

25-th November 2004

Jano Sulja,
11 St. Georges Av.
Caroline Springs, 3023

Department of Sustainability and Environment
Attn. Mr. John Barry
Manager of Legal Branch
Level 9, 570 Bourke Street,
Melbourne, 3000

Re; Deception in new Title procedure

Sir,

As I was already talking to Mr. Patrick Bryant, there is an obvious deception in process of getting new Certificate of Title for Apostolic Christian Church, North Altona, Vol. 8165 Fol. 131, which has happened recently. I would be very specific;

1. The Certificate of Title is not lost or destroyed; it is in possession of members of this Church according to decision of Elders body, the highest Church Office of Apostolic Christian Church in USA and Australia. For 22 years, 1971 – 1993 The Title was kept in the safe of Commonwealth Bank, Altona East and after that was withdrawn according to letter from 19-10-1993, which letter we are sending to you.
2. A new Certificate of Title was issued recently on the request of some members of Church. This is against all standard procedures done; it is a violation of the Law and a huge problem in case that group is trying to sell the building of the Church.
3. Would you be so kind to ask those individuals who obtained new Certificate of Title by deception to send back to you the same document A.S.A.P. or to take another step to cancel an authority of the document, please?

Help us in this matter, please. Otherwise, The Apostolic Christian Church in North Altona is in the danger of future divisions and, in the most likely scenario after that two or more divided groups will take legal action against each other. Only because of unlawful, deceptive way of obtaining new Title.

Thank you for your understanding and help.

Yours truly,
Jano Sulja





Department of Sustainability and Environment

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4/08/2008

Mr Jano Stefandes
5 Fairview Parade
TARNEIT 3029

Dear Sir,

**Re: Apostolic Christian Church (Nazarine)
Certificate of Title Volume 8165 Folio 131
Our Ref: AF041170D**

I refer to your attendance at our office today where I requested that you hand over the above cancelled certificate of title. You have not provided that document to me.

Instead, you expressed the view that:

1. The members of the Apostolic Christian Church obtained a new certificate of title pursuant to section 31 of the *Transfer of Land Act 1958* in the knowledge that the cancelled title was not lost and had not been destroyed. You claim that the members were able to lodge the section 31 application as they had wrongly appointed new trustees, and had forged a signature on the application.
2. The Registrar of Titles erred in granting the section 31 application and issuing the fresh certificate of title.

In response, I confirm my advice that:

1. Should you wish to take action against the members of the church, or the trustees, you must seek your own independent legal advice. In other words, this is not a matter for, and is of no concern to, the Registrar.
2. If you consider that the Registrar erred in granting the section 31 application, you must issue proceedings against the Registrar. I suggest that you seek your own independent legal advice in this regard also as I do not consider that the Registrar made an error.

