

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

Page 1 of 2

VOLUME 09439 FOLIO 847

Security no : 124133022226B
Produced 17/03/2026 12:20 PM

LAND DESCRIPTION

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

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE WESTBOURNE FOUNDATION LTD of MARQUAND RD WERRIBEE
M855831W 25/05/1987

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG810869M 14/10/2009
NATIONAL AUSTRALIA BANK LTD

CAVEAT as to part AQ265419U 19/09/2017

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

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP125555 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 300 SAYERS ROAD TRUGANINA VIC 3029

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

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LP125555
EDITION 1
APPROVED 20/10/78

PLAN OF SUBDIVISION
PART OF
CROWN ALLOTMENT ONE
SECTION 14
PARISH OF TRUGANINA
COUNTY OF BOURKE

SCALE 100 50 0 100 200 300
LENGTHS ARE IN METRES

APPROPRIATIONS

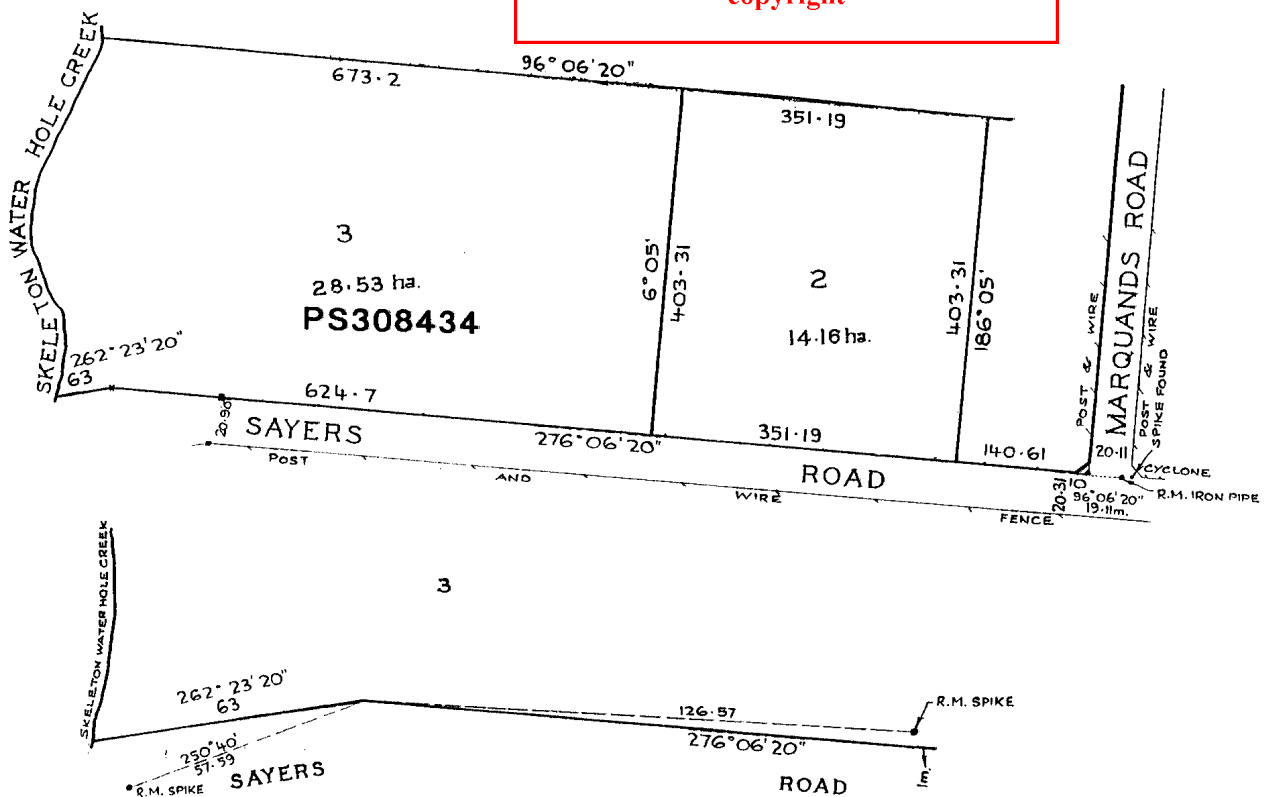
ENCUMBRANCES & OTHER NOTATIONS

ROAD WIDTHS ARE NOT TO SCALE.

125555

LITHO 38.

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ENLARGEMENT SCALE - 1:100

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AQ265419U

Caveat

Section 89 Transfer of Land Act 1958

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

1. Land/s

Land Title

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

2. Caveator/s

Caveator

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

3. Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND
DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date of Claim

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

4. Estate or Interest claimed

LEASEHOLD ESTATE

5. Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR
INTEREST

6. Address for Service of Notice

Lawyer/Conveyancer/Firm Name

POWERCOR AUSTRALIA LTD

Address

Unit Street No 40

Street Name MARKET

Street Type STREET

Locality MELBOURNE

State VIC Postcode 3000

7. Signing

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

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

Steve Murray

Witness Sign

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Caveat

Section 89 Transfer of Land Act 1958

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1. Date

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

2. Lodging Party

Customer Code 9928M

Reference X8427 77BB8201

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Annexure Page

Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

This is page 2 of 3 dated 11/09/2017
PROPRIETOR
Signatures of the Parties

between POWERCOR AUSTRALIA LTD & THE REGISTERED

		NOTATIONS	
		LEASE AND EASEMENT REQUIRED IN FAVOUR OF POWERCOR LTD L-1: LEASE FOR KIOSK TYPE SUBSTATION SITE 36.0m² E-1: EASEMENT FOR EQUIPMENT CARRIAGEWAY PURPOSES LIMITED IN HEIGHT AND DEPTH. UPPER LIMIT: 4m ABOVE GROUND LEVEL LOWER LIMIT: GROUND LEVEL E-1: EASEMENT FOR UNDERGROUND POWERLINE PURPOSES UPPER LIMIT: GROUND LEVEL LOWER LIMIT: 1.5m BELOW GROUND LEVEL	
THE SERVIENT TITLE VOL 9439 FOL 847 IS SHOWN BY THICK CONTINUOUS LINES LAST PLAN REFERENCE: LP125555 (LOT 2)		PLAN FOR CREATION OF LEASE AND EASEMENT	
PARISH OF TRUGANINA SECTION 14 CROWN ALLOTMENT 1 (PT)		SUBSTATION NAME: SAYERS 300 - MARQUANDS Loose Ref No. X8427 PAL Sub No: 22 03 43270	
MOONLAND GROUP ABN 97 894 398 762 Level 1, 12 Carrara Avenue Torrance, VIC. 3142 T 0834 0354 M 0401 055 821	ADDRESS: 300 SAYERS ROAD, TRUGANINA, VIC. 3029	REF: M1398 SCALE: NOT TO SCALE	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 1
LICENSED SURVEYOR PAUL DENIS CROWE / VERSION 3			

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35271702A

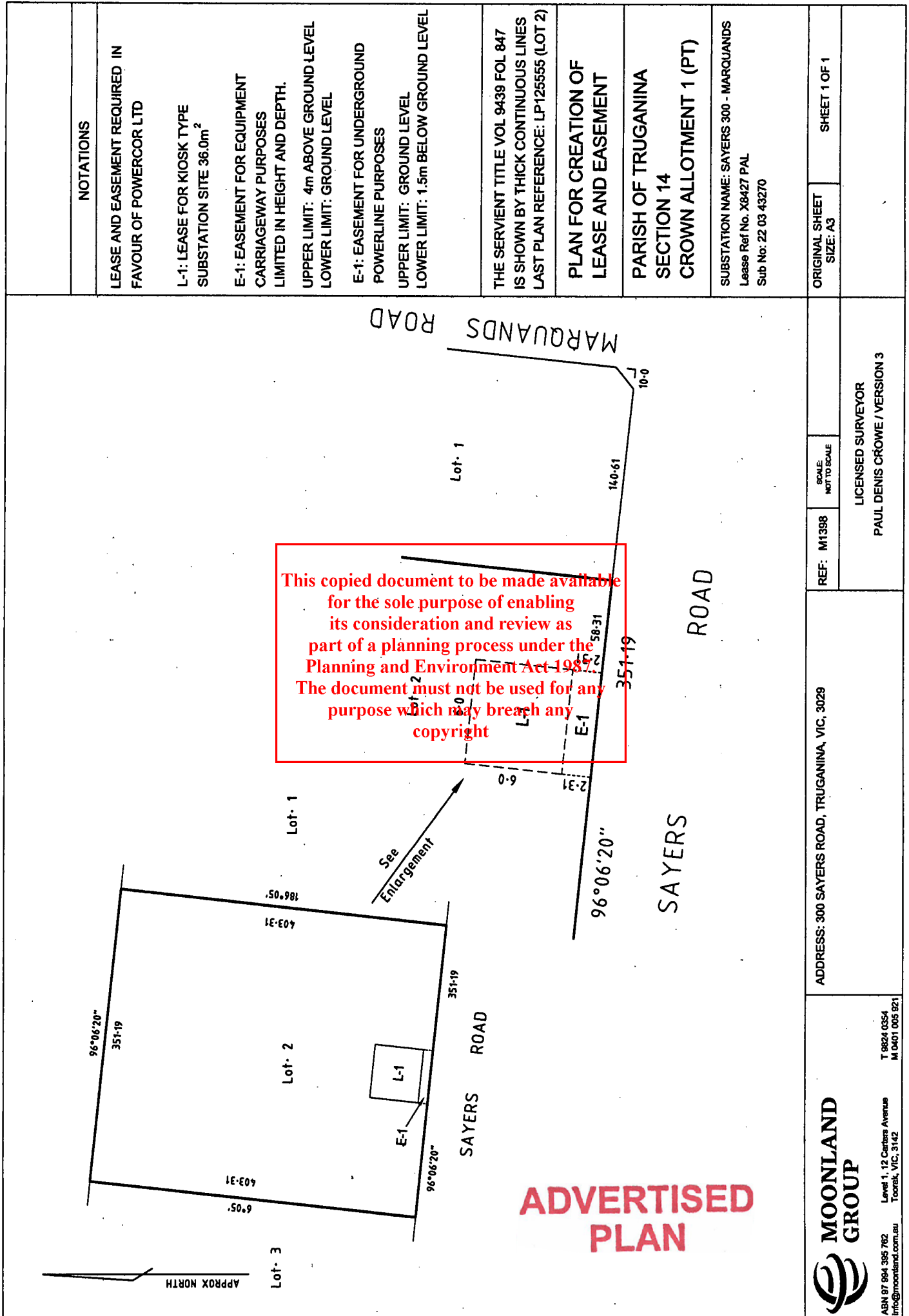
A1

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.

THE BACK OF THIS FORM MUST NOT BE USED

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

AQ265419U



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Titles Office Use Only

REGD

250587 1047 45 175 M855831W

Lodged at the Titles Office by

Australia and New Zealand Banking Group Limited
Branch Securities Department
Code 287 Collins Street
MELBOURNE
30193

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)

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

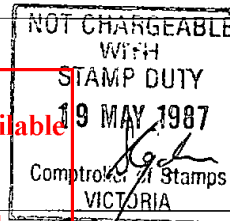
Consideration

(Note 6)

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

Transferor

MARGARET SHIRLEY RAYNER



(Note 7)

Transferee

THE WESTBOURNE FOUNDATION LIMITED of Marquand Road, Werribee

(Note 8)

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Date 10th FEBRUARY 1987

ADVERTISED PLAN

(Note 9)

Execution & Attestation

SIGNED by the Transferor in the presence of -

MSR x

M. S. Rayner

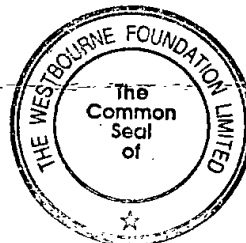
X WITNESS

Solicitor

THE COMMON SEAL of THE WESTBOURNE Limited FOUNDATION was hereunto affixed in accordance with Articles of Association in the presence of

Director

Director



Comptroller of Stamps Use Only

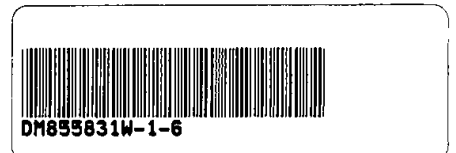
87 9011

T1

Office Use Only



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



Approval No. T1/1

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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 of leasehold estates
 - (e) transfers of other than the full interest of the transferor for which the appropriate form must be used.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the information above or on the annexure sheet under the appropriate heading.

Multiple annexures may appear on the same annexure sheet but each must be correctly headed.

All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration.

In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ which includes the amount owing under mortgage No.
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. If an executing party is a natural person execution should read "Signed by the transferor (transferee) in the presence of". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by: NAB 9E

Name: National Australia Bank Limited ABN 12 004 044 937

Telephone no.: ()

Address: _____

Ref: 863 120988 2.1

Customer Code: _____



AG810869M

14/10/2009 \$98 74 ler
: nd

MADE AVAILABLE/CHANGE CONTROL

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

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

Estate or Interest being mortgaged
Estate in fee simple

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

("Mortgagor")

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

("Bank")

Date of this Mortgage 28/05/2009

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

The Mortgagor agrees with the Bank as follows:

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

Approval No. 4500712A

ORDER TO REGISTER

STAMP DUTY USE ONLY

Please register and issue title to

M



Signed

Cust. Code:

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

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MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

Individual/s

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

AG810869M

14/10/2009 \$98 74



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

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

Companies Executing without using a Common Seal

Executed by

The Westbourne Foundation Ltd

by being signed by:

Signature
Full Name (BLOCK LETTERS) DAVID HORVATH
Address 1 CASRE CT, BINT COOK 3029
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Signature
Full Name (BLOCK LETTERS) FIONA SHAW
Address Box 402 Hoppers Crossing 3029
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

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Companies Executing by using a Common Seal

The Common Seal of

--

was affixed in the presence of:

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

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

MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4500712A

M page 2



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

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