

AD 156816A

Form: 08X  
Licence: 98M111  
Edition: 0612

### CAVEAT

Leave this space clear. Affix additional pages to the top left-hand corner.

#### Prohibiting Recording of a Dealing or Plan or Granting of a Possessory Application New South Wales

Section 74F Real Property Act 1900

**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

(A) LAND

If the claim relates to less than the whole of the land in the folio of the Register, a description of the part or premises affected, consistent with the claim set out on page 2 of this form and in the terms specified by Schedule 3 of the Real Property Regulation 1998, is required.  
Torrens Title 54/755903

(B) REGISTERED DEALING

Number <u><del>54/755903</del></u> <u>fee</u>	Torrens Title
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(C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any <u>FIONA CRISTIAN</u> <u>11 ROYCROFT ST,</u> <u>BOWRAL, NSW 2576</u> Reference (optional):	CODE <b>X</b>
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(D) REGISTERED PROPRIETOR

Show only the registered proprietor(s) against whom the claim is made: insert the full name and address  
FIONA CRISTIAN  
11 ROYCROFT STREET  
BOWRAL  
NSW  
Postcode: 2576

(E) CAVEATOR

Insert the full name and residential address  
FIONA CRISTIAN  
11 ROYCROFT STREET  
BOWRAL NSW  
Postcode: 2576

(F) ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES ON THE CAVEATOR

*This must be a street address. If desired, a Document Exchange box in NSW may be provided in addition.*  
Street Address:  
FIONA CRISTIAN  
11 ROYCROFT ST  
BOWRAL NSW  
Postcode: 2576  
Document Exchange Box in NSW (additional):

*NOTE: if the caveator's name or address for service of notices changes, the Department of Lands, Land and Property Information Division, must be notified on form 08CX.*

(G) ACTION PROHIBITED

List by number only the items in Schedule 2 prohibited by this caveat 1, 4, 5.

(H) The caveator claims to be entitled to the estate or interest specified in Schedule 1 in the above land / registered dealing by virtue of the instrument / facts set out in that schedule and prohibits the Registrar General from taking, with respect to the land / registered dealing, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

A set of instructions for completing this form is available from the Department of Lands, Land and Property Information Division.

**WARNING:** care should be exercised in completing a caveat form. An insupportable caveat may be challenged in the Supreme Court; damages may be awarded for lodging a caveat without justification; and penalties could be imposed for a breach of the Oaths Act 1900 and section 117 of the Real Property Act 1900. Furthermore failure to observe the requirements of section 117 of the Real Property Act 1900 and regulations 7 and 8 of the Real Property Regulation 1998 may make the caveat invalid.

(I) **SCHEDULE 1 Estate or interest claimed**

Nature of the estate or interest in the land/registered dealing		
I am registered owner of the property and I claim an interest on it		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
54/755903	4.10.05 <del>31.05.07</del> cc.	FIONA CRISTIAN PERPETUAL LTD. MACQUARIE MORTGAGES
By virtue of the facts stated below		
I am the registered owner of the property at present, and I have legal proceedings in relation to the property.		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan<sup>1</sup> No. ....
- The granting of any possessory application<sup>2</sup> with respect to the land referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the restrictive covenant / easement created by dealing / deposited plan No. ....

(K) **STATUTORY DECLARATION<sup>3</sup>**

I, FIONA CAROLINE CRISTIAN ..... solemnly and sincerely declare that—

- To the best of my knowledge, information and belief the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
- This caveat does not require the leave of the Supreme Court or the endorsed consent of the registered proprietor / possessory applicant; and
- This caveat is certified correct for the purposes of the Real Property Act 1900.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900. Made and subscribed at Sydney in the State of NSW on 31/5/07 in the presence of—

Signature of witness: [Signature] Signature of declarant: Fiona Cristie  
 Name of witness: Marie Colosi Capacity of declarant if other than the caveator:  
 Address of witness: A Justice of the Peace in and for the State of N.S.W. 184 Phillip St Sydney 2000.  
 Qualification of witness:  Justice of the Peace  Practising Solicitor  Other [specify]

(L) **CONSENT OF THE REGISTERED PROPRIETOR of the estate or interest affected by the caveat (section 74F Real Property Act 1900)**

I, the registered proprietor named at letter (D), for the purposes of section 74F(6) Real Property Act 1900 only, consent to this caveat.

Signature of registered proprietor .....

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment at Land and Property Information Division.



# Department of Lands

1 Prince Albert Rd  
Sydney NSW 2000  
Ph 1300 0LANDS  
Fax (02) 9233 4357  
[www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)

FIONA CRISTIAN  
11 ROYCROFT STREET  
BOWRAL 2576

**Date: 31/5/2007**

## REGISTRATION NOTICE

THE UNDERMENTIONED DEALING(S) WERE REGISTERED/RECORDED ON 31/5/2007

DEALING NUMBERS: AD156816 X

LODGMET INVOICE NUMBER: B493933

LODGING PARTY REFERENCE: MINE

TITLE REFERENCE(S): 54/755903

WARWICK WATKINS  
REGISTRAR GENERAL



# Land and Property Information Division

ABN: 21 804 973 362  
GPO Box 15  
Sydney NSW 2001  
DX 17 SYDNEY Telephone: 1300 0LANDS

Department of Lands



## TAX INVOICE

No. B493933N

<b>Account</b> -	<b>Date</b> 31/5/2007	<b>Bundle</b> -
<b>Delivery to</b> 1W FIONA CRISTIAN 11 ROYCROFT STREET BOWRAL 2576		
<b>Invoice to</b> - FIONA CRISTIAN 11 ROYCROFT STREET BOWRAL 2576		

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Document No.	Type	First Title Affected	Client's Reference	Fee
AD156816	X	54/755903	MINE	79.00



Store 0221 QUEEN SQUARE  
Ph 1300 0LANDS  
ABN 21 804 973 362

Operator 06 ZENY  
Register 04 31/05/07 13:59:32  
Docket 240836

CUSTOMER 999221

ONETIME CUSTOMER QS  
NSW  
Post Code 0009

Description	Qty	Prd	Price	Total
B493933N	1	I @	79.00	79.00
1 Item Sale Total \$				79.00
001075	CHEQUE \$			79.00
Change \$				0.00

2214 2408 36

GST \$0.00

**TOTAL DUE** **\$79.00**



\*2214240836\*

4 June 2007

Department of Lands



*Land Administration & Management  
Property & Spatial Information*

**F. CRISTIAN**  
11 ROYCROFF ST  
BOWRAL 2576

1 Prince Albert Road  
Queens Square  
SYDNEY NSW 2000  
GPO Box 15  
SYDNEY NSW 2001  
DX 17 SYDNEY  
T (61 2) 9228 6713  
F (61 2) 9233 4357  
[www.lands.nsw.gov.au](http://www.lands.nsw.gov.au)

Our Ref: AD156816

### **NOTICE OF CAVEAT**

Attached is a copy of a caveat lodged in Land and Property Information New South Wales affecting land of which you are the registered owner.

The caveator claims an estate or interest in the land and seeks to protect that estate or interest. The estate or interest claimed is specified in the caveat.

The caveat will remain on title until withdrawn or otherwise disposed of. It does not enable the caveator to deal in any way with the land; the legal effect is to prohibit the Registrar-General from recording certain dealings with the land while the caveat is in force.

Should you wish to question the right of the caveator to lodge the caveat, or if you require further guidance in the matter, you should consult with your Solicitor or Licensed Conveyancer.

For any further inquiries relating to this matter please contact Telephone Inquiry Section, on (02) 9228 6713 between the hours of 8.30 am and 5.00 pm, Monday to Friday.

Yours sincerely  
Warwick Watkins  
Registrar-General





# TITLE SEARCH

Computer Folio Certificate issued under  
Section 96D of the Real Property Act 1900

Department of Lands

No. 03

Search certified to:

31/5/2007 2:49 PM

COMPUTER FOLIO REFERENCE

54/755903

EDITION No. & DATE OF CURRENT CERTIFICATE OF TITLE

7

4/10/2005

Page 1

LAND

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LOT 54 IN DEPOSITED PLAN 755903  
AT CURRARONG  
LOCAL GOVERNMENT AREA SHOALHAVEN  
PARISH OF BEECROFT COUNTY OF ST VINCENT  
(FORMERLY KNOWN AS PORTION 54)  
TITLE DIAGRAM CROWN PLAN 3961.2013

FIRST SCHEDULE

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FIONA CAROLINE CRISTIAN (T AB400105)

SECOND SCHEDULE (5 NOTIFICATIONS)

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- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
  - 2 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES
  - 3 AB812274 MORTGAGE TO PERPETUAL LIMITED
  - \* 4 AC737491 CAVEAT BY SALVATORE MACEDONE, DONAL JOHN MINEHAN, IAN  
GARY O'CONNOR, JONATHON CRAIG PROWSE & KYLIE ANNE  
HOLMES
  - \* 5 AD156816 CAVEAT BY FIONA CAROLINE CRISTIAN

NOTATIONS

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UNREGISTERED DEALINGS: LX AD132374.

\*\*\* END OF SEARCH \*\*\*

doccop4

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03

The Registrar General certifies that at the date and time specified above the person(s) described in the First Schedule was the registered proprietor of an estate in fee simple (or other such estate or interest set out in the Schedule) in the land described, subject to any exceptions, encumbrances, interests, and entries which appear in the Second Schedule.

\* ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE  
WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.



Registrar General