Lot 52 on Plan of Subdivision No. 4315 being part of the land in Certificate of title Volume 3932 Folio 334 and being the lands situate at the south-western corner of Launders Avenue and Hartley Road, area 39 acres 3 roods and 26 perches being approx. Nos. 9 & 15 Launders Avenue and 11 & 13 Arunga Court Wonga Park.

The **Mutual Assurance Society of Victoria Limited** owned much of the land in Wonga Park in 1897 and drew up a plan of subdivision which Lot 52was on but not approved until 1902 but, as was allowed in those days sold lots on terms contracts before the plan was approved by the Titles Office. This Plan of Subdivision was registered as Plan of Subdivision No. 4315 and was the land in Certificate of Title Volume 2734 Folio 735.

**Lot 52 on Plan of Subdivision No. 4315**

Lot 52 0n Plan of Subdivision No. 4315

16/8/1922 Transfer No. 1060750 from The Mutual A map of a mountain range

Description automatically generated with medium confidenceAssurance Society of Victoria Limited to **Peter Etchells Barton** and **John Barton** both of Page Street Clifton Hill Bootmakers, area 39 acres 3 roods and 26 perches, of Lot 52, new Certificate of Title Volume 4608 Folio 467.

22/2/1930 Transfer as to part No. 1447803 from Peter Etchells Barton and John Barton to **Peter Etchells Barton** of the western part of Lot 52, area 20 acres, new Certificate of Title Volume 5632 Folio 293.

22/2/1930 Transfer as to part No. 1447803 from Peter Etchells Barton and John Barton to **John Barton** of the eastern part of Lot 52, area 19 acres 3 roods and 26 perches, new Certificate of Title Volume 5632 Folio 294 and Certificate of Title Volume 4608 Folio 467 cancelled.

Transfers as to part dividing Lot 52 into western and eastern parts

29/6/1932 Transfer No. 1504223 from John Barton to **Samuel Frederick Palmerston Brown** of 97 Nicholson Street Abbotsford Manufacturer of the western part of Lot 52 being the land in Certificate of Title Volume 5632 Folio 294.

23/7/1940 Transfer No. 1781501 from Peter Etchells Barton to **Samuel Francis Brown** of Wonga Park Farmer of the eastern part of Lot 52 being the land in Certificate of Title Volume 5632 Folio 293. Samuel Francis Brown was the son of Samuel Frederick Palmerston Brown

21/12/1945 Transfer No.1981524 from Samuel Frederick Palmerston Brown to **Geoffrey St Aubyn Wade** of 8 Lascelles Avenue Toorak a Captain in the Australian Imperial Forces of the western part of Lot 52 being the land in Certificate of Title Volume 5632 Folio 294.

21/12/1945 Transfer No.1981525 from Samuel Francis Brown **to Geoffrey St Aubyn Wade** of 8 Lascelles Avenue Toorak a Captain in the Australian Imperial Forces of the eastern part of Lot 52 being the land in Certificate of Title Volume 5632 Folio 293

By the last two transfers the two parts of Lot 52 have been brought into the same ownership but remaining in separate titles.

21/12/1945 Mortgage No. 851135 registered encumbering Certificates of Title Volume 5632 Folios 293 & 294, discharged 20/9/1946.

20/9/1946 Transfer No. 2037399 from Geoffrey St Aubyn Wade to **Ruby Adelaide Macpherson** of 5 Campbell Street Sandringham Married Woman of the lands in Certificates of Title Volume 5632 Folios 293 & 294.

7/11/1960 Caveat No. B95370 affecting Certificates of Title Volume 5632 Folios 293 & 294 lodged and lapsed 1/4/1965.

24/3/1965 Instrument No. C177475 affecting Certificates of Title Volume 5632 Folios 293 & 294 lodged advising that Ruby Adelaide Macpherson died on 15th February 1961 Probate of her Will has been granted to **Constance Mary Macpherson** of Flat 6 17 Queens Road Melbourne Spinster and **Bernard Gore Brett** and **Alexander Allen Stewart** both of 120 Wiliam Street Melbourne Solicitors.

24/3/1965 Transfer No. C177476 affecting Certificates of Title Volume 5632 Folios 293 & 294 from Constance Mary Macpherson, Bernard Gore Brett and Alexander Allen Stewart to **Alexei De Podolinsky** of “Coola Jersey Stud” Powelltown Farmer.

24/3/1965 Transfer No. C177477 affecting Certificates of Title Volume 5632 Folios 293 & 294 from Alexei De Podolinsky to **Alan Gordon Bartley** Farmer and **Edna Charlotte Murrell Bartley** Married Woman both of “Coolibah” Wonga Park.

24/3/1965 Transfer No. C177478 affecting Certificates of Title Volume 5632 Folios 293 & 294 from Alan Gordon Bartleyand Edna Charlotte Murrell Bartley Married Woman to **Albert James Aird** of Wonga Road Ringwood Accountant.

9/8/1967 Mortgage No. C853109 affecting Certificates of Title Volume 5632 Folios 293 & 294 to Commonwealth Savings Bank of Australia, discharged 13/12/1979.

18/12/1984 Certificate of Title Volume 5632 Folio 293 (for the eastern part of Lot 52) cancelled pursuant to Plan of Consolidation No. 158382D new Certificate of Title Volume 9586 Folio 584.

21/8/1989 Certificate of Title Volume 5632 Folio 293 (for the western part of Lot 52) cancelled as to part pursuant Regulation 10 and Titles issued – Lot 2 in Volume 9896 Folio 485, LP 216175A.

**A drawing of a rectangular object with numbers and letters

Description automatically generated**21/8/1989 Certificate of Title Volume 5632 Folio 293 (for the western part of Lot 52) cancelled as to balance. The following Titles have been issued pursuant to Regulation 10 of the Transfer of Land Act Lot One in Vol 9896 Fol 545 and Lot C in Vol 9896 Fol 546, LP 216703B.

**Plan of Consolidation No. 158382D**

18/12/1984 Plan of Consolidation No. 158382D consolidated the land in Certificate of Title Volume 5632 Folio 293 (for the eastern part of Lot 52) with land in Certificate of Title Volume 9548 Folio 887 being part of Lot 51 on Plan of Subdivision No. 52, new Certificate of Title Volume 9586 Folio 584, area 9.069 hectares in the name of Albert Aird.

21/8/1989 Certificate of Title Volume 9586 Folio 584 cancelled as to part pursuant to Regulation 10 and Titles issued as set out hereunder – Lot 2 in Vol. 9896 Fol. 485 LP 216175A.

21/8/1989 Certificate of Title Volume 9586 Folio 584 cancelled – The following Titles have been issued pursuant to Regulation 10 of the Transfer of Land Act – Lot one in Vol. 9896 Fol. 545 and Lot C in Vol. 9896 fol. 546, LP 216703B.

Plan of Consolidation No. 15838D

**A map of a neighborhood

Description automatically generatedPlan of Subdivision No. 216175A**

21/8/1989 Plan of Subdivision No. 216175A is a subdivision of the lands in Certificates of Title Volume 5632 Folio and Volume 9586 Folio584 into Lots 2 and B. being the whole of Lot 52 and part of Lot 51 on Plan of Subdivision No. 4315 in the name of Albert James Aird. Area of Lot 2 3.710 hectares and area of Lot C 13.46 hectares.

18/9/1989 Transfer No. P432032C of Lot 2 in Certificate of Title Volume 9896 Folio 485 transferred to (Albert Aird’s daughter) Ann Patricia Scott of 42 Aurum Cr. Ringwood.

23/4/2021 Discharge of Mortgage No. AU265581A of Mortgage No. S314725Q lodged.

Plan of Subdivision No. 216175 creating Lot 2 and Lot B

21/10/2021 Caveat No. AU937229V lodged by Jodi-Marie Perkins and Nathan James Perkins as purchasers under contract dated 20/7/2021.

29/11/2021 Transfer (and removal of caveat) No. AV068466Q from Ann Patricia Scott to Nathan James Perkins and Jodi-Marie Perkins both of 16 Packham Place Wonga Park Vic 3115.

29/11/2021 Mortgage No. AV068467N to National Australia Bank Ltd.

**Plan of Subdivision No. 2161703B**

A black and white drawing of a land

Description automatically generated21/8/1989 Lot B on Plan of Subdivision No. 216175A was subdivided by Plan of Subdivision No. 216703B into Lot 1 and Lot C both still in the name of Albert James Aird. Lot 1 having an area of 3.695 hectares and Lot C having an area of 9.765 hectares, new Certificates of title Volume 9896 Folio 545 for Lot 1 and Volume 9896 Folio 543 for Lot C.

20/4/1990 Transfer No. P759290K from Albert James Aird to (his son and daughter-in-law) **John Douglas Aird** & **Pamela Margaret Aird** of Donview Crt. Croydon.

15/4/1991 Mortgage No. R296899L to Commonwealth Savings Bank of Australia.

Plan of Subdivision No. 216703B creating Lot 1 and Lot C

5/3/2008 Caveat No.AF698552W lodged by Stephen James Smith and Hayden Thomas Prime as purchasers. (Lapsed on registration of transfer to Caveators)

10/6/2008 Mortgage No. R296899L discharged by Discharge of Mortgage No. AF895112D.

10/6/2008 Transfer No. AF895113B from John Douglas Aird and Pamela Margaret Aird to **Stephen James Smith** **and Hayden Thomas Prime** both of 15-19 Launders Avenue Wonga Park Vic 3115.

10/6/2008 Mortgage No. AF895114Y to Commonwealth Bank of Australia.

22/2/2024 Mortgage No. AF895114Y discharged by Discharge of Mortgage No. AX754203H.

A black and white drawing of a house

Description automatically generated22/2/2024 Transfer No. AX754204F from Stephen James Smith and Hayden Thomas Prime to Bram Cornelius Van Der Jagt of 15-19 Launders Avenue Wonga Park Vic 3115.

**Plan of Subdivision No. 219573V**

A blueprint of a house

Description automatically generated28/6/1991 Lot C on Plan of Subdivision No. 2161703B (Certificate of Title Volume 9896 Folio 546) was subdivided by Plan of Subdivision No. 219573V into Lot 4 and Lot D both still in the name of Albert James Aird. Lot 4 having an area of 4.661 hectares and Lot D having an area of 5.062 hectares, new Certificates of title Volume 9959 Folio 327 for Lot 4 and Volume 9959 Folio 328 for Lot D.

Plan of Subdivision creating Lot 4 and Lot D

**Plan of Subdivision No.304878H**

1/11/1991 Lot 4 on Plan of Subdivision No. 219573V Certificate of Title Volume 9959 Folio327 and land immediately to the west being in Certificate of Title Volume 7538 folio 196 in the names of George Robert Harding and Joyce Margaret Harding) was subdivided by Plan of Subdivision No. 304878H into Lot 4 and Lot 5 both in the names of Albert James Aird, George Robert Harding and Joyce Margaret Harding. Lot 4 having an area of 4.662 hectares and Lot 5 having an area of 6.118 hectares, new Certificates of title Volume 10042 Folio 501 for Lot 4 and Volume 10042 Folio 502 for Lot 5.

Plan of Subdivision No. 304878H changing the boundaries of Lot 4 and creating a Lot 5 for the neighbour on the west.

**Lot4**

13/11/1991 Transfer No. R636191L of Lot 4 on Plan of Subdivision No. 304878H Certificate of Title Volume 10042 Folio 501 from Albert James Aird, George Robert Harding and Joyce Margaret Harding to Albert James Aird of “Coolibah” Arunga Dr. Wonga Park.

29/6/1995 Mortgage No. S329174P discharged by Discharge of Mortgage No. T746822P.

20/1/1999 Transfer No. V846662E from Albert James Aird to **Philip James Munday** of 435 mt. Dandenong Rd. Kilsyth 3137.

20/1/1999 Mortgage No. V846663B to Commonwealth Bank of Australia.

29/12/1999 Mortgage No. V846663B discharged by Discharge of Mortgage No. W492482U.

29/12/1999 Mortgage No. W492483R to National Australia Bank Limited.

23/4/2002 Caveat No. AB234851M lodged by Gail Ellen Munday.

23/4/2002 Caveat No. AB234852K by Murray Philip Baird, Peter James Loftus, Timothy John Adam, Stephen John Winspear, Philip Andrew Curtis, Robert Andrew Scott, Andrew John Sudholz, David John Wells, Andrew and John Simpson as Chargee.

26/10/2006 Caveat No. AB234851M removed by Withdrawal of Caveat No. AE691090G.

26/10/2006 Caveat No. AB234852K removed by Withdrawal of Caveat No. AE691091E.

25/5/2019 Mortgage No. W492483R discharged by Discharge of Mortgage No. AS199034Q.

**Lot 5**

13/11/1991 Transfer No. R636190P of Lot 5 on Plan of Subdivision No. 304878H Certificate of Title Volume 10042 Folio 502 from Albert James Aird, George Robert Harding and Joyce Margaret Harding to **George Robert Harding** & **Joyce Margaret Harding** of Corner Jumping Creek Rd. & Hooper Rd. Wonga Park.

21/1/2000 Transfer No. W541240Q from George Robert Harding & Joyce Margaret Harding to **Roslyn Anne Bennett** of 18 Jalin Tin Tai See, Singapore.

21/1/2000 Mortgage No. W541241M to National Australia Bank Limited.

**Lot D on Plan of Subdivision No.219573V**

28/6/1990 Lot D on Plan of Subdivision No. 219573V (Certificate of Title Volume 9959 Folio 328) in the name of Albert James Aird of “Coolibah” Arunga Drive Wonga Park.

3/10/1995 Transmission Application No. T893827V by Edith Jean Aird as Executrix of the Will of Albert James Aird who died on 2/8/1995.

15/1/1996 Transfer No. U042478W from Edith Jean Aird as Executrix of the Will of Albert James Aird to **Edith Jean Aird** of “Coolibah” Arunga Drive Wonga Park 3115.

**A diagram of a guitar

Description automatically generated**4/2/2008 Transmission Application No.AF626668F by John Douglas Aird of 15 Launders Avenue Wonga Park Vic 3115, Peter James Aird of 4 Kendall Street Mount Waverley Vic 3149 and Ann Patricia Scott of 9 Launders Avenue Wonga Park Vic 3115 as legal personal representatives of Edith Jean Aird who died on 17/7/2008.

4/2/2008 Agreement Section 173 Planning and Environment Act 1987 No. AF626669F.

**Plan of Subdivision No. 604983N**

15/5/2008 Certificate of Title Volume 9959 Folio 328 for Lot D on Plan of Subdivision No. 219573V cancelled by Plan of Subdivision No. 604983N which subdivided Lot D into Lots 3 and 4. New Certificate of Title for Lot3 is Volume 11069 Folio 562

21/5/2008 Transfer No. AF856580N of Lot 3 from John Douglas Aird, Peter James Aird and Ann Patrica Scott (as the Legal Personal Representatives of Edith Jean Aird deceased) to **John Douglas Aird** of 13 Arunga Drive Wonga Park Vic 3115.

Plan of Subdivision No. 604983N creating Lot 3 and Lot 5 on the Aird family subdivisions

21/5/2008 Transfer No. AF856584E from John Douglas Aird to **John Douglas Aird** and **Pamela Margaret Aird** both of 13 Arunga Drive Wonga Park Vic 3115.

4//2008 Mortgage No. AG008493G to Commonwealth Bank of Australia.

17/3/2010 Removal of Section 173 Agreement by Instrument No. AH099772E.