

8 Poynton Avenue Ringwood

The land upon which 8 Poynton Avenue Ringwood ^{its} is part of a Crown Allotment ^{of about 40 acres} sold in 1868 to Anthony Ford of Ringwood at the then prevailing price of one pound per acre.

Upon Ford's death in 1895 the land passed to his nephew Anthony Loughnan, whose name is commemorated still by Loughnan Hill and Loughnan ~~hill~~ road nearby.

Upon Loughnan's death in 1934 the land was held by his Trustees for a further nine years until the whole of the 40 acres approx was sold to Ethel Porte of Ringwood. At that stage the land still contained all the area between Loughnan Road and Mullum Road, commencing from the present day Heathside Court to the east down to beyond Kean Street to the west.

Mrs. Porte then subdivided and sold off the land to six different buyers in 1948. What was to become Poynton Avenue was sold to Geoffrey Alleyne Cook and Muriel Cook, Medical Practitioner & Married Woman, in April 1948.

Dr. & Mrs. Cook in fact purchased several parcels of land from Mrs. Porter totalling a little over 13 acres. It was part of this land which became the unsealed portion of Poynton Avenue which you see today. The sealed portion & the west was on land ~~also~~ owned by somebody else.

It is understood Dr & Mrs. Cook built their home shortly after 1948. Over time, they subdivided ^{or sold} ~~their~~ the balance of their land. By 1972, the house stood on ^{about} ~~exactly~~ one acre (4230 square metres). In 1975 it was further subdivided to the 1394 square metres we see today.

Dr. & Mrs. Cook sold 8 Poynton Avenue in 1978, ^{to Clarkson,} with subsequent owners being Phillips ^{from} 1986, and O'Hare in 1987 until the property was purchased by the current owners, Andrew & Fiona Moss, in 2004.

CG V 290 7. 849
1868

40-3-30
± 40-18-9

Anthony Ford
of Ringwood
↓

11-3-1895

Anthony Loughnan
as Exor
↓

25-7-1934

~~25-7-34~~

AJ Loughnan JAO'Keefe
as Exor
↓

22-1-1943

CTV 6599 7. 603

39.2.22

Ethel Porter
as purchaser

Tfr as X Part

G.A. on G A & M Cook

3.3.8

14.4.1948

7138/595 5/18004

8.2.14

7138/597 4/18004

13.1.22

7138/596

105 Loughnan Road

8932/047

~~713~~ ~~9093/503~~

1.0.0

4.7.1972

G A & M Cook

G A & M Cook.

1394
≈ ~~2700~~ m²

21/5/1975

Clarkson

12/12/78

Phillips

24/7/86

O'Hare

22/10/87

Moss

18/10/04

LP114942

EDITION 1

APPROVED 14/4/75

A.

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT 28
PARISH OF WARRANDYTE
COUNTY OF EVELYN

SCALE 16 8 0 10 20 30 40 50
LENGTHS ARE IN METRES

APPROPRIATIONS



THE LAND SHOWN THUS;
DRAINAGE AND SEWERAGE
PURPOSES: BLUE

NOTATIONS



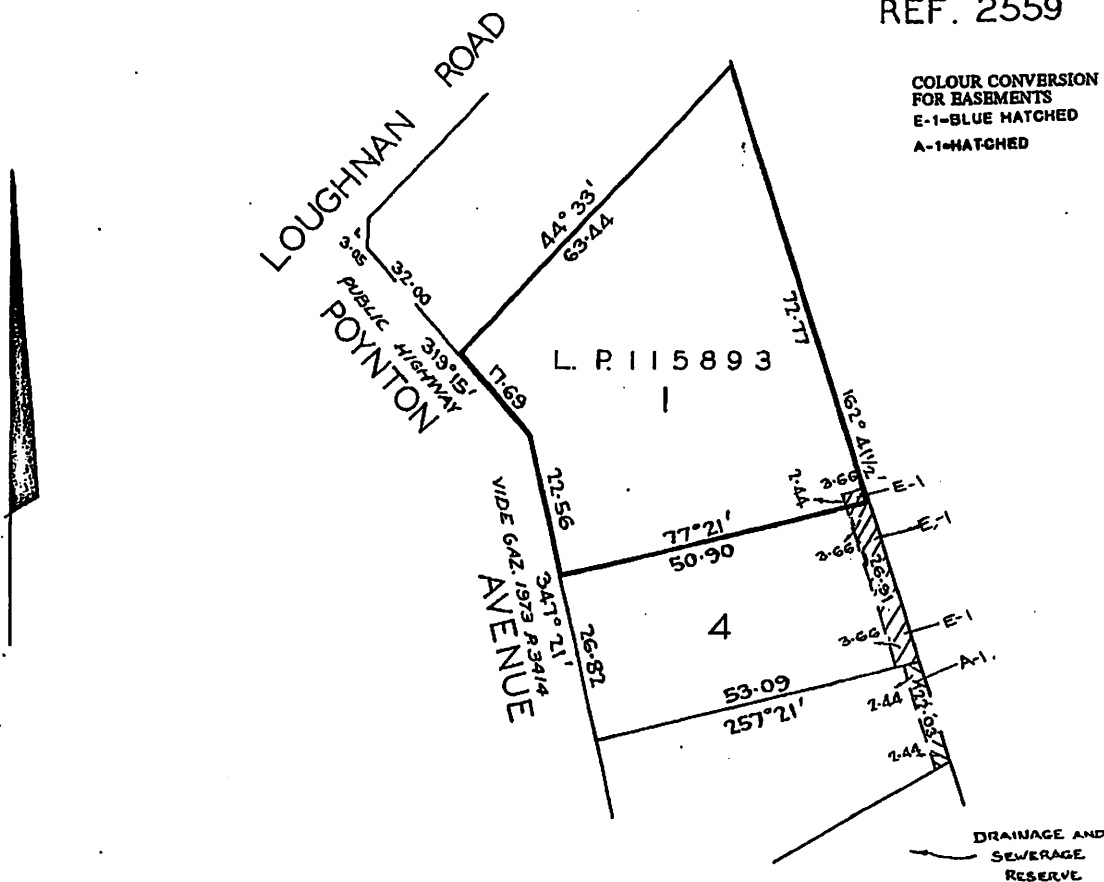
THE LAND SHOWN THUS;
APPURTENANT DRAINAGE AND
SEWERAGE EASEMENTS,
VIDE LP 94505

Vol 8932 Fol 047

For appurtenant drainage easement see % Vol 8932 Fol 047

REF. 2559

COLOUR CONVERSION
FOR BASEMENTS
E-1-BLUE HATCHED
A-1-HATCHED



LOTS 2 AND 3 ARE NOT THE SUBJECT OF THIS PLAN.

CONSENT OF COUNCIL

under sub-section (1) paragraph
concerning the owner to undertake certain works
water supply and drainage have been
approved by the Council.

10th Feb. 1975

14th FEB. 75.

[Signatures]
L. J. Morris
J. J. Morris
J. J. Morris

SURVEYORS CERTIFICATION

I CERTIFY THAT THIS PLAN HAS BEEN
MADE BY ME AND ACCORDS WITH TITLE
AND IS MATHEMATICALLY CORRECT.

[Signature]
A. E. Davis

LICENSED SURVEYOR

DATE: 23-11-73

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

VOLUME 09093 FOLIO 503

Security no : 124054906389V
Produced 22/04/2015 11:51 am

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 114942.
PARENT TITLE Volume 08932 Folio 047
Created by instrument LP114942 21/05/1975

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ANDREW DAVID MOSS
FIONA DAWN MOSS both of 8 POYNTON AVENUE RINGWOOD VIC 3134
AD184506N 18/10/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF405812M 16/10/2007
COMMONWEALTH BANK OF AUSTRALIA

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 LP114942 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: 8 POYNTON AVENUE RINGWOOD VIC 3134

DOCUMENT END

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SUBDIVISIONAL
CERTIFICATE OF TITLE V.8932 F.047

LP 114942
BACK OF SHEET 1

FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX

LODGED BY HADEN SMITH & FITCHETT

DEALING No. DATE 14 / MAR / 1975

DECLARED BY A.E. DAVIS

ON 23 / NOV / 1973

COUNCIL CITY OF RINGWOOD

DATE OF CONSENT 14 / FEB / 1975

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 14 / APR / 1975 TIME 9:40 a.m.
p.m.

APPROPRIATIONS

THE LAND SHOWN THUS + blue.

DRAINAGE & SEWERAGE.

PHOTOGRAPHED AT CENTRAL PLAN OFFICE

SIZE DATE

COLOURED *in blue* CHECKED *dlf*

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9093 FOL. 503

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GEOFFREY ALLEYNE COOK Medical Practitioner and MURIEL ----
COOK Married Woman both of 105 Loughnan Road Ringwood --
are joint proprietors 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 4 on Plan of Subdivision ---
No.114942 Parish of Warrandyte County of Evelyn -----

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

[Signature]

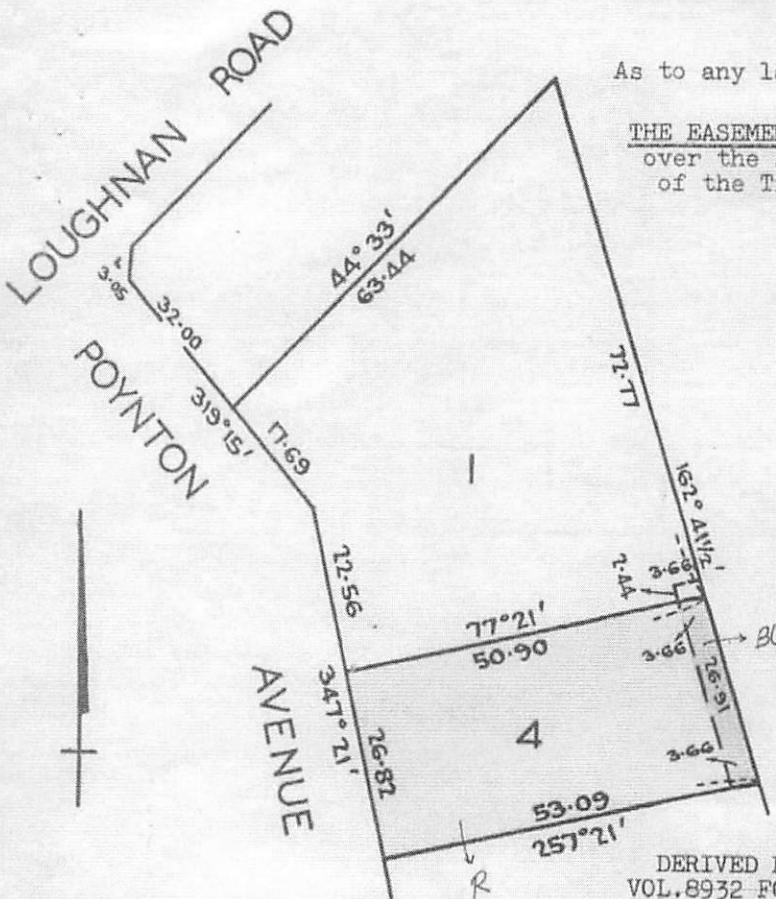
Assistant Registrar of Titles



ENCUMBRANCES REFERRED TO

As to any land coloured blue

THE EASEMENTS (if any) existing ---
over the same by virtue of Section 98
of the Transfer of Land Act -----



T09093-503-1-9

DERIVED FROM
VOL.8932 FOL.047
21/5/'75.

LENGTHS ARE IN METRES

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FULLY CONVERTED TITLE
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VOL 9093 FOL 503

CAVEAT No. 456104 LODGED 22 DEC 1976

CAVEAT LAPSED

9 JAN 1979



JACK HENRY CLARKSON Motor Trader and
SANDRA ANNE CLARKSON Motor Trader both of
8 Poynton Avenue Ringwood are now JOINT
PROPRIETORS

Registered 12th December 1978
No. H339346



MORTGAGE to CBFC LIMITED

Registered 12th December 1978

No. H339346



MORTGAGE to COMMONWEALTH
BANK OF AUSTRALIA

Registered

No. M97467K



JOINT PROPRIETORS

DENNIS ERNEST PHILLIPS & JEANNE CONSTANCE
PHILLIPS OF 8 ARMY RD. BORONIA

REGISTERED 24/7/86

M385020T



MORTGAGE

THE COMMISSIONERS OF THE STATE BANK OF
VICTORIA

REGISTERED 24/7/86

M3850210



DISCHARGED
22 OCT 1987

JOINT PROPRIETORS

KERRY BERNARD O'HARE & GLENYS

MARGARET O'HARE BOTH OF 24

CASUARINA AVE. BORONIA

REGISTERED 22/10/87

N99546V



MORTGAGE

AUSTRALIA AND NEW ZEALAND SAVINGS

BANK LIMITED

REGISTERED 22/10/87

N99547S



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING

GROUP LIMITED

REGISTERED 22/10/87

N99548T



MORTGAGE

PERMANENT TRUSTEE LIMITED

REGISTERED 31/1/87

R755940A

DISCHARGED
3 DEC 1987



MORTGAGE to NATIONAL AUSTRALIA BANK

REGISTERED 9 DEC 1987

No. 826776



MORTGAGE

BANK OF MELBOURNE LIMITED

V140845S. 9/12/87



DISCHARGED
V827398A
- 6 JAN 1988

ENDORSEMENTS CONT
COMMENCING WITH

V827398W



This is the Shoot marked

referred to in the Certificate of Title entered in the Register Book Vol. 9093 Fol. 503



Assistant Registrar of Titles

MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED



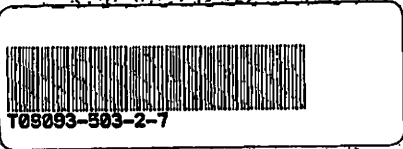
U827399T 06/01/99

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Subject to the provisions of the Land Act 1958, the land is available for sale by the State of Victoria.

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ORIGINAL

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OF TITLES

CANCELLED



VICTORIA

REGISTER BOOK

VOL. 8932 FOL. 047

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

GEOFFREY ALLEYNE COOK Medical Practitioner and MURIEL -----
COOK Married Woman both of 105 Loughnan Road Ringwood -----
are joint proprietors 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 1 on Plan of Subdivision No.94505 -----
Parish of Warrandyte County of Evelyn - - - - -

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

M. H. Harris



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

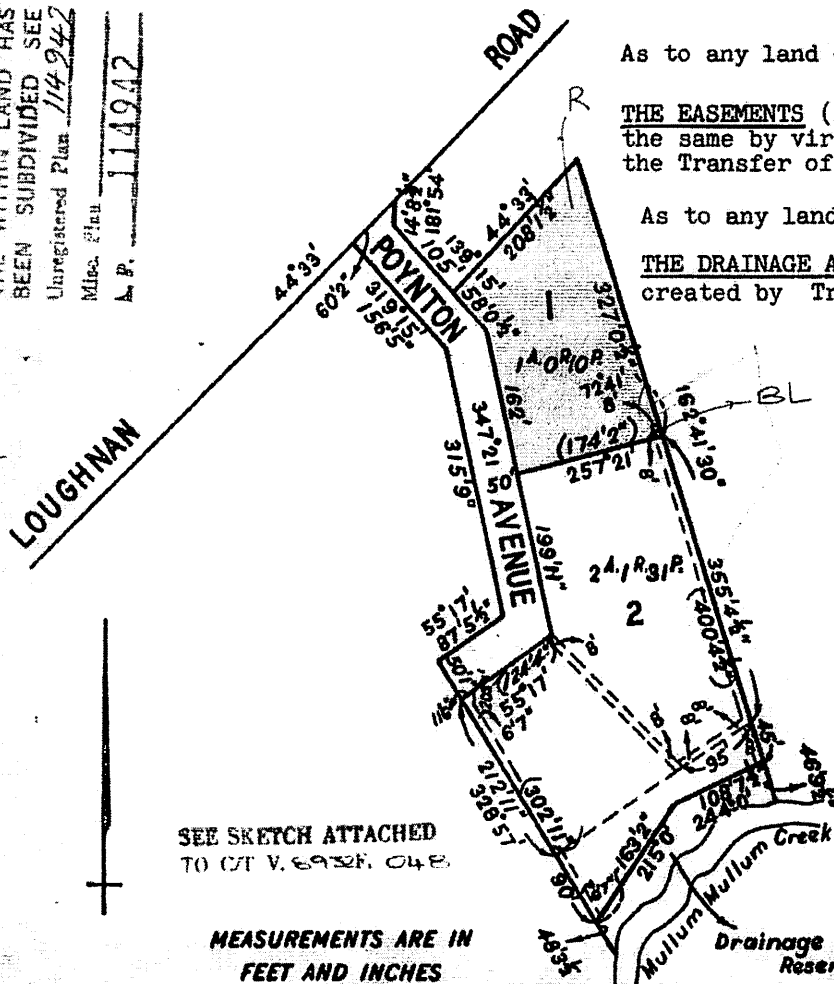
As to any land coloured blue

THE EASEMENTS (if any) existing over --
the same by virtue of Section 98 of ---
the Transfer of Land Act - - - - -

As to any land coloured green

THE DRAINAGE AND SEWERAGE EASEMENT --
created by Transfer 2331153 -----

THE WHOLE OR PART OF
THE WITHIN LAND HAS
BEEN SUBDIVIDED SEE
Unregistered Plan 114942
Misc. Plan
A.P. 114942



SEE SKETCH ATTACHED
TO CT V. 6932 F. 048

MEASUREMENTS ARE IN
FEET AND INCHES

DERIVED FROM VOL.7138 FOL. 596 VOL.7138 FOL.597 4/7/72.

A Drainage Easement appurtenant
to the within land has been --
created by Instrument No.F472789
Registered 25th September 1974 -



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from the register of subsisting information in relation to the land to which it refers.

WARNING

CAVEAT No. F655506 LODGED 8th April 15

CAVEAT WITHDRAWN BEFORE ENTRY

1ST MAY 1975 *[Signature]*

CANCELLED

Pursuant to Regulation 12 and Titles
issued as set out hereunder

on 21st May 1975

Lots one to 4 in Vol 9093 Fol 502

to Vol 9093 Fol 503

LP 114942



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T08932-047-1-3



CANCELLED

Vol. 6599 Fol. 1319603

VICTORIA.

Certificate of Title.

UNDER THE "TRANSFER OF LAND ACT 1928."

Ethel Porter of Ringwood Married Woman 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 and blue on the map in the margin containing, ^{Thirty-nine A.P.} ~~Forty~~ acres, ^{Two I.P.} ~~Three~~ roods and ^{Twenty-two} ~~Thirty~~
 perches or thereabouts being Crown Allotment Twenty-eight Parish of Warrandyte---
 County of Evelyn- - - - -

ORIGINAL CERTIFICATE,

Not to be dealt with outside the Titles Office.

Dated the Twenty-second day of January One thousand nine hundred and forty-three.

Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.

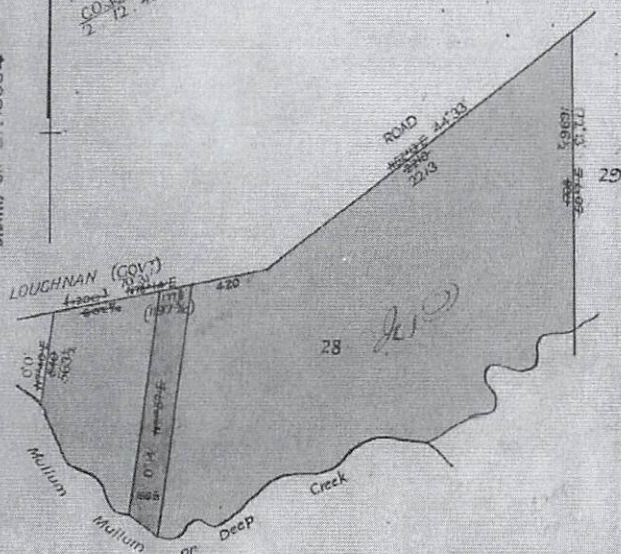
As to the land colored blue ---

THE EASEMENT to State Electricity Commission
of Victoria created by Instrument No.1239513-
in the Register Book- - - - -

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WARNING



-The Measurements are in links.-



T05599-603-1-8

Vol. 290 Fol. 57849

Transfer. 1876574

Application

TRANSFER AS TO PART to

Geoffrey Alleyne Cook registered

on 14th April 1948 numbered 1975332

CANCELLED AS TO PART See Certificate of Title

Vol. 7138 Fol. 1427595 *W. Newman*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Geoffrey Alleyne Cook registered

on 14th April 1948 numbered 1975333

CANCELLED AS TO PART See Certificate of Title

Vol. 7138 Fol. 1427595 *W. Newman*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Geoffrey Alleyne Cook registered

on 14th April 1948 numbered 2049648

CANCELLED AS TO PART See Certificate of Title

Vol. 7138 Fol. 1427597 *W. Newman*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Stanley Charles Frederick Sargent registered

on 22nd June 1948 numbered 2147740

CANCELLED AS TO PART See Certificate of Title

Vol. 7138 Fol. 1427598 *W. Newman*

Assistant Registrar of Titles

TRANSFER AS TO PART to

Jessica Euendoline Parker registered

on 29th June 1948 numbered 1946368

CANCELLED AS TO PART See Certificate of Title

Vol. 7138 Fol. 1427599 *W. Newman*

Assistant Registrar of Titles

TRANSFER AS TO BALANCE to

Sydney James Luckie registered

on 29th June 1948 numbered 1985081

CANCELLED See Certificate of Title

Vol. 7138 Fol. 1427600 *W. Newman*

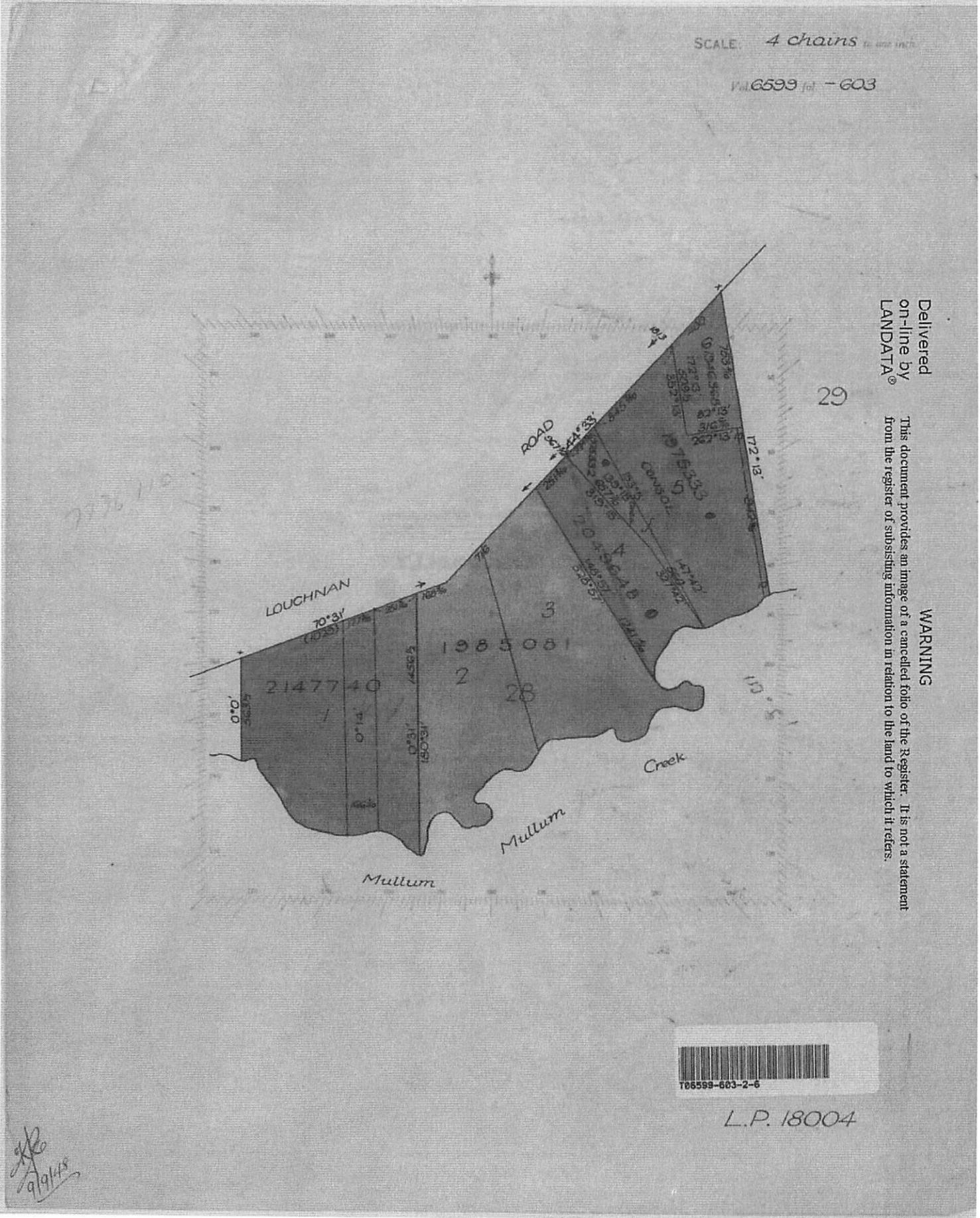
Assistant Registrar of Titles

CANCELLED

DUP. WITH
F. OCT 1948

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Natural Resources and Environment
SINCE 1981 - RESOURCES - CONSERVATION - LAND MANAGEMENT

INTENTIONALLY

BLANK