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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 08131 FOLIO 327

Security no : 124133882117N  
Produced 17/04/2026 03:30 PM

LAND DESCRIPTION

Lot 1 on Title Plan 838438V (formerly known as part of Portion 53 Parish of Jika Jika).

PARENT TITLES :

Volume 00839 Folio 652            Volume 01998 Folio 503            Volume 02340 Folio 926  
Volume 03140 Folio 934            Volume 03498 Folio 512  
Volume 04432 Folio 295    to Volume 04432 Folio 296  
Volume 04432 Folio 321    to Volume 04432 Folio 322  
Volume 07775 Folio 034

Created by instrument A219546 07/09/1956

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

79 VICTORIA PARADE PTY LTD of 203 VICTORIA PARADE FITZROY 3065  
V154309Q 16/12/1997

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF725252P 18/03/2008  
WESTPAC BANKING CORPORATION

CAVEAT R596647Y 17/10/1991

Caveator

STATE ELECTRICITY COMMISSION OF VICTORIA

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

NORTH STAR PTY LTD

Date

09/08/1991

Estate or Interest

LEASEHOLD ESTATE

Prohibition

UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM

Lodged by

PRINCIPAL CONVEYANCING OFFICER S.E.C.V.

Notices to

CITIPOWER PTY of LEVEL 15/624 BOURKE STREET MELBOURNE 3000

CAVEAT AY683582F 09/12/2024

Caveator

AW BIDCO 2 PTY LTD ACN: 636886363

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

05/12/2024

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

MADDOCKS

Notices to

CATHERINE MARINO of "COLLINS SQUARE" LEVEL 25 727 COLLINS STREET MELBOURNE

VIC 3008

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PLAN**

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 TP838438V 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 16320Q WESTPAC BANKING CORPORATION  
Effective from 23/10/2016

DOCUMENT END

Delivered from the LANDATA® System by Dye & Durham Solutions Pty Ltd

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PLAN**

Titles Office Use Only  
**ENTERED**  
171091 1112 89 R596647Y

Lodged at the Titles Office by  
PRINCIPAL CONVEYANCING OFFICER, S.E.C.V.

**IMAGED**

Code 0362M

**VICTORIA**

**CAVEAT**

Section 89 of the *Transfer of Land Act 1958*

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 transferee or proprietor of and of any instrument affecting that estate or interest to the extent specified. (Notes 1-3)

Land (Note 4)

ALL THAT piece of land marked L-1 on the plan hereon and being part of the land described in Certificate of Title Volume 8131 Folio 327

Caveator (Note 5)

STATE ELECTRICITY COMMISSION OF VICTORIA of 15 William Street, Melbourne

Estate or Interest Claimed (Note 6)

An equitable interest as Lessee

Grounds of Claim (Note 7)

As Lessee by virtue of an unregistered Lease dated 9th August, 1991 between NORTH STAR PTY. LTD. and STATE ELECTRICITY COMMISSION OF VICTORIA

Extent of Prohibition (Note 8)

~~ABSOLUTELY~~

Unless such instrument is expressed to be subject to the Caveator's claim

Registered Proprietor (Note 9)

NORTH STAR PTY. LTD.

Address in Victoria for Service of Notice

~~15 William Street, Melbourne~~

ADDRESS IN VICTORIA FOR SERVICE OF NOTICE; CITIPOWER PTY, LEVEL 15, 624 BOURKE ST MELBOURNE 3000 W49834Q (SECTION 113(6) T.L.A.) 17/05/99

Date d the 15<sup>TH</sup> day of OCTOBER



Execution by the Caveator or his Agent (Note 10)

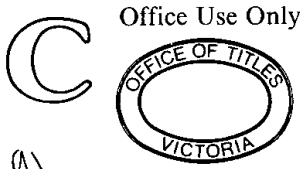
*Anthony William Kelly*

ANTHONY WILLIAM KELLY  
Solicitor and Agent for the Caveator

**ADVERTISED PLAN**

Caveat  
9. V. 8131 F. 327 (A)  
ID 20/11/91  
20/11/91

FILE NO: 33.DD.8901/X7322  
as been entered in the Register



Approval C/1  
21/10/91

<p style="text-align: center;">WELLINGTON STREET</p> <p style="text-align: center;">VICTORIA PARADE</p> <p>UPPER LIMIT OF LEASE-R.L.26.50 LOWER LIMIT OF LEASE-R.L.22.30 (N.B. These levels are taken from MMBW Bench Mark No.535 R.L.20 390. A.H.O.)</p>	<p style="text-align: center;">NOTATIONS</p> <p>LEASE AND EASEMENT REQUIRED IN FAVOUR OF THE STATE ELECTRICITY COMMISSION OF VICTORIA</p> <p>L-1 LEASE FOR INDOOR TYPE SUBSTATION SITE</p> <p>The servient title Vol 8131 Fol 327 is shown enclosed by thick lines Last plan Ref. APP 6210 SEC 99</p> <p style="text-align: center;">PLAN FOR CREATION OF LEASE AND EASEMENT</p> <p>COUNTY OF BOURKE PARISH OF JIKA JIKA PART OF CROWN PORTION 53</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">SCALE</td> <td style="text-align: center;">ORIGINAL</td> </tr> <tr> <td style="text-align: center;">1:500</td> <td style="text-align: center;">SCALE SHEET</td> </tr> <tr> <td style="text-align: center;">LENGTHS ARE IN METRES</td> <td style="text-align: center;">SIZE</td> </tr> <tr> <td style="text-align: center;">OFFICIAL USE ONLY</td> <td style="text-align: center;">A3</td> </tr> </table>	SCALE	ORIGINAL	1:500	SCALE SHEET	LENGTHS ARE IN METRES	SIZE	OFFICIAL USE ONLY	A3
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1:500	SCALE SHEET								
LENGTHS ARE IN METRES	SIZE								
OFFICIAL USE ONLY	A3								
<p>PETER HUGHES &amp; ASSOCIATES PTY LTD CONSULTING SURVEYORS AND PLANNERS 40 WELLSINGTON PARADE EAST MELBOURNE 3002 PHONE 039 342 1777 REF: 3891 SURVEY FILE W/O CARLE FIELD ROAD MELBOURNE VIC 3001</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>EASEMENT REF NO.</td> <td></td> </tr> <tr> <td>SUB. NAME &amp; NO. WELLINGTON - VICTORIA No.720235 SUBSTATION</td> <td></td> </tr> <tr> <td>LEASE &amp; EASEMENTS FOR SUBSTATION SITE</td> <td></td> </tr> <tr> <td>WELLINGTON STREET COLLINGWOOD</td> <td></td> </tr> </table>	EASEMENT REF NO.		SUB. NAME & NO. WELLINGTON - VICTORIA No.720235 SUBSTATION		LEASE & EASEMENTS FOR SUBSTATION SITE		WELLINGTON STREET COLLINGWOOD	
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WELLINGTON STREET COLLINGWOOD									



NOTES

1. Caveats may be lodged as an original only and must be typed or completed in ink.
2. All signatures must be in ink.
3. 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.
4. If the caveat affects land in a Crown grant or certificate of title the volume and folio references must be given. If the whole of the land in a title is affected no other description should be used. If the caveat 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).  
If the caveat affects a mortgage, charge or lease the type and reference number of the instrument should be given.
5. Insert full name and address.
6. Specify the estate or interest claimed.  
eg. "an estate in fee simple"  
"an interest as mortgagee"
7. Specify the derivation of the claim  
eg. "as purchaser under a contract of sale from A.B. dated ....."  
"as mortgagee under an instrument of mortgage from A.B. dated ....."  
or as the case may be.
8. If other than absolutely delete "absolutely" and specify the conditions under which registration may be effected eg. "unless such instrument is expressed to be subject to my claim".
9. Insert full name only. Address is not necessary.
10. The caveat may be signed by the caveator or by an authorized agent of the caveator.  
The execution by the caveator or his agent need not be witnessed. 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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URGENT NOTICE TO CAVEATOR

Pursuant to Section 90 (1) of the Transfer of Land Act 1958

LAND TITLES OFFICE

283 Queen St., Melbourne 3000

Telephone (03) 6035555

Facsimile (03) 6035556

DX 25

DATE 1-6-1994

ADVERTISED PLAN

Principal Conveyancing Officer  
S. E. C. V.  
15 William Street  
Melbourne 3000



As Caveator State Electricity Commission of Victoria

Under Caveat No. R 596647Y

Registered Proprietor Norfolk State Pty Ltd

Please note: dealing/s has/have been lodged for registration.

Dealing No. T012291E  Dealing No. \_\_\_\_\_

Dealing No. T012292B  Dealing No. \_\_\_\_\_

Dealing No. \_\_\_\_\_  Dealing No. \_\_\_\_\_

Transfer to \_\_\_\_\_

Mortgage to National Australia Bank Limited

Variation of Mortgage \_\_\_\_\_

Creation of Easement by \_\_\_\_\_

Application under section 31\* by \_\_\_\_\_

Application under section 49\* by \_\_\_\_\_

Application under section 50\* by \_\_\_\_\_

Other Transfer by Mortgage to Warrisa Corporation Pty Ltd

\* Transfer of Land Act 1958

This is a copy of the notice sent 1-6-1994



D.J.HALL

Registrar of Titles

FOR LAND TITLES OFFICE USE ONLY

Time expired. No action taken.  Caveat remains.

Caveat will lapse to permit registration of \_\_\_\_\_ Caveat remains.

Caveat will lapse (as to) \_\_\_\_\_ on the registration of \_\_\_\_\_ (Caveat remains.)

Consent lodged caveat will remain in operation.

Other \_\_\_\_\_

Date 16 JUN 1994



DO NOT DETACH.

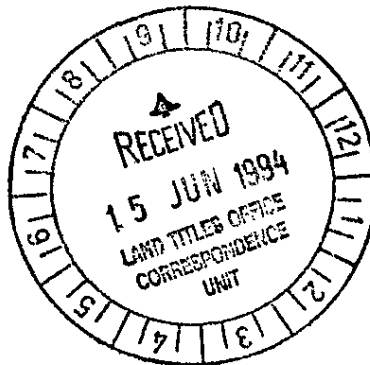


Monash House 15 William Street Melbourne  
Address all correspondence to Box 2765Y GPO Melbourne 3001  
Telephone: (03) 69 12211  
Facsimile: (03) 69 15075

x7322 33dd8901

14 June 1994

The Registrar of Titles  
Land Titles Office  
283 Queen Street  
MELBOURNE 3000

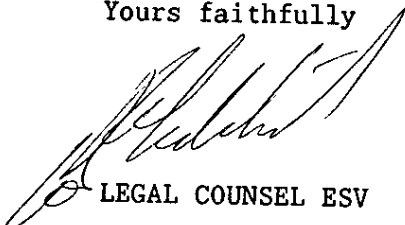


Dear Sir,

DEALING NUMBER:(1) T012291E  
DEALING NUMBER:(2) T012292B  
PROPRIETOR: NORTH STAR PTY LTD  
TRANSFER BY MORTGAGE: (1) WANISSA CORPORATION PTY LTD  
MORTGAGE: (2) NATIONAL AUSTRALIA BANK LIMITED

Electricity Services Victoria trading as SEC of 15 William Street Melbourne being the Caveator described in Caveat number R596647Y hereby consents to the registration of the above mentioned transfer and mortgage.

Yours faithfully

  
LEGAL COUNSEL ESV

Inquiries: Mr Ralph Leditschke  
Telephone 691 1625

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DR596647Y-4-2

*PPL*



# Department of Transport and Planning

## Electronic Instrument Statement

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Produced 17/04/2026 03:32:13 PM

Status	Registered	Dealing Number	AY683582F
Date and Time Lodged	09/12/2024 09:56:53 PM		

### Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	CTM 9704669.001

## CAVEAT

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

8131/327

### Caveator

Name	AW BIDCO 2 PTY LIMITED
ACN	636886363

### Grounds of claim

Purchasers' contract with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

05/12/2024

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### Estate or Interest claimed

Freehold Estate

### Prohibition

Absolutely

### Name and Address for Service of Notice

Catherine Marino



# Department of Transport and Planning

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## 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

---

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	AW BIDCO 2 PTY LIMITED
Signer Name	CATHERINE MARINO
Signer Organisation	MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	09 DECEMBER 2024

---

### File Notes:

NIL

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

Statement End.

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<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 838438V</b>
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**Location of Land**

Parish : JIKA JIKA  
 Township :  
 Crown Allotment:  
 Crown Portion: 53 ( PT )  
 Section :

Base record : DCMB  
 Last Plan Reference :  
 Derived From : VOL. 8131 FOL. 327

Depth Limitation : NIL

Notations

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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 BY  
 LAND REGISTRY, LAND VICTORIA FOR  
 TITLE DIAGRAM PURPOSES

COMPILED: Date 10/11/05  
 VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*

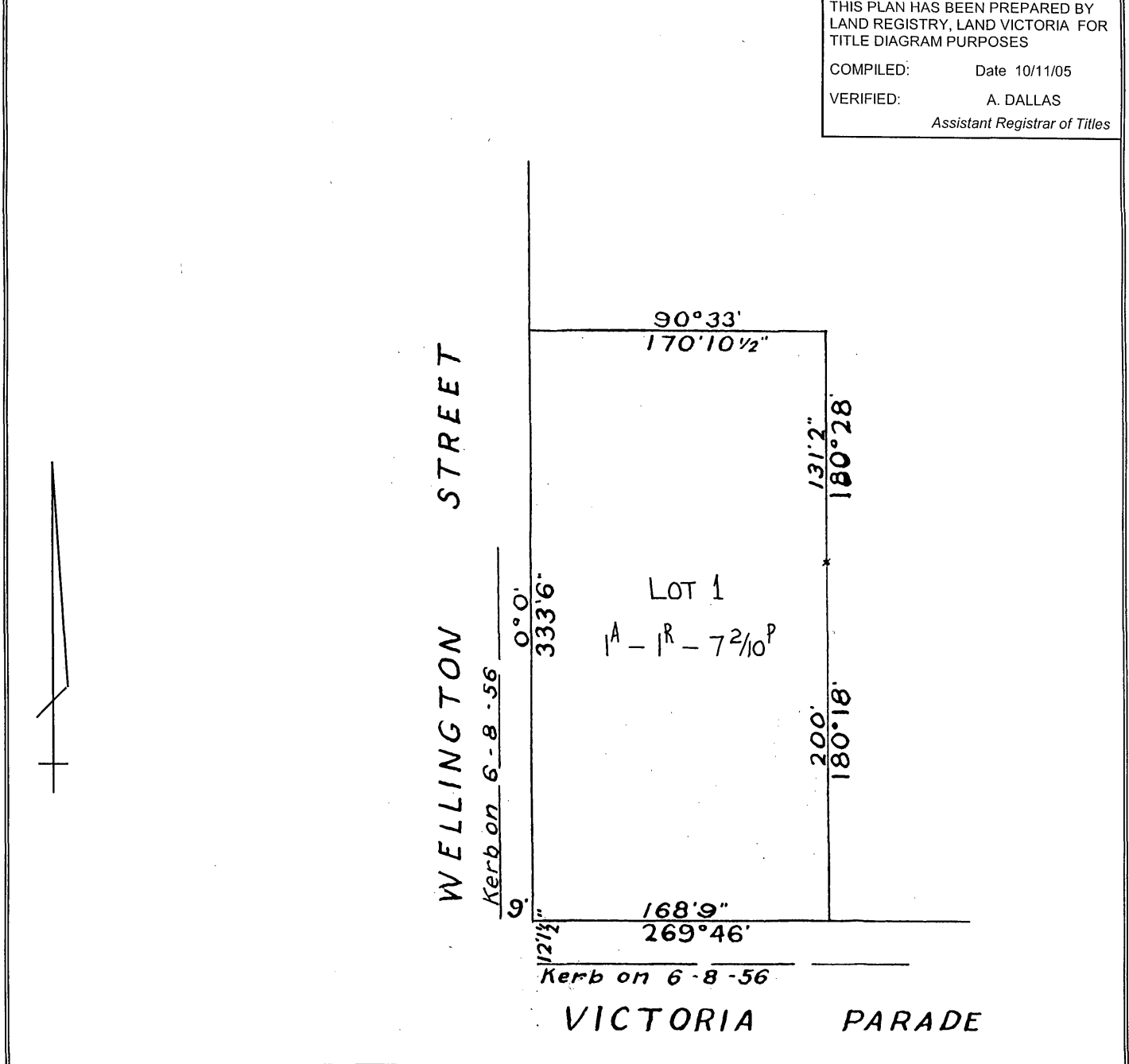


TABLE OF PARCEL IDENTIFIERS
WARNING: Where multiple parcels are referred to or shown on the Title Plan this does Not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962
LOT 1 = CROWN PORTION 53 ( PT )