



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

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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: 25054
Receipt No: 1012815
Date: 3 December 2015
Your Reference: 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	Caravan Parks.
State Environmental Planning Policy No. 30	Intensive Agriculture.
State Environmental Planning Policy No. 32	Urban Consolidation (Redevelopment of Urban Land).
State Environmental Planning Policy No. 33	Hazardous and Offensive Development.
State Environmental Planning Policy No. 50	Canal Estate Development.
State Environmental Planning Policy No. 55	Remediation of Land.
State Environmental Planning Policy No. 62	Sustainable Aquaculture.
State Environmental Planning Policy No. 64	Advertising and Signage.
State Environmental Planning Policy No. 65	Design Quality of Residential Flat Development (Amendment 3).
State Environmental Planning Policy No. 70	Affordable Housing (Revised Schemes).
State Environmental Planning Policy	(Affordable Rental Housing) 2009
State Environmental Planning Policy	Building Sustainability Index: BASIX 2004
State Environmental Planning Policy	(Major Development) 2005
State Environmental Planning Policy	(Exempt and Complying Development Codes) 2008
State Environmental Planning Policy	(Infrastructure) 2007
State Environmental Planning Policy	(Mining, Petroleum Production and Extractive Industries) 2007
State Environmental Planning Policy	(Housing for Seniors or People with a Disability) 2004
State Environmental Planning Policy	(State and Regional Development) 2011

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 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 Threatened Species Conservation Act 1995), 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 Native Vegetation Act, 2003 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:

- 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 Co-ordinator 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

TITLES:

Volume 2205 Folio 164
Volume 5845 Folio 205
Volume 6158 Folio 081
Folio 11/397

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 2.4.1948	Richard Walker, Railway Conductor
from 2.4.1948 to 29.6.1950	John Lambert McKay, Tyre Merchant
from 29.6.1950 to 24.5.1953	John Peter Myers, Silver Finisher and Mavis Doreen Myers, His Wife
from 24.5.1953 to 17.12.1981	Margaret Alice Porter, Widow
from 17.12.1981 to 31.3.1983	Frederick Disley Porter, Technical Teacher and Margaret Faires, Widow
from 31.3.1983 to 23.7.1987	Tony Baissari
from 23.7.1987 to 9.11.2006	Victor Frongin and Lili Qiao (Formerly Lili Frongin)
from 9.11.2006 to Date	Lili Qiao

9th December 2015

**Disclaimer**

While all due skill and care has been taken in the preparation of this report, SAI Global Property Division Pty Ltd does not warrant that its contents (that have been obtained from publicly available resources at a particular point in time) are accurate, complete, up to date or fit for any particular purpose

CERTIFICATE OF TITLE

(C.)

New South Wales.

[Appⁿ No. _____]

[Reference to Last Certificate]

[Vol. 355 Folio 179]



REGISTER BOOK,

Vol. 2205 Folio 164

Gertrude Caroline Andrews wife of *Albert Andrews of Rockwood New South Wales*
Transfer under Instrument of Transfer from *Alexander Larcombe & Co 2507*
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 Rockwood*, Parish of *Liberty Plains*, and County of *Crumbland*
containing *One road eleven perches*, or thereabouts.
as shown on the Plan hereon, and therein edged red, being *Lots 10, 11 and 12*
on a plan deposited in the Land Titles Office, Sydney, No. 397 and part of *Sixty acres (Section 38 of Parish)*
delineated in the public map of the said *Parish* deposited in the Department of Lands originally granted to *George Sumnerland*
by Crown Grant dated the *Thirtieth* day of *June* One thousand eight hundred and twenty three

In witness whereof, I have hereunto signed my name and affixed my Seal, this *Ten* day of *November* one thousand nine hundred and *eleven*

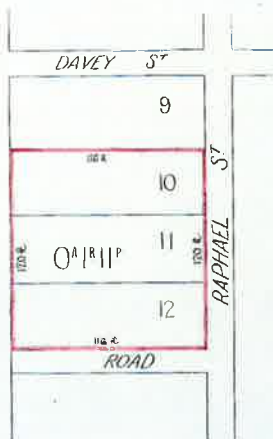
Signed the *29* day of *November* 1911

in the presence of

W. S. Carr

J. M. Porter

Deputy Registrar General



Scale: 60 ft to an inch

NOTIFICATION REFERRED TO.

No. A 202333	TRANSFER dated 17 th September 1915
from the said <i>Gertrude Caroline Andrews</i> to <i>Alexander Larcombe & Co</i>	
of the land within described	
Produced and entered 22 nd September 1915	at 10 th 1/2 p.m. o'clock in the fore noon
<i>W. S. Carr</i>	
REGISTRAR GENERAL	
No. A 719244	TRANSFER dated 15 th October 1921
from the said <i>Alexander Larcombe</i> to <i>Arthur Alexander Jago of Sidcombe</i>	
Farmer Stone Mason	
of the land within described	
Produced and entered 25 th October 1921	at 11 th 1/2 p.m. o'clock in the after noon
<i>W. S. Carr</i>	
REGISTRAR GENERAL	

No. A 993442 TRANSFER dated 26 August 1923
from the said Bertie Alexander, late to
Alexander Swcombe of Tidcombe,
Gentleman
of the land within described
Produced and entered 19th September 1923
at 12 o'clock in the fore noon.
A. H. Collins
REGISTRAR GENERAL

No. 1512016 TRANSFER dated 19th February 1925
from the said Richard Walker to Richard
Walker of Newham Railway Contractor
of the land within described
Produced and entered 19th February 1925
at 12 o'clock in the after noon.
A. H. Collins
REGISTRAR GENERAL

301 No. D 801880 TRANSFER dated 1st February 1948
from the said Richard Walker to Alfred Condit
Shepherd and John Rosetta Shepherd as
joint tenants of lot 12
of the land within described
Produced 1st March 1948, and entered 1st March 1948
at 2 o'clock in the after noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 945 Fol. 186
J. H. Ellis
REGISTRAR GENERAL

301 No. D 90200 TRANSFER dated 5th March 1948
from the said Richard Walker to John Condit
McBry of the said
of the land within described
Produced 18 March 1948 and entered 2nd April 1948
at 12 o'clock in the noon.
As to land in this transfer
this Certificate is cancelled
and new Certificate issued
Vol. 945 Fol. 205
J. H. Ellis
REGISTRAR GENERAL

20006 1/2 mile
1/2 mile

201.

Appl. No. 1678

Reference to last certificate

Vol. 2205 Fol. 164

New South Wales.



[CERTIFICATE OF TITLE]

REGISTER BOOK.

Vol. 5845 Fol. 205

CANCELLED

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 Seal, this

Seventh

day of

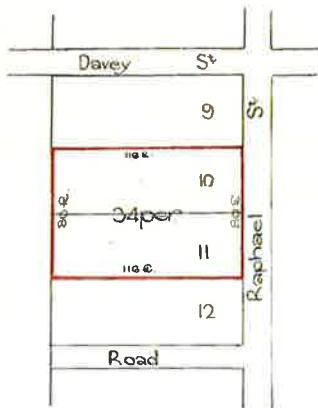
July

1948

Signed in the presence of

[Signature]

[Signature]
Registrar General



No. E226115 TRANSFER dated 18th July 1948
from the said John Lambert McKay to John Peter
McKay and David Peter McKay as joint
tenants of the residue
Produced 23rd May 1948 and entered 19th July 1948
at 12 o'clock in the
As to land in this transfer
this certificate is cancelled
and new Certificate issued
Vol. 5845 Fol. 205
REGISTRAR GENERAL

207
26115

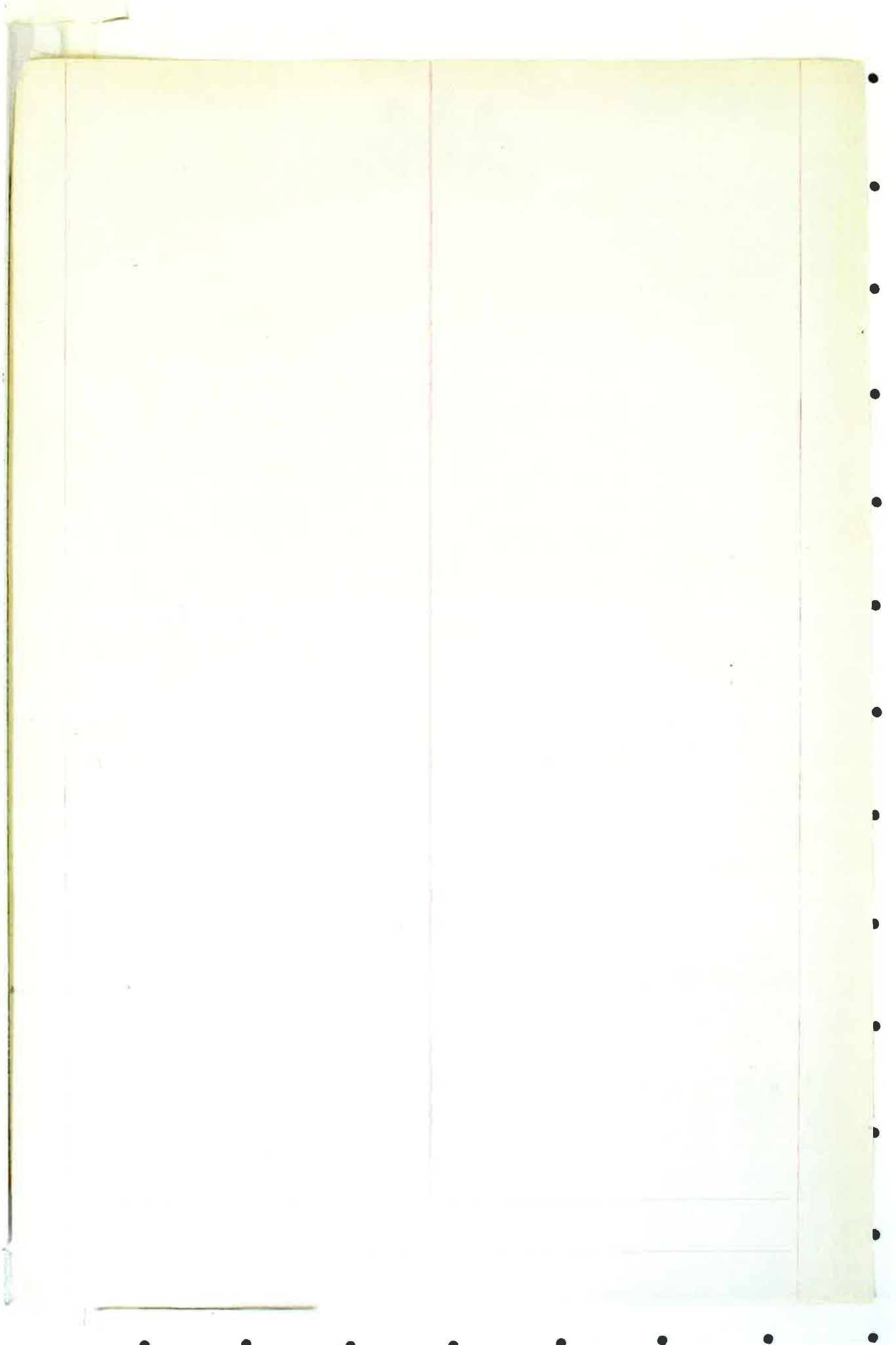
D810200.

[Signature]

Scale:- 60 feet to one inch.

No. D810200 TRANSFER dated 18th July 1948
from the said John Lambert McKay to John Peter
McKay, of the 12th of July 1948
of the land within described
Produced 21st June 1948 and entered 19th July 1948
at 12 o'clock in the noon.
As to land in this transfer
this certificate is cancelled
and new Certificate issued
Vol. 5845 Fol. 205
REGISTRAR GENERAL





201.

Appn. No. 1678

Reference to Last Certificate

Vol. 5845

Fol. 205

New South Wales.



[CERTIFICATE OF TITLE]

JOINT TENANCY

REGISTER BOOK.

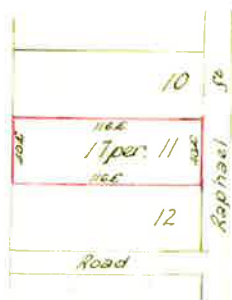
Vol. 6158 Fol. 81

JOHN PETER MYERS of East Bankstown, Silver Finisher and MAVIS DOREEN MYERS, his wife, Transferees under Instrument of Transfer No.F226115 are now the proprietors of an Estate in Fee Simple as Joint Tenants, 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 Auburn Parish of Liberty Plains, and County of Cumberland containing Seventeen perches or thereabouts as shown in the plan hereon and therein edged red being Lot 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 herunto signed my name and affixed my Seal, this day of July, 1950

Signed in the presence of

Registrar-General



F226115

Scale - 60 feet to one inch


F227598
John Peter Myers and Mavis Doreen Myers
to the Union Bank of Australia Limited
25th May 50
12
35th August 1950
REGISTRAR GENERAL



REGISTERED PROPRIETOR *Enriquez, Pablo Pablo*
311 Broadway Street at 1st St. N.Y.
Insurance Company of America, New York, N.Y.

See

REGISTRAR GENERAL



REGISTERED PROPRIETOR

REGISTER GENERAL



REGISTERED PROPRIETOR: ESS: FROBIN AND CULI
FROBIN AS TOWN BOARD ELDER
W/19174 REGISTERED 23-7-1981

W 989365 MORTGAGE TO COMMONWEALTH SAVINGS
BANK OF ALABAMA REG. 1200 23 JAN 1981

Form: 01TWC
Release: 2.1
www.lands.nsw.gov.au

TRANSFER
without monetary cons
New South Wales
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 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	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 <i>W</i>	Name, Address or DX and Telephone AAT Legal, Suite 3, Level 6, 303 Pitt Street, Sydney NSW Telephone: 9283 9588 Reference: <input type="text"/>	CODES T TW (Sheriff)
---	--	-------------------------------

(C) **TRANSFEROR**

Victor FRONGIN

(D)

Pursuant to Financial Agreement dated 11 August 2006.

(E) **ESTATE**

and as regards the land specified above transfers to the transferee an estate in fee simple

(F) **SHARE
TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree**

Lili QIAO
TENANCY:

DATE 11 August 2006

(J) 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:

GE Wu

Signature of transferor:

Lili Qiao

Name of witness:

GE Wu

Address of witness:

Suite 618, 368 Sussex Street
Sydney 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:

G. George Li

Signature of transferee:

Lili Qiao

Name of witness: G. GEORGE LI

Address of witness: UNIT 3, LEVEL 6,
303 PITT STREET, SYDNEY NSW

New South Wales.

Lodgment
Endorsement
Certificate

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900.)



(Trusts must not be disclosed in the transfer)

a If a less estate, strike out "in fee simple," and insert the required alteration.

B182016

b If to two or more, state whether as joint tenants or tenants in common.

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 certificate be transferred. If part only add "and being lot sec. D.P. 111" or "being the land shown in the plan annexed hereto," or "being the residue of the land in certificate (or grant) 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, 1919, should accompany the transfer.

d Strike out if unnecessary. Covenants should comply with section 30 of the Conveyancing Act, 1900. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted.

e A very short note with reference.

ENCUMBRANCES, &c., REFERRED TO.*

I, Richard Walker of 191 New Canterbury Road
Lewisham in the State of New South Wales in called transferor

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of two hundred and twenty five pounds

(£225) (the receipt whereof is hereby acknowledged) paid to me by

Richard Walker of 191 New Canterbury Road
Lewisham in the State of New South Wales
Conductor (herein called transferee.)

do hereby transfer to the said transferee
ALL such ~~my~~ Estate and Interest in ALL THE land mentioned in the schedule following:—

(c)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Cumberland	Liberty Plains	The whole	2205 3246	164 83

And the transferee covenants with the transferor

Signed at Lidcombe
Signed in my presence by the transferor

WHO IS PERSONALLY KNOWN TO ME

Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

W. Morgan
Beatrice H. Lidcombe

the eighteenth day of February 1925

R. Walker
Transferor.*

†Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

W. Morgan
Transferee.

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

4725
H.M. Morgan
182016

LODGED BY

W.M. Morgan
Blairie H. Lidcombe

CONSENT OF MORTGAGEE.

I, mortgagee under Mortgage No. _____
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 _____ day of _____ 192 _____ 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.^b

^b Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at _____ the _____ day of _____ 192 _____
Signed at the place and on the date above-mentioned, in the presence of—

FORM OF DECLARATION BY ATTESTING WITNESS.

Appeared before me at _____, the _____ day of _____, one thousand nine hundred and twenty _____, the attesting witness to this instrument, the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said _____ is _____ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

ⁱ May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

Acres _____ roods _____ perches _____
Lots 9, 10, 11 and 12 DP 397

Shire _____
Municipality _____
Parish _____ County _____

Richard Walker Transferree.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature.	No.	Reg'd Propr., M't'gor, etc.
---------	-----	-----------------------------

Particulars entered in Register Book, Vol. 2205 Fol. 3246 " 83.

at the 19th day of _____
at _____ minutes

February 1925
at _____ o'clock in the afternoon

Registrar General
NEW SOUTH WALES

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
Vol.	FOL.	
Diagram Fees		
Additional Folios		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and £1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferor may take out a new Certificate for the residue.



DEC 1981 14 38

8830260

RELOADED
15 DEC 1981
3.45

MISSION APPLICATION

SECTION 93, REAL PROPERTY ACT, 1900
(See Instructions for Completion on back of form)

TA

OFFICE USE ONLY	
A1	1 of 1
\$	21

D

DESCRIPTION
OF LAND
Note (a)

LAND of which deceased is registered proprietor		
Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 6158 Folio 81	WHOLE	Lidcombe

REGISTERED
DEALING
Note (b)

Type of Dealing	Registered Number	Torrens Title Reference	Location
		8 DEC 1981	

DECEASED
REGISTERED
PROPRIETOR
Note (c)

MARGARET ALICE PORTER	OFFICE USE ONLY N
-----------------------	----------------------

Note (d) (the abovenamed DECEASED) is registered as proprietor of the land above described. The APPLICANT

APPLICANT
Note (e)

FREDERICK DISLEY PORTER of 7 Rosa Crescent, Castle Hill, Technical Teacher and MARGARET FAIRES of 87 First Avenue, Berala, Widow JOINT TENANTS.	OFFICE USE ONLY JT2
---	------------------------

ENTITLEMENT
Notes (f) and (j)

being entitled as Devisees EXECUTORS of the will/estate of the abovenamed deceased

Probate No. 924377 of whose will was granted on 2nd October, 1981

to FREDERICK DISLEY PORTER and MARGARET FAIRES

Note (d) hereby applies to be registered as proprietor of the estate or interest of the said deceased in the land above described.

DATE OF APPLICATION _____

I hereby certify this application to be correct for the purposes of the Real Property Act, 1900.
Signed in my presence by the applicant who is personally known to me,

EXECUTION
Note (g)

Patricia Joyce McKinnon
Signature of Witness
Justice of the Peace
Name of Witness (BLOCK LETTERS)
266 AUBURN ROAD AUBURN
Address and Occupation of Witness
A Justice of the Peace

M. Faires
Signature of Applicant

TO BE COMPLETED
BY LODGING PARTY
Notes (h) and (i)

LODGED BY		LOCATION OF DOCUMENTS	
GOULD, SHAW & HUME SOLICITORS DX 528 347 H		CT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>	Herewith In R.G.O. with Produced by
Delivery Box Number			
Extra Fee	Checked by RCLP 0	REGISTERED 17-12-1981	CT - Pbr - ② MCLW 17-12-81 OVER

OFFICE USE ONLY

Registrar General

RW13 JB

DIRECTION: PROP		No. OF NAMES:		FOLIO IDENTIFIER		No. OF NAMES:	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
FOLIO IDENTIFIER	No.	SHARE	(c)	(d)	(e)	(f)	(g)
FIRST SCHEDULE DIRECTIONS							
NAME AND DESCRIPTION							
SECOND SCHEDULE & OTHER DIRECTIONS							
FOLIO IDENTIFIER (FOR REGD. DEALING & FOLIO IDENTIFIER)							
DIRECTION							
(H) (NOT F)							
DEALING NUMBER							
DETAILS							

OFFICE USE ONLY

(i) Consent of the executor or administrator is required only where the applicant claims otherwise than as executor, administrator, or trustee.

(1) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title or duplicate registered dealing. List, in an abbreviated form, other documents lodged, e.g. stat. dec. for probate, public for probate, L/A for letters of administration.

(h) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(v) If the application is executed by a corporation, each person attesting the signing of the seal must state his position (e.g., director, secretary) in the corporation.

1. If the application is executed pursuant to an authority (other than specified in (iii)), the form of execution must indicate the statutory, judicial or other authority pursuant to which the application has been executed.

ATTORNEY (iii) If the application is executed by an attorney for the applicant pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his authority, e.g., "As by his attorney for execution, or delegate, as the case may be," XY pursuant to power of attorney registered book No. _____, and I declare that I have no notice of the revocation of the said power of attorney."

Reciprocity provisions of the Uniform Power of Attorney Act, 1900.

Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

GENERAL

(i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.

(ii) The certificate of correctness under the Real Property Act, 1900, must be signed by all the applicants, each applicant to execute the dealing in the presence of an adult witness not being a party to the application, or whom he is personally known. Any necessary alterations must be made before the certificate is signed.

(g) Execution.

(f) Insert executor, administrator, trustee, devisee or beneficiary as appropriate. If letters of administration have been granted, e.g., "cum testamento annexo" or "de bonis non", the entitlement may be abbreviated, e.g., administrator c.t.a., administrator d.b.n., &c. Applicants should not claim as executor and devisee or executor and trustee.

(e) Show the full name, address and occupation or description of the applicant. If devisees or beneficiaries apply, indicate whether they hold as joint tenants or tenants in common, and, if as tenants in common, state the shares in which they hold.

(d) Strike out "and above described" or "above mentioned registered dealing", whichever does not apply.

(c) Show the full name of the deceased registered proprietor.

Show the registered number of the lease, mortgage, or charge, the title reference affected thereby, and the location of the land involved, e.g. Lease—Q123456—Vol. 3456 Fol. 124—at Campdown.

(b) Registered dealing. (If application is only in respect of a certificate of title, file through this panel.)

(iii) LOCATION. Insert the locality shown on the Certificate of Title/Crown Grant, e.g., at Chillum. If the locality is not shown insert the Parish and County, e.g., Ph Lissmore Co. Louisiana.

(i) **TORRENS TITLE REFERENCE.** Insert the current folio identifier and Volume and Folio of the Certificate of Title/Crown Grant for the land the subject of the application, e.g. 135/SP/12345 or Vol. 8514 fol. 126.

(a) Description of land. (If application is only in respect of a registered dwelling, rule through this panel.)

The following instructions relate to the side notes on the form.

Rule up all blanks.

It is the responsibility of the applicant to ensure that the information provided is true and correct. The applicant must be identified as an annexure and signed by the applicant and the assessing witness.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialed by the parties to the dealing.

Typewriting and handwriting should be clear, legible and in permanent black non-copying ink.

Before lodgment at the Registrar General's Office this application should be marked "Registration not opposed" by the Commissioner of Stamp Duties and, where applicable, stamp duty should be paid and the application appropriately stamped.

INSTRUCTIONS FOR COMPLETION

I/We _____
 executor of the will of _____
 consent to this application.

Signature of Witness _____
 Name of Witness (BLOCK LETTERS) _____
 Address and Occupation of Witness _____

 Signature of Executor/Administrator

CONSENT OF
EXECUTOR OR
ADMINISTRATOR
(Note (j))

RP 13

STAMP DUTY



W989364

\$1.00

TRANSFER
REAL PROPERTY ACT, 1900

B	1 of 2	X
\$ 32		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 6158 Folio 81	WHOLE	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 Raphael Street, Lidcombe and
LILI FRONGIN to be of the same address, his wife

OFFICE USE ONLY

172

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 3-7-1987

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

Signed in my presence by the transferor who is personally known to me

[Signature]
Signature of Witness

T.M. EVANS
Name of Witness (BLOCK LETTERS)

27 Queen St. Auburn
Address and occupation of Witness

Legal Secretary

Signed in my presence by the transferee who is personally known to me

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

005119

[Signature]
Signature of Transferor

Alexander Mack
Solicitor for Transferee

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

OFFICE USE ONLY

LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
<input checked="" type="checkbox"/>			Herewith.
			In L.T.O. with
			Produced by
Checked	Passed	REGISTERED	23-7-1987
<i>[Signature]</i>			
Signed	Extra Fee		
ST 36	27		

037
8333
5794B

© 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	Number	Type of Instrument	C.T. Issue
5/11/1988		TITLE AUTOMATION PROJECT	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	U816759	CHANGE OF NAME	
25/11/1994	U816760	MORTGAGE	EDITION 2
28/7/2000	6983859	DISCHARGE OF MORTGAGE	
28/7/2000	6983860	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	AH767458	DISCHARGE OF MORTGAGE	
29/5/2013	AH767459	MORTGAGE	EDITION 7

*** END OF SEARCH ***

PRINTED ON 30/11/2015

SAI Global Property Division an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.

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

**Disclaimer**

While all due skill and care has been taken in the preparation of this report, SAI Global Property Division Pty Ltd does not warrant that its contents (that have been obtained from publicly available resources at a particular point in time) are accurate, complete, up to date or fit for any particular purpose

No. A99266 TRANSFER dated 21st August 1933
from the said Bertie Alexander 1920 to
Alexander Jarcombe of Tidcombe
Gentleman
of the land within described
Produced and entered 19th September 1933
at 11 o'clock in the fore noon.
A. H. Jones
REGISTRAR GENERAL

No. B12016 TRANSFER dated 18th January 1933
from the said Alexander Jarcombe to Richard
Walker of Newham Railway Contractor
of the land within described
Produced and entered 19th January 1933
at 12 o'clock in the after noon.
A. H. Jones
REGISTRAR GENERAL

No. D80188 TRANSFER dated 5th February 1948
from the said Richard Walker Alfred Knight
Shepherd and John Rosetta Shepherd as
joint tenants of her
of the land within described
Produced 1st March 1948 and entered 1st March 1948
at 2 o'clock in the after noon.
As to land in this transfer
this Certificate cancelled
and new Certificate issued
Vol. 195 Fol. 186
J. Wells
REGISTRAR GENERAL

No. D90200 TRANSFER dated 5th March 1948
from the said Richard Walker to John Knight
McKay of the said
of the land within described
Produced 8th March 1948 and entered 2nd April 1948
at 12 o'clock in the noon.
As to land in this transfer
this Certificate cancelled
and new Certificate issued
Vol. 3648 Fol. 305
J. Wells
REGISTRAR GENERAL

201.

Appn. No. 1678

Reference to last certificate

Vol. 2205 Fol. 164

New South Wales.



[CERTIFICATE OF TITLE.]

JOINT TENANCY

REGISTER BOOK.

Vol. 5845 Fol. 186

CANCELLED W

ON ISSUE OF NEW FOLIO 12/397

GRY
S

ALFRED ERNEST SHEPHERD, of Lidcombe, Public Servant and ELLEN ROSETTA SHEPHERD, his wife, Transferees under Instrument of Transfer No. D801880, are now the proprietors of an Estate in Fee Simple as Joint Tenants,

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 Seventeen perches or thereabouts as shown in the plan hereon and thereinscribed red being Lot 12 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.

Auburn

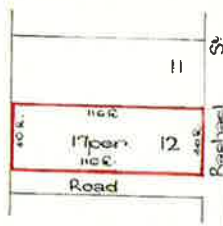
In witness whereof I have hereunto signed my name and affixed my Seal, this

day of July, 1948

Signed in the presence of

J. H. Shaw

J. Wells
Registrar General



TRANSMISSION NO. *Q17338 - Down Rose Burn of Lidcombe, Parramatta, etc.*

now the registered proprietor of the land within described

Registered *16-3-1977*

Kenning
REGISTRAR GENERAL

DEC 1880 *13.86*

Scale - 60 feet to one inch.

NOTICE REFERRED TO

Ellen Rosetta Shepherd - Public Servant

now registered sole proprietor of the land within described.

See Notice of Deeds (Section 101) No. *1880 177*

Entered *3rd April*

J. H. Shaw
REGISTRAR GENERAL

COMPUTATION NO FURTHER DEALINGS TO BE REGISTERED.

Q17338 1/4 x

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



9898708N

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue (N.S.W. TREASURY)	
CLIENT No. 1063774	STAMP No. 420
STAMP DUTY \$2-	SIGNATURE <i>[Signature]</i>
TRANSACTION No. 1233953	DATE 25-3-03
ASSESSMENT DETAILS:	

(A) TORRENS TITLE

12/397

(B) LODGED BY

Delivery Box <i>238N</i>	Name, Address or DX and Telephone BLAKE DAWSON WALDRON Lawyers Grosvenor Place 225 George Street, Sydney N.S.W. 2000 Australia DX: 355	CODES T TW (Sheriff)
Reference: <i>MA (BRIS)</i>		

(C) TRANSFEROR

DAWN ROSE BURN

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 430,000.00 and as regards

(E) ESTATE the land specified above transfers to the transferee an estate in fee simple

(F) SHARE 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.

Signature of witness:

[Signature]

Name of witness:

Address of witness:

THOMAS TANNID
36 ODDW STREET
CIRCOMBO

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

Signature of transferor:

[Signature]

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

Signature:

[Signature]

Signatory's name:

Signatory's capacity:

Jennifer E. Darin
transferee's solicitor

①

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Sterling Legal

TRANSFER

New South Wales
Real Property Act 1900



AJ107091W

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to use the information provided 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

Office of State Revenue NSW Treasury	
Client No: 1411509	2849
Duty: \$10	Trans No: 787324001
Asst details:	
12/11/14	

(A) TORRENS TITLE

12/397

(B) LODGED BY

Document Collection Box 1W	Name, Address or DX, Telephone, and Customer Account Number if any <i>Sterling Legal</i> <i>GPO Box 4464</i> <i>Sydney NSW 2001</i>	CODES T TW
Reference: 24668		

(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

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

BBC Group Pty Limited ACN 118 556 988

(I)

TENANCY:

DATE

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.
[See note* below]

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferor:

FOR EXECUTION
SEE ANNEXURE "A"

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 certifies that the eNOS data relevant to this dealing has been submitted and stored under
eNOS ID No. Full name: Signature:

277

ANNEXURE "A"

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

New South Wales.



Lodgment
Endorsement
Certificate

MEMORANDUM OF TRANSFER

(REAL PROPERTY ACT, 1900.)

I, Alexander Lacombe of Lidcombe
in the State of New South Wales

(Trusts must not be disclosed in the transfer)

If a less estate, strike out the word "fee simple" and interline the required alteration.

being registered as the proprietor of an estate in fee simple in the land hereinafter described, subject, however, to such encumbrances, liens and interests as are notified hereunder in consideration of five hundred and twenty five pounds

(£525) (the receipt whereof is hereby acknowledged) paid to me by

Richard Walker of 191 New Canterbury Road
Rekisham in the State aforesaid
Conductor

B182016

(herein called transferee)

do hereby transfer to the said transferee
ALL such Estate and Interest in ALL the land mentioned in the schedule following:—

(c)	County.	Parish.	State if Whole or Part.	Vol.	Fol.
	Cumberland	Liberty Plains	The whole	2205 3246	164 83

And the transferee covenants with the transferor

ENCUMBRANCES, &c., REFERRED TO.*

A very short note with notice.

Signed at Lidcombe

the eighteenth day of February 1925

'Signed in my presence by the transferor

A Lacombe

Transferor.*

WHO IS PERSONALLY KNOWN TO ME

Signed

Signed in my presence by the transferee

WHO IS PERSONALLY KNOWN TO ME

W W Morgan
Beatrice A Lidcombe

Transferor

Transferee.

I Accepted, and I hereby certify this Transfer to be correct for the purposes of the Real Property Act.

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on page 2 signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by Transferee or his Solicitor, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. If the Solicitor signs he must sign his own name and not that of his firm.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

182016

LODGED BY

W. R. Morgan
R. H. Lidcombe

CONSENT OF MORTGAGEE.

I, mortgagee under Mortgage No. _____
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 _____ day of _____ 192 _____ } 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.

b Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at _____ the _____ day of _____ 192 _____
Signed at the place and on the date above-mentioned, in the presence of— }

FORM OF DECLARATION BY ATTESTING WITNESS.

Appeared before me at _____, the _____ day of _____, one thousand nine hundred and twenty _____, the attesting witness to this instrument, the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said _____ is _____ own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

May be made before either Registrar-General, Deputy Registrar-General, a Notary Public, J.P., or Commissioner for Affidavits. Not required if the instrument itself be made or acknowledged before one of these parties.

MEMORANDUM OF TRANSFER of

Acres _____ roads _____ perches _____
Lots 9, 10, 11 and 12 DP 397

Shire _____
Municipality _____
Parish _____ County _____

Richard Walker Transferee.

DOCUMENTS LODGED HEREWITH.

To be filled in by person lodging dealing.

Nature. No. Reg'd Propr., M't'gor, etc.

Particulars entered in Register Book, Vol. 2203 Fol. 3246 " 83.

at _____ the _____ day of _____ 1925
at _____ minutes

February 1925
o'clock in the a/p

Registrar General

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch		
Received from Records		
Draft written		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
Vol.	FOL.	
Diagram Fees		
Additional Folios		

If the parties be resident without the State, but in any other part of the British Dominions, the instrument must be signed or acknowledged before the Registrar-General or Recorder of Titles of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister Charge d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting Consul, Pro-consul or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Lodgment fee 12/6 (includes endorsement on first certificate), and 2/6 for each additional certificate included in the Transfer, and 1/1 for every new Certificate of Title issued, unless the consideration is over £1,000, in which case the Certificate fee will be £1 5s. Additional fees, however, may be necessary in cases involving more than a simple diagram or more than six folios of engrossing.

Tenants in common must receive separate Certificates.

If part only of the land is transferred a new Certificate must issue, but the old Certificate may remain in the Office, or the Transferee may take out a new Certificate for the residue.

RP 13

STAMP DUTY



W989364

\$1.00

TRANSFER
REAL PROPERTY ACT, 1900

B	1 of 2	X
\$ 32		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 6158 Folio 81	WHOLE	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 Raphael Street, Lidcombe and
LILI FRONGIN to be of the same address, his wife

OFFICE USE ONLY

JT2

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.
2. 3.

DATE 3-7-1987

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION
Note (g)

Signed in my presence by the transferor who is personally known to me

Signature of Witness

T.M. EVANS
Name of Witness (BLOCK LETTERS)

27 Queen St. Auburn
Address and occupation of Witness

Legal Secretary

Signed in my presence by the transferee who is personally known to me

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

005119

Signature of Transferor

Signature of Transferee

Alexander Mack
Solicitor for Transferee

TO BE COMPLETED
BY LODGING PARTY
Notes (h)
and (i)

OFFICE USE ONLY

LODGED BY CT <input checked="" type="checkbox"/> OTHER <input type="checkbox"/>		LOCATION OF DOCUMENTS	
		Herewith.	
Delivery Box Number 23L		In L.T.O. with	
Produced by			
Checked 2018	Passed	REGISTERED 23-7-1987	Secondary Directions
Signed ST 3 29	Extra Fee		Delivery Directions

037
3333
517813

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

**Disclaimer**

While all due skill and care has been taken in the preparation of this report, SAI Global Property Division Pty Ltd does not warrant that its contents (that have been obtained from publicly available resources at a particular point in time) are accurate, complete, up to date or fit for any particular purpose

New South Wales.

[CERTIFICATE OF TITLE.]

Appn. No. 1678

Reference to last Certificate

Vol. 355 Fol. 179



REGISTER BOOK,
Vol. 3246 Fol. 83

CANCELLED ☒

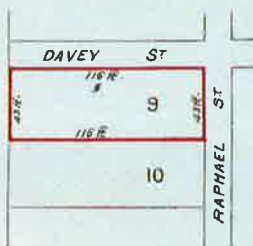
ON ISSUE OF NEW TITLE 9/397

John Vivian Lago of Adelaide, Branch Police, transfers under instrument of transfer from *Alexander Langan* A.D. 11482013 to him 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 *Adelaide* Parish of *Liberty Plains*, and County of *South Australia*, containing as shown in the Plan hereon and therein edged red, being *lot 9* in a Plan deposited in the Land Titles Office, Sydney, No. *397* and being part of sixty acres (portion 30 of Parish) delineated in the Public Map of the said parish in the Department of Lands originally granted to *George Swindland* by Crown grant dated the *fourth* day of *June* one thousand eight hundred and *twenty* three.

In witness whereof, I have hereunto signed my name and affixed my Seal, this *3rd* day of *November* 1921

Signed in the presence of *James*

Registrar General.



Scale: 60ft to one inch.

No. *D810201* TRANSFER dated *2nd March* 1921
from the said *Richard Walker to Daniel John Logan of Adelaide Landscaper*
Produced and entered *18th March* 1921
at *5.15* o'clock in the *fore* noon.
Registrar General.

TRANSFER NO. *11643* dated *1st June* 1921
from the registered proprietor of the land within described
Registered *8-12-1921*
Registrar General.

No. *B11278* TRANSFER dated *25 January* 1924
from the said *John Vivian Lago to Alexander Langan of Adelaide Gentleman*
of the land within described
Produced and entered *25 January* 1924
at *1.15* o'clock in the *after* noon.
Registrar General.

No. *B112016* TRANSFER, dated *18 February* 1925
from the said *Alexander Langan to Alfred Walker of Adelaide Railway Conductor*
of the land within described
Produced and entered *19 February* 1925
at *14.45* o'clock in the *after* noon.
Registrar General.

REGISTERED PROPRIETOR *John Logan*
Endorsed by Stamp Y835123
Registered 12-2-1921

COMPUTER EQUAL NO FURTHER
DEALINGS TO BE REGISTERED

Y835123 R



Form: 03TA

Release: 3.1

www.lpma.nsw.gov.au

TRANSMISSION APPLICATION

New South Wales

Section 93 Real Property Act 1900



AG16777R

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) TORRENS TITLE

FOLIO IDENTIFIER 9/397

(B) REGISTERED DEALING

Number

Torrens Title

(C) LODGED BY

D C B	Delivery Box	Name, Address or DX and Telephone	Number if any	CODE
	124E	LLPN: 123820V Legalink Pty Ltd Sydney Office Level 3, 175 Castlereagh Street, Sydr PO Box A250 Sydney South NSW 123 Ph: 02 9230 6900 WYAA:214009		TA

(D) DECEASED REGISTERED PROPRIETOR

WILLIAM RAY

(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) pursuant to letters of administration No. 2010/330648 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 _____

(G) 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 Applicant.

Signature of witness:

Signature of Applicant:

Name of witness:

Address of witness:

JANET BAK
SOLICITOR
SUITE 104, 206-208
LIVERPOOL ROAD, ASHFIELD
NSW 2131

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE

I, _____
CLICK & PICK >>> _____ of the estate of the deceased registered proprietor, consent to this application.

Signature of witness: _____

Signature of _____

Name of witness: _____

Address of witness: _____

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

The applicant's solicitor, _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 86804 Full name: JANET BAK Signature:

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY

Office use only—

Evidence sighted and returned: _____

Form: 01T
Release: 4.1
www.lpin.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AG53086L

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 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

Office of State Revenue	
NSW Treasury	
Client No: 82112756	1085
Duty: \$10.00	Trans No: 0088546
Asst details:	

(A) TORRENS TITLE

9/397

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
23L	LLPN: 123835G CSB	T JT TF TJ TK TW
Reference:	842605305	

(C) TRANSFEROR

John Baker Ray

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 568,000.00 and as regards

(E) ESTATE the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED 100%

(G) Encumbrances (if applicable):

(H) TRANSFEE

Umut Kitapli

(I) TENANCY:

DATE 13-12-010

(J) 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.

Signature of witness: Patrick Librando

Name of witness: PATRICK LIBRANDO

Address of witness: 15/20 SWEET ST
LIDCOMBE 2141

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

Signature of transferor:

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

Signature:

Signatory's name:

Signatory's capacity:

Bud Cham
transferee's solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. Full name: Signature:

1008