

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

VOLUME 09439 FOLIO 847

Security no : 124106564207T
Produced 02/06/2023 09:26 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 125555.
PARENT TITLE Volume 05726 Folio 191
Created by instrument J520611 26/06/1981

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
THE WESTBOURNE FOUNDATION LTD of MARQUAND RD WERRIBEE
M855831W 25/05/1987

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG810869M 14/10/2009
NATIONAL AUSTRALIA BANK LTD

CAVEAT as to part AQ265419U 19/09/2017
Caveator
POWERCOR AUSTRALIA LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
11/09/2017
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
POWERCOR AUSTRALIA LTD
Notices to
POWERCOR AUSTRALIA LTD of 40 MARKET STREET MELBOURNE VIC 3000

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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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP125555 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 300 SAYERS ROAD TRUGANINA VIC 3029

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

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Document Type	Plan
Document Identification	LP125555
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LP125555
 EDITION 1
 APPROVED 20/10/78

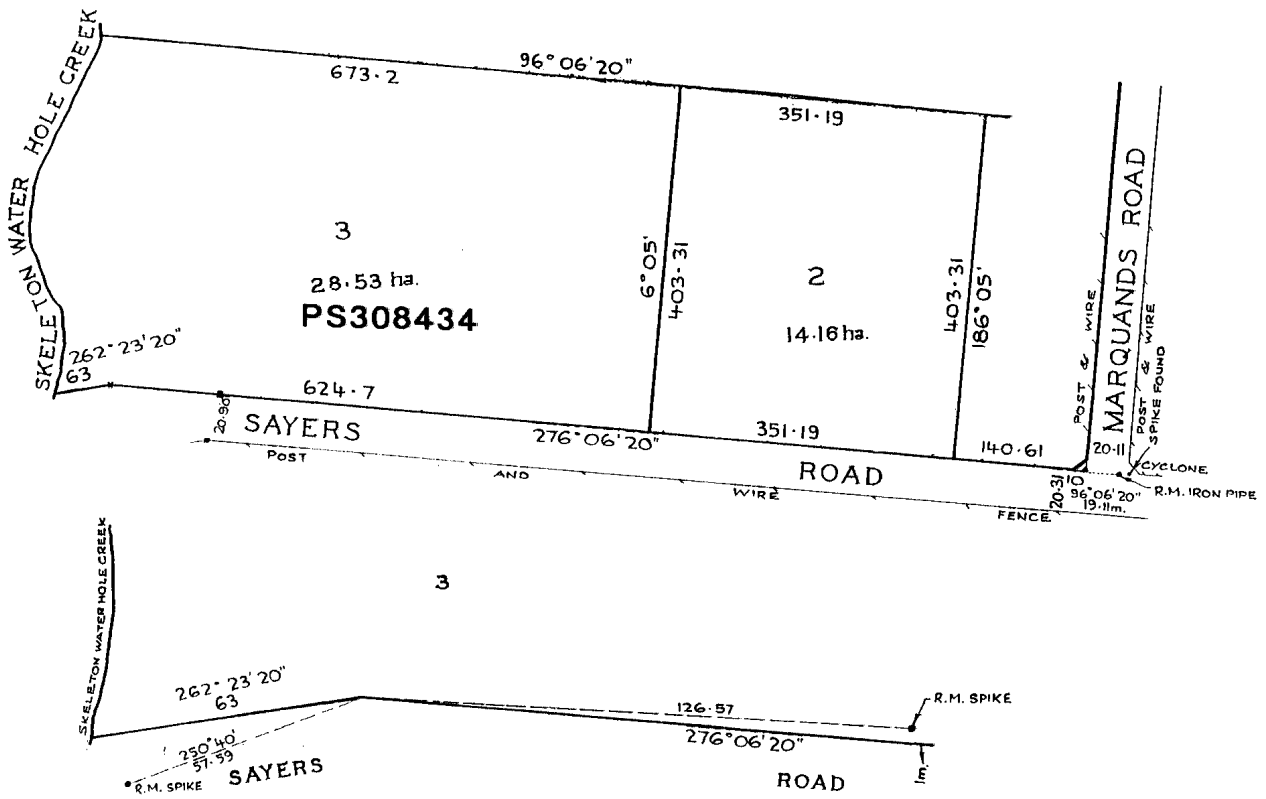
PLAN OF SUBDIVISION PART OF CROWN ALLOTMENT ONE SECTION 14 PARISH OF TRUGANINA COUNTY OF BOURKE	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
		ROAD WIDTHS ARE NOT TO SCALE. 125555

SCALE 100 50 0 100 200 300
 LENGTHS ARE IN METRES

LITHO 55.



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ENLARGEMENT SCALE - 1:100

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Titles Office Use Only

REGD

250587 1047 45 175 M855831W

Lodged at the Titles Office by

Australia and New Zealand Banking Group Limited
 Branch Securities Department
 Code 287 Collins Street
MELBOURNE
30192
VICTORIA

①

TRANSFER OF LAND

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed transfers to the transferee all his estate and interest in the fee simple in the land described. (Notes 1-4)

Land (Note 5)

ALL THAT PIECE OF LAND REFERRED TO IN CERTIFICATE OF TITLE
 VOLUME 9439 FOLIO 847

Consideration (Note 6)

ONE HUNDRED AND SEVENTY FIVE THOUSAND DOLLARS
 (\$175,000.00)

Transferor (Note 7)

MARGARET SHIRLEY RAYNER

NOT CHARGEABLE
 WITH
 STAMP DUTY
 19 MAY 1987
[Signature]
 Comptroller of Stamps
 VICTORIA

Transferee (Note 8)

THE WESTBOURNE FOUNDATION LIMITED of Marquand Road, Werribee

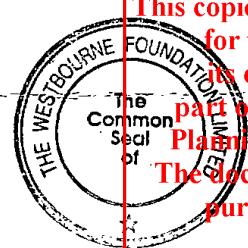
Date 10th FEBRUARY 1987

Execution & Attestation (Note 9)

Comptroller of Stamps Use Only

SIGNED by the Transferor in the presence of - *[Signature]*) MSR x *[Signature]*)
 Solicitor
 X WITNESS

THE COMMON SEAL of THE WESTBOURNE)
 Limited)
 FOUNDATION was hereunto affixed)
 in accordance with Articles of)
 Association in the presence of)
[Signature]) Director
[Signature]) Director



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T1 Office Use Only

[Signature] 28/5/87
 Approval No. T1/1

A memorandum of the within instrument has been entered in the Register Book.



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NOTES

- ~~1. This form must be used for all transfers by the registered proprietor of an estate in fee simple other than~~
 - (a) transfers by direction
 - (b) transfers creating or reserving easements
 - (c) transfers containing a restrictive covenant or a covenant created pursuant to statute
 - (d) transfers of mortgages charges or leases or leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration.
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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Document Type	Instrument
Document Identification	AG810869M
Number of Pages (excluding this cover sheet)	2
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PLAN**

Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by:

NAB 9E

Name: National Australia Bank Limited ABN 12 004 044 937

Telephone no.: ()

Address:

Ref:

863120988 2.1

Customer Code:



Private **AG810869M**

The information statutory authority of maintaining indexes in the

14/10/2009 \$98 74

A barcode with the number 74 to its right.

MADE AVAILABLE/CHANGE CONTROL

Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described together with each structure, fixture or improvement on it or fixed to it subject to the registered encumbrances affecting the land and any created by dealings lodged for registration prior to the lodging of this Mortgage with the payment of the amount owing and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)
Certificate of Title Volume 9439 Folio 847

Estate or Interest being mortgaged
Estate in fee simple

Mortgagor (full name)
The Westbourne Foundation Limited ACN 006 667 027

("Mortgagor")

Mortgagee
National Australia Bank Limited ABN 12 004 044 937
500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage 28/05/2009

The provisions contained in Mortgage Memorandum of Common Provisions retained by the Registrar of Titles in No. AA1147 ("Memorandum") are incorporated in this Mortgage.

The Mortgagor agrees with the Bank as follows:

1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used in this instrument of Mortgage and any annexure to this Mortgage. The Mortgagor acknowledges that the Mortgagor has received and read a copy of this Mortgage prior to executing it.
2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage for valuable consideration received from the Bank.

Approval No. 4500712A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

M



Signed

Cust. Code:

THE BACK OF THIS FORM MUST NOT BE USED

Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

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MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

AG810869M

14/10/2009 \$98 74



Individual/s

Signed Sealed and Delivered in Victoria by the Mortgagor in the presence of:

Signature of Witness
Signature of Witness
Signature of Witness
Signature of Witness

Signature of Mortgagor
Signature of Mortgagor
Signature of Mortgagor
Signature of Mortgagor

Companies Executing without using a Common Seal

Executed by

The Westbourne Foundation Ltd

by being signed by:

Signature
Full Name (BLOCK LETTERS) <u>DAVID HORVATH</u>
Address <u>1 CASTLE CT, BINT COOK 3030</u>
Office held <u>(Director)</u> Secretary or Sole Director and Sole Company Secretary

Signature
Full Name (BLOCK LETTERS) <u>FIONA SHAW</u> ^{ATH}
Address <u>Box 402 Hoppers Crossing 3029</u>
Office held <u>(Director)</u> Secretary or Sole Director and Sole Company Secretary

Companies Executing by using a Common Seal

The Common Seal of

[Empty box for common seal]

was affixed in the presence of:

[Empty box for common seal]

Signature
Full Name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Signature
Full Name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4500712A

M page 2



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Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636 2010

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Document Type	Instrument
Document Identification	AQ265419U
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AQ265419U

Caveat

Section 89 Transfer of Land Act 1958

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

1. Land/s

Land Title

Volume 09439 Folio 847
Description PART OF THE LAND MARKED
L-1 AND E-1 ON THE PLAN ATTACHED

2. Caveator/s

Caveator

Name POWERCOR AUSTRALIA LTD
ABN 0 6 4 6 5 1 1 0 9

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

Date: (DD/MM/YYYY) 11/09/2017

4. Estate or Interest claimed

LEASEHOLD ESTATE

5. Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

6. Address for Service of Notice

Lawyer/Conveyancer/Firm Name

POWERCOR AUSTRALIA LTD

Address

Unit Street No 40

Street Name MARKET

Street Type STREET

Locality MELBOURNE

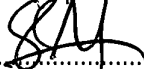
State VIC Postcode 3000

7. Signing

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

Caveator

EXECUTED by POWERCOR AUSTRALIA LTD
ACN 064 651 109 by its duly appointed
attorney STEVE MURRAY, Head of
Procurement pursuant to Power of
Attorney dated 4 July 2017 a certified
copy of which is filed in Permanent
Order Book No. 277 at Page 037 Item
11 in the presence of:


.....
Steve Murray


.....
Witness Sign

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AQ265419U

Caveat

Section 89 Transfer of Land Act 1958

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1. Date

Date: (DD/MM/YYYY) 11/09/2017

2. Lodging Party

Customer Code 9928M

Reference X8427 77BB8201

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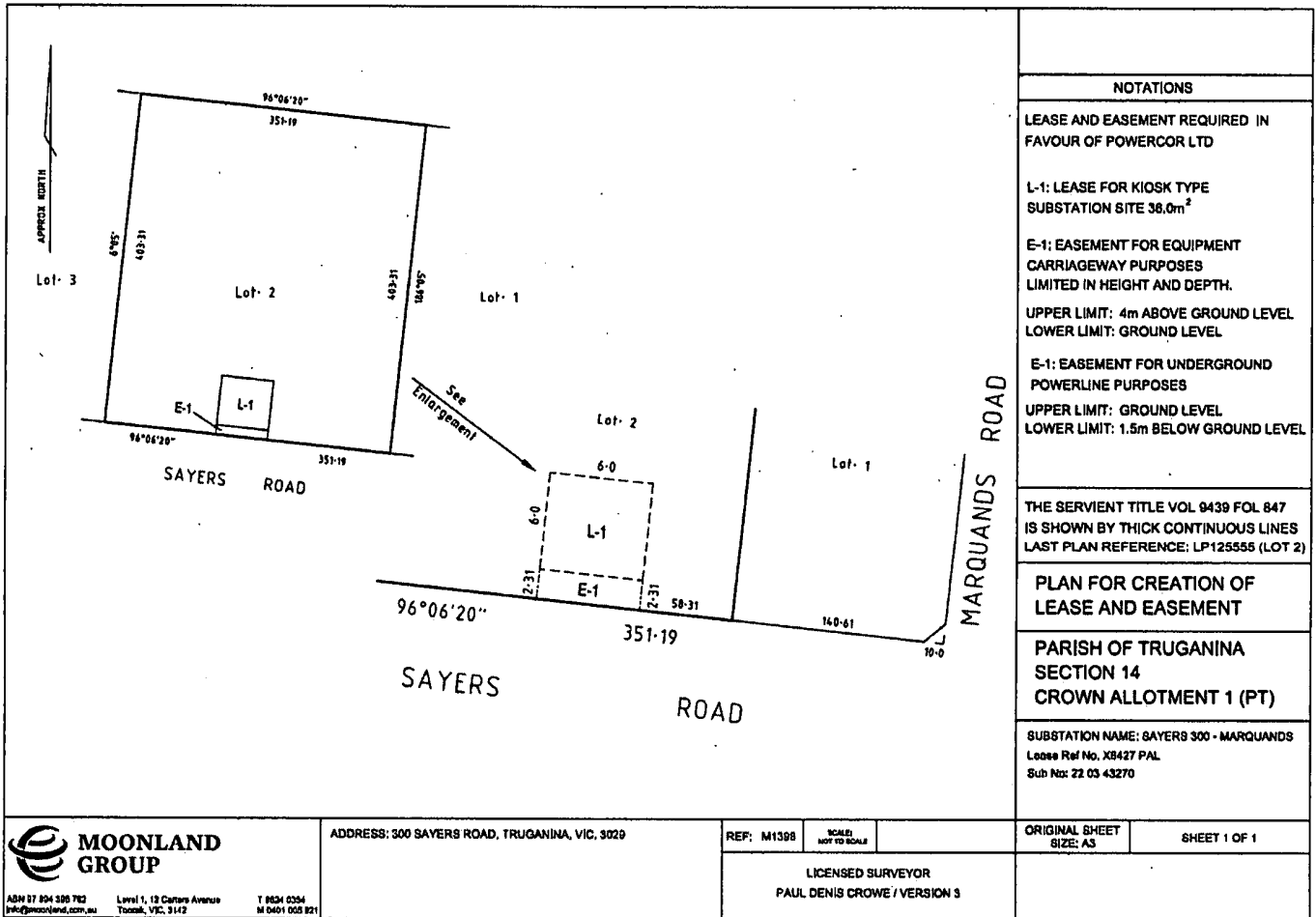
AQ265419U

Annexure Page

Transfer of Land Act 1958

Privacy Collection Statement
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This is page 2 of 3 dated 11/09/2017 between POWERCOR AUSTRALIA LTD & THE REGISTERED PROPRIETOR
 Signatures of the Parties



MOONLAND GROUP
 ABN 97 804 398 762 Level 1, 12 Carrara Avenue T 034 0354
 info@moonland.com.au Torquay, VIC, 3142 M 0401 055 821

ADDRESS: 300 SAYERS ROAD, TRUGANINA, VIC, 3029

REF: M1398 SCALE: NOT TO SCALE
 LICENSED SURVEYOR
 PAUL DENIS CROWE / VERSION 3

ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1

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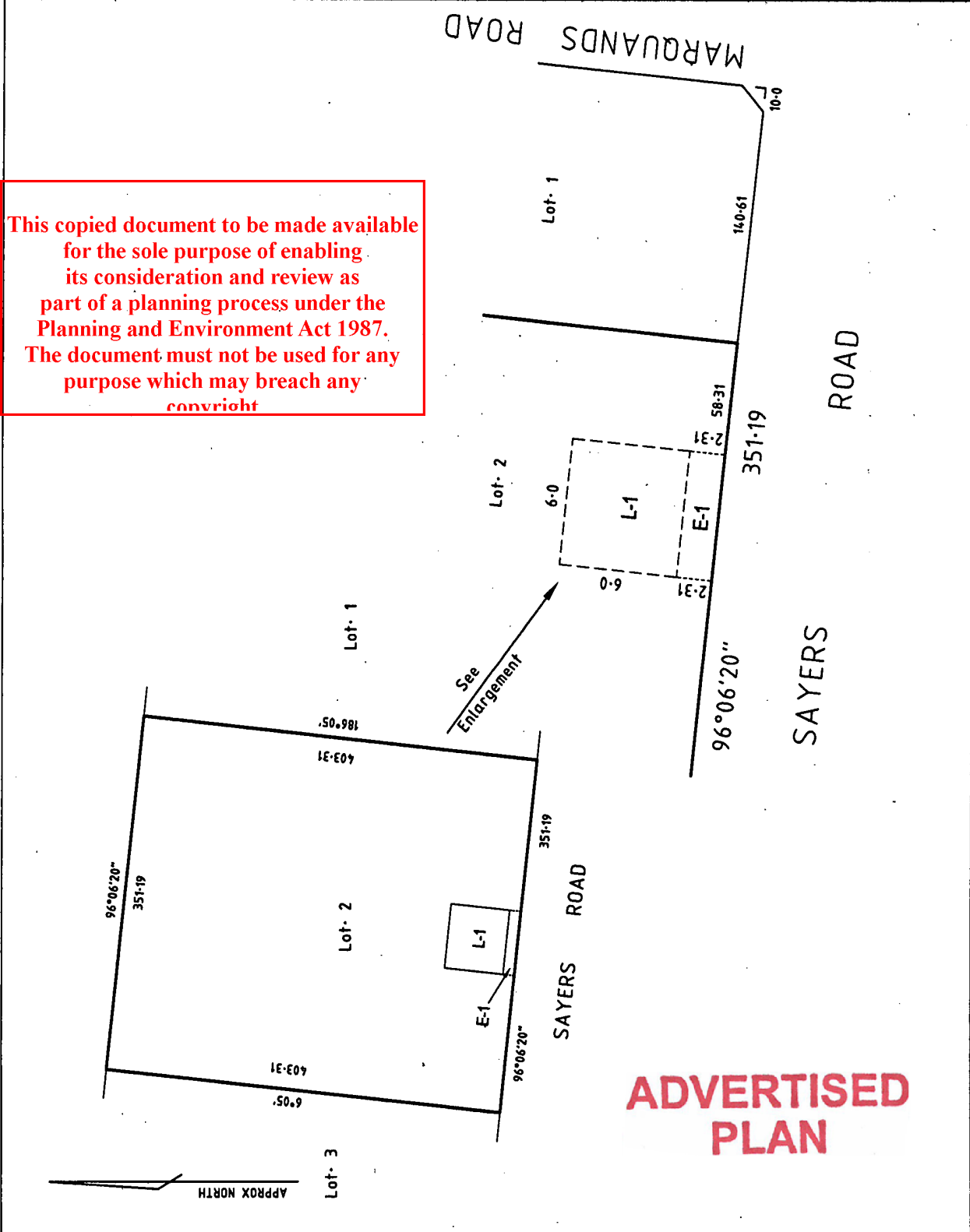
part of a planning process under the Planning and Environment Act 1987. The document attached for insertion into the purpose and content of the information on the Annexure Page under the appropriate panel heading.

1. If there is insufficient space to accommodate the required information in a panel of the attached form insert the words "See Annexure Page 2" (or as the case may be) and insert the information on the Annexure Page under the appropriate panel heading.
2. The approved Annexure Pages must be properly identified and signed by the parties to the attached form to which it is annexed.
3. All pages must be attached together by being stapled in the top left corner.

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

NOTATIONS	
LEASE AND EASEMENT REQUIRED IN FAVOUR OF POWERCOR LTD	
L-1: LEASE FOR KIOSK TYPE SUBSTATION SITE 36.0m ²	E-1: EASEMENT FOR EQUIPMENT CARRIAGEWAY PURPOSES LIMITED IN HEIGHT AND DEPTH.
UPPER LIMIT: 4m ABOVE GROUND LEVEL LOWER LIMIT: GROUND LEVEL	
E-1: EASEMENT FOR UNDERGROUND POWERLINE PURPOSES UPPER LIMIT: GROUND LEVEL LOWER LIMIT: 1.5m BELOW GROUND LEVEL	
THE SERVIENT TITLE VOL 9439 FOL 847 IS SHOWN BY THICK CONTINUOUS LINES LAST PLAN REFERENCE: LP125555 (LOT 2)	
PLAN FOR CREATION OF LEASE AND EASEMENT	
PARISH OF TRUGANINA SECTION 14 CROWN ALLOTMENT 1 (PT)	
SUBSTATION NAME: SAYERS 300 - MARQUANDS Lease Ref No. X8427 PAL Sub No: 22 03 43270	
ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1



ADDRESS: 300 SAYERS ROAD, TRUGANINA, VIC, 3029		REF: M1398	SCALE: NET TO SCALE	LICENSED SURVEYOR PAUL DENIS CROWE / VERSION 3
MOONLAND GROUP		ABN 87 894 995 782 Level 1, 12 Carrara Avenue Toorak, VIC, 3142 info@moonland.com.au T 8824 0354 M 0401 005 821		

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