

## HISTORICAL SEARCH STATEMENT

## Land Use Victoria

Page 1 of 11

Produced 09/04/2025 07:46 AM

Volume 9897 Folio 131

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 09643 Folio 802

Volume 09775 Folio 267

### RECORD OF HISTORICAL DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
08/10/1992	26/02/1996	S161070W	Y	TRANSFER CHINSIU PTY LTD
13/01/1998	28/01/1998	V198056N	N	DISCHARGE OF MORTGAGE S622560E
02/06/1999	07/06/1999	W081890Y	Y	TRANSFER LATCHFORD, SCOTT PAUL LATCHFORD, NICOLE RENEE
02/06/1999	07/06/1999	W081891V	Y	MORTGAGE WESTPAC BANKING CORPORATION
21/07/2000	31/07/2000	W927706C	Y	DISCHARGE OF MORTGAGE W081891V
21/07/2000	31/07/2000	W927707Y	Y	MORTGAGE ADELAIDE BANK LTD
16/05/2001	18/05/2001	X476325V	Y	DISCHARGE OF MORTGAGE W927707Y
16/05/2001	18/05/2001	X476326S	Y	MORTGAGE NATIONAL AUSTRALIA BANK LIMITED

### RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
31/12/2002	31/12/2002	AB783501B	Y
DISCHARGE OF MORTGAGE MORTGAGE(S) REMOVED X476326S			
31/12/2002	31/12/2002	AB783502Y	Y

## HISTORICAL SEARCH STATEMENT

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### MORTGAGE OF LAND

MORTGAGE AB783502Y 31/12/2002  
PERPETUAL TRUSTEES AUSTRALIA LIMITED

01/12/2003	01/12/2003	AC511001L	Y
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### DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED  
AB783502Y

01/12/2003	01/12/2003	AC511002J	Y
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### MORTGAGE OF LAND

MORTGAGE AC511002J 01/12/2003  
PERMANENT CUSTODIANS LTD

10/03/2005	10/03/2005	AD492137A	Y
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### DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED  
AC511002J

10/03/2005	10/03/2005	AD492138X	Y
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### MORTGAGE OF LAND

MORTGAGE AD492138X 10/03/2005  
PERPETUAL TRUSTEES AUSTRALIA LIMITED

06/12/2005	06/12/2005	AE041211A	Y
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### DISCHARGE OF MORTGAGE

MORTGAGE(S) REMOVED  
AD492138X

06/12/2005	06/12/2005	AE041212X	Y
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### TRANSFER OF LAND BY ENDORSEMENT

FROM:  
SCOTT PAUL LATCHFORD  
NICOLE RENEE LATCHFORD  
TO:  
GEORGE WILLIAM NEMET  
ZOE ELIZABETH DOWD

RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Joint Proprietors  
GEORGE WILLIAM NEMET  
ZOE ELIZABETH DOWD both of 24 BARNARD CRESCENT NORTH CROYDON VIC  
3136  
AE041212X 06/12/2005

06/12/2005	06/12/2005	AE041213V	Y
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### MORTGAGE OF LAND

MORTGAGE AE041213V 06/12/2005  
ING BANK (AUSTRALIA) LIMITED

21/01/2009	21/01/2009	AG304728E	Y
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### DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE AE041213V

21/01/2009	21/01/2009	AG304729C	Y
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## HISTORICAL SEARCH STATEMENT

## Land Use Victoria

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### MORTGAGE AND CHANGE OF REGISTERED PROPRIETOR NAME

MORTGAGE AG304729C 21/01/2009  
COMMONWEALTH BANK OF AUSTRALIA  
PROPRIETORSHIP  
Estate Fee Simple  
Joint Proprietors  
GEORGE WILLIAM NEMET  
ZOE ELIZABETH NEMET both of 24 BARNARD CRESCENT NORTH CROYDON VIC  
3136  
AE041212X 06/12/2005

01/11/2013          01/11/2013          AK690563R          Y

### CAVEAT

CAVEAT AK690563R 01/11/2013  
Caveator  
STEPHEN JOHN MICHELL  
Capacity SEE CAVEAT  
Lodged by  
PCI PARTNERS  
Notices to  
PCI PARTNERS PTY LTD of LEVEL 8 179 QUEEN STREET MELBOURNE VIC 3000

02/12/2014          02/12/2014          AL529370Y          Y

### WITHDRAWAL OF CAVEAT

CAVEAT AK690563R REMOVED

02/12/2014          02/12/2014          AL529371W          Y

### TRANSFER BY MORTGAGEE/CHARGE

FROM:  
GEORGE WILLIAM NEMET  
ZOE ELIZABETH NEMET  
TO:  
TOBY JOSS HUNTER  
  
RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Sole Proprietor  
TOBY JOSS HUNTER of 8 TATIARA AVENUE CROYDON VIC 3136  
AL529371W 02/12/2014  
AND REMOVAL OF MORTGAGE AG304729C

STATEMENT END

## VOTS Snapshot

Volume 09897 Folio 131  
12400433550Y  
Produced 31/12/2002 11:59 am

## LAND DESCRIPTION

Lot 25 on Plan of Subdivision 213552M.  
PARENT TITLES :  
Volume 09643 Folio 802          Volume 09775 Folio 267  
Created by instrument LP213552M 24/08/1989

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

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### **REGISTERED PROPRIETOR**

Estate Fee Simple

Joint Proprietors

SCOTT PAUL LATCHFORD

NICOLE RENEE LATCHFORD both of 52 HOMER AV. SOUTH CROYDON 3136

W081890Y 02/06/1999

### **ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE X476326S 16/05/2001

NATIONAL AUSTRALIA BANK LIMITED

COVENANT (as to whole or part of the land) in instrument S161070W 08/10/1992

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 LP213552M FOR FURTHER DETAILS AND BOUNDARIES

### **HISTORICAL REPRINT(S)**

Volume 09897 Folio 131

70460437902W Page 1

Produced 26/02/1996 12:47 pm

### **LAND**

LOT 25 on Plan of Subdivision 213552M.

PARENT TITLE(s):

Volume 09643 Folio 802 Volume 09775 Folio 267

Created by instrument LP213552M 24/08/1989

### **REGISTERED PROPRIETOR**

ESTATE FEE SIMPLE

SOLE PROPRIETOR

CHINSIU PTY LTD; WHOSE ADDRESS IS AT THE OFFICE OF PRICE BRENT 160 QUEEN

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

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ST. MELBOURNE 3000  
Registered S161070W 08/10/1992

### **ENCUMBRANCES, CAVEATS AND NOTICES**

#### **MORTGAGES AND CHARGES IN PRIORITY RANKING**

1 S622560E 06/08/1993 MORTGAGE  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

COVENANT (as to whole or part of the land) in instrument S161070W 08/10/1992

SEE LP213552M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 09897 Folio 131

83381211785J Page 1  
Produced 28/01/1998 02:05 pm

### **LAND**

LOT 25 on Plan of Subdivision 213552M.  
PARENT TITLE(s):  
Volume 09643 Folio 802 Volume 09775 Folio 267  
Created by instrument LP213552M 24/08/1989

### **REGISTERED PROPRIETOR**

ESTATE FEE SIMPLE  
SOLE PROPRIETOR  
CHINSIU PTY LTD; WHOSE ADDRESS IS AT THE OFFICE OF PRICE BRENT 160 QUEEN  
ST. MELBOURNE 3000  
S161070W 08/10/1992

### **ENCUMBRANCES, CAVEATS AND NOTICES**

COVENANT (as to whole or part of the land) in instrument S161070W 08/10/1992

SEE LP213552M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

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Volume 09897 Folio 131

01580720869S Page 1  
Produced 07/06/1999 11:18 am

### **LAND**

LOT 25 on Plan of Subdivision 213552M.  
PARENT TITLE(s):  
Volume 09643 Folio 802 Volume 09775 Folio 267  
Created by instrument LP213552M 24/08/1989

### **REGISTERED PROPRIETOR**

ESTATE FEE SIMPLE  
JOINT PROPRIETORS  
LATCHFORD, SCOTT PAUL; 52 HOMER AV. SOUTH CROYDON 3136  
LATCHFORD, NICOLE RENEE; 52 HOMER AV. SOUTH CROYDON 3136  
W081890Y 02/06/1999

### **ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGES AND CHARGES IN PRIORITY RANKING  
1 W081891V 02/06/1999 MORTGAGE  
WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument S161070W 08/10/1992

SEE LP213552M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 09897 Folio 131

01580735114J Page 1  
Produced 07/06/1999 06:33 pm

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

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### **LAND**

LOT 25 on Plan of Subdivision 213552M.  
PARENT TITLE(s):  
Volume 09643 Folio 802      Volume 09775 Folio 267  
Created by instrument LP213552M 24/08/1989

### **REGISTERED PROPRIETOR**

ESTATE FEE SIMPLE  
JOINT PROPRIETORS  
    LATCHFORD, SCOTT PAUL; 52 HOMER AV. SOUTH CROYDON 3136  
    LATCHFORD, NICOLE RENEE; 52 HOMER AV. SOUTH CROYDON 3136  
    W081890Y 02/06/1999

### **ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGES AND CHARGES IN PRIORITY RANKING  
1   W081891V      02/06/1999 MORTGAGE  
    WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument S161070W      08/10/1992

SEE LP213552M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 09897    Folio 131

12130612021C      Page      1  
Produced 31/07/2000 12:25 pm

### **LAND**

LOT 25 on Plan of Subdivision 213552M.  
PARENT TITLE(s):  
Volume 09643 Folio 802      Volume 09775 Folio 267  
Created by instrument LP213552M 24/08/1989

### **REGISTERED PROPRIETOR**

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

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ESTATE FEE SIMPLE

JOINT PROPRIETORS

LATCHFORD, SCOTT PAUL; 52 HOMER AV. SOUTH CROYDON 3136

LATCHFORD, NICOLE RENEE; 52 HOMER AV. SOUTH CROYDON 3136

W081890Y 02/06/1999

## **ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 W927707Y 21/07/2000 MORTGAGE

ADELAIDE BANK LTD

COVENANT (as to whole or part of the land) in instrument S161070W 08/10/1992

SEE LP213552M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

Volume 09897 Folio 131

121380470295A Page 1

Produced 18/05/2001 02:13 pm

## **LAND**

LOT 25 on Plan of Subdivision 213552M.

PARENT TITLE(s):

Volume 09643 Folio 802 Volume 09775 Folio 267

Created by instrument LP213552M 24/08/1989

## **REGISTERED PROPRIETOR**

ESTATE FEE SIMPLE

JOINT PROPRIETORS

LATCHFORD, SCOTT PAUL; 52 HOMER AV. SOUTH CROYDON 3136

LATCHFORD, NICOLE RENEE; 52 HOMER AV. SOUTH CROYDON 3136

W081890Y 02/06/1999

## **ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGES AND CHARGES IN PRIORITY RANKING

1 X476326S 16/05/2001 MORTGAGE

NATIONAL AUSTRALIA BANK LIMITED

COVENANT (as to whole or part of the land) in instrument S161070W 08/10/1992



## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

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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.

SEE LP213552M FOR FURTHER DETAILS AND BOUNDARIES

END OF CERTIFICATE

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## **Paper Title Images**

9897/131 - Version 0, Date 09/04/1999

CONTINUED AS A  
COMPUTER FOLIO

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE  
OF TITLES



REGISTER BOOK

VOL. 9897 FOL. 131

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

DONDALE PROPERTIES PTY. LTD. of 303 Exhibition Street Melbourne is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that land in the Parish of Warrandyte being Lot 25 on Plan of Subdivision No. 213552M which land is shown enclosed by continuous lines on the map hereon and identified by that lot number -

Issued under Regulation 10 -

Derived From  
Vol. 9643 Fol. 802 Vol. 9775 Fol. 267

24/8/89



*P L Matthews*  
Assistant Registrar of Titles

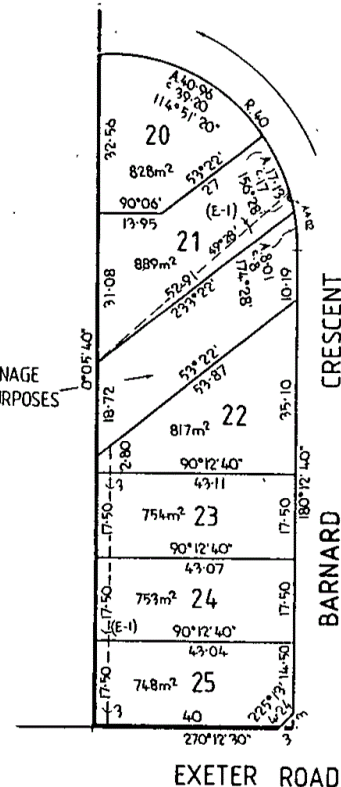
## ENCUMBRANCES

As to any part of the land marked E-1 on the map that lies within the above-mentioned lot-  
THE EASEMENTS (if any) existing over the same by virtue of Section 98 of the Transfer of Land Act-

THE COVENANT CONTAINED  
IN TRANSFER S161070W  
REGISTERED 8/10/92



RESERVE FOR DRAINAGE  
AND SEWERAGE PURPOSES  
NO. 1  
806 m<sup>2</sup>



T09897-131-1-8

MEASUREMENTS ARE IN METRES

TIT & DIAGRAM

P-S  
VOL. 9897 FOL 131

PROPRIETOR

CHINSIU PTY. LTD. WHOSE ADDRESS IS AT THE  
OFFICE OF PRICE & BRENT OF 160 QUEEN ST.  
MELBOURNE 3000

REGISTERED 8/10/92

S161070W



DATA VERIFIED  
21 JUL 1993

MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING  
GROUP LIMITED

S622560E 6/8/93



DATA VERIFIED

08 NOV 1993

CONTINUED AS A  
COMPUTER FOLIO