

## SHOW CAUSE NOTICE & SUBMISSION

on behalf of Rate-paying Korumburra Senior Citizens Club & Ors  
**Members ABN 91971876315**

Priority HIGH  
 Importance URGENT

Date of this letter 21<sup>st</sup>February 2024

Subject: Proposed Sale of Council Land

To Kerryn Ellis Chief Executive Officer,  
 Mayor, Councillors, South Gippsland Shire Council Corporation  
 9 Smith Street  
 Leongatha 3953

Dear Kerryn/Councillors

In acknowledgement of receipt of your letter via Andrea Wrigley.

Let us commence with our reaction as Senior Citizen Ratepayers of South Gippsland.

We are astonished at the audacious heading of your letter to us dated 25<sup>th</sup> January 2024, QUOTE

**“Proposed Sale of Council Land”** END QUOTE

Ms Ellis, it is inconceivable that you send us (or anyone else) a proposal to sell land/our property that you or council do not own, namely **“14 Radovick Street Korumburra”** calling it Council Land, it is not council land, evidenced by Certificate of Title Volume 04412 Folio 227 which clearly identifies Ratepayers as the proprietors of this property not Shire of Korumburra.

### BUYER BEWARE PRINCIPLE

Any attempt to sell the said land without addressing documentation before you, places you and all councillors personally liable, and can only be construed as an attempt to cover-up the now known facts that Anthony Seabrook without any known legal advice, but, fixed in the knowledge that, he did not possess a valid “Instrument of Delegation” did deceive the Victorian Registrar of Titles by presenting a fraudulent defective “Transfer of Title” application to transfer from South Gippsland Rate-payers to South Gippsland Council.

### LEGAL NOTICE

We put all councillors and you ON LEGAL NOTICE as CEO that this Certificate of Title Volume 04412 Folio 227 (see attached) clearly illustrates/demonstrates and identifies we Ratepayers as the proprietors of this property not the Shire of Korumburra from where you purportedly have derived you term of **Council Land**. Please show cause how you intend to lawfully sell our property back to us or to another unsuspecting purchaser with concealing the above facts. Your response is required by no later than C.O.B. Friday 23/2/2024.

To P.O.Box 160 Korumburra 3950  
 President & Secretary  
 Rate-payers Senior Citizens Korumburra

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Entered in the Register Book

Vol. 7209 Pt. 1441519

VICTORIA.

# Certificate of Title

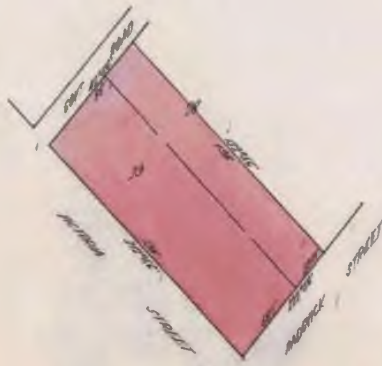
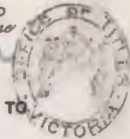
UNDER THE "TRANSFER OF LAND ACT 1928."

The President Councillors and Ratepayers of the Shire of Korumburra is -----  
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All the pieces of Land, delineated and coloured red on the map in the margin being Crown Allotment Twenty-nine and part of Crown Allotment Twenty-eight Section Two Township and Parish of Korumburra County-- of Mornington -----

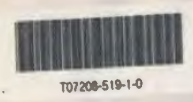
ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the First day of December One thousand nine hundred and forty-eight.

ENCUMBRANCES REFERRED TO



*[Signature]*  
The Encumbrances are in blue and red.



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Vol. 4412 Fol. 882227 Transfer. 2180834 Application.



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FULLY CONVERTED TITLE  
THIS IS A REPRESENTATION OF THE ORIGINAL DOCUMENT AND DOES NOT REPRESENT THE ORIGINAL DOCUMENT IN ANY MANNER.

VOTS Snapshot

VOLUME 07208 FOLIO 519  
124061837100P  
Produced 15/08/2016 03:49 pm

LAND DESCRIPTION  
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Lots 1 and 2 on Title Plan 535165U (formerly known as part of Crown Allotment 28 Section 2 Township of Korumburra, Crown Allotment 29 Section 2 Township of Korumburra Parish of Korumburra).  
PARENT TITLE Volume 04412 Folio 227  
Created by instrument 2180834 01/12/1948

REGISTERED PROPRIETOR  
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Estate Fee Simple  
Sole Proprietor  
THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF KORUMBURRA  
2180834 01/12/1948

ENCUMBRANCES, CAVEATS AND NOTICES  
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Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION  
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SEE TP535165U FOR FURTHER DETAILS AND BOUNDARIES

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

HISTORICAL SEARCH STATEMENT                      Land Use Victoria  
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Produced 07/12/2023 01:00 PM

Volume 7208 Folio 519

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 04412 Folio 227

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 25/09/2002 05:01:26 AM

RECORD OF HISTORICAL DEALINGS  
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Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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RECORD OF VOTS DEALINGS  
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Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
15/08/2016	15/08/2016	AN017729R	Y

RECORDING OF DISPOSITION OF LAND

FROM:

THE PRESIDENT COUNCILLORS AND RATEPAYERS OF THE SHIRE OF KORUMBURRA

TO:

SOUTH GIPPSLAND SHIRE COUNCIL

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

SOUTH GIPPSLAND SHIRE COUNCIL of 9 SMITH STREET LEONGATHA VIC 3953

AN017729R 15/08/2016

STATEMENT END

