

O'BRIENS

VALUERS AND PROPERTY CONSULTANTS

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Market Valuation

Of

Properties At

***Woodleigh Heights Estate
Edgecombe Road, Kyneton***

For

Esanda Finance

June, 1995.

Valuation Summary

Property

Lots 46-50, 54, 63-65, 72-74, 78-80, 130-132, Cluster Subdivision No. CS1134, Edgecombe Road Kyneton, Victoria.

Description

The subject properties comprises 18 vacant residential allotments, situated within a cluster subdivision on the east side of Edgecombe Road, approximately 4 kilometres north of the township of Kyneton.

The cluster lots have areas of between 1,500 and 4,000 square metres and rights to common property including a large dam and surrounding park area.

Instructing Parties

Mr. R. Brown, State Manager, Credit Control of Esanda Finance Corporation Limited, and Mr G. A. Thompson have issued co-signed instructions.

Valuation Basis

To determine at the prescribed date, the Market Value of the subject properties on the basis of a Mortgagee's Auction, subject to the Special Conditions, stipulated within the accompanying report for the purposes of an agreement between Esanda and Mr. G. A. Thompson.

Prescribed Date

October, 1989.

Date of Inspection

May 17, 1994.

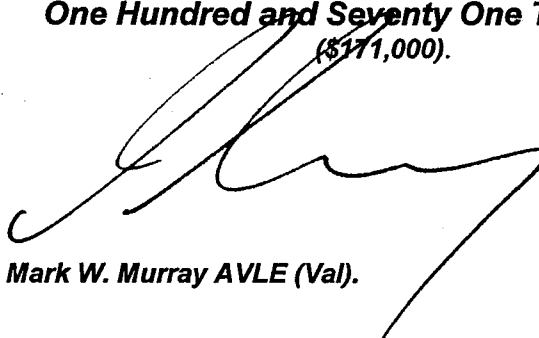
Valuation

In accordance with the prescribed valuation basis, we have assessed the aggregate market value of the individual allotments as at October, 1989 to be:

One Hundred and Seventy One Thousand Dollars

(\$171,000).

Qualified Valuer


Mark W. Murray AVLE (Val).

Note, this summary of assessment must be read in conjunction with the accompanying report.

Report

Property

Lots 46-50, 54, 63-65, 72-74, 78-80, 130-132, Cluster Subdivision No. CS1134, Kyneton, Victoria.

Instructions

We refer to written instructions, received from Mr. R. A. Brown, State Manager, Esanda Finance, dated April 21, 1995, requesting a market valuation of the freehold of the above property on the basis of a Mortgagee's Auction, for the purposes of an agreement between Esanda Finance and Mr. G. A. Thompson.

Our instructions are specific regarding the method by which the valuation is to be undertaken, and require that the relevant date of valuation be October, 1989.

We are specifically instructed that the present valuation is to be made making the following assumptions:

1. The subject lots are to be valued as residential.
2. That services were available to each lot.
3. Valuations are to be on the basis of how each lot would have presented in 1989 with allowance, if appropriate, for an entitlement to seek the construction of vehicular access and other facilities by the body corporate, but with appropriate allowance for any cost to prospective purchasers arising from the body corporate, undertaking those works.
4. All blocks were serviced by roads at the time as follows:-

<u>Lots</u>	<u>Serviced By</u>
46, 47, 48) 49, 50 & 54)	Main road from Kyneton but no service by road from within the development.
63, 64, 65	Gravel road, maintained in order to date.
72, 73	Melville Drive (sealed road)
74	Gravel road, maintained in order to date.
78, 79, 80	Gravel road, road <u>not</u> maintained, currently in need of re-grading.
130, 131, 132	Gravel road, maintained in order to date.

It may also be assumed that all roads were in average condition at the time."

5. That there were no encumbrances whatsoever on the common property.

6. That the then Section 32 Certificate revealed no charges or costs either present or proposed in respect to body corporate liability.
7. That the then Section 32 Certificate revealed no encumbrance, caveats or covenants or other restriction on residential usage of the allotments.
8. That building permits for the erection of Dwellings were available for each Lot.
9. That the present bricked entrance to the subdivision was constructed in 1979 for the residential estate and remained as a feature as at October, 1989.
10. The allotment areas are set out on the attached list of allotment sizes.

The present valuation is to have no regard to the following:-

1. The complete or partially complete indoor heated swimming pools constructed for the time-share resort.
2. The tennis courts constructed for the time-share resort.

The present valuation is to be based upon the following:-

1. Actual historical values as at October, 1989 of serviced residential allotments at Kyneton having due regard to the size and facility of and appurtenant to the subject lots both in the negative and the positive. We are cautioned as to the reliability of basing valuations on sales in the immediate area as these may have been essentially between related parties. Accordingly valuations held by statutory authorities may also be unreliable. Similarly any determinations of the planning appeals tribunal should be disregarded for the purpose of this valuation.
2. Land was to be sold by Mercantile Credits at a Mortgagee's Auction in October, 1989. Please assume normal pre-auction advertising had taken place for sale on a lot by lot basis.
3. It may be assumed that the existing time share developer might have been an interested bidder for the subject land being offered on this basis.

This valuation is prepared for:

Esanda Finance and Mr. Glenn A. Thompson.

Valuation Date

October, 1989.

Date of Inspection

May 17, 1995.

Location

The subject cluster subdivision is situated on the east side of Edgecombe Road, to the north of the Kyneton Bypass Road, and approximately 4 kilometres north of the Kyneton township. The subject sites are situated within a cluster subdivision having an overall land area of approximately 50 hectares and it is known as the Woodleigh Heights Time Share Resort.

We note that the Woodleigh Heights Estate subdivision is also characterised by moderately dense Eucalyptus Forest with the immediate surrounding area comprising mainly rural residential properties, the vast majority of standard residential allotments being situated to the south, near the Kyneton town centre.

A Locality Plan is attached as Appendix One.

Land Particulars

Title

Estate And Land Referred To

The subject properties are comprised within the following Certificates of Title, all being part of Cluster Subdivision 1134, prepared by Licensed Surveyor, James Harris, on February 2, 1979.

Lot	Volume	Folio	Area
46	9596	163	2905 m ²
47	9596	164	2581 m ²
48	9596	165	2735 m ²
49	9596	166	2120 m ²
50	9596	167	2030 m ²
54	9596	168	3912 m ²
63	9596	169	1514 m ²
64	9596	170	1988 m ²
65	9596	171	2721 m ²
72	9596	172	2931 m ²
73	9596	173	1744 m ²
74	9596	174	1716 m ²
78	9596	175	1578 m ²
79	9596	176	2379 m ²
80	9596	177	3994 m ²
130	9596	187	2694 m ²
131	9596	188	3018 m ²
132	9596	189	2370 m ²

Encumbrances

Our instructions state that we are to assume that the Plan of Subdivision refers to no easements or encumbrances over the common property.

There are however various easements referred to on the individual Certificates of Title for the subject properties, however we do not consider them to have a major impact upon value.

Land Dimensions

The Plan of Cluster Subdivision depicts the subject allotments as being of various shapes and configurations, with the overall land areas as detailed in the table above.

The frontage and depth of each allotment were not measured by us, but we have relied upon the professional competence and expertise of the Licensed Surveyor who prepared the Plan of Cluster Subdivision and the individual Certificates of Title.

A copy of the individual Certificates of Title and the Plan of Cluster Subdivision are attached as Appendix Two.

Environmental and Physical Conditions

Planning

An inquiry of the Shire of Macedon Town Planning Department has indicated that the subject properties as at October, 1989 were included an area controlled by a "**Blanket**" Interim Development Order under the Kyneton Planning Scheme ie. a planning permit was required for any purpose.

Whilst acknowledging our specific instructions, we considered it pertinent and necessary to make relevant enquiries with the Planning Personnel at the Shire of Macedon so as to establish the highest and best use of the allotments. Consequently, we have reviewed the permits and the history of the subdivision's development as the Woodleigh Heights Estate.

We refer you to **Appendix Three** which provides a brief summary of the development and the Permit history up to the relevant date.

We now refer specifically to our instructions which state that we are to assume that in the instance of each lot a Planning Permit would issue for the construction of a dwelling and that reticulated services were available within the Woodleigh Heights Estate. We further comment as to the specifics in relation to each allotment in the next section of this report.

Roads and Services

Our instructions specify the type, construction and level of maintenance of each of the roads servicing the individual allotments which we summarise as follows:

- Lots 46, 47, 48, 49, 50 & 54 main road from Kyneton, but no service road from within the development.
- Lots 63, 64, 65 gravel road, well maintained.
- Lots 72 & 73 Melville Drive (sealed road).

- Lots 74 gravel road (well maintained).
- Lots 78, 79 & 80 gravel road (needs regrading).
- Lots 130, 131 & 132 gravel road (well maintained).

We are also instructed to assume that services including water, sewer and electricity can be made available to each lot within the subdivision.

At about the date of our assessment the existing time-share development was supplied by water and sewerage facilities. These services were provided to the development by the then relevant authority being the Kyneton Water Board pursuant to agreements between Woodleigh Heights Resort Developments Pty. Ltd. and the Water Board.

Briefly the Kyneton Water Board operates and maintains the water main along Edgecombe Road to Melville Drive while the internal reticulation system was the responsibility of the developer.

We note as per information provided in the Administrative Appeals Tribunal decision of March, 1988 that the water supply during warm periods may not have been sufficient and engineering advisers commented that the system would need to be upgraded.

It was assumed that at that point in time that should there be a change from the time-share occupation to private residences it would have been likely to increase the amount of water consumption. Difficulties were highlighted relating to the discharge of waste water and included that the average allotment size was approximately between .25 hectares and that the soils were generally granitic sands with poor absorption qualities during wet weather. This lot size was considered too small for permanent inground absorption systems as there was insufficient space for a drain field plus space for an alternative drain field.

Further as the area has an annual rainfall of 860 millimetres the use of transpiration beds as an alternative disposal system was considered not to be suitable nor in accordance with the Victorian Health Commission Guidelines.

Roof water tanks as a source of water supply are commonly used but are not considered to be of sufficient reliability and capacity for use with a reticulated sewerage system.

We are now advised that the supply of water is no problem to the development as a Stand Pipe has been constructed (1992/3) in the township. The cost of these works are being recovered by the implementation of a surcharge (\$1,250) levy over and above the normal levy rated.

We are advised by the Coliban Regional Water Authority that the levies applicable at March, 1990 would have been \$1,250 in the instance of water and \$990 in the instance of sewer outfall whereas in late 1988 both sewer and water were \$500 each. For the purposes of this assessment we have utilised the 1988 levy rate, as recommended by

representatives of the Coliban Regional Water Authority, in the absence of definitive records.

Improvements

The development is accessed via Melville Drive which extends east from Edgecombe Road, through brick gates, into the estate. Off Melville Road are various gravel roadways which provide access to the individual subject allotments.

Improvements to the property include roads and an area of approximately 8.948 hectares which comprises a man made lake and a park surround, for the use of all owners within the subdivision.

As specified in our instructions, the present valuation is to have no regard to the swimming pools, tennis courts, constructed for the use of the time share resort within the subject property.

We include photographs as Appendix four.

Market Commentary And Analysis

In order to determine the market value of the subject property, as at the prescribed date, and subject to the special conditions detailed within our instructions, we have researched vacant land sales throughout the Shire of Macedon.

We detail these sales to occur from Woodleigh Heights Resorts Pty. Ltd. to Tylden Pty. Ltd (except lots 96, 97 & 98) occurring on October 11, 1989 as follows:

Allotments		Sale Price
84, 85 & 86	Leared Drive	\$54,000
87, 87 & 89	Leared Drive	\$54,000
96, 97 & 98	Leared Drive	\$54,000
102, 103 & 104	Leared Drive	\$54,000
105, 106 & 107	Leared Drive	\$54,000
108, 109 & 110	Leared Drive	\$54,000
111, 112 & 113	Leared Drive	\$54,000

We note that allotments 96, 97 & 98 were sold to Leech Earthmoving Pty. Ltd. at the same date. We have also been provided with verbal advice that Leech Earthmoving Pty Ltd were the purchasers of Lots 51, 52, 53, 60, 61, 62, 66, 67, 68, 100, 101, 96, 97, 98, 170, 127, 128, & 129 plus Lots 1, 2, 3 & 4 on plan 140372. We are advised that the consideration was \$440000 for the 22 lots and that the contract date was May 1989.

We attach notices of disposition relating to each of these sales in the appendix five of this report.

Sales Evidence

The following is a summary of the sales evidence which we have had regard in determining the value of the subject property.

Brennanah Estate

This estate is situated on the east side of Edgecombe Road, but to the south of the Kyneton Bypass is of approximately 4000 square metre (one acre) allotments.

A summary of sales within the estate is as follows:

Lot No.	Area	Price	Date
23	4,032	46,000	4/90
6	3,999	46,000	4/90
2	3,994	46,000	2/90
13	3,195	56,500	2/90
24	4,032	45,000	2/90
35	4,000	55,000	1/90

These allotments are considered by us to be far superior to the subject. They are cleared, have town water connected, are accessed via constructed bitumen roadways, are closer to Kyneton township, and are generally regular shapes.

Kyneton Park Estate.

A large "L" shaped estate with frontage to both Bourke Street and Edgecombe Road, being on the main access road to the Kyneton Township.

Sales within the estate include:

Lot No.	Area	Price	Date
51	754	20,500	4/90
55	767	25,000	2/90
95	750 (approx.)	20,500	12/89
94	750 (approx.)	19,900	10/89
49	750 (approx.)	24,000	9/89
58	750 (approx.)	25,500	9/89
31	750 (approx.)	20,200	8/89
26	750 (approx.)	19,900	8/89
27	750 (approx.)	19,500	8/89
28	750 (approx.)	19,000	8/89
32	750 (approx.)	20,500	5/89
30	750 (approx.)	20,200	4/89

Generally smaller allotments than the subject, situated within a relatively high density estate, towards the edge of the township.

Flynn's Lane

Situated to the west of Kyneton, this estate is generally comprised of rural residential allotments in an elevated location.

Sales which we have been able to identify in the estate are:

Lot No.	Area	Price	Date
1	4.2 Ha	64,500	3/90
2	4.2 Ha	60,000	3/90
3	4.2 Ha	52,500	3/90
4	4.2 Ha	49,000	3/90
6	4.1 Ha	43,000	3/90

Vastly superior to the subject, being located in a semi rural environment, with large, rectangular shaped allotments.

We have also considered other sales within the area including allotments situated in Blair Drive being Lots on Plan of Subdivision No. 148,539. These lots generally ranging in size from 600 to 650 square metres. We note that sales occurred in the latter part of 1988 for a considerations ranging from \$20,000 to \$24,000 with allotments during 1989 achieving \$25,000 to \$26,000. Examples include:

Allotment	Price	Date
12	\$25,000	April, 1989
20	\$25,500	February, 1989
15	\$30,000	August, 1990.

We also note that lot 15 was sold in June, 1988 for a consideration of \$19,000.

We have also notated sales occurring on Baynton Road located off Blackhill Road, being:

Lot	Area	Price	Date
9	1.430 ha	\$32,500	April, 1988
11	1.418 ha	\$40,000	January, 1989.

A further allotment considered was located on Edgcombe Road (Overtures Road) near the corner of Deettmans Road being

Lot	Area	Price	Date
3	2.02 Ha	\$33,000	April, 1988.

A further estate we have considered in our investigations was the Wheatley Street Estate which, at that point in time, was advertised as one of Kyneton's most prestigious estates. We note that the original development parcel amounted to a holding of 8.09 hectares and was purchased by the developer in June, 1989 for a consideration of \$205,000. The first stage of development commenced in July, 1989 with pre sales occurring in the vicinity of \$30,000 - \$34,000. We note these sales occurred during May to August, 1989, with allotment sizes ranging from approximately 750 to 950 square metres.

Other rural residential estates considered included Kyneton Pines Park located on Lauriston Road being a development by Celante Properties. This estate was marketed over an 18 month period with 22 blocks over a 2 stage development. All allotments were approximately 5 to 6 acres in size and sold between \$50,000 and \$60,000. At the time it was expected that town water would be connected within 2 years. A further estate developed by Celante included the Golf Course Estate also being 5 acre parcels with asking prices between \$48,000 and \$50,000. The first stage comprised 10 allotments which were located on Golf Course Road.

In respect of Cluster subdivision developments we are unable to find any other evidence of rural residential developed with allotments of a size comparable to the subject property. We do note however there was a development carried out, known as Lyndale Park Seymour, at Pylong Road in Tullarook.

We note that this property comprised a rural holding developed on a cluster basis of 30 allotments and having a 193.1 hectare common property. The allotments were contained within 5 clusters areas and varied from 3 to 8 allotments in each sector. The individual 30 allotments varied in size from 4,000 metres to 4,500 metres. To date 16 allotments have been sold to individual purchasers of which 14 have been developed with residences.

The common property relates to a farm which is managed and utilised as a beef and sheep grazing operation / serviced by 8 dams, 5 being interconnected, approximately 180 hectares of land and improved pasture with the common property including a brick managers residence, garage, machinery sheds etc. We also note there is communal facilities including 2 mod grass flood lit tennis courts, a concrete rendered inground swimming pool, games room, storage shed, tack room, four handling yards, menage and communal hall with male and female amenities. Each allotment in the cluster is serviced by underground power, telephone and a non pottable water supply from the dams. Each of the individual allotments have defined building envelopes.

We were advised that of the 16 sales 4 occurred in 1990, 2 in 1991, 6 in 1992, 2 in 1993 and a further 2 in 1994. Sale prices varied from \$110,000 to \$128,000. We comment that this is the only cluster subdivision apart from the subject property that we have been able to investigate. We must comment that it is our opinion that this development has little in common with the subject development.

Assessment

In consideration of the above sales evidence, the limiting and special conditions detailed in your instructions, and our general analysis of the market at this time, we have determined the individual market value of the subject properties as follows:

Lot	Assessment
46	\$ 17,500
47	\$ 18,500
48	\$ 20,000
49	\$ 20,000
50	\$ 20,000
54	\$ 22,500
63	\$ 22,500
64	\$ 22,500
65	\$ 22,500
72	\$ 27,500
73	\$ 22,500
74	\$ 22,500
78	\$ 17,500
79	\$ 17,500
80	\$ 17,500
130	\$ 18,500
131	\$ 18,500
132	\$ <u>18,500</u>
Aggregate Value	\$366,500

In our assessment of each of the above allotments we have made what we consider to be a reasonable allowance for the provision of vehicle access to the appropriate allotments, ie. no allowance was considered necessary for lot 72 and 73.

We are of the opinion that it is appropriate to make a deduction from the above individual assessments in assessing Market Value on the basis of a Mortgagee's Assessment.

We also consider it reasonable, and in accordance with a Mortgagee Valuation, that the assessment should be on the basis of a sale by auction whereby all properties are sold on the day and settled within 3 months. It has been assumed that there would be a reasonable advertising allowance and marketing period prior to the Mortgagee Auction.

On this basis we consider that the most likely, and in fact only realistic, purchaser could be a single entity cognisant of the relevant attributes of the cluster development, particularly the servicing requirements and the existing reticulated services ie sewer and water. We also consider that to attract the purchaser, a "bulk sale" discount or a Profit and Risk Allowance would be appropriate and necessary.

We have considered it reasonable, and necessary to support the individual assessment levels, to allow for the cost in extending the

existing reticulation system to the subject allotments.

We have, by necessity, relied upon information provided by representatives of the Coliban Regional Water Authority in establishing the location of the existing sewer and water reticulation systems in existence at October 1989. We must advise that this information is verbal and was gained only after considerable numbers of enquiries were made, both written and by telephone.

We have also relied upon verbal advice from the Coliban Regional Water Authority in relation to reticulation costs appropriate at that time, in the absence of formal Consulting Engineering advice. We reserve the right to review our assessment should the advice provided be in error and state that, whilst we have carried out our calculation utilising these allowances in good faith, we must state that we are not qualified engineers and do not warrant the accuracy of the allowances made.

Our calculation is as follows:

Aggregate Value (as per schedule)	\$366,500
Less Profit and Risk of 25%	
or 20% Bulk Discount	
	<u>\$ 73,300</u>
	\$293,200

Estimated Reticulation and Service Costs:

Water	\$ 23,625	
Sewer	\$ 80,000	
Water Levy	\$ 9,000	
Sewer Levy	<u>\$ 9,000</u>	<u>\$121,625</u>
Net Value		\$171,575

Apply \$171,000 or an average of \$9,500 per lot.

Valuation Assessment

Valuation

On the basis of the "direct comparison" methods of valuation, we have assessed the aggregate "Current Market Value" of the property freehold, as at the prescribed date, subject to the "Special Conditions" and comments as detailed in this report, to be:

**One Hundred and Seventy One Thousand Dollars
(\$171,000).**

Special Conditions

This Valuation is contingent upon the following assumptions and limitations:

- We have assumed that the property is not affected by any other encumbrances, easements or covenants that have not been disclosed in the information supplied and that would adversely affect the value for the property.

- The valuation is to disregard the time share usage aspect of the subject allotments, to consider only the usual "residential" use of the land.
- Our valuation was to be on the basis of reticulated services being available to each lot; roads constructed as per detailed in the "Services" section of this report; there were no encumbrances on the common property; the Section 32 revealed no restriction on residential usage; building permits were available; the brick entry was constructed at the date of valuation; the Section 32 revealed no charges in terms of body corporate liability and that the allotments were the areas as specified in this report.
- The valuation is to have no regard to the swimming pools or tennis courts constructed for the time share resort;
- Land was to be sold by Mercantile Credits at a Mortgagee Auction in October, 1989, assuming normal pre-auction advertising;
- The existing time share developer may have been an interested bidder.
- We have by necessity relied upon information provided by representatives of the Coliban Regional Water Authority in assessing the estimated cost of providing extensions to the existing sewer and water reticulation systems in existence at October 1989.
- We have also relied upon verbal advice from the Coliban Regional Water Authority in relation to reticulation costs appropriate at that time, in the absence of Consulting engineering advice. We reserve the right to review our assessment should the advice provided be in error and state that whilst we have carried out our calculation utilising these allowances in good faith. We must comment that we are not qualified engineers and do not warrant the accuracy of the allowances made in these instances.

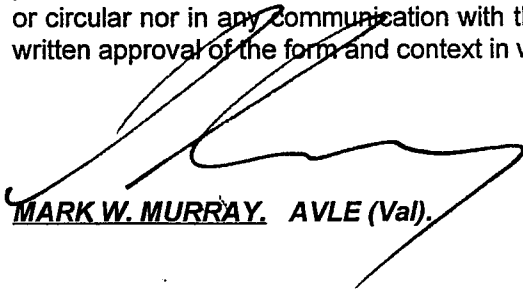
Disclaimer

The valuer certifies that he is a qualified valuer for the State of Victoria in all classes of real property. The valuer has no pecuniary interest in the said property past, present or prospective, and the opinion expressed is free of any bias in this regard.

In accordance with our standard practice we confirm that this report is confidential to **Esanda Finance Corporation Limited** and **Mr. G. Thompson** for the specific purpose to which it refers. No responsibility is accepted to any third party and neither the whole of the report or any part or reference thereto may be published in any document, statement or circular nor in any communication with third parties without our prior written approval of the form and context in which it will appear.

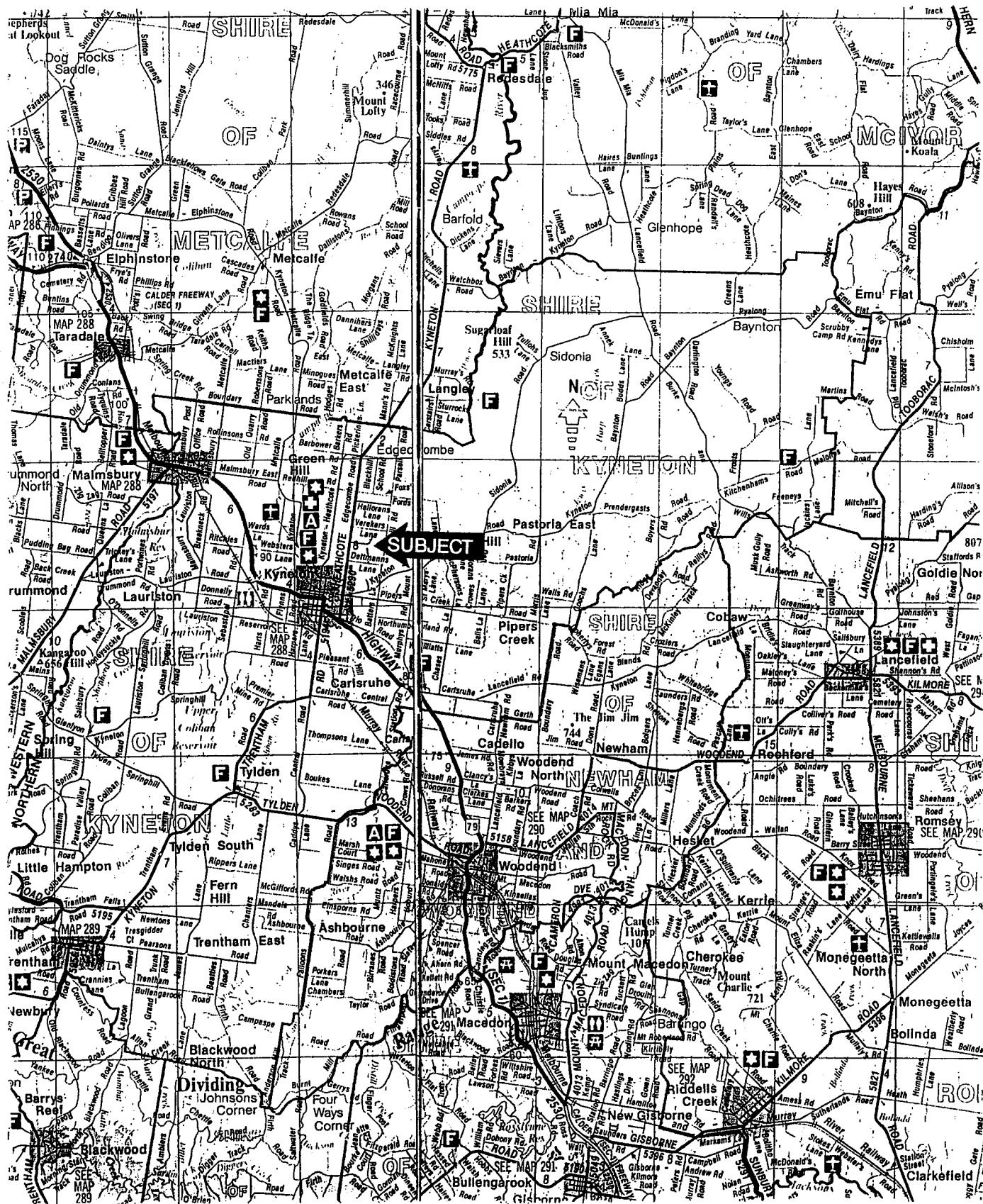
O'BRIENS

Qualified Valuer


MARK W. MURRAY. AVLE (Val).

APPENDIX ONE

LOCALITY PLAN



APPENDIX TWO

CERTIFICATES OF TITLE AND CLUSTER PLAN

841 ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 163

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 46 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

^{K379435}
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R Mc
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of Land Act or Section 20 of the Cluster Titles Act upon ---
registration of the said plan and any easements to which the ---
said land or any part thereof is, on the said plan shown to ---
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum ---
whereof has been entered on the said registered plan -

MORTGAGES - K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land
15 APR 1986

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 165

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

84
WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 48 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R Ma
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

K379435
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



REGISTER BOOK

VOL. 9596 FOL. 166

841 ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 49 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M. S.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

^{K379135}
The above mortgage ^{is}
discharged as to part
being the within Land

15 APR 1986



ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 167

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 50 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M. M.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

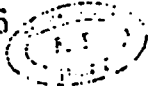
Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land

15 APR 1986



341 ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596

FOL. 168

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 54 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. L. L. L.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



841

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL 9596 FOL 169

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 63 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R Mc

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

^{K379135}
The above mortgage is
discharged as to part
being the within Land

APR 1986



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ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 170

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 64 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land
15 APR 1986





ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL 9596 FOL 171

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 65 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

^{K379435}
The above mortgage is
discharged in part
being the within Land
15 APR 1985



ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 172

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 72 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land

15 APR 1986





12 SEP 1985

841

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 173

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 73 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. R. M.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

K771735
The above mortgage is
discharged as to part
being the within Land

15 APR 1986



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OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 175

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 78 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - - -
whereof has been entered on the said registered plan -

MORTGAGES-K379435, K814538 and K814539 -

^{K379435}
The above mortgage is
discharged as to part
being the within Land

15 APR 1986



ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 176

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 79 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

KM1135
as to part
within Land
15 APR 1986



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84 ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL 9596 FOL 177

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 80 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

^{K77705}
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



341
ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 187

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 130 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. L. M.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan - -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land

15 APR 1986



ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES

VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 188**Certificate of Title**

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 131 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged in full
being the within Land
15 APR 1986



ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596

FOL. 189

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 132 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. R. M.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged in part
being the within Land
15 APR 1986



CS1134

14 SHEETS
SHEET 1

PLAN OF CLUSTER SUBDIVISION PANEL SHEET		REGISTERED <i>John</i> 1979												
THE PARCEL THE WHOLE OF THE LAND DESCRIBED IN CERTIFICATES OF TITLE VOL. 1213 FOL. 142, VOL. 1213 FOL. 143, VOL. 1213 FOL. 144, VOL. 1213 FOL. 145, VOL. 1213 FOL. 146, VOL. 1213 FOL. 147 AND VOL. 1213 FOL. 148 BEING PART OF GROWN PORTIONS 38 & 41 PARISH OF CARLSRUHE COUNTY OF DALHOUSIE														
CERTIFICATION OF SURVEYOR I, JAMES ALOYSIUS HARRIS, of 602 WHITEHORSE ROAD, BON HILL, A SURVEYOR LICENSED UNDER THE LAND SURVEYORS ACT 1966 CERTIFY THAT THE SURVEY FROM WHICH THIS PLAN HAS BEEN PREPARED WAS EFFECTED BY ME OR UNDER MY IMMEDIATE DIRECTION AND SUPERVISION AND MARKED ON THE GROUND IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF AND UNDER THE LAND SURVEYORS ACT 1966, THAT THE CLASSIFICATION OF THIS SURVEY IS (C-3), THAT EACH BOUNDARY OF EVERY PARCEL HAS BEEN MARKED ON THE GROUND BETWEEN THE 15th DAY OF JANUARY 1979 AND THE 1st DAY OF FEBRUARY 1979 AND THAT THIS PLAN IS ACCURATE IN ALL RESPECTS. DATED THIS 1st DAY OF FEBRUARY 1979 SIGNATURE <i>J. Harris</i> LICENSED SURVEYOR		SEAL OF MUNICIPALITY AND ENDORSEMENT												
LITHO														
LAND APPROPRIATED OR SET APART <table border="1"> <thead> <tr> <th>PURPOSE</th> <th>LAND SO DESCRIBED</th> </tr> </thead> <tbody> <tr> <td>PUBLIC ROAD</td> <td>(C-2), (C-4)</td> </tr> <tr> <td>DRAINAGE</td> <td>(C-3)</td> </tr> <tr> <td>WATER SUPPLY</td> <td>(C-3)</td> </tr> </tbody> </table>	PURPOSE	LAND SO DESCRIBED	PUBLIC ROAD	(C-2), (C-4)	DRAINAGE	(C-3)	WATER SUPPLY	(C-3)	LAND SUBJECT TO EASEMENT <table border="1"> <thead> <tr> <th>LAND</th> <th>CERTIFICATE OF TITLE OR PLAN AND NATURE</th> </tr> </thead> <tbody> <tr> <td>(C-1)</td> <td>L.P. 121349 (DRAINAGE)</td> </tr> </tbody> </table>	LAND	CERTIFICATE OF TITLE OR PLAN AND NATURE	(C-1)	L.P. 121349 (DRAINAGE)	NOTATIONS THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LOTS AND LAND DESIGNATED "PUBLIC ROAD". THIS PLAN CONSISTS OF 14 SHEETS.
PURPOSE	LAND SO DESCRIBED													
PUBLIC ROAD	(C-2), (C-4)													
DRAINAGE	(C-3)													
WATER SUPPLY	(C-3)													
LAND	CERTIFICATE OF TITLE OR PLAN AND NATURE													
(C-1)	L.P. 121349 (DRAINAGE)													
SHEET 1 COUNCIL REFERENCE NUMBER... 214 <i>J. Harris</i> LICENSED SURVEYOR DATE 2nd Feb 1979 SURVEYOR'S REFERENCE NUMBER 1774/C														

POSTED	<i>L. M. Jordan</i>
CHECKED	<i>J.</i>

14 SHEETS
SHEET 1

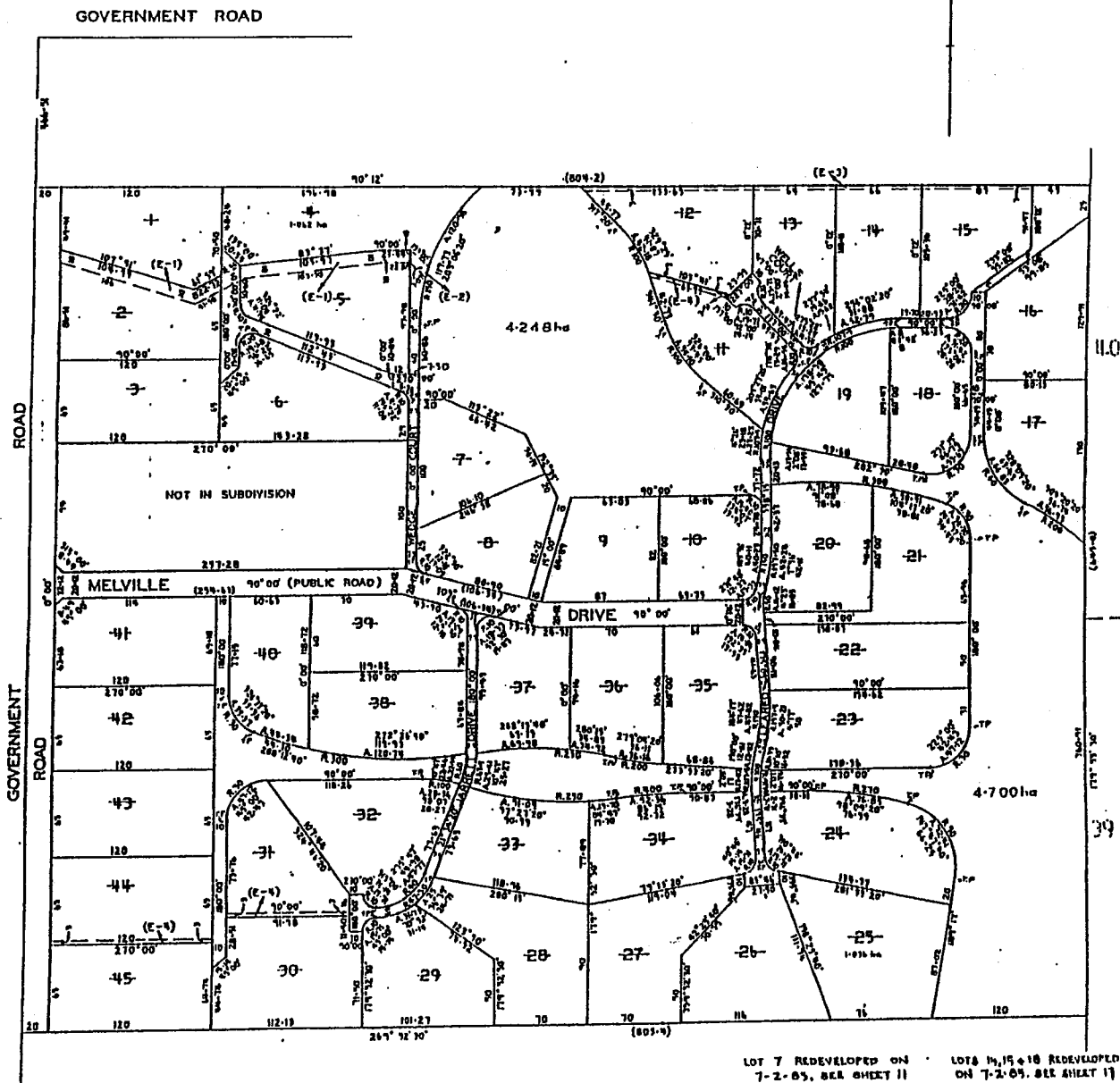
CS1134

CS1134

14 SHEETS
SHEET 2PLAN OF CLUSTER SUBDIVISION
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979

LITHO
SCALE
LENGTHS ARE IN METRESLOTS 28-33(01) & 37-45(01) REDEVELOPED
ON 16-2-1982 SEE SHEET 3LOTS 3, 6 & 8 REDEVELOPED ON
19-10-83. SEE SHEET 4LOTS 20-23(01) & 36 REDEVELOPED
ON 19-10-1983. SEE SHEET 5LOT 26 REDEVELOPED ON
10-8-84. SEE SHEET 6LOTS 4 & 5 REDEVELOPED ON
20-7-84. SEE SHEET 7LOTS 11, 13, 16 & 17 REDEVELOPED
ON 20-7-84. SEE SHEET 8LOTS 24, 25, 34 & 35 REDEVELOPED
ON 20-7-84. SEE SHEET 9LOTS 1 AND 2 REDEVELOPED
ON 7-2-85. SEE SHEET 10

LOT 7 REDEVELOPED ON

7-2-85. SEE SHEET 11

LOTS 10 AND 12 REDEVELOPED

ON 7-2-85. SEE SHEET 12

LOTS 14, 15 & 18 REDEVELOPED

ON 7-2-85. SEE SHEET 13

LOT 27 REDEVELOPED ON

7-2-85. SEE SHEET 14

SHEET 2
COUNCIL REFERENCE NUMBER 2191L. Morgan
LICENSED SURVEYOR

DATE 2nd Feb. 1979

SURVEYOR'S REFERENCE NUMBER 77169/C

POSTED
CHECKED

L. Morgan

14 SHEETS
SHEET 2

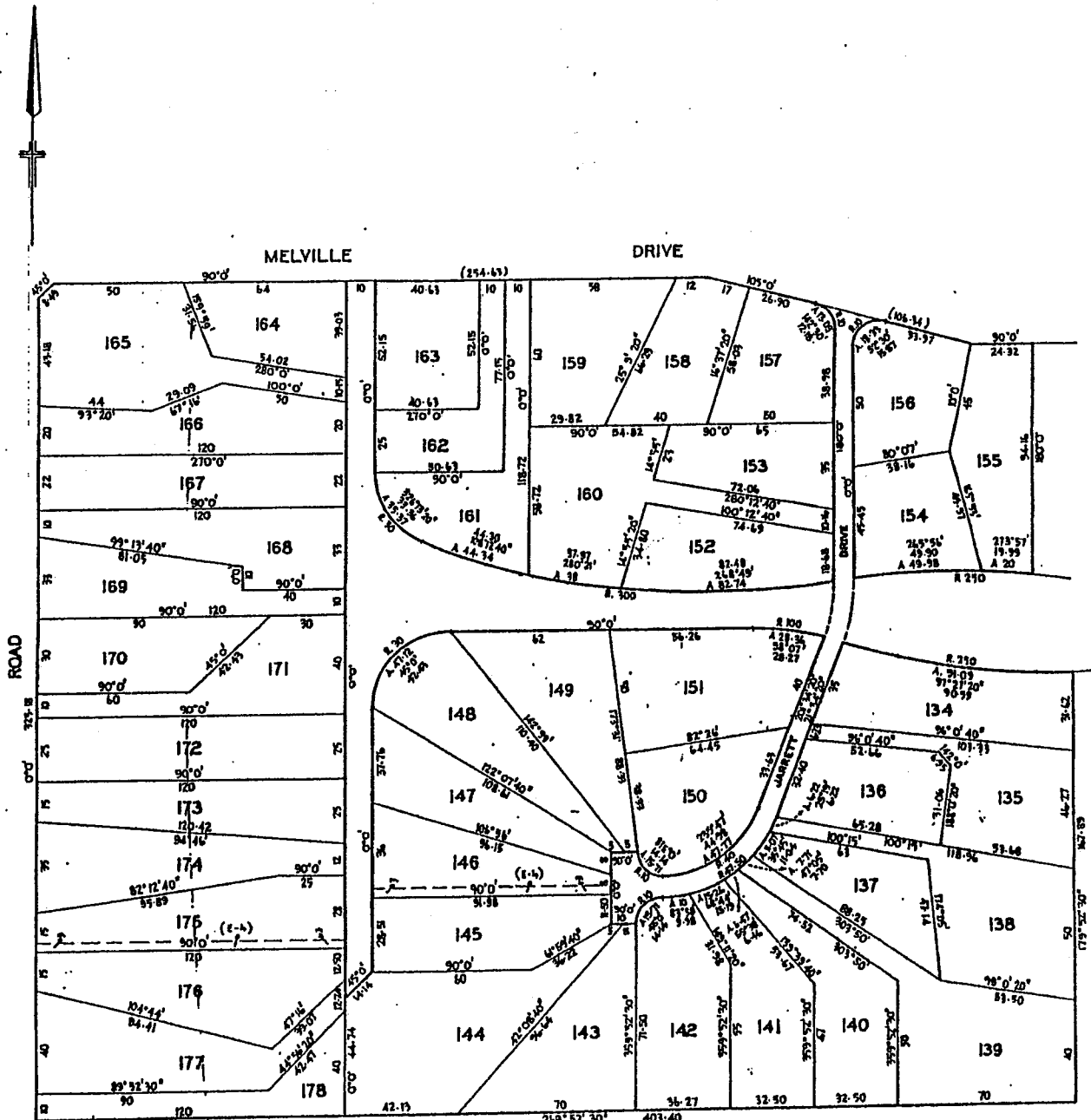
CS1134

PLAN OF CLUSTER RE DEVELOPMENT
SUBDIVISION DETAIL PLAN

REGISTERED
9 AUG 1979

11110

SCALE
LENGTHS ARE IN METRES



AMENDMENTS MADE PURSUANT TO SECTION 22 CLUSTER
TITLES ACT 1974 IN ACCORDANCE WITH PLAN OF
REDEVELOPMENT APPROVED AT 1:00 A.M. ON 16-1-1982.

Assistant Registrar of Titles.

SHEET 3
COUNCIL REFERENCE NUMBER 2784
LICENSED SURVEYOR
DATE 16-11-81
SURVEYOR'S REFERENCE NUMBER 8236

POSTED
CHECKED

L. Morgan

CS 1134

SHEETS

SHEET 4

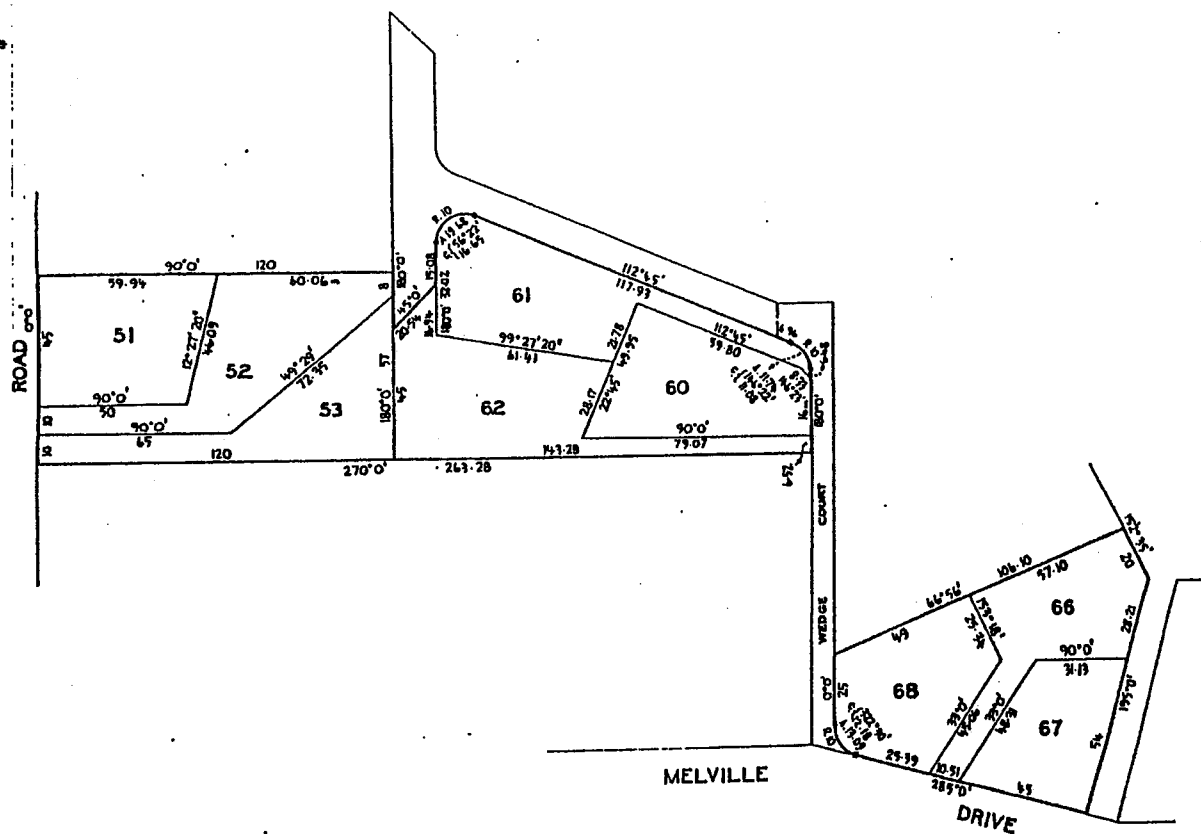
PLAN OF CLUSTER REDEVELOPMENT
SUBDIVISION DETAIL PLAN

REGISTERED
9 AUG 1979

LITHO

SCALE
LENGTHS ARE IN METRES

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AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF CLUSTER REDEVELOPMENT
APPROVED AT 9.00 AM ON 19.10.1983

SHEET 4
COUNCIL REFERENCE NUMBER 2784
K. J. Bodman
LICENSED SURVEYOR
DATE 11-8-82
SURVEYOR'S REFERENCE NUMBER 8214/2

POSTED
CHECKED

K. J. Bodman

SHEET 4

ECTT

SHEET 5

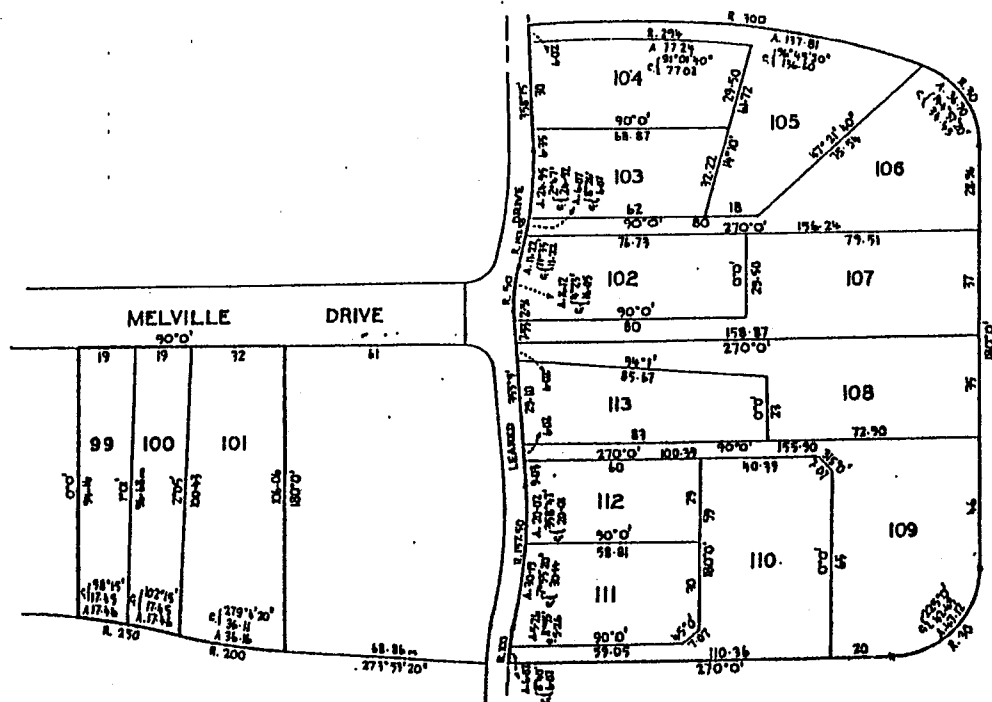
PLAN OF CLUSTER REDEVELOPMENT
SUBDIVISION DETAIL PLAN

REGISTERED
9 AUG 1979

LITHO

SCALE
LENGTHS ARE IN METRES

1:1000



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE WITH
PLAN OF CLUSTER REDEVELOPMENT APPROVED AT
9.00 AM ON 17-10-1983

SHEET 5
COUNCIL REFERENCE NUMBER 2784
L. M. Morgan
LICENSED SURVEYOR
DATE 11-8-82
SURVEYOR'S REFERENCE NUMBER 5236/2

POSTED
CHECKED

L. M. Morgan

14 SHEETS
SHEET 5

CS 1134

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PLAN OF CLUSTER REDEVELOPMENT
SUBDIVISION DETAIL PLAN

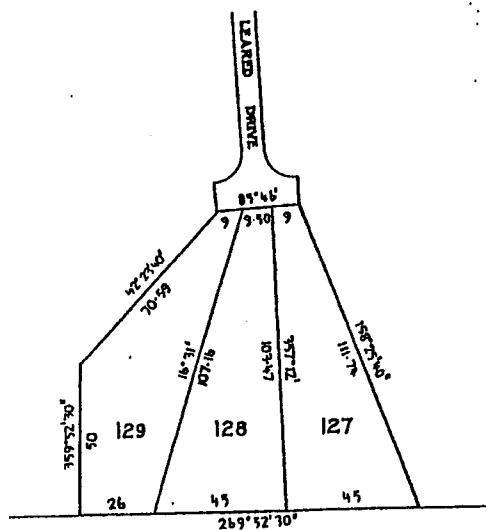
REGISTERED
9 AUG 1979

LITHO

SCALE
LENGTHS ARE IN METRES



SHEET 6



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF CLUSTER REDEVELOPMENT
APPROVED AT 9:00 AM ON 10-8-84

David

SHEET 6
COUNCIL REFERENCE NUMBER 2784

LICENSED SURVEYOR
DATE 22-12-82
SURVEYOR'S REFERENCE NUMBER 1276-1

POSTED
CHECKED

L. Morgan

14 SHEETS
SHEET 6

CS 1134

CS1134

14 SHEETS

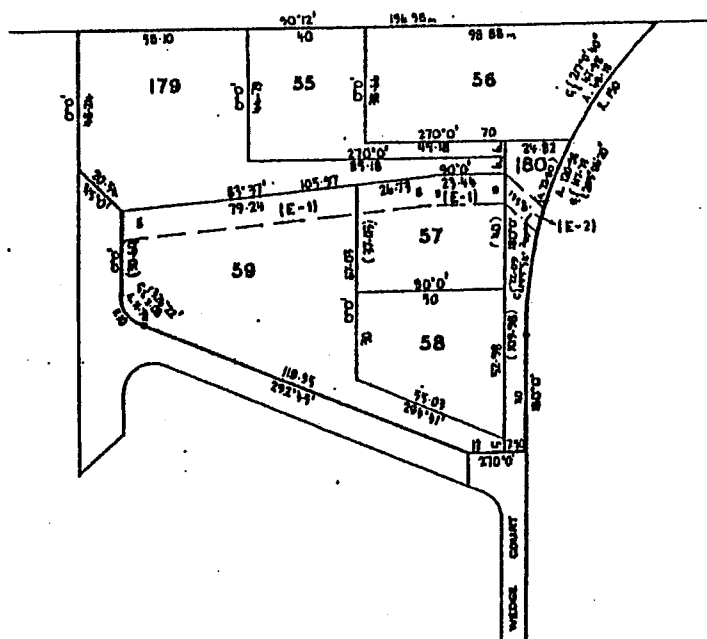
SHEET 7

PLAN OF CLUSTER REDEVELOPMENT
SUBDIVISION DETAIL PLAN

REGISTERED
9 AUG 1979

LITHO

SCALE
LENGTHS ARE IN METRES



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9.00 AM ON 20.9.1984

SHEET 7
COUNCIL REFERENCE NUMBER 2784
L. M. M. M.
LICENSED SURVEYOR
DATE 9-5-88
SURVEYOR'S REFERENCE NUMBER 1216

POSTED
CHECKED

L. M. M. M.

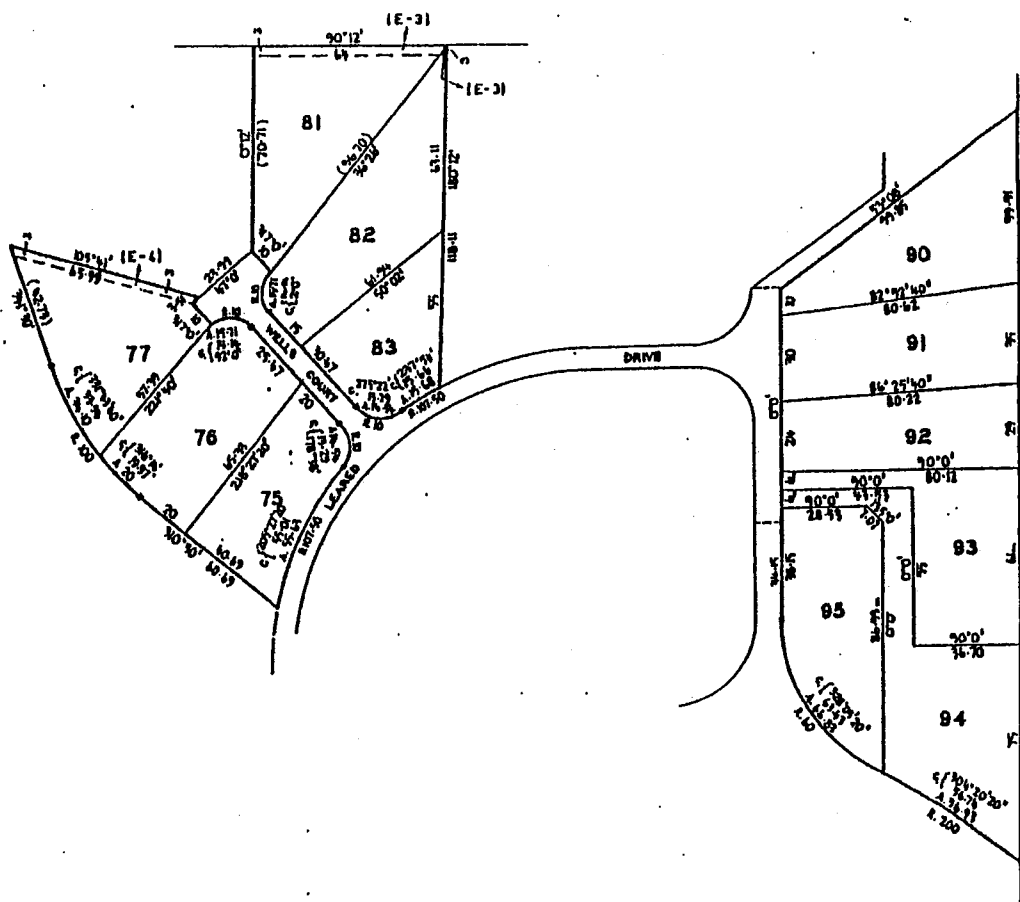
SHEET 7

CS1134

PLAN OF CLUSTER REDEVELOPMENT
SUBDIVISION DETAIL PLAN

REGISTERED
9 AUG 1979

SCALE
LENGTHS ARE IN METRES



AMENDMENTS MADE PURSUANT TO SECTION 23
CLUSTER TITLE ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 10-9-1984

SHEET 8
COUNCIL REFERENCE NUMBER 2784
L. M. Morgan
LICENSED SURVEYOR
DATE 3-5-88
SURVEYOR'S REFERENCE NUMBER 1216

POSTED
CHECKED

L. M. Morgan

CS 1134

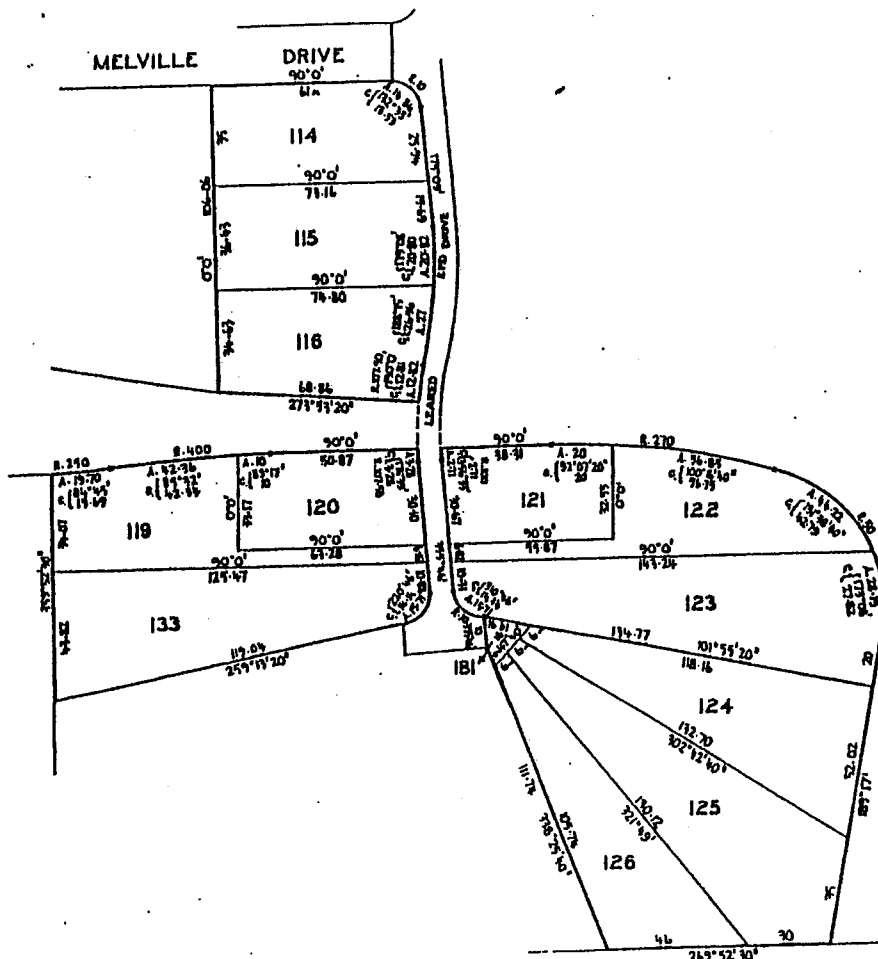
SHEETS
9
SHEET

PLAN OF CLUSTER RE'DEVELOPMENT
SUBDIVISION DETAIL PLAN

REGISTERED
9 AUG 1979

LITHO

SCALE
LENGTHS ARE IN METRES



AMENDMENTS MADE PURSUANT TO SECTION 23
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9.00 AM ON 20-5-1984

D. Hall

SHEET 9
COUNCIL REFERENCE NUMBER 2784

LICENSED SURVEYOR
DATE 20-5-84
SURVEYOR'S REFERENCE NUMBER 7214

POSTED
CHECKED

L. Morgan

SHEET 9

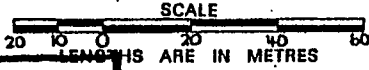
CS 1134

PLAN OF CLUSTER RE DEVELOPMENT

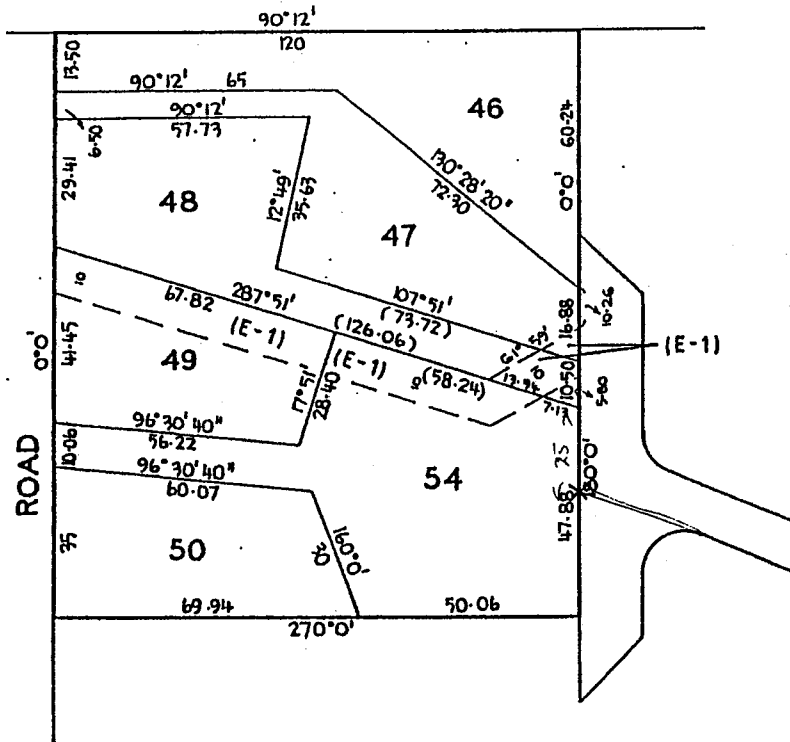
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22,
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 7-2-1985

[Signature]
7-2-1985

SHEET 10

COUNCIL REFERENCE NUMBER 2784....

LICENSED SURVEYOR

DATE 9-5-85

SURVEYOR'S REFERENCE NUMBER 5236:5

POSTED
CHECKED

[Signature]
L. Mangan

14 SHEETS
SHEET 10

CS 1134

PLAN OF CLUSTER RE DEVELOPMENT

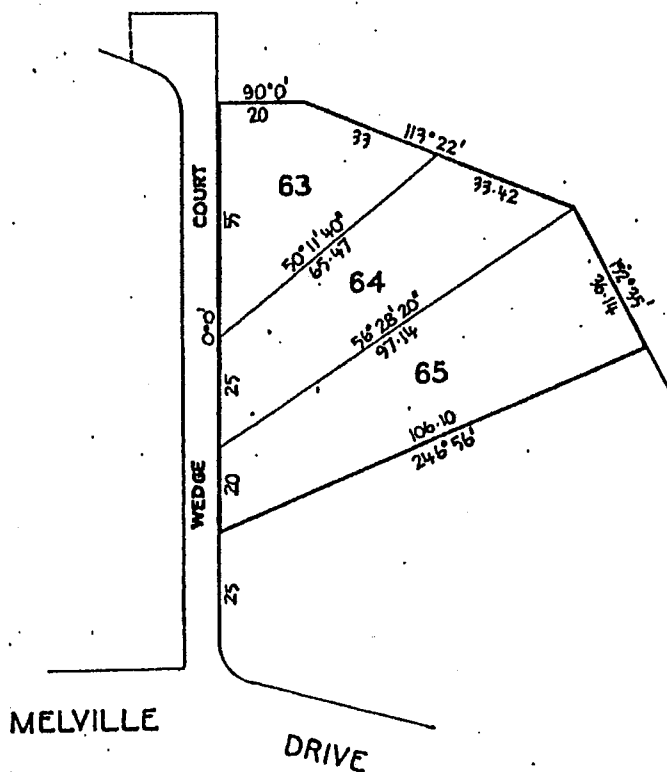
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979

SCALE
20 10 0 20 40 60
LENGTHS ARE IN METRES

UNIT



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 7-2-1985

Asst. (Titles)

SHEET 11
COUNCIL REFERENCE NUMBER 2784.....

Licensed Surveyor
DATE 9-5-83

SURVEYOR'S REFERENCE NUMBER 5236-5

POSTED
CHECKED

14 SHEETS
SHEET 11

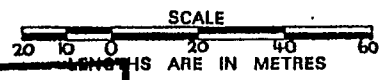
CS 1134

CS 1134

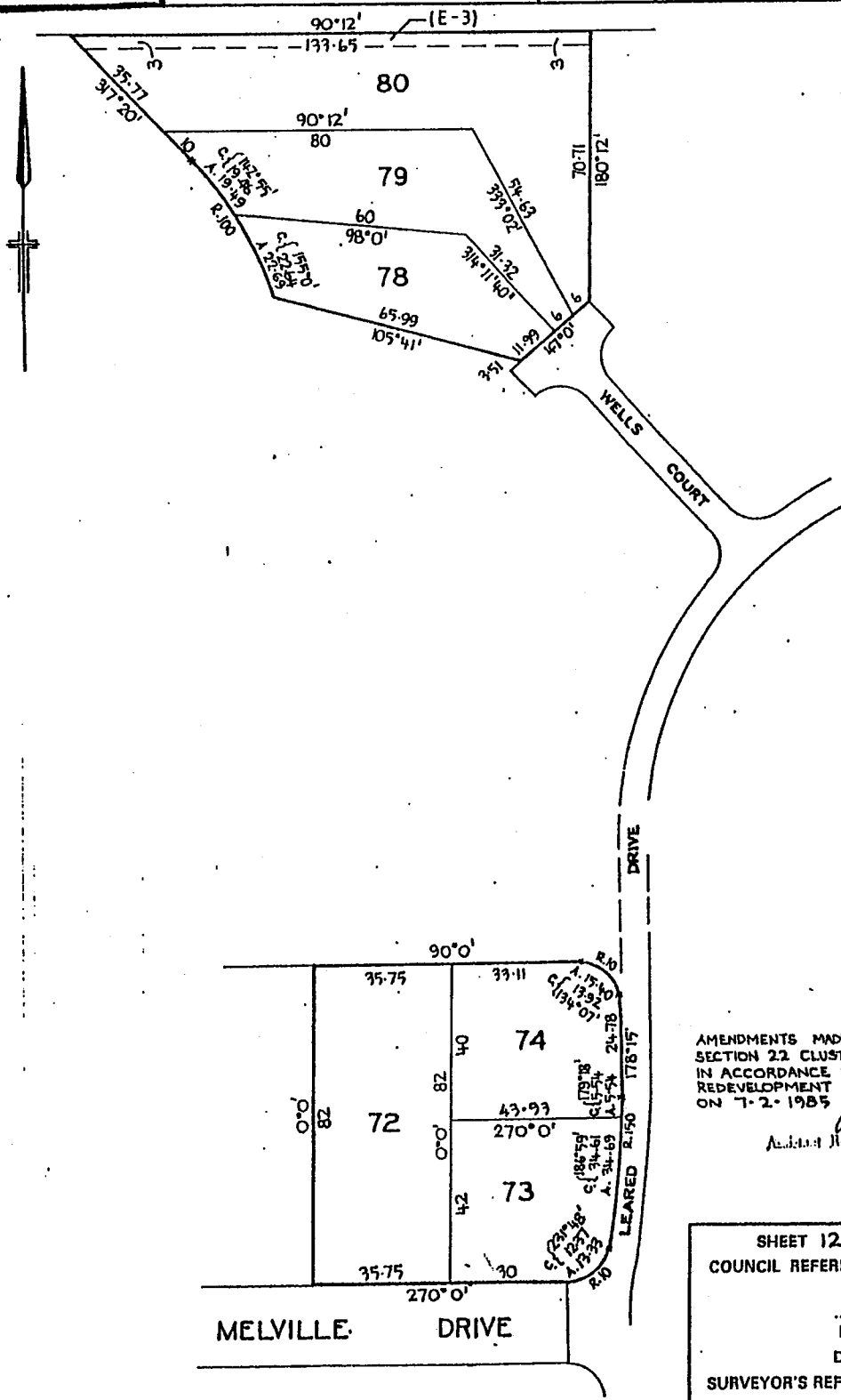
14 SHEETS
SHEET 12

PLAN OF CLUSTER RE DEVELOPMENT
SUBDIVISION DETAIL SHEET

REGISTERED
9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO
SECTION 22 CLUSTER TITLES ACT 1974
IN ACCORDANCE WITH PLAN OF
REDEVELOPMENT APPROVED AT 9:00 A.M.
ON 7-2-1985

Abbas
Assistant Registrar of Titles

SHEET 12
COUNCIL REFERENCE NUMBER 2784...
H. Hoodman
LICENSED SURVEYOR
DATE 9-5-83
SURVEYOR'S REFERENCE NUMBER 5236.5

POSTED
CHECKED *H. Morgan*

14 SHEETS
SHEET 12

CS 1134

CS 1134

SHEETS
SHEET 13

PLAN OF CLUSTER RE DEVELOPMENT

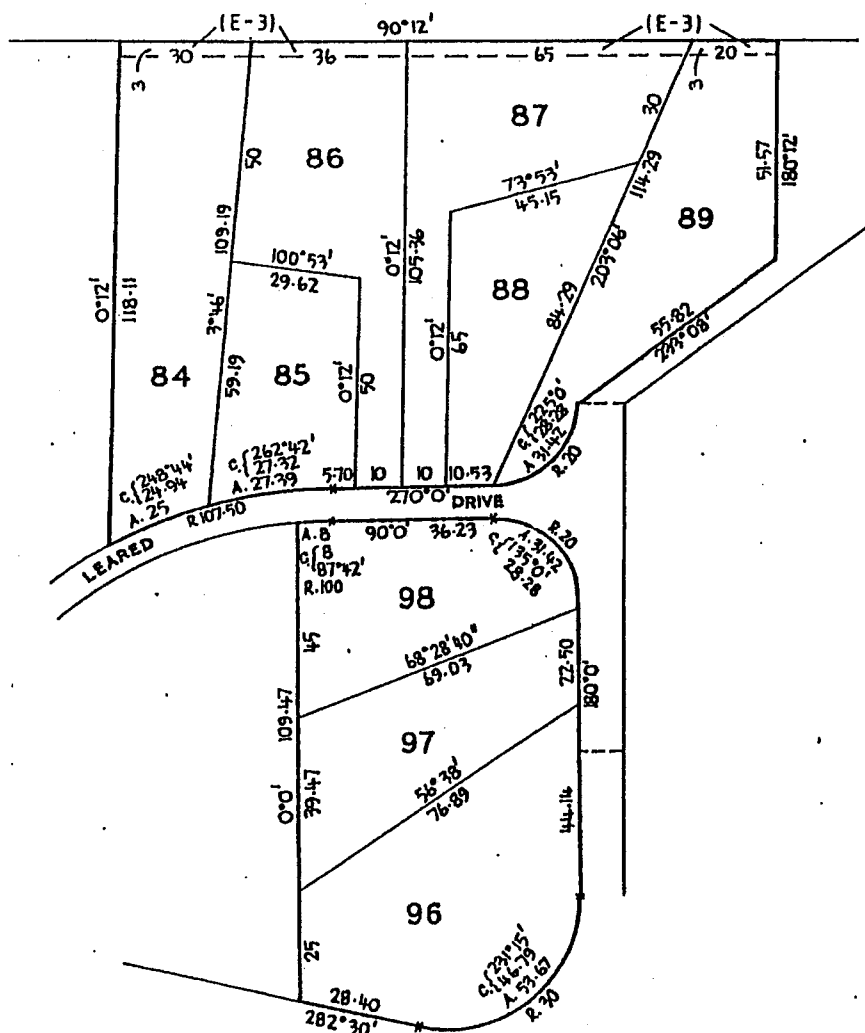
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM. ON 7-2-1985

Dr. L. M. Ryan

SHEET 13

COUNCIL REFERENCE NUMBER 2784...

L. M. Ryan
LICENSED SURVEYOR

DATE 9-5-82

SURVEYOR'S REFERENCE NUMBER 52365

POSTED
CHECKED

L. M. Ryan

SHEETS
SHEET 13

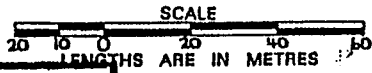
CS 1134

PLAN OF CLUSTER RE DEVELOPMENT

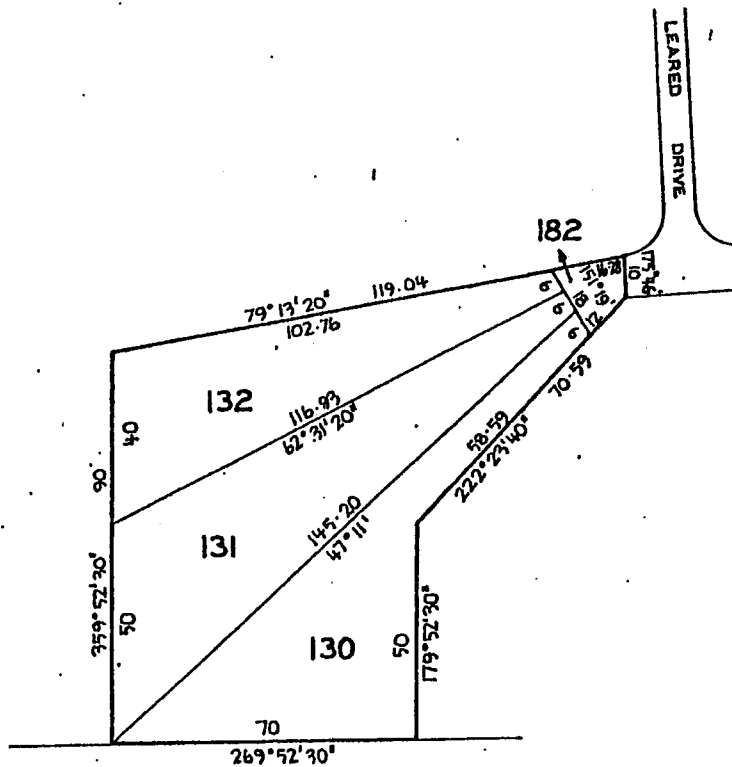
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9-00 A.M. ON 7-2-1985

Black

SHEET 14

COUNCIL REFERENCE NUMBER 2784.....

LICENSED SURVEYOR

DATE 9-5-83

SURVEYOR'S REFERENCE NUMBER 5236-5

POSTED
CHECKED

L. Morgan.

APPENDIX THREE

PLANNING HISTORY

WOODLEIGH HEIGHTS PLANNING PERMITS

- 1436 - 14 Lot Subdivision.
- 2191 - 45 Lot Cluster Subdivision.
- 2752 - Erect a detached dwelling on Lot 1 - 45.
- 2773 - Erect a dwelling on Lot 9.
- 2784 - Cluster redevelopment - creating 3 Cluster Lots/existing lot and a HOLIDAY UNIT on each created lot.
(including swimming pool, saunas, tennis courts etc)
- 3056 - 4 Lot Subdivision for future development.
(land on Edgecombe/Leared Drive Cnr)
- 4101 - Build a machinery shed. (lot 36)
- 4171 - Build a rotunda.
- 4669 - Motel, lawn bowls, indoor tennis on lot created by 3056.
- 4669A- Amended 4669.
- 4792 - Erected 5 residential units on lots 146 - 150.
- 5953 - Renewal of 4669.
- 6111 - Erect dwellings on;
 - Lots 51 - 53
 - 60 - 62
 - 66 - 68
 - 84 - 89
 - 96 - 98
 - 102 - 113
 - 127 - 129
 - 100.
- 7413 - Refusal to erect 9 units.
- 7508 - Unit on Lot 115.
- 7509 - Unit on Lot 116.
- 7510 - Unit on Lot 114.
- 7663 - Refusal to erect dwellings on Lots 119, 120, 130-132, 133. (no information provided).
- 7913 - 3 Attached Units Lot 119, 120 & 133 - subject to consolidation.
- 8075 - 18 units on Lots 119, 133 & 132 - Undetermined.
- 8195 - Lot 121 - erect a unit.
- 8196 - Lot 122 - erect a unit.
- 8197 - Lot 123 - erect a unit.
- 8199 - Tree clearing for SECV powerline.
- 8228 - Lot 124 - erect a dwelling.
- 8229 - Lot 125 - erect a dwelling.
- 8230 - Lot 126 - erect a dwelling.

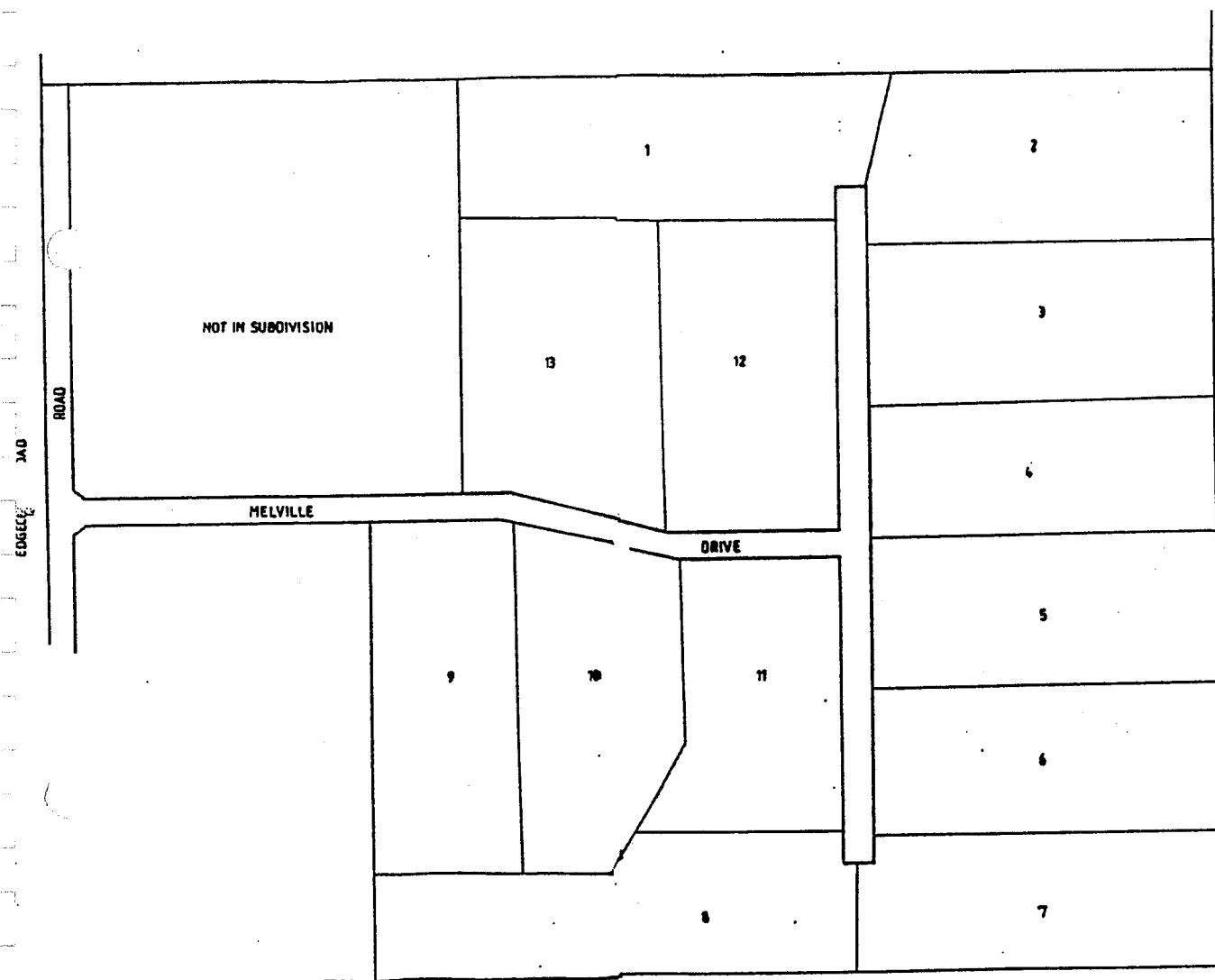
As at 01 July 1991.

WOODLEIGH HEIGHTS
DEVELOPMENT HISTORY



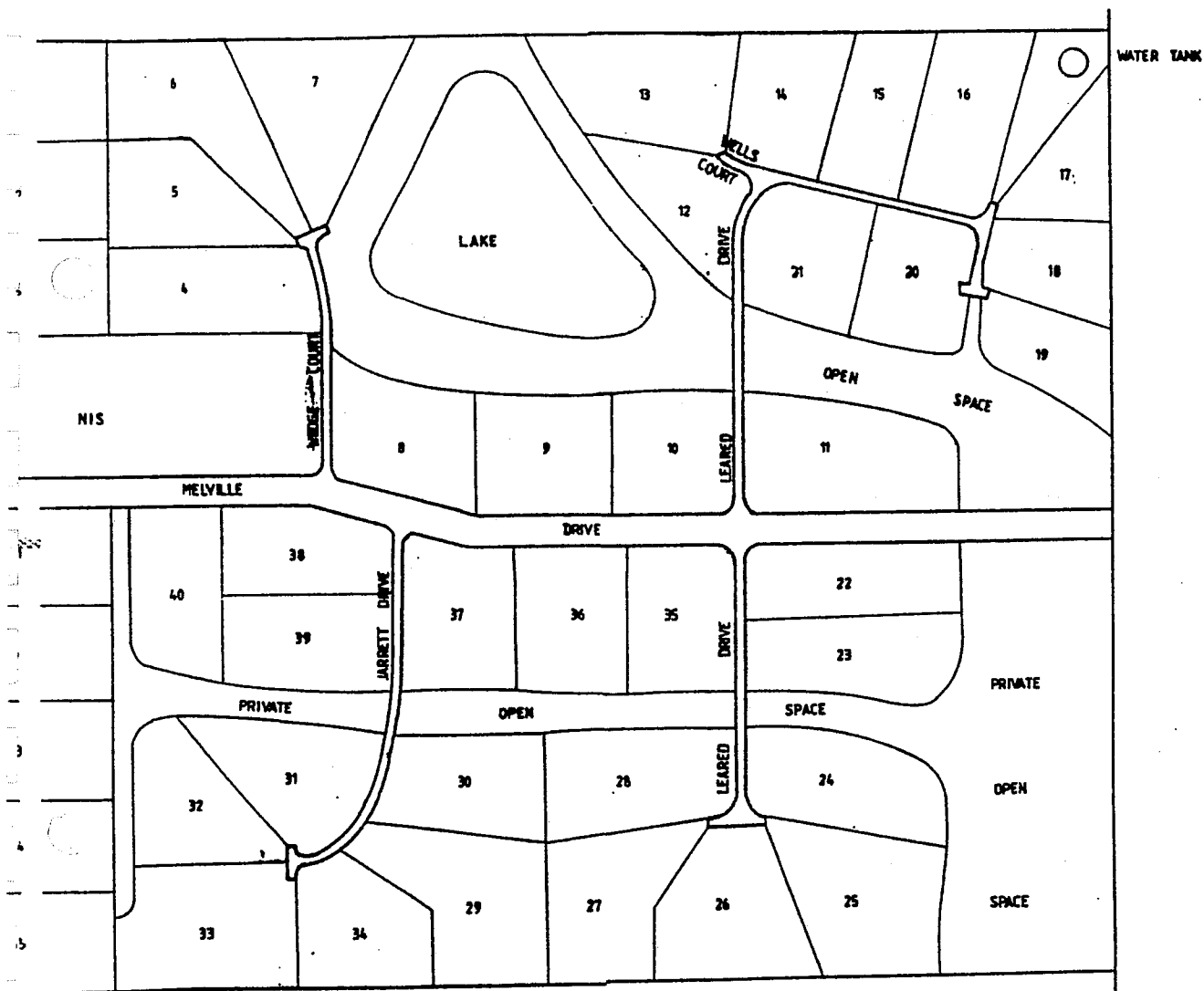
21-6-1976 : PP1436 - 17 lot Plan of Subdivision.

- Lot sizes ranged between 2.4 and 3.8 hectares (6 to 9.4 acres).



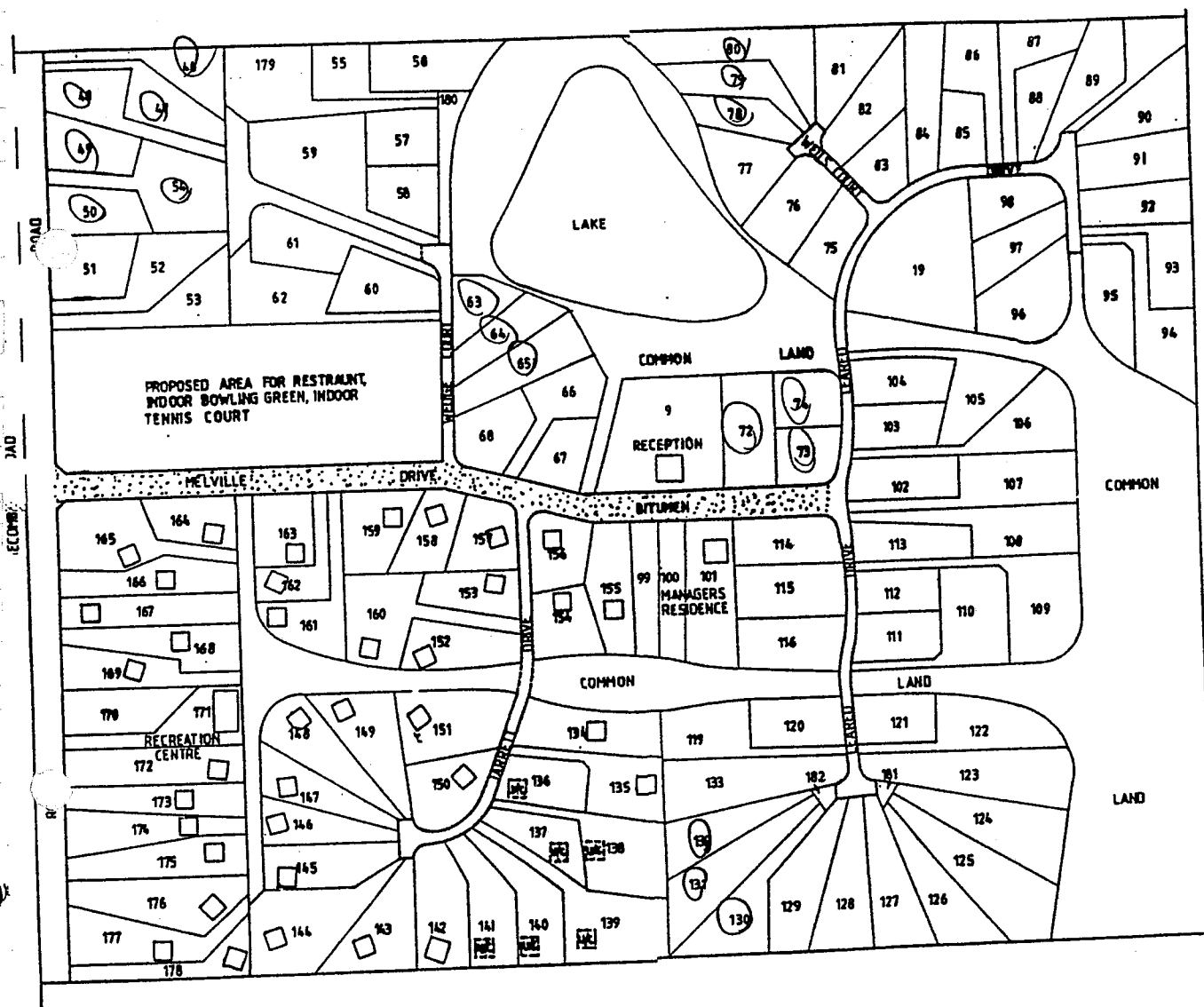
1-1-1978 : PP1436 - Amendment to Plan of Subdivision.

The amendment created two extra lots. Lot sizes varied between 2.4 and 3.8 hectares (6 to 7 acres).



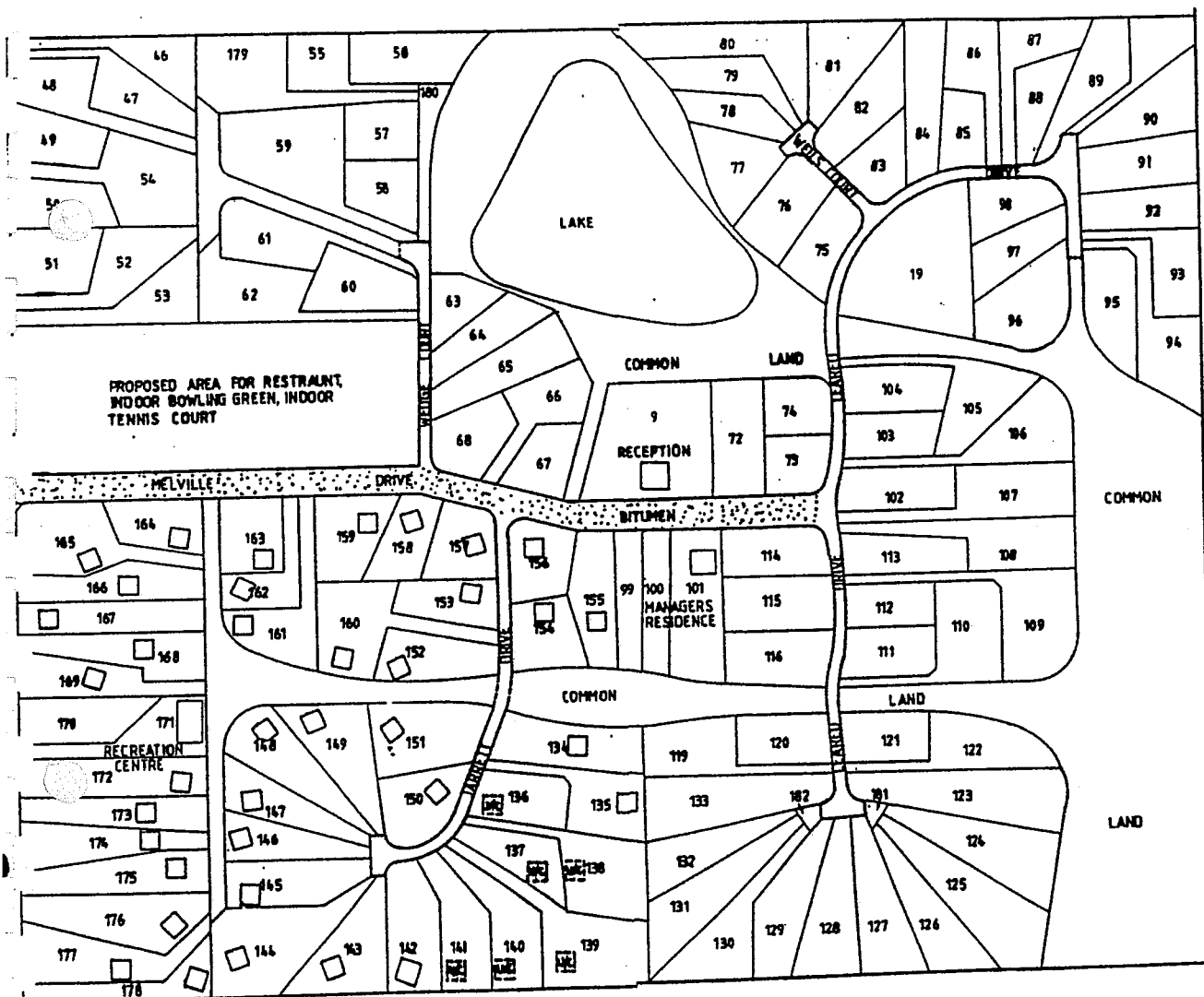
1 -11-1978 : PP2192 - 45 lot Cluster Development.

- The permit required the provision of water by the Corporate
 H dy. The average lot size was 0.8 hectares.



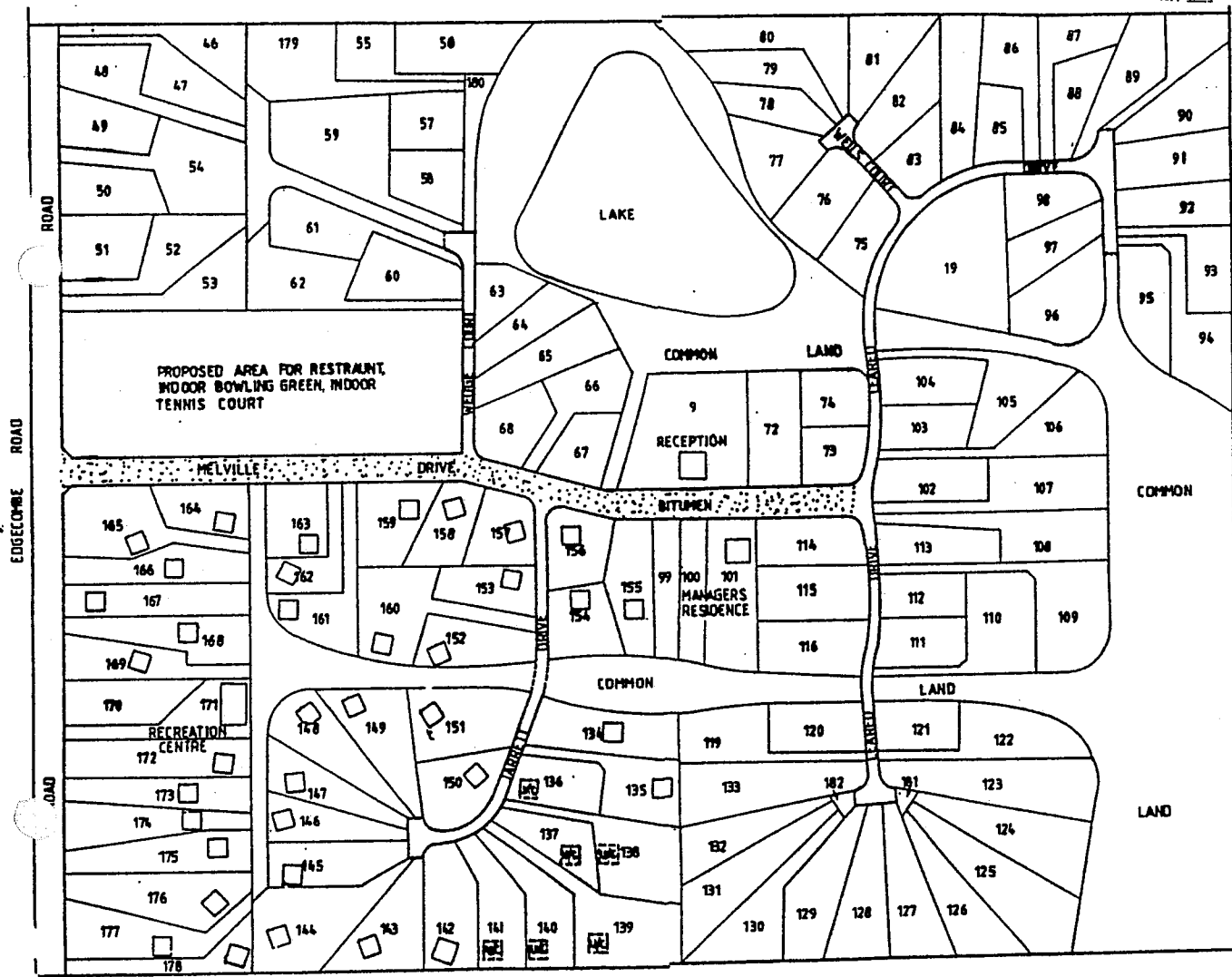
5-11-1980 : PP2784 - Cluster Redevelopment.

- Creating three cluster titles on each existing lot to allow for the construction of holiday units.



21-10-1987 : PP6111 - Dwellings.

- The Council refused to issue a planning permit for the erection of dwellings. The refusal was overturned by the A.A.T..



OWNERSHIP

CLUB KYNETON
 WOODLEIGH HEIGHTS RESORT DEVL
 KR&YR BUCHANAN
 G THOMPSON
 LILY ONG

☐
☐
☐
☐
☐

No OF TIMESHARE UNITS 43
 No OF VACANT LOTS 87

O'BRIENS

APPENDIX FOUR

PHOTOGRAPHS

O'BRIENS



MAIN ACCESS TO SUBJECT PROPERTIES FROM EDGECOMBE ROAD



O'BRIENS



EDGECOMBE ROAD TO NORTH (ABOVE) & SOUTH (BELOW)



O'BRIENS



LAKE AND PARK SURROUNDS



O'BRIENS



LOTS 72, 73 & 74





LOTS 46, 47, 48, 49, 50 & 54 FROM EDGECOMBE ROAD



APPENDIX FIVE

SALE DISPOSITION NOTICES

Notice of Disposition of an Interest in Land

4433973

FOR OFFICE USE ONLY

002398 FEB 26 1989

PARTIES TO THE TRANSACTION

Surrender of Transfer		57	Surrender of Transfer	
WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/L		LEECH EARTHMOVING PTY. LTD.		
Address (in full)		Address (in full)		
27 Elizabeth Street,		27 Elizabeth Street,		
Kyneton		Kyneton		
Postcode 3444		Postcode 3450		
Name of Future Interest (if known)		Name of Future Interest (if known)		
as above		as above		

(NOTE: PLEASE PRINT IN BOX WHERE APPLICABLE) DETAILS OF TITLE AND TRANSACTION

Area	Subdivisions	Flat Unit No.	Street No.	Street Name	Town or Suburb	Postcode
SEE PLAN ATTACHED				LEARNED DRIVE	NORTH KYNETON	3444
Site Dist.	Lot No.	Plan No.	Volume	Page	Memorial	
	96, 97, 98	1134	9596	184	185	
Municipality	Ward or Riding	For Office Use	Date of Transfer	Contract	Date Possession Given	
KYNETON			11 1089		11 10 89	
Total Price	Net Sale Price					
\$ 54,000.00	\$ 54,000.00					
Term	Cash	Deposit	Balance			
	☒					
	Terms	Deposit	Balance by Instalments of \$	per		
extending over years with interest at per cent Balance due						

PROPERTY DETAILS

Are there any improvements to the property?	Are there any items in the transaction additional to land and improvements? If so show approximate value	Plant and Machinery
☒ No		Lessons
Was the property at the time of this transaction in respect of one (or more) of the following:		Chattels, Crops, Livestock etc
Consent	Main Structure of applicable	
	Brick	
	Concrete	
	Timber	
	Other	
	Value	
	Code Numbers	89

Name of Seller or Agent for Seller	Name of Buyer or Agent for Buyer
PALMER, STEVENS & RENNICK	
8 JENNINGS STREET,	
KYNETON 3444	
Telephone 054-221500	
W. WOODLEIGH HEIGHTS RESORT DEVELOPMENTS PTY. LTD. of Edgecombe Road, Kyneton	
hereby	
that the above statements are true and correct	
G. Hopley	Palmer, Stevens & Rennick
19 2 90	Signature of Vendor or Solicitor for Vendor
	PALMER, STEVENS & RENNICK

4433574

002394 FEB 26 8

SINGH HANDESH

57

LEIGH HEIGHTS RESORT DEVELOPMENTS P/L TYLDEN NOMINEES PTY. LTD.

Combe Road,

Tylden Road, Kyne†

3444

3444

60

by Spruce of F. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839.

62

as above

as above

Procedures

PLAN ATTACHED

LEARED DRIVE

NTH. KYNETON

3444

CARLSRUHE

9596

178 179.

Memoria. 180

11-10-89 Date Possession Given

11 10 89

NYLTON

Sale Price \$ 54,000.00

James C. Phillips, et al: S
1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 265

Net Sale Price \$ 54,000.00

! Sale	☒	Cash
	☐	Term

Cash	Deposit \$
Term	Deposit \$

Balance by Installments of \$ _____ per _____

extending over _____ years with interest at _____ per cent. Balance due _____

PROPERTY DETAILS

any improvements to the existing system, and the results of the study are being used to develop a new system of public housing in the city.

Plant and Machinery
Leather
Express Crops
Limestone etc

...of the time of the ...
...the ... of the ...

... and Mary

09

Address of Scholar on August 1, 1961

PALMER, STEVENS & RENNICK

Telephone 054-221500

8 JENNINGS STREET, KYNETON

WOODLEIGH HEIGHTS RESORT DEVELOPMENTS PTY. LTD. of Edgecombe Rd. Kyneton

G. Hopley
23 2 90

Palmer, Skivers & Pernick
Signature of Vendor or Subcontractor for Vendor

PALMER, STEVENS & RENNICK

Notice of Disposition of an Interest in Land

4433966

A copy of this form must be submitted to the Registrar of Land in the Office of the Registrar of Land, 100, Queen's Road, Kyneton, Victoria 3444.

002386 FEB 26 89

FOR
USE
ONLY

PARTIES TO THE TRANSACTION

VENDOR TRANSFEROR	
Surname	WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/L TYLDEN NOMINEES PTY. LTD.
Occupation	
Address	EDGECOMBE ROAD, KYNETON
Postcode	3444
Address for Service of Future Notices (if known)	AS ABOVE
Postcode	3444

NOTE: PLACE X IN BOX WHERE APPLICABLE		DETAILS OF THE LAND TRANSFERRED	
Area or Dimensions	SEE PLAN ATTACHED	Suburb	NTH. KYNETON
Side of Street		Postcode	3444
Distance and Direction from and Name of nearest Sale Street where applicable		Section	9383
		Lot No.	111, 112, 113
		Plan No.	1134
Municipality	KYNETON	Volume	901, 902, 903
		Block	Memorial
		Date of Transfer	11 10 89
		Contract	11 10 89
Total Sale Price \$	54,000.00	Net Sale Price \$	54,000.00
Terms of Sale	☒ Cash ☐ Terms	Balance	
	extending over _____ years with interest at _____ per cent	Balance by Instalments of \$ _____ per	

PROPERTY DETAILS	
Are there any improvements to the property?	Are there any items in the transaction additional to land and improvements?
☐ Yes ☒ No	☐ Yes ☒ No
Was the purchaser at the time of this transaction in respect of this property one for money of the following:	Plant and Machinery Licence Chattels, Crops, Livestock, etc.
Construction of Main Structure (if applicable)	
Block ☐ Brick ☐ Concrete ☐ Timber ☐ Other ☐	

Name and Address of Solicitor or Agent for Vendor	
PALMER, STEVENS & RENNICK	
Telephone	8 JENNINGS ST, KYNETON 3444
	Telephone 054-221500
* I We WOODLEIGH HEIGHTS RESORT DEVELOPMENTS PTY. LTD. OF KYNETON	
herely declare that the above statements are true and correct	
Witness	<i>G. Hphy</i>
Date	23 2 90
This form was lodged by	
PALMER, STEVENS & RENNICK	

Notice of Disposition of an Interest in Land

4433576

002396 FEB 26 R

ENTRIES TO THE TRANSACTION

WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/L TYLDEN NOMINEES PTY. LTD.

Edgecombe Road, Kyneton

59 Tylden
Edgecombe Road, Kyneton

3444

3444

60

62

as above

as above

(NOTE)

SECTION ATTACHED

LEARED DRIVE

NORTH KYNETON

3444

CARLSRUHE

9383

898. 899

900

108, 109, 110

1134

XXXXXX

11/10/89 11 10-89

KYN ETON

Net Price \$ 54,000.00

Less Charges etc \$ -

Net Sale Price \$ 54,000.00

Net Sale

X

Cash

Deposit \$ -

Balance -

Terms

Deposit \$ -

Balance by Payment of \$ -

per

extending over

years with interest at

per cent

Balance due

PROPERTY DETAILS

any improvements to

Are there any improvements to the land and interest in the land? If so, show details in the space below.

X

No

Plant and Machinery
Fences
Chattels, Crops
Livestock, etc

On basis of the information given, the following details are shown for the property:

at Main Structure
Block
Area

Interest in
Tenure

09

PALMER, STEVENS & RENNICK
8 JENNINGS STREET, KYNETON

054-221500

WOODLEIGH HEIGHTS RESORT DEVELOPMENTS PTY. LTD. OF EDGECOMBE RD. KYNETON

G. Hopley

19 2 90

Palmer, Stevens & Rennick

Signature of Vendor or Solicitor for Vendor

PALMER, STEVENS & RENNICK

Notice of Disposition of an Interest in Land

4433568

FOR
OFFICE
USE
ONLY

002388 FEB 26 89

PARTIES TO THE TRANSACTION

57	WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/L TYLDEN NOMINEES PTY. LTD.
59	TYLDEN ROAD, KYNETON
60	3444
62	AS ABOVE

NOTE: SEE PLAN ATTACHED	LEARED DRIVE	NTH. KYNETON	3444
Sub-District	105,106,107	CARLSRUHE 9383	895,896,897
Municipality	1134	1110 89	11 10 89
Total Price	54,000.00	54,000.00	
Terms	Cash	Balance	
extending over	years with interest at	per cent	Balance due

Are there any of the following items in the property?	Is	Plant and Machinery
Tools, Equipment, etc.		License
Other		Charity, Crops
		Livestock, etc.
Main Structure of property	09	

Name	PALMER, STEVENS & RENWICK
Address	8 JENNINGS ST, KYNETON 3444
Telephone	054-221500
Signature of Vendor or Solicitor for Vendor	<i>Palmer, Stevens & Renwick</i>
Date	23 2 90

Notice of Disposition of an Interest in Land

44335.0

002390 FEB 26 89

FOR OFFICE USE ONLY

PARTIES TO THE TRANSACTION

S. WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/L		TYLDEN NOMINEES PTY. LTD.	
A. EDGEMBE, ROAD, KYNETON		59 TYLDEN ROAD, KYNETON	
3444		3444	
60		62	
AS ABOVE		AS ABOVE	

SEE PLAN ATTACHED		LEARED DRIVE, NTH. KYNETON		Postcode 3444
102, 103, 104		1134		892, 893, 894
11 10 89		11 10 89		11 10 89
Total Price \$ 54,000.00		Net Sale Price \$ 54,000.00		
Terms of Sale		Cash		Balance
X		Deposit \$		Balance by Instalments of \$ per
extending over		years with interest at		per cent Balance due

Are there any improvements to the land?		Yes		No	
If so, show approximate value		£		£	
Main Structure of improvement		Block		Further	
Plant and Machinery		Licence		Furniture, Crops, Livestock etc	
Date of the time of the improvement		11 10 89		11 10 89	

PALMER, STEVENS & RENNICK		8 JENNINGS STREET, KYNETON 3444		Telephone 054-221500
WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/L OF KYNETON		Signature of Vendor or Solicitor for Vendor		
23 2 90		PALMER, STEVENS & RENNICK		

Notice of Disposition of an Interest in Land

4433972

002392 FEB 26 89

PARCIES TO THE TRANSACTION
57
WOODLEIGH HEIGHTS RESORT DEVELOPMENTS P/1 TYLDEN NOMINEES PTY. LTD.

Edgecombe Road, Kyneton

59 Tylden Road, Kyneton

3444

60

62

as above

as above

PLACE X IN BOX WHERE APPLICABLE: DETAILS OF TITLE AND TRANSACTION			
Dimensions	Plot No.	Street No.	Postcode
☒ PLAN ATTACHED	-	LEARED DRIVE	NTH.. KYNETON 3444
Speed	19	87, 88, 89	CARLSRUHE 9596
Direction of Travel	1134		181, 182, 183
Capacity	11 10 89		11 10 89
KYNETON			
Sale Price \$ 54,000.00	Net Sale Price \$ 54,000.00		
of Sale	Cash	Deposit \$	Balance
☒	☐	☐	☐
Terms	Deposit \$	Balance by Instalments of \$	per
extending over	years with interest at	per cent	Balance due

PROPERTY DETAILS	
Are there any improvements to the property?	Are there any claims on the transaction?
☒ Yes	☐ No
the purchaser at the time of this transaction in respect of the property and its improvements?	Lesser
Location of Main Street	09

and Address of the Vendor	PALMER, STEVENS & RENNICK	054-226500
	8 JENNINGS STREET, KYNETON 3444	054-221500
WOODLEIGH HEIGHTS RESORT DEVELOPMENTS PTY. LTD. OF KYNETON		
I declare that the above statements are true and correct		
Signature of Vendor or Solicitor for Vendor		054-221500
This form was lodged by		PALMER, STEVENS & RENNICK