

## Register Search Statement - Volume 10414 Folio 651

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

VOLUME 10414 FOLIO 651

Security no : 124088933677N  
Produced 26/03/2021 02:19 PM

LAND DESCRIPTION

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Lots 1 and 2 on Title Plan 846766G.  
PARENT TITLE Volume 08586 Folio 559  
Created by instrument V614243K 31/08/1998

REGISTERED PROPRIETOR

-----  
Estate Fee Simple  
Sole Proprietor  
CHILD & FAMILY CARE NETWORK INC of 583 FERNTREE GULLY ROAD GLEN WAVERLEY  
3150  
V614243K 31/08/1998

ENCUMBRANCES, CAVEATS AND NOTICES

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MORTGAGE AN213924A 25/10/2016  
COMMONWEALTH BANK OF AUSTRALIA

COVENANT as to part C261695

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

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SEE TP846766G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

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NIL

eCT Control 15772H COMMONWEALTH BANK OF AUSTRALIA - COMMERCIAL  
Effective from 26/10/2016

DOCUMENT END

**The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 26/03/2021, for Order Number 67254173. Your reference: P0029217.**

C261695

C261695

\*\*\*1-0 OF RTT

01-45 482321 JUL12-65

MOULE HAMILTON & DERHAM  
VICTORIA

*Notert.*  
*Handwritten signatures and scribbles*

TRANSFER OF LAND

JENNINGS ESTATES AND FINANCE LIMITED the registered office of which is situate at Trent Street, Burwood, being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of ONE THOUSAND NINE HUNDRED AND NINETY-FIVE POUNDS (£1995) paid to it by MELBOURNE ORPHANAGE the registered address of which is Ferntree Gully Road, Glen Waverley DOES HEREBY TRANSFER to the said Melbourne Orphanage ALL its estate and interest in ALL THAT piece of land being Lot 84 on Plan of Subdivision No.64921 Parish of Mulgrave and being part of the land described in Certificate of Title Volume 8469 Folio 149 AND the said Melbourne Orphanage for itself and its transferees the registered proprietor or proprietors for the time being of the land hereby transferred and of every part thereof DOES HEREBY and as separate covenants COVENANT with the said JENNINGS ESTATES AND FINANCE LIMITED and other the registered proprietor or proprietors for the time being of the land comprised in the said Plan of Subdivision (other than the land hereby transferred) as follows :-

*Whole 85591440*



- (i) that it will not erect or cause to be erected on the said lot hereby ~~sold~~ <sup>transferred</sup> any fence on the front boundary or within 25 feet of same on the side boundaries or in the case of corner allotments within 10 feet of the front boundary on the side street boundary other than a fence of not more than 3 feet above ground level;
- (ii) save with the prior consent in writing of SPRINGFERNE SEWERAGE LIMITED that it will not construct erect or operate or cause or suffer to be ~~constructed~~ <sup>transferred</sup> erected or operated on or from the land hereby ~~sold~~ <sup>transferred</sup> or any part thereof a septic tank, earth closet or any other form or means whatsoever of sewerage treatment or disposal or make or erect or cause or suffer to be made or erected any house or other connection therewith by any means whatsoever (other than a



AMENDED with consent of Solicitors for *[Signature]* 26.3.65

*[Signature]* 3/8/65

*Doer*

connection to the sewerage system installed or caused to be installed by Springfern Sewerage Limited ~~referred to in the said attached Deed~~ or to a sewerage system wholly provided or controlled by the Melbourne and Metropolitan Board of Works or any other body or Authority duly empowered in that behalf by any Act of the Parliament of the State of Victoria;

and it is the intention that the benefit of the foregoing covenants shall be attached to and run at law and in equity with each and every Lot on Plan of Subdivision No. 6491 lodged in the Office of Titles and every part thereof <sup>other than the lot hereby transferred</sup> and that the burden of the said covenants shall be annexed to and run at law and in equity with the land hereby <sup>transferred</sup> ~~conveyed~~ and be noted and appear as an encumbrance upon the Certificate of Title to be issued for the said land hereby <sup>transferred</sup> ~~conveyed~~ and for such part thereof and every other Certificate of Title thereto or any part thereof.

DATED the 30<sup>th</sup> day of June 1965.

THE COMMON SEAL of JENNINGS ESTATES AND FINANCE LIMITED was hereto affixed in the presence of:

*[Signature]* ..... Director  
*[Signature]* ..... Secretary

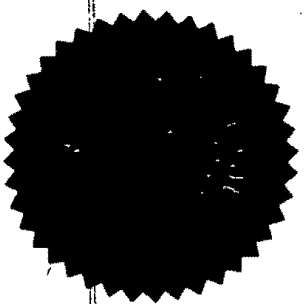
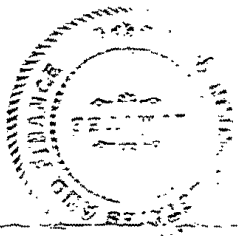
THE COMMON SEAL of MELBOURNE ORPHANAGE was hereunto affixed in my presence by JOHN CARL JANICKE the Secretary and Superintendent whose signature was also attached in my presence

*[Signature]* ..... Secretary & Superintendent  
*[Signature]* ..... PRESIDENT  
*[Signature]* ..... MEMBER OF COMMITTEE

ENCUMBRANCES REFERRED TO

The easements notified or endorsed at the foot of the said Certificate of Title.

AMENDED <sup>in consent of</sup>  
Solicitors *[Signature]*  
24.5.65





DC261695-2-4

17/s 64923

To the Registrar of Titles  
 Please register this Transfer and  
 on completion hand new title to Moule  
 Hamilton & Durham and return parent title  
 to Russell Kennedy Cook

*Russell Kennedy Cook*

DATED 1965

JENNINGS ESTATES AND  
FINANCE LIMITED

to

MELBOURNE ORPHANAGE

TRANSFER OF LAND

MOULE HAMILTON & DURHAM  
 Solicitors,  
 224 Queen Street,  
 MELBOURNE, C.I.

JCL:PH

A memorandum of the within instrument  
has been entered in the Register Book



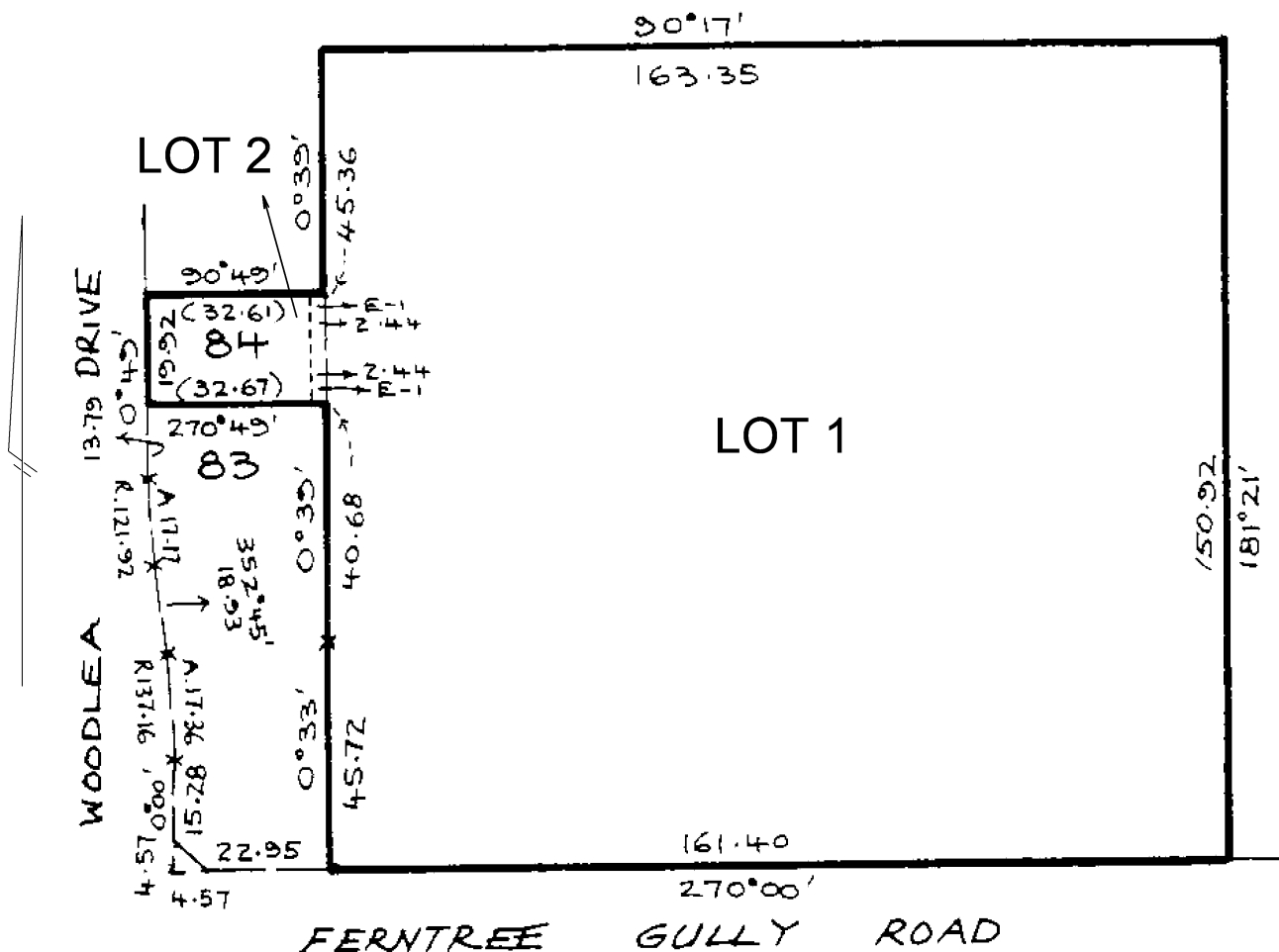
<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 846766G</b>
<b>LOCATION OF LAND</b> Parish: MULGRAVE Township: - Section: - Crown Allotment: - Crown Portion: 23 (PT)  Last Plan Reference: LP 64921 Derived From: VOL. 10414 FOL. 651 Depth Limitation: NIL	Notations      ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	

Description of Land/Easement Information

**ENCUMBRANCES**

As to the land shown marked E-1  
THE EASEMENTS [if any] existing over the same by virtue of Section 98 of the Transfer of Land Act

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  
 COMPILED: Date: 29/09/2005  
 VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*



TOTAL AREA = 2.522 ha

TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN PORTION 23 (PT) LOT 2 = LOT 84 ON LP 64921