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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.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11580 FOLIO 909

Security no : 124105587279W  
Produced 24/04/2023 11:12 AM

LAND DESCRIPTION

Land in Plan of Consolidation 363358R.  
PARENT TITLE Volume 11005 Folio 677  
Created by instrument AL983574U 25/06/2015

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SIX TWO THREE DEVELOPMENTS PTY LTD of LEVEL 50 525 COLLINS STREET MELBOURNE  
VIC 3000  
AW652749M 21/03/2023

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AW652750D 21/03/2023  
PERPETUAL NOMINEES LTD

CAVEAT as to part AC773662X 01/04/2004

Caveator  
CITIPOWER PTY  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
24/03/2004  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
CITIPOWER PTY  
Notices to  
CITIPOWER PTY - COMPANY SECRETARY of LEVEL 8 40 MARKET STREET MELBOURNE VIC  
3000

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

SEE PC363358R FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AW582438T (E)	NOMINATION OF ECT TO LC	Completed	24/02/2023
AW588390N (E)	REMOVAL OF NOMINATION	Completed	28/02/2023
AW613674N (E)	NOMINATION TO PAPER INST.	Completed	07/03/2023
AW613791J (E)	PRIORITY NOTICE	Registered	07/03/2023
AW652747R	WITHDRAWAL OF CAVEAT	Registered	21/03/2023
AW652748P	DISCHARGE OF MORTGAGE	Registered	21/03/2023
AW652749M	TRANSFER	Registered	21/03/2023
AW652750D	MORTGAGE	Registered	21/03/2023

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

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NIL

eCT Control 19234R MINTER ELLISON  
Effective from 21/03/2023

DOCUMENT END

Delivered from the LANDATA® System by GlobalX Pty Ltd



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

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Produced: 24/04/2023 11:15:07 AM

Dealing Number: AW613674N

Status: Completed

Date and Time Lodged: 07/03/2023 04:52:23 PM

Responsible Subscriber: COMMONWEALTH BANK OF AUSTRALIA

Customer Code: 20381U

Reference:

APPLICATION TO NOMINATE AN ELECTRONIC CERTIFICATE OF TITLE TO A PAPER INSTRUMENT

The Subscriber authorises the nomination of the following electronic Certificate(s) of Title to the instrument(s) shown below:

Certificate(s) of Title:

Volume 11580 Folio 909

Discharge of Mortgage, Commonwealth Bank of Australia

Following the registration of the instrument(s) shown above, do not return the eCT Control to the nominating Subscriber

Signed by:

Ming Luo

(for COMMONWEALTH BANK OF AUSTRALIA)

Customer Code: 20381U

Dated: 07 March 2023

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File Notes:

NIL

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Statement End.



# Department of Environment, Land, Water & Planning

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Produced 24/04/2023 11:15:07 AM

Status	Registered	Dealing Number	AW613791J
Date and Time Lodged	07/03/2023 05:23:13 PM		

### Lodger Details

Lodger Code	19234R
Name	MINTER ELLISON
Address	
Lodger Box	
Phone	
Email	
Reference	1433394 priority not

## PRIORITY NOTICE

Jurisdiction	VICTORIA
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### Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

### Land Title Reference

11580/909

### Applicant

Name	PERPETUAL NOMINEES LIMITED
ACN	000733700

### Applicant Address

Property Name	COLLINS ARCH
Floor Type	LEVEL
Floor Number	18
Street Number	447
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

### Transaction Instruments



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

1. **Document Type** WITHDRAWAL OF CAVEAT WHOLLY OR IN PART SECTION 89 TRANSFER OF LAND ACT

**Dealing No.** AV040539V

**Land Title Reference** 11580/909  
**Part Land Affected?** N

2. **Document Type** DISCHARGE OF MORTGAGE OR ANNUITY WHOLLY OR IN PART SECTION 84(1) TRANSFER OF LAND ACT

**Dealing No.** AM017576Y

**Land Title Reference** 11580/909  
**Part Land Affected?** N

3. **Document Type** TRANSFER OF LAND SECTION 45 TRANSFER OF LAND ACT

**Party Receiving** Six Two Three Developments Pty Ltd

**Land Title Reference** 11580/909  
**Part Land Affected?** N

4. **Document Type** MORTGAGE OR ANNUITY SECTION 74 TRANSFER OF LAND ACT

**Party Receiving** PERPETUAL NOMINEES LIMITED

**Land Title Reference** 11580/909  
**Part Land Affected?** N

The recording of this Priority Notice is requested.

### Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of PERPETUAL NOMINEES LIMITED  
Signer Name PATRICK MCDONALD  
Signer Organisation MINTER ELLISON  
Signer Role AUSTRALIAN LEGAL PRACTITIONER  
Execution Date 07 MARCH 2023

### File Notes:

NIL

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Statement End.



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

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Produced: 24/04/2023 11:15:07 AM

Dealing Number: AW582438T

Status: Completed

Date and Time Lodged: 24/02/2023 03:40:30 PM

Responsible Subscriber: COMMONWEALTH BANK OF AUSTRALIA

Customer Code: 20381U

Reference:

APPLICATION TO NOMINATE AN ELECTRONIC CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the nomination of the following electronic Certificate(s) of Title to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 11580 Folio 909

Lodgement Case ID: 712569785

Following the registration of the instruments in the Lodgement Case, do not return the eCT Control to the nominating Subscriber

Signed by:

Ming Luo

(for COMMONWEALTH BANK OF AUSTRALIA)

Customer Code: 20381U

Dated: 24 February 2023

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File Notes:

NIL

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Statement End.



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Produced: 24/04/2023 11:15:07 AM

Dealing Number: AW588390N

Status: Completed

Date and Time Lodged: 28/02/2023 11:21:16 AM

Responsible Subscriber: COMMONWEALTH BANK OF AUSTRALIA

Customer Code: 20381U

Reference:

APPLICATION TO WITHDRAW A NOMINATION OF AN ELECTRONIC CERTIFICATE OF TITLE

The Subscriber authorises the withdrawal of the nomination of the following electronic Certificate(s) of Title:

Certificate(s) of Title:

Volume 11580 Folio 909

Signed by:

Ming Luo

(for COMMONWEALTH BANK OF AUSTRALIA)

Customer Code: 20381U

Dated: 28 February 2023

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File Notes:

NIL

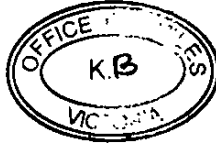
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This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

# CAVEAT

Section 89 Transfer of Land Act 1958



## AC773662X



Lodged by:

Name: CitiPower Pty  
Phone: 9683 4273  
Address: Level 8, 40 Market Street, Melbourne  
Ref: Property Group CG  
Customer Code: 9926R

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as proprietor of and of any instrument affecting the estate or interest to the extent specified.

Land: *(title, mortgage, charge or lease)*

The area marked L-1, E-1 & E-2 on the plan attached hereto and being part of the land described in Certificates of Title Volume 5571 Folio 145, Volume 4641 Folio 064 & Volume 4426 Folio 053

Caveator: *(full name and address)*

CITIPOWER PTY  
Level 8, 40 Market Street, Melbourne

Estate or Interest claimed:

An equitable interest as lessee in possession



Grounds of claim:

The Caveator is the Lessee under an unregistered Lease from Pacific Cypress Inc and Vontap Pty Ltd dated 24 March 2004

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

ABSOLUTELY save and except any transfer, mortgage or discharge of mortgage affecting the land

Address in Victoria for service of notice *(including postcode)*

CitiPower Pty, Company Secretary, Level 8, 40 Market Street, Melbourne, Victoria 3000

Dated: *24 March 2004*  
Signature of Caveator

EXECUTED by CITIPOWER PTY )  
ACN 064 651 056 by its duly appointed )  
attorney BOB STOBBE, Chief Financial Officer )  
pursuant to Power of Attorney dated )  
24 December 2003, a certified copy of which is )  
Filed in Permanent Order Book No.277 at Page 20 )  
Item 20, in the presence of : )

*Bob Stobbe* )  
*Caveat* )  
Vol. 5571 Fol. 145 )  
Vol. 4641 Fol. 064 ) (PT)  
Vol. 4426 Fol. 053 )

Witness  
Ref: X8166 97/AH/31

Approval No. 1070029A

# C



*oflr*  
*6-4-4*

STAMP DUTY USE ONLY

*2/4/04*



# ANNEXURE PAGE

Transfer of Land Act 1958

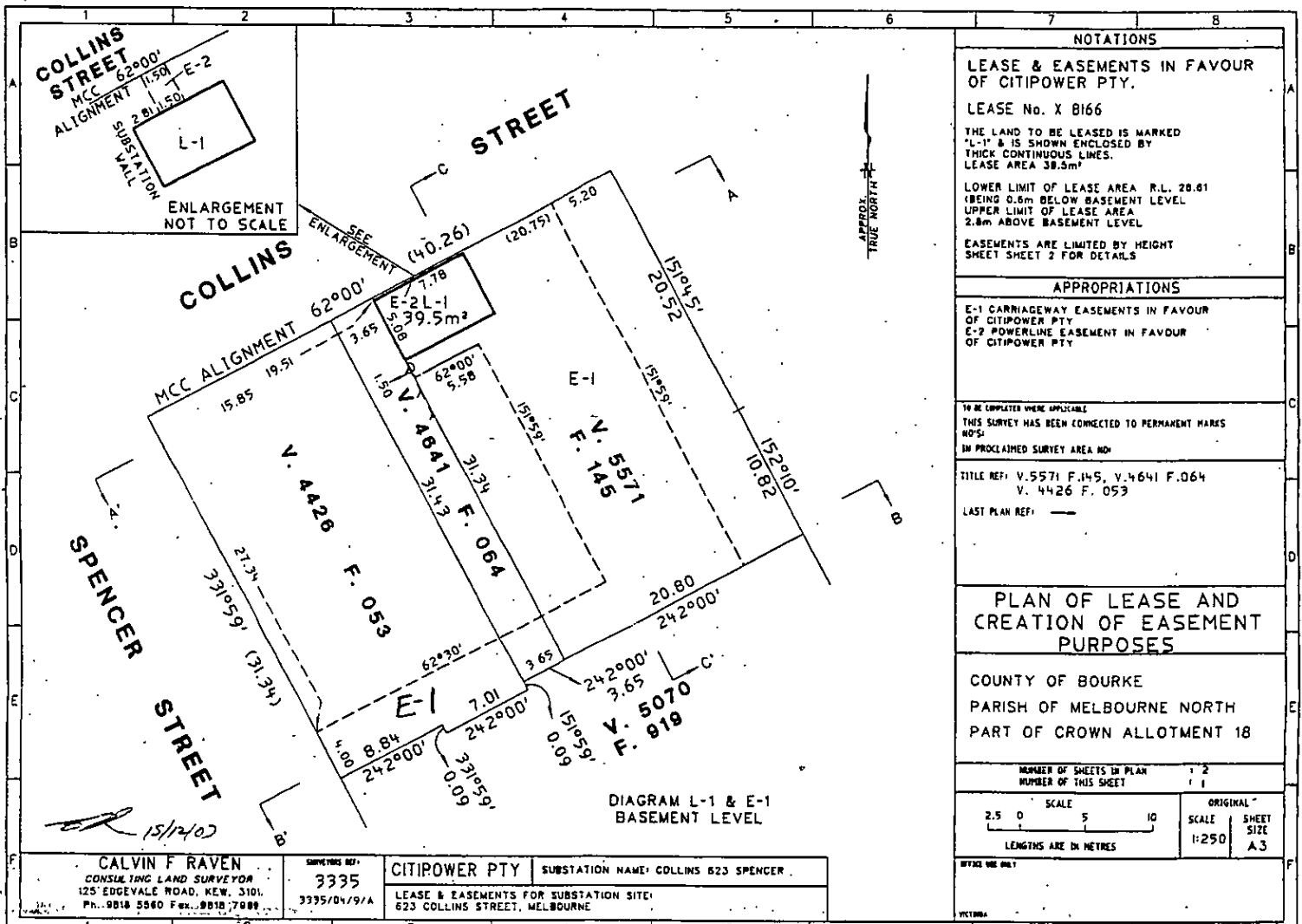


DAC773662X-2-8

Approved Form A1  
Victorian Land Titles Office

This is page 2 of Approved Form C dated 29 March 2004 between CitiPower Pty and Pacific Cypress Inc and Vontap Pty Ltd  
**Panel Heading**

Signatures of the parties *Riddle* X B S



Approval No. 1070029A

# A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages r
3. The Annexure Pages must be properly identified and signed by the par, is annexed.
4. All pages must be attached together by being stapled in the top left cor.

## AC773662X

01/04/2004 \$59 89



# ANNEXURE PAGE

Transfer of Land Act 1958



DAC773662X-3-6

Approved Form A1  
Victorian Land Titles Office

This is page **3** of *Approved Form C* dated **29 March 2004** between **CitiPower Pty and Pacific Cypress Inc and Vontap Pty Ltd**

**Panel Heading**

Signatures of the parties *R. Noble x B.S.*

<p style="text-align: center;"><b>CROSS SECTION A - A'</b> NOT TO SCALE</p> <p style="text-align: center;"><b>CROSS SECTION B - B'</b> NOT TO SCALE</p> <p style="text-align: center;"><b>CROSS SECTION C - C'</b> NOT TO SCALE</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"><b>NOTATIONS</b></td> </tr> <tr> <td>LEASE No. X 8166</td> </tr> <tr> <td style="text-align: center;"><b>APPROPRIATIONS</b></td> </tr> <tr> <td>E-1 CARRIAGEWAY EASEMENTS IN FAVOUR OF CITIPOWER PTY E-2 POWERLINE EASEMENT IN FAVOUR OF CITIPOWER PTY</td> </tr> <tr> <td><small>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO'S IN PROCLAIMED SURVEY AREA NO</small></td> </tr> <tr> <td>TITLE REF: V.5571 F.145, V.4641 F.064 V. 4426 F. 053</td> </tr> <tr> <td>LAST PLAN REF: _____</td> </tr> <tr> <td style="text-align: center;"><b>PLAN OF LEASE AND CREATION OF EASEMENT PURPOSES</b></td> </tr> <tr> <td>COUNTY OF BOURKE PARISH OF MELBOURNE PART OF CROWN ALLOTMENT 18</td> </tr> <tr> <td>NUMBER OF SHEETS IN PLAN: 2 NUMBER OF THIS SHEET: 2</td> </tr> <tr> <td>SCALE: 1:250 LENGTHS ARE IN METRES</td> </tr> <tr> <td>ORIGINAL SHEET SIZE: A3</td> </tr> <tr> <td><small>OFFICE USE ONLY</small></td> </tr> </table>	<b>NOTATIONS</b>	LEASE No. X 8166	<b>APPROPRIATIONS</b>	E-1 CARRIAGEWAY EASEMENTS IN FAVOUR OF CITIPOWER PTY E-2 POWERLINE EASEMENT IN FAVOUR OF CITIPOWER PTY	<small>TO BE COMPLETED WHERE APPLICABLE THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO'S IN PROCLAIMED SURVEY AREA NO</small>	TITLE REF: V.5571 F.145, V.4641 F.064 V. 4426 F. 053	LAST PLAN REF: _____	<b>PLAN OF LEASE AND CREATION OF EASEMENT PURPOSES</b>	COUNTY OF BOURKE PARISH OF MELBOURNE PART OF CROWN ALLOTMENT 18	NUMBER OF SHEETS IN PLAN: 2 NUMBER OF THIS SHEET: 2	SCALE: 1:250 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	<small>OFFICE USE ONLY</small>
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Approval No.1070029A

# A1



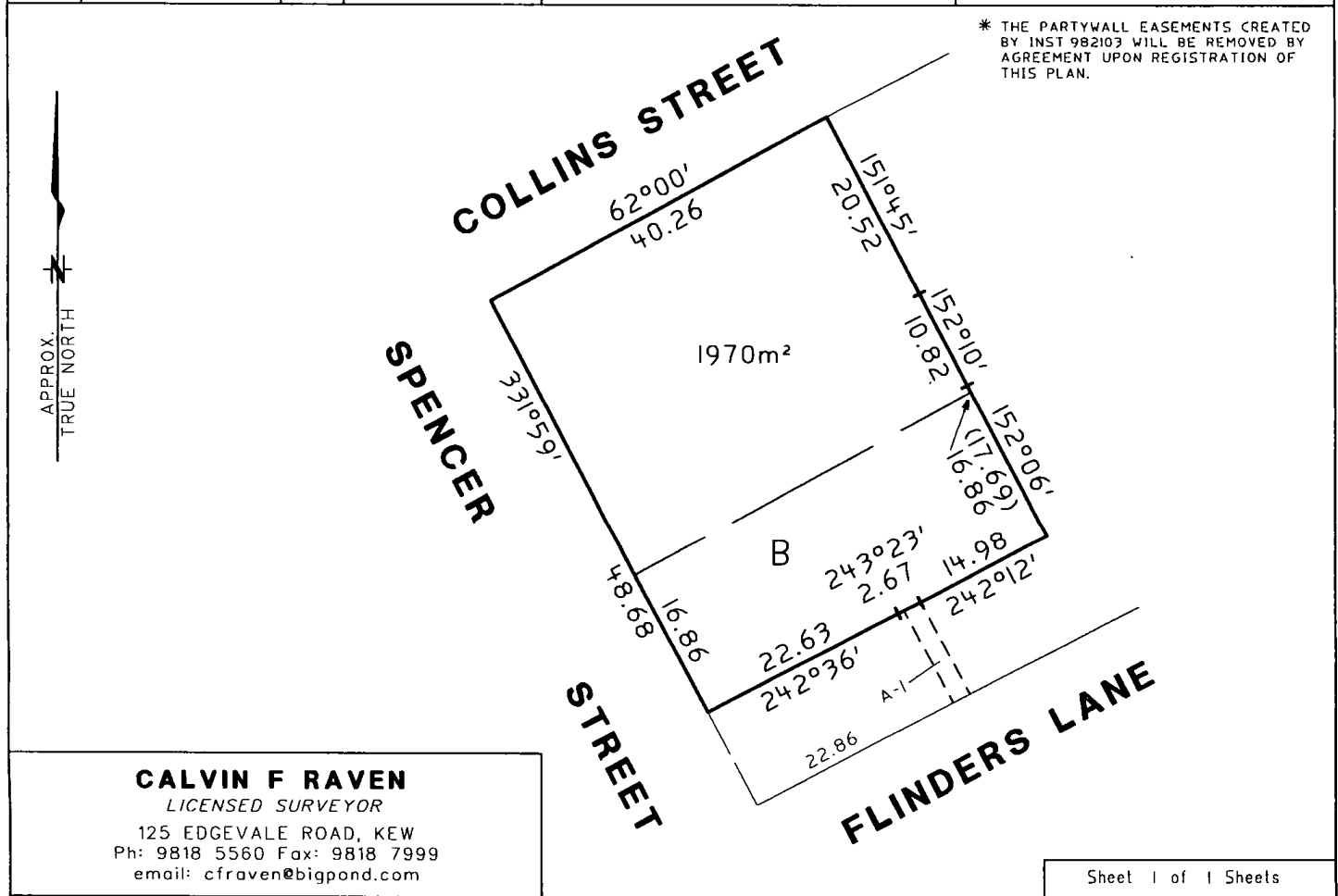
1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
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4. All pages must be attached together by being stapled in the top left corner

## AC773662X

01/04/2004 \$59 89



<b>PLAN OF CONSOLIDATION</b>		LTO use only <b>EDITION 1</b>	Plan Number <b>PC 363358 R</b>										
<b>Location of Land</b> Parish: MELBOURNE NORTH  Township: _____ Section: ONE Crown Allotment: 18 (PART) Crown Portion: _____ Title Reference: VOL. 10778 FOL 171 VOL. 10971 FOL 477 VOL. 4426 FOL 053 VOL. 4641 FOL 064 VOL. 5070 FOL 919 VOL. 5571 FOL 145  Postal Address: 607 & 623 (at time of consolidation) COLLINS ST, MELBOURNE  MGA Co-ordinates E 319 980 (of approx. centre of land N 5 812 257 in plan) Zone: 55		Council Certification Council Name: CITY OF MELBOURNE Ref: 57/2/39 (3346) 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6 / /</del> 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988  Council Delegate Council Seal Date / /  Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /											
<b>Vesting of Roads or Reserves</b> Identifier Council/Body/Person  NIL NIL		LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 11/4/07  LTO use only PLAN REGISTERED TIME 2:44 DATE 01/05/2007 <i>Jan. R. Alford</i> Assistant Registrar of Titles											
<b>Easement Information</b> Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefitted/In Favour Of</th> </tr> </thead> <tbody> <tr> <td>A-1</td> <td>CARRIAGEWAY</td> <td>2.44</td> <td>C/E 627188</td> <td>LAND MARKED B HEREON</td> </tr> </tbody> </table>		Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of	A-1	CARRIAGEWAY	2.44	C/E 627188	LAND MARKED B HEREON	Notations  Depth Limitation: DOES NOT APPLY  THE PARTY WALL EASEMENTS CREATED BY INST. No.'s 1417528 & 1417529, & THE EASEMENTS FOR LIGHT AND AIR CREATED BY INST. No.'s 1075482 & 1075079, WILL MERGE UPON REGISTRATION OF THIS PLAN.  * Survey: This plan is not based on survey This survey has been connected to permanent marks no(s) In proclaimed Survey Area No.	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of									
A-1	CARRIAGEWAY	2.44	C/E 627188	LAND MARKED B HEREON									



<b>CALVIN F RAVEN</b> LICENSED SURVEYOR 125 EDGEVALE ROAD, KEW Ph: 9818 5560 Fax: 9818 7999 email: cfraven@bigpond.com		Sheet 1 of 1 Sheets
ORIGINAL SCALE SCALE 1:500 SHEET SIZE A3	SCALE 5 0 10 20 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) CALVIN F RAVEN SIGNATURE .. DATE / / REF 3335 3335/06/9/C VERSION C
		DATE / / COUNCIL DELEGATE SIGNATURE Original Sheet Size A3