

Register Search Statement - Volume 1712 Folio 275

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

VOLUME 01712 FOLIO 275

Security no : 124081841686Y  
Produced 26/02/2020 08:44 AM

LAND DESCRIPTION

Lot 1 on Title Plan 547641V (formerly known as part of Portion 54 Parish of Jika Jika).

PARENT TITLE Volume 01712 Folio 274

Created by instrument 0150505 02/07/1885

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CAHBOS PTY LTD of LEVEL 1 49 SMITH STREET FITZROY VIC 3065  
AS895206F 15/01/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS895207D 15/01/2020  
WESTPAC BANKING CORPORATION

CAVEAT AS937362L 29/01/2020

Caveator

BAO PHONG NGUYEN

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

14/09/2019

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

CAPSTONE LAWYERS

Notices to

CAPSTONE LAWYERS of SUITE 2 LEVEL 1 79 NICHOLSON STREET FOOTSCRAY VIC 3011

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 TP547641V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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NUMBER		STATUS	DATE
AS747837W (E)	WITHDRAWAL OF CAVEAT	Registered	26/11/2019
AS895205H (E)	DISCHARGE OF MORTGAGE	Registered	22/01/2020
AS895206F (E)	TRANSFER	Registered	22/01/2020
AS895207D (E)	MORTGAGE	Registered	22/01/2020
AS937362L (E)	CAVEAT	Registered	29/01/2020

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

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

Street Address: 33 RUPERT STREET COLLINGWOOD VIC 3066

ADMINISTRATIVE NOTICES

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NIL

eCT Control 19065N THOMSON GEER  
Effective from 22/01/2020

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd  
Delivered at 26/02/2020, for Order Number 61155637. Your reference: p0016824.**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/02/2020 08:46:55 AM

Status	Registered	Dealing Number	AS937362L
Date and Time Lodged	29/01/2020 12:19:09 PM		

### Lodger Details

Lodger Code	22043F
Name	CAPSTONE LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	Bao Phong Nguyen

## CAVEAT

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

1712/275

### Caveator

Given Name(s)	BAO PHONG
Family Name	NGUYEN

### Grounds of claim

Purchasers' contract with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

14/09/2019

### Estate or Interest claimed

Freehold Estate

### Prohibition

Absolutely

### Name and Address for Service of Notice

Capstone Lawyers



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

### Address

Floor Type	LEVEL
Floor Number	1
Unit Type	SUITE
Unit Number	2
Street Number	79
Street Name	NICHOLSON
Street Type	STREET
Locality	FOOTSCRAY
State	VIC
Postcode	3011

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The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

### Execution

1. 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.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	BAO PHONG NGUYEN
Signer Name	UYEN MINH TU
Signer Organisation	CAPSTONE LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	29 JANUARY 2020

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### 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.

TITLE PLAN		EDITION 1	TP 547641V
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<p><b>Location of Land</b></p> <p>Parish: JIKA JIKA                  Township:                  Section:                  Crown Allotment:                  Crown Portion: 54 (PT)</p> <p>Last Plan Reference:                  Derived From: VOL 1712 FOL 275                  Depth Limitation: NIL</p>	<p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 29/06/2000                  VERIFIED: AA</p>
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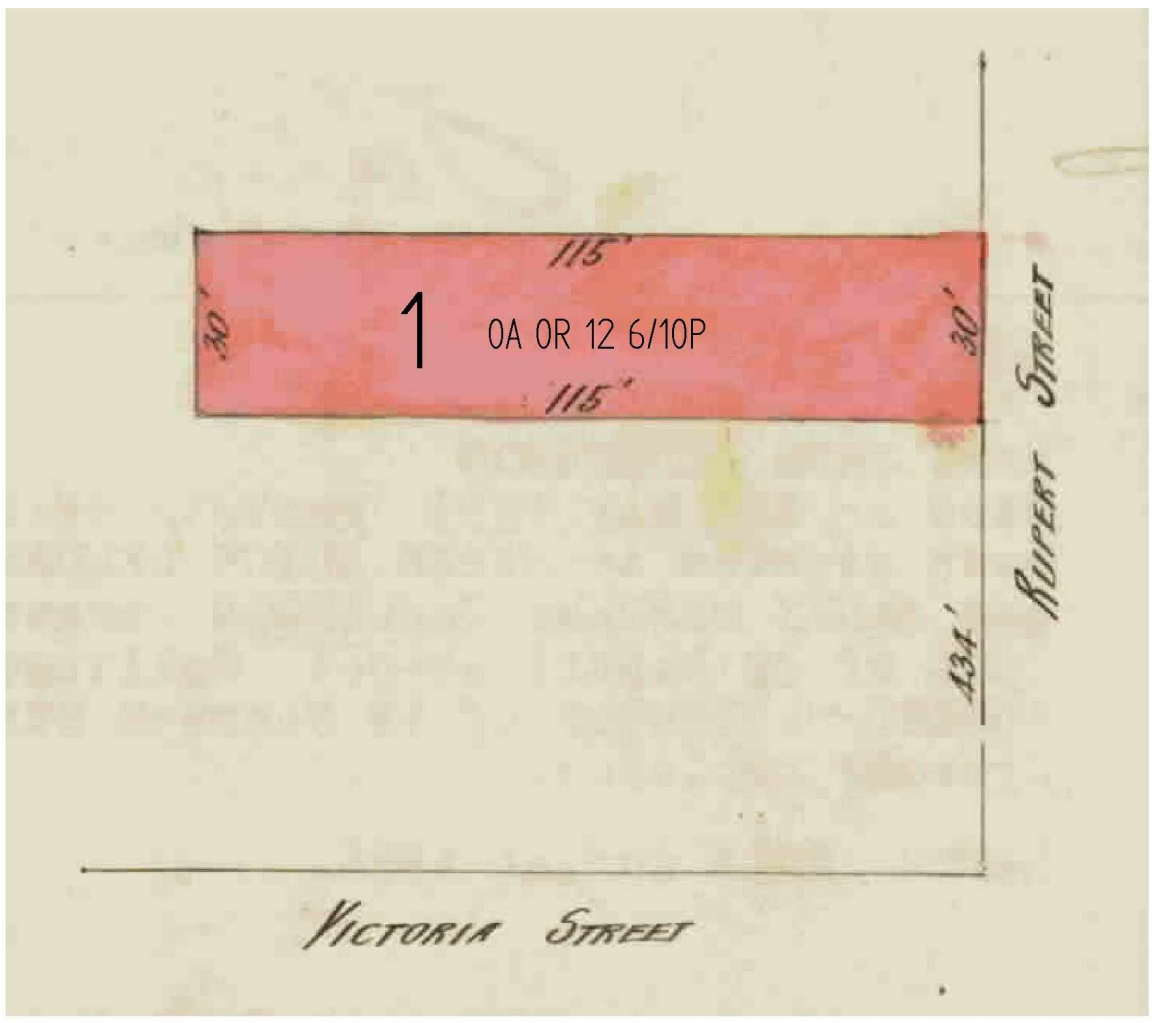


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
PARCEL 1 = CP 54 (PT)

Register Search Statement - Volume 440 Folio 885

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

VOLUME 00440 FOLIO 885

Security no : 124081841667U  
Produced 26/02/2020 08:44 AM

LAND DESCRIPTION

Lot 1 on Title Plan 603867H.  
PARENT TITLE Volume 00379 Folio 776  
Created by instrument 22007 26/09/1871

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

JOCELYN FABRICE SIMON DUCARLET of 24 400 VICTORIA PARADE EAST MELBOURNE VIC  
3002  
AJ821016G 26/07/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS768884T 02/12/2019  
HSBC BANK AUSTRALIA LTD

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 TP603867H FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AS768883V (E)	DISCHARGE OF MORTGAGE	Registered	02/12/2019
AS768884T (E)	MORTGAGE	Registered	02/12/2019

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 18478R FIRST LEGAL  
Effective from 02/12/2019

DOCUMENT END

**Delivered from the LANDATA® System by SAI Global Property Division Pty Ltd  
Delivered at 26/02/2020, for Order Number 61155624. Your reference: P0016824.**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 26/02/2020 08:44:42 AM

Status	Registered	Dealing Number	AS768883V
Date and Time Lodged	02/12/2019 04:08:03 PM		

### Lodger Details

Lodger Code	18478R
Name	FIRST LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	

## DISCHARGE OF MORTGAGE OR CHARGE

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

440/885

### Mortgagee or Annuitant

Name	NATIONAL AUSTRALIA BANK LIMITED
Name on Title	NATIONAL AUSTRALIA BANK LTD
Reason for Difference	Approved abbreviation
Applicable Instrument	AJ821017E
ACN	004044937
Australian credit licence	230686

### Mortgage or Charge Number

AJ821017E

The mortgagee or annuitant discharges the land described from the moneys or annuity secured by the mortgage(s) or charge(s) specified.

### Execution

1. 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.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	NATIONAL AUSTRALIA BANK LIMITED
Signer Name	TARYN ELIZABETH SPRAY





# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

Signer Organisation	NATIONAL AUSTRALIA BANK LIMITED
Signer Role	AUTHORISED SIGNATORY
Execution Date	02 DECEMBER 2019

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**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.

<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 603867H</b>						
<b>Location of Land</b> Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 54(PT)  Last Plan Reference: Derived From: VOL 0440 FOL 885 Depth Limitation: NIL		<b>Notations</b>   ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17/08/2000 VERIFIED: G.B.							
<table border="1" style="margin: auto;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="text-align: center;">                     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                 </td> </tr> <tr> <td colspan="2" style="text-align: center;">                     PARCEL 1 = CP 54 (PT)                 </td> </tr> </table>				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		PARCEL 1 = CP 54 (PT)	
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PARCEL 1 = CP 54 (PT)									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							