

MANY CULTURES ONE COMMUNITY

1 Susan Street, P.O. Box 118, Auburn NSW Australia 1835

Telephone: 9735 1222 Facsimile: 9643 1120

ABN 63 914 691 587

SAI Global Property
PO Box 447
SOUTH MELBOURNE VIC 3205

PLANNING CERTIFICATE

Issued under Section 149(2) of the Environmental Planning and Assessment Act, 1979 Certificate No: Receipt No: Date: Your Reference:

25054 1012815 3 December 2015 33240412:17860

Property Details

Address:

15 Raphael Street, LIDCOMBE NSW 2141

Legal Description:

Lot 12 DP 397

Owner(s) Name (as recorded by Council):

BBC Group Pty Limited PO Box 4421 HOMEBUSH SOUTH NSW 2140

In accordance with the requirements of Section 149(2) of the *Environmental Planning and Assessment Act, 1979* (as amended), the following prescribed matters relate to the land at the date of this certificate.

Note: The information contained in Planning Certificates issued for a lot within Strata-Titled development relates to the land the development is situated on.

1. Names of Relevant Planning Instruments and DCPs

The name of:

- (a) each environmental planning instrument that applies to the carrying out of development on the land.
- (b) each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved).
- (c) each development control plan that applies to the carrying out of development on the land.

In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

1(a) Auburn Local Environmental Plan 2010.
 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.
 State Environmental Planning Policy No. 19 Bushland in Urban Areas.

State Environmental Planning Policy No. 21 State Environmental Planning Policy No. 30 State Environmental Planning Policy No. 32	Caravan Parks. Intensive Agriculture. Urban Consolidation (Redevelopment of Urban Land).
State Environmental Planning Policy No. 33 State Environmental Planning Policy No. 50 State Environmental Planning Policy No. 55 State Environmental Planning Policy No. 62 State Environmental Planning Policy No. 64	Hazardous and Offensive Development. Canal Estate Development. Remediation of Land. Sustainable Aquaculture. Advertising and Signage.
State Environmental Planning Policy No. 65 State Environmental Planning Policy No. 70	Design Quality of Residential Flat Development (Amendment 3). Affordable Housing (Revised Schemes).
State Environmental Planning Policy State Environmental Planning Policy	(Affordable Rental Housing) 2009 Building Sustainability Index: BASIX 2004
State Environmental Planning Policy State Environmental Planning Policy	(Major Development) 2005 (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy State Environmental Planning Policy	(Infrastructure) 2007 (Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy State Environmental Planning Policy	(Housing for Seniors or People with a Disability) 2004 (State and Regional Development) 2011
3	,

- 1(b) Draft State Environmental Planning Policy (Competition) 2010
- 1(c) Auburn Development Control Plan 2010.

2. Zoning and Land Use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

- (a) the identity of the zone, whether by reference to a name (such as "Residential Zone" or "Heritage Area") or by reference to a number (such as "Zone No. 2(a)"),
- (b) the purpose for which the plan or instrument provides that development may be carried out within the zone without the need for development consent,
- (c) the purposes for which the plan or instrument provides that development may not be carried out within the zone except with development consent,
- (d) the purposes for which the plan or instrument provides that development is prohibited within the zone,
- (e) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed,
- (f) whether the land includes or comprises critical habitat,
- (g) whether the land is in a conservation area (however described).
- (h) whether an item of environmental heritage (however described) is situated on the land.
 - (a) Zone B4 Mixed Use (Auburn Local Environmental Plan 2010)
 - (b) Under the provisions of the Auburn Local Environmental Plan 2010, development for the purpose of the following may be carried out within the zone WITHOUT DEVELOPMENT CONSENT:
 - the provisions specified under Part 2 Permitted or Prohibited Development of the Auburn Local Environmental Plan 2010, there may be certain provisions carried out development consent.

- the provisions specified under uses permitted without consent under the Land Use Table Zone B4 Mixed Use of the Auburn Local Environmental Plan 2010.
- the provisions listed under exempt development which satisfies the criteria for exempt development relevant to the applicable zone under Part 3 Exempt and Complying Development of the Auburn Local Environmental Plan 2010.
- the provisions specified under Part 5 Miscellaneous Provisions of the Auburn Local Environmental Plan 2010, there may be certain provisions carried out without development consent.
- the provisions specified under Part 6 Additional Local Provisions of the Auburn Local Environmental Plan 2010, there may be certain provisions carried out without development consent.

NOTE: The certificate provides zoning information for the land that is the subject of this certificate only. The applicant must refer to the Auburn Local Environmental Plan 2010 and associated maps in order to determine detailed provisions for above when carrying out development without consent under the applicable zone. The Auburn Local Environmental Plan 2010 written instrument and maps are available on Council's website at www.auburn.nsw.gov.au.

- (c) Under the provisions of the Auburn Local Environmental Plan 2010, development for the purpose of the following may be carried out within the zone WITH DEVELOPMENT CONSENT:
 - the provisions specified under Part 2 Permitted or Prohibited Development of the Auburn Local Environmental Plan 2010, there may be certain provisions which may be carried out with development consent.
 - the provisions specified under objectives of the zone of the Land Use Table Zone B4 Mixed Use of the Auburn Local Environmental Plan 2010, the consent authority may not grant development consent to the carrying out of development within the applicable zone unless the consent authority is of the opinion that the carrying out of the development is consistent with the objectives of the zone.
 - the provisions listed under uses permitted with consent in the Land Use Table Zone B4 Mixed Use of the Auburn Local Environmental Plan 2010.
 - the provisions listed under complying development which satisfies the criteria for complying development relevant to the applicable zone under Part 3 Exempt and Complying Development of the Auburn Local Environmental Plan 2010.
 - the provisions specified under Part 5 Miscellaneous Provisions of the Auburn Local Environmental Plan 2010, there may be certain provisions carried out with development consent.
 - the provisions specified under Part 6 Additional Local Provisions of the Auburn Local Environmental Plan 2010, there may be certain provisions carried out with development consent.

NOTE: The certificate provides zoning information for the land that is the subject of this certificate only. The applicant must refer to the Auburn Local Environmental Plan 2010 and associated maps in order to determine detailed provisions for above when carrying out development with consent under the applicable zone. The Auburn Local Environmental Plan 2010 written instrument and maps are available on Council's website

at www.auburn.nsw.gov.au.

(d) Development for a purpose that is listed as being 'Prohibited' for the applicable zone is currently included under Part 2 Permitted or Prohibited Development and the Land Use Table of the Auburn Local Environmental Plan 2010.

NOTE: The certificate provides zoning information for the land that is the subject of this certificate only. The applicant must refer to the Auburn Local Environmental Plan 2010 and associated maps in order to determine detailed provisions for prohibited development under the applicable zone. The Auburn Local Environmental Plan 2010 written instrument and maps are available on Council's website at www.auburn.nsw.gov.au.

- (e) There are no development standards applying to this land that fix a minimum land dimension for the erection of a dwelling-house.
- (f) The land does not include or comprise critical habitat.
- (g) The land is not located within a heritage conservation area under the provisions of Auburn Local Environmental Plan 2010.
- (h) The land has not been identified as containing an item of environmental heritage significance under the Auburn Local Environmental Plan 2010.

3. Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

General Housing Code

(1) or (2) The land is not excluded from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the clauses 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19. Complying development may be carried out on the land if the land is in an applicable land use zone and it meets the relevant land based requirements for complying development under this SEPP.

Rural Housing Code

(1) or (2) The land is not affected by the Rural Housing code.

Housing Alterations Code and Industrial Alterations Code

(1) or (2) The land is not excluded from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the clauses 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19. Complying development may be carried out on the land if the land is in an applicable land use zone and it meets the relevant land based requirements for complying development under this SEPP.

General Development Code

(1) or (2) The land is not excluded from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the clauses 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19. Complying development may be carried out on the land if the land is in an applicable land use zone and it meets the relevant land based requirements for complying development under this SEPP.

Commercial and Industrial (New Buildings and Additions) Code

(1) or (2) The land is not excluded from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the clauses 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19. Complying development may be carried out on the land if the land is in an applicable land use zone and it meets the relevant land based requirements for complying development under this SEPP.

Subdivisions Code

(1) or (2) The land is not excluded from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the clauses 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19. Complying development may be carried out on the land if the land is in an applicable land use zone and it meets the relevant land based requirements for complying development under this SEPP.

Demolition Code

- (1) or (2) The land is not excluded from State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 under the clauses 1.17A (1), (c) to (e), (2), (3), (4), 1.18 (1) (c3) and 1.19. Complying development may be carried out on the land if the land is in an applicable land use zone and it meets the relevant land based requirements for complying development under this SEPP.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.
 - (3) Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land when a land based restriction applies to the land, but it may not apply to all of the land.

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the Coastal Protection Act 1979, but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

Council has not been notified by the Department of Public Works that the land is affected by the operation of Section 38 or 39 of the Coastal Protection Act, 1979.

4a Certain information relating to beaches and coasts

- (1) In relation to a coastal council—whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.
- (2) In relation to a Coastal Council:
 - (a) whether the council has been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and
 - (b) if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.
- (3) (Repealed)
 - 4a The land is currently not affected by provisions included under this part.
- 4b Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council—whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as sea walls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

4b The land is currently not affected by provisions included under this part.

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

The land is not located in an area proclaimed to be a mine subsidence district within the meaning of Section 15 of the Mine Subsidence Compensation Act, 1961.

6. Road Widening and Road Realignment

Whether or not the land is affected by any road widening or road realignment under:

- (a) Division 2 of Part 3 of the Roads Act, 1993, or
- (b) Any Environmental Planning Instrument, or
- (c) Any resolution of the Council.
 - (a) The land is not affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.
 - (b) The land is not affected by any road widening or road realignment under any Environmental Planning Instrument.

(c) The land is not affected by any road widening or road realignment under a Council resolution.

7. Council and other public authority policies on Hazard Risk Restriction

Whether or not the land is affected by a policy:

- (a) adopted by the Council, or
- (b) adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council.

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding).

- (a) Land is affected by relevant acid sulphate soil classes 1 to 5 (high to low probability of acid sulphate soils being present) under Auburn Local Environmental Plan 2010. To determine the relevant acid sulphate soils class for the land, the applicant should refer to Council's Acid Sulphate Soils Map Auburn Local Environmental Plan 2010 which is available on www.auburn.nsw.gov.au. The land is not affected by a flood control lot under the Auburn Local Environmental Plan
 - The land is not affected by a flood control lot under the Auburn Local Environmental Plan 2010.
- (b) Council has been notified by Parramatta City Council that the following Flood Management Studies have been carried out and adopted. They are:-
 - 1. Duck River Flood Study Parramatta City Council Final Flood Study Report (September 2006).
 - 2. Lower Parramatta River Flood Plain Risk Management Study Draft February 2003.

For more detailed information and enquiries regarding the above flood studies and affected areas please contact Council's Works and Services Department, Engineering Division.

Council has been notified that the Department of Planning has adopted the New South Wales Coastal Planning Guideline: Adapting to Sea Level Rise (August 2010). The guideline can be viewed at www.planning.nsw.gov.au.

The applicant should also refer to projected sea level rise low, medium and high scenario maps on http://www.ozcoasts.org.au/climate/Map_images/Sydney/mapLevel2.jsp for further information.

7a Flood related Development Controls Information

(1) Whether or not the development on that land or part of the land for the purposes of dwellings, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

If development on the land or part of the land for above purposes is affected by a flood control lot under Auburn Local Environmental Plan 2010, the applicant should refer to Council's Stormwater Drainage Part - Auburn Development Control Plan 2010 on Council's website www.auburn.nsw.gov.au.

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

If development on the land or part of the land under Auburn Local Environmental Plan 2010 for any other purposes is subject to flood related development controls, the applicant should refer to Council's Stormwater Drainage Part of the Auburn Development Control Plan 2010 available on Council's website www.auburn.nsw.gov.au.

(3) Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

8. Land Reserved for Acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land is not affected by the Auburn Local Environmental Plan 2010 - Land Reservation Acquisition Map for the purposes of acquisition under the Act.

9. Contributions Plans

The name of each Contributions Plan applying to the land:

Auburn Development Contributions Plan 2007.

9A Biodiversity Certified Land

If the land is biodiversity certified land (within the meaning of Part 7A A of the <u>Threatened Species</u> <u>Conservation Act 1995</u>), a statement to that effect.

The land is not biodiversity certified land within the meaning of the above Act.

10. Biobanking Agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director – General of the Department of Environment, Climate Change and Water).

The land is not affected by a Bio-banking agreement under the Act.

11. Bush Fire Prone Land

If any of the land is bush fire prone land (as defined in the Act), a statement that all or, as the case may be, some of the land is bush fire prone land. If none of the land is bush fire prone land, a statement to that effect.

The land is not located within an area that is bush fire prone as defined by the Environmental Planning and Assessment Act, 1979.

12. Property Vegetation Plans

If the land is land to which a Property Vegetation Plan under the <u>Native Vegetation Act, 2003</u> applies, a statement to that effect (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act).

The land is not affected by a Property Vegetation Plan under the Native Vegetation Act, 2003.

13. Orders under the Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act, 2006 to carry out work in relation to a tree on the land (but only if the Council has been notified of the order).

The land is not affected by an order issued under the Trees (Disputes between Neighbours) Act 2006.

14. Directions under Part 3A (Environmental Planning and Assessment Act 1979)

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

There are no ministerial directions in force under section 75P (2) (c1) of the Environmental Planning and Assessment Act 1979.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

- (a) a statement of whether there is a current site compatibility certificate (seniors housing), of which the Council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (i) the period for which the certificate is current, and
 - (ii) that a copy may be obtained from the head office of the Department of Planning, and
- (b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.
 - (a) & (b) The land is not subject to a site compatibility certificate.

16. Site Compatibility Certificates for Infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

- (a) the period for which the certificate is valid, and
- (b) that a copy may be obtained from the head office of the Department of Planning.

(a) & (b) There is no site compatibility certificate issued under the State Environmental Planning Policy (Infrastructure 2007) in respect of the land.

17. Site Compatibility Certificates and Conditions for Affordable Rental Housing

- (1) A statement of whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:
 - (a) the period of which the certificate is current, and
 - (b) that a copy may be obtained from the head office of the Department of Planning.
- (2) A statement setting out any terms of a kind referred to in clause 17 (1) or 38 (1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.
 - (1) & (2) There is no current site compatibility certificate (affordable rental housing) of which council is aware or a statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that has been imposed as a condition of consent to a development application for the land.

18. Paper Subdivision Information

- (1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
- (2) The date of any subdivision order that applies to the land.
- (3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.
 - (1), (2) & (3) The land is not affected by a proposed or adopted development plan by Council or a subdivision order.

19. Site Verification Certificates

A statement of whether there is a current site verification certificate, of which the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

- (a) the matter certified by the certificate, and Note. A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.
- (a) the date on which the certificate ceases to be current (if any), and
- (b) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.
 - (a), (b) & (c) There is no site verification certificate on the land.

Note:

Section 59(2) of the Contaminated Lands Management Act 1997 prescribes the following matters that are to be specified in a Planning Certificate:

Certificate No. 25054 Page 11 of 11

a) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued.

- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act if it is subject to such an order at the date when the certificate is issued,
- c) That the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act if it is the subject of such an approved proposal at the date when the certificate is issued.
- d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act if it is subject to such an order at the date when the certificate is issued,
- e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act if a copy of such a statement has been provided any time to the local authority issuing the certificate.
 - (a) The land is not significantly contaminated land (or part of the land) within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
 - (b) The land is not subject to a management order within the meaning of the *Contaminated Lands Management Act 1997* at the date when the certificate is issued.
 - (c) The land is not the subject of an approved voluntary management proposal within the meaning of the *Contaminated Lands Management Act 1997* at the date when the certificate is issued.
 - (d) The land is not subject to an ongoing maintenance order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.
 - (e) The land is not subject to a site audit statement within the meaning of the Contaminated Lands Management Act 1997.

Note:

Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Coordinator General under that Act.

Not applicable.

MARK BRISBY GENERAL MANAGER

Per: Karl OKorn

Manager- Statutory Planning & Development Control

Please Note:

A Section 149(5) Certificate provides additional information relating to the subject land, including:

- Cumberland Plain Native Vegetation; and
- Other Information.



APPENDIX C – HISTORICAL LAND TITLE EXTRACTS

SEARCH REPORT

SUBJECT LAND: 13 RAPHAEL STREET, LIDCOMBE NSW 2141

Lot 11 in Deposited Plan 397

Volume 2205 Folio 164 TITLES:

> Volume 5845 Folio 205 Volume 6158 Folio 081

Folio 11/397

OWNERSHIP:

Gertrude Caroline Andrews, Wife of Albert Andrews, Rookwood Storekeeper from Circa 1914

Richard Walker, Railway Conductor

to 22.9.1915

from 22.9.1915 Alexander Larcombe, Gentleman

to 25.10.1921

from 25.10.1921 Bertie Alexander Lago, Foreman / Stone Mason

to 19.9.1923

from 19.9.1923 Alexander Larcombe, Gentleman

to 19.2.1925

from 19.2,1925 to 2.4.1948

from 2.4.1948

John Lambert McKay, Tyre Merchant to 29.6.1950

John Peter Myers, Silver Finisher and from 29.6.1950

to 24.5.1953 Mavis Doreen Myers, His Wife

from 24.5.1953 Margaret Alice Porter, Widow

to 17.12.1981

Frederick Disley Porter, Technical Teacher and from 17.12.1981

to 31.3.1983 Margaret Faires, Widow

from 31.3.1983 Tony Baissari

to 23.7.1987

from 23.7.1987 Victor Frongin and

to 9.11.2006 Lili Qiao (Formerly Lili Frongin)

from 9.11.2006 Lili Qiao

to Date

9th December 2015



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topy the said Michael Marketto Alfred Control
forther conditions for the land within described

Produced I March 1945 and crit cod I March 1948
at 20 might be to the kin the after 100.

As to look to the control of t 384 As to land in the tra-tule of ficoles of the and new Conflicate manual Vol. 945 Fot. 166 Wells RECISTRAR GEN RAL No. D 110 200 TRANSFEB dated 5th March 1849 from the gald Wichard Walker to felodambet Produced 18 Tarch 1948 and entered While 1948 at 1948 and entered 1948 at 1948 As to long in this transfer this controlled and new Curtificate issued vol. 5845 Fel. 205 J. 1/2 ells REGISTRAR GENERAL

Appn. No. 1678 Reference to last certificate Vol. 2205 Fol. 164



(CERTIFICATE OF TITLE!)

REGISTER BOOK.

Vol. 5845 Fol. 205

CANCELLED W

JOHN LAMBERT McKAY, of Croydon Park Tyre Merchant, Transferee under Instrument of Transfer No. D810200, is now the proprietor of an Estate in Fee Simple,

subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated

in the Municipality of Lidcombe

Parish of Liberty Plains , and County of Cumberland

containing Thirty four perches or thereabouts as shown in the plan hereon and therein edged red being Lots 10 and 11 in Deposited Plan No. 397 and being part of 60 acres (Portion 38 of Parish) originally granted to George Sunderland by Crown Grant dated the 30th day of June 1823-

In witness whereof I have hereunto signed my name and affixed my Scal, this

St

9

10

12

July

, 1948 .

Signed in the presence of

Davey

3400

Road

Registrar Ger

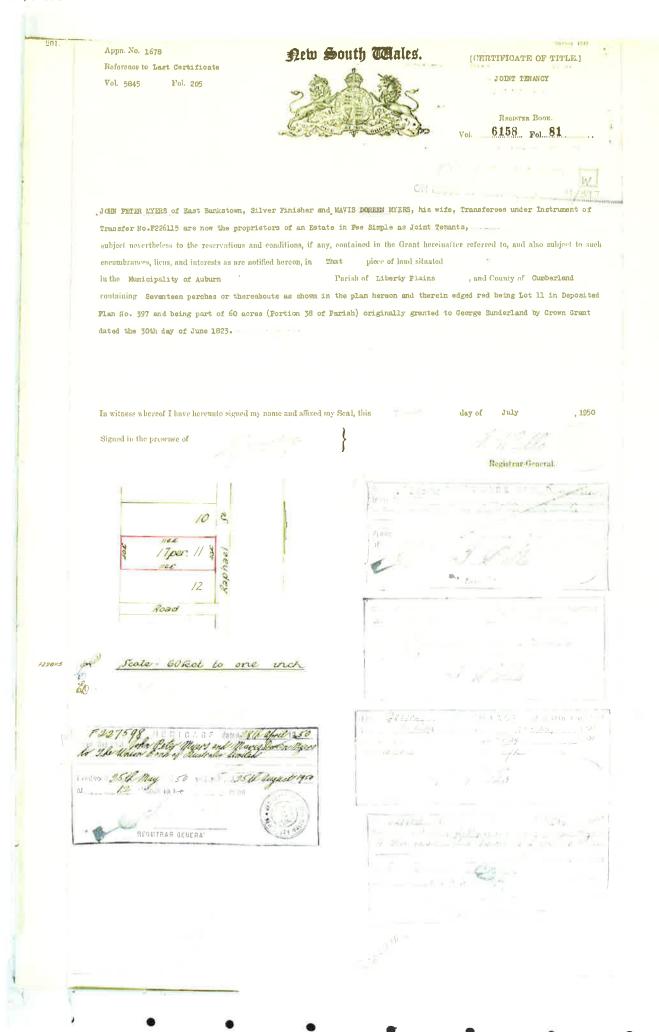
No. F236115 TRANSFER FILE from the said Produced 2340 11 44 19-50 /2 o'olock in the As to land in this transfer this care expo fled and new Certificate issued RECISTRAR CENTRAL

D810290.

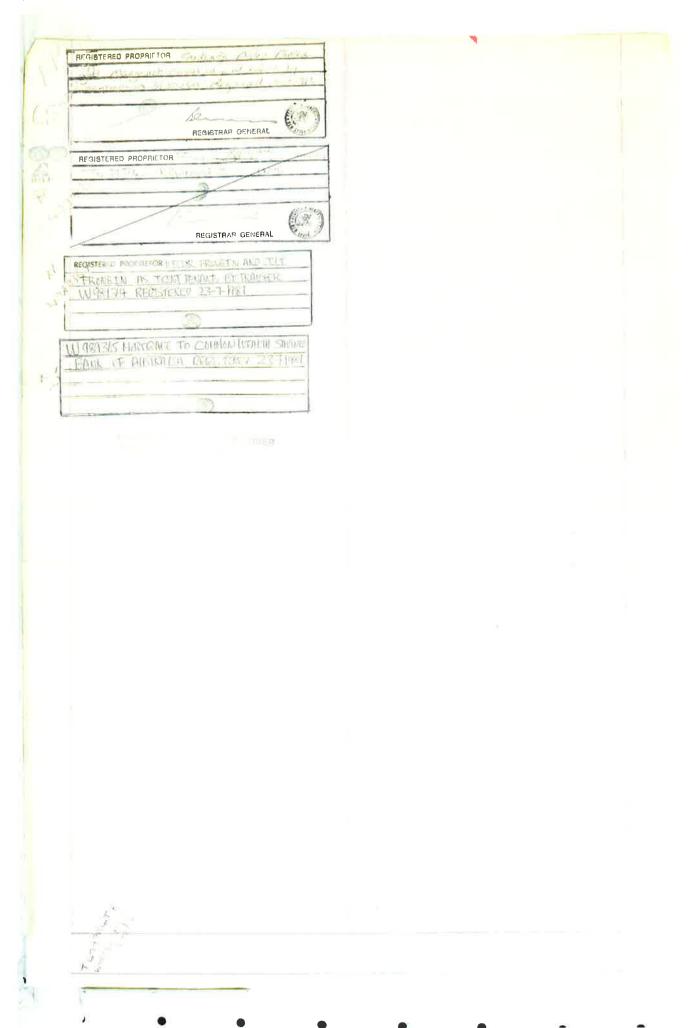
60 feet to one inch Scale:-

1285618 TRANSFER dated from the said fel Lands to the May to Peter of the land within described Produced 2/ 1 / hes ncon. As to Jand to the teacher thinks to pool to the Bost and new Earthfloats insued Vol.) XXI Feb. 250 REGISTRAR GENERAL

Req:R806438 /Doc:CT 05845-205 CT /Rev:30-Nov-2015 /Sts:OK.OK /Prt:30-Nov-2015 18:10 /Seq:2 of 2 Ref: /Src:U



Req:R806429 /Doc:CT 06158-081 CT /Rev:30-Nov-2015 /Sts:OK.OK /Prt:30-Nov-2015 18:07 /Seq:2 of 2 Ref: /Src:U



Form: Release: 2.1 www.lands.nsw.gov.au







Real Property Act 1900

AC729289E

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that

	are register is in	ade available to any person for search upon payment of	i a ree, ir any.
	STAMP DUTY	Office of State Revenue use only	NEW SOUTH WALES DUTY 13-09-2006 0003729972-001 SECTION 68(1)-ORIGINAL NO DUTY PAYABLE
(A)	TORRENS TITLE	11/397	
(B)	LODGED BY	Document Collection Box NSW Telephone: 9283 9588 Reference:	6, 303 Pitt Street, Sydney T W (Sheriff)
	TRANSFEROR	Victor FRONGIN	,
(D)		Pursuant to Financial Agreement date	_
(E)	ESTATE	and as regards the land specified above transfers to th	e transferee an estate in fee simple
(F)	SHARE TRANSFERRED		
(G)		Encumbrances (if applicable):	
(H)	TRANSFEREE	Lili QIAO	
(1)		TENANCY:	
	DATE 11 Augu	st 2006	
[am personally acc		Pertified correct for the purposes of the Real Property Act 1900 by the transferor.
5	Signature of witnes	s: Jalus	signature of transferor:
	Name of witness: Address of witness	s: JAMUS GE WU Suite 618, 368 Sussex Street	
		sydniey 2000	

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferee.

Signature of witness:

Signature of transferee:

Name of witness: G. GEORGE LI

Address of witness: UNIT 3, LEVEL 6, 30B PITT STREET, SYDNEY NEW

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

0507

Page 1 of 1

LAND AND PROPERTY INFORMATION DIVISION

Req:R856435 /Doc:DL B18 Ref: /Src:U	2016 /Rev:19-Sep	3-2014 /Sts:OK.	\ k==	5 16:45 /Pgs:ALL /	Seq:1 of 2
Endorsement Cortilicale 7.	у Мемо	RANDUM (REAL PROPERT	OF TRANSFER	SHILLING	STA. A PED
(Trusts must not be disclosed in the transfer)	The State		restate in fee simple in	sou sin called transite the land hereinafter	described,
/ / sul	bret - however to	such encumbrance hundred -(£525-) (the	ces, liens and interests And furth e receipt whereof is here	as are notified her five from by acknowledged) paid	reunder in
	luishan	withor of	191 how Can lake aforera	06 .1	oad
	hereby transfer to		ee ^h L THE land mentioned in		ransferee .)
c If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed. These references will suffice if the whole land in the grant or	mberland	Parish. Fiberty Plains	The whole	2205 3246	164 83
certificate be transferred. If part only add " and being lot see. D.P. I or " being the land shown in the plan unnexed hereto," or " being the residue of the land in certificate (or grant)	d the transferres	ovenants with the	transferror		7
registered Vol. Fol. Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L. G. Act, 1979, should accompany the transfer.					-
d Strike out if unnecessary Covenants should comply with section 8n of the Conveyanting Act, 1919. Here also should be set forth any right-of-way or exsenent or exception. Any provision in addition to or modification of the covenants impided by the					
Act may also be inserted.		NCUMBRA	NCES, &c., REFERRE	D TO.•	
A very short note will fulfice.					
I I executed within the State this instrument should be signed or acknowledged before	igned at Lide		the eighteenth	day of Februa	ed 1052
the Registran-General, or Denuty Registran-General, or a Notary Public, n.J.P., or Commissioner for Affidavits, to whom the Transferror is known, otherwise the attesting, witness must appear before one of the above functionaries to make a declaration in the annexed form. As to instruments executed elsewhere, see page 2.	HO IS PERSONALLY	KNOWN, TO ME Willy, J	<u>z'</u>)		slerror.*
Repeat attestation if necessary. If the Transferror or Transferror signs by a mark, the attestation must state "that			†Accepted, and I I	nereby certify this Transfer	to be correct
and explained to him, and that he appeared fully to understand the same.	igned in my presen	m. The Million		Manger	
	Beatric		combe		
+ N.B.—Section 117 requires th	nat the above Certificate be a	signed by Transferree or h by parties injured. If the	d produced with each dealing, and the before a witness- is Solicitor, and renders any person Solicitor signs he must sign his own th with the pen, and those substitu- argin, or noticed in the attestation.	falsely or negligently certifyin	g hable to a
41575 BE ADI	n.		A STATE OF THE STA	The same of the sa	ar iso

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thereunder but without prejudice to my rights with remaining	us reguine in the				
in such mortgage.					
Dated at this	Ü.	M_{\odot}	rigagee.		
day of		ar o			
3	80	4.3	1		
Signed in my presence by					
who is personally known to me.	24 1 2 1 22 1			e .	2
MEMORANDUM AS TO NON-REVOCATION	OF POWER OF A	TTORNEY			
				ar -	
1 in a state that he h	as no notice of the re	SUUGGESTON U	the Power		
of Attorney registered No. Miscellaneous Re-	gister under the auti	tority of wi	ich ne na	h Strike out unne	naceat
just executed the within transfer."		0.00		words. Add an	y oth
<u> </u>	Jan at		192	matter necessary	OWOF
Signed at the	day of			effective.	
Signed at the place and on the date above-		4.	VIEWS		
mentioned, in the presence of—					
hadination, and provide a					
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FORM OF DECLARATION BY AT	TESTING ANTINE		ousand nin	either Registra	r-
Appeared before me at , the	day of the attesting wit	, over one	in chrumon	Registrar-Gene Notary Public,	ral, a
bundred and twenty	the attesting wit	ness wims	the perso	Commissioner i	or
	31 A	1.00	to he perso	Not required if	the
and declared that he personally knew signing the same, and whose signature thereto he has attes	sted; and that the nan	own hand	meiting an	instrument itse	wled
invalues of the said	40	own manie	writering, with	before one of t	hesc
that he was of sound mind and freely and voluntarily	signed the same.	-1		5	
	3.2	£.			
	1.47			Ri II	
MEMORANDUM OF TRANSFER of	Docu	MENTS LO	ODGED	HEREWITH.	
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Ď		WALE .	OFFICE USE ONLY
RELODGE	ED O	USMISSION APPLICATION	
RELODGE 15DEC	1981	TA	# of #
1500	et &	SECTION 93 REAL PROPERTY ACT, 1900 Instructions for Completion on back of form)	\$ 2/
1	13111	LAND of which deceased is registered proprietor	
DESCRIPTION OF LAND	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Note (a)	Volume 6158 Folio 81	WHOLE	Lidcombe
	4 4		
	n **	(:	
	LEASE, MOF	RTGAGE, OR CHARGE of which deceased is register.	d proprietor
EGISTERED EALING	Type of Dealing Registered Number	1 C. Carrena Title Reference	Location
lote (b)		Q / DECI981	
		TO A	
		10/10/10	
ECEASED EGISTERED			OFFICE USE ONLY
ROPRIETOR ote (c)	MARGARET ALICE PORTER	· ·	e the most of
ote (d)	(the abovenamed DECEASED) is registered as proprie	etor of the land above described. The APPLI	CANT
PPLICANT			OFFICE USE ONLY
lote (e)		of 7 Rosa Crescent, Castle H ARGARET FAIRES of 87 First Av	
. A	Berala, Widow JOINT T		enue,
71	1 / //	5,4,15,13.	$\int /2$
. 0			
NTTTLEMENT otes (f) and (j)	being entitled as Devisees	E+ECUTORS	of the will/#\$1\$06.26f the abovenamed deceased
occs (i) and (j)	Probate No. 924377	of whose will was	granted on 2nd October, 1981
C	FREDERICK DISLEY PORTER		Ecutode on
	to FREDERICK DISERI FORTER		
oto (d)	hereby applies to be registered as proprietor of the e	stato or interest of the said deceased in the land above desc	ribed. Ksesissered dealinse
	DATE OF APPLICATION	<u>. </u>	
	I hereby certify this application to be correct for the		graphy.
	Signed in my prevence by the applicant who is person	ally known to me.	MX
	Patricia Joyce rickeon	9	INTONO.
ECUTION	Sustice of the Peace Name of Witness (BLOCK LETTERS)		9 8 8 9 9
ote (g)	Mansing (400 Mansing)		maines
	A Justice of the	8	Signature of Applicant
het dansen Fren	Peace Lodged BY	· · · · · · · · · · · · · · · · · · ·	
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1 7	\$1.00	REAL PROPERTY ACT, 19	300	832	/ `
	and the same of			\$ 7	
1	Torrens Titlé Reference	If Part Only, Delete W	/hole and Give Details	Locat	ion
DESCRIPTION		WH	OLE		
OF LAND Note (a)					
	Volume 6158				
	Folio 81			Lidcombe	
TRANSFEROR Note (b)	TONY BAISSARI				
			61 .000 .00		
ESTATE Note (c)	(the abovenamed TRANSFEROR) hereby acknowled and transfers an estate in fee simple in the land above described to the TRANSFEREE	ges receipt of the considera	tion of \$ 01,000.00		
TRANSFEREE Note (d)					OFFICE USE ONLY
11016 (0)	VICTOR FRONGIN to be of 13 Raph LILI FRONGIN to be of the same	ael Street, Lidco address, his wife	ombe and		172
TENANCY Note (s)	as joint tenants/t enants in common				
PRIOR ENCUMBRANCES Note (f)	subject to the following PRIOR ENCUMBRANCES				
	DATE 3.7.1967				
	We hereby certify this dealing to be correct for the pu	irposes of the Real Property	Act, 1900.		
EXECUTION Note (g)	Signed in my presence by the transferor who is person signature of Wilness	naily known to me		0077	4 / 4
	T.m. EVANS Name of Witness (BLOCK LETTERS)			0051	13
	2) Queen St. Arburn Address and occupation of Wriness		25255	Signature of Trans	feror
Nata (a)	Signed in my presence by the transferee who is person	 nally known to me		a ()	1
Note (g)	Signature of Wilneas			Colla	,]
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	Address and occupation of Wilness			xander Mack icitor for Transf	
TO BE COMPLETED				OCATION OF DOCUMENTS	
BY LODGING PARTY Notes (h) and (i)	LODGED BY		CT OTHER	<u> </u>	
and (i)	C58			Herewith.	
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5333)			
51781B	Signed Extra Fee ST34		Delivery Directions		



Order number: 33248060 Your Reference: 33247765 30/11/2015

© State of New South Wales through Land and Property Information (2015)

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

30/11/2015 6:03PM

FOLIO: 11/397

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6158 FOL 81

Recorded 5/11/1988	Number	Type of Instrument TITLE AUTOMATION PROJECT	C.T. Issue LOT RECORDED FOLIO NOT CREATED
13/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/9/1989	Y585164	DISCHARGE OF MORTGAGE	EDITION 1
25/11/1994 25/11/1994	U816759 U816760	CHANGE OF NAME MORTGAGE	EDITION 2
28/7/2000 28/7/2000	6983859 6983860	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 3
27/3/2006	AC201913	DISCHARGE OF MORTGAGE	EDITION 4
9/11/2006	AC729289	TRANSFER	EDITION 5
10/6/2010	AF545907	MORTGAGE	EDITION 6
29/5/2013 29/5/2013	AH767458 AH767459	DISCHARGE OF MORTGAGE MORTGAGE	EDITION 7

*** END OF SEARCH ***

SEARCH REPORT

SUBJECT LAND:

15 RAPHAEL STREET, LIDCOMBE NSW 2141

Lot 12 in Deposited Plan 397

TITLES:

Volume 2205 Folio 164 Volume 5845 Folio 186

Folio 12/397

OWNERSHIP:

from Circa 1914 to 22.9.1915 Gertrude Caroline Andrews, Wife of Albert Andrews, Rookwood Storekeeper

from 22.9.1915 to 25.10.1921 Alexander Larcombe, Gentleman

from 25.10.1921 to 19.9.1923 Bertie Alexander Lago, Foreman / Stone Mason

from 19.9.1923 to 19.2.1925

Alexander Larcombe, Gentleman

from 19.2:1925 to 1.3.1948 Richard Walker, Railway Conductor

from 1.3.1948 to 30.4.1976

Alfred Ernest Shepherd, Public Servant and

Ellen Rosetta Shepherd

from 30.4.1976 to 16.3.1977

Ellen Rosetta Shepherd, Widow

from 16.3.1977 to 21.8.2003

Dawn Rose Burn, Femme Sole

from 21.8.2003 to 20.11.2014 Robert James Kelman and Helen Joy Kelman

from 20.11.2014 to 10.12.2014 James Group Properties Pty Ltd

from 10.12.2014

to Date

BBC Group Pty Limited

9th December 2015



CERTIFICATE OF (C.) New South Wales. [Appº No. REGISTER BOOK. [Reference to Last Contiferate] [Vol. 355 Folie 179 2205 FOLIO 164 Gertrude Caroline Andrews wife of albert andrews of Rockwood Stockeyer Transfer under Instrument of Transfer from alexander Lacombe Nº 632507 as now the proprietor, of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in that piece of land situated , Parish of Liberty Mains , and County of Wumberland in the Mounicipality of Rockwood containing (ne rood close perches or thereabouts as shown on the Plan hereon, and therein edged red, being Left 10, 11 and 12 on a plan deposited in the Land Titles Office, Sydney, No. 397 and put of Lity ares (Return 38 of Parch) delineated in the public map of the said Parch deposited in the Department of Lands originally granted to George Sunderland by Crown I and dat I the Thirt in long of June Com the want eight humbred and twenty there In witness whereof, I have hereunto signed my name and affixed my Seal, this... Movembed one thousand nine hundred and -class Signed the Sday of Market in the presence of Deputy Registrar General. NOTIFICATION REFERRED TO. No. A 202333 TRANSFER lated 17th September 100. He raid Gentrude basoline Andrews alexander Larcombe of Sedember 16 TRANSFER lated 17th September DAVEY 57 9 of the land within described Assured and entered 22 nd deptember 1916 at 30 mili pt 10 o'clock in the fare 10 OALRILE €0 € No. A Just 2414 TRANSFER agent 15th Wetology 21 from the said alleander sa reembe to Bestie Alegander Juga of Sideombe toccman Stone major of Sideombe 12 10 ROAD Produced and entered as We take at 11-uito-fit 2 0 0,000 in ine after noon. RE: STHAR GEVERAL

Req:R806439 /Doc:CT 02205-164 CT /Rev:30-Nov-2015 /Sts:OK.OK /Prt:30-Nov-2015 18:10 /Seq:2 of 2 Ref: /Src:U No. A 993 662TRANSFER duted 21, "Quyant, 1023 from the said Bertie alexander, 1040, to becarder Jarcombe of Sideon be Produced and entered 19 September 1933
at 12 o'clock in the fore noon. Both Clearer REGISTRAR GENERAL No. 19 182 OILTRANSFER, dated 1811 Storage of French 1911 Jef the land within described Produbed and entered 19th Jelling 18 at 19th O'clock in the of O noon. Dott Thains REGISTRAR GENERAL No. D. 80/880. TRANSFER dated of Elegracy 1348-trop the said Michael falkento flegged on the spirit are for the lang within described Produced 1 March 1848, and cit and 1 March 1948.

at 20 might 120 clark in the after 100 m.

As to land in the transfer. 301 As to land in the trans-this office of a state of the control of d Wells REGISTRAN GEN RAL No. D. 200 TRANSFEB dated 5th March 1999 from the sald Tichard Walker to John dambert As to lead in this transfer this control of the Con J. We ells BERISTRAR GENERAL.

Moon 12 3 Road

of the fand within described now the registered proprietor Registered 16-3-1977

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60 feet to one inch.

is the lord tope tenant, Is now registered the proprietor a will bin described. See Notice of Driet (Section 101) No 182

REGISTRAR GENERAL

NO FURTHER COMPUTED COLUM DEALINGS TO BE REGISTERED.

REGISTRAR GENERAL

Req:R806428 /Doc:CT 05845-186 CT /Rev:30-Nov-2015 /Sts:OK.OK /Prt:30-Nov-2015 18:07 /Seq:2 of 2 Ref: /Src:U

Form: 01T RANSFER Release: 2.1 www.lpi.nsw.gov.au **New South Wales** Real Property Act 1900 PRIVACY NOTE: this information is legally required and will necome part of Office of State Revenue is Staty E REVENUE STAMP DUTY (N.S.W. TREASURY) **CLIENT No.1863774** STAMP No. 420 STAMP DUTY..... SIGNATURE. THANSACTION No. 1335953 (ASCESSMENT DETAILS: (A) TORRENS TITLE 12/397 LODGED BY Name, Address or DX and Telephone DAWSON WALDRON Delivery CODES Box Lawyers Grosvenor Place 225 George Street, Sydney N.S.W. 2000 Australia NREG DX: 355 Reference: MA-((Sheriff) TRANSFEROR DAWN ROSE BURN CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 430,000.00 and as regards **ESTATE** (E) the land specified above transfers to the transferee an estate in fee simple SHARE (F) TRANSFERRED (G) Encumbrances (if applicable): (H) TRANSFEREE ROBERT JAMES KELMAN & HELEN JOY KELMAN (I) TENANCY: Joint Tenants

(J) DATE 25/3/03

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness: Hoo Jano

Signature of transferor:

Selbur

Name of witness: Address of witness: THOMAS TAMES TO ODER STROTE CIPCOMBO

> Certified for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Signatory's capacity: Jennifer E. Darin transferee's solicitor

Page 1 of ______

All handwriting must be in block capitals.

Land and Property Information NSW.

R19

Req:R858 Ref: /Sr		091 /Rev:15-Dec-2014 /Sts:NO.OK /Prt:09-Dec-2015 09:51 /Pgs:ALL /Seq:1 of 2
	Form: 01T	TRANSFER
	Licence: 01-05-025 Licensee: LEAP Lega	1 Codeman Part I reined
1	Firm name: Sterling Le	Real Property Act 1900 AJ 10/091W
1	by this form for the	ion 31B of the Real Property Act 1900 (RP Act) authorises the register. Section 96B RP Act requires that realizable to any person for search upon payment of a fee, if any.
	STAMP DUTY	Office of State Revenue use only Office of State Revenue NSW Treasury
		Client Na 1411509 2849
		Durty: \$ 10 Trans No. 7873224.00
		Asst details:
(A)	TORRENS TITLE	12/397
(B)	LODGED BY	Document Name, Address or DX, Telephone, and Customer Account Number if any
		Collection Sterling Legal GPO Box 4464
		Culose Art 2001
		Reference: 24/68
(0)	TRANSFEROR	
(C)	TRANSFEROR	James Group Properties Pty Ltd
(D)	CONSIDERATION	The transferor acknowledges receipt of the consideration of \$1,040,490.00 and as regards
(E)	ESTATE	the abovementioned land transfers to the transferee an estate in fee simple.
(F)	SHARE	
(0)	TRANSFERRED	
(G)		Encumbrances (if applicable):
(H)	TRANSFEREE	BBC Group Pty Limited ACN 118 556 988
(1)		TENANCY:
	DATE	
(J)	I certify that I am as signed this dealing [See note* below]	certified correct for the purposes of the Real Property Act 1900 by the transferor.
	Signature of witness	s: Signature of transferor:
	J	FOR EXECUTION
	Name of witness:	FOR EXECUTION SEE ANNEXURE "A"
	Address of witness:	SEE MULTINOSE IN
		Certified correct for the purposes of the Real Property Act
		1900 by the person whose signature appears below.
		Signature:
		Signatory's name: Tom Zreika
		Signatory's capacity: Solicitor for the Transferee
(K)	The transferee cor	tifies that the eNOS data relevant to this dealing has been submitted and stored under
(14)	eNOS ID No.	Full name: Signature:

^{*}s 117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Page 1 of 2

ANNEXURE "A"

Modgreend

This is Annexure "A" to Transfer dated:

BETWEEN James Group Properties Pty Ltd as Transferor

AND BBC Group Pty Limited ACN 118 556 988 as Transferee

Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of James Group Properties Pty Ltd by the authorised persons whose signature appears below pursuant to the authority in s.127 Corporations Act, 2001

Signature of authorised person:

Name: Michael Youssef

Office held: Sole Director/Secretary

/Src:U	5 MMEM	Bew Sout IORANDUM (REAL PROPER	OF TRANSFIRM	STRAR-Q STRAR-Q STA-A-PED
rusts must not be disclosed the transfer)	hishe State	ander ha	on the walk of he	in called transletter the land hereinafter described,
a less estate, stripe out fin simple." and interling the quired alteration.	sulfeet . hovever.	to such encumbrate	nces, liens and interests a	is are notified hereunder in
	Lewishan	n witho	Pale aforesan	& Railway
3 482016	Conductor	· 	В	(herein caned transferee)
to two or more, state mether as joint tenants or mants in common.	do hereby transfer	to the said transfe te and Interest in A	ree"	the schedule following:—
all the references cannot conveniently inserted, a rm of annexure (obtainable L.T.O.) may be added.	Cumberland	Rarish.	The Whole	2205 164 32.6 83
the parties and their sig- tures witnessed. ese references will suffice if whole land in the grant or tilicate be transferred. part only add " and being	-	Julis		3446
part only add " and being tec. D.P. W. or oring the land shown in e plan unnexed hereto," or oring the residue of the din certificate (or grant) sistered Vol. Fol. here the consent of the	And the transferre	e sovenants with t	be transferrer	
al council is required to subdivision the certificate d plan mentioned in e L. G. Act, 1919, should company the transfer. rike out if unnecessary		*		
venants should comply the section So of the nveyanting Act; Yorg, are also should be set forth y right of way or essement exception.				
ny provision in addition to modification of the venants implied by the may also be inserted.				*
14		NCUMBR	ANCES, &c., REFERRED	TO,*
very short note with time.				
	Signed at Luc	1000	and to the	26/200
executed within the State is instrument should be		sence by the transfe	error) A	combe
gred or acknowledged before e Registrar-General, or courty Registrar-General, or Notary Public, a J.P., or commissioner for Affidavits, whom the Transferror is	WHO IS PERSONAL	Willy	M. Lar	Transferror.*
own, otherwise the attest- g witness must appear fore one of the above func- onaries to make a declara- on in the annexed form, a to instruments executed	-Signed			
peat attestation if				a
the Transferror or Trans- tree signs by a mark, the testation must state "that is instrument was read over in explained to him, and	Signed in my pre	sence by the transf	for the purpos	eby certify this Transfer to be correct es of the Real Property Act.
nt he appeared fully to aderstand the same."	WHO IS PERSONAL	LY KNOWN TO ME		Transferree.
	Beatr	ice I his	Combe	### ##
		nal power must be registered,	and produced with each dealing, and the	
+ N.B.—Section 117 require penalty of 450	es that the above Certificate o; also to damages recovers	be signed by Toursferree or	his Solicitor, and renders any person fa	lsely or negligently certifying liable to a me and not that of his firm. written over them, the alteration being
Mo alterations should be ma	de by crasure. The words i	elected anomid no sected succ	margin, or noticed in the attestation.	

inst executed the within transfer. Signed at the place and on the date abovementioned, in the presence of— FORM OF DECLARATION BY ATTESTING WITNESS. words matter mentione show the effective.	at unnecessar. Add any other the cossary to
I, release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land in such mortgage. Dated at this Mortgage. Dated at this Mortgage. Signed in my presence by who is personally known to me. MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY. (To be signed at the lime of executing the within instrument.) Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has instrument. Signed at the place and on the date abovementioned, in the presence of— FORM OF DECLARATION BY ATTESTING WITNESS! in May be either F	Add any oth ecessary to t the power
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land in such mortgage. Dated at this Mortgage. Dated in my presence by who is personally known to me. MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY. (To be signed at the lime of executing the within instrument.) Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has instrument. Signed at the place and on the date abovementioned, in the presence of— FORM OF DECLARATION BY ATTESTING WITNESS! in May be either F	Add any oth ecessary to t the power
release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage. Dated at this Mortgagee. Dated at this Mortgagee. Signed in my presence by who is personally known to me. MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY. (To be signed at the time of executing the within instrument.) Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer. Signed at the place and on the date abovementioned, in the presence of— FORM OF DECLARATION BY ATTESTING WITNESS. Mortgage and at ctarms Mortgage and and the land comprised the within instrument.) I power than the power and and a state of the revocation of the Power and and a state of the power and and a state of the power and a state	Add any oth ecessary to t the power
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RP 13	STAMP DUTY		M)		W989364	
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4			37	\$ 32		
# # **********************************	Torrens Titlé Reference	If Part Only, Delete W		Locati	on	
DESCRIPTION OF LAND Note (a)		WHO	OLE G			
,,,,,,	Volume 6158					
	Folio 81			Lidcombe		
TRANSFEROR						
Note (b)	TONY BAISSARI					
ESTATE Note (c)	(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $$61,000.00$ and transfers an estate in fee simple					
	in the land above described to the TRANSFEREE					
TRANSFEREE Note (d)	VICTOR FRONGIN to be of 13 Rapha LILI FRONGIN to be of the same a	ael Street, Lidco address, his wife	mbe and		OFFICE USE ONLY	
TENANCY Note (e)	as joint tenants/tenants in common					
PRIOR	subject to the following PRIOR ENCUMBRANCES 1.					
ENCUMBRANCES Note (f)	2		3,		*****	
	DATE 3 - 7 - (967) We hereby certify this dealing to be correct for the pur	rooses of the Real Property	Act, 1900.	29		
EXECUTION	Signed in my presence by the transferor who is person					
Note (g)	Signature of Wifness			•••	a /.	
5	T.M. EVANS Name of Witness (BLOCK LETTERS)					
	2) Queen St. Alburn Address and occupation of Witness Signature of Transferor					
	Address and occupation of Winnes Local Secretary. Signed in my presence by the transferee who is personally known to me					
Note (g)	Signature of Witness			C 0 1		
2	Name of Witness (BLOCK LETTERS)					
	Address and occupation of Wilness Signature of Transferoe					
	Alexander Mack Solicitor for Transferee					
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SEARCH REPORT

SUBJECT LAND:

9 RAPHAEL STREET, LIDCOMBE NSW 2141

Lot 9 in Deposited Plan 397

TITLES:

Volume 3246 Folio 083

Folio 9/397

OWNERSHIP:

from Circa 1921 to 5.2.1924

John Vivian Lago, Granite Polisher

from 5.2.1924 to 19.2.1925

Alexander Larcombe, Gentleman

from 19,2.1925 to 18.3.1948

Richard Walker, Railway Conductor

from 18,3,1948 to 18.12.1978

Daniel John Edward Logan, Gardener

from 18.12.1978 to 12.2.1990

Beryl Jean Logan, Widow

from 12.2.1990 to 11.10.1994

Colin Edward Logan

from 11.10.1994 to 9.11.1994

Graham John Logan

from 9.11.1994 to 24.1.2011

William Ray

from 24.1.2011 to 9.2.2011

John Baker Ray

from 9.2.2011 to 25,10.2012

Umut Kitapli

from 25.10.2012 to 23.10.2015

Ying Chen

from 23:10.2015

to Date

BBC Group Pty Ltd

8th December 2015



The sound	h Wales.	[CERTIFICATE OF TITLE.]
Appn. No. 1678)—————————————————————————————————————	
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subject nevertheless to the reservations and conditions, if any, contained	in the Grant hereinafter refe	erred to, and also subject to such commbrances,
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	1000000	
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//6/6		of the land within described
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O BAPHAEL		1 1500 (600)
0		J. H. ELLO
	1	REGISTRATI SENTRAL.
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	a raid Hotel	, dillient in
deliftestion referred to	w the registered p	proprietor of the land within described
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Mathe of Suncham Advance Conditions of the land within described		9
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Req:R856547 /Doc:DL AG016777 /Rev:28-Jan-2011 /Sts:NO.OK /Prt:08-Dec-2015 16:53 /Pgs:ALL /Seq:1 of 1 Ref: /Src:U TRANSMISSION 03TA Fora: Release: 3.1 APPLICATION www.lpma.nsw.gov.au **New South Wales** AG16777R Section 93 Real Property Act 1900 PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Reg. by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any. STAMP DUTY Office of State Revenue use only (A) TORRENSTITLE **FOLIO IDENTIFIER 9/397** (B) REGISTERED Torrens Title Number **DEALING** (C) LODGED BY CODE Number if any Delivery Name, Address or DX and Telephone Legalink Pty Ltd Sydney Office 124E | LLPN: 123820V Level 3, 175 Castlereagh Street, Sydr PO Box A250 Sydney South NSW 12: Ph: 02 9230 6900 WYAA:214009 (D) DECEASED WILLIAM RAY REGISTERED **PROPRIETOR** (E) APPLICANT JOHN BAKER RAY (F) I, the applicant, being entitled as administrator of the estate of the deceased registered proprietor (who died on 13 January 2010 No. 2010/330648) pursuant to letters of administration granted on 17 January 2011 to JOHN BAKER RAY (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land. DATE I certify that the person(s) signing opposite, with whom Certified correct for the purposes of the Real I am personally acquainted or as to whose identity I am Property Act 1900 by the Applicant. otherwise satisfied, signed this instrument in my presence. Signature of Applicant: Signature of witness: JANET BAK SVITE 104, 206-208 Name of witness: Address of witness: NSW 2131 (H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

A LL HANDWRITING MUST BE IN BLOCK CAPITALS.

CLICK & PICK >>>

Signature of witness: ____

The applicant's solicitor, eNOS ID No. 86804

Name of witness: Address of witness:

1008

LAND AND PROPERTY MANAGEMENTAUTHORITY

Full name: JANET BAK

of the estate of the deceased registered proprietor, consent to this application.

This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS.

Signature: C

Signature of

_ certifies that the eNOS data relevant to this dealing has been submitted and stored under

Form: 01T Release: 4.1



New South Wates



AG530861

www.lpma.nsw.gov.au	Real Property Act 1900	AG53086L				
PRIVACY NOTE: Section 31B of the Real Propert	ty Act 1900 (RP Act) authorises the R	egistrar General to collect the information require				
by this form for the establishment and mail	ntenance of the Real Property A	ct Register Section 96B RP Act requires the				
the Register is made available to any person for STAMP DUTY Office of State Revenue vs.		Office of State Revenue				
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) TRANSFEROR						
John Baker Ray						
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	and as regards					
the abovementioned land trans	the abovementioned land transfers to the transferce an estate in fee simple					
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DATE 13-12-010	· •					
I certify that the person(s) signing opposite, with	whom Certified and	rrect for the purposes of the Real				
I am personally acquainted or as to whose identit	v Lam Property Ac	1 1900 by the transferor.				
otherwise satisfied, signed this instrument in my	presence.	,				
Signature of witness: Fartrick / 60	Signature of	Changlanae				
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Name of witness: PATRICIE LIBRA	ANDO	WIDIA				
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	Act 1900 by the	t for the purposes of the Real Property person whose signature appears below.				
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The transferee certifie	al al Maga					
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