



IN THE HIGH COURT OF AUSTRALIA
ADELAIDE REGISTRY

No. A30 of 2017

BETWEEN:

LEON PIPIKOS
Appellant

AND:

VELIKA TRAYANS
Respondent

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APPELLANT'S CHRONOLOGY

Part I:

The appellant certifies that this chronology is in a form suitable for publication on the Internet.

20 **Part II:**

Date	Event	Reference
June 2002	Ms Velika Trayans (Velika) becomes the sole registered proprietor of Lot 2, 119 Clark Road, Virginia (Clark Road Property).	J[24]; FC[1], [10]
13 June 2004	Date of signing the contract for the purchase of Lot 200 Penfield Road, Virginia (Penfield Road Property) for \$260,000.00	J[29]; FC[2], [12]
20 June 2004	Leon pays deposit on Penfield Road Property of \$2,000.00	J[29], [47]; FC[2], [12]
22 July 2004	The proposed settlement date for the Penfield Road Property, financed by a loan of \$197,261 from Perpetual Trustees. Leon and Sophie pay an additional \$72,883.62 towards the deposit of the Penfield Road Property to complete the purchase.	J[29]; FC[13]
28 July 2004	Date of Settlement of the Penfield Road Property. This property is purchased in the names of the Leon, Sophie, Velika and George. All four sign the Transfer for the Penfield Road Property.	J[29]; FC[13]

14 September 2006	Penfield Road Property loan was refinanced by a mortgage to the ANZ Bank for \$212,000.00. The mortgage document was signed by Velika and the other three proprietors.	
2008/ 2009	The ANZ Bank loan on the Penfield Road Property goes into significant arrears, as George, who was managing the property, was not applying the rent income towards the mortgage repayments.	J[33]; FC[17]
3 August 2009	Document signed by respondent where she acknowledges that the appellant is a half owner of the land in the Clark Road Property as a result of the 2004 agreement between George and Leon in relation to the Penfield Road property.	J[34], [82], [92]; FC[62], [88], [92], [105]
26 October 2009	Notice of arrears from ANZ Bank that the Penfield Road account is 87 days delinquent. The arrears amount then owed is \$4,152.19.	
13 November 2009	Leon pays \$5,426.95 to the ANZ Bank on account of the loan arrears on the Penfield Road Property.	J[35]; FC[17]
5 December 2009	Leon pays \$2,500.00 to the ANZ Bank, the mortgagee of Clark Road Property to discharge the arrears then owed to the ANZ Bank by Velika.	J[95]; FC[17]
6 May 2012	ANZ Bank issues Summonses for the possession of the Penfield Road Property and Clark Road Property in the Supreme Court.	
27 July 2012	Leon caveats the Clark Road Property.	J[38]; FC[18]
17 August 2012	Velika warns the caveat.	J[38]; FC[18]
7 September 2012	Leon commences proceedings against Velika in the District Court of South Australia (Action Number: DCCIV-12-1925) to stay the removal of the caveat.	J[38]; FC[18]
18 December 2014	Settlement of sale of the Penfield Road Property, which is sold for \$350,000.00	J[42]; FC[21]

27 March 2015	Net Proceeds from the sale of the Penfield Road Property paid into Court Suitors' Fund. The amount is \$133,573.84.	J[42]; FC[21]
3 November 2015	McIntyre J delivers Judgment	
25 November 2015	Leon files a Notice of Appeal in the South Australian Full Court Supreme Court (Action Number: SCCIV-15-1487)	
23 May 2016	Leon files an Amended Notice of Appeal	
16 December 2016	Judgment of Kourakis CJ, and Kelly and Hinton JJ.	
8 March 2017	Application for Special Leave to Appeal to the High Court	
18 August 2017	The High Court (Nettle and Gordon JJ) grant special leave to appeal from the judgment of the South Australian Full Court Supreme Court Appeal.	

DATED: 22 September 2017


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