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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.

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

VOLUME 10868 FOLIO 940

Security no : 124136736822X
Produced 19/07/2026 05:04 PM

LAND DESCRIPTION

Lot 2A on Registered Plan of Strata Subdivision 013570.
PARENT TITLE Volume 10255 Folio 438
Created by instrument AD561240A 15/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AT354409B 19/06/2020

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV008489R 11/11/2021
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AZ796075K 11/11/2025
WILLOW GRANGE PTY LTD

CAVEAT AZ796076H 11/11/2025

Caveator
LGH LANDHOLDING #20 PTY LTD ACN: 676177254
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
27/06/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
HAYES LAWYERS
Notices to
KALUS KENNY INTELEX of LEVEL 1 4 RIVERSIDE QUAY SOUTHBANK VIC 3006

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Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP013570 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

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 11/11/2025

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Document Assembled	19/07/2026 17:06

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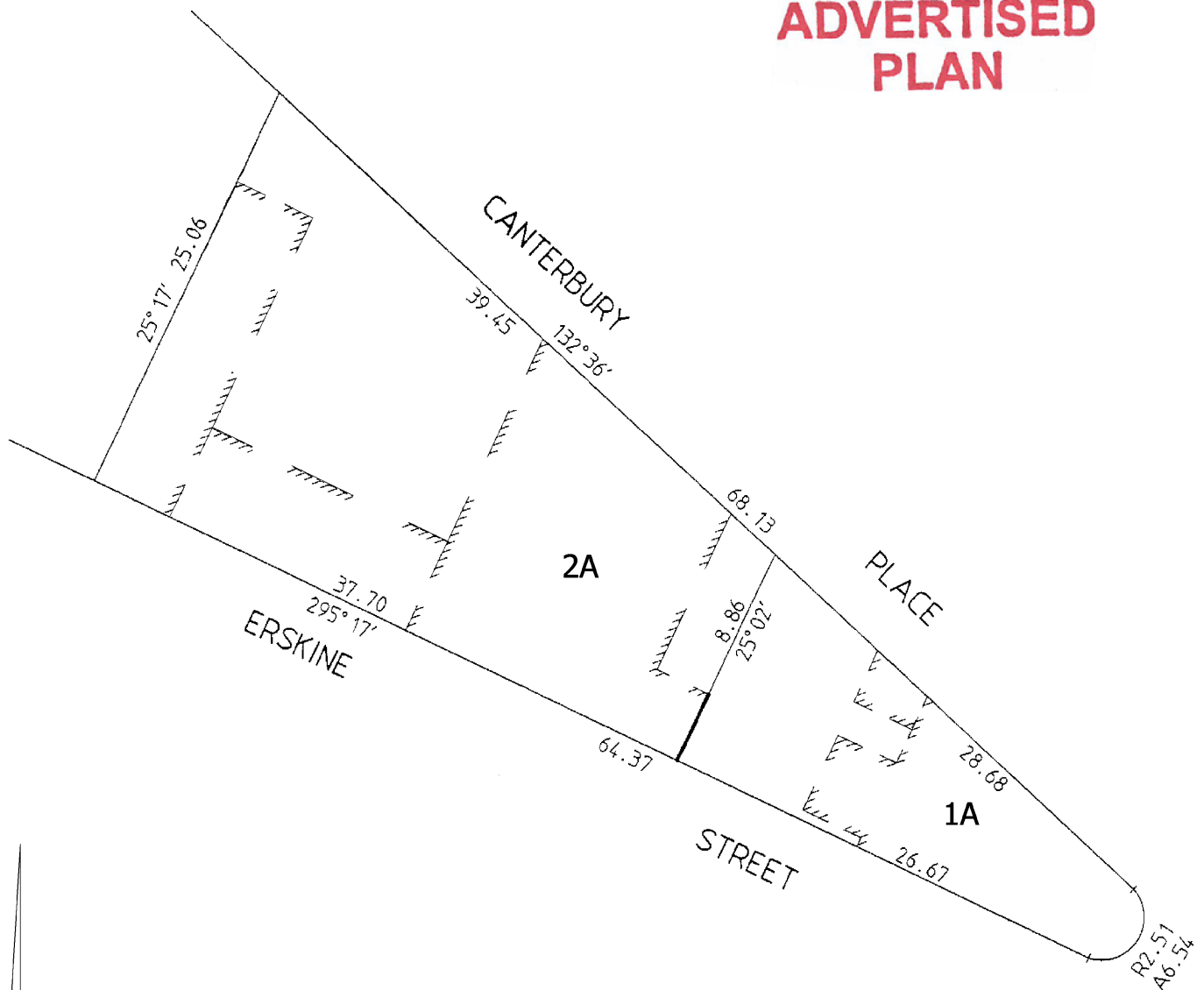
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PLAN OF STRATA SUBDIVISION				EDITION 2	RP013570
LOCATION OF LAND PARISH: MELBOURNE SOUTH CITY OF SOUTH MELBOURNE SECTION: 43Q CROWN ALLOTMENT: 15 & 16 CROWN PORTION: - TITLE REFERENCE: VOL.2707 FOL.230. FOL.2846 VOL.105 & VOL.3182 FOL.392 LAST PLAN REFERENCE: - DEPTH LIMITATION: DOES NOT APPLY POSTAL ADDRESS: 18 ARMSTRONG STREET & 123 ERSKINE ST, MIDDLE PARK 3206				SURVEYOR'S CERTIFICATE Surveyor: GEOFF W. HUMPHREY Certification Date: 04/05/1978 SEAL OF MUNICIPALITY AND ENDORSEMENT Sealed pursuant to Section 6 (1) of the Strata Titles Act 1967 by CITY of SOUTH MELBOURNE on 19/02/1979 REGISTERED DATE: 21/05/1979 PLAN UPDATED BY REGISTRAR IN AN661031Q 18/07/2022	
NOTATION NO LOT IS AN ACCESSORY LOT. LOTS 1A AND 2A ARE UNLIMITED AS TO HEIGHT AND DEPTH BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES. <u>LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:</u> EXTERNAL FACE OF WALL: ALL BOUNDARIES ADVERTISED PLAN 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					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN					
Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected
MEASUREMENTS ARE IN METRES					
SHEET 1 OF 2					

PLAN OF STRATA SUBDIVISION

RP013570

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APPROX.
TRUE NORTH

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SCALE
5 0 5 10
LENGTHS ARE IN METRES



Department of Transport and Planning

Electronic Instrument Statement

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Produced 19/07/2026 05:06:05 PM

Status	Registered	Dealing Number	AT354409B
Date and Time Lodged	19/06/2020 02:53:03 PM		

Lodger Details

Lodger Code	20381U
Name	COMMONWEALTH BANK OF AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

**ADVERTISED
PLAN**

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

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

Land Title Reference

10868/940

Transferor(s)

Given Name(s)	ANDREW ROBERT BROWNLEE
Family Name	GARDINER
Given Name(s)	SALLY ANN
Family Name	JONES

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Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 6000000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	MPPH PTY LTD
ACN	639571734
Address	



Department of Transport and Planning

Electronic Instrument Statement

Street Number 123
To Street Number 127
Street Name ERSKINE
Street Type STREET
Locality MIDDLE PARK
State VIC
Postcode 3206

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Duty Transaction ID
4847170

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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.

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Executed on behalf of	SALLY ANN JONES ANDREW ROBERT BROWNLEE GARDINER
Signer Name	BARRY FRIED
Signer Organisation	THE LAW OFFICES OF BARRY FRIED
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	19 JUNE 2020

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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.

Executed on behalf of	MPPH PTY LTD
Signer Name	SIMON HARRY TAN
Signer Organisation	TAN PARTNERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	19 JUNE 2020

File Notes:

NIL

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Department of Transport and Planning

Electronic Instrument Statement

Statement End.

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Status	Registered	Dealing Number	AZ796076H
Date and Time Lodged	11/11/2025 03:08:02 PM		

Lodger Details

Lodger Code	21258N
Name	HAYES LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	LF: 251094 Caveat

**ADVERTISED
PLAN**

CAVEAT

Jurisdiction	VICTORIA
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Land Title Reference

10868/940

Caveator

Name	LGH LANDHOLDING #20 PTY LTD
ACN	676177254

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

27/06/2025

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Estate or Interest claimed

Freehold Estate

Prohibition

Absolutely

Name and Address for Service of Notice

Kalus Kenny Intalex



Department of Transport and Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	1
Street Number	4
Street Name	RIVERSIDE
Street Type	QUAY
Locality	SOUTHBANK
State	VIC
Postcode	3006

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

Executed on behalf of	LGH LANDHOLDING #20 PTY LTD
Signer Name	LISA ADELAIDE FOWLER
Signer Organisation	KALUS KENNY INTELEX
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	11 NOVEMBER 2025

File Notes:

NIL

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Statement End.

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