

Register Search Statement - Volume 10293 Folio 199

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

VOLUME 10293 FOLIO 199

Security no : 124088179710S  
Produced 17/02/2021 03:06 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 400001U.  
PARENT TITLE Volume 10271 Folio 022  
Created by instrument PS400001U 01/08/1996

**ADVERTISED  
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor

KARDINIA INTERNATIONAL COLLEGE (GEELONG) LTD of 29-31 KARDINIA DRIVE BELL  
POST HILL VIC 3215  
AG001083Q 31/07/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG001084N 31/07/2008  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AG037593N 20/08/2008  
YOSHIHISA KATSUMATA  
TRANSMISSION APPLICATION AG567556M 17/06/2009  
TRANSFER OF MORTGAGE AG567557K 17/06/2009

CAVEAT as to part AJ934816R 27/09/2012

Caveator  
POWERCOR AUSTRALIA LTD  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
24/10/2012  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST  
Lodged by  
POWERCOR AUSTRALIA LTD  
Notices to  
POWERCOR AUSTRALIA LTD of LEVEL 8 40 MARKET ST MELBOURNE VIC 3000

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part of a planning process under the  
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purpose which may breach any  
copyright**

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 PS400001U 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)

ADMINISTRATIVE NOTICES  
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NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS

Effective from 23/10/2016

DOCUMENT END

**The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 17/02/2021, for Order Number 66586920. Your reference: Lot 1 PS400001.**

## **ADVERTISED PLAN**

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# CAVEAT

## Section 89 Transfer of Land Act 1958

Lodged by:

Name: Powercor Australia Ltd  
Phone: 9683 4273  
Address: Level 8, 40 Market Street, Melbourne  
Ref: Property Group CG  
Customer Code: 9928M



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

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

The areas marked L-1, E-1 and E-2 on the plan attached hereto and being part of the land described in Certificate of Title Volume 10293 Folio 199

Caveator: *(full name and address)*

POWERCOR AUSTRALIA LTD A.C.N. 064 651 109  
Level 8, 40 Market Street, Melbourne

Estate or Interest claimed:

An equitable interest as lessee in possession

Grounds of claim:

The Caveator is the Lessee under an unregistered Lease from Kardinia International College (Geelong) Ltd Lessor dated 24 September 2012

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

Any dealing affecting the interest of the Caveator under the lease

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

Powercor Australia Ltd, Company Secretary, Level 8, 40 Market Street, Melbourne, Victoria, 3000

Dated: 24 September 2012

Signature of caveator

EXECUTED by POWERCOR AUSTRALIA )  
LTD ACN 064 651 109 by its duly appointed )  
attorney JULIE WILLIAMS, Chief Financial )  
Officer pursuant to Power of Attorney dated )  
24 December 2003, a certified copy of which is )  
Filed in Permanent Order Book No.277 at )  
Page 20 Item 21, in the presence of: )

Witness

Ref: X8212 PAL 77AU77

Approval No. 10701209A

**ADVERTISED  
PLAN**

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STAMP DUTY USE ONLY

**C**

**THE BACK OF THIS FORM MUST NOT BE USED**

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

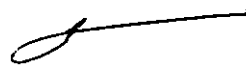
**ANNEXURE PAGE**  
Transfer of Land Act 1958

**ADVERTISED PLAN**

**AJ934816R**  
27/09/2012 \$72.80 89

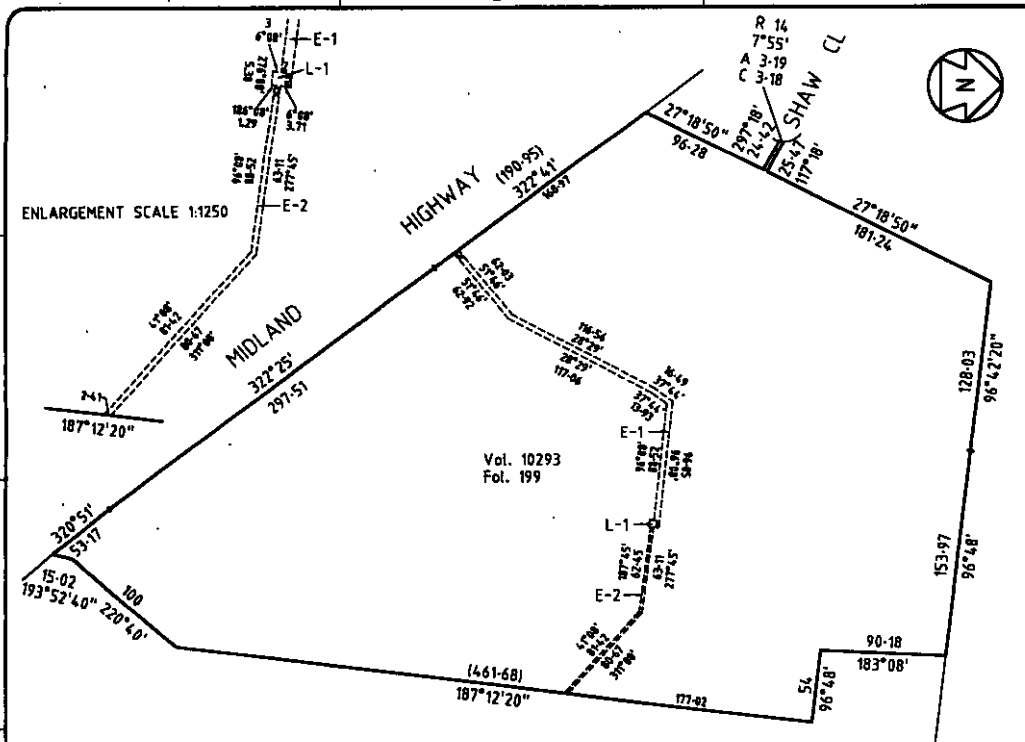


This is page 2 of *Approved Form C* dated 24 September 2012 between Powercor Australia Ltd and Kardinia International College (Geelong) Ltd  
Signatures of the parties



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**Panel Heading**

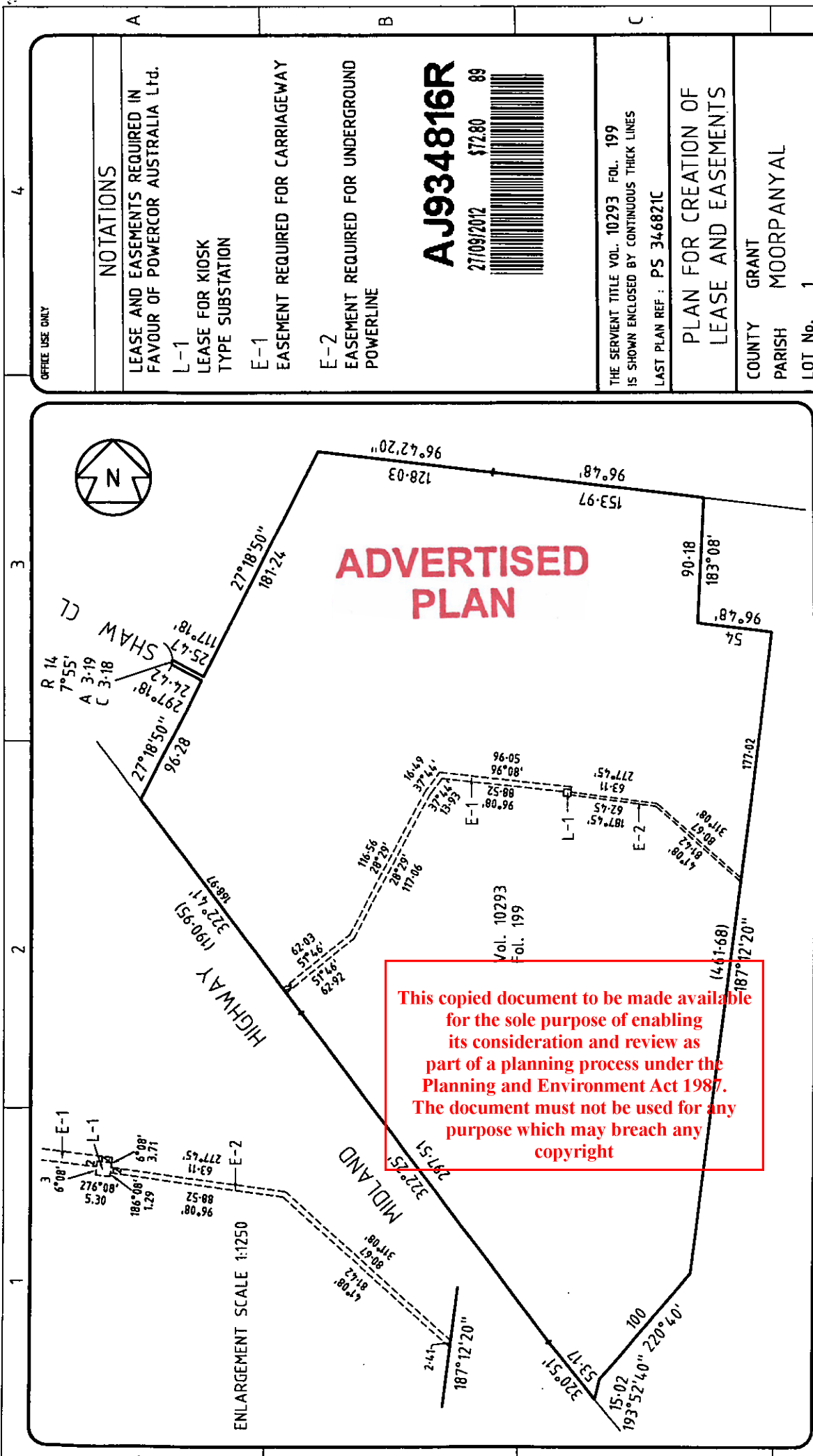
	<p style="text-align: center; font-weight: bold;">OFFICE USE ONLY</p> <p style="text-align: center; font-weight: bold;">NOTATIONS</p> <p>LEASE AND EASEMENTS REQUIRED IN FAVOUR OF POWERCOR AUSTRALIA Ltd.</p> <p>L-1 LEASE FOR KIOSK TYPE SUBSTATION</p> <p>E-1 EASEMENT REQUIRED FOR CARRIAGEWAY</p> <p>E-2 EASEMENT REQUIRED FOR UNDERGROUND POWERLINE</p> <hr/> <p>THE SERVIENT TITLE VOL. 10293 FOL. 199 IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES</p> <p>LAST PLAN REF : PS 346821C</p> <p style="text-align: center; font-weight: bold;">PLAN FOR CREATION OF LEASE AND EASEMENTS</p> <p>COUNTY GRANT PARISH MOORPANYAL LOT No. 1 PLAN OF SUBDIVISION PS 4400001U</p> <hr/> <p>SCALE</p> <p style="text-align: center;">1:1250</p> <p style="text-align: center;">LENGTHS ARE IN METRES</p> <p style="text-align: right;">1:2500</p> <p style="text-align: center; font-weight: bold;">OFFICE USE ONLY</p> <p style="text-align: center;">VICTORIA</p>				
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>WORK FILE NUMBER 5974379</p> <p>SURVEY FIELD BOOK n/n</p> <p>MIN CABLE DEPTH 750mm</p> <p>ROADS DIRECTORY Met 441 E 5</p> <p>SURVEY FILE KARDINIA</p> <p>SYSTEM PLAN</p> </td> <td style="width: 50%;"> <p>SUBSTATION : KARDINIA COLLEGE-BALLARAT</p> <p>SUB NUMBER : 221576270</p> <p>PLANS No. X8212</p> <p>GROUP No. 01/08/2012</p> <p>DATE 09/08/2012</p> <p>DRAWN</p> <p>DRAFTING APPROVAL</p> <p>SURVEYOR</p> <p>PROJECT RESPONSIBLE OFFICER</p> </td> </tr> </table>	<p>WORK FILE NUMBER 5974379</p> <p>SURVEY FIELD BOOK n/n</p> <p>MIN CABLE DEPTH 750mm</p> <p>ROADS DIRECTORY Met 441 E 5</p> <p>SURVEY FILE KARDINIA</p> <p>SYSTEM PLAN</p>	<p>SUBSTATION : KARDINIA COLLEGE-BALLARAT</p> <p>SUB NUMBER : 221576270</p> <p>PLANS No. X8212</p> <p>GROUP No. 01/08/2012</p> <p>DATE 09/08/2012</p> <p>DRAWN</p> <p>DRAFTING APPROVAL</p> <p>SURVEYOR</p> <p>PROJECT RESPONSIBLE OFFICER</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>POWERCOR AUSTRALIA LIMITED</p> <p>48 MARKET ST.</p> <p>LIQZZO BAE KAPU MOVIC</p> <p>MELBOURNE VICTORIA 3001</p> <p>ACN 894439799</p> </td> <td style="width: 50%;"> <p>PCA2000568</p> <p>STROKE</p> <p>SEQ.</p> <p>REV.</p> </td> </tr> </table> <p>LEASE &amp; EASEMENT KARDINIA COLLEGE-BALLARAT KIOSK S/S 205 BALLARAT RD BELL POST HILL</p>	<p>POWERCOR AUSTRALIA LIMITED</p> <p>48 MARKET ST.</p> <p>LIQZZO BAE KAPU MOVIC</p> <p>MELBOURNE VICTORIA 3001</p> <p>ACN 894439799</p>	<p>PCA2000568</p> <p>STROKE</p> <p>SEQ.</p> <p>REV.</p>
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<p>POWERCOR AUSTRALIA LIMITED</p> <p>48 MARKET ST.</p> <p>LIQZZO BAE KAPU MOVIC</p> <p>MELBOURNE VICTORIA 3001</p> <p>ACN 894439799</p>	<p>PCA2000568</p> <p>STROKE</p> <p>SEQ.</p> <p>REV.</p>				

Approval No. 10701209A

**A1**

1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of the instrument are lodged, original Annexure Pages must be attached 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.

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



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**NOTATIONS**

LEASE AND EASEMENTS REQUIRED IN FAVOUR OF POWERCOR AUSTRALIA Ltd.  
 L-1 LEASE FOR KIOSK TYPE SUBSTATION  
 E-1 EASEMENT REQUIRED FOR CARRIAGEWAY  
 E-2 EASEMENT REQUIRED FOR UNDERGROUND POWERLINE

**AJ934816R**

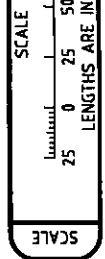
27/09/2012 \$72.80 89

THE SERVIENT TITLE VOL. 10293 FOL. 199 IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES  
 LAST PLAN REF : PS 346821C

**PLAN FOR CREATION OF LEASE AND EASEMENTS**

COUNTY GRANT  
 PARISH MOORPANYAL  
 LOT No. 1

PLAN OF SUBDIVISION PS 4400001U



OFFICE USE ONLY

VICTORIA

SUBSTATION : KARDINIA COLLEGE-BALLARAT		SUB NUMBER : 221576270		P.L.E.M.S. No. X8212	
M High	09/08/2012	DRAWN	POWERCOR AUSTRALIA LIMITED	GROUP No.	DRG. No.
M High	09/08/2012	DRAFTING APPROVAL	40 MARKET ST LOCKED MAIL BAG 1000 MELBOURNE VICTORIA 3001 ACN 08451009	STORAGE	REV.
PROJECT RESPONSIBLE OFFICER			PCA2 000568		
SURVEYOR			LEASE & EASEMENT KARDINIA COLLEGE-BALLARAT KIOSK S/S		
205 BALLARAT RD			BELL POST HILL		

WORK FILE NUMBER	5074379
SURVEY FIELD BOOK	n/a
MIN CABLE DEPTH	750mm
ROADS DIRECTORY	Mel 441 E 5
SURVEY FILE	KARDINIA
SYSTEM PLAN	

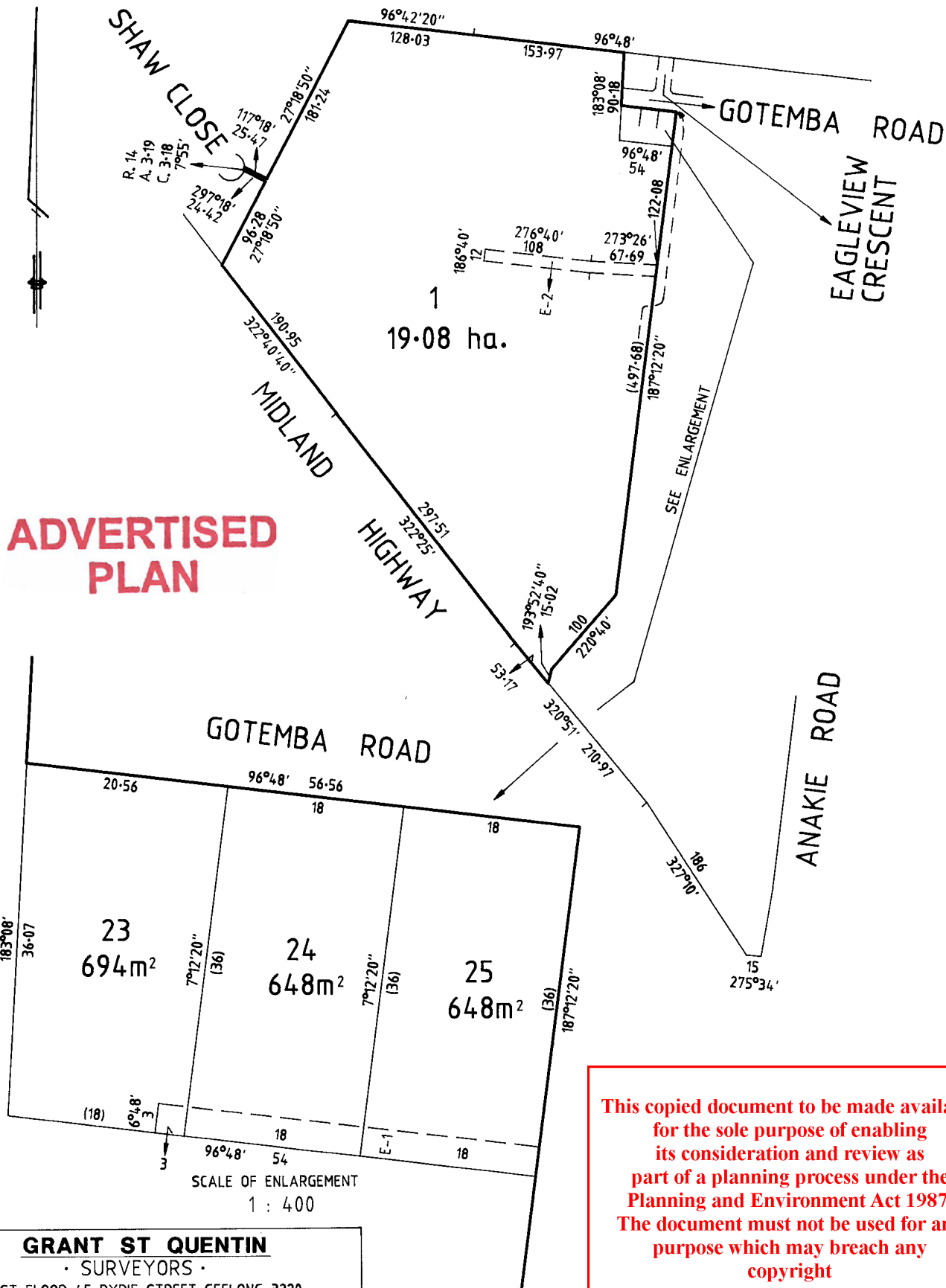
<b>PLAN OF SUBDIVISION</b>		<del>STAGE No.</del>	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 400001U</b>
<b>LOCATION OF LAND</b> PARISH: MOORPANYAL TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 93 (PART) CROWN PORTION: _____ LTO BASE RECORD: CHART 64 (3179) TITLE REFERENCES: VOL 10175 FOL 122 LAST PLAN REFERENCE/S: PS 346821C POSTAL ADDRESS: 205 BALLARAT ROAD (At time of subdivision) BELL POST HILL 3215 AMG Co-ordinates (of approx centre of land in plan) E 265 500 N 5 778 500 ZONE: 55		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: CITY OF GREATER GEELONG REF: 3466 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. <del>This plan is certified under Section 11(7) of the Subdivision Act 1988-                  Date of original certification under Section 6. / /</del> 3. <del>This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</del> OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) <del>The requirement is to be satisfied in Stage _____</del> Council Delegate <del>Council Seal</del> Date 23 / 2 / 96 Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
<b>VESTING OF ROADS AND/OR RESERVES</b>				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
<b>ADVERTISED PLAN</b>		<b>NOTATIONS</b>		
		STAGING This <del>is</del> is not a staged subdivision. Planning permit No.		
		DEPTH LIMITATION DOES NOT APPLY		
THE LAND TO BE SUBDIVIDED IS ENCLOSED WITHIN THICK, CONTINUOUS LINES LOTS 2-22 HAVE BEEN OMITTED FROM THIS PLAN				
SURVEY THIS PLAN IS/S NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) IN PROCLAIMED SURVEY AREA No.				
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<b>EASEMENT INFORMATION</b>		LTO USE ONLY		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	3	THIS PLAN	CITY OF GREATER GEELONG & THE BARWON REGIONAL WATER AUTHORITY
E-2	POWERLINE	12	PS 337793F-SEC 103B OF THE SEC ACT 1958	S. E. C. V.
		RECEIVED		
		DATE: 2 / 7 / 96		
		LTO USE ONLY PLAN REGISTERED TIME 11.50 DATE 1 / 8 / 96  <i>W. Mansfield</i> Assistant Registrar of Titles		
		SHEET 1 OF 2 SHEETS		
<b>GRANT ST QUENTIN</b> SURVEYORS 1ST FLOOR 45 RYRIE STREET GEELONG 3220 PO BOX 919 GEELONG 3220 PH (052) 292011 FAX (052) 292909		LICENSED SURVEYOR (PRINT) WILLEM NAGEL SIGNATURE ..... DATE / / REF 3252A/95 VERSION 01		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

**PLAN OF SUBDIVISION**

STAGE No.

PLAN NUMBER

**PS 400001U**



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**GRANT ST QUENTIN**

· SURVEYORS ·

1ST FLOOR 45 RYRIE STREET GEELONG 3220  
PO BOX 919 GEELONG 3220  
PH (052) 292011 FAX (052) 292909

ORIGINAL

SCALE  
1 : 4000

SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT) ..... WILLEM NAGEL .....

SIGNATURE .....

REF 3252A/95

VERSION 01

DATE / /

SHEET 2 OF 2 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

