

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

Page 1 of 2

VOLUME 11122 FOLIO 146

Security no : 124090582454P
Produced 16/06/2021 04:49 PM

**ADVERTISED
PLAN**

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 625748F.

PARENT TITLES :

Volume 09131 Folio 584 Volume 11080 Folio 813

Created by instrument PS625748F 06/03/2009

REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PS625748F 06/03/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ537667V 08/03/2012
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT AR672365M 20/11/2018

Caveator

892 YARRAWONGA PTY LTD ACN: 628034248

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

07/11/2018

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

MADDOCKS

Notices to

DAVID HARTNEY of "COLLINS SQUARE" LEVEL 25 727 COLLINS STREET MELBOURNE VIC
3008

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS625748F 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)

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

Page 2 of 2

Street Address: "GLENRICK PARK" 892 BENALLA-YARRAWONGA ROAD GOORAMBAT VIC 3725

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA
Effective from 23/10/2016

DOCUMENT END

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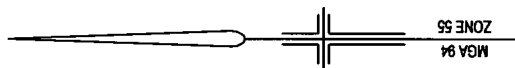
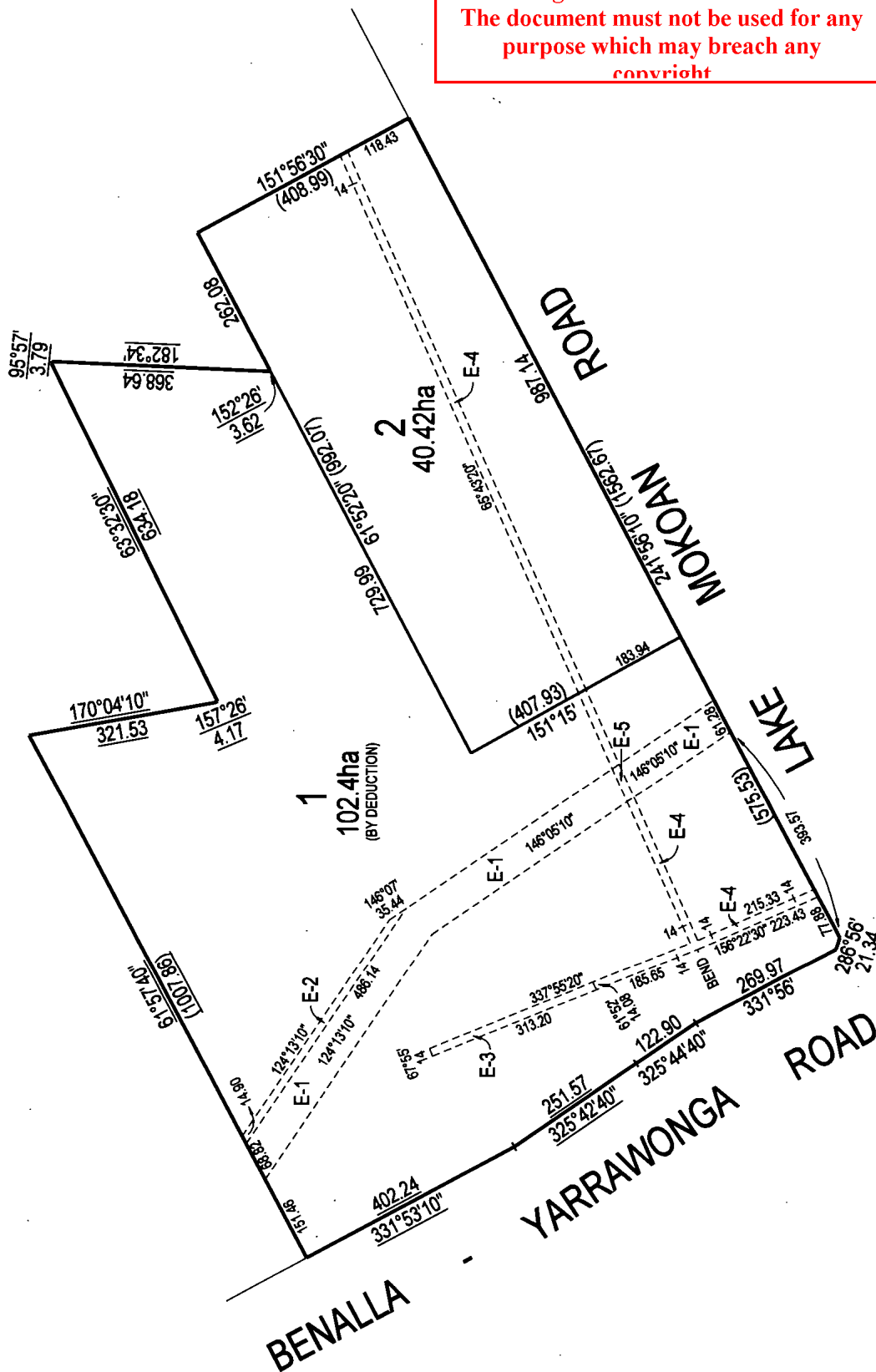
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PLAN OF SUBDIVISION	STAGE No.	PLAN NUMBER
		PS 625748F

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MGA 94
ZONE 56

SHEET 2 OF 2 SHEETS

OXLEY & COMPANY
Surveyors Engineers Planners & Development Consultants
45 OVENS STREET, WANGARATTA 3677
PH (03) 5721 6255 F (03) 5721 2779
www.oxleyco.com.au admin@oxleyco.com.au
JUXTAPOSITION PTY LTD ABN 26 006 114 923

ORIGINAL
SCALE 1:7500
SHEET SIZE A3

LICENSED SURVEYOR
SIGNATURE *[Signature]*
DATE 28/11/08
VERSION 2
REF: S4254
S4254 PS V2.DGN

LICENSED SURVEYOR
SIGNATURE *[Signature]*
DATE 28/11/08
VERSION 2
REF: S4254
S4254 PS V2.DGN

DATE 30/12/2008
COUNCIL DELEGATE SIGNATURE
[Signature]

0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150mm

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AJ537667V

Lodged By:

Name: Commonwealth Bank of Australia

Customer Code: 21Q

**ADVERTISED
PLAN**

MORTGAGE OF LAND

Reference: C12152947V3

Privacy Collection Statement:

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

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage.

The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

Memorandum of Common Provisions:

AA1419

Land: (Unique Land Identifier appropriate to the jurisdiction)

VOLUME 11122 FOLIO 146

Mortgagor: (full name)

Gene Louis Mizzi and Hendrika Mizzi

Estate and Interest being mortgaged: (eg "fee simple")

fee simple

Mortgagee: (full name and address including postcode)

Commonwealth Bank of Australia ABN 48 123 123 124

385 Bourke Street, Melbourne 3000

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COVENANTS:

Where a MCP is incorporated into this mortgage, the mortgagor acknowledges that they received, read and understood a copy of the MCP before signing this mortgage.

The mortgagor covenants with the mortgagee as follows:

1. A reference to "this mortgage" in this cover sheet, in any annexure to this cover sheet or in the MCP specified in the first page of this cover sheet is a reference to the mortgage constituted by this cover sheet, each annexure to this cover sheet and that MCP. You (the mortgagor) agree to keep to the provisions in the MCP.
2. You acknowledge giving this mortgage and incurring obligations and giving rights under it in return for the things we (the mortgagee) do when we enter into a Secured Agreement.
3. The mortgage includes not only the land but all of The Property as defined in the MCP.
4. You warrant that:
 - (a) neither you nor any person on your behalf has sold The Property under a terms contract within the meaning of the Sale of Land Act 1962; and
 - (b) you have told us if you have a tenant in The Property.

AJ537667V

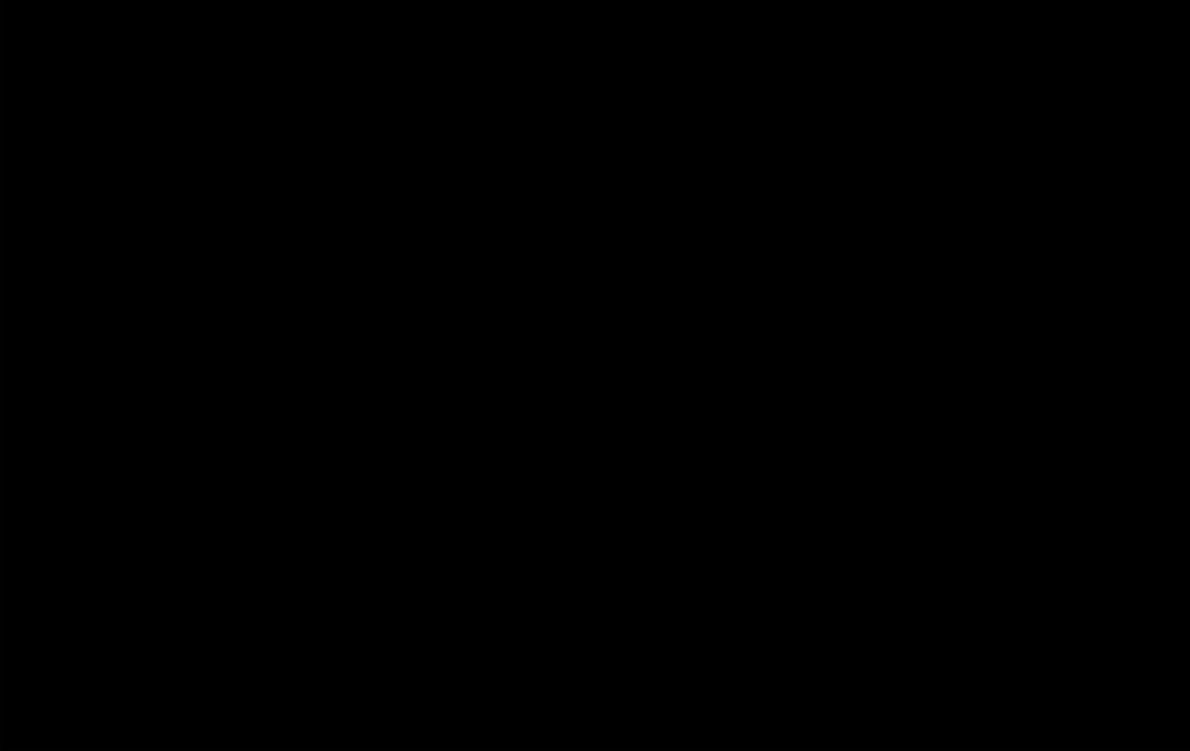
**ADVERTISED
PLAN**

Dated:

14/2/12

Execution and Attestation:

Signed by:



(BLOCK LETTERS)

Order to Register

Please register and issue CoT to:

Signed:

Customer Code:

Firm's Name:

Approval Number: 27600610G

Office of Titles Victoria

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Department of Environment, Land, Water & Planning

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Produced 16/06/2021 04:52:00 PM

Status	Registered	Dealing Number	AR672365M
Date and Time Lodged	20/11/2018 02:10:01 PM		

Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	DMH:7591914.010

**ADVERTISED
PLAN**

CAVEAT

Jurisdiction	VICTORIA
--------------	----------

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Land Title Reference

11122/146

Caveator

Name	892 YARRAWONGA PTY LTD
ACN	628034248

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

07/11/2018

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Estate or Interest claimed

Freehold Estate

Prohibition

Unless I/we consent in writing

Name and Address for Service of Notice

DAVID HARTNEY



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Property Name	COLLINS SQUARE
Floor Type	LEVEL
Floor Number	25
Street Number	727
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3008

**ADVERTISED
PLAN**

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.

Execution

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

Executed on behalf of	892 YARRAWONGA PTY LTD
Signer Name	DAVID HARTNEY
Signer Organisation	MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	20 NOVEMBER 2018

File Notes:

NIL

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

Statement End.

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

Page 1 of 2

VOLUME 09354 FOLIO 266

Security no : 124090583053N
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ADVERTISED PLAN

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 173518C (formerly known as part of Crown Allotment 95A, part of Crown Allotment 97A Parish of Goorambat).
PARENT TITLE Volume 07498 Folio 014
Created by instrument H677741 11/09/1979

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

V448665R 29/05/1998

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V448666N 29/05/1998
BENDIGO AND ADELAIDE BANK LTD
TRANSFER OF MORTGAGE AL236400A 18/07/2014

COVENANT as to part Section 3A Victorian Conservation Trust Act 1972
AC567152X 24/12/2003

CAVEAT AR672371S 20/11/2018
Caveator
892 YARRAWONGA PTY LTD ACN: 628034248
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/11/2018
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
MADDOCKS
Notices to
DAVID HARTNEY of "COLLINS SQUARE" LEVEL 25 727 COLLINS STREET MELBOURNE VIC 3008

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DIAGRAM LOCATION

SEE TP173518C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

Page 2 of 2

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

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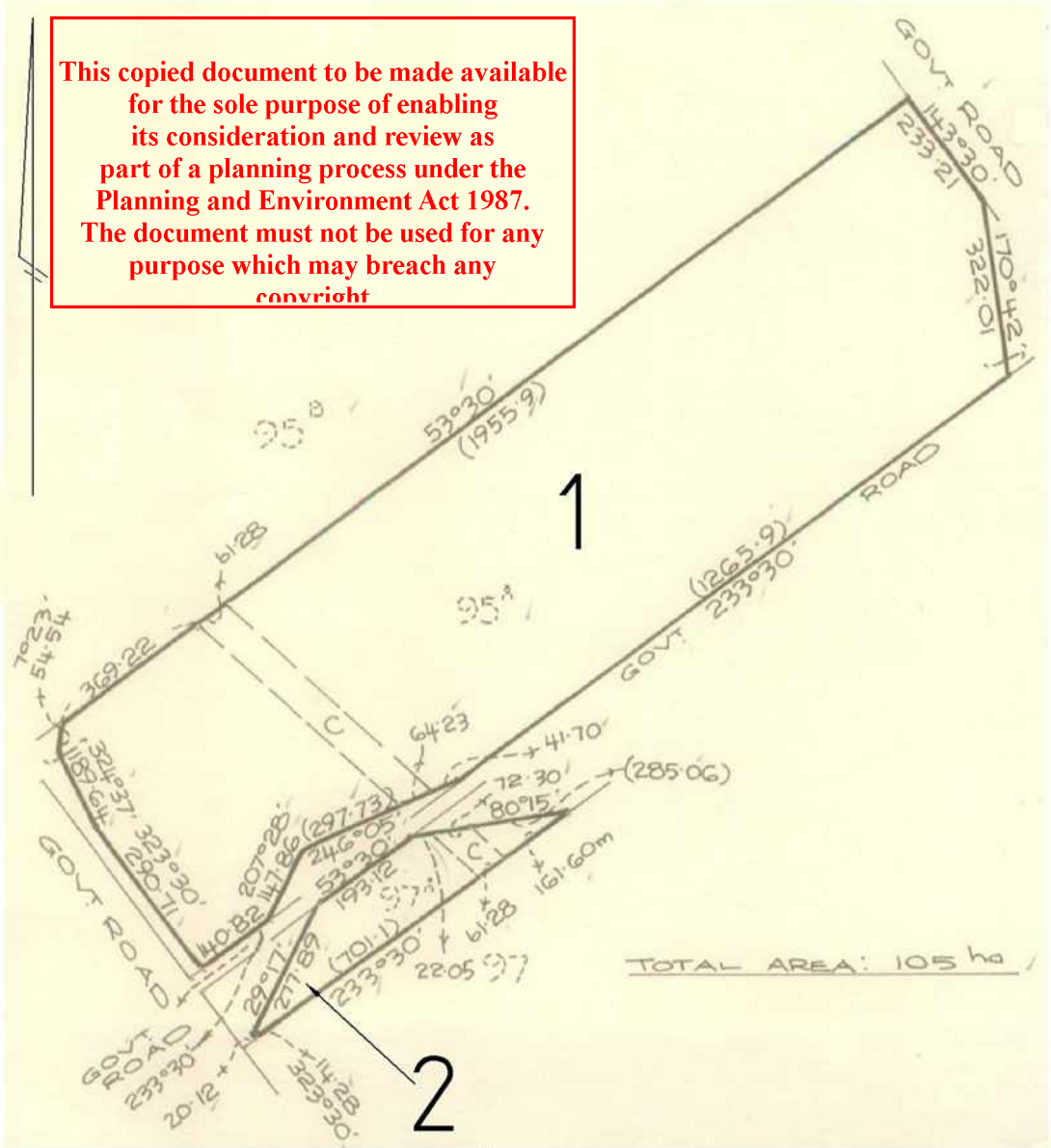
Document Type	Plan
Document Identification	TP173518C
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TITLE PLAN		EDITION 1	TP 173518C								
<div>Location of Land<div>Parish: GOORAMBAT</div><div>Township:</div><div>Section:</div><div>Crown Allotment: 95A(PT), 97A(PT)</div><div>Crown Portion:</div><div>Last Plan Reference:</div><div>Derived From: VOL 9354 FOL 266</div><div>Depth Limitation: NIL</div></div>		<div>Notations<div>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</div><div>ADVERTISED PLAN</div><div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div></div>									
<div>Description of Land / Easement Information<div>ENCUMBRANCES REFERRED TO<div>As to the land shown marked C - - - THE EASEMENT to State Electricity - Commission of Victoria created by - Instrument D192440- - - - -</div></div></div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<div>COMPILED: 04-10-1999</div><div>VERIFIED: AD</div></div>									
<div><div><div>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</div><div></div></div></div>											
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 95A (PT)</td></tr><tr><td colspan="2">PARCEL 2 = CA 97A (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 95A (PT)		PARCEL 2 = CA 97A (PT)	
TABLE OF PARCEL IDENTIFIERS											
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962											
PARCEL 1 = CA 95A (PT)											
PARCEL 2 = CA 97A (PT)											
<div>LENGTHS ARE IN METRES</div>		<div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div>									
Sheet 1 of 1 sheets											

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DEACONS

VICTORIA



AC567152X

24/12/2003 \$59

CTA



1724X

APPLICATION FOR NOTIFICATION OF ADVERTISED COVENANT PLAN

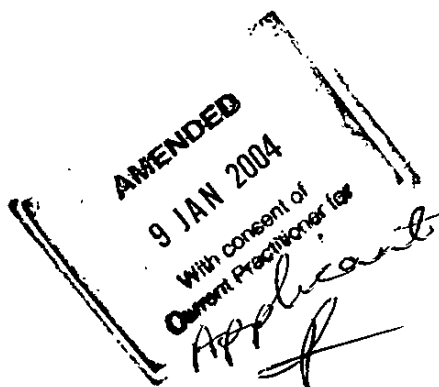
TO: The Registrar of Titles
Melbourne



DAC567152X-1-0

TRUST FOR NATURE (VICTORIA) of Level 2, 385 Little Lonsdale Street, Melbourne established pursuant to the Victorian Conservation Trust Act 1972 **HEREBY APPLIES** pursuant to Section 3A (10) of the Act for entry on **Certificate of Title Volume 9354 Folio 266** of a Memorandum of the Covenant contained in the attached Instrument dated the 7 October 2003 which Instrument creates a Covenant pursuant to Section 3A of the said Act that the Title is affected as being the land on the Plan annexed to the said Instruments.

DATED this 22 day of December 2003.



Trust for Nature (Victoria)
by its Solicitor and Agent

.....

Current Practitioner under
the Legal Practice Act 1996

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PMN/1017189_1

Conservation Covenant

AC567152X

24/12/2003

\$59

CTA



DAC567152X-2-8

Pentown Pty Ltd.

and

Trust for Nature (Victoria)

**ADVERTISED
PLAN**



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ADVERTISED PLAN



DAC567152X-3-6

For enquiries regarding this Covenant contact:

**Trust for Nature (Victoria)
2nd Floor
385 Little Lonsdale Street
Melbourne Victoria 3000
Ph. 9670 9933 Fx. 9670 9977
Freecall 1800 99 99 33
Email. trustfornature@tfn.org.au
www.tfn.org.au**

Top photo: Brolgas - photographer, Dave Watts

Middle photo: Mountain Ash - photographer, Ern Mainka

Bottom photo: Koalas - photographer, C & S Pollitt, A.N.T. Photo Library

Background photo: Fern Gully - photographer, David Tatnall

ADVERTISED PLAN

DEED OF COVENANT FOR THE CONSERVATION OF LAND

THIS DEED is made the 7th day of October 2003 by

Pentown Pty Ltd

(the Owner)

and



Trust for Nature (Victoria)

(the Trust)

RECITALS

- A. The Owner is the registered proprietor of the land described in the Schedule (the Land) and desires to enter into a covenant with the Trust which runs with the Land empowering the Trust to enforce such covenant against the Owner and persons deriving title from the Owner.
- B. The Trust and the Owner being satisfied that the Land possesses the appropriate characteristics and acknowledging that their aims and purposes are the conservation of the Land its:
- (i) native plants and wildlife;
 - (ii) natural interest and beauty;
 - (iii) ecological significance;
 - (iv) historical interest;
 - (v) bushland, trees and rock formations; and its
 - (vi) watercourses, lakes, ponds, marshes and other bodies of water
- have agreed to enter into this Deed.

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AC567152X

24/12/2003 \$59

CTA



ADVERTISED PLAN

Pentown Pty Ltd Conservation Covenant

Page 2

NOW THIS DEED WITNESSETH: OWNER COVENANTS



The Owner for the Owner and for all future owners **COVENANTS** at all times to observe and perform the following obligations and duties in relation to the Land to the extent that it is within the power of the Owner to do so:

1. Not to do any act or thing upon the Land which in the reasonable opinion of the Trust is prejudicial to its conservation.
2. In particular on and with respect to the Land, except with the prior written consent of the Trust (which consent will not be unreasonably withheld if the Trust is satisfied that the proposal will not prejudice the aims and purposes of this Covenant), the Owner **SHALL NOT PERMIT**:
 - (a) the destruction or removal of any local indigenous trees, plants or grasses, nor plant any trees, grasses or plants other than local indigenous flora;
 - (b) any act or omission which may adversely affect any local indigenous flora or any indigenous fauna or their related habitats;
 - (c) (unless required by law) any deterioration in the natural state or in the flow, supply, quantity or quality of any body of water provided however that the Owner may draw off water for reasonable farm purposes;
 - (d) livestock to enter save for controlled grazing of sheep during the Autumn and Winter periods pursuant to a Management Plan approved from time to time by the Owner and the Trust, provided soil pugging does not occur. Where in the Trust's opinion, such grazing does cause material damage to the conservation values the Trust may require the Owner to cease grazing the Land for a period to be specified by the Trust.

Where the Land is adjacent to an area being grazed the Owner shall erect and maintain fences and gates between such area and the Land in good stockproof order and condition;

- (e) the introduction of any cat, dog save for two dogs which are to be kept under control at all times;
- (f) (unless required by law) any exploration or mining extraction or production of gas, petroleum, minerals or other substances. The Owner shall notify the Trust of any such activity and refrain from giving any consent until approved by the Trust;
- (g) (unless required by law) any transmission lines or other services or works;

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AC567152X

24/12/2003 \$59 CTA



ADVERTISED PLAN

- (h) the removal, introduction or disturbance of any soil, rocks, or other minerals or the construction of dams save that the Owner may lay an underground pipe to provide water for agricultural purposes. The location of the pipe must first be approved in writing by the Trust;
 - (i) subdivision of the Land or the operation of any trade, industry or business, the recreational use of trailbikes or four wheel drive vehicles, the accumulation of rubbish or the storage of any materials other than materials being used or intended to be used by the Owner on the Land, or any other activities not consistent with the objectives of this Covenant;
 - (j) the removal of any timber save that the Owner may remove fallen timber for firewood for personal use provided that good habitat for native fauna (hollow trees) is not removed;
 - (k) regular access by the public at large save that the Owner may provide access to friends and special interest groups.
3. The Owner shall not place nor permit any structure or dwelling on the Land save that the Trust may give consent to the construction of non-habitable structures the type, size and location of which shall be approved in writing by the Trust prior to construction

ACKNOWLEDGEMENT BY THE TRUST

The Trust **ACKNOWLEDGES** that compliance with the prohibitions and restrictions may be treated as waived to the extent necessary for:

- (i) reasonable fire protection, weed and pest control;
- (ii) maintenance of fences, culverts, dams, bridges, watercourses, buildings, tracks, paths;
- (iii) the proper management of the Land as a protected environment for indigenous flora and fauna.

FURTHER COVENANTS

The Owner for the Owner and for all future owners **FURTHER COVENANTS AND AGREES:**

- (i) **TO MAKE** reasonable efforts to remove pests and weeds and to prevent their future invasion;

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DAC567152X-6-1

AC567152X



24/12/2003 \$59

CTA

ADVERTISED PLAN

Pentown Pty Ltd Conservation Covenant

Page 4

- (ii) **TO PERMIT** upon being given reasonable prior notice, officers, agents or nominees of the Trust acting on behalf of the Trust to enter the Land in order to assess its condition.

Where the Owner has violated the terms of this Covenant notice may be given by the Trust requesting rectification. Where the Trust believes that there has been inadequate response following a period of thirty days from such notice the Trust or its agents may enter the Land, undertake the necessary conservation work and thereafter the Owner must reimburse the Trust for the costs incurred;

- (iii) **UPON** resolving to sell any portion of the Land the Owner shall include within the contract a copy of this covenant and shall promptly notify the Trust of any new owner.
- (iv) **UPON** resolving to lease any portion of the Land the Owner must do so in writing and include an Acknowledgment by the Lessee to perform and observe the duties and obligations as assumed by the Owner pursuant to this Deed. The Owner shall promptly notify the Trust of such lease;

SCHEDULE OF LAND

The land shown hatched on the attached plan being part of the land more particularly described in Certificate of Title Volume 9354 Folio 266.



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AC567152X

24/12/2003 \$59 CTA



ADVERTISED PLAN

Pentown Pty Ltd Conservation Covenant

Page 5

EXECUTED as a Deed.

THE COMMON SEAL of

was hereunto affixed pursuant to its
Articles of Association in the presence of:



THE COMMON SEAL of
Trust for Nature (Victoria)
was hereunto affixed by the authority
of the Trustees in the presence of:



.....Trustee
Michael Falar Trustee/Director

It is hereby certified that the approval of the Minister under sub-section 3A(8)
of the *Victorian Conservation Trust Act 1972* has been obtained to this covenant
(ref. Schedule TNV 74).

Michael Falar Director
Trust for Nature (Victoria)

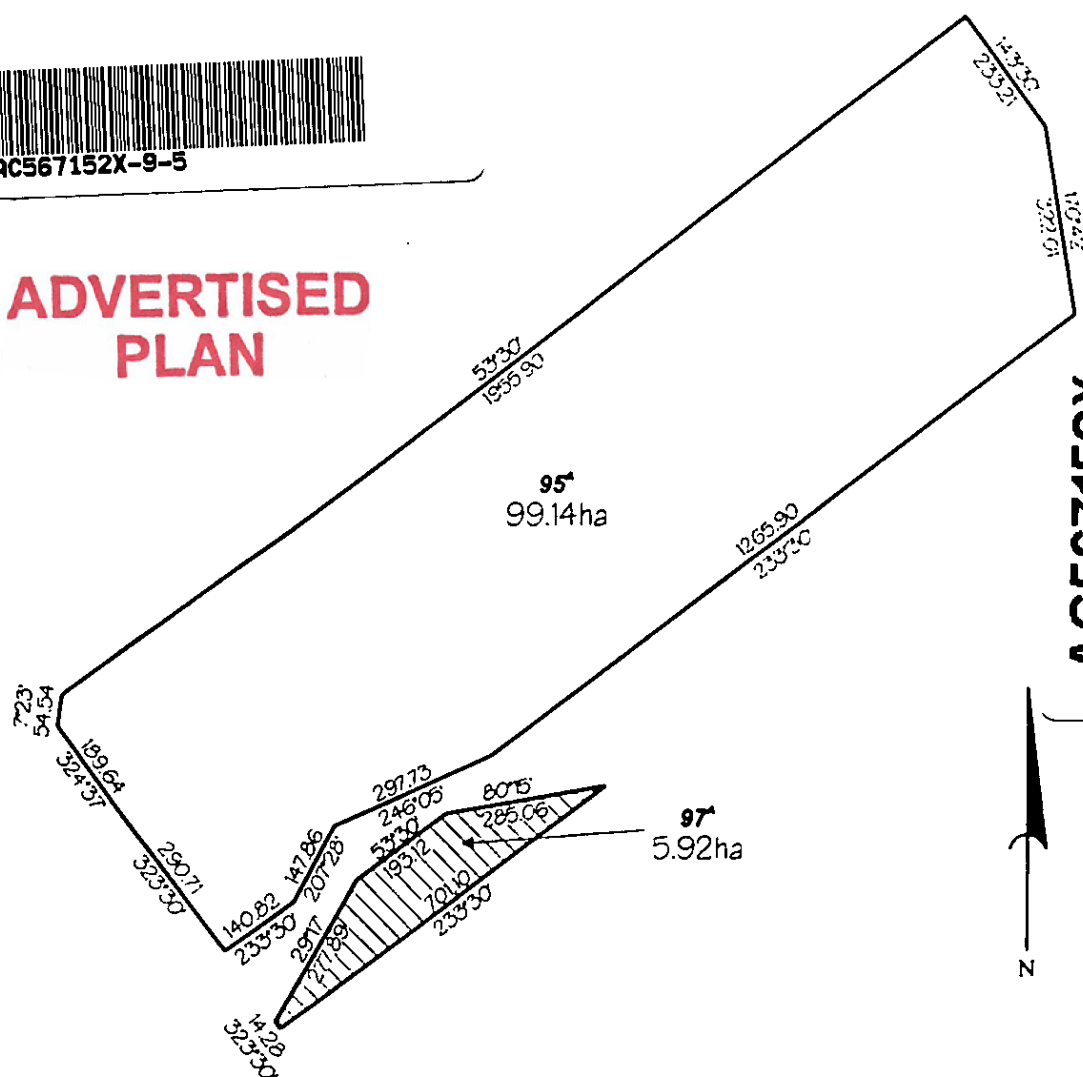
G:/Covenant Program/Deeds of Covenant/Pentown
15/08/01

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AC567152X
24/12/2003 \$59 CTA



ADVERTISED PLAN

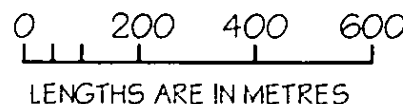


AC567152X

Case No.	Date	Amount	CTA
24/12/2003	\$59		
			CTA



THE LAND SHOWN THUS  IS SUBJECT TO THE COVENANT



C / T
Vol: 9354
Fol: 266

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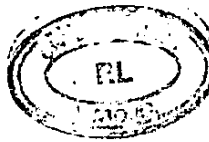
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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by: **RURAL FINANCE CORPORATION OF VICTORIA**
Name: BYRNE & CLARK
Phone: (03) 5762 0356
Address: 12-14 Bridge Street
Benalla
Ref: VAA:980042
Customer Code: 569 N



T1
fice

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Certificate of Title Volume ~~9354~~ Folio ~~266~~

Estate and Interest: (e.g. "all my estate in fee simple")

Estate and interest in fee simple

Consideration:

ONE HUNDRED AND THIRTY THOUSAND DOLLARS (\$130,000.00)

Transferor: (full name) ADI Limited, formerly known as
AUSTRALIAN DEFENCE INDUSTRIES LTD. ACN 008 642 751

Transferee: (full name and address including postcode) ~~PENTOWN PTY. LTD. ACN 005 798 701~~ 4-6-98

~~1201 Goorambat, 3725~~

Directing Party: (full name)

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AMENDED

-3 JUL 1998

With consent of
Current Practitioner for

Dated: 18/5/1998
Execution and attestation

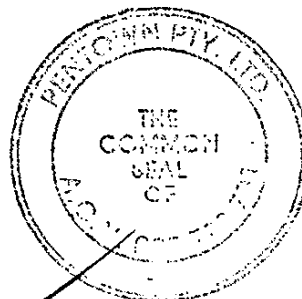
ADI Limited, formerly known as

THE COMMON SEAL OF (AUSTRALIAN)
DEFENCE INDUSTRIES LTD.)
(A.C.N. 008 642 751) was
hereunto affixed in accordance
with its Articles of
Association in the presence
of:)



Director
Secretary

THE COMMON SEAL OF PENTOWN PTY)
LTD (A.C.N. 005 798 701 was
hereunto affixed in accordance
with its Articles of
Association in the presence
of:)



Director
Secretary
L.A. Walker

ADVERTISED
PLAN

Approval No: 387979A

ORDER TO REGISTER

Please register and issue title to

T1



Signed

Cust. Code:

STAMP DUTY USE ONLY

Victorian Stamp Duty - AP 230
DUTY PAID \$4000.00
Date 18/5/1998
T'n No. 351-98
Initials
Rural Finance Corporation of Victoria

Law Perfect Pty Ltd

4-6-98

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Department of Environment, Land, Water & Planning

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Produced 16/06/2021 05:04:05 PM

Status	Registered	Dealing Number	AR672371S
Date and Time Lodged	20/11/2018 02:11:04 PM		

Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	DMH:7591914.012

**ADVERTISED
PLAN**

CAVEAT

Jurisdiction	VICTORIA
--------------	----------

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Land Title Reference

9354/266
9519/148

Caveator

Name	892 YARRAWONGA PTY LTD
ACN	628034248

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

07/11/2018

Estate or Interest claimed

Freehold Estate

Prohibition

Unless I/we consent in writing

Name and Address for Service of Notice

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

**ADVERTISED
PLAN**

DAVID HARTNEY

Address

Property Name	COLLINS SQUARE
Floor Type	LEVEL
Floor Number	25
Street Number	727
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3008

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.

Execution

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

Executed on behalf of	892 YARRAWONGA PTY LTD
Signer Name	DAVID HARTNEY
Signer Organisation	MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	20 NOVEMBER 2018

File Notes:

NIL

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

Statement End.

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MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: Rural Finance Corporation of Victoria

Phone: (03) 9243 2600

Ref: 012498/14

Customer Code: 0356G



MADE AVAILABLE FOR EXCHANGE CONTROL

Land Titles Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this Mortgage. This Mortgage is given in consideration of and to better secure loans, advances or financial accommodation provided or to be provided by the Mortgagee to the Mortgagor, or at the request of the Mortgagor, to the Debtor (if specified).

Land: (volume and folio reference)

Certificate of Title Volume 9354 Folio 266

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Estate and Interest being mortgaged: (e.g. "all my estate in fee simple")

The Mortgagor's estate and interest in fee simple

Mortgagor: (full name)

PENTOWN PTY. LTD.

**ADVERTISED
PLAN**

Mortgagee: (full name and address including postcode)

RURAL FINANCE CORPORATION OF VICTORIA
of 350 Collins Street, Melbourne 3000.



Debtor (if applicable, specify):

PENTOWN PTY. LTD.
RUSSELL ANDREW ELLIS
HELEN JANE ELLIS

Date of this Mortgage

19/5/1998

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA369 and any further provisions endorsed on or annexed to this Mortgage are incorporated in this Mortgage. The Mortgagor and/or the Debtor acknowledges having received a copy of the Memorandum of Common Provisions prior to executing this Mortgage.

Continued on M Page 2

Approval No. 7609703A

ORDER TO REGISTER

Please register and issue title to
(insert details of documents and to whom they
are to issue)

STAMP DUTY USE ONLY



Signed

Cust. Code:

Victorian Stamp Duty - AP 230
COLLATERAL SECURITY
for advances of \$245,600
Date <u>19/5/1998</u>
T'n No. <u>352-98</u>
Initials
Rural Finance Corporation of Victoria

4-6-98

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Further Provisions (if any):

ADVERTISED PLAN



DV448666N-2-6

The Mortgagor and/or the Debtor COVENANT with the Mortgagee as follows:-

1. Subject to the provisions of any other written agreement between the Mortgagee and the Mortgagor and/or the Debtor to pay the Secured Moneys to the Mortgagee as and when demanded in writing.
2. To carry out perform and be bound by the provisions of Memorandum of Common Provisions retained by the Registrar of Titles in No AA369 and any further provisions listed below or on any annexure sheet attached to and forming part of this Mortgage.
3. The powers conferred upon the Mortgagee by this Mortgage or by any Act which are expressed to be exercisable by the Mortgagee upon any sale of the land may also be exercised by the Mortgagee in preparation of or to assist in any sale of the land.
4. The Mortgagor hereby charges and assigns to the Mortgagee for the purpose of securing payment of the Secured Moneys the Mortgagor's right title and interest in any licence under Part 4 Division 2 of the Water Act 1989 or the relevant provisions of any previous Act and any right under Part 11 of the Water Act 1989 or the relevant provisions of any previous Act issued in relation to the land or attaching to the land at the date of this Mortgage or at any future time. The Mortgagor will when requested by the Mortgagee and at the cost of the Mortgagor execute in favour of the Mortgagee by way of further security for the Secured Moneys a separate charge in a form approved by the Mortgagee of any such right or licence.

This Mortgage is collateral with and secures the same moneys as Mortgage numbers R140216Y, R140214F and R140218S.

THE COMMON SEAL of

[REDACTED]
was hereunto affixed in accordance
with its Articles of Association
in the presence of:

Director:
(Also print [REDACTED])

Secretary:
(Also print full name)



SIGNED SEALED and DELIVERED
the said [REDACTED]
in the presence of:

SIGNED SEALED and DELIVERED
the said [REDACTED]
in the presence of:

Approval No. 7609703A

M Page 2



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

Page 1 of 2

VOLUME 09519 FOLIO 148

Security no : 124091271381F
Produced 19/07/2021 05:12 PM

ADVERTISED PLAN

LAND DESCRIPTION

Lot 1 on Title Plan 104377J (formerly known as part of Lot 1 on Plan of Subdivision 066111).
PARENT TITLE Volume 08562 Folio 159
Created by instrument K382069 23/05/1983

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AC761206T 26/03/2004

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AR672371S 20/11/2018

Caveator
892 YARRAWONGA PTY LTD ACN: 628034248
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/11/2018
Estate or Interest
FREEHOLD ESTATE
Prohibition
UNLESS I/WE CONSENT IN WRITING
Lodged by
MADDOCKS
Notices to
DAVID HARTNEY of "COLLINS SQUARE" LEVEL 25 727 COLLINS STREET MELBOURNE VIC 3008

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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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP104377J 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: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

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

Page 2 of 2

DOCUMENT END

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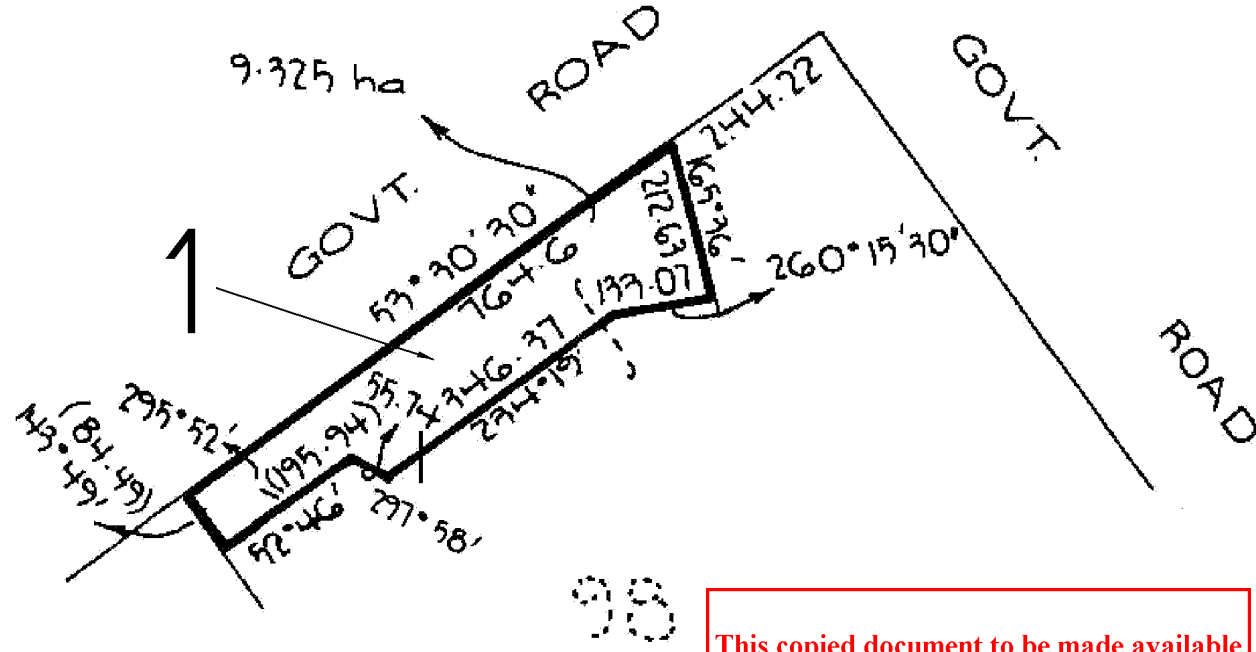
Document Type	Plan
Document Identification	TP104377J
Number of Pages (excluding this cover sheet)	1
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	TITLE PLAN	EDITION 1	TP 104377J			
Location of Land Parish: GOORAMBAT Township: Section: Crown Allotment: 98 (PT) Crown Portion: Last Plan Reference: LP 66111 Derived From: VOL 9519 FOL 148 Depth Limitation: NIL		Notations WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE <div style="text-align: center; font-size: 24pt; color: red; font-weight: bold;"> ADVERTISED PLAN </div> ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 12-08-1999 VERIFIED: A.D.				
						
<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold;"> This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright </div>						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: 8pt;"> WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 </td> </tr> <tr> <td style="font-size: 8pt;"> PARCEL 1 = LOT 1 (PT) ON LP 66111 </td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	PARCEL 1 = LOT 1 (PT) ON LP 66111
TABLE OF PARCEL IDENTIFIERS						
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962						
PARCEL 1 = LOT 1 (PT) ON LP 66111						
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links				
			Sheet 1 of 1 sheets			

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: BJT LEGAL, Solicitors

Phone: (03) 5762 7688

Address: 39 Nunn Street

Benalla Victoria 3672

Ref: VAA.AY.20341756

Customer Code: 0569N



AC761206T

26/03/2004 \$130 45



MADE AVAILABLE

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: *(volume and folio reference)*

Volume 9519 Folio 148

Estate and Interest: *(e.g., "all my estate in fee simple")*

all my/our estate in fee simple.

Consideration:

Sixteen Thousand One Hundred Twenty-One Dollars (\$16,121.00)

Transferor: *(full name)*

PERISSA HOLDINGS PTY LTD (ABN 86 005 176 456)

Transferee: *(full name and address including postcode)*

Directing Party: *(full name)*

Dated: 10/2/04

Execution and Attestation: See Annexure Page 2

ADVERTISED PLAN



DAC761206T-1-1

AMENDED
= 6 APR 2004
WITH COMMENT ON
CURRENT PROCEEDINGS
T. Lee.

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Approval No. 586027A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T1



Lawdocs

Signed

Cust. Code:

Original Transfer of Land

Stamped with: \$226.00

Trn: 1737074 25-FEB-2004

SRQ Victoria Duty, PSE1

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ADVERTISED PLAN

ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 2 of *Approved Form* T1 dated 10/2/04 between PERISSA HOLDINGS PTY. LTD. (ACN 86 005 176 456) and PENTOWN PTY. LTD. (ACN 005 798 701)

Signatures of the parties

Panel Heading

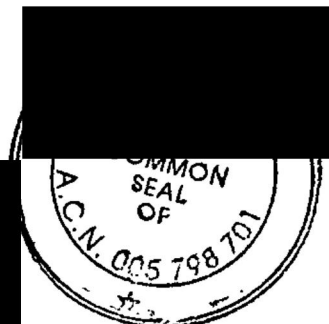
THE COMMON SEAL OF PERISSA HOLDINGS PTY. LTD.
(ACN 86 005 176 456) was affixed in the presence
of authorised persons:-

Director *B. Saunders* .
Barry Saunders, 36 Lansell Road, Toorak 3142

Director .. *P.M. Saunders* ..
Pamela Margaret Saunders, 36 Lansell Road, Toorak 3142



THE COMMON SEAL of [REDACTED]
(ACN 005 798 701) was affixed in the presence
of an authorised person:-



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Approval No. 571987L

A1



1. If there is insufficient space to accommodate the *Form* insert the words "See Annexure Page 2" (or on the Annexure Page under the appropriate panel) **PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original.
3. The Annexure Pages must be properly identified on the *Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

AC761206T



the *Approved*
the information
'ANNEXURE

ached to each.
the *Approved*



Department of Environment, Land, Water & Planning

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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.

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Status	Registered	Dealing Number	AR672371S
Date and Time Lodged	20/11/2018 02:11:04 PM		

Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	DMH:7591914.012

**ADVERTISED
PLAN**

CAVEAT

Jurisdiction	VICTORIA
--------------	----------

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Land Title Reference

9354/266
9519/148

Caveator

Name	892 YARRAWONGA PTY LTD
ACN	628034248

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

07/11/2018

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Estate or Interest claimed

Freehold Estate

Prohibition

Unless I/we consent in writing



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

DAVID HARTNEY

Address

Property Name	COLLINS SQUARE
Floor Type	LEVEL
Floor Number	25
Street Number	727
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3008

**ADVERTISED
PLAN**

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.

Execution

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

Executed on behalf of	892 YARRAWONGA PTY LTD
Signer Name	DAVID HARTNEY
Signer Organisation	MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	20 NOVEMBER 2018

File Notes:

NIL

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

Statement End.

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

Page 1 of 1

VOLUME 08916 FOLIO 940

Security no : 124091255500S
Produced 19/07/2021 11:50 AM

**ADVERTISED
PLAN**

LAND DESCRIPTION

Lot 1 on Title Plan 576184J.
PARENT TITLE Volume 08562 Folio 159
Created by instrument E295907 04/02/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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 TP576184J 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: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

ADMINISTRATIVE NOTICES

NIL

eCT Control 14759E GOULBURN-MURRAY RURAL WATER CORPORATION
Effective from 09/01/2013

DOCUMENT END

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Number of Pages (excluding this cover sheet)	1
Document Assembled	19/07/2021 12:05

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TITLE PLAN		EDITION 1	TP 576184J						
Location of Land Parish: GOORAMBAT Township: Section: Crown Allotment: 97 (PT), 98 (PT) Crown Portion: Last Plan Reference: LP66111 Derived From: VOL 8916 FOL 940 Depth Limitation: NIL		Notations WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE <div>ADVERTISED PLAN</div> ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information <div>ENCUMBRANCES REFERRED TO As to the land coloured blue- - - THE EASEMENT to State Electricity- Commission of Victoria created by- Instrument D390056- - - - -</div>			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 21/07/2000 VERIFIED: CL						
<div> <div>COLOUR CODE BL = BLUE</div> </div>									
<div> <div> This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright </div> </div>									
<table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 1 (PTS) ON LP66111</td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = LOT 1 (PTS) ON LP66111	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = LOT 1 (PTS) ON LP66111									
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						

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AK116802H



Dealing numbers

AK116800M

AK116801K

AK116802H

AK116838K

Have been created to facilitate the registration of
AK081578Y

AK081578Y is an application by a successor corporation

Via Section 59A of the TLA 1958

Namely the Goulburn-Murray Rural Water Corporation.

The number of folios affected by AK081578Y is over 4,300.

It is impractical for one dealing to process so many folios in VOTS.

Hence, the need to distribute the subject folios in the
dealing numbers listed above.

Peter Willis

Assistant Registrar of Titles

14/12/2012

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CROWN FOLIO STATEMENT

Page 1 of 1

VOLUME 11738 FOLIO 048
No Coft exists

Security no : 124090583319Y
Produced 16/06/2021 05:09 PM

CROWN FOLIO

**ADVERTISED
PLAN**

LAND DESCRIPTION

Crown Allotment 98B Parish of Goorambat.
Created by instrument MI103775F 06/08/2016

CROWN LAND ADMINISTRATOR

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING of 8
NICHOLSON STREET EAST MELBOURNE VIC 3002
MI103775F 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES

DIAGRAM LOCATION

SEE CD042162U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: LAKE MOKOAN ROAD BENALLA VIC 3672

DOCUMENT END

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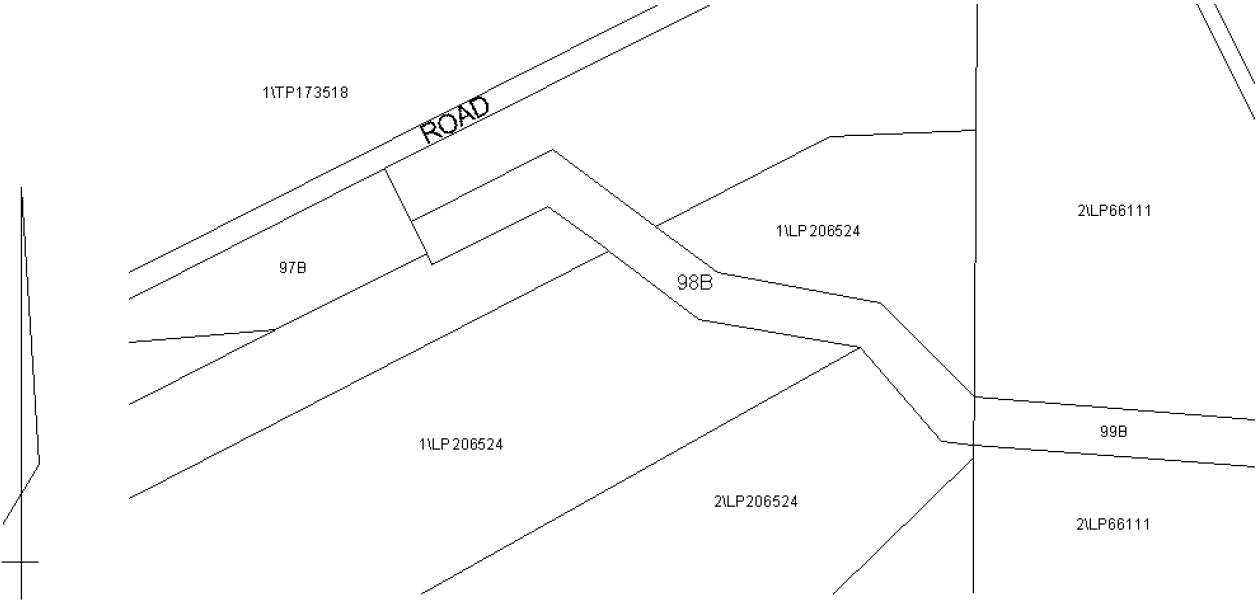
Document Type	Plan
Document Identification	CD042162U
Number of Pages (excluding this cover sheet)	1
Document Assembled	16/06/2021 17:13

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CROWN DIAGRAM	CD042162U	
Location of Land Parish : GOORAMBAT Allotment : 98B	This plan has been created to assist in locating a Crown land parcel Warning: No warranty is given as to the accuracy or completeness of this plan Any derived dimensions are approximate	
Standard Parcel Identifier (SPI) : 98B\PP2704 Vicmap Parcel PFI : 45330068	Coordinate Position MGA : 411850, 5963870 (55) Vicroads Directory Reference : 34 B9 (ed. 6)	
<div data-bbox="395 680 770 797"> ADVERTISED PLAN </div> 		Compiled from VICMAP cadastral mapping data Date: 22/05/2009
<div data-bbox="563 1671 1110 1973"> <p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p> </div> <div data-bbox="153 2085 571 2157"> SCALE 0 100 200 300 400 500 METRES </div>		Sheet 1 of 1 Sheets



Department of Environment, Land, Water & Planning

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Dealing Number: MI103775F

Rectification Date: 06/08/2016

Rectification Category: Crown Land Data Migration

Status: Registered

**ADVERTISED
PLAN**

RECTIFICATION

Raised By: REGISTRAR OF TITLES
DX 250639 MELBOURNE

Folio Affected	CofT Supplied	Controlling Party
----------------	---------------	-------------------

11738/048	No	
-----------	----	--

Details of Rectification

This Crown Land Migration transaction was created as part of the crown land data migration. No instrument is available for this transaction.

Statement End.

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

Page 1 of 2

VOLUME 09742 FOLIO 669

Security no : 124090638002L
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ADVERTISED PLAN

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 206524H.

PARENT TITLES :

Volume 09409 Folio 681 Volume 09519 Folio 148

Created by instrument LP206524H 05/05/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

KJN GREAVES PTY LTD of 42 NUNN STREET BENALLA VIC 3672
AK793438V 19/12/2013

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AT384507G 30/06/2020

Caveator

892 YARRAWONGA PTY LTD ACN: 628034248

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

25/06/2020

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

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MADDOCKS

Notices to

DAVID HARTNEY of "COLLINS SQUARE" LEVEL 25 727 COLLINS STREET MELBOURNE VIC 3008

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DIAGRAM LOCATION

SEE LP206524H 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: BENALLA-YARRAWONGA ROAD BENALLA VIC 3672

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

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VOLUME 09742 FOLIO 670

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**ADVERTISED
PLAN**

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 206524H.

PARENT TITLES :

Volume 09409 Folio 681 Volume 09519 Folio 148

Created by instrument LP206524H 05/05/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V153177J 16/12/1997
NATIONAL AUSTRALIA BANK LTD

CAVEAT AT384507G 30/06/2020

Caveator

892 YARRAWONGA PTY LTD ACN: 628034248

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

25/06/2020

Estate or Interest

FREEHOLD ESTATE

Prohibition

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DIAGRAM LOCATION

SEE LP206524H 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)

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

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ADVERTISED PLAN

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 206524H.

PARENT TITLES :

Volume 09409 Folio 681 Volume 09519 Folio 148

Created by instrument LP206524H 05/05/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

KELVYN MALCOLM GREAVES of "LYNDHURST" BENALLA 3672
N542178N 28/06/1988

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V153177J 16/12/1997
NATIONAL AUSTRALIA BANK LTD

CAVEAT AT384507G 30/06/2020

Caveator

892 YARRAWONGA PTY LTD ACN: 628034248

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

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Estate or Interest

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DIAGRAM LOCATION

SEE LP206524H 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)

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

Page 2 of 2

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NIL

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**ADVERTISED
PLAN**

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 206524H.

PARENT TITLES :

Volume 09409 Folio 681 Volume 09519 Folio 148

Created by instrument LP206524H 05/05/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE P857094M 20/06/1990
NATIONAL AUSTRALIA BANK LTD

CAVEAT AT384507G 30/06/2020

Caveator

892 YARRAWONGA PTY LTD ACN: 628034248

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

25/06/2020

Estate or Interest

FREEHOLD ESTATE

Prohibition

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DIAGRAM LOCATION

SEE LP206524H 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)

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
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Page 1 of 2

VOLUME 09742 FOLIO 673

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PLAN**

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 206524H.

PARENT TITLES :

Volume 09409 Folio 681 Volume 09519 Folio 148

Created by instrument LP206524H 05/05/1987

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE P857094M 20/06/1990
NATIONAL AUSTRALIA BANK LTD

CAVEAT AT384507G 30/06/2020

Caveator

892 YARRAWONGA PTY LTD ACN: 628034248

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

25/06/2020

Estate or Interest

FREEHOLD ESTATE

Prohibition

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DIAGRAM LOCATION

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ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

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

Page 2 of 2

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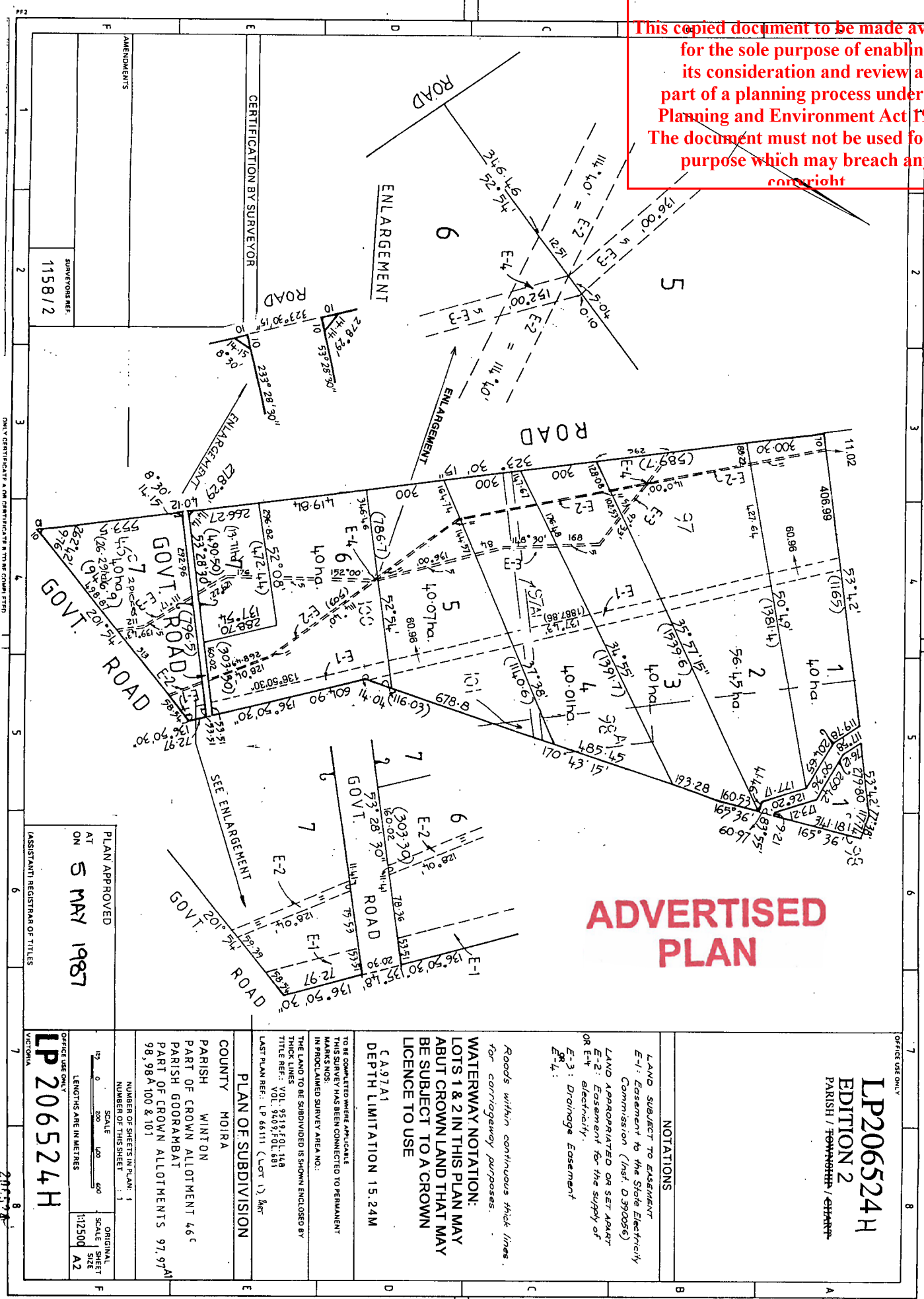
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AK793438V

Transfer of Land

Section 45 Transfer of Land Act 1958

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Address: 2 Bridge Street
Benalla

Reference: MJS:JB:106890-2

Customer Code: 1674 L

**ADVERTISED
PLAN**

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio)

Volume 09742 Folio 669

Estate and Interest: (e.g. "all my estate in fee simple")

all my estate and interest in fee simple

Consideration:

\$200,000.00

Transferor: (full name)

KELVYN MALCOLM GREAVES

Transferee: (full name and address including postcode)

KJN GREAVES PTY LTD ACN 164334712 of 42 Nunn Street, Benalla 3672

Directing Party: (full name)

Dated: 25 September 2013

Execution and attestation:

Signed by KELVYN MALCOLM GREAVES in the
presence of:

Witness:

} 
KELVYN MALCOLM GREAVES

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copyright**

5721207A

Order to Register

Duty Use Only

T1

Please register and issue Certificate of Title to

*Law Perfect Pty Ltd

Signed

Customer Code:

Original
Stamped with \$7,070.00
Doc ID 3115731, 14 Nov 2013
SRO Victoria Duty: JXM7

Page 1 of 2

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

AK793438V

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Annexure Page

Transfer of Land Act 1958

This is page 2 of *Approved Form T1* dated *25 September 2013*
between **KELVYN MALCOLM GREAVES AND KJN GREAVES PTY LTD** ACN 164334712

Signatures of the Parties

**ADVERTISED
PLAN**

Panel Heading



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5721207A

A1

*Law Perfect Pty Ltd

Page 2 of 2

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

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Document Type	Instrument
Document Identification	N542178N
Number of Pages (excluding this cover sheet)	2
Document Assembled	16/06/2021 17:09

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Lodged at the Titles Office by
COMMONWEALTH BANK OF AUSTRALIA
CODE 0021Q

Code _____

Titles Office Use Only

REGD

280688 1317 45 200 N542178N

VICTORIA

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)

CERTIFICATES OF TITLE VOLUME 9742 FOLIOS 669, 670, 671, 672 and 673

Consideration _____ (Note 6)

TWO HUNDRED THOUSAND DOLLARS (\$200,000.00)

Transferor _____ (Note 7)

ERNEST JAMES SCHULZ and LORNA JEAN SCHULZ

STAMP DUTY VICTORIA
U#03C#1 S#1 T#000638 00038757 09/05/88
R#003425 D#44 \$8,200.00

Transferee _____ (Note 8)

KELVYN MALCOLM GREAVES
of "Lyndhurst" Benalla

CODE 44
DUTY: \$8200
STATUS 0
TYPE: _____
VALUE \$200,000
ASSESSOR UPC

Comptroller of Stamps Use Only

Date 26th April 1988

Execution & Attestation

(Note 9)

SIGNED by the said TRANSFERORS)

in the presence of:)

SIGNED by the said TRANSFEREES)

in the presence of:)

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



5 JUL 1988

Approval No. T1/1

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ADVERTISED PLAN

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 transferorfor 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) on 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	V153177J
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Mortgage of Land

Approved Form M
Office

Section 74 Transfer of Land Act 1958

Lodged by:

Name: National Australia Bank Limited A.C.N. 004044937

Telephone no.: ()

Address:

Ref:

Customer Code: 0000

ORIGINAL

V153177J

161297 0911 74



MADE AVAILABLE/CHANGE CONTROL

Land Titles Office Use Only

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described 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 Secured Amounts and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)

Volume 9742 Folio 669, Volume 9742 Folio 670, Volume 9742 Folio 671.

Estate or Interest being mortgaged

Estate in fee simple

Mortgagor (full name)

KELVYN MALCOLM GREAVES

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("Mortgagor")

Mortgagee

National Australia Bank Limited A.C.N. 004044937

500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage

17th of November 1997

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in No. AA291 ("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 he has received and read a copy of the Memorandum prior to executing this Mortgage.

2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage in consideration of the Bank providing or agreeing to provide loans, advances and other banking accommodation to or at the request of the Mortgagor.

Approval No. 4509512A

ORDER TO REGISTER

Please register and issue title to

M



106-155 (10/96)

Signed

Cust. Code:

STAMP DUTY USE ONLY	
VICTORIAN STAMP DUTY	
COLLATERAL SECURITY FOR ADVANCES OF	
219000	
PRINTING TRANSACTION NUMBER 745800119	
APPROVED	

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ASEP

ADVERTISED PLAN

The Mortgagor agrees with the Bank as follows:

1. "the Secured Amounts when used in the preamble to this cover sheet means "the moneys hereby secured" as defined in the Memorandum for the purpose of this mortgage; and
2. on demand in writing made to the Mortgagor by the Bank the Mortgagor will pay the moneys hereby secured provided that where it is agreed in writing between the Mortgagor and the Bank that the payment of the moneys hereby secured or any part should be made other than on demand at any time (the Mortgagor not having defaulted or being in default) the Bank agrees not to make demand for so much of the moneys hereby secured as is affected by such agreement except in accordance with that agreement or this mortgage.

MORTGAGOR EXECUTION AND ATTESTATION – MANDATORY

(a) Execution
(i) Individual
mortgagor/s.
To be executed
by the
mortgagor/s in
the presence of
an officer of the
Bank. If not
signed at same
time by all
mortgagors detail
order of
mortgagor, ie.
"by the secondly
named" etc. or as
case may be.

SIGNED SEALED AND DELIVERED in Victoria
by the
Mortgagor in the presence of

[Redacted signature area]

SIGNED SEALED AND DELIVERED in Victoria
by the
Mortgagor in the presence of

(ii) Company
mortgagor.
Ensure seal is
affixed in
accordance with
Company's
Articles of
Association.
Designate
Company
officers, eg.
Director and
Secretary or as
case may be.

The COMMON SEAL OF

was hereunto affixed in accordance with
its Articles of Association in the
presence of

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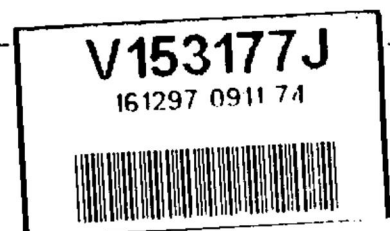
MORTGAGEE – NO EXECUTION REQUIRED

Approval No. 4509512A

M page 2



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ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 3 of Approved Form M dated 17/11/97 between National Australia Bank Limited and [REDACTED]

Signatures of the parties

**ADVERTISED
PLAN**

ADDENDUM TO MEMORANDUM OF COMMON PROVISIONS NO. AA291

The parties agree that the Memorandum of Common Provisions referred to above is amended by deleting clause 37 and replacing it with the following clause 37.

37 This clause 37 has effect notwithstanding any other provision in the Mortgage, including any other provision which is expressed generally to have effect notwithstanding other provisions. In this clause the words "the Code" mean the Consumer Credit Code as it is in force in each State and Territory from time to time, including any amendment, replacement or re-enactment of it and the regulations made under it, and the expressions "credit contract", "enforcement expenses", "goods", "guarantee" and "property" have the meanings given to them in the Code.

(a) To the extent that the Code applies to the Mortgage:

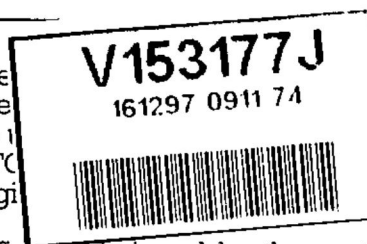
- (i) the moneys hereby secured do not include any amount which exceeds the sum of:
 - (A) the amount of the Mortgagor's liabilities under each credit contract and guarantee to which the Code and the Mortgage applies; and
 - (B) the Bank's reasonable enforcement expenses reasonably incurred in enforcing the Mortgage;
- (ii) the Bank's rights to demand any part of the moneys hereby secured from the Mortgagor and to exercise its rights and remedies against the Mortgagor are subject to the limitations on enforcement of the Mortgage (including the giving of notice) imposed by the Code;
- (iii) where the Mortgagor makes default under the Mortgage and the Bank exercises its rights in relation to the Mortgage arising from that default, the liability of the Mortgagor to pay the Bank an amount incurred or expended in the exercise of those rights is limited to a reasonable amount reasonably incurred in the exercise of that right;
- (iv) the obligations of the Mortgagor in respect of interest, costs, fees, charges and insurance do not exceed in nature, extent or otherwise the obligations which the Bank is permitted to impose by the Code;
- (v) the consent of the Bank to the assignment or disposal of the mortgaged property may not be unreasonably withheld, but the Bank may make all or any of the requirements expressly permitted by the Code as a condition of granting consent;
- (vi) the effect of an assignment of the Bank's rights under the Mortgage and its rights under any credit contract and guarantee the performance of which is secured by the Mortgage, are subject to the limitations imposed by the Code;
- (vii) the Bank's liberty to appropriate moneys in or towards satisfaction of the moneys hereby secured are subject to the limitations imposed by the Code;
- (viii) no provision in the Mortgage creates, or is to be construed as an agreement by the Mortgagor to create, a mortgage over or in respect of property that is to be, or may be, acquired by the Mortgagor after the date of the Mortgage, except as expressly permitted by the Code;

Approval No. 6459610A

A1



1. If there is insufficient space to accommodate the Approved Form insert the words "See Annexure []" enter all the information on the Annexure Page [] THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.
2. If multiple copies of a mortgage are lodged, original to each.
3. The Annexure Pages must be properly identified and signed by the parties to the Approved Form to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.



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reading.
attached

ADVERTISED PLAN

Approved Form A1
Victorian Land Titles Office

ANNEXURE PAGE

Transfer of Land Act 1958

This is page 4 of *Approved Form M* dated **17/11/97** between **National Australia Bank Limited** and [REDACTED]

Signatures of the parties

[REDACTED]

- (ix) no provisions of the Mortgage is to be construed as permitting the Bank to require the payment or debit of interest at any time before the end of a day to which the interest applies or to increase a credit limit, except as expressly permitted by the Code; and
- (x) if the Code requires or permits a notice or other document to be given to a person, the notice or other document may be given in the manner permitted by the Code and will be taken to be given at the time specified by the Code;

and to the extent that any provision of the Mortgage might otherwise be so construed, it is to be read down or severed or both, as the case may require. To the extent that the Code does not apply to the Mortgage, any such provision continues to have full effect as if it had not been so read down or severed.

- (b) The following clauses are to be read and construed as if the expression "Subject to clause 37" were printed at their beginning: clauses 7, 9, 10(b), 11, 19, 33(a), 33(b), 34, 36(a), 36(b), 36(d) and 36(f). The definition of "the money hereby secured" in clause 35 is to be read and construed as if the expression, "subject to clause 37", were printed immediately after the word "means" in the first line of the definition.

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Approval No. 6459610A

A1



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3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
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V153177J

161297 0911 74



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(be) and



Department of Environment, Land, Water & Planning

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Produced 16/06/2021 05:09:00 PM

Status	Registered	Dealing Number	AT384507G
Date and Time Lodged	30/06/2020 10:05:37 AM		

Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	LREN:7591914.018

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CAVEAT

Jurisdiction	VICTORIA
--------------	----------

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Land Title Reference

9742/669
9742/670
9742/671
9742/672
9742/673

Caveator

Name	892 YARRAWONGA PTY LTD
ACN	628034248

Grounds of claim

Agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

25/06/2020

Estate or Interest claimed

Freehold Estate

Prohibition



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Unless I/we consent in writing

Name and Address for Service of Notice

David Hartney

Address

Property Name	COLLINS SQUARE
Floor Type	LEVEL
Floor Number	25
Street Number	727
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3008

**ADVERTISED
PLAN**

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.

Execution

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	892 YARRAWONGA PTY LTD
Signer Name	DAVID HARTNEY
Signer Organisation	MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	30 JUNE 2020

File Notes:

NIL

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

Statement End.

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Document Identification	P857094M
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Lodged at the Titles Office by

~~NATIONAL AUSTRALIA BANK LIMITED~~ HAMILTON CLARKE & BALKIN
~~CODE 0922Y~~ CODE 0922Y

FEE AMENDED

Assistant Registrar of Titles

ORIGINAL

200690 3006 74 \$51 P857094M

200690 3006 74 P857094M

BY LETTERS
REGD.

VICTORIA

MORTGAGE

The person named in Item 3 ("the Mortgagor") being registered or entitled to be registered as the proprietor of the land described in Item 1 **IN CONSIDERATION** of the Mortgagee named in Item 4 ("the Bank") providing or agreeing to provide loans advances and other banking accommodation to or at the request of the Mortgagor **HEREBY MORTGAGES AND CHARGES** all the estate and interest of the Mortgagor set out in Item 2 in the land described in Item 1 subject to the encumbrances affecting the land created by dealings lodged prior to the lodging of this Instrument with the payment and satisfaction of the moneys hereby secured. The Mortgagor **COVENANTS AND AGREES** with the Bank that the provisions contained in the Schedule hereto and anything referred to therein shall form part of and be incorporated in this mortgage.

Item 1 Title or Crown Grant Volume Folio if land is PART ONLY of an existing title describe the part.

~~9742 672~~
~~9742 673~~

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Item 2 Estate or Interest being mortgaged:
Estate in fee simple.

ADVERTISED PLAN

Item 3 Mortgagor: (full names and address)

[REDACTED]

STAMP DUTIES OFFICE VICTORIA
CHECKED

Item 4 Mortgagee:
National Australia Bank Limited
500 Bourke Street, Melbourne, Victoria.

THE SCHEDULE HEREINBEFORE REFERRED TO:

The Mortgagor **COVENANTS AND AGREES** with the Bank and it is **HEREBY DECLARED** as follows:—

- On demand in writing made to the Mortgagor by the Bank the Mortgagor will pay the moneys hereby secured provided that where it is agreed in writing between the Mortgagor and the Bank that the payment of the moneys hereby secured or any part thereof should be made other than on demand at any time (the Mortgagor not having defaulted or being in default) the Bank agrees not to make demand for so much of the moneys hereby secured as is affected by such agreement except in accordance with that agreement or this Mortgage.
- The Mortgagor will observe and perform and be bound by the covenants obligations provisions and stipulations contained in a Memorandum of Common Provisions retained by the Registrar of Titles in No. AA74 ("the Memorandum") which covenants obligations provisions and stipulations are deemed to be incorporated in this Schedule and as part of the Mortgage now created **AND** the Mortgagor acknowledges that he has received and read a copy of the Memorandum prior to executing this Mortgage.

Office Use Only



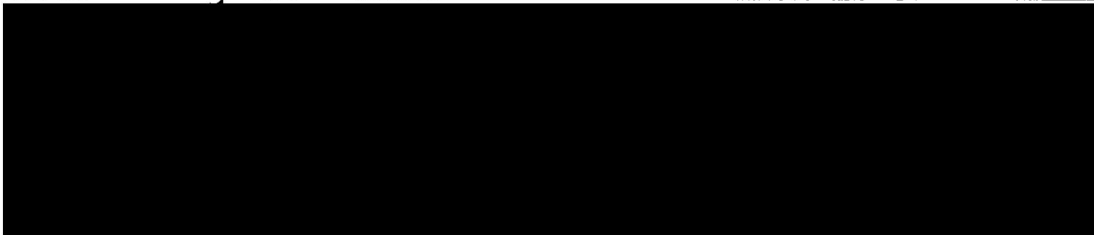
SATISFIED

Original No. 2057094M Date 25/06/2021 No. 38814
Consideration: \$500.00
Tendered Dty: \$64.00
Calculated Dty: 0.00

Approval No. M3, 1

REGISTRATION
NCRT

ADVERTISED PLAN



SIGNED SEALED AND DELIVERED in Victoria)
by the)
Mortgagor in the presence of)

THE COMMON SEAL of)
)
was hereunto affixed in accordance with)
its Articles of Association in the presence of)

Executed by NATIONAL AUSTRALIA BANK LIMITED by
being signed, sealed and delivered in Victoria by its
Attorney

DENIS JAMES MUNDAY

under Power of Attorney dated 22 / 02 / 19 90 (a
certified copy of which is filed in Permanent Order
Book 277 at Page 2) who declares that he holds the
office in the Bank indicated under his signature in the
presence of:

A handwritten signature in black ink, appearing to read "D. Munday".

A large, stylized handwritten signature in black ink, likely belonging to the Manager of National Australia Bank Limited.

MANAGER
NATIONAL AUSTRALIA BANK LIMITED

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

