

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

Page 1 of 1

VOLUME 11835 FOLIO 057

Security no : 124088777863C
Produced 19/03/2021 11:15 AM**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 744960S.
PARENT TITLE Volume 11577 Folio 994
Created by instrument PS744960S 22/11/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
102-108 JEFFCOTT STREET PTY LTD of LEVEL 1 109 DRUMMOND STREET CARLTON VIC
3053
AT737628E 30/10/2020

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS744960S 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: 102-108 JEFFCOTT STREET WEST MELBOURNE VIC 3003

ADMINISTRATIVE NOTICES

NIL

eCT Control 20181D LOGIE-SMITH LANYON
Effective from 30/10/2020

DOCUMENT END

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Document Assembled	19/03/2021 12:39

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PLAN OF SUBDIVISION

EDITION 1

PS 744960S

LOCATION OF LAND

PARISH: MELBOURNE NORTH
 TOWNSHIP: CITY OF MELBOURNE
 SECTION: 35
 CROWN ALLOTMENT: 6, 7 & 8
 CROWN PORTION:
 TITLE REFERENCE: VOL 11577 FOL 994

LAST PLAN REFERENCE: PC 350684A

POSTAL ADDRESS: 355-369 SPENCER STREET, 86-108
 (at time of subdivision) JEFFCOTT STREET & McDOUGALL LANE
 WEST MELBOURNE 3003

MGA CO-ORDINATES: E: 319580 ZONE: 55
 (of approx centre of land in plan) N: 5813070 GDA 94

Council Name: Melbourne City Council

Council Reference Number: SA-2015-98
 Planning Permit Reference: TP-2015-852
 SPEAR Reference Number: S074220B

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988
 Has not been made at Certification

Digitally signed by: Leon Kyle Wilson for Melbourne City Council on 07/10/2016

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
R-1	CITY OF MELBOURNE

Reduced levels shown thus RL 21.15 are on the Australian Height Datum.
 Datum for levels: Melbourne North PM 51 RL 14.645m AHD

* The lower limit of E-1 is site level
 The upper limit of E-1 is 2 metres above site level

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 This plan is based on survey.

STAGING:
 This is not a staged subdivision.
 Planning Permit No.

This survey has been connected to permanent marks No(s). PM158 & PM163

In Proclaimed Survey Area No.

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

EASEMENTS AND RIGHTS IMPLIED BY SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
*E-1	FIRE ACCESS	SEE DIAG	THIS PLAN	VOLUME 11577 FOLIO 993

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 662 Main Road, Eltham 3095
 P.O Box 291, Eltham 3095
 Telephone: (03) 9439 4222
 Facsimile: (03) 9439 5288
 webstergroup.com.au

SURVEYORS FILE REF: 15143A 08/09/2015

Digitally signed by: Evan Rhys Webster (Webster Survey Group),
 Surveyor's Plan Version (09),
 06/10/2016

ORIGINAL SHEET
 SIZE: A3
 PLAN REGISTERED
 TIME: 7:42 am DATE: 22 / 11 / 2016
 R.W. Greenwood
 Assistant Registrar of Titles

ADVERTISED PLAN

PS744960S

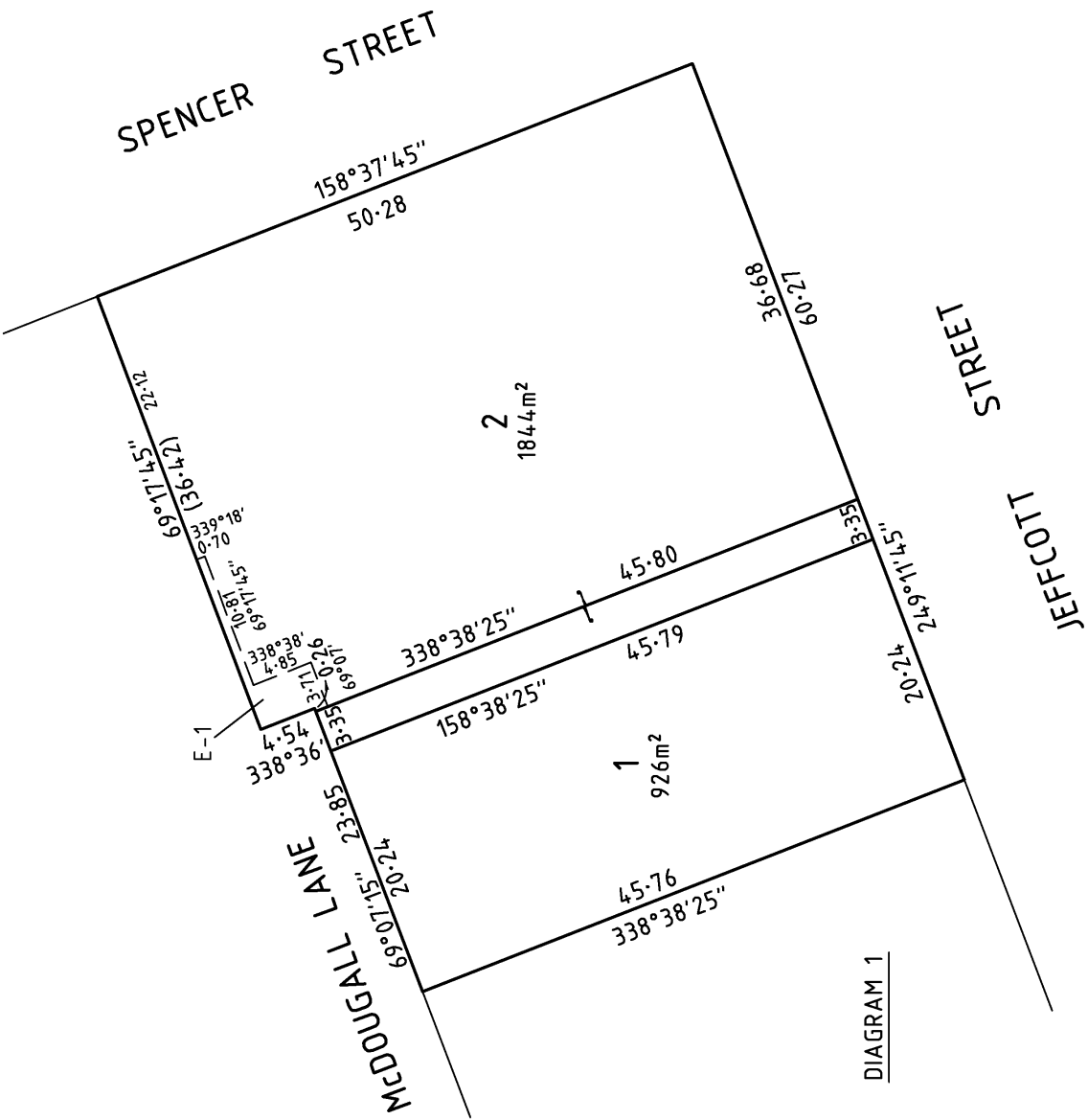
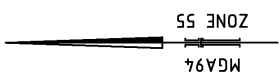


DIAGRAM 1



ORIGINAL SHEET SIZE: A3	SHEET 2
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Digitally signed by:
Melbourne City Council,
07/10/2016,
SPEAR Ref: S074220B

SCALE 1:400

LENGTHS ARE IN METRES

0 4 8 12 16

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06/10/2016

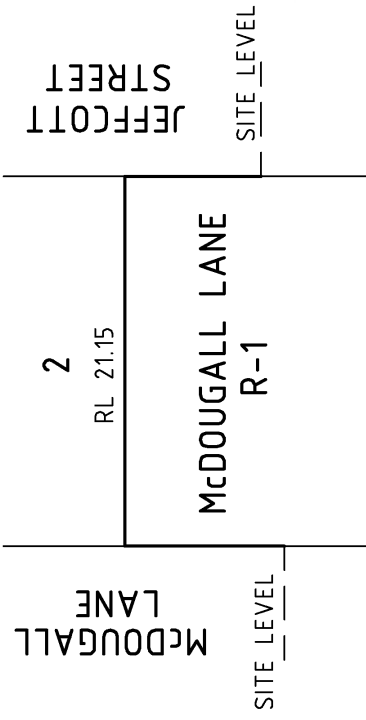
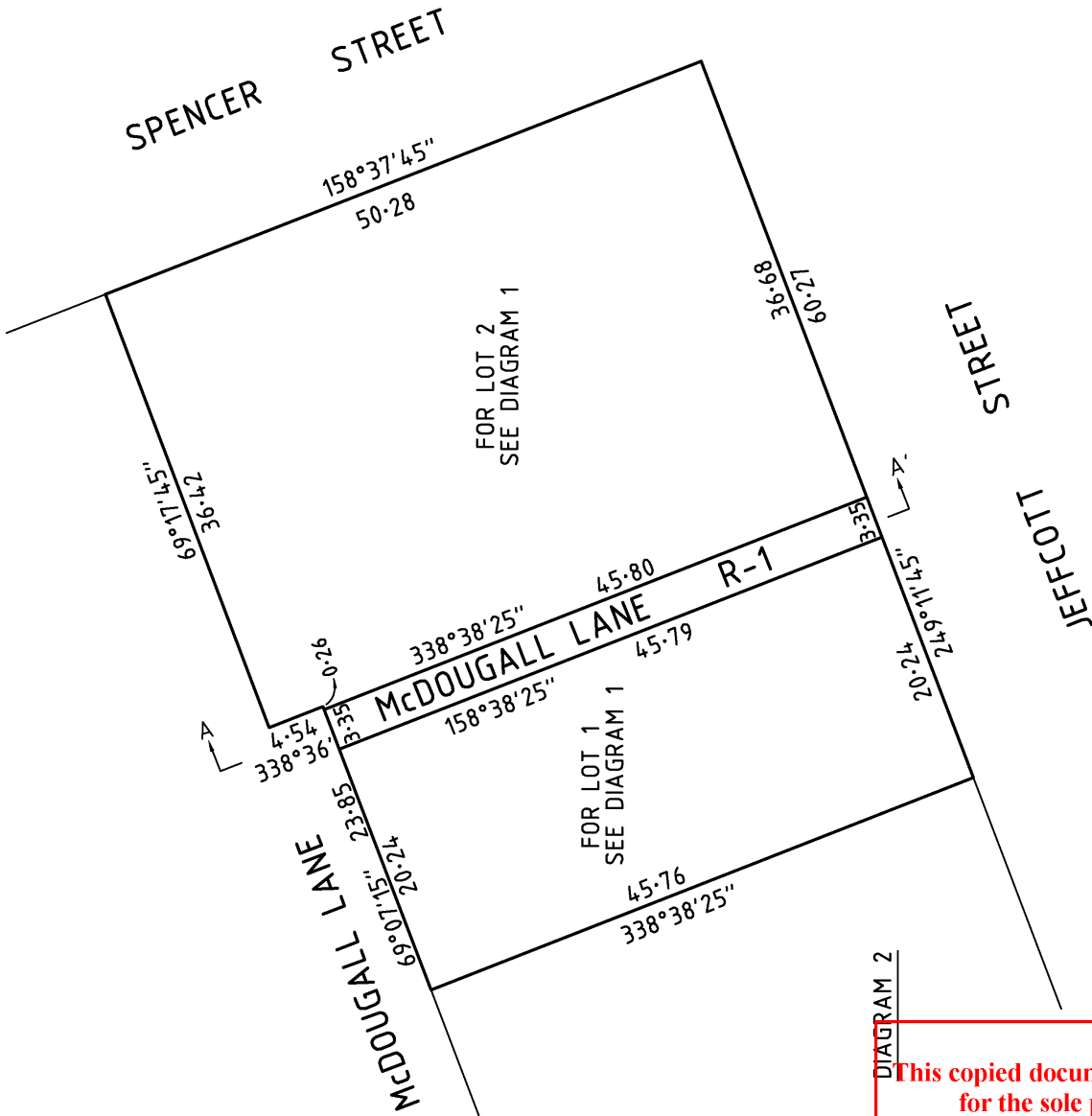
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PLAN

PS744960S



SECTION A-A'
(Not to Scale)

SCALE 1:400	LENGTHS ARE IN METRES 0 4 8 12 16	ORIGINAL SHEET SIZE: A3	SHEET 3
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FOR LOT 1
SEE DIAGRAM 1

FOR LOT 2
SEE DIAGRAM 1

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

Page 1 of 2

VOLUME 11835 FOLIO 058

Security no : 124088778009S
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 744960S.
PARENT TITLE Volume 11577 Folio 994
Created by instrument PS744960S 22/11/2016

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
AVARI NO.18 PTY LTD of LEVEL 5 259 COLLINS STREET MELBOURNE VIC 3000
AT626909Q 22/09/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT626911E 22/09/2020
ONE MANAGED INVESTMENT FUNDS LTD

CAVEAT as to part AM965058H 25/07/2016
Caveator
CITIPOWER PTY LTD
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
18/07/2016
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST
Lodged by
CITIPOWER PTY LTD
Notices to
CITIPOWER PTY LTD of 40 MARKET STREET MELBOURNE VIC 3000

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DIAGRAM LOCATION

SEE PS744960S 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)

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

Page 2 of 2

NIL

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MGA CO-ORDINATES: E: 319580 ZONE: 55
 (of approx centre of land in plan) N: 5813070 GDA 94

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NOTATIONS

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 Planning Permit No.
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 In Proclaimed Survey Area No.

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*E-1	FIRE ACCESS	SEE DIAG	THIS PLAN	VOLUME 11577 FOLIO 993

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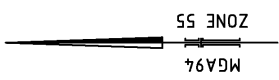
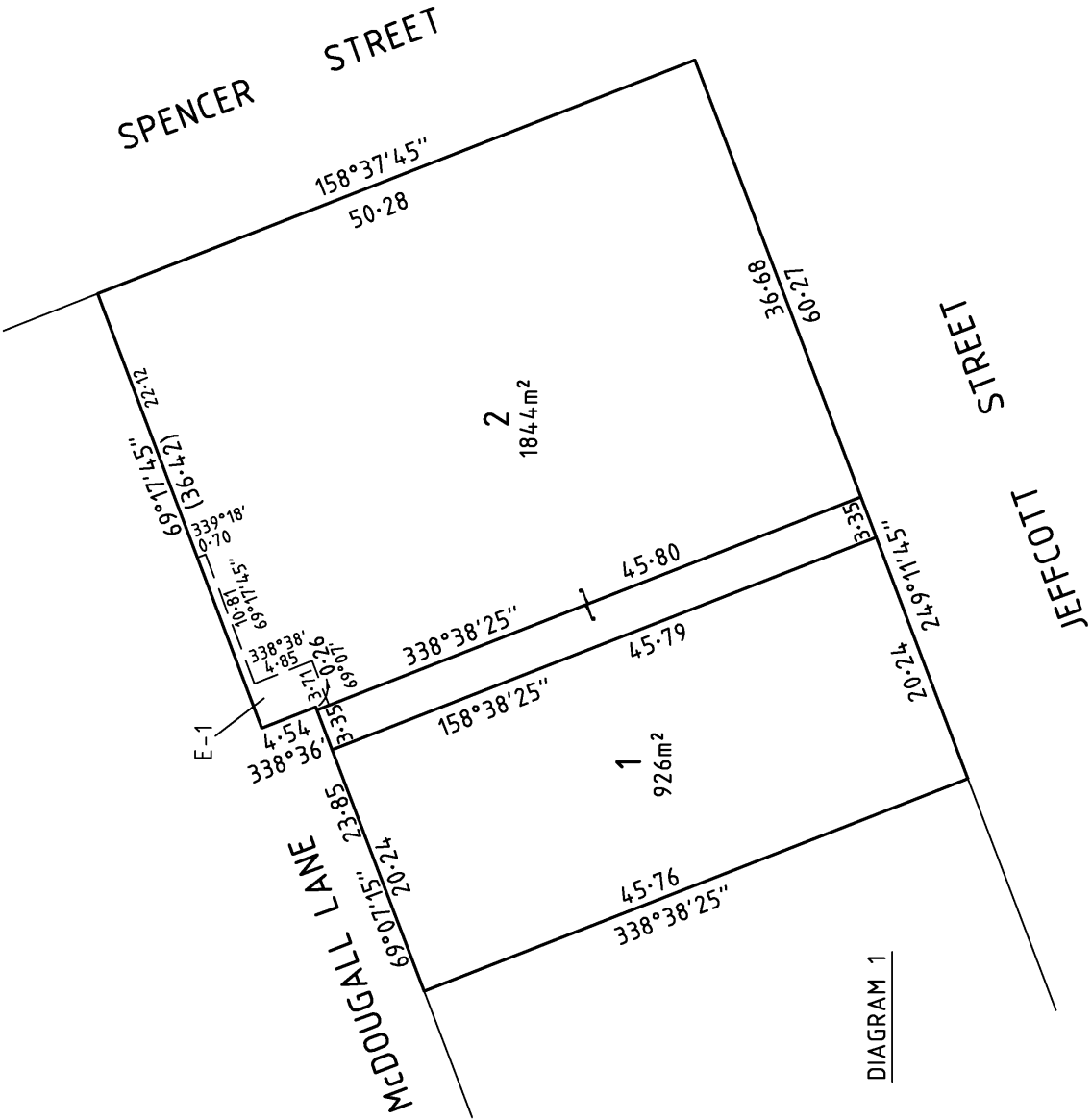
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ADVERTISED PLAN

PS744960S



ORIGINAL SHEET SIZE: A3	SHEET 2
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 Digitally signed by: Melbourn City Council, 07/10/2016.
 Surveyor's Plan Version (09), 06/10/2016
 SPEAR Ref: S074220B

Digitally signed by: Evan Rhys Webster (Webster Survey Group),
 Digitally signed by: Melbourn City Council, 07/10/2016.
 Surveyor's Plan Version (09), 06/10/2016

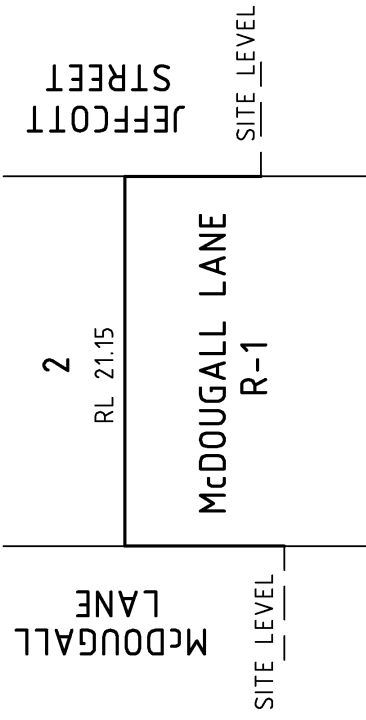
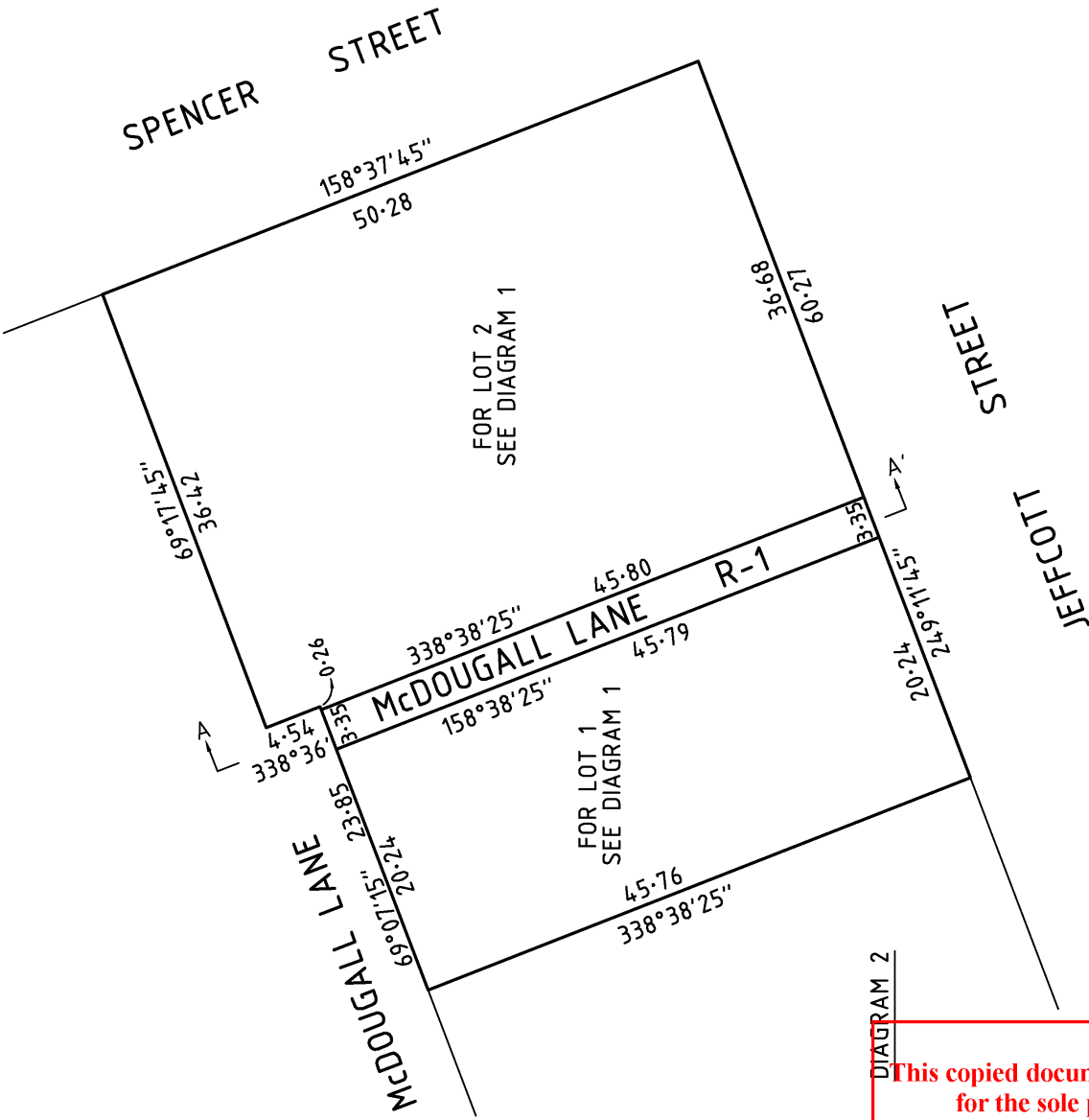
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PLAN

PS744960S



SCALE 1:400	LENGTHS ARE IN METRES 0 4 8 12 16	ORIGINAL SHEET SIZE: A3	SHEET 3
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DIAGRAM 2

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Caveat

Section 89 Transfer of Land Act 1958

1. Land/s

Land Title

Volume 11577 Folio 994
Description PART OF THE LAND MARKED
L-1, E-1 AND E-2 ON THE PLAN ATTACHED

2. Caveator/s

Caveator

Name CITIPOWER PTY LTD
ABN 0 6 4 6 5 1 0 5 6

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

Date: (DD/MM/YYYY) 18/07/2016

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

CITIPOWER PTY LTD

Address

Unit Street No 40
Street Name MARKET
Street Type STREET
Locality MELBOURNE
State VIC Postcode 3000

7. Signing

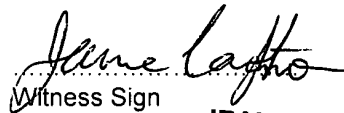
The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Caveator

EXECUTED by CITIPOWER PTY LTD
ACN 064 651 056 by its duly appointed
attorney SIMON LUCAS, Company
Secretary pursuant to Power of Attorney,
dated 4 October 2013 a certified copy of
which is filed in Permanent Order Book
No. 277 at Page 032 Item 30 in the
presence of:



Simon Lucas



Witness Sign

JEANINE LAUGHTON

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**ADVERTISED
PLAN**
AM965058H

Caveat

Section 89 Transfer of Land Act 1958

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1. Date

Date: (DD/MM/YYYY) 18/07/2016

2. Lodging Party

Customer Code 9926R

Reference X8890 97AO7701

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Page 2 of 2

LV-V09-Jul-

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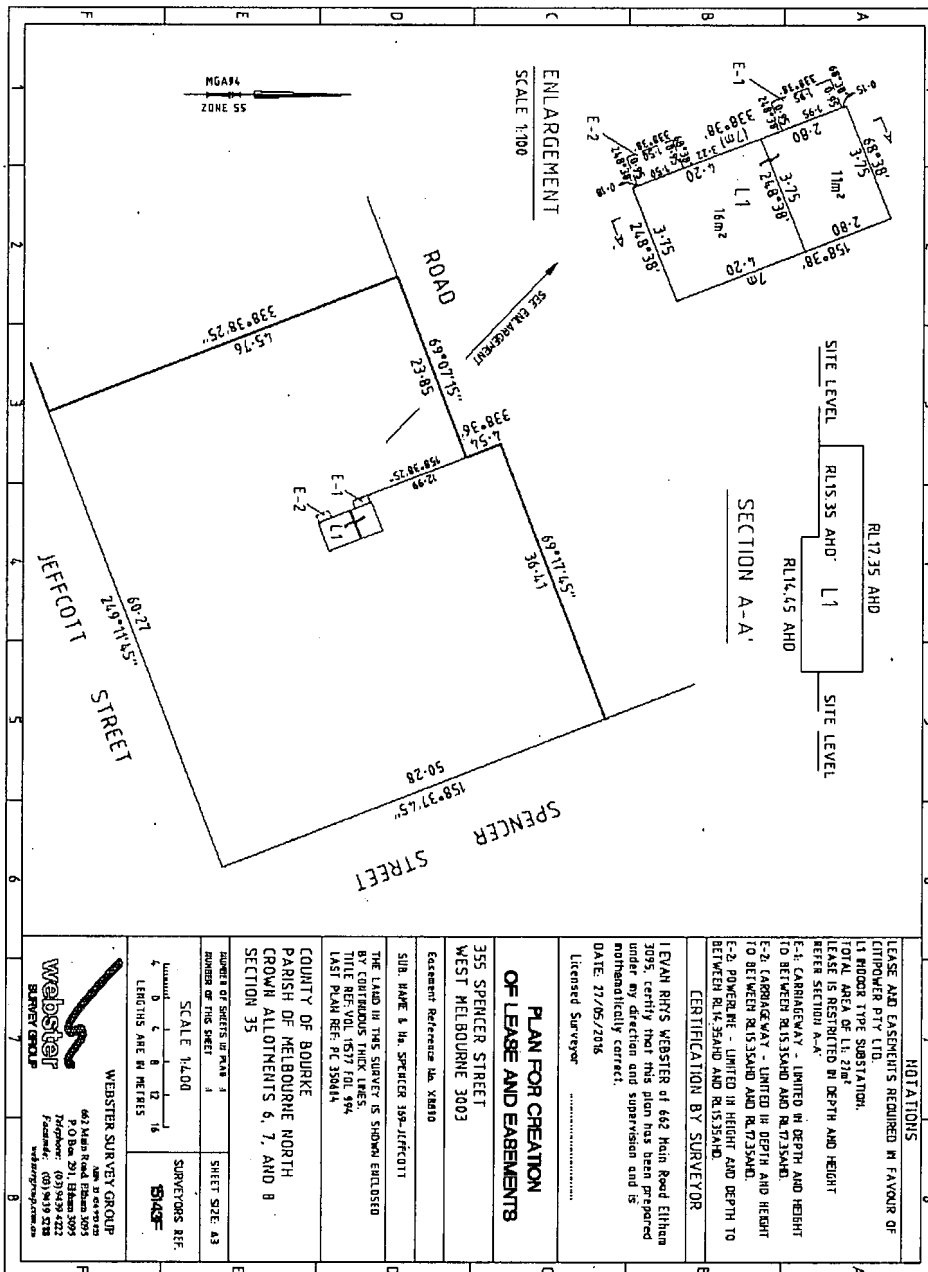
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Annexure Page

Transfer of Land Act 1958

This is page 3 of 3 dated 18 July 2016 between CITIPOWER PTY LTD and TAVERNERS VALUE FUNDS PTY LTD

Signatures of the Parties

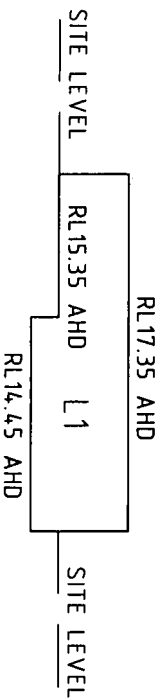
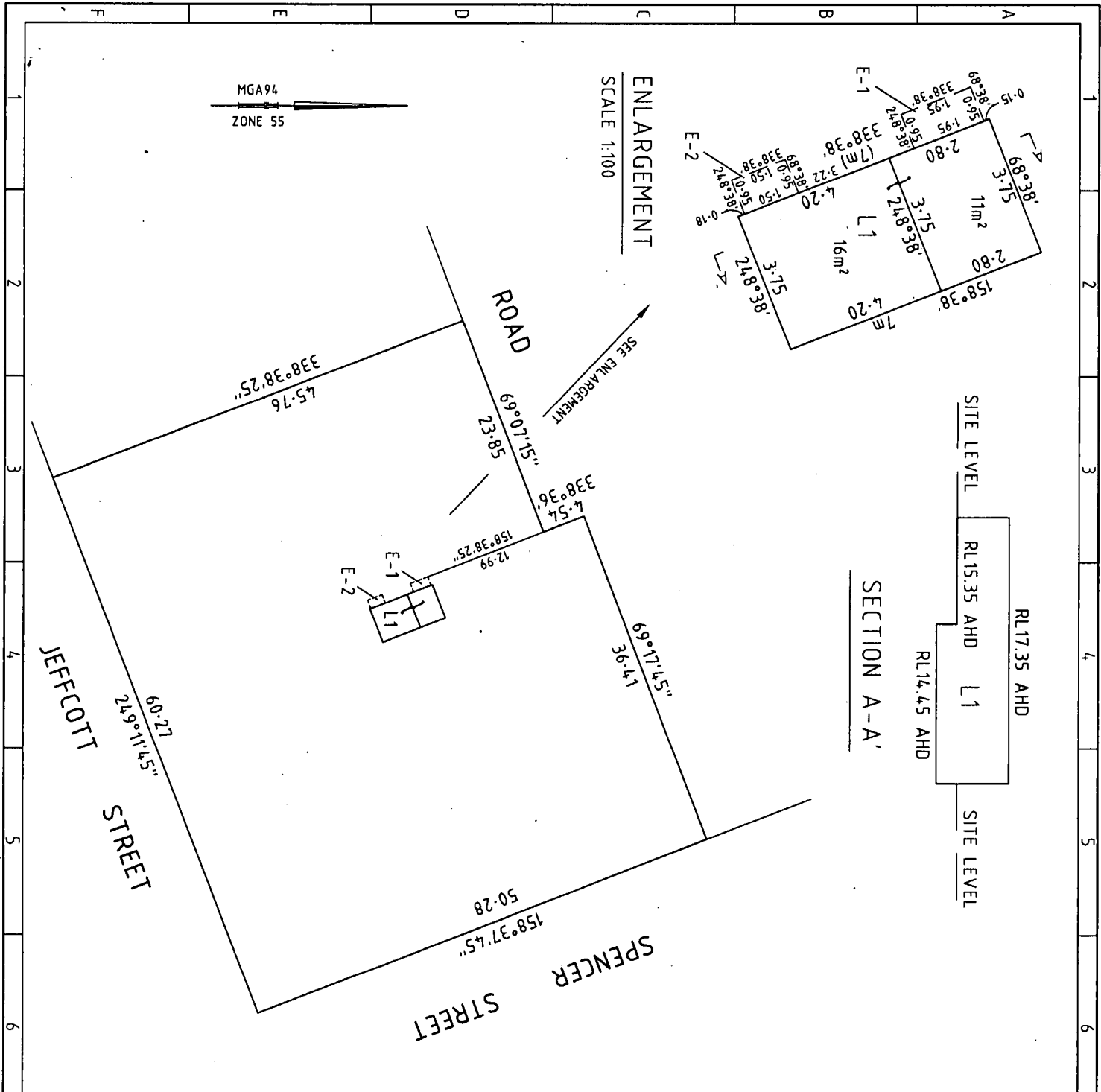


30800812A

A1

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 enter all 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.

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NOTATIONS

LEASE AND EASEMENTS REQUIRED IN JACOBS CITIPOWER PTY LTD. L1 INDOOR TYPE SUBSTATION. TOTAL AREA OF L1: 27m². LEASE IS RESTRICTED IN DEPTH AND HEIGHT REFER SECTION A-A'.

E-1: CARRIAGEWAY - LIMITED IN DEPTH AND HEIGHT TO BETWEEN RL15.35AHD AND RL 17.35AHD.

E-2: CARRIAGEWAY - LIMITED IN DEPTH AND HEIGHT TO BETWEEN RL15.35AHD AND RL 17.35AHD.

E-2: POWERLINE - LIMITED IN HEIGHT AND DEPTH TO BETWEEN RL14.35AHD AND RL15.35AHD.

CERTIFICATION BY SURVEYOR

I EVAN RHYS WEBSTER of 662 Main Road Eitham 3095, certify that this plan has been prepared under my direction and supervision and is mathematically correct.

DATE: 27/05/2016

Licensed Surveyor

**PLAN FOR CREATION
OF LEASE AND EASEMENTS**

355 SPENCER STREET
WEST MELBOURNE 3003

Easement Reference No. X8890

SUB. NAME & No. SPENCER 369-JEFFCOTT

THE LAND IN THIS SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.

TITLE REF: VOL. 11577 FOL. 996

LAST PLAN REF: PC 350684.

COUNTY OF BOURKE
PARISH OF MELBOURNE NORTH
CROWN ALLOTMENTS 6, 7, AND 8
SECTION 35

NUMBER OF SHEETS IN PLAN: 3
NUMBER OF THIS SHEET: 1

SCALE 1:400

LENGTHS ARE IN METRES

SHEET SIZE: A3

SURVEYORS REF: 15149F

WEBSTER SURVEY GROUP

ABN: 55-156-991-835
662 Main Road, Eitham 3095
P O Box 291, Eitham 3095
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