITLES



VICTORIA

Entered in the Register Book

Vol. 7933 Fol. 154

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT 1928"

11.12.52

Richard Blennerhassett Beau of 238 Doncaster Road North Balwyn Merchant is - -
now the proprietor - - - - -
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in -
All that piece of Land, delineated and coloured red, blue and green on the
map on the sheet annexed hereto containing Four acres Two roods and Twenty-three - -
perches or thereabouts being Lots One to 8 (both inclusive) and land appropriated - -
for Roads on Plan of Subdivision No.22716 lodged in the Office of Titles and being - -
part of Crown Allotment 31^a Parish of Ringwood County of Mornington - - - - -

Dated the Fourth day of March One
thousand nine hundred and forty-nine.

Mortgage No. 891038 is

Discharged as to part
being the land in transfer
number 2319366
Cum Mitchell
Assistant Registrar of Titles
10 May 1949

Discharged as to part
being the land in transfer
number 2331684
Cum Mitchell
Assistant Registrar of Titles
22 Aug 1950

The above Mortgage
is **discharged**
10th March 1950

Discharged as to part
Cum Mitchell
Assistant Registrar of Titles
8 June 1950

Discharged as to part
being the land in transfer
number 2479488
Cum Mitchell
Assistant Registrar of Titles
31 Aug 1951

The above Mortgage
is **DISCHARGED**
D. Newson
Assistant Registrar of Titles
22nd Feb. 1952

Cum Mitchell
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to the land coloured blue ---
THE BASEMENTS (if any) existing over
the same by virtue of Section 212 of -
the Transfer of Land Act 1928 and - -
THE BASEMENT appurtenant to the land described in
Certificate of Title Vol. 7933 Fol. 153 - - - - -
As to the land coloured green ---
THE BASEMENTS (if any) existing over
the same by virtue of Section 212 of -
the Transfer of Land Act 1928 - - - - -
MORTGAGE No. 891038 in the Register Book -

Delivered
on-line by
LANDATA®
The document provides an image of a cancelled folio of the Register. It is not a substitute
from the register of subsisting information in relation to the land to which it refers.

WARNING

THE MEASUREMENTS ARE IN

Title Base
1949
X
Cleland
1952

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Entered in the Register Book

CANCELLED

Vol. 6982 Fol. 1396342

VICTORIA.

Certificate of Title, 1.10.47

UNDER THE "TRANSFER OF LAND ACT 1928."

M Hervyn Macpherson Brewer of Dorset Road Croydon Director is -----
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in *All that piece of Land, delineated and coloured red on the map in the margin containing Twenty acres Three roods and Twenty-eight perches or thereabouts being part of Crown Allotment Thirty-one^A Parish of ----- Ringwood County of Mornington - Together with a right of carriage way over the road coloured brown on the said map -----*

ORIGINAL CERTIFICATE.
Not to be dealt with outside the Titles Office.



T06982-342-1-1

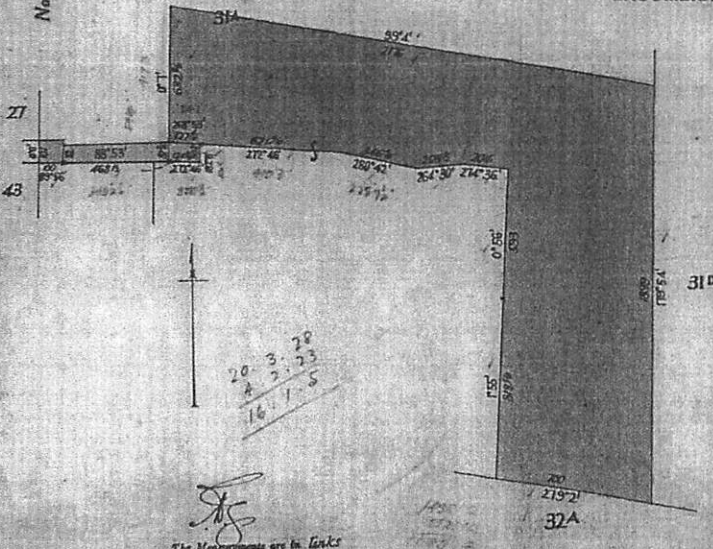
Dated the Twenty-fourth day of May 1946
One
Hervyn Macpherson Brewer
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



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This document provides an image of a cancelled form of the Register. It is not a statement from the register of substantive information of relation to the land to which it refers.

WARNING

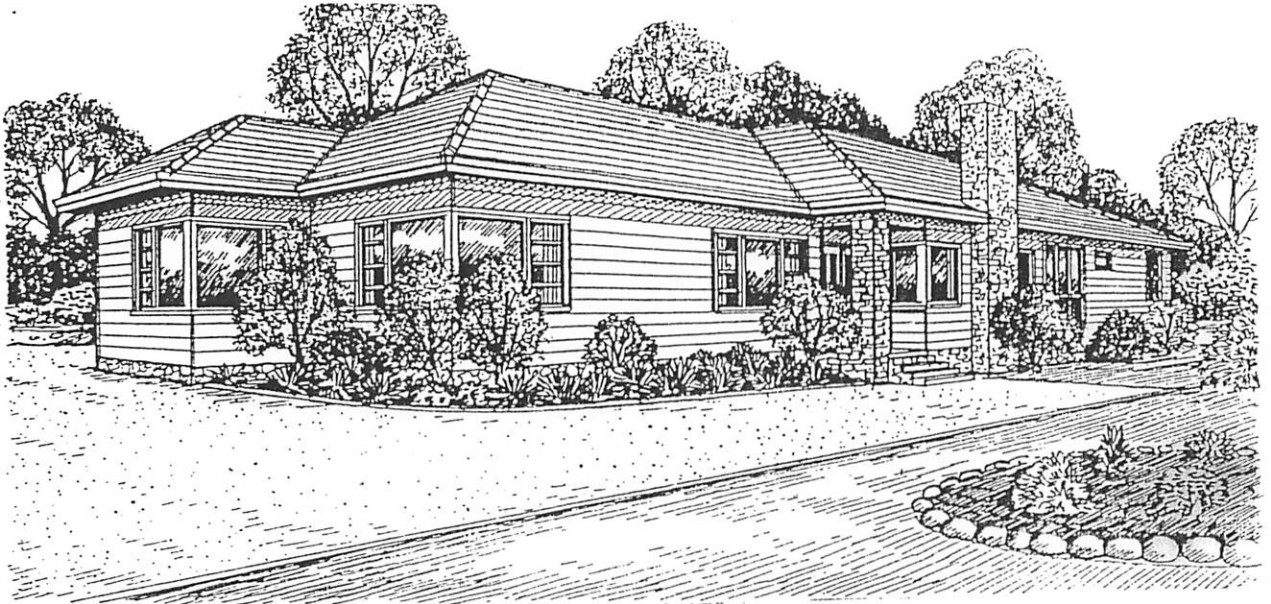


PART OF THE WITHIN LAND IS SHOWN AS A ROAD (4m) ON DEED NO. 12,716

[Signature]
The Measurements are in Links

*Title
Brewer 1946
&
Best 1948*

AUCTION



THIS ORIGINAL BYWAYS HOMESTEAD SET ON A LARGE CORNER ALLOTMENT OF 1754 SQUARE METRES (18,800 SQUARE FEET) ONLY MOMENTS FROM TINTERN.

A large rambling timber home. Features wide entry, lounge with OFF, dining room, pine lined family room with solid fuel heater. Master bedroom and parents retreat with ensuite. Two extra bedrooms. Study with stone OFF. Spacious farm-style kitchen. Paved outdoor living area with BBQ house. Self contained bed sitter bungalow with bathroom and toilet. Spacious allotment with subdivisional potential.

Terms 10% dep. Balance 90 days.

Open For Inspection:
Saturdays 2-3pm

CARTER

C.E. Carter & Son Pty. Ltd. R.E.I.V.
Estate Agents, Auctioneers, Valuers, Property Managers
128 Maroondah Highway, Ringwood

870 6211

989 90772 (B)

David Best,
Factory 6
27-29 Lexton Road
BoxHill 3129

17 March 2008

Dear Richard,

RE: "Byways"

Thank you very much for your letter, and attachments, all of which are extremely interesting and useful for my family history.

I have contacted Russ Haines in regard to Winnington, and he certainly will be able to help. More importantly, it seems, is that he is doing a project on East Ringwood. He would be very interested in seeing and maybe using some of photos I have of "Byways".

I also recall you mentioning the absence of the Winnington school song. I found a printed copy of the song which I believe was handed out at one of the speech nights, probably in 1950 or 1951. I do not recall if the audience sang the latin version! I have enclosed the original for safekeeping by the Historical Society.

Also I have enclosed a copy of the sale leaflet for "Byways" in 1951. It is interesting to compare yours and this one, which indicates that the house is pretty original, apart from the northern extension, and the location of the bungalow.

The name Mervyn Brewer rang a bell, so I asked my Aunts (Richard Best's sisters) if they knew the name. We hit pay dirt. Mervyn, Jeffery and Irene Brewer were the children of Stella MacRobertson. Her father was Sir Macpherson Robertson of chocolate fame.

Richard had gone to Melbourne Grammar with Jeffery Brewer, and the families knew each other. Richard's mother Lillian was a very ambitious land developer in the 1920's and 30's. She always kept an eye out for a deal, and would have been instrumental in arranging this deal.

Richard's father Henry Best was a textile merchant, and Richard had joined the business in 1937. Richard then went to war, and returned from Singapore in December 1945 and was discharged in January 1946. He built his first house at 238 Doncaster Road, on a block given to him by Lillian.

I recall the Byways land quite clearly. The piece at the bottom was a defunct orchard. The only fruit trees remaining were 10 quince trees. An old fruit packing shed was located at the bottom of the hill, and it was this shed that Richard moved up to the main house and

rebuilt as servants quarters. That is now the bungalow, although I think it has been shifted from Richard's original location.

Richard started building spec homes. The builder was Lindsay Hancock, and together they built a lot of homes. After Byways was sold, we moved into one of these homes on Block number 3 (I think) of the Alexandra Road extension subdivision. Blocks 1 and 2 had a large dam which had been filled in and was a quagmire. We then moved to Mont Albert.

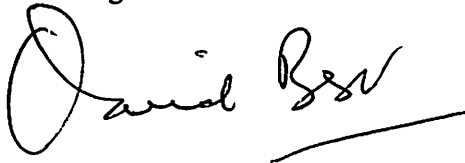
In the meantime, Richard and Lillian had purchased 90 acres of Middleborough Road at Blackburn North, and this was subdivided into Joseph and Chapman Streets.

Your title searches are excellent. Can you find out who owned the land prior to Mervyn Brewer? The parcel that Mervyn sold to Richard must have been connected to his Dorset Road property, but did Mervyn actually farm the land?

The land was heavily timbered when we moved to Byways. The Landy's were on our right, and on the left was a very dark foreboding house that we never visited. I recall the name Macgilacuddy (or similar) and I think he sold to Tintern.

I look forward to meeting with you and Russ at some stage.

Kind regards

A handwritten signature in cursive script that reads "David Berr". The signature is written in black ink and is positioned below the text "Kind regards". There is a horizontal line drawn under the signature.