History of Part of Crown Section 13 Parish Warrandyte – Exeter Road

1/02/1911 Certificate of Title Volume 3468 Folio 421, area 52 acres 2 roods and 1 perch being part of Crown Section 13 at Croydon in the Parish of Warrandyte issued to John Ross Farmer. It appears that prior to this Certificate of Title the land was under a General Law Title, brought under the Transfer of Land Act in Application No. 38205.

16/2/1911 Mortgage No.290552 to The Commissioners of Savings Banks in the Colony of Victoria, discharged13/3/1915.

Plan of land in Certificate of Title Volume 3468 Folio421.

13/3/1916 Red Ink No. 1763860. John Ross the 4th day of April 1915. On the 3rd day of July 1915 probate of the will of the said John Ross was granted to John Ross Stewart of Kidgell Street Lilydale Railway Employee and Alfred Edward Stewart of Tarwin Farmer.

Map showing property boundaries included in this part of Crown Section 13 Parish of Warrandyte

13/3/1916 Transfer No.796895, John ross Stewart and Alfred Edward Stewart to William George Knee and Edward George Knee.

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Certificate of Title Volume 3951 Folio 029

13/3/1916 Certificate of Title Volume 3951 Folio 029, area 52 acres 2 roods and 1 perch, being part of Crown Section 13 at Croydon issued to William George Knee and Edwin John Knee both of Yarra Road Croydon Orchardists.

Plan of land in Certificate of Title Volume 3951 Folio 029.

Plan attached to Certificate of Title Volume 3951 Folio 029 showing lands transferred out.

29/10/1934 Transfer as to part No. 1562187 to Gordon Harold Roberts, new Certificate of Title Volume 5928 Folio 470, area 18 aces 0 roods and 0 perches.

6/12/1934 Transfer as to part No. 1565150 to Thomas Le Poidvin Rose, new Certificate of Title Volume 5986 folio 076, area 7 acres 0 roods and 18.2 perches.

22/4/1947 Transfer as to part No. 2068802 to Frederick James Knee, new Certificate of Title Volume 6985 Folio 847, area 9 acres 3 roods and 29 perches.

15/3/1948 Transfer as to part No. 2130991 to Charles Thomas Knee, new Certificate of Title Volume 7100 Folio 982, area 6 acres 2 roods and 35.4 perches.

6/9/1950 Transfer as to balance No. 2339444 to John William Knee, new Certificate of Title Volume 7449 Folio 750.

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Certificate of Title Volume 5928 Folio 470

29/10/1934 Certificate of Title Volume 5928 Folio 470, area 18 acres being part of Crown Section 13 at Croydon (after Transfer No. 1562187 from William George Knee and Edwin John Knee) issued to Gordon Harold Roberts of Holloway Road Croydon Orchardist.

18/2/1963 Transfer as to part No. B590807, new Certificate of Title Volume 8421 Folio 566.

15/5/1973 Caveat No. E812961 lodged. Caveat lapsed 13/6/1975.

Plan of land in Certificate of Title Volume 5928 Folio 470

7/5/1975 Transfer as to balance No. F686986, new Certificate of Title Volume 9089 Folio154.

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Certificate of Title Volume 6985 Folio 847

 29/10/1934 Certificate of Title Volume 6985 Folio 847, area 9 acres 3 roods and 29 perches, being part of Crown Section 13 Croydon (after Transfer No. 2068802 from William George Knee and Edwin John Knee) issued to Frederick James Knee of Yarra Road Croydon.

21/7/1951 Transfer No. 2423363 from Frederick James Knee to James Fraser Varty of Stanley Road Keysborough via Dandeng (sic) Market Gardener.

31/7/1951 Mortgage No. 980181 to The National Bank of Australasia Limited, discharged 17/7/1962.

??/8/1951 Mortgage No. 991863 to Frederick James Knee, discharged 19/8/1954.

Plan of land in Certificate of Title Volume 6985 Folio 847.

6/5/1964 Mortgage No. B922642 to The National Bank of Australasia Limited, discharged 6/1/1966.

8/6/1965 Transfer as to part No. 235510, new Certificate of Title Volume 8576 Folio 150, area 4 acres 3 roods and 31.9 perches.

15/5/1973 Caveat No. E812962 lodged. Caveat lapsed 20/5/1975.

4/4/1975 Transfer as to balance No. F652476, new Certificate of Title Volume 9085 Folio 785.

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**Certificate of Title Volume 7100 Folio 982**

15/3/1948 Certificate of Title Volume7100 Folio 982, area 6 acres 2 roods and 35.4 perches, being part of Crown Section 13 (Croydon (after Transfer No. 2130991 from William George Knee  and Edwin John Knee) issued to Charles Thomas Knee of Bittern Seaman Torpedoman.

18/10/1957 Transfer No. A421630 from Charles Thomas Knee to (Fra?)nk Dickinson of Stud Road Bayswater Farmer.

1/7/1958 Caveat No. A557327 lodged. Caveat lapsed 21/7/1964.

10/7/1964 Transfer No. 973638 from Frank Dickinson to (Allen) James Yeo Marine Pilot and Nancy Jean Yeo Married Woman both of Exeter Road North Croydon.

Plan of land in Certificate of Title Volume 7100 Folio 982 1st Edition.

10/7/1964 Mortgage No. 973639 to The Commissioners of The State Savings Bank of Victoria, discharged 18/3/1969.

20/9/19?? Mortgage No. F466000 to The Commissioners of The State Savings Bank of Victoria, discharged 22/1/1975.

8/7/1983 Transfer No. K451153 Certificate of Title Cancelled See Second Edition Which is issued pursuant to Section 32 (2) Act 6399.

8/7/1983 Certificate of Title volume 7100 Folio 982 Second Edition, area 2.719 hectares, being part of Crown Section 13 (after Transfer No. K451153 from Allen James Yeo and Nancy Jean Yeo) issued to The Mayor Councillors and Citizens of the City of Croydon.

6/12/1983 Transfer as to part No. N882876A and Plan of Consolidation 169353Y, see Certificate of Title Volume 9883 Folio 239.

Plan attached to Certificate of Title volume 7100 Folio 982 2nd Edition showing land consolidated in CP 169353Y.

13/12/2012 Recording of Disposition of Land No. AK079243V from The Mayor Councillors and Citizens of The City of Croydon to Maroondah City Council of Braeside Avenue Ringwood Vic 3134.

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**Certificate of Title Volume 7449 Folio 750**

6/9/1950 Certificate of Title Volume 7449 Folio 750, area 10 acres 2 roods and 38 perches, being part of Crown Section 13 (after Transfer No.2339444 from William George Knee and Edwin

 John Knee) issued to John William Knee of Exeter Road Croydon Orchardist.

18/7/1955 Mortgage No. A8415926 to Bank of New South Wales, discharged 27/11/1956.

27/11/1956 Transfer No. A256681 from John William Knee to Kevin John Patrick Flynn Public Servant and Gloria Madelaine Flynn Home Duties both of Cotton Road Kas?ane.

6/11/1957 Mortgage No. A430204 to The Commissioners of The State Savings Bank of Victoria.

Plan of land in Certificate of Title Volume 7449 Folio 750.

4/2/1963 Certificate of Title Cancelled by Application No. B590808.

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**Certificate of Title Volume 8421 Folio 566**

 4/2/1963 Certificate of Title Volume 8421 Folio 566, area 14 acres 2 roods and 38.2 perches, being part of Crown Section 13 issued to Kevin John Patrick Flynn Public Servant and Gloria Madelaine Flynn Married Woman both of Exeter Road Croydon and as to the land coloured red on the map in the margin subject to Mortgage No. A430204 which mortgage was discharged 14/5/1974.

4/2/1963 Mortgage No. B590809 to The Commissioners of the State Savings Bank of Victoria, discharged 14/5/1974.

8/2/1963 Mortgage No. B594243 to The National Bank of Australasia Limited, discharged 14/5/1974.

18/2/1974 Caveat No. F203538 lodged. Caveat lapsed13/8/1974.

Plan of land in Certificate of Title Volume 8421 Folio 566.

8/8/1974 Caveat No. F416085 lodged. Caveat withdrawn 5/12/1975.

14/5/1974 Transfer No. F302555 from Kevin John Patrick Flynn and Gloria Madelaine Flynn to D.A.C. Holdings Pty. Limited of 13th Floor 379 Collins Street Melbourne.

14/5/1974 Mortgage No. F302556 to Commercial Continental Ltd., discharged 5/12/1975.

4/2/1976 Mortgage No. G18962 to Industrial Acceptance Corporation Limited, discharged 9/8/1979.

9/8/1979 Mortgage No. H637220 to Citicorp Australia Limited, discharged 2/4/1980.

2/4/1980 Mortgage No. H929507 to The National Bank of Australasia Limited, discharged 17/10/1980.

17/10/1980 Mortgage No. J196856 to Australia and New Zealand Banking Group Limited, discharged 5/9/1985.

13/5/1985 Caveat No. L663466W lodged. Caveat will lapse on Registration of L710209X.

11/6/1985 Caveat No. L716305R lodged. Caveat transferred to new C/T.

5/5/1985 Transfer No. L710209X registered, new Certificate of Title Volume 9643 Folio 802.

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**Certificate of Title Volume 9643 Folio 802**

5/6/1985 Certificate of Title Volume 9643 Folio 802 being part of Crown Section 13 (after Transfer No. L710209X from D.A.C. Holdings Pty. Limited to Viaduct Services Pty. Limited of 48 Sydney Road Brunswick.

5/6/1985 Mortgage No. L710210X to Natwest Leasing Australia Pty. Limited, discharged 11/10/1985.

11/6/1985 Caveat No. L716305R lodged. Caveat will lapse on registration of L936113W.

11/10/1985 Transfer No. L936113W from Viaduct Services Pty. Limited to Dondale Properties Pty. Limited of 303 Exhibition St. Melbourne.

20/6/198? Mortgage No. N524320C to Australia and New Zealand Banking Group Limited, discharged 18/10/1988

Plan of land in Certificate of Title Volume 9643 Folio 802.

Lots 20 to 66 in vol 9897 Fol 126 to Vol 9897 Fol 172.

Lot A in Vol. 9897 Fol. 173

Pursuant to Section 32 of the Transfer of land Act

Being a reserve No 1 for Drainage & Sewerage Purposes in Vol. 9897 Fol. 174.

Being a reserve No 2 for Municipal Drainage & Sewerage Purposes in Vol. 9897 Fol. 175.

Being a Reserve for Municipal Purposes No 3 see Vol. 9897 Fol. 176.

Pursuant to Section 32 of the Transfer of Land Act Being a Reserve for Electrical Sub-station purposes No 4 see vol. 9897 Fol. 177.

Being the roads in vol. 9897 Fol. 178

LP 213552M.

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**Certificate of Title Volume 9775 Folio 267**

22/10/1987 Certificate of Title Volume 9775 Folio 267, area 4.052 hectares, being part of Crown Section 13 derived from Application No. 61162C issued to Myhaven Pty Ltd subject to the rights of the purchasers under Contract of Sale dated 16/9/1985 in the Record Book which has ceased to have affect N161586U dated 27/11/1987.

27/11/1987 Transfer No. N161586U from Myhaven Pty Ltd to Dondale Properties Pty. Ltd. of 303 Exhibition St. Melbourne.

20/6/1988 Mortgage No. N974320C to Australia and New Zealand Banking Group Limited, discharged as to part being the withinland18/10/1988.

24/8/1989 Certificate of Title Cancelled. The following Titles have been issued Pursuant to Regulation 10 of the Transfer of Land Act: Lots 20 to 66 in Vol 9897 Fol 126 to Vol 9897 Fol 172. Lot A in Vol. 9897 Fol. 173

Plan of the land in Certificate of Title Volume 9775 Folio 267.

Pursuant to Section 32 of the Transfer of Land Act Being a reserve No. 1 for drainage & Sewerage Purposes in vol. 9897 Fol. 174. Being a reserve No 2 for Municipal Drainage & Sewerage Purposes in Vol. 9897 fol. 175. Being a Reserve for Municipal Purposes No 3 see Vol. 9897 Fol. 176. Being a Reserve for Electrical Sub-station Purposes see Vol. 9897 Fol. 177. Being the roads in Vol. 9897 Fol. 178. LP 213552M.

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**Certificate of Title Volume 9897 Folio131 Street Address 24 Barnard Crescent North Croydon**

24/8/1989 Certificate of Title Volume 9897 Folio131, area 748m2, being Lot 25 on Plan of Subdivision No. 213552M issued to **Dondale Properties Pty. Ltd.** of 303 Exhibition Street Melbourne (derived from Vol. 9643 Fol. 802 and Vol. 9775 Fol. 267).

8/10/1992 Transfer No. S161070W from Dondale Properties Pty. Ltd. to **Chinsiu Pty. Ltd**. whose address is at the office of Price & Brent of 160 Queen St. Melbourne 3000.

6/8/1993 Mortgage No. S622560E to Australia and New Zealand Banking Group Limited.

13/1/1998 Discharge No. V198056N of Mortgage No. S622560E lodged.

2/6/1999 Transfer No. W081890Y from Chinsiu Pty. Ltd. to **Scott Paul Latchford** and **Nicole Renee Latchford** both of 52 Homer Avenue South Croydon3136.

Plan of land on Certificate of Title whereon the land the title is marked “25” (Lot 25)

2/6/1999 Mortgage No. W081891V to Westpac Banking Corporation lodged.

21/7/2000 Discharge No. W927706C of Mortgage No. 081891V lodged.

21/7/2000 Mortgage No. W927707Y to Adelaide Bank Ltd lodged.

16/5/2001 Discharge No. X476325V of Mortgage No. W927707Y lodged.

16/5/2001 Mortgage No. X476326S to National Australia Bank Limited lodged.

31/12/2002 Discharge No. AB783501B of Mortgage No. X476326S lodged.



31/12/2002 Mortgage No. AB783502Y to Perpetual Trustees Australia Limited lodged.

1/12/2003 Discharge No.AC511001L of Mortgage No. AB783502Y lodged.

1/12/2003 Mortgage No. AC511002J to Permanent Custodians Ltd lodged.

Plan of Subdivision No. 213552M (3 sheets)

10/3/2005 Discharge No. AD492137A of Mortgage No. AC511002J lodged.

10/3/2005 Mortgage No. AD492138X to Perpetual Trustees Australia Limited lodged.

6/12/2005 Discharge No. AE041211A of Mortgage No. AD492138X lodged.

6/12/2005 Transfer No. AE041212X from Scott Paul Latchford and Nicole Renee Latchford to **George William Nemet** and **Zoe Elizabeth Dowd** both of 24 Barnard Crescent North Croydon Vic 3136.

6/12/2005 Mortgage No. AE041213V to ING Bank (Australia) Limited lodged.

22/1/2009 Discharge No. AG304728E of Mortgage No. AE041213V lodged.

21/1/2009 Mortgage and Change of Name No.AB783502Y.Registered Proprietors names now **George William Nemet** and **Zoe Elizabeth Nemet** both of 24 Barnard Crescent North Croydon Vic 3136.

1/11/2013 Caveat No. AK690563R by Steven John Michel lodged.

2/12/2004 Withdrawal No. AL529370Y of Caveat No. AK690563R lodged.

2/12/2014 Transfer by Mortgagee/Chargee No. AL529371Wfrom George William Nemet and Zoe Elizabeth Nemet to **Toby Joss Hunter** of 8 Tatiara Avenue Croydon Vic 3136 and Removal of Mortgage No. AG304729C.