

Register Search Statement - Volume 12096 Folio 518

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

VOLUME 12096 FOLIO 518

Security no : 124084116143N  
Produced 03/07/2020 12:14 PM

LAND DESCRIPTION

Lot 4021 on Plan of Subdivision 819793U.  
PARENT TITLE Volume 12013 Folio 957  
Created by instrument PS819793U 03/07/2019

REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
MARY MASKELL  
DENNIS NOEL MASKELL both of 25 NOUVEL CRESCENT CORINELLA VIC 3984  
AT306595X 04/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT AT306595X 04/06/2020

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

SEE PS819793U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AT284643F (E)	TRANSFER CONTROL OF ECT	Completed	28/05/2020
AT306595X (E)	TRANSFER	Registered	04/06/2020

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

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

Street Address: 25 NOUVEL CRESCENT CORINELLA VIC 3984

DOCUMENT END

Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd  
Delivered at 03/07/2020, for Order Number 63005634. Your reference: 10564.





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 03/07/2020 12:17:36 PM

Status	Completed	Dealing Number	AT284643F
Date and Time Lodged	28/05/2020 12:15:31 PM		

### Lodger Details

Lodger Code	16541X
Name	MCKENZIE ALLEN LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER CONTROL OF AN ELECTRONIC CERTIFICATE OF TITLE

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

12096/518

### Applicant

Applicant Customer Code	16541X
Applicant Name	MKA LEGAL PTY LTD

### Recipient

Recipient Customer Code	19510T
Recipient Name	SJD LAW PTY. LTD.

The applicant authorises the transfer of control and the recipient accepts the control of the electronic Certificate(s) of Title for the land described.

### Execution

1.

Executed on behalf of	MKA LEGAL PTY LTD
Signer Name	JONATHAN VINCENT OSBORNE ALLEN
Signer Organisation	MCKENZIE ALLEN LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	28 MAY 2020



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

**File Notes:**

NIL

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This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 03/07/2020 12:17:38 PM

Status	Registered	Dealing Number	AT306595X
Date and Time Lodged	04/06/2020 11:18:07 AM		

### Lodger Details

Lodger Code	22250A
Name	WE CARE CONVEYANCING
Address	
Lodger Box	
Phone	
Email	
Reference	

## TRANSFER

Jurisdiction	VICTORIA
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### Privacy Collection Statement

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### Land Title Reference

12096/518

### Transferor(s)

Name	DOLPHIN ESTATE PTY LTD
ACN	601354965

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 250000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Joint Tenants
Given Name(s)	MARY
Family Name	MASKELL
Address	
Street Number	25
Street Name	NOUVEL
Street Type	CRESCENT
Locality	CORINELLA



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

State	VIC
Postcode	3984
Given Name(s)	DENNIS NOEL
Family Name	MASKELL
Address	
Street Number	25
Street Name	NOUVEL
Street Type	CRESCENT
Locality	CORINELLA
State	VIC
Postcode	3984

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### Covenants

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restrictive covenant with the intent that the burden of the restrictive covenant runs with and binds the burdened land and the benefit of the restrictive covenant is annexed to and runs with the benefited land.

Burdened land	the Land
Benefited land	MCP: AA4839
Restrictive covenant	MCP: AA4839
Expiry Date	

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### Duty Transaction ID

4835584

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The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

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### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	DOLPHIN ESTATE PTY LTD
Signer Name	STUART JOHN DAVIS
Signer Organisation	SJD LAW
Signer Role	LAW PRACTICE
Execution Date	04 JUNE 2020



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	MARY MASKELL DENNIS NOEL MASKELL
Signer Name	LUANA CAPPELLO
Signer Organisation	WE CARE CONVEYANCING
Signer Role	LICENSED CONVEYANCER
Execution Date	04 JUNE 2020

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### File Notes:

NIL

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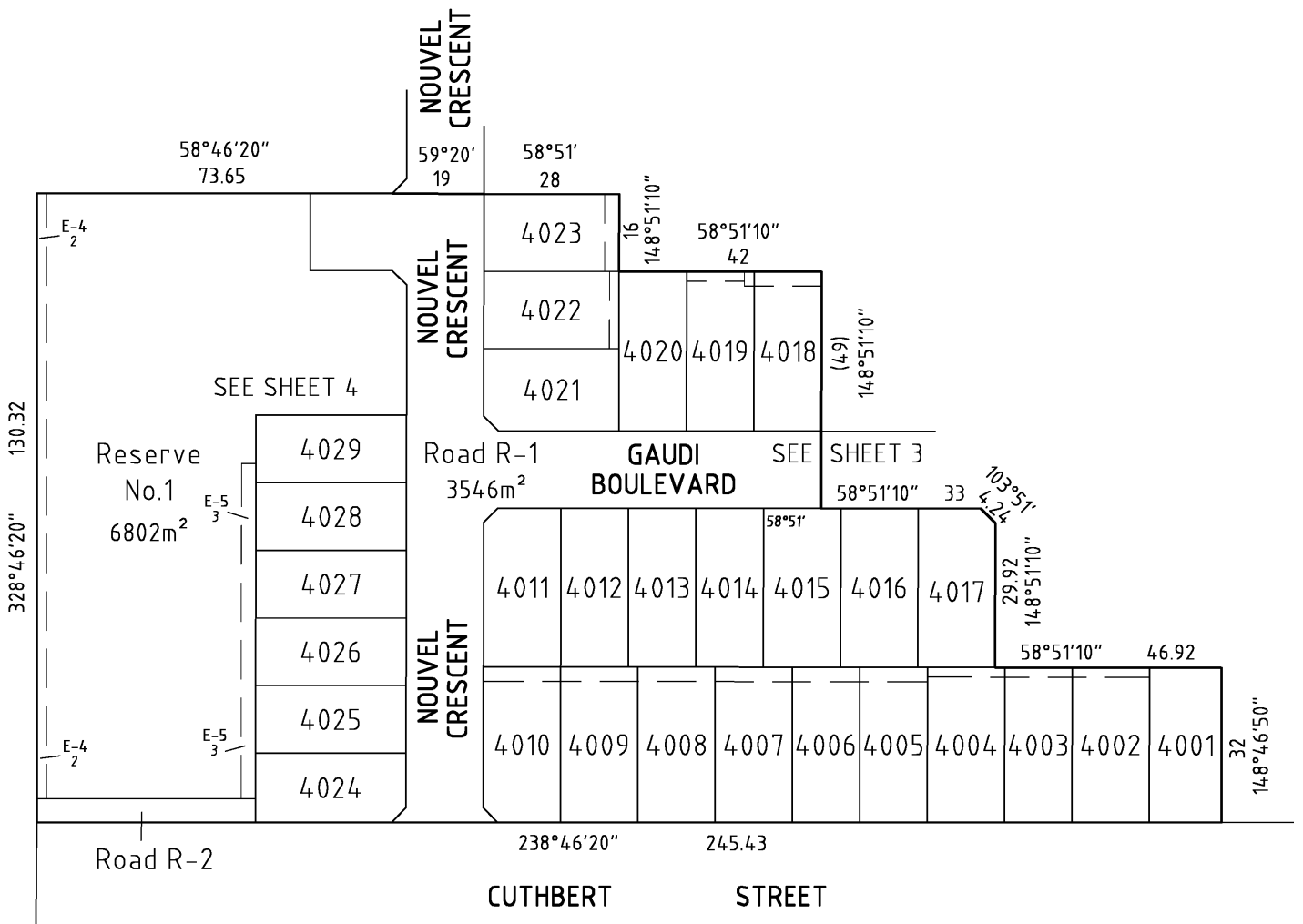
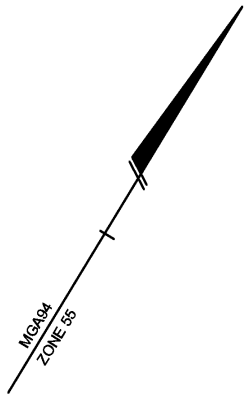
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Statement End.

<b>PLAN OF SUBDIVISION</b>		<b>EDITION 1</b>	<b>PS 819793 U</b>	
<b>LOCATION OF LAND</b>  PARISH: CORINELLA TOWNSHIP: CORINELLA SECTION: PART OF CROWN ALLOTMENTS: 44 & 45 TITLE REFERENCE: Vol. 12013 Fol. 957 LAST PLAN REFERENCE: Lot D PS 815321 L  POSTAL ADDRESS: Gaudi Boulevard, Corinella 3984 (at time of subdivision)  MGA CO-ORDINATES: E: 362 860                      ZONE: 55 (of approx centre of land                      N: 5 746 710                      GDA 94 in plan)		Council Name: Bass Coast Shire Council  Council Reference Number: 819793 Planning Permit Reference: 140310-4 SPEAR Reference Number: S126988P  <b>Certification</b>  This plan is certified under section 6 of the Subdivision Act 1988  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification  Digitally signed by: BIMAL NARAYAN for Bass Coast Shire Council on 04/12/2018  <b>Statement of Compliance</b> issued: 21/06/2019  Public Open Space  A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance		
<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>		
<b>IDENTIFIER</b>	<b>COUNCIL/BODY/PERSON</b>	<b>Other Purpose of Plan</b> 1. Removal of the Easement shown as E-3 on PS 815321L, being a Carriageway Easement in favour of Bass Coast Shire Council, created in PS 809517C.  2. Removal of the Easement shown as E-8 on PS 815321L, being a Carriageway Easement in favour of Bass Coast Shire Council, created in PS 815321L.  3. Removal of part of the Easement shown as E-9 on PS 815321L, being a Drainage Easement in favour of Bass Coast Shire Council, created in PS 743475T.  <b>Grounds for all Removals</b> Schedule 5 Clause 14 of the Road Management Act 2004.		
Road R-1	Bass Coast Shire Council			
Road R-2	Bass Coast Shire Council			
Reserve No.1	Bass Coast Shire Council			
<b>NOTATIONS</b>				
DEPTH LIMITATION: 15.24m (Crown Allotment 45 Only)				
SURVEY: This plan is based on survey.  STAGING: This is not a staged subdivision. Planning Permit No. 140310  This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. 88  Lot numbers 1 to 4000 (both inclusive) have been omitted from this Plan.  Area of land in plan: 2.433ha Comprising of - 29 Lots: 1.376ha 2 Roads: 3768m <sup>2</sup> 1 Reserve: 6802m <sup>2</sup>				
<b>EASEMENT INFORMATION</b>				
LEGEND: A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)				
<b>Easement Reference</b>	<b>Purpose</b>	<b>Width (Metres)</b>	<b>Origin</b>	<b>Land Benefited/In Favour Of</b>
E-1	Drainage	3	PS 809517C	Bass Coast Shire Council
E-1	Sewerage	3	PS 809517C	Westernport Region Water Corporation
E-2 & E-7	Drainage	See Plan	PS 815321L	Bass Coast Shire Council
E-4	Drainage	2	PS 743475T	Bass Coast Shire Council
E-5	Drainage	3	This Plan	Bass Coast Shire Council
E-5	Sewerage	3	This Plan	Westernport Region Water Corporation
E-6	Sewerage	2	PS 809517C	Westernport Region Water Corporation
E-7	Sewerage	3	PS 815321L	Westernport Region Water Corporation
E-8	Sewerage	2	This Plan	Westernport Region Water Corporation
<b>NOBELIUS LAND SURVEYORS</b> P.O. BOX 461 PAKENHAM 3810 Ph 03 5941 4112 mail@nobelius.com.au		SURVEYORS FILE REF: 14981-S4	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 4
		Digitally signed by: Benjamin Stephen Nobelius, Licensed Surveyor, Surveyor's Plan Version (C), 04/12/2018, SPEAR Ref: S126988P	<b>PLAN REGISTERED</b> TIME: 8:47    DATE: 3/7/19 Randall McDonald Assistant Registrar of Titles	



PS 819793 U

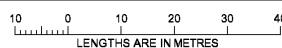


**NOBELIUS LAND SURVEYORS**



P.O BOX 461  
 PAKENHAM 3810  
 Ph 03 5941 4112  
 mail@nobelius.com.au

SCALE  
 1:1000



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 Surveyor's Plan Version (C),  
 04/12/2018, SPEAR Ref: S126988P

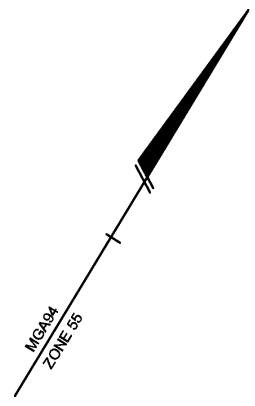
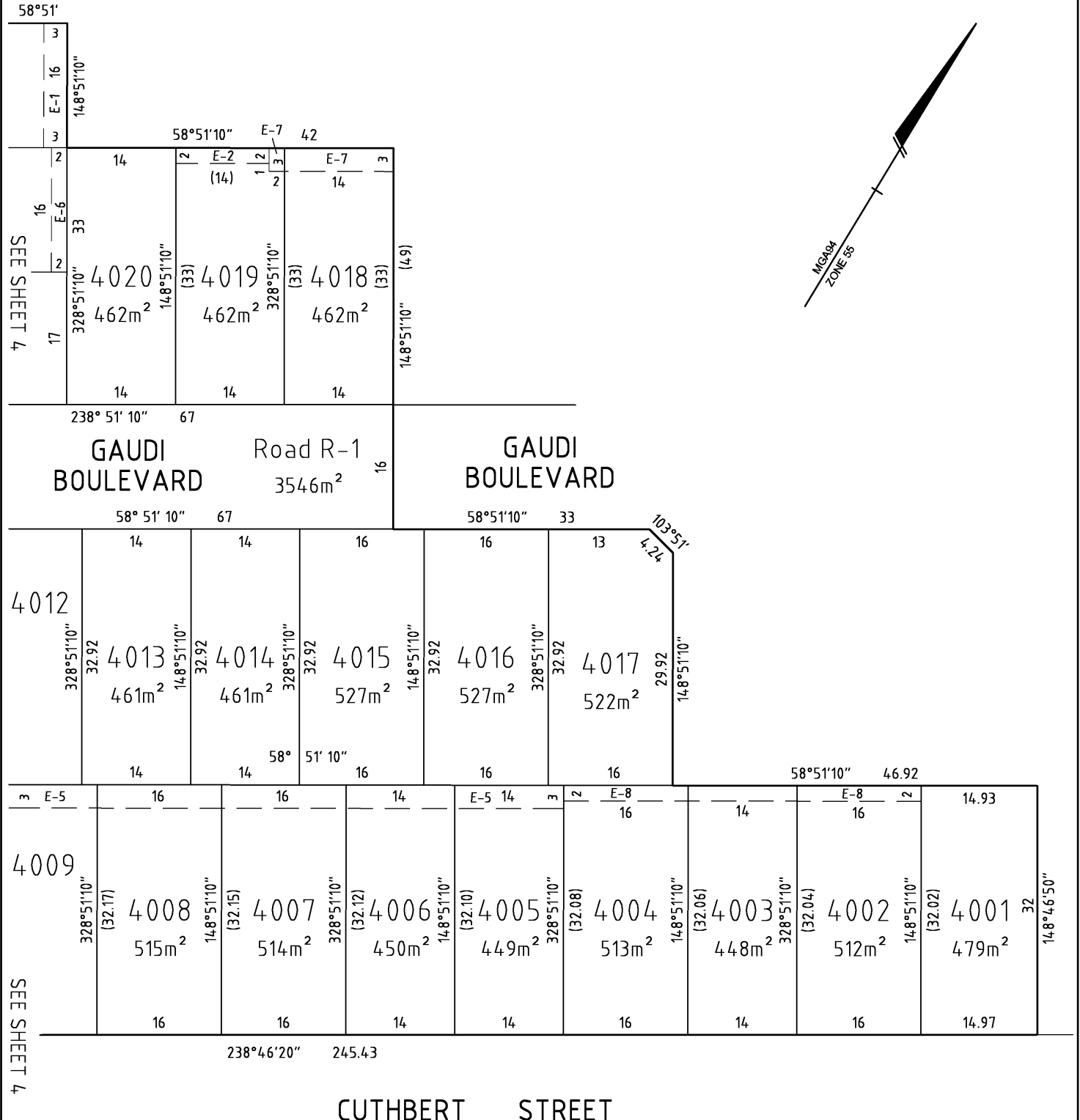
ORIGINAL SHEET  
 SIZE: A3

SHEET 2

Digitally signed by:  
 Bass Coast Shire Council,  
 04/12/2018,  
 SPEAR Ref: S126988P

SEE SHEET 2

PS 819793 U



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 Ph 03 5941 4112  
 mail@nobelius.com.au

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 1:500

LENGTHS ARE IN METRES

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 Surveyor's Plan Version (C),  
 04/12/2018, SPEAR Ref: S126988P

ORIGINAL SHEET  
 SIZE: A3

SHEET 3

Digitally signed by:  
 Bass Coast Shire Council,  
 04/12/2018,  
 SPEAR Ref: S126988P

