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

Page 1 of 1

VOLUME 10293 FOLIO 068

Security no : 124130608699C  
Produced 09/12/2025 02:38 PM

**LAND DESCRIPTION**

Lot 27 on Plan of Subdivision 348452W.  
PARENT TITLE Volume 10290 Folio 236  
Created by instrument PS348452W Stage 3 25/07/1996

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors



**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE



COVENANT U370026L 22/08/1996

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 PS348452W FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

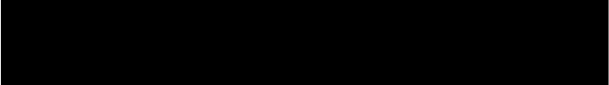
Additional information: (not part of the Register Search Statement)

Street Address: 11 GOTEMBA ROAD BELL POST HILL VIC 3215

**ADMINISTRATIVE NOTICES**

NIL

eCT Control  
Effective from



DOCUMENT END



# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>U370026L</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>09/12/2025 14:38</b>

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref.:

Custodian:

DO NOT WITHDRAW WITHOUT REFERENCE TO P.P.C. - CAVEAT OFFICER

U370026L

220896 0916 45 55



MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed—

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Certificate of Title Volume **10293** Folio **068** **DARWIN.**

Estate and Interest: (e.g. "all my estate in fee simple")

All my estate in fee simple

Consideration:

\$55,000.00

Transferor: (full name)

TARONGO LAND PTY LTD (ACN 070 316 915)

Transferee: (full name and address including postcode)

GIROLANO PIETRO TRIFILETTI and NINETTE TRIFILETTI both of 10 Corinella Street, Bell Post Hill 3215 as Joint Tenants

Directing Party: (full name)

**IMAGED**

Creation and/or Reservation and/or Covenant:

The Transferee with the intent that the benefit of this Covenant shall be attached to and run at law and in equity with each and every lot of Plan of Subdivision number 348452W other than the lot hereby transferred and that the burden of this Covenant shall be annexed to and run at law and in equity with the said lot DOES HEREBY for himself, his Transferees, Executors, Administrators and assigns and as a separate covenant COVENANTS with the said Transferor and its transferees, successors and assigns and other registered proprietor or proprietors for the time being of each and every Lot on the said Plan of Subdivision other than the lot hereby transferred that the said Transferee, his Transferees, Executors, Administrators and assigns

Continued on Page 2

Approval No. 002926L

ORDER TO REGISTER

Please register and issue title to

# T2

Signed

Cust. Code:

STAMP DUTY USE ONLY

**VICTORIAN STAMP DUTY**  
ORIGINAL COUNTERPART COLLATERAL  
\$.....112.00.....  
STAMPS ACT 1958 A.P. No. 232  
TRANSACTION No. **966744**  
DATE: 16 DEC 2025  
SIGNATURE: R.H. OGILVIE



*Handwritten signature and date: 2/9/96*

THE BACK OF THIS FORM MUST NOT BE USED

- (a) that they shall not at any time erect, construct or cause to be erected or constructed on the said lot hereby transferred or any part thereof a dwelling of which the construction does not have less than 75% of the external walls (excluding glass) of rendered masonry, brick or brick veneer PROVIDED HOWEVER that with the prior written approval of the Transferor the external walls of a dwelling may be constructed of other materials;
- (b) that at no time shall more than one dwelling be constructed on the subject land.



Dated: 13/8/1996

Execution and attestation:

THE COMMON SEAL OF TARONGO LAND  
ACN 070 316 915  
 PTY LTD WAS HEREUNTO AFFIXED  
 IN ACCORDANCE WITH ITS ARTICLES  
 OF ASSOCIATION IN THE PRESENCE OF



DIRECTOR

SECRETARY



SIGNED by the said Transferees)  
 in the presence of: )

.....  
*[Handwritten signature]*

Approval No. 002926L

T2 Page 2





# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>PS348452W</b>
Number of Pages (excluding this cover sheet)	<b>9</b>
Document Assembled	<b>09/12/2025 14:38</b>

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<b>PLAN OF SUBDIVISION</b>	STAGE No.	LTO USE ONLY <b>EDITION 6</b>	PLAN NUMBER <b>PS 348452W</b>
----------------------------	-----------	----------------------------------	----------------------------------

**LOCATION OF LAND**

PARISH: MOORPANYAL

TOWNSHIP: \_\_\_\_\_

SECTION: \_\_\_\_\_

CROWN ALLOTMENT: 93 (PART)

CROWN PORTION: \_\_\_\_\_

LTO BASE RECORD: CHART 64 (3179)  
TITLE REFERENCES: VOL 10271 FOL 023

LAST PLAN REFERENCE/S: P5346821C

POSTAL ADDRESS: 205 BALLARAT ROAD  
(At time of subdivision) BELL POST HILL 3215

AMG Co-ordinates  
(of approx centre of land in plan) E 265 700 N 5 778 500 ZONE: 55

**COUNCIL CERTIFICATION AND ENDORSEMENT**

COUNCIL NAME: CITY OF GREATER GEELONG REF: 3444

~~1. This plan is certified under Section 6 of the Subdivision Act 1988.~~

2. This plan is certified under Section 11(7) of the Subdivision Act 1988.  
Date of original certification under Section 6. 11 / 1 / 96

~~3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.~~

OPEN SPACE

(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has ~~has not~~ been made.

(ii) ~~The requirement has been satisfied.~~

(iii) The requirement is to be satisfied in Stage 6

Council Delegate  
Council Seal  
Date 27 / 2 / 96

Re-certified under Section 11(7) of the Subdivision Act 1988.  
Council Delegate  
Council Seal  
Date / /

**VESTING OF ROADS AND/OR RESERVES**

IDENTIFIER	COUNCIL/BODY/PERSON
ROADS R1 TO R5	CITY OF GREATER GEELONG
RESERVE NO. 1	CITY OF GREATER GEELONG
RESERVE NO. 2	CITY OF GREATER GEELONG
RESERVE NO. 3	CITY OF GREATER GEELONG
RESERVE NO 4	POWERCOR AUSTRALIA LIMITED
RESERVE NO 5	CITY OF GREATER GEELONG
RESERVE NO 6 & 8	CITY OF GREATER GEELONG
RESERVE NO.7	POWERCOR AUSTRALIA LIMITED

**NOTATIONS**

STAGING This is ~~is not~~ a staged subdivision.  
Planning permit No 247/96

DEPTH LIMITATION  
DOES NOT APPLY

SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY IN PS 346821C  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No (s)  
IN PROCLAIMED SURVEY AREA No

**EASEMENT INFORMATION**

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
	SEE		SHEET	2

**LTO USE ONLY**

STATEMENT OF COMPLIANCE/  
EXEMPTION STATEMENT

RECEIVED

DATE 3 / 7 / 96

THIS IS AN L.T.O.  
COMPILED PLAN

CHECKED 2 / 3 / 96

*William Nagel*  
Assistant Registrar of Titles

SHEET 1 OF 8 SHEETS

**GRANT ST QUENTIN**  
SURVEYORS

1ST FLOOR 45 RYRIE STREET GEELONG 3220  
PO BOX 919 GEELONG 3220  
PH (052) 292011 FAX (052) 292909

LICENSED SURVEYOR (PRINT) ..... WILLEM NAGEL

SIGNATURE ..... DATE / /

REF 3122 A / 95 VERSION 05

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE / A3

# PLAN OF SUBDIVISION

STAGE No

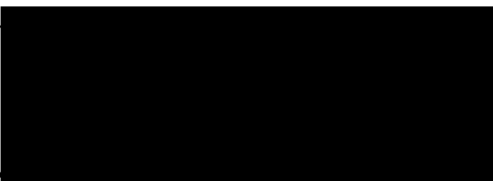
PLAN NUMBER

**PS 348452W**

## EASEMENT INFORMATION

LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE SEWERAGE	7	THIS PLAN	CITY OF GREATER GEELONG. BARWON REGION WATER AUTHORITY
E-2	DRAINAGE SEWERAGE	2	THIS PLAN	CITY OF GREATER GEELONG BARWON REGION WATER AUTHORITY
E-3	DRAINAGE SEWERAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG BARWON REGION WATER AUTHORITY
E-4	POWERLINE	SEE PLAN 1.50	THIS PLAN- SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	POWERCOR AUSTRALIA LIMITED
E-5	POWERLINE	SEE PLAN	THIS PLAN- SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	POWERCOR AUSTRALIA LIMITED
E-5	DRAINAGE	SEE PLAN	THIS PLAN	CITY OF GREATER GEELONG
E-6	SEWERAGE	3	THIS PLAN	BARWON REGION WATER AUTHORITY
E-6	POWERLINE	3	THIS PLAN- SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993	POWERCOR AUSTRALIA LIMITED
E-7	SEWERAGE	2	THIS PLAN	BARWON REGION WATER AUTHORITY
E-8	DRAINAGE SEWERAGE	1 1	THIS PLAN THIS PLAN	CITY OF GREATER GEELONG BARWON REGION WATER AUTHORITY



ORIGINAL

SCALE SHEET SIZE  
A3

LICENSED SURVEYOR(PRINT)

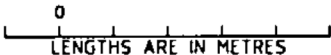
SIGNATURE ..... DATE / /

REF 3122COMP/95 VERSION 01

SHEET 2 OF 8 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE



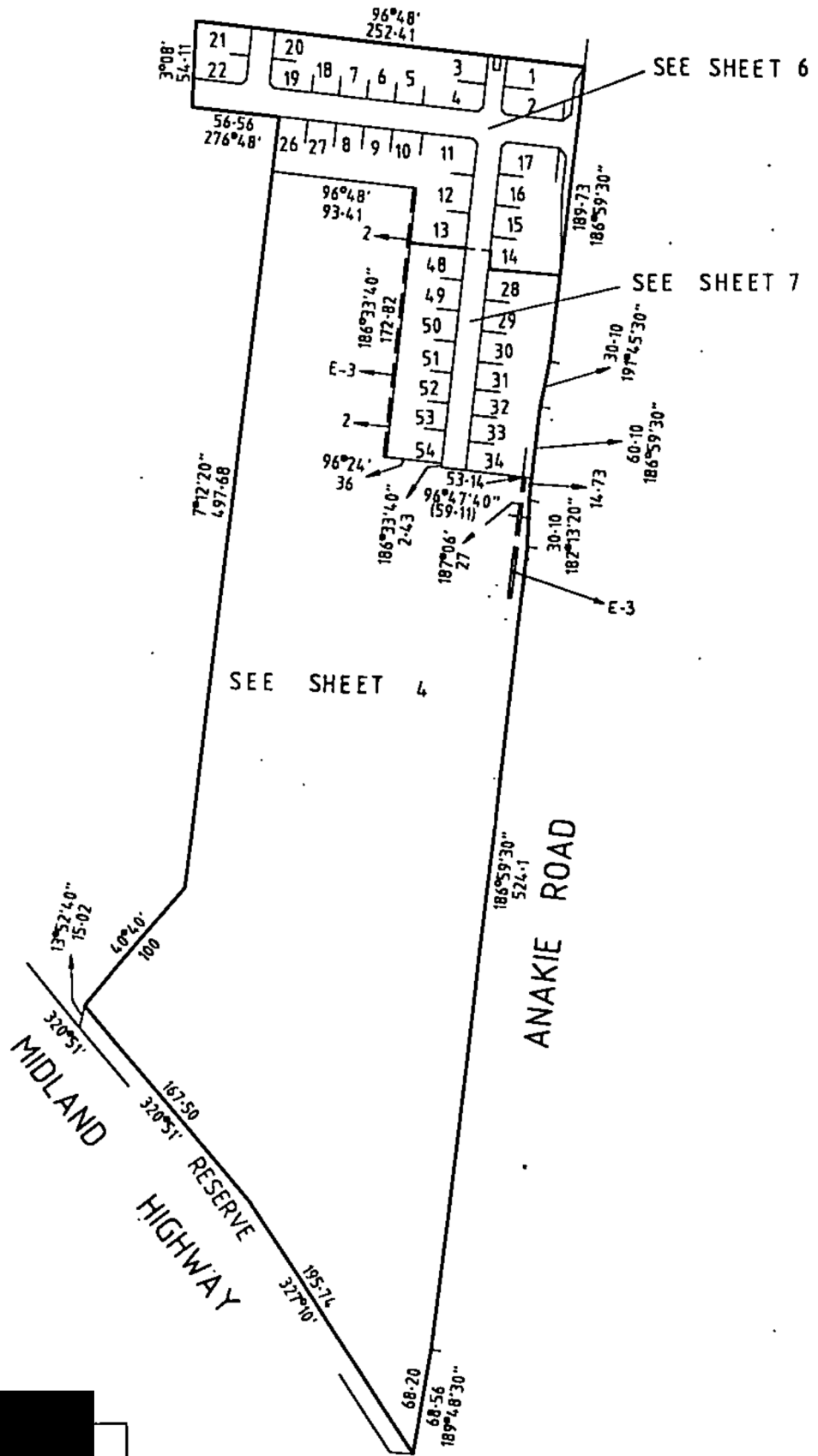
# PLAN OF SUBDIVISION

STAGE NO.

PLAN NUMBER

## PS 348452W

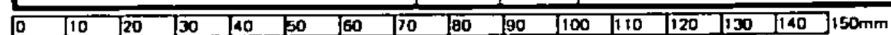
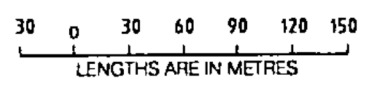
A.M.G.  
ZONE 55



ORIGINAL  
SCALE SHEET SIZE  
1 : 3000  
A3

LICENSED SURVEYOR (PRINT) [REDACTED]  
SIGNATURE ..... DATE / /  
REF 3122COMP/95 VERSION 01

SHEET 3 OF 8 SHEETS  
DATE / /  
COUNCIL DELEGATE SIGNATURE



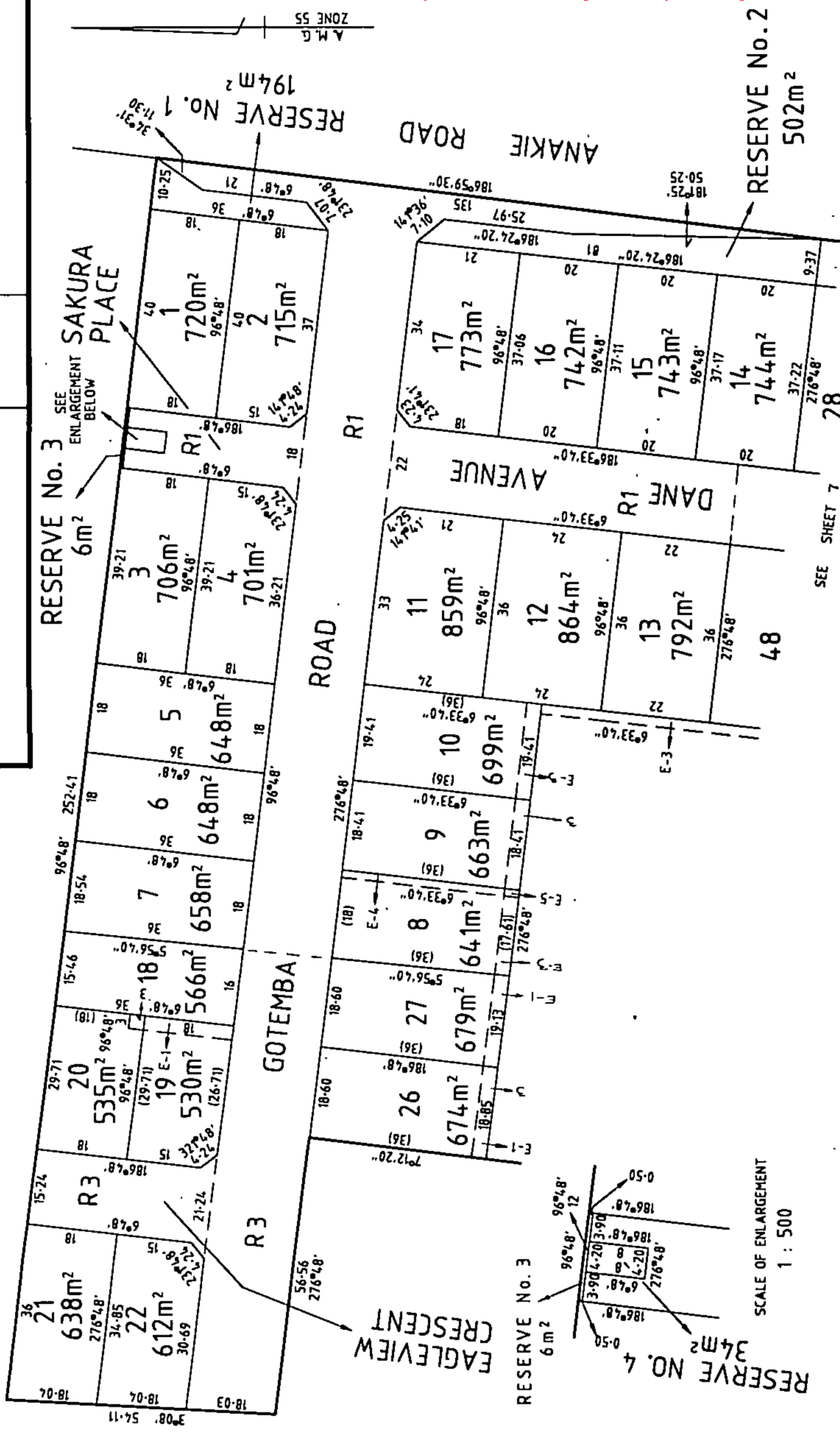




PLAN OF SUBDIVISION

STAGE No. PS348452W

PLAN NUMBER



RESERVE No. 1 194m<sup>2</sup>

RESERVE No. 2 502m<sup>2</sup>

RESERVE No. 3 6m<sup>2</sup>

RESERVE No. 4 34m<sup>2</sup>

SAKURA PLACE

ANAKIE ROAD

DANE AVENUE

GOTEMBA ROAD

EAGLEVIEW CRESCENT

SEE SHEET 7

SEE SHEET 8

SCALE OF ENLARGEMENT 1 : 500

LICENSED SURVEYOR (PRINT) WILLEM NAGEL

SIGNATURE DATE / /

REF 3122COMP/95 VERSION 01

DATE / /

COUNCIL DELEGATE SIGNATURE

SHEET 6 OF 8 SHEETS

ORIGINAL SHEET SIZE A3

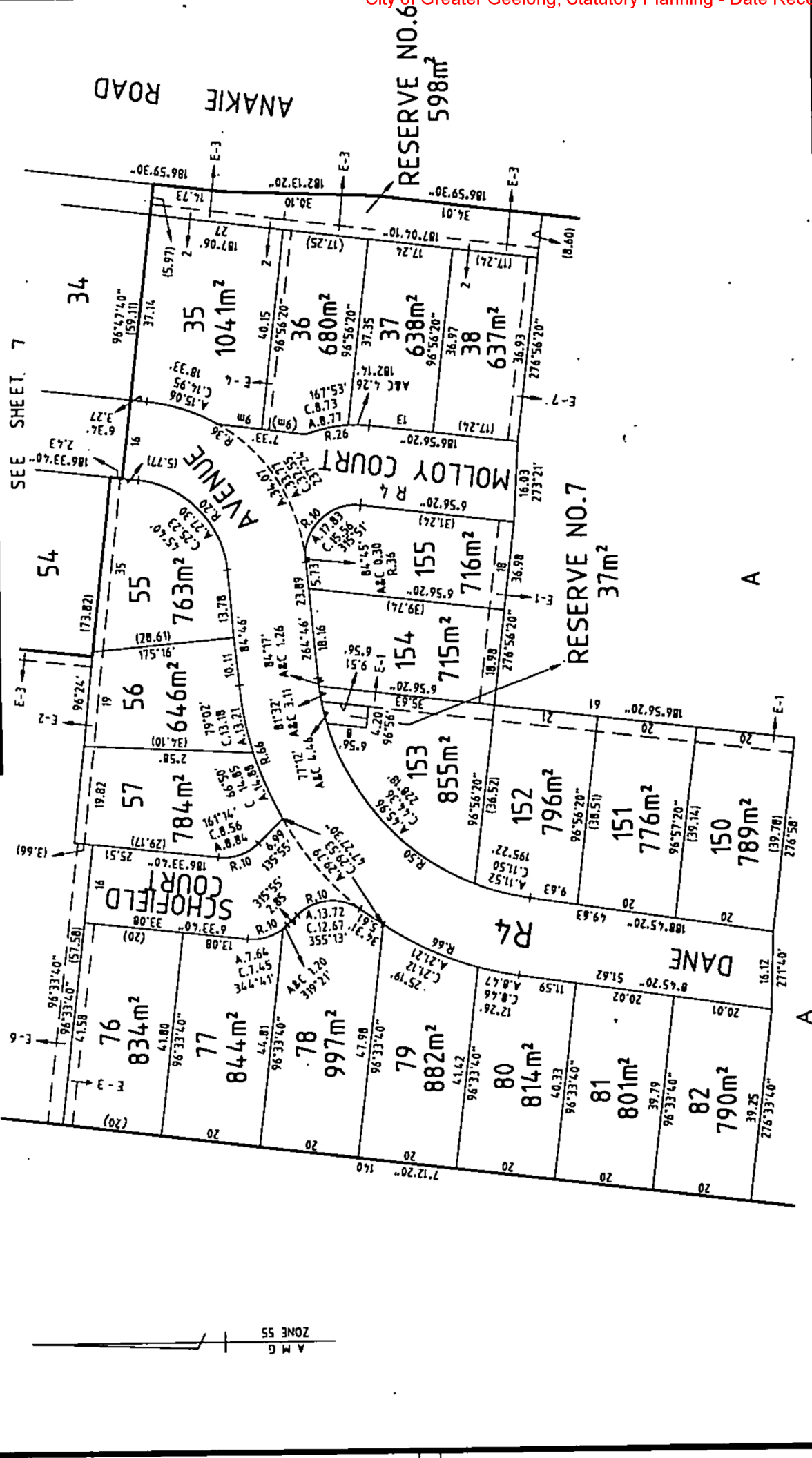
SCALE 1 : 750

LENGTHS ARE IN METRES

7.5 0 7.5 15 22.5 30 37.5



STAGE No. PS 348452W  
 PLAN NUMBER



SEE SHEET 5  
 SEE SHEET 7

ORIGINAL SHEET SIZE  
 SCALE 1:750  
 A3

LICENSED SURVEYOR (PRINT) WILLEM NAGEL  
 SIGNATURE  
 REF 31220/95  
 VERSION 06  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

SHEET 8 OF 8 SHEETS  
 DATE / /  
 COUNCIL DELEGATE SIGNATURE

PS 348452W  
 100 110 120 130 140 150mm  
 LENGTHS ARE IN METRES  
 SCALE  
 7.5 0 7.5 15 22.5 30 37.5

PLAN NUMBER  
**PS 348452W**

**MODIFICATION TABLE**  
 RECORD OF ALL ADDITIONS OR CHANGES  
 TO THE PLAN

MASTER PLAN (STAGE 1) REGISTERED DATE 8/7/96 TIME 3.17 pm

LAND	MODIFICATION	DEALING REFERENCE	DATE AND TIME		NEW EDITION NUMBER	SIGNATURE OF ASSISTANT REGISTRAR OF TITLES	
			DATE	TIME			
LOT S2	STAGE 2	U181655W	8/7/96	3.20 pm	2	[REDACTED SIGNATURE]	
LOT S3	STAGE 3	U181656T	25/7/96	2.15 pm	2		
LOT S4	STAGE 4	U686709 Y	28/7/97	12.15 PM	3		
LOT S5	STAGE 5	U998235E	25-2-98	9:45 AM	4		
RES. No. 5	RECTIFICATION	V183942 W	2-3-98		4		
LOT A	REMOVAL OF EASEMENT	PS425041R	7-4-00	3:35 PM	5		
Lot 20	Rectification (incorrect area)	AH.446911L	23/8/2010		6		