

## Land Parcels Contained within The Proposed GWF Project Area

(Also see corresponding map in Appendix M)

Property	Title	Name	Surname	Property Address	Parcel Description	Volume / Folio
1				BIRDS ROAD SOUTH HEDLEY 3967	Crown Allotment 23B Section A Parish of Alberton West	Volume 06276 Folio 023
					Crown Allotment 23A Section A Parish of Alberton West	Volume 08418 Folio 802
					Lot 1 on Title Plan 578219F	Volume 09793 Folio 782
					Crown Allotment 1 Section A Parish of Alberton West	Volume 10360 Folio 155
2				6970 SOUTH GIPPSLAND HIGHWAY HEDLEY 3967	Crown Allotment 24B Section A Parish of Ablerton West	Volume 09406 Folio 298
					Lot 1 on Title Plan 110485V	Volume 10183 Folio 193
					Lot 1 on Title Plan 754717H	Volume 08603 Folio 663
					Lots 1 and 2 on Title Plan 865659A	Volume 04729 Folio 636
					Crown Allotment 78C Parish of Alberton West	Volume 08617 Folio 567
					Lot 2 on Plan of Subdivision 092727	Volume 09060 Folio 386
					Crown Allotment 55A Parish of Alberton West	Volume 10684 Folio 163

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Property	Title	Name	Surname	Property Address	Parcel Description	Volume / Folio
					Lot 1 on Title Plan 578908F	Volume 09810 Folio 905
					Lot 1 on Plan of Subdivision 506513A	Volume 10685 Folio 365
3				7085 SOUTH GIPPSLAND HIGHWAY HEDLEY 3967	Crown Allotments 62 & 62A Parish of Alberton West	Volume 10890 Folio 142
4				SOUTH GIPPSLAND HIGHWAY HEDLEY 3967	Crown Allotments 53, 54, 59 & 60 Parish of Alberton West	VOLUME 05387 FOLIO 290
5				SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967	Crown Allotment 49B Parish of Alberton West	Volume 03387 Folio 244
					Lot 2 on Plan of Subdivision 404524N	Volume 10316 Folio 253
6				7618 SOUTH GIPPSLAND HIGHWAY GELLIONDALE 3971	Lots 1,2 & 3 on Title Plan 943340C	VOLUME 08820 FOLIO 377
					Plan of Consolidation 362145	VOLUME 10415 FOLIO 520
7				7776 SOUTH GIPPSLAND HIGHWAY GELLIONDALE 3971	Crown Allotment 12A Parish of Alberton West	VOLUME 08137 FOLIO 959
					Lot 1 on Title Plan 109933C	VOLUME 10060 FOLIO 723

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Property	Title	Name	Surname	Property Address	Parcel Description	Volume / Folio
					Lot 1 on Title Plan 221442V	VOLUME 08137 FOLIO 957
8		Synergy Wind Property Holdings Pty Ltd		7802 SOUTH GIPPSLAND HIGHWAY GELLIONDALE 3971	Lot 1 on TP 004297P	VOLUME 10233 FOLIO 349
					Lot 1 on TP 221443T	VOLUME 08137 FOLIO 958
9				OLD ALBERTON WEST ROAD ALBERTON 3971	Lot 1 on Plan of Subdivision 714292D	Volume 11439 Folio 675
					Lot 7 on Plan of Subdivision 004703	Volume 03173 Folio 544
					Lot 2 on the Plan of Subdivision 617385M	Volume 11082 Folio 236
10				OLD ALBERTON WEST ROAD ALBERTON 3971	Lot 1 on Title Plan 864748G	Volume 06410 Folio 974
					Lot 1 on Title Plan 128952Q	Volume 09083 Folio 984
					Lot 1 on Title Plan 222737U	Volume 05824 Folio 685
11				7913 SOUTH GIPPSLAND HIGHWAY ALBERTON 3971	Lot 3 on Plan of Subdivision 004703	Volume 03437 Folio 310
					Lot 5 on Plan of Subdivision 004703	Volume 03141 Folio 079
					Lot 2 on Plan of Subdivision 714292D	Volume 11439 Folio 676

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PLAN**

## Crown Land and State Road Areas Crossed by Proposed GWF Infrastructure (33kV and SCADA Underground Cables)

(Also see corresponding map in Appendix M)

Land Area	Lot/Plan	Parcel No	Land Description	Crown Land Status	Land manager	Native Title DAT	Native Title Process	Licence	Comments
1	Highway road reserve, Gelliondale and Hedley	-	South Gippsland Highway road reserve	TR22 Transport Zone	DTP	-	-	Underground licence required	DTP via Regional Roads Victoria to issue tenure
2	72B\PP2008	P282232	C/A 72B, Parish of Alberton West	Public Purposes Reserve (Rail Trail)	Wellington Shire Council	Native Title exists in part	Subject to LCC recommendation prior to 23/12/1996 - New works will require a right to comment to be extended under S24JA of the NTA	Reserve 3000303	DELWP to issue tenure
3	South of 1\TP865659	Unnamed Road - 1509349	DELWP LICENCE	Unused Government Road	Licensee	Native Title does not exist	No Process	Unused road grazing licence- 1509349	DELWP to issue tenure
4	North of 1\PS506513	Unnamed Road - 1509401	DELWP LICENCE	Unused Government Road	Licensee	Native Title does not exist	No Process	Unused road grazing licence- 1509401	DELWP to issue tenure

**ADVERTISED  
PLAN**



Land Area	Lot/Plan	Parcel No	Land Description	Crown Land Status	Land manager	Native Title DAT	Native Title Process	Licence	Comments
5	2019\PP2008	P396567	C/A 2019, Parish of Alberton West	Public Purposes Reserve (Rail Trail)	Wellington Shire Council	Native Title exists in part	Subject to LCC recommendation prior to 23/12/1996 - New works will require a right to comment to be extended under S24JA of the NTA	Reserve 3000303	DELWP to issue tenure
6	South of 55A\PP2008	Unnamed Road - 2012821	DELWP LICENCE	Unused Government Road	Licensee	Native Title does not exist	No Process	Unused road grazing licence- 2012821	DELWP to issue tenure
7	North of 49B\PP2008	Unnamed Road - 2001928	DELWP LICENCE	Unused Government Road	Licensee	Native Title does not exist	No Process	Unused road grazing licence- 2001928	DELWP to issue tenure
8	2022\PP2008	P396569	C/A 2022, Parish of Alberton West	Public Purposes Reserve (Rail Trail)	Wellington Shire Council	Native Title exists in part	Subject to LCC recommendation prior to 23/12/1996 - New works will require a right to comment to be extended under S24JA of the NTA	Reserve 3000303	DELWP to issue tenure

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

Page 1 of 1

VOLUME 08137 FOLIO 957

Security no : 124107190135M  
Produced 27/06/2023 07:02 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 221442V (formerly known as part of Section 10 Parish of Alberton West).

PARENT TITLE Volume 08137 Folio 956

Created by instrument 2577261 31/07/1953

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

7776 SOUTH GIPPSLAND HIGHWAY PTY LTD of 248 PAYNEHAM ROAD PAYNEHAM SA 5070  
AS887729R 13/01/2020

### 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 TP221442V 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: "TONDERCHIE" 7776 SOUTH GIPPSLAND HIGHWAY GELLIONDALE VIC 3971

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 13/01/2020

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1		TP 221442V							
Location of Land			Notations								
<div>Parish: ALBERTON WEST</div> <div>Township:</div> <div>Crown Section: 10(PT)</div> <div>Crown Allotment:</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 8137 FOL 957</div> <div>Depth Limitation: NIL</div>			<div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>								
Description of Land / Easement Information			<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> <div>COMPILED: 19/11/1999</div> <div>VERIFIED: SO'C</div>								
<div><div>ADVERTISED PLAN</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 = CS 10 (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 = CS 10 (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 = CS 10 (PT)											
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet		Sheet 1 of 1 sheets							
		Metres = 0.201168 x Links									



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 07:02:54 PM

Status	Registered	Dealing Number	AS887729R
Date and Time Lodged	13/01/2020 04:42:03 PM		

### Lodger Details

Lodger Code	21210T
Name	WARREN GRAHAM AND MURPHY PTY LTD
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

8137/957  
8137/959  
10060/723

### Transferor(s)

Given Name(s)	BRIAN JOHN
Family Name	HARTY

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 840000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
ACN	631973012
Address	
Street Number	248



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

Street Name	PAYNEHAM
Street Type	ROAD
Locality	PAYNEHAM
State	SA
Postcode	5070

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**Duty Transaction ID**  
4740421

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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 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	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
Signer Name	PETER MILTON MURPHY
Signer Organisation	WARREN GRAHAM AND MURPHY PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JANUARY 2020

---

### 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.

Executed on behalf of	BRIAN JOHN HARTY
Signer Name	VIVIAN FITZHARDINGE BRAHAM
Signer Organisation	SULLIVAN BRAHAM PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JANUARY 2020

---

**File Notes:**  
NIL

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Statement End.

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PLAN**

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

Page 1 of 1

VOLUME 08137 FOLIO 959

Security no : 124107190105U  
Produced 27/06/2023 06:59 PM

### LAND DESCRIPTION

Crown Allotment 12A Parish of Alberton West.  
PARENT TITLE Volume 07400 Folio 955  
Created by instrument 2577261 31/07/1953

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
7776 SOUTH GIPPSLAND HIGHWAY PTY LTD of 248 PAYNEHAM ROAD PAYNEHAM SA 5070  
AS887729R 13/01/2020

### ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP410088J 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: "TONDERCHIE" 7776 SOUTH GIPPSLAND HIGHWAY GELLIONDALE VIC 3971

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 13/01/2020

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 410088J
Location of Land  Parish: ALBERTON WEST Township: Section: Crown Allotment: 12A Crown Portion:  Last Plan Reference: Derived From: VOL 8137 FOL 959 Depth Limitation: NIL		Notations      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: 19/04/2000 VERIFIED: B.H.
<div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">                     ADVERTISED PLAN                 </div>			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets



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Produced 27/06/2023 07:00:09 PM

Status	Registered	Dealing Number	AS887729R
Date and Time Lodged	13/01/2020 04:42:03 PM		

### Lodger Details

Lodger Code	21210T
Name	WARREN GRAHAM AND MURPHY PTY LTD
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

8137/957  
8137/959  
10060/723

### Transferor(s)

Given Name(s)	BRIAN JOHN
Family Name	HARTY

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 840000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
ACN	631973012
Address	
Street Number	248





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Street Name	PAYNEHAM
Street Type	ROAD
Locality	PAYNEHAM
State	SA
Postcode	5070

---

**Duty Transaction ID**  
4740421

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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 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	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
Signer Name	PETER MILTON MURPHY
Signer Organisation	WARREN GRAHAM AND MURPHY PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JANUARY 2020

---

### Execution

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Executed on behalf of	BRIAN JOHN HARTY
Signer Name	VIVIAN FITZHARDINGE BRAHAM
Signer Organisation	SULLIVAN BRAHAM PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JANUARY 2020

---

**File Notes:**  
NIL

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Statement End.

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

Page 1 of 1

VOLUME 10060 FOLIO 723

Security no : 124107190121B  
Produced 27/06/2023 07:00 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 109933C (formerly known as part of Crown Allotment 12B  
Parish of Alberton West).  
Created by Application No. 070424W 05/03/1992

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
7776 SOUTH GIPPSLAND HIGHWAY PTY LTD of 248 PAYNEHAM ROAD PAYNEHAM SA 5070  
AS887729R 13/01/2020

### 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 TP109933C 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: "TONDERCHIE" 7776 SOUTH GIPPSLAND HIGHWAY GELLIONDALE VIC 3971

### ADMINISTRATIVE NOTICES

NIL

eCT Control 21210T WARREN GRAHAM AND MURPHY PTY LTD  
Effective from 13/01/2020

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 109933C						
<b>Location of Land</b>  Parish: ALBERTON WEST Township: Section: Crown Allotment: 12B(PT) Crown Portion:  Last Plan Reference: Derived From: VOL 10060 FOL 723 Depth Limitation: NIL		<b>Notations</b>  <b>Warning as to Dimensions</b> Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 17/08/1999 VERIFIED: EWA							
<b>ADVERTISED PLAN</b>									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><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 12B (PT)</td></tr></tbody></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 12B (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 12B (PT)									
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets						



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Produced 27/06/2023 07:01:26 PM

Status	Registered	Dealing Number	AS887729R
Date and Time Lodged	13/01/2020 04:42:03 PM		

### Lodger Details

Lodger Code	21210T
Name	WARREN GRAHAM AND MURPHY PTY LTD
Address	
Lodger Box	
Phone	
Email	
Reference	

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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

8137/957  
8137/959  
10060/723

### Transferor(s)

Given Name(s)	BRIAN JOHN
Family Name	HARTY

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 840000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
ACN	631973012
Address	
Street Number	248



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Street Name	PAYNEHAM
Street Type	ROAD
Locality	PAYNEHAM
State	SA
Postcode	5070

---

**Duty Transaction ID**  
4740421

---

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 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	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
Signer Name	PETER MILTON MURPHY
Signer Organisation	WARREN GRAHAM AND MURPHY PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JANUARY 2020

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2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
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Executed on behalf of	BRIAN JOHN HARTY
Signer Name	VIVIAN FITZHARDINGE BRAHAM
Signer Organisation	SULLIVAN BRAHAM PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 JANUARY 2020

---

**File Notes:**  
NIL

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Statement End.

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PLAN**

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

Page 1 of 1

VOLUME 03141 FOLIO 079

Security no : 124107190330A  
Produced 27/06/2023 07:21 PM

### LAND DESCRIPTION

Lot 5 on Plan of Subdivision 004703.  
PARENT TITLE Volume 03099 Folio 697  
Created by instrument H324046 29/11/1978

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
GAVIN FRANCIS EGAN  
SUSAN JEAN EGAN both of 7913 SOUTH GIPPSLAND HIGHWAY ALBERTON WEST VIC 3971  
AN837413W 16/05/2017

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN981074K 27/06/2017  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

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 TP482874E 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 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 05/07/2017

DOCUMENT END

**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 482874E</b>
<b>Location of Land</b> Parish : ALBERTON WEST Township : - Crown Allotment : 16 (PT) & 17 (PT) Crown Portion : - Section : -  Base record : DCMB Last Plan Reference : LOT 5 ON LP 4703 Derived From : VOL. 3141 FOL.079  Depth Limitation : NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
<b>Description of Land/ Easement Information</b>		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  COMPILED: Date 9/01/06 VERIFIED: A DALLAS <i>Assistant Registrar of Titles</i>
<p style="font-size: 24pt; color: red; font-weight: bold; text-align: center;">ADVERTISED PLAN</p>		
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

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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.

Produced: 27/06/2023 07:23:32 PM

Dealing Number: AN981074K

Status: Registered

Date and Time Lodged: 27/06/2017 03:09:34 PM

Responsible Subscriber: AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Customer Code: 16165A

Reference: ANZ RETAIL

MORTGAGE

---

### 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.

---

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 form part of this mortgage.

---

Memorandum of Common Provisions:  
AA816

---

Land and Mortgagor:

Volume 3141 Folio 079

Party shown on Register is GAVIN FRANCIS EGAN;

Party dealing is GAVIN FRANCIS EGAN

Party shown on Register is SUSAN JEAN EGAN;

Party dealing is SUSAN JEAN EGAN

**ADVERTISED  
PLAN**

---

Estate and Interest:

Fee Simple

---





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Mortgagee:

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN: 005357522  
Australian credit licence 234527

---

### Additional Terms/Covenants:

NIL Further Covenants

---

### Subscriber Certifications:

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, :
    - (a) has taken reasonable steps to verify the identity of the mortgagor; and
    - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
  2. 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.
  3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 

### Signed by:

Lal Nandana Ramanayake  
(for AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED)  
on behalf of AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Dated: 27 June 2017

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**

**AN837413W**

# Transfer of Land

Section 45 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.

**1. Land/s***Land Title 1*

Volume 11082 Folio 236

*Land Title 2*

Volume 11082 Folio 235

*Land Title 3*

Volume 3437 Folio 310

*Land Title 4*

Volume 11368 Folio 272

*Land Title 5*

Volume 3141 Folio 079

*Land Title 6*

Volume 3173 Folio 544

**2. Estate and Interest**

FEE SIMPLE

**3. Transferor/s***Transferor*Name KEENAGE PASTORAL  
COMPANY PTY LTD

ACN 006 726 316

**4. Transferee/s***Transferee 1*

Given Name/s GAVIN FRANCIS

Family Name EGAN

*Transferee 2*

Given Name/s SUSAN JEAN

Family Name EGAN

**5. Manner of Holding**

Joint Proprietors

**6. Address/es of Transferee/s***Address of Transferee 1*

Unit Street No 7913

Street Name SOUTH GIPPSLAND

Street Type HIGHWAY

Locality ALBERTON WEST

State VIC Postcode 3971

*Address of Transferee 2*

Same as Transferee 1

**7. Directing Party**

None

**8. Consideration**~~Natural love and affection~~**ENTITLED IN EQUITY****9. Signing**

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.

*Transferor*

Executed by KEENAGE PASTORAL COMPANY PTY LTD ACN 006 726 316 in accordance with Section 127 of the Corporations Act 2001 by being signed by the person who is authorised to sign for the company:

Full Name Gavin Francis Egan  
Usual Address 7913 South Gippsland Hwy  
Alberton West 3971

**AN837413W**


# Transfer of Land


Section 45 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.

~~Highway, Alberton West Vic  
3971~~

 Signature of



Full Name Susan Jean Egan  
Usual Address 7913 South Gippsland  
Highway, Alberton West Vic  
3971

 Signature of



## 10. Date

Date: (DD/MM/YYYY) 18 10/2/16

## 11. Lodging Party

Customer Code

**Rural Finance**  
**(Bendigo & Adelaide Bank)**

Reference


**BENDIGO**  
**13393C**

(3)

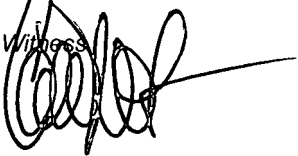
Transferee 1

GAVIN FRANCIS EGAN



 Signature of Transferee

Transferee Witness

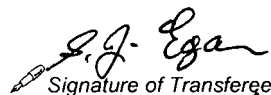



 Signature of Witness

**ADVERTISED  
PLAN**

Transferee 2

SUSAN JEAN EGAN



 Signature of Transferee

Transferee Witness



 Signature of Witness

**AN837413W**

# Transfer of Land

Section 45 Transfer of Land Act 1958

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### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (*extra fee applies*)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 1

VOLUME 03173 FOLIO 544

Security no : 124107190250M  
Produced 27/06/2023 07:13 PM

### LAND DESCRIPTION

Lot 7 on Plan of Subdivision 004703.

PARENT TITLES :

Volume 03099 Folio 698      Volume 03125 Folio 988

Created by instrument E063790 07/06/1971

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

    RICHIE FRANCIS EGAN of 174 OLD ALBERTON WEST ROAD ALBERTON VIC 3971

    LINDA MAREE EGAN of 174 OLD ALBERTON WEST ROAD; ALBERTON VIC 3971

    AN837415S 16/05/2017

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ065323Y 20/07/2017

    GAVIN FRANCIS EGAN

    SUSAN JEAN EGAN

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 TP482875C 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: 212 OLD ALBERTON WEST ROAD ALBERTON VIC 3971

DOCUMENT END

**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 482875C</b>
<b>Location of Land</b> Parish : ALBERTON WEST Township : - Crown Section : 18 (PT) & 19 (PT) Section : 20 Crown Allotment : A (PT) & B (PT)  Base record : DCMB Last Plan Reference : LOT 7 ON LP 4703 Derived From : VOL. 3173 FOL.544  Depth Limitation : NIL		<b>Notations</b>  <b>WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</b>   ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
<b>Description of Land/ Easement Information</b>  <div style="text-align: center;"> </div>		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  COMPILED: Date 10/01/06 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>
<div style="color: red; font-weight: bold; font-size: 1.2em;">                         ADVERTISED PLAN                     </div>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets

**AQ065323Y**

# Mortgage of Land

## Section 74 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.

Lodged by:

Name: OAKLEYS WHITE

Phone: (03) 5682 2211

Address: 65 Main Street  
Foster

Reference: CWW:FGM:15856

Customer Code: 2220X

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 the principal sum lent or agreed to be lent to the mortgagor by the mortgagee.

Land: (volume and folio, and if applicable lease)

Certificate of Title Volume 3173 Folio 544

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

All my estate in fee simple

Mortgagor: (full name)

RICHIE FRANCIS EGAN and LINDA MAREE EGAN

Mortgagee: (full name and address including postcode)

GAVIN FRANCIS EGAN and SUSAN JEAN EGAN of "Woodlands"7913 South Gippsland Highway, Alberton West Vic 3971

Principal Sum:

\$800,000.00

How and when principal sum is to be repaid:

Refer to Covenant 1 hereto

Rate of Interest and how payable:

Refer to Covenant 2 hereto

Date of this Mortgage:

5 May 2017

The provisions contained in Memorandum of Common Provisions Number AA689 retained by the Registrar of Titles are incorporated in this mortgage.

**ADVERTISED  
PLAN**

18941404A

Order to Register

**M1A**

Please register and issue Certificate of Title to

Page 1 of 3

Signed

Customer Code:

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

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

**AQ065323Y**

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

### 1. The principal sum

- (a) To Mortgagor shall repay the Principal Sum to the Mortgagee on the earlier of:-
  - (i) Forty (40) years from the date of the advance herein; or
  - (ii) One (1) year from the date of the death of the survivor of the Mortgagees; or
  - (iii) On the settlement of the sale or other disposal of the land by the Mortgagor or the survivor thereof.
- (b) The Mortgagor shall be entitled to make any payment or payments they wish to make of not less than \$1,000.00 in reduction of the Principal Sum at any time prior to the due date for repayment as herein before provided.

### 2. Interest

- (a) Interest shall be payable by the Mortgagor to the Mortgagee for so long as the principle sum or part thereof remains unpaid.
- (b) Interest shall be payable in equal calendar monthly instalments in arrears the first payment of which is due one (1) month after the date of the advance and in consecutive monthly instalment thereafter.
- (c) The interest rate will be:
  - (i) In the first five (5) years of the term interest will be payable at the rate of five per cent (5%) per annum; and
  - (ii) In the subsequent years of the term interest will be payable at the rate being two per cent (2%) higher than the Reserve Bank Cash Rate published at the commencement of the yearly rest. In the event that the Reserve Bank ceases to publish such a rate then the rate will be agreed by the parties and failing agreement within one calendar month of the start of a yearly interest rest will be determined by an independent certified practicing accountant as the rate that most clearly equates to the formulae herein provided for. The said accountant's fees will be divided equally between the Mortgagor and the Mortgagee and the decision of the accountant will bind both parties.

Execution and attestation:

SIGNED by **RICHIE FRANCIS EGAN** in  
the presence of:

Signature of Witness

  
Signature of Richie Francis Egan

SIGNED by **LINDA MAREE EGAN** in  
the presence of:

Signature of Witness

  
Signature of Linda Maree Egan

18941404A

Order to Register

**M1A**

Please register and issue Certificate of Title to

\*Law Perfect Pty Ltd  
Page 2 of 3

Signed

Customer Code:

**ADVERTISED  
PLAN**

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

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



**AQ065323Y**

SIGNED by **GAVIN FRANCIS EGAN** in  
the presence of:

Signature of Witness

Signature of Gavin Francis Egan

SIGNED by **SUSAN JEAN EGAN** in the  
presence of:

Signature of Witness

Signature of Susan Jean Egan

**ADVERTISED  
PLAN**

18941404A

Order to Register

**M1A**

Please register and issue Certificate of Title to

\*Law Perfect Pty Ltd  
Page 3 of 3

Signed

Customer Code:

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

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

**AN837415S**

# Transfer of Land

Section 45 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.

**1. Land/s***Land Title 1*

Volume 11082 Folio 236

*Land Title 2*

Volume 3173 Folio 544

**2. Estate and Interest**

FEE SIMPLE

**3. Transferor/s***Transferor 1*

Given Name/s GAVIN FRANCIS

Family Name EGAN

*Transferor 2*

Given Name/s SUSAN JEAN

Family Name EGAN

**4. Transferee/s***Transferee 1*

Given Name/s RICHIE FRANCIS

Family Name EGAN

*Transferee 2*

Given Name/s LINDA MAREE

Family Name EGAN

**5. Manner of Holding****Joint Proprietors****6. Address/es of Transferee/s***Address of Transferee 1*

Unit Street No 174

Street Name OLD ALBERTON WEST

Street Type ROAD;

Locality ALBERTON

State VIC Postcode 3971

*Address of Transferee 2*

Same as Transferee 1

**7. Directing Party**

None

**8. Consideration**

\$1,589,350

**ADVERTISED  
PLAN****9. Signing**

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.

**AN837415S**

# Transfer of Land

Section 45 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.

Transferor 1

GAVIN FRANCIS EGAN

*G. F. Egan*

Signature of Transferor

Transferor Witness

*[Signature]*

Signature of Witness

Transferee 2

LINDA MAREE EGAN

*Linda Egan*

Signature of Transferee

Transferee Witness

*[Signature]*

Signature of Witness

Transferor 2

SUSAN JEAN EGAN

*S. J. Egan*

Signature of Transferor

Transferor Witness

*[Signature]*

Signature of Witness

## 10. Date

Date: (DD/MM/YYYY) 23/05/2016

## 11. Lodging Party

Rural Finance

(Bendigo & Adelaide Bank)

Customer Code

Reference

BENDIGO

13393C

(S)

Transferee 1

RICHIE FRANCIS EGAN

*R. F. Egan*

Signature of Transferee

Transferee Witness

*[Signature]*

Signature of Witness

**ADVERTISED  
PLAN**

**AN837415S**

# Transfer of Land

Section 45 Transfer of Land Act 1958

## Privacy Collection Statement

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You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (*extra fee applies*)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 1

VOLUME 03437 FOLIO 310

Security no : 124107190318N  
Produced 27/06/2023 07:20 PM

### LAND DESCRIPTION

Lot 3 on Plan of Subdivision 004703.

PARENT TITLES :

Volume 03099 Folio 698      Volume 03125 Folio 988

Created by instrument J410449 06/04/1981

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

GAVIN FRANCIS EGAN

SUSAN JEAN EGAN both of 7913 SOUTH GIPPSLAND HIGHWAY ALBERTON WEST VIC 3971

AN837413W 16/05/2017

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN837414U 16/05/2017

BENDIGO AND ADELAIDE BANK LTD

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 TP482876A 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 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY  
Effective from 21/07/2017

DOCUMENT END

**ADVERTISED  
PLAN**

Sheet 1 of 1 Sheets

**AN837414U**

# Mortgage

Section 74 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.

### 1. Land/s

Land Title

Volume 3437 Folio 310

### 2. Estate and Interest

FEE SIMPLE

### 3. Memorandum of common provisions

MCP Number AA3136

### 4. Mortgagor/s

Mortgagor 1

Given Name/s GAVIN FRANCIS

Family Name EGAN

Mortgagor 2

Given Name/s SUSAN JEAN

Family Name EGAN

### 5. Mortgagee/s

Name BENDIGO AND ADELAIDE BANK  
LIMITED

ABN 11068049178

ACL 237879

### 6. Signing

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 dealing 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.

Mortgagor 1

Full name

GAVIN FRANCIS EGAN

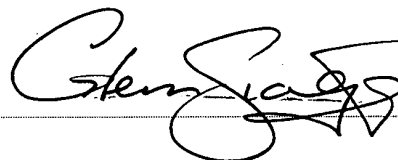
Signature of Mortgagor



Mortgagor Witness



Signature of Witness



Mortgagor 1

Full name

SUSAN JEAN EGAN

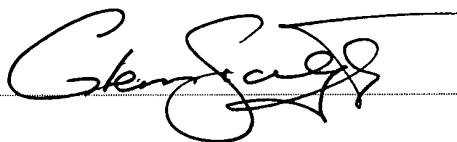
Signature of Mortgagor



Mortgagor Witness



Signature of Witness



**ADVERTISED  
PLAN**

**AN837414U**

# Mortgage

Section 74 Transfer of Land Act 1958

## Privacy Collection Statement

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**7. Date**

Date:

5-5-2017

Rural Finance

**8. Lodging Party**

(Bendigo & Adelaide Bank)

Customer Code 13393C

Reference 012371/20

(4)

**9. Additional Terms/Covenants** ☒

**ADVERTISED  
PLAN**



AN837414U

# Mortgage

Section 74 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.

Enter additional Terms/Covenants below (all relevant parties to sign this page/s):

X G. J. Egan  
X S. J. Egan

The Mortgagor agrees that clause 11.1 (k) of the Memorandum of Common Provisions is deleted and replaced with the words:

"11.1 (k) enter into an agreement relating to rights in or derived from vegetation growing on the Land, including rights relating to carbon associated with that vegetation; or

**ADVERTISED  
PLAN**

**AN837413W**

# Transfer of Land

Section 45 Transfer of Land Act 1958

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**1. Land/s***Land Title 1*

Volume 11082 Folio 236

*Land Title 2*

Volume 11082 Folio 235

*Land Title 3*

Volume 3437 Folio 310

*Land Title 4*

Volume 11368 Folio 272

*Land Title 5*

Volume 3141 Folio 079

*Land Title 6*

Volume 3173 Folio 544

**2. Estate and Interest**

FEE SIMPLE

**3. Transferor/s***Transferor*Name KEENAGE PASTORAL  
COMPANY PTY LTD

ACN 006 726 316

**4. Transferee/s***Transferee 1*

Given Name/s GAVIN FRANCIS

Family Name EGAN

*Transferee 2*

Given Name/s SUSAN JEAN

Family Name EGAN

**5. Manner of Holding**

Joint Proprietors

**6. Address/es of Transferee/s***Address of Transferee 1*

Unit Street No 7913

Street Name SOUTH GIPPSLAND

Street Type HIGHWAY

Locality ALBERTON WEST

State VIC Postcode 3971

*Address of Transferee 2*

Same as Transferee 1

**7. Directing Party**

None

**8. Consideration**~~Natural love and affection~~**ENTITLED IN EQUITY****9. Signing**

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.

*Transferor*

Executed by KEENAGE PASTORAL  
COMPANY PTY LTD ACN 006 726 316  
in accordance with Section 127 of the  
Corporations Act 2001 by being signed by  
the person who is authorised to sign for the  
company:

Full Name Gavin Francis Egan  
Usual Address 7913 South Gippsland Hwy  
Albion West 3971

**AN837413W**

# Transfer of Land

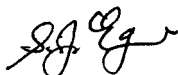
Section 45 Transfer of Land Act 1958

## Privacy Collection Statement

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~~Highway, Alberton West Vic  
3971~~

 Signature of



Full Name Susan Jean Egan  
Usual Address 7913 South Gippsland  
Highway, Alberton West Vic  
3971

 Signature of



## 10. Date

Date: (DD/MM/YYYY) 18 10/2/16

## 11. Lodging Party

Customer Code

**Rural Finance**  
**(Bendigo & Adelaide Bank)**

Reference


**BENDIGO**  
**13393C**

(3)

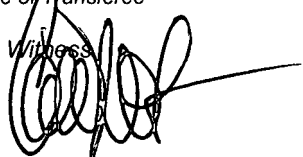
Transferee 1

GAVIN FRANCIS EGAN



 Signature of Transferee

Transferee Witness




 Signature of Witness

**ADVERTISED  
PLAN**

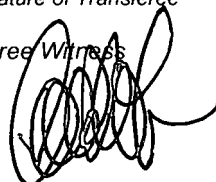
Transferee 2

SUSAN JEAN EGAN



 Signature of Transferee

Transferee Witness



 Signature of Witness

**AN837413W**

# Transfer of Land

Section 45 Transfer of Land Act 1958

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Melbourne Vic 3000

### 2. By mail (*extra fee applies*)

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Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 1

VOLUME 11082 FOLIO 236

Security no : 124107190261A  
Produced 27/06/2023 07:15 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 617385M.  
PARENT TITLE Volume 08097 Folio 003  
Created by instrument PS617385M 25/07/2008

**ADVERTISED  
PLAN**

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
RICHIE FRANCIS EGAN of 174 OLD ALBERTON WEST ROAD ALBERTON VIC 3971  
LINDA MAREE EGAN of 174 OLD ALBERTON WEST ROAD; ALBERTON VIC 3971  
AN837415S 16/05/2017

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN837416Q 16/05/2017  
BENDIGO AND ADELAIDE BANK LTD

MORTGAGE AQ357340W 18/10/2017  
RURAL ASSISTANCE COMMISSIONER

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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AF963140V 11/07/2008

### DIAGRAM LOCATION

SEE PS617385M 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: 212 OLD ALBERTON WEST ROAD ALBERTON VIC 3971

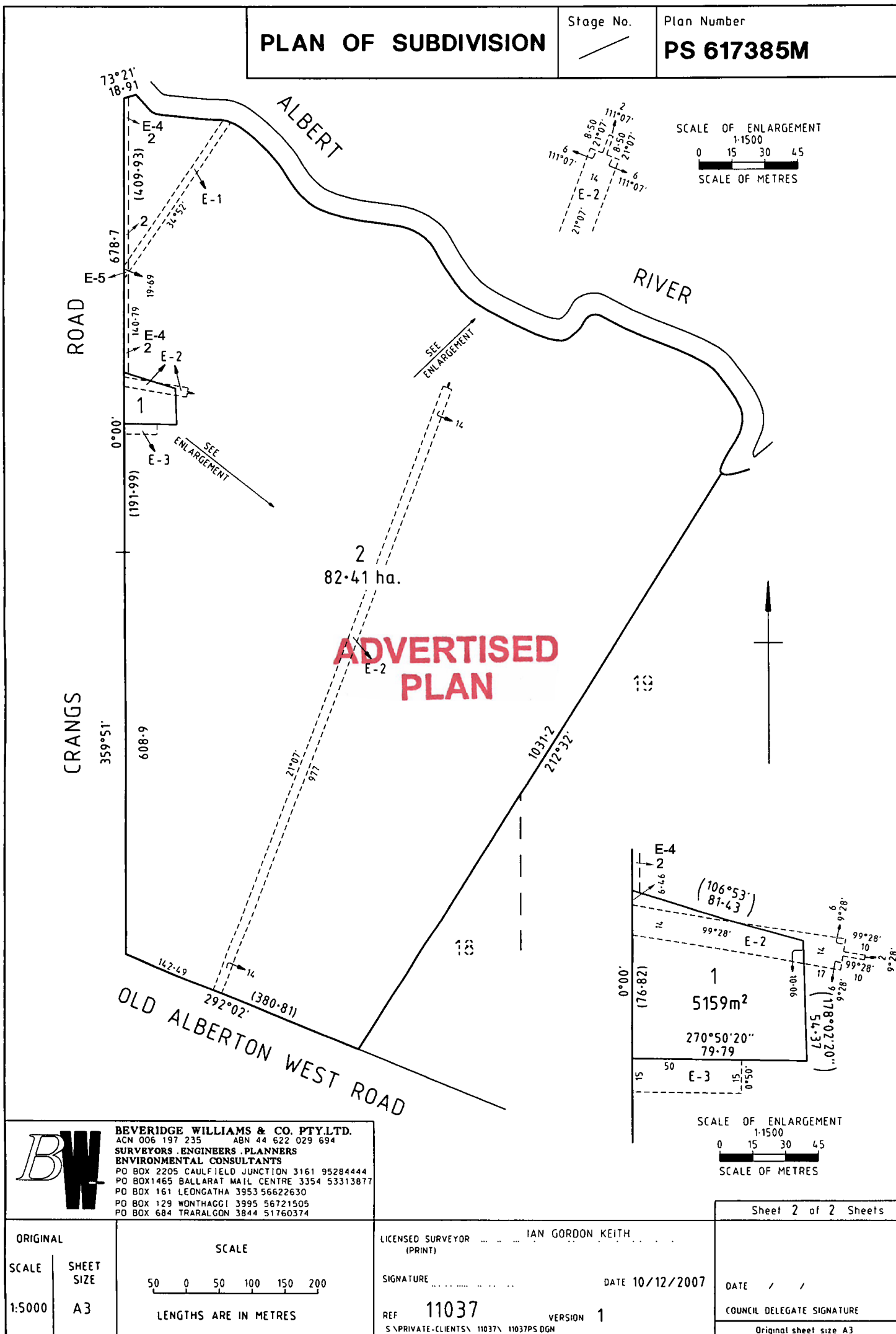
### ADMINISTRATIVE NOTICES

NIL

eCT Control 19040F BENDIGO AND ADELAIDE BANK LIMITED  
Effective from 18/10/2017

DOCUMENT END

<b>PLAN OF SUBDIVISION</b>		STAGE NO.  — / — / —	LRS use only <b>EDITION 2</b>	Plan Number <b>PS 617385M</b>
<p style="text-align: center;">Location of Land</p> <p>Parish: ALBERTON WEST</p> <p>Township: —</p> <p>Section: —</p> <p>Crown Sections: 18 (PT) &amp; 19 (PT)</p> <p>Crown Portion: —</p> <p>Title Reference: VOL.8097 FOL.003</p> <p>Last Plan Reference: LP4703 LOT 6</p> <p>Postal Address: CRANGS ROAD, (at time of subdivision) ALBERTON WEST 3971</p> <p>MGA Co-ordinates E 466 250 ZONE: 55 (of approx. centre of land in plan) N 5727 180</p>		<p style="text-align: center;">Council Certification and Endorsement</p> <p>Council Name WELLINGTON SHIRE COUNCIL Ref: <b>55 / 2008</b></p> <p>1 This plan is certified under section 6 of the Subdivision Act 1988.</p> <p><del>2 This plan is certified under section 11(7) of the Subdivision Act 1988.</del></p> <p><del>Date of original certification under section 6 — / — / —</del></p> <p>3 This is a statement of compliance issued under section 21 of the Subdivision Act 1988</p> <p style="text-align: center;">OPEN SPACE</p> <p>(i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del>/has not been made.</p> <p><del>(ii) The requirement has been satisfied.</del></p> <p><del>(iii) The requirement is to be satisfied in Stage — / — / —</del></p> <p>Council Delegate <del>Council Seal</del></p> <p>Date <b>6 / 5 / 08</b></p> <p><del>Re-certified under section 11(7) of the Subdivision Act 1988</del></p> <p><del>Council Delegate</del></p> <p><del>Council Seal</del></p> <p><del>Date — / — / —</del></p>		
Vesting of Roads and / or Reserves				
Identifier	Council/Body/Person			
<p style="font-size: 2em; color: red; margin: 0;">ADVERTISED PLAN</p>		<p style="text-align: center;">Notations</p> <p>Staging This is not a staged subdivision Planning Permit No P298/2007</p> <p>Depth Limitation DOES NOT APPLY.</p> <p>LOT 1 AND THE CONNECTIONS 359°51' 608.9 &amp; 0°00' 191.99 ARE THE RESULT OF THIS SURVEY.</p> <p>THE AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.</p> <p><b>WATERWAY NOTATION:</b> LOT 2 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE</p> <p>The land being subdivided is enclosed within thick continuous lines.</p> <p>Survey This plan is based on survey</p> <p>This survey has been connected to permanent marks no(s). — in Proclaimed Survey Area No. —</p>		
Easement Information				LRS use only
<p>Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement</p> <p>A - Appurtenant Easement R - Encumbering Easement (Road)</p>				Statement of Compliance/ Exemption Statement
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1 & E-5	TRANSMISSION OF ELECTRICITY	SEE DIAG.	INST.No.2643946	SECV
E-2	POWERLINE	SEE DIAG	THIS PLAN-SECTION 88 ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD
E-3	WAY	15	THIS PLAN	LOT 1 ON THIS PLAN
E-4 & E-5	WATER SUPPLY	2	AQ099278K	LOT 1 ON THIS PLAN
				<p>Received <input checked="" type="checkbox"/></p> <p>Date <b>14 / 7 / 08</b></p>
				<p>LRS use only</p> <p>PLAN REGISTERED</p> <p>Time <b>1:52 PM</b></p> <p>Date <b>25 / 7 / 08</b></p> <p><i>Charmen Ch</i> Assistant Registrar of Titles</p>
				Sheet 1 of 2 Sheets
<p><b>BEVERIDGE WILLIAMS &amp; CO. PTY.LTD.</b> ACN 006 197 235 ABN 44 622 029 694 SURVEYORS .ENGINEERS .PLANNERS ENVIRONMENTAL CONSULTANTS PO BOX 2205 CAULFIELD JUNCTION 3161 95284444 PO BOX1465 BALLARAT MAIL CENTRE 3354 53313877 PO BOX 161 LEONGATHA 3953 56622630 PO BOX 129 WONTHAGGI 3995 56721505 PO BOX 684 TRARALGON 3844 51760374</p>		<p>LICENSED SURVEYOR IAN GORDON KEITH (PRINT)</p> <p>SIGNATURE _____ DATE <b>10/12/2007</b></p> <p>REF <b>11037</b> VERSION <b>1</b></p> <p>S \PRIVATE-CLIENTS\ 11037\ 11037PS.DGN</p>		<p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>



[illegible]



**AN837416Q**

# Mortgage

Section 74 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.

### 1. Land/s

Land Title

Volume 11082 Folio 236

Mortgagor 1

Full name

RICHIE FRANCIS EGAN

Signature of Mortgagor

### 2. Estate and Interest

FEE SIMPLE

*Rf Egan*

Mortgagor Witness

*for Name*

### 3. Memorandum of common provisions

MCP Number AA2454

Signature of Witness

### 4. Mortgagor/s

Mortgagor 1

Given Name/s RICHIE FRANCIS

Family Name EGAN

Mortgagor 2

Given Name/s LINDA MAREE

Family Name EGAN

*Clive William White*

**CLIVE WILLIAM WHITE**  
65 Main Street Foster VIC 3960  
An Australian legal practitioner  
within the meaning of the  
Legal Profession Uniform Law (Victoria)

Mortgagor 2

Full name

LINDA MAREE EGAN

Signature of Mortgagor

*Linda Egan*

Mortgagor Witness

**CLIVE WILLIAM WHITE**  
65 Main Street Foster VIC 3960  
An Australian legal practitioner  
within the meaning of the  
Legal Profession Uniform Law (Vic)

*Clive William White*

### 6. Signing

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 dealing 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.

**ADVERTISED  
PLAN**

**AN837416Q**

# Mortgage

Section 74 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.

**7. Date**

5-5-2017

Date: (DD/MM/YYYY)

**8. Lodging Party** <sup>Rural Finance</sup> (Bendigo & Adelaide Bank)

Customer Code 13393C

Reference 115847/ 18

(6)

**9. Additional Terms/Covenants** ☒

**ADVERTISED  
PLAN**

**AN837416Q**

# Mortgage

Section 74 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.

Enter additional Terms/Covenants below (all relevant parties to sign this page/s):

The Mortgagor agrees that clause 11.1 (k) of the Memorandum of Common Provisions is deleted and replaced with the words:

"11.1 (k) enter into an agreement relating to rights in or derived from vegetation growing on the Land, including rights relating to carbon associated with that vegetation; or

\* Linda Egan  
R/Egan.

**ADVERTISED  
PLAN**

**AQ357340W**

# Mortgage

Section 74 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.

### 1. Land/s

Land Title

Volume 11082 Folio 236

### 2. Estate and Interest

FEE SIMPLE

### 3. Memorandum of common provisions

*u* MCP Number ~~AA2040~~ AA3395

### 4. Mortgagor/s

Mortgagor 1

Given Name/s RICHIE FRANCIS

Family Name EGAN

Mortgagor 2

Given Name/s LINDA MAREE

Family Name EGAN

Mortgagor 1

RICHIE FRANCIS EGAN

*RFEgan*  
Signature of Mortgagor

JAYNE ALISON MAIDEN

Mortgagor Witness name

*JayneMaiden*  
Signature of Witness

### 5. Mortgagee/s

*u* Name <sup>ASSISTANCE</sup> RURAL FINANCE  
<sup>COMMISSIONER</sup>  
CORPORATION OF VICTORIA

*u* ABN ~~33 942 306 027~~  
17 802 386 841

JAYNE ALISON MAIDEN

Mortgagor Witness name

*JayneMaiden*  
Signature of Witness

### 6. Signing

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 dealing 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.

### 7. Date

Date: (DD/MM/YYYY) 20/09/2017

### 8. Lodging Party (Bendigo & Adelaide Bank)

Customer Code 134237

Reference 115847/21

**BENDIGO**  
**13393C**

**ADVERTISED  
PLAN**

### 9. Additional Terms/Covenants ☒

**AQ357340W**

# Mortgage

Section 74 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.

Enter additional Terms/Covenants below (all relevant parties to sign this page/s):

The Mortgagor covenants with the Mortgagee as follows:

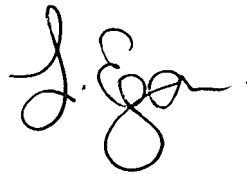
1. To pay the Secured Money to the Mortgagee in accordance with the Mortgage Provisions.
2. Further covenants set out on the Approved Form for part of this mortgage.

References to "this mortgage" in this Approved Form are references to the mortgage constituted by this Approved Form, the Mortgage Provisions and any further covenants endorsed on or annexed to this Approved Form.

1. The Mortgagor agrees to comply with the Mortgage Provisions.
2. The Mortgagor acknowledges having received, read and understood a copy of the Mortgage Provisions prior to executing this mortgage.

*u* ~~3. The Mortgagor acknowledges that clause 11.1(k) of the Mortgage Provisions is deleted and replaced with the words:~~  
~~"11.1 (k) enter into an agreement relating to rights in or derived from vegetation growing on the Land, including rights relating to carbon associated with that vegetation; or".~~

- 3 *A*. If there is an inconsistency between the content of this Approved Form and the content of the Mortgage Provisions, the content of this Approved Form prevails.




**ADVERTISED  
PLAN**

Section 181

**APPLICATION BY RESPONSIBLE AUTHORITY FOR THE  
MAKING OF A RECORDING OF AN AGREEMENT**

Planning and Environment Act 1987



**AF963140V**

11/07/2008 \$99.90 173

Lodged by:

Name: Davine Fitzpatrick  
Phone: 03 ~~5174 6644~~ 5127 2666  
Address: ~~Level 1, 32 Kay Street, Traralgon 3844~~  
Ref: FLF:TR32562 52 Albert Street, Moe 3825  
Customer Code: ~~7100~~ 11692C

Priv:

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

The Authority having made an agreement referred to in section 181(1) of the Planning and Environment Act 1987 requires a recording to be made in the Register for the land.

Land: Volume 8097 Folio 003

Authority: Wellington Shire Council of 70 Foster Street, Sale 3850

Section and Act under which agreement made:

Section 173 Planning and Environment Act 1987

A copy of the Agreement is attached to this Application.

Signature for the Authority:

**Lyndon Webb**

Name of Officer:

**Chief Executive Officer  
Wellington Shire Council**

Date:

1/7/08

**ADVERTISED  
PLAN**

**THIS AGREEMENT** is made on the

*Fifteenth* day of *February*

Two thousand

and eight

**BETWEEN:**

**THE WELLINGTON SHIRE COUNCIL** of Foster Street, Sale (hereinafter called "the Council") of the first part

and **KEENAGE PASTORAL COMPANY PTY LTD** of 156 Commercial Road, Yarram 3971 ("the Owner") of the second part

**AF963140V**



**WHEREAS:**

A. The Owner is the registered proprietor of the land described in Certificate of Title volume 8097 folio 003 and more particularly described as part of crown sections 18 and 19 Parish of Alberton West and being Lot 6 of LP 4703 (hereinafter called "the subject land") and has made an application to the Council as the responsible authority under the Wellington Planning Scheme (hereinafter called "the Scheme") for a permit to subdivide the subject land.

B. The Council has granted Planning Permit No. P298/2007 dated 3<sup>rd</sup> September 2007 (hereinafter called "the Permit") for the subdivision of the subject land subject to conditions including a condition as follows:-

"Before the use or development starts (before the issue of a statement of compliance), the owner of the land must enter into an agreement with the Responsible Authority in accordance with section 173 of the Planning and Environment Act, 1987 which will covenant that:

→ A Subdivision that will create an extra title is prohibited.

The agreement will bind the Applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared at the applicant's cost and to the satisfaction of the Responsible Authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment act, 1987."

C. The Owner has prepared Plan of Subdivision Number 617385M in accordance with the Permit.

**NOW THIS AGREEMENT DOES WITNESS AS FOLLOWS –**

1. In this Agreement unless inconsistent with the context or subject matter:-

**ADVERTISED  
PLAN**

"The Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land.

2. The Owner with the intent that this covenant shall run with the land hereby covenants and agrees:
  - (a) that a subdivision that will create an extra title is prohibited.
3. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173 (1) of the Planning & Environment Act 1987(hereafter called "The Act").
4. Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.
5. The Owner agrees to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing of any further Agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
6. Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:
  - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
  - (b) execute a deed agreeing to be bound by the terms of this Agreement.
7. The Owner covenants and agrees to pay the Council's costs of and incidental to the execution of this Agreement and the registration of a Memorandum of the Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Office of Titles.
8. This Agreement will end pursuant to Section 177 of the Act. As soon as reasonably practical after the Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.

**ADVERTISED  
PLAN**

**AF963140V**

11/07/2008 \$99.90 173





9. A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:
- (a) by delivering it personally to that party;
  - (b) by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
  - (c) by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

A notice or other communication is deemed served:

- (d) if delivered, on the next following business day;
- (e) if posted, on the expiration of two business days after the date of posting; or
- (f) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

**EXECUTED BY THE PARTIES** on the date set out at the commencement of this Agreement.

**THE SEAL of WELLINGTON SHIRE COUNCIL**

was hereunto affixed this *Fifteenth*  
day of *February* 2008 in  
the presence of:

*S. Webb*

..... **Chief Executive Officer**



**AF963140V**

11/07/2008 \$99.90 173



**EXECUTED by KEENAGE PASTORAL COMPANY PTY LTD**

by being signed by the persons who are authorised to sign for the company:

**Director: GAVIN FRANCIS EGAN** .....

*G. F. Egan*

'Woodlands', Alberton West 3971

X

**Director: SUSAN JEAN EGAN** .....

*S. J. Egan*

'Woodlands', Alberton West 3971

X

**ADVERTISED  
PLAN**

**AN837415S**

# Transfer of Land

Section 45 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.

### 1. Land/s

#### Land Title 1

Volume 11082 Folio 236

#### Land Title 2

Volume 3173 Folio 544

### 2. Estate and Interest

FEE SIMPLE

### 3. Transferor/s

#### Transferor 1

Given Name/s GAVIN FRANCIS

Family Name EGAN

#### Transferor 2

Given Name/s SUSAN JEAN

Family Name EGAN

### 4. Transferee/s

#### Transferee 1

Given Name/s RICHIE FRANCIS

Family Name EGAN

#### Transferee 2

Given Name/s LINDA MAREE

Family Name EGAN

### 5. Manner of Holding

**Joint Proprietors**

### 6. Address/es of Transferee/s

#### Address of Transferee 1

Unit Street No 174

Street Name OLD ALBERTON WEST

Street Type ROAD;

Locality ALBERTON

State VIC Postcode 3971

#### Address of Transferee 2

Same as Transferee 1

### 7. Directing Party

None

### 8. Consideration

\$1,589,350

**ADVERTISED  
PLAN**

### 9. Signing

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.

**AN837415S**

# Transfer of Land

Section 45 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.

Transferor 1

GAVIN FRANCIS EGAN

*G. F. Egan*

Signature of Transferor

Transferor Witness

*[Signature]*

Signature of Witness

Transferee 2

LINDA MAREE EGAN

*Linda Egan*

Signature of Transferee

Transferee Witness

*[Signature]*

Signature of Witness

Transferor 2

SUSAN JEAN EGAN

*S. J. Egan*

Signature of Transferor

Transferor Witness

*[Signature]*

Signature of Witness

## 10. Date

Date: (DD/MM/YYYY) **23 05 2016**

## 11. Lodging Party

**Rural Finance**

**(Bendigo & Adelaide Bank)**

Customer Code

Reference

**BENDIGO**

**13393C**

**(S)**

Transferee 1

RICHIE FRANCIS EGAN

*R. F. Egan*

Signature of Transferee

Transferee Witness

*[Signature]*

Signature of Witness

**ADVERTISED  
PLAN**

**AN837415S**

# Transfer of Land

Section 45 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.

You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (*extra fee applies*)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 1

VOLUME 11439 FOLIO 675

Security no : 124107190231H  
Produced 27/06/2023 07:12 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 714292D.  
PARENT TITLE Volume 06711 Folio 098  
Created by instrument PS714292D 15/08/2013

**ADVERTISED  
PLAN**

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
RICHIE FRANCIS EGAN  
LINDA MAREE EGAN both of 174 OLD ALBERTON WEST ROAD ALBERTON WEST VIC 3971  
PS714292D 15/08/2013

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE X850840V 31/10/2001  
BENDIGO AND ADELAIDE BANK LTD  
TRANSFER OF MORTGAGE AL236219L 17/07/2014

MORTGAGE AE569740B 28/08/2006  
BENDIGO AND ADELAIDE BANK LTD  
TRANSFER OF MORTGAGE AL236219L 17/07/2014

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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AK498503H 01/08/2013

### DIAGRAM LOCATION

SEE PS714292D 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)

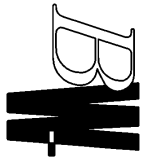
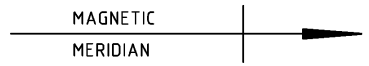
### ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY  
Effective from 10/08/2017

DOCUMENT END

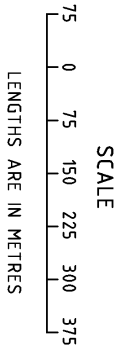
Signed by: Ian Gordon Keith (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (2) SPEAR Ref: S029651B 13/12/2012



**Beveridge Williams**  
development & environment consultants

Traralgon ph : 03 5176 0374

www.beveridgewilliams.com.au

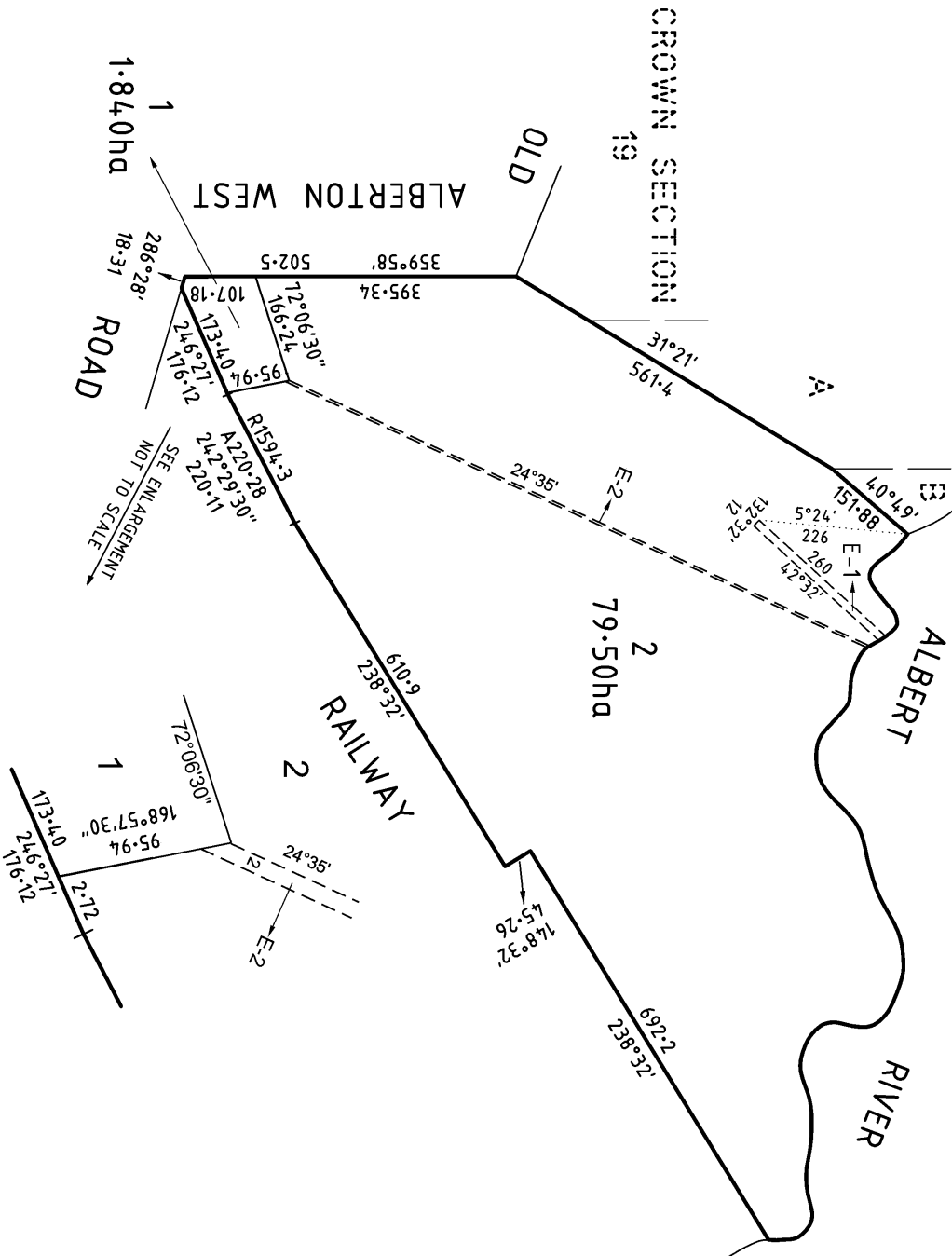


ORIGINAL SCALE 1:7500  
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) IAN GORDON KEITH  
SIGNATURE ..... DIGITALLY SIGNED .....  
REF. 1200376  
VERSION 2

ORIGINAL SHEET SIZE A3

Sheet 2



**PLAN OF SUBDIVISION**

**PS 714292D**



**Plan of Subdivision PS714292D**  
**Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S029651B  
Plan Number: PS714292D  
Responsible Authority Name: Wellington Shire Council  
Responsible Authority Reference Number 1: P267/2012  
Responsible Authority Reference Number 2: S141/2012  
Surveyor's Plan Version: 2

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Mark Bayly  
Organisation: Wellington Shire Council  
Date: 02/01/2013

**ADVERTISED  
PLAN**



[illegible]

**AK498503H**

01/08/2013

\$113

173



Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A  
RECORDING OF AN AGREEMENT**

**Section 181(1) Planning and Environment Act 1987**

Lodged by:

Name: McDonough & Co  
Phone: 5176 1000  
Address: 68 Seymour Street, Traralgon 3844  
Reference:  
Customer Code: 2296m

The Authority in having made an Agreement referred to in section 181 (1) of the Planning and Environment Act 1987 requires a recording to be made in the register for the land.

---

Land Volume 6711 Folio 098

---

Authority Wellington Shire Council  
PO Box 506  
SALE VIC 3850

---

Section and Act under which agreement made:

Section 173  
Planning and Environment Act 1987

---

**A copy of the Act Agreement is attached to this Application**

Signature of Authority:

Name of Officer:

Designation of Officer:

Date:

David Morcom

Chief Executive Officer

Wellington Shire Council

14 December 2012

---

Planning and Environment Act Regulations -9.1

**ADVERTISED  
PLAN**

**THIS AGREEMENT** is made on the 12 day of December Two thousand and Twelve

**BETWEEN:**

**THE WELLINGTON SHIRE COUNCIL** of Foster Street, Sale (hereinafter called "the Council") of the first part

and

**RICHIE FRANCIS EGAN and LINDA MAREE EGAN** both of 174 Old Alberton West Road, Alberton West 3971 ("the Owner") of the second part

**WHEREAS:**

- A. The Owner is the registered proprietor of the land described in Certificate of Title Volume 6711 Folio 098 more particularly described as Lot 1 of TP200929J being part of Lot 8 of LP4703 (hereinafter called "the subject land") and has made an application to the Council as the responsible authority under the Wellington Planning Scheme (hereinafter called "the Scheme") for a permit to subdivide the subject land.
- B. The Council has granted Planning Permit No. P267/2012 dated 9<sup>th</sup> August 2012 (hereinafter called "the Permit") for the subdivision of the subject land subject to conditions including a condition as follows:-

"Prior to the issue of a Statement of Compliance, the owner of the land must complete the following to the satisfaction of the Responsible Authority:

- (i) Enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act 1987 which will covenant that:
- The land may not be further subdivided so as to create a smaller lot for an existing dwelling.

The agreement will bind the Applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared at the applicant's cost and to the satisfaction of the Responsible Authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act, 1987"

- C. The Owner has prepared Plan of Subdivision Number PS 714292D in accordance with the Permit.

**ADVERTISED  
PLAN**

**AK498503H**

01/08/2013 \$113 173  


1. In this Agreement unless inconsistent with the context or subject matter:-  
"The Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land.
2. The Owner with the intent that this covenant shall run with the land hereby covenants and agrees:
  - (a) that the land shall not be further subdivided so as to create a smaller lot for an existing dwelling.
3. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173 (1) of the Planning & Environment Act 1987(hereafter called "The Act").
4. Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.
5. The Owner agrees to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing of any further Agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
6. Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:
  - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
  - (b) execute a deed agreeing to be bound by the terms of this Agreement.
7. The Owner covenants and agrees to pay the Council's costs of and incidental to the execution of this Agreement and the registration of a Memorandum of the Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Office of Titles.
8. This Agreement will end pursuant to Section 177 of the Act. As soon as reasonably practical after the Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.

9. A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:
- (a) by delivering it personally to that party;
  - (b) by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
  - (c) by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

A notice or other communication is deemed served:

- (d) if delivered, on the next following business day;
- (e) if posted, on the expiration of two business days after the date of posting; or
- (f) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

**EXECUTED BY THE PARTIES** on the date set out at the commencement of this Agreement.

The Common Seal of **WELLINGTON** )  
**SHIRE COUNCIL** was hereunto affixed )  
this *12* day of *December* 201*4* )  
in accordance with Local Law No. 1 )  
in the presence of:



  
.....  
**Chief Executive Officer**  
**And**

**AK498503H**

01/08/2013 \$113 173



**SIGNED** by the said  
**RICHIE FRANCIS EGAN** *RF Egan*  
.....  
in the presence of:

*J. Bowtell*  
.....  
**and**  
**LINDA MAREE EGAN** *Linda Egan*  
.....  
in the presence of:

*J. Bowtell*  
.....

**ADVERTISED  
PLAN**

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:



**AE569740B**

28/08/2006 \$75 74



Name: Rural Finance Corporation of Victoria

Phone: (03) 5448 2600

Ref: Egan

Customer Code: 0356G

MADE AVAILABLE/CHANGE CONTROL

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 credit to be provided to, or at the request of, the Mortgagor by the Mortgagee.

Land: (volume and folio reference)

Certificate of Title Volume 6711 Folio 098

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

All the Mortgagor's estate in fee simple

Mortgagor: (full name)

RICHIE FRANCIS EGAN and LINDA MAREE EGAN

Mortgagee: (full name and address including postcode)

**RURAL FINANCE CORPORATION OF VICTORIA**  
of 57 View Street, Bendigo 3550.

Date of this Mortgage

22nd August 2006

## COVENANTS

### 1. The Mortgage Provisions

"Mortgage Provisions" means the provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA892 and any further provisions endorsed on or annexed to this Mortgage.

The Mortgage Provisions are incorporated in this Mortgage.

Continued on M Page 2

Approval No. 25970511A ORDER TO REGISTER

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

STAMP DUTY USE ONLY

**M** PAGE 1



Signed

Cust. Code:

Firm's name

**ADVERTISED  
PLAN**

28 AUG 2006

THE BACK OF THIS FORM MUST NOT BE USED

## COVENANTS (continued)

The Mortgagor agrees to pay the Secured Moneys including the moneys owing under the Contract, in accordance with the Mortgage Provisions.

The Mortgagor agrees to comply with the Mortgage Provisions.

The Mortgagor acknowledges having received a copy of the Mortgage Provisions prior to executing this Mortgage.

### 2. The Contract

A credit contract between the Mortgagor and the Mortgagee constituted by the Mortgagor's acceptance of loan offer contained in Loan Schedule dated 13 April 2006

Execution and attestation:

SIGNED by **RICHIE FRANCIS EGAN** )

in the presence of: )

*Rf Egan*

*Rf Egan*

SIGNED by **LINDA MAREE EGAN** )

in the presence of: )

*Linda Maree Egan*

*Lf Egan*

**ADVERTISED  
PLAN**

Approval No. 25970511A

**M** PAGE 2



**AE569740B**

28/08/2006 \$75 74



THE BACK OF THIS FORM MUST NOT BE USED



# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: Rural Finance Corporation of Victoria

Phone: (03) 9243 2600

Ref: 115847/4

Customer Code: 0356G

ORIGINAL



X850840V  
311001 0940 74

859-  
orm M  
es Office



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 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 Borrower (if specified) or to such other person as the Mortgagor shall direct.

Land: (volume and folio reference)

Certificate of Title Volume 6711 Folio 098

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)

Richie Francis Egan  
Linda Maree Egan

ADVERTISED  
PLAN

Mortgagee: (full name and address including postcode)

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

Borrower: (if specified):

Richie Francis Egan  
Linda Maree Egan



DX850840V-1-3

Date of this Mortgage 26<sup>th</sup> October, 2001

Continued on M Page 2

Approval No. 964005A

ORDER TO REGISTER

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

M PAGE 1



Signed

Cust. Code:

Firm's name

STAMP DUTY USE ONLY

Stamp Duty Land Tax Act 2000
Original/Counterpart/Collateral
Consideration/Advance \$ 250,000
Vic assets %
Exemption / Duty \$ 964.00
AP Number 230
Transaction Number 1230.01
Endorsing Date 26/10/2001
Signature [Signature]
Rural Finance Corporation of Victoria

rmc  
12 NOV 2001

THE BACK OF THIS FORM MUST NOT BE USED



"Mortgage provisions" means the provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA638 and any further provisions endorsed on or annexed to this Mortgage.

The Mortgage Provisions are incorporated in this Mortgage.

The Mortgagor and the Borrower agree to pay the Secured Money in accordance with the Mortgage Provisions.

The Mortgagor and the Borrower agree to comply with the Mortgage Provisions.

The Mortgagor and the Borrower each acknowledge having received a copy of the Mortgage Provisions prior to executing this Mortgage.

This Mortgage is collateral with and secures the same moneys as Stock Mortgage dated *26<sup>th</sup> October, 2001*.

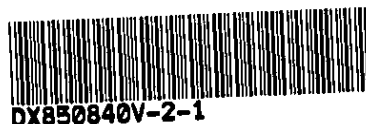
SIGNED SEALED and DELIVERED by )  
the said RICHIE FRANCIS EGAN )  
in the presence of: )

*RFEgan*

SIGNED SEALED and DELIVERED by )  
the said LINDA MAREE EGAN )  
in the presence of: )

*Linda Egan*

**ADVERTISED  
PLAN**



DX850840V-2-1

Approval No. 964005A

**M** PAGE 2



**X850840V**  
311001 0940 74



THE BACK OF THIS FORM MUST NOT BE USED

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

Page 1 of 1

VOLUME 11439 FOLIO 676

Security no : 124107190337S  
Produced 27/06/2023 07:22 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 714292D.  
PARENT TITLE Volume 06711 Folio 098  
Created by instrument PS714292D 15/08/2013

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SUSAN JEAN EGAN of 7913 SOUTH GIPPSLAND HIGHWAY ALBERTON WEST VIC 3971  
AV412565X 09/03/2022

### 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.

AGREEMENT Section 173 Planning and Environment Act 1987  
AK498503H 01/08/2013

### DIAGRAM LOCATION

SEE PS714292D 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

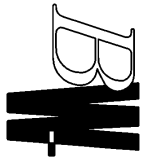
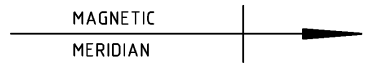
NIL

eCT Control 16624T OAKLEYS WHITE  
Effective from 09/03/2022

DOCUMENT END

**ADVERTISED  
PLAN**

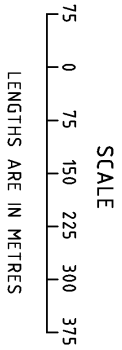
Signed by: Ian Gordon Keith (Beveridge Williams & Co Pty Ltd - Traralgon) Surveyor's Plan Version (2) SPEAR Ref: S029651B 13/12/2012



**Beveridge Williams**  
development & environment consultants

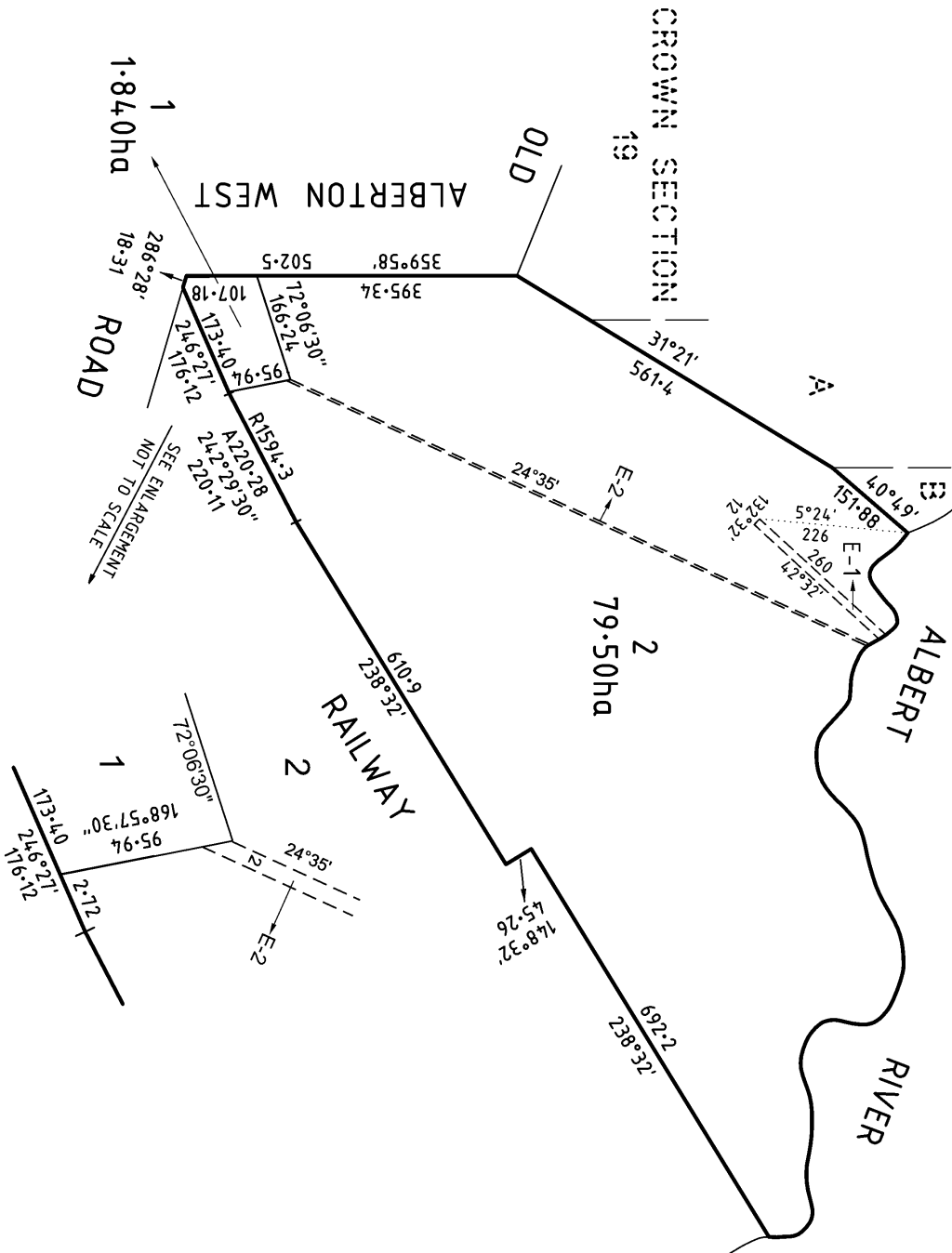
Traralgon ph : 03 5176 0374

www.beveridgewilliams.com.au



ORIGINAL SCALE 1:7500  
SHEET SIZE A3

LICENSED SURVEYOR (PRINT) IAN GORDON KEITH  
SIGNATURE ..... DIGITALLY SIGNED .....  
REF. **1200376** VERSION **2**



**PLAN OF SUBDIVISION**

**PS 714292D**

Sheet 2

ORIGINAL SHEET SIZE A3



**Plan of Subdivision PS714292D**  
**Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S029651B  
Plan Number: PS714292D  
Responsible Authority Name: Wellington Shire Council  
Responsible Authority Reference Number 1: P267/2012  
Responsible Authority Reference Number 2: S141/2012  
Surveyor's Plan Version: 2

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made

Digitally signed by Council Delegate: Mark Bayly  
Organisation: Wellington Shire Council  
Date: 02/01/2013

**ADVERTISED  
PLAN**

[illegible]

**AK498503H**

01/08/2013

\$113

173



Section 181

**APPLICATION BY A RESPONSIBLE AUTHORITY FOR THE MAKING OF A  
RECORDING OF AN AGREEMENT**

**Section 181(1) Planning and Environment Act 1987**

Lodged by:

Name: McDonough & Co  
Phone: 5176 1000  
Address: 68 Seymour Street, Traralgon 3844  
Reference:  
Customer Code: 2296m

The Authority in having made an Agreement referred to in section 181 (1) of the Planning and Environment Act 1987 requires a recording to be made in the register for the land.

---

Land Volume 6711 Folio 098

---

Authority Wellington Shire Council  
PO Box 506  
SALE VIC 3850

---

Section and Act under which agreement made:

Section 173  
Planning and Environment Act 1987

---

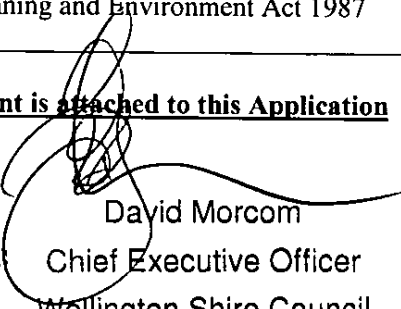
**A copy of the Act Agreement is attached to this Application**

Signature of Authority:

Name of Officer:

Designation of Officer:

Date:

  
David Morcom  
Chief Executive Officer  
Wellington Shire Council  
14 December 2012

---

Planning and Environment Act Regulations -9.1

**ADVERTISED  
PLAN**

**THIS AGREEMENT** is made on the 12 day of December Two thousand and Twelve

**BETWEEN:**

**THE WELLINGTON SHIRE COUNCIL** of Foster Street, Sale (hereinafter called "the Council") of the first part

and

**RICHIE FRANCIS EGAN and LINDA MAREE EGAN** both of 174 Old Alberton West Road, Alberton West 3971 ("the Owner") of the second part

**WHEREAS:**

- A. The Owner is the registered proprietor of the land described in Certificate of Title Volume 6711 Folio 098 more particularly described as Lot 1 of TP200929J being part of Lot 8 of LP4703 (hereinafter called "the subject land") and has made an application to the Council as the responsible authority under the Wellington Planning Scheme (hereinafter called "the Scheme") for a permit to subdivide the subject land.
- B. The Council has granted Planning Permit No. P267/2012 dated 9<sup>th</sup> August 2012 (hereinafter called "the Permit") for the subdivision of the subject land subject to conditions including a condition as follows:-

"Prior to the issue of a Statement of Compliance, the owner of the land must complete the following to the satisfaction of the Responsible Authority:

- (i) Enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning and Environment Act 1987 which will covenant that:
- The land may not be further subdivided so as to create a smaller lot for an existing dwelling.

The agreement will bind the Applicant as the owner and shall run with the land so that all successors in title are bound by the agreement. This agreement will be prepared at the applicant's cost and to the satisfaction of the Responsible Authority, and shall be registered on the title in accordance with Section 181 of the Planning and Environment Act, 1987"

- C. The Owner has prepared Plan of Subdivision Number PS 714292D in accordance with the Permit.

**ADVERTISED  
PLAN**

**AK498503H**

01/08/2013 \$113 173  




**NOW THIS AGREEMENT DOES WITNESS AS FOLLOWS –**

01/08/2013

**\$113**

173

המחיר של המכשיר הוא 1,200 ש"ח, כולל מע"מ.

1. In this Agreement unless inconsistent with the context or subject matter:-  
"The Owner" shall mean the person or persons entitled from time to time to be registered by the Registrar of Titles as the proprietor or proprietors of an estate in fee simple of the subject land.
2. The Owner with the intent that this covenant shall run with the land hereby covenants and agrees:
  - (a) that the land shall not be further subdivided so as to create a smaller lot for an existing dwelling.
3. The Council and the Owner have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be so treated this Agreement shall be treated as being an Agreement under Section 173 (1) of the Planning & Environment Act 1987(hereafter called "The Act").
4. Without limiting the operation or effect which this Agreement has, the Owner warrants that apart from the Owner and any other person who has consented in writing to this Agreement, no other person has any interest, either legal or equitable, in the Subject Land which may be affected by this Agreement.
5. The Owner agrees to do all things necessary to enable the Council to enter a Memorandum of this Agreement on the Certificate of Title to the subject land in accordance with Section 181 of the Act including signing of any further Agreement, acknowledgement or document to enable the said Memorandum to be registered under that Section.
6. Without limiting the operation or effect that this Agreement has, the Owner must ensure that, until such time as a memorandum of this Agreement is registered on the title to the Subject Land, successors in title shall be required to:
  - (a) give effect to and do all acts and sign all documents which will require those successors to give effect to this Agreement; and
  - (b) execute a deed agreeing to be bound by the terms of this Agreement.
7. The Owner covenants and agrees to pay the Council's costs of and incidental to the execution of this Agreement and the registration of a Memorandum of the Agreement at the Office of Titles pursuant to Section 181 of the Act and any duties or fees payable in connection with either the Agreement or the registration of the Memorandum at the Office of Titles.
8. This Agreement will end pursuant to Section 177 of the Act. As soon as reasonably practical after the Agreement has ended, the Council will, at the request and at the cost of the Owner make application to the Registrar of Titles under Section 183(2) of the Act to cancel the recording of this Agreement on the register.

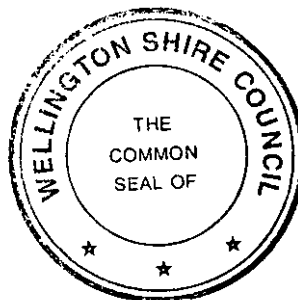
9. A notice or other communication required or permitted to be served by a party on another party must be in writing and may be served:
- (a) by delivering it personally to that party;
  - (b) by sending it by prepaid post addressed to that party at the address set out in this Agreement or subsequently notified to each party from time to time; or
  - (c) by sending it by facsimile provided that a communication sent by facsimile shall be confirmed immediately in writing by the sending party by hand delivery or prepaid post.

A notice or other communication is deemed served:

- (d) if delivered, on the next following business day;
- (e) if posted, on the expiration of two business days after the date of posting; or
- (f) if sent by facsimile, on the next following business day unless the receiving party has requested retransmission before the end of that business day.

**EXECUTED BY THE PARTIES** on the date set out at the commencement of this Agreement.

The Common Seal of **WELLINGTON** )  
**SHIRE COUNCIL** was hereunto affixed )  
this *12* day of *December* 201*4* )  
in accordance with Local Law No. 1 )  
in the presence of:



  
.....  
**Chief Executive Officer**  
**And**

**AK498503H**

01/08/2013 \$113 173



**SIGNED** by the said  
**RICHIE FRANCIS EGAN** *RF Egan*.....  
in the presence of:

*J. Bowtell*.....  
**and**  
**LINDA MAREE EGAN** *Linda Egan*.....  
in the presence of:

*J. Bowtell*.....

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 07:24:36 PM

Status	Registered	Dealing Number	AV412565X
Date and Time Lodged	09/03/2022 04:43:21 PM		

### Lodger Details

Lodger Code	16624T
Name	OAKLEYS WHITE
Address	
Lodger Box	
Phone	
Email	
Reference	Egan 20867

## NOTICE OF DEATH / SURVIVORSHIP

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

### 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.

### Estate and/or interest held by deceased

FEE SIMPLE

### Land Title Reference

11368/272  
11439/676

### Deceased Registered Proprietor

Given Name(s)	GAVIN FRANCIS
Family Name	EGAN

### Applicant Registered Proprietor

Given Name(s)	SUSAN JEAN
Family Name	EGAN
Address	
Street Number	7913
Street Name	SOUTH GIPPSLAND
Street Type	HIGHWAY
Locality	ALBERTON WEST
State	VIC

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Postcode 3971

---

The applicant applies to be registered as the proprietor of the estate and/or interest in the land specified held jointly with the deceased.

---

### Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant 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	SUSAN JEAN EGAN
Signer Name	FIONA GAYLE BAXTER
Signer Organisation	OAKLEYS WHITE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	09 MARCH 2022

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**

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

Page 1 of 1

VOLUME 10316 FOLIO 252

Security no : 124107185774B  
Produced 27/06/2023 04:22 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 404524N.

PARENT TITLES :

Volume 06251 Folio 043      Volume 08454 Folio 227

Created by instrument PS404524N 07/02/1997

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

7776 SOUTH GIPPSLAND HIGHWAY PTY LTD of 12 ANDERSON STREET NORTH WEST  
BALLARAT CENTRAL VIC 3350  
AV392515U 03/03/2022

### 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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987  
U544373M 09/12/1996

### DIAGRAM LOCATION

SEE PS404524N 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: 7438 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

### ADMINISTRATIVE NOTICES

NIL

eCT Control      21932C WHITE & CASE  
Effective from 03/03/2022

DOCUMENT END

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>		STAGE No. —	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 4 0 4 5 2 4 N</b>
----------------------------	--	----------------	----------------------------------	--

<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p>PARISH: ALBERTON WEST</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 49 A &amp; 49 C</p> <p>CROWN PORTION: —</p> <p>LTO BASE RECORD: LITHO - SHEET 1</p> <p>TITLE REFERENCES: C/G VOL 6251 FOL 043 VOL 8454 FOL 227</p> <p>LAST PLAN REFERENCE/S: —</p> <p>POSTAL ADDRESS: SOUTH GIPPSLAND HIGHWAY (At time of subdivision) HEDLEY VIC 3967</p> <p>AMG Co-ordinates (of approx centre of land in plan)</p> <p style="text-align: right;">E 464 100 N 5723 300    ZONE: 55</p>	<p style="text-align: center;"><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p>COUNCIL NAME: WELLINGTON SHIRE COUNCIL    REF: WP 9600568 WS 9600241</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988.</p> <p><del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6: / /</del></p> <p>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has</del>/has not been made.</p> <p><del>(ii) The requirement has been satisfied.</del></p> <p><del>(iii) The requirement is to be satisfied in Stage .....</del></p> <p>Council Delegate <del>Council Seal</del> Date 6 / 12 / 96</p> <p><del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del></p> <p>Council Delegate <del>Council Seal</del> Date / /</p>
---	---

<b>VESTING OF ROADS AND/OR RESERVES</b>	
IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

<b>NOTATIONS</b>	
STAGING	This is/is not a staged subdivision. Planning permit No. WP 9600568
DEPTH LIMITATION	15.24m BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.

LOT 1 AND THE CONNECTION 52°45' 247.92 m ARE THE RESULT OF THIS SURVEY.  
THE AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.

## ADVERTISED PLAN

SURVEY. THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) 3, 14, 18 & 27  
IN PROCLAIMED SURVEY AREA No. —

<b>EASEMENT INFORMATION</b>					<b>LTO USE ONLY</b>	
LEGEND    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
					RECEIVED <input checked="" type="checkbox"/>	
					DATE: 13 / 1 / 97	
					LTO USE ONLY	
					PLAN REGISTERED	
					TIME 8.45	
					DATE 7 / 2 / 97	
					Assistant Registrar of Titles	
					SHEET 1 OF 2 SHEETS	

<p><b>DELL &amp; KEITH</b> <b>CONSULTANTS PTY LTD</b> ACN 005 289 387 3/6-8 GREY STREET, TRARALGON. 3844. Ph. (051) 74 5385 Fax. (051) 74 9548</p>	<p>LICENSED SURVEYOR (PRINT) IAN GORDON KEITH</p> <p>SIGNATURE ..... DATE 13 / 8 / 96</p> <p>REF 8554    VERSION 1</p>
--	--

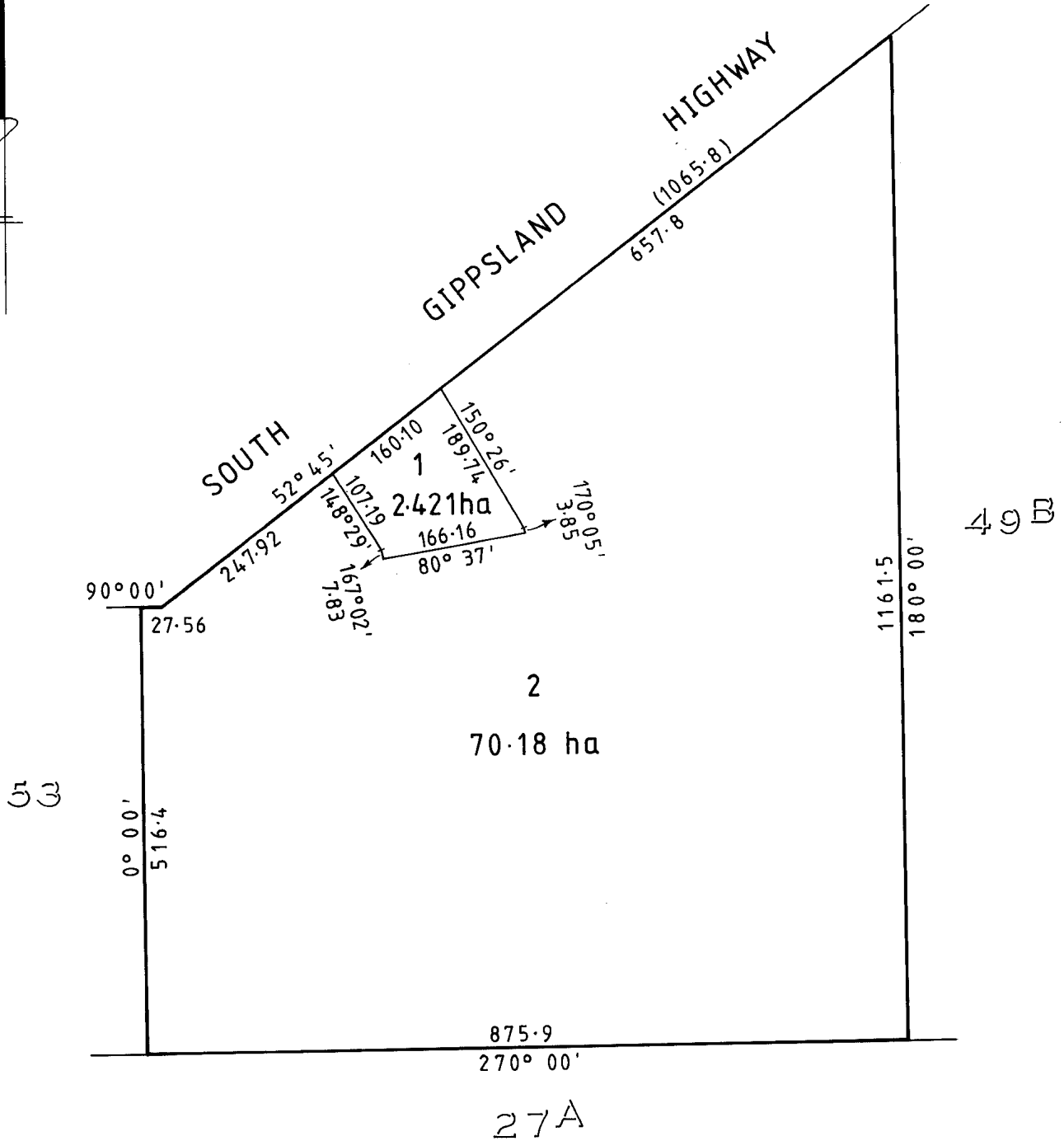
DATE / /	COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE    A3	

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 404524N



**ADVERTISED  
PLAN**



**DELL & KEITH  
CONSULTANTS PTY LTD**

ACN 005 289 387  
3/6-8 GREY STREET, TRARALGON. 3844.  
Ph. (051) 74 5385 Fax. (051) 74 9548

50 0 50 100 150 200 250  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:5000  
SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT) IAN GORDON KEITH

SIGNATURE DATE 13 / 8 / 96

REF 8554 VERSION 1

SHEET 2 OF 2 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

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

Crefields PS03

BY LETTER

463

A55



U544373M

091296 2138 173 \$63



Lodged by Wellington S.C.

Code 9894C

Titles Office Use Only

VICTORIA

APPLICATION BY A RESPONSIBLE AUTHORITY under  
Section 181 *Planning and Environment Act 1987* for ENTRY  
OF A MEMORANDUM OF AGREEMENT under Section  
173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)

VOLUME 6251 FOLIO 1250043

VOLUME 8454 FOLIO 227

ADDRESS OF THE LAND

SOUTH GIPPSLAND HIGHWAY, HEDLEY, CROWN ALLOTMENTS 49A  
AND 49C, PARISH OF ALBERTON WEST

RESPONSIBLE AUTHORITY (name and address)

Wellington Shire Council

P.O. Box 506

SALE, VIC. 3850

PLANNING SCHEME

Alberton Planning Scheme

AGREEMENT DATE

18 NOVEMBER 1996

AGREEMENT WITH (Name and Address)

RODNEY JOHN PEARSON  
OP JAMES ROAD NORTH, HEDLEY, 3967

A copy of the Agreement is attached to this Application

Signature for the Responsible Authority

Kim Phillips

Name of Officer

KIM PHILLIPS

Date

6th DECEMBER 1996

Planning and Environment Regulations Form 9.1

Note: The Land Titles Office require that forms be lodged on good quality B4 size paper.

12 DEC 1996

ADVERTISED  
PLAN



# ADVERTISED PLAN

**THIS AGREEMENT** is made the 18<sup>th</sup> day of November ,  
1996

## **BETWEEN:**

**THE COUNCIL OF THE WELLINGTON SHIRE**

of the Shire Offices, Head Office, Port of Sale, Civic Centre,  
70 Foster Street, Sale, in the State of Victoria  
("the Council").

of the One Part

- and -

**RODNEY JOHN PEARSON**

of James Road North, Hedley, 3967, in the State of Victoria  
("the Owner")

of the Other Part

## **DEFINITIONS**

Unless there is something in the subject or context inconsistent, the expressions referred to in the following definitions shall have the meanings as set out in the definitions:-

- a. "the Council" means the Wellington Shire Council and any body successor thereof;
- b. "the Owner" means Rodney John Pearson, his successors, transferees and assigns;
- c. "the land" means all the pieces of land being Crown Allotments 49A and 49C, Parish Alberton West, South Gippsland Highway, Hedley, more particularly described in Certificate of Title Volume 6251 Folio 1250043 and Certificate of Title Volume 8454 Folio 227
- d. "Planning Scheme" means the Alberton Planning Scheme, and any document successor thereof;
- e. "the responsible authority" means the Wellington Shire Council and any body successor thereof;

## **WHEREAS**

1. The Council enters into this agreement as the responsible authority for the administration and enforcement of the Alberton Planning Scheme and provision of the said scheme under the Planning and Environment Act 1987.
2. The owner is registered or entitled to be registered as the proprietor of land within the municipal district of the Council situate and commonly known as Crown Allotments 49A and 49C, Parish of Alberton West, South Gippsland Highway, Hedley and more particularly described in Certificate of Title Volume 6251 Folio 1250043 and Certificate of Title Volume 8454 Folio 227 ("the land").
3. The Owner has made or will make application to the Council for certification of a plan of subdivision under the Subdivision Act 1988, and issue of Statement of Compliance under the Subdivision Act. Planning Permit No. WP9600568 was issued on 17 June 1996, for the subdivision of the land into two allotments to excise an existing dwelling from the balance of the land.
4. The Council has agreed to consent to the certification and issue of Statement of Compliance for the proposed subdivision plan subject to the Owner meeting the conditions of the planning permit (No: WP9600568) which includes entering into this Agreement and providing the covenants and agreements as set out herein.
5. The Parties hereto have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be treated, this Agreement shall be treated as being an agreement under Section 173 for the purposes of the Planning and Environment Act 1987.

**ADVERTISED  
PLAN**

**NOW THIS AGREEMENT WITNESSETH** as follows:

1. The Owner with the intent that the burden of his covenants hereunder shall run with the land hereby covenant and agree that:

**proposed Lot 2 (70.0 hectares or thereabouts) created by the subdivision, shall not be further subdivided, except in a manner which does not or will not allow for additional dwellings to be erected, or for the responsible authority to be able to consider an application for the erection of additional dwellings, save that Lot 2 may be developed with one dwelling in accordance with the provisions of the Alberton Planning Scheme at the time of erection or application for permit for same.**

2. The Owner agrees to pay to the Council on demand the reasonable legal administrative and other costs and fees incurred by the Council for and in connection with the preparation execution and enforcement of this Agreement.
3. The Owner HEREBY COVENANTS AND AGREES to do all things necessary including the signing of such further agreements undertakings covenants consents approvals or other documents necessary for the purpose of ensuring that he carries out the covenants and agreements and obligations hereunder and to enable the Council to enforce the performance by the Owner of such covenants agreements and undertakings
4. It is agreed by and between the parties that the burden of the covenants of the Owner herein shall run with the land and the Council shall have the power to enforce the covenants against any person or persons deriving title from the Owner whether as owner of the whole or part of the land.
5. The Owner agrees to do all things necessary to enable the Council to enter a Memorandum of this Agreement of the Certificate of Title to the land in accordance with Section 181 of the Planning and Environment Act 1987 including the signing of any further agreement, acknowledgment or document to enable the said Memorandum to be registered under that section.
6. If any provision of this Agreement is not valid it will not affect the validity of the other provisions of this Agreement but shall be read down or served so as to leave the other provisions of this Agreement in effect.
7. Wherever appearing in this Agreement words importing persons shall include corporations, words importing the singular or plural numbers shall include the plural and singular numbers respectively, words importing the masculine gender shall include all genders as the case may require and references to statutes shall include any statutes amending, consolidating or replacing the same.
8. Planning Permit No.WP9600568 forms part of this Agreement.

**ADVERTISED  
PLAN**

PEARS173.DOC

**IN WITNESS WHEREOF** the parties have executed this agreement the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED by the

said RODNEY JOHN PEARSON

.....*R Pearson*.....

IN THE PRESENCE OF:

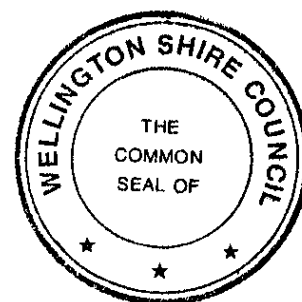
.....*G. [Signature]*..... (Witness)

THE COMMON SEAL OF THE WELLINGTON COUNCIL was hereunto affixed on the 18<sup>th</sup> day of November, 1996 in the presence of and signed by:

.....*[Signature]*..... Commissioner

.....*[Signature]*..... Commissioner

.....*[Signature]*..... Chief Executive Officer



**ADVERTISED  
PLAN**

# PLANNING PERMIT

Permit No. **WP9600568**

Alberton Planning Scheme

Responsible Authority - Wellington Shire Council

## ADDRESS OF LAND

South Gippsland Highway, Hedley  
Parish Alberton West  
CA's 49A & 49C

**ADVERTISED  
PLAN**

## THIS PERMIT ALLOWS

The subdivision of the land into two allotments to excise an existing dwelling from the balance of the land generally in accordance with the endorsed plan.

## THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. This permit shall have no force and effect until such time as:

an agreement pursuant to Section 173 of the Planning & Environment Act 1987 has been entered into, whereby it is covenanted that the balance lot (Lot 2 - 70.0 hectares or thereabouts) shall not be further subdivided, except in a manner which does not allow for additional dwellings to be erected, or for the responsible authority to be able to consider an application for the erection of additional dwellings, save that Lot 2 may be developed with one dwelling in accordance with the provisions of the Alberton Planning Scheme at the time of erection or application for permit for same.

(NB: The purpose of the agreement is to limit development of the "tenement" (Certificate of Title Vol. 6251 Fol. 043 and Certificate of Title Vol. 8454 Fol.227) to two dwellings, one for each lot created by the subdivision permitted by Planning Permit No. WP9600568. Future boundary adjustment subdivisions, to the extent that they do not increase the total number of dwellings able to be built or considered for approval, are not to be precluded by the Section 173 Agreement).

2. The two lot subdivision as shown on the endorsed plan shall not be altered or modified without the written consent of the responsible authority.
3. The plan of subdivision submitted for certification shall be referred to Telstra (or other licensed telecommunications carrier, whichever is appropriate) and Eastern Energy in accordance with Section 8 of the Subdivision Act 1988.
4. All effluent, including sullage and other waste from each of the lots must be contained within each respective lot, to the satisfaction of the responsible authority.
5. This permit will expire if the subdivision has not been completed within five years of the date of this permit. The responsible authority may extend the period referred to if a request is made in writing before the permit expires or within three months afterwards.

Note: Condition 3 are referral authority requirements.

Note: Prospective purchasers of lots on this plan should be provided with a copy of this permit.

ISSUED: 17 JUNE 1996

Signature for the  
Responsible Authority

*Ken Phillip*

R. Pearson  
Subdivision (house excision)

g:\townplan\pearsonp

## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

### WHEN DOES A PERMIT BEGIN?

**A permit operates:**

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Administrative Appeals Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act* 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation with 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act* 1988.
2. A permit for the use of the land expires if-
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act* 1987, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act* 1988, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before expiry.

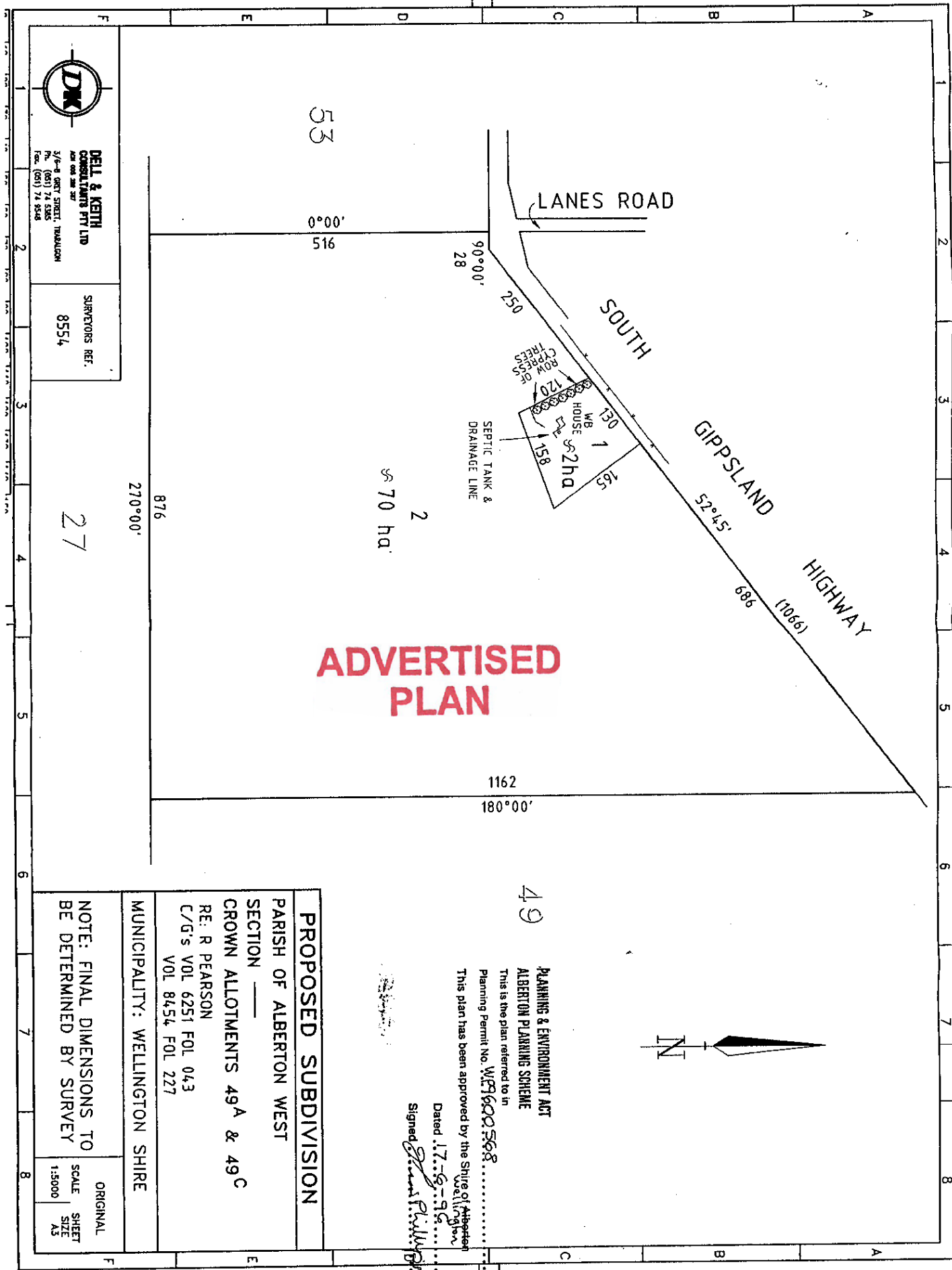
### WHAT ABOUT APPEALS?

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Administrative Appeals Tribunal where, in which case no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged within the Administrative Appeals Tribunal.
- An appeal must be made on a Notice of Appeal from which can be obtained from the Administrative Appeals Tribunal, and be accompanied by the prescribed fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority
- Details about appeals and the fees payable can be obtained from the Administrative Appeals Tribunal.

**ADVERTISED  
PLAN**

the plan is not  
years after the  
subdivision of  
the permit, or  
than two years after  
completion of the  
allowed in section  
those circumstances  
ation -

ed at the direction of a  
a permit has been issued  
Appellate Tribunal, and



ADVERTISED  
PLAN



49

PLANNING & ENVIRONMENT ACT  
ALBERTON PLANNING SCHEME  
This is the plan referred to in  
Planning Permit No. W176002568  
This plan has been approved by the Shire of Alberton  
Dated 17-6-2023  
Signed *[Signature]*

PROPOSED SUBDIVISION  
PARISH OF ALBERTON WEST  
SECTION 49A & 49C  
CROWN ALLOTMENTS 49A & 49C  
RE: R PEARSON  
C/G's VOL 6251 FOL 04.3  
VOL 8454 FOL 227  
MUNICIPALITY: WELLINGTON SHIRE

NOTE: FINAL DIMENSIONS TO BE DETERMINED BY SURVEY

ORIGINAL SCALE 1:5000  
SHEET SIZE A3





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 04:38:49 PM

Status	Registered	Dealing Number	AV392515U
Date and Time Lodged	03/03/2022 01:12:03 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	

**ADVERTISED  
PLAN**

## TRANSFER

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

### 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

10316/252

### Transferor(s)

Given Name(s)	JAKE LEONARD
Family Name	BEAUMONT

Given Name(s)	KYLIE MELISSA
Family Name	BEAUMONT

### Estate and/or Interest being transferred

Fee Simple

### Consideration

\$AUD 500000.00

### Transferee(s)

<b>Tenancy (inc. share)</b>	Sole Proprietor
Name	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
ACN	631973012





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

**ADVERTISED  
PLAN**

### Duty Transaction ID

5360376

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 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	7776 SOUTH GIPPSLAND HIGHWAY PTY LTD
Signer Name	MICHELLE LOUISE KEEN
Signer Organisation	WHITE & CASE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 MARCH 2022

### 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.

Executed on behalf of	JAKE LEONARD BEAUMONT KYLIE MELISSA BEAUMONT
Signer Name	ANGELA HELEN PETERSON
Signer Organisation	TREVOR YONG & ASSOCIATES PTY. LTD.
Signer Role	LAW PRACTICE
Execution Date	02 MARCH 2022

### File Notes:

NIL

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

Statement End.

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

Page 1 of 2

VOLUME 05387 FOLIO 290

Security no : 124107190087P  
Produced 27/06/2023 06:57 PM

### LAND DESCRIPTION

Crown Allotment 53, Crown Allotment 54, Crown Allotment 59 and Crown Allotment 60 Parish of Alberton West.  
PARENT TITLE Volume 03235 Folio 935  
Created by instrument 1358904 20/03/1928

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
ROBERT WILLIAM KNOX of 30 CHRISTOFFERSENS ROAD NERRENA VIC 3953  
AM391088V 08/12/2015

### ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AT440287J 17/07/2020  
Caveator  
SYNERGY WIND PTY LTD ACN: 111726393  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
23/03/2015  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

**ADVERTISED  
PLAN**

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

NOTICE Section 16(2) Historic Buildings Act 1981  
REGISTER NO. 1058  
T440830G 01/12/1994

### DIAGRAM LOCATION

SEE TP897220R 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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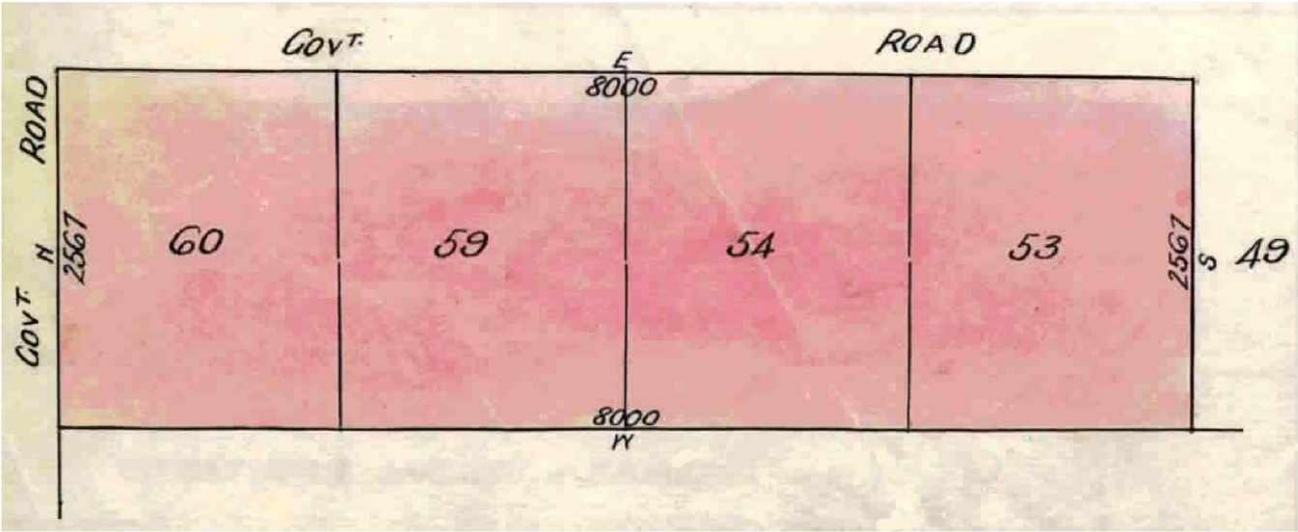
### **ADMINISTRATIVE NOTICES**

NIL

eCT Control 16524X PRIOR LAW  
Effective from 08/02/2023

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 897220R
LOCATION OF LAND Parish: ALBERTON WEST Township: - Section: - Crown Allotment: 53, 54, 59 & 60 Crown Portion: -  Last Plan Reference:- Derived From: VOL. 5387 FOL. 290 Depth Limitation: NIL		Notations          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: 09/11/2007 VERIFIED: A. DALLAS Assistant Registrar of Titles	
<div>ADVERTISED PLAN</div> <div></div> <div>TOTAL AREA = 205<sup>A</sup>. 1<sup>R</sup>. 17<sup>P</sup></div>			
LENGTHS ARE IN LINKS	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets	



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 06:58:03 PM

Status	Registered	Dealing Number	AT440287J
Date and Time Lodged	17/07/2020 08:20:35 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

5387/290

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

23/03/2015

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition

Unless I/we consent in writing



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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	SYNERGY WIND PTY. LTD.
Signer Name	IRENE ARGERES
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	17 JULY 2020

---

### 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.

**ADVERTISED  
PLAN**



T440830G

\$0

BY LETTER

**NOTIFICATION OF  
AN ENTRY IN THE  
HISTORIC BUILDINGS REGISTER**

011294 2008 HBR \$0 T440830G

Section 106(e)  
Transfer of Land Act 1958

Lodged at the Titles Office by

**HISTORIC BUILDINGS COUNCIL**

Code 4924X

**VICTORIA**

The Historic Buildings Council pursuant to Section 16(2) of the Historic Buildings Act 1981 hereby notifies the Registrar of Titles that the Historic Buildings Register has been amended and that the land described is affected.

Land (Title affected)

**ADVERTISED  
PLAN**  
1/Certificate of Title Volume 5387/290  
~~2/Certificate of Title Volume 9644 folios 028 & 029~~

Details of Entry

1/Gelliondale Briquette Plant Cnr Coal Pit Road and  
South Gippsland Hwy Gelliondale  
~~2/Massey Ferguson Complex~~

Historic Buildings Register Number

1/HBR 1058 2/~~HBR 1021~~

Date

29/11/94

SIGNED for and on the behalf of the  
Historic Buildings Council

(Signature of authorised officer)

ph-6285497

**ADVERTISED**  
20 FEB 1995  
With consent of  
Registrar for APT  
RL

for 27/12/94

**AM391088V**

# Transfer of Land

Section 45 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.

## 1. Land/s

*Land Title 1*

Volume 10131 Folio 402

*Land Title 2*

Volume 10291 Folio 566 to 568

*Land Title 3*

Volume 5387 Folio 290

*Land Title 4*

Volume 9933 Folio 218

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

*Transferor*

Given Name/s ROBERT WILLIAM

Family Name KNOX AS LEGAL PERSONAL REPRESENTATIVE OF IRENE GLADYS KNOX, DECEASED

## 4. Transferee/s

*Transferee*

Given Name/s ROBERT WILLIAM

Family Name KNOX

## 5. Manner of Holding

SOLE PROPRIETOR

## 6. Address/es of Transferee/s

*Address of Transferee*

Unit Street No 30

Street Name CHRISTOFFERSENS

Street Type ROAD

Locality NERRENA

State VIC Postcode 3953

## 7. Directing Party

None

## 8. Consideration

Devise in a will

## 9. Signing

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.

*Transferor*

ROBERT WILLIAM KNOX AS LEGAL PERSONAL REPRESENTATIVE OF IRENE GLADYS KNOX, DECEASED



*Signature of Transferor*

*Transferor Witness*



*Signature of witness*

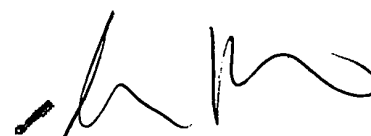
*Transferee*

ROBERT WILLIAM KNOX



*Signature of Transferee*

*Transferee Witness*



*Signature of witness*

**ADVERTISED  
PLAN**



**AM391088V**

# Transfer of Land

Section 45 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.

You may lodge this form in two ways:

### 10. Date

26 November 2015  
Date: (DD/MM/YYYY)

### 11. Lodging Party *Sakleys Law*

Customer Code 0311F

Reference CAM:JT:142452

#### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

#### 2. By mail (extra fee applies)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 2

VOLUME 03387 FOLIO 244

Security no : 124107190456N  
Produced 27/06/2023 07:33 PM

CROWN GRANT

### LAND DESCRIPTION

Crown Allotment 49B Parish of Alberton West.

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
RODNEY JOHN PEARSON of JAMES RD HEDLEY 3967  
U402740Q 12/09/1996

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V709701X 23/10/1998  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AV344375F 17/02/2022  
REGIONAL INVESTMENT CORPORATION

CAVEAT AT440292R 17/07/2020  
Caveator  
SYNERGY WIND PTY LTD ACN: 111726393  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
22/07/2014  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

Any crown grant reservations exceptions conditions limitations and powers  
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP352527E FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

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

**ADVERTISED  
PLAN**

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

Page 2 of 2

---

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

Street Address: SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

### **ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 04/04/2022

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 352527E
<p>Location of Land</p> <p>Parish: ALBERTON WEST</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 49B</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 3387 FOL 244</p> <p>Depth Limitation: 50 FEET</p>		<p>Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3387 FOL. 244 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	
<p>Description of Land / Easement Information</p> <p><b>ADVERTISED PLAN</b></p>		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 10/03/2000</p> <p>VERIFIED: EWA</p>	
<div><div><div></div><div></div></div><div></div><div>COLOUR CODE Y = YELLOW</div></div>			
<p>LENGTHS ARE IN LINKS</p>		<p>Metres = 0.3048 x Feet</p> <p>Metres = 0.201168 x Links</p>	Sheet 1 of 2 sheets

TITLE PLAN	TP 352527E
------------	------------

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing *One hundred and eighty one acres and sixteen perches more or less being Allotment forty nine<sup>B</sup> in the Parish of Altherton West County of Dublin DuLn* delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow EXCEPTING however unto us our heirs and successors all gold and silver and auriferous and argentiferous earth or stone and all mines containing gold silver copper tin antimony coal and all other metals and minerals and mineral ores whatsoever and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes on under and in the like terms conditions and events as the same might have been resumed for such purposes under the law in force at the date of these presents AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which the holder of a miner's right or of a mining or mineral lease had at the time of the passing of the *Land Act 1890* the right to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said GRANTEE

his heirs executors administrators assigns and trustees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided by the 179th section of the *Land Act 1901* and the payment thereof to be a condition precedent to such right of entry.

ADVERTISED  
PLAN

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets
-------------------------	---	---------------------



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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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.

Produced 27/06/2023 07:34:04 PM

Status	Registered	Dealing Number	AV344375F
Date and Time Lodged	17/02/2022 02:14:15 PM		

### Lodger Details

Lodger Code	23774H
Name	REGIONAL INVESTMENT CORPORATION
Address	
Lodger Box	
Phone	
Email	
Reference	(CP) 3470 Pearson -

## MORTGAGE

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

### 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.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

3387/244  
10316/253

### Mortgagor

Given Name(s)	RODNEY JOHN
Family Name	PEARSON

### Mortgagee

Name	REGIONAL INVESTMENT CORPORATION
Address	
Street Number	22
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC
Postcode	3552

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference AA4506  
(b) Additional terms and conditions  
NIL

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,;  
(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney;  
and  
(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. 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.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	REGIONAL INVESTMENT CORPORATION
Signer Name	TYLER JAMES COUPLAND
Signer Organisation	REGIONAL INVESTMENT CORPORATION
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 FEBRUARY 2022

### File Notes:

NIL

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

Statement End.

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 07:34:04 PM

Status	Registered	Dealing Number	AT440292R
Date and Time Lodged	17/07/2020 08:32:05 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton3

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

3387/244  
10316/253

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

22/07/2014

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition

Unless I/we consent in writing





# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

---

### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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	SYNERGY WIND PTY. LTD.
Signer Name	IRENE ARGERES
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	17 JULY 2020

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**

# Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by:

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

Telephone no.: ( )

Address:

Ref:

Customer Code:

**National Australia Bank Limited 2000**

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)

CERTIFICATE OF TITLE VOLUME 10316 FOLIO 253  
CERTIFICATE OF TITLE VOLUME 3387 FOLIO 244

Estate or Interest being mortgaged

Estate in fee simple

Mortgagor (full name)

RODNEY JOHN PEARSON

**ADVERTISED  
PLAN**

("Mortgagor")

Mortgagee

National Australia Bank Limited A.C.N. 004044937

500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage

15<sup>th</sup> October 1998

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. 4509712A

ORDER TO REGISTER

Please register and issue title to

**M**

OFFICE OF TITLES  
VICTORIA  
1998  
12/97

Signed

Cust. Code:

STAMP DUTY USE ONLY  
VICTORIAN STAMP DUTY  
COLLATERAL SECURITY FOR ADVANCES OF

175,000 -

7493. 43213

PRIME TRANSACTION NUMBER

ASSESSED:

THE BACK OF THIS FORM MUST NOT BE USED AP NO. 151

NATIONAL AUSTRALIA BANK

ved Form M  
Titles Office

V709701X

231098 0909 74



ORIGINAL

MADE AVAILABLE/CHANGE CONTROL

12/97  
1998

The Mortgagor agrees with the Bank as follows:

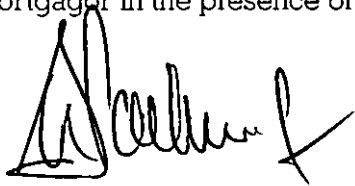
1. "the Secured Amounts when used in the preamble to this cover sheet means "the moneys hereby secured" as defined in the Memorandum for the purpose of this mortgage; and

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



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

**ADVERTISED  
PLAN**

MORTGAGEE – NO EXECUTION REQUIRED

Approval No. 4509712A

**M** page 2



**V709701X**  
231098 0909 74



THE BACK OF THIS FORM MUST NOT BE USED

# ANNEXURE PAGE


## ADVERTISED PLAN

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 3 of *Approved Form M* dated 15-10-98 between NATIONAL AUSTRALIA  
BANK LIMITED ACN 004044937 AND RODNEY JOHN PEARSON

Signatures of the parties



### 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 required information in a panel of the *Approved Form* insert the words "See Annexure I" and enter all the information on the Annexure Page on the back of the Annexure Page. IS NOT TO
2. If multiple copies of a mortgage are lodged, original to each.
3. The Annexure Pages must be properly identified in the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

V709701X  
231098 0909 74



be) and  
reading.  
tached  
to the

# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 4 of *Approved Form M* dated 15-10-98, between NATIONAL AUSTRALIA  
BANK LIMITED ACN 004044937 AND RODNEY JOHN PEARSON

Signatures of the parties



- (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.

**ADVERTISED  
PLAN**

Approval No. 6459610A

**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 4" (or the number of the Annexure Page) and enter all the information on the Annexure Page. THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED FOR THIS PURPOSE.
2. If multiple copies of a mortgage are lodged, original to each.
3. The Annexure Pages must be properly identified on the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

**V709701X**  
231098 0909 74

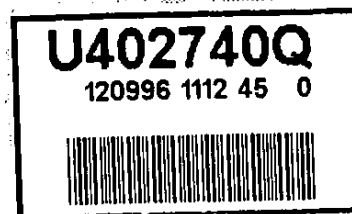


(see) and  
heading.  
attached  
es to the

# VICTORIAN LAND TITLES OFFICE

## Transfer of Land

Section 45 Transfer of Land Act 1958



Lodged at the Land Titles Office by:

Name: KEE & COUTTS

Phone: 051 82 5555

Ref: JWK:MW 96.29

Customer Code: 1516F

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 (Title)

Crown Grants Volume 8454 Folio 227, Volume 6251 Folio 043, Volume 3387 Folio 244

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

all my estate and interest in fee simple

Consideration

PURSUANT TO DEED OF FAMILY AGREEMENT DATED 3<sup>rd</sup> JUNE 1996. £

Transferor (Full name)

Lillian Merle Pearson and Rodney John Pearson as Executors of the Estate of the late John Pearson, Lillian Merle Pearson, Rodney John Pearson and Geoffrey Robert Pearson

Transferee (Full name and address for future notices including postcode)

Rodney John Pearson of James Road, Hedley. Victoria 3967.

Directing Party (Full name)

Dated: 31/6/96

Execution and Attestation

Signed by the transferor in the presence of:

*L. M. Pearson*  
*R. Pearson*  
*G. Pearson*

Signed by the transferee in the presence of:

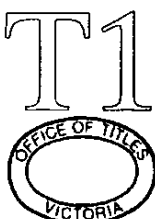
*R. Pearson*

**ADVERTISED  
PLAN**

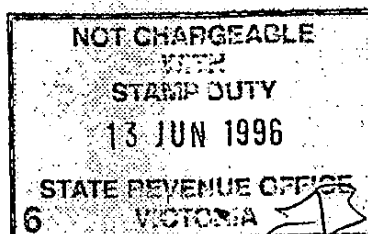
Land Titles Office Use Only

T/O Approval No: 310953A

Stamp Duty Use Only



\* Law Perfect Pty Ltd



*16/9/96*

*NCRT*



## **ORDER TO REGISTER**

### **To the Registrar of Titles**

Please register this dealing and upon completion issue the documents as follows:-

Signed . . . . .

Firm's Name . . . . .

Customer code . . . . .

---

**ADVERTISED  
PLAN**

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

Page 1 of 2

VOLUME 05824 FOLIO 685

Security no : 124107190302F  
Produced 27/06/2023 07:19 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 222737U.  
PARENT TITLE Volume 05739 Folio 644  
Created by instrument 1513543 25/11/1932

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BENJAMIN JOHN PEARSON of 7890 SOUTH GIPPSLAND HIGHWAY ALBERTON VIC 3971  
AR270149K 23/07/2018

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL733714D 05/03/2015  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AR270150B 23/07/2018  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AV344372M 17/02/2022  
REGIONAL INVESTMENT CORPORATION

CAVEAT AT440290V 17/07/2020  
Caveator  
SYNERGY WIND PTY LTD ACN: 111726393  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
23/07/2014  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

**ADVERTISED  
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 TP222737U 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)

Street Address: "FEN FARM" 7890 SOUTH GIPPSLAND HIGHWAY ALBERTON VIC 3971

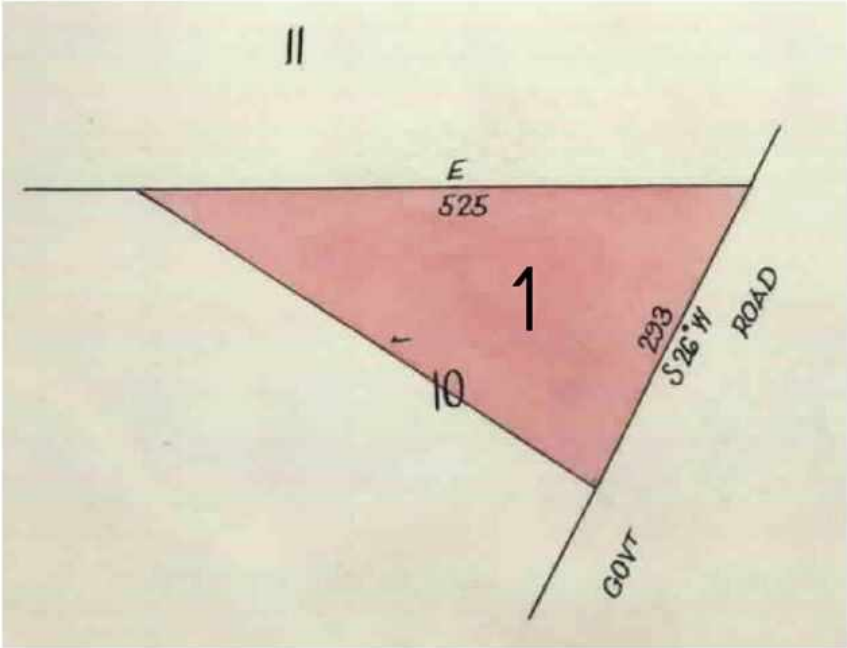
### ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 04/04/2022

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 222737U									
<div>Location of Land</div> <div>Parish: ALBERTON WEST</div> <div>Township:</div> <div>Crown Section: 10(PT)</div> <div>Crown Allotment:</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 5824 FOL 685</div> <div>Depth Limitation: NIL</div>		<div>Notations</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>										
<div>Description of Land / Easement Information</div> <div>ADVERTISED PLAN</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> <div>COMPILED: 22/11/1999</div> <div>VERIFIED: P.J.</div>										
<table><tr><th colspan="3">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="3">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="3">PARCEL 1 = CROWN SECTION 10 (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 = CROWN SECTION 10 (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 = CROWN SECTION 10 (PT)												
<div>LENGTHS ARE IN LINKS</div>		<div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div>	Sheet 1 of 1 sheets									

AR270150B

**Lodger Details**

Lodger Code 9E  
 Name  
 Address  
 Lodger Box  
 Phone  
 Email  
 Reference

414 58 2917

For Office Use Only

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

**MORTGAGE****Jurisdiction** VICTORIA**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.

**Estate and/or interest being mortgaged**

FEE SIMPLE

**Land Title Reference Part Land Affected? Land Description**

5824/685  
 9083/984  
 6410/974

**ADVERTISED  
 PLAN**

**Mortgagor**

Given Name(s) BENJAMIN JOHN  
 Family Name PEARSON

**Mortgagee**

Name NATIONAL AUSTRALIA BANK LIMITED  
 ACN 004044937  
 Australian Credit licence 230686  
 Address  
 Floor Type LEVEL  
 Floor Number 1  
 Street Number 800  
 Street Name BOURKE  
 Street Type STREET  
 Locality DOCKLANDS  
 State VIC  
 Postcode 3008

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

**Terms and conditions of this mortgage**

- (a) Document Reference AA1791  
 (b) Additional terms and conditions NIL

**AR270150B**

Mortgage Form version 1.0

### Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, :
  - (a) has taken reasonable steps to verify the identity of the mortgagor; and
  - (a) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of NATIONAL AUSTRALIA BANK  
LIMITED

Signer Name

*Annie Choues*

Signer Organisation

NATIONAL AUSTRALIA BANK  
LIMITED

Signer Role

EMPLOYEE

Signature

*[Handwritten Signature]*

Execution Date

*4/7/2018*

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 07:20:01 PM

Status	Registered	Dealing Number	AT440290V
Date and Time Lodged	17/07/2020 08:26:36 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton2

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

5824/685  
6410/974  
9083/984

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

23/07/2014

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Unless I/we consent in writing

---

### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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	SYNERGY WIND PTY. LTD.
Signer Name	IRENE ARGERES
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	17 JULY 2020

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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Produced 27/06/2023 07:20:02 PM

Status	Registered	Dealing Number	AV344372M
Date and Time Lodged	17/02/2022 02:14:10 PM		

### Lodger Details

Lodger Code	23774H
Name	REGIONAL INVESTMENT CORPORATION
Address	
Lodger Box	
Phone	
Email	
Reference	(CP) 3470 Pearson

## MORTGAGE

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

### 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.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

5824/685  
6410/974  
9083/984

### Mortgagor

Given Name(s)	BENJAMIN JOHN
Family Name	PEARSON

### Mortgagee

Name	REGIONAL INVESTMENT CORPORATION
Address	
Street Number	22
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

Postcode 3552

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference AA4506  
(b) Additional terms and conditions  
NIL

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:  
(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and  
(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. 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.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	REGIONAL INVESTMENT CORPORATION
Signer Name	TYLER JAMES COUPLAND
Signer Organisation	REGIONAL INVESTMENT CORPORATION
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 FEBRUARY 2022

### File Notes:

NIL

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

Statement End.

**ADVERTISED  
PLAN**



**AL733714D****Mortgage**

Section 74 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.

**1. Land/s***Land Title 1*

Volume 5824 Folio 685

*Land Title 2*

Volume 9083 Folio 984

*Land Title 3*

Volume 6410 Folio 974

**2. Estate and Interest**

FEE SIMPLE

**3. Memorandum of common provisions**

MCP Number AA1791

**4. Mortgagor/s***Mortgagor 1*

Given Name/s BENJAMIN JOHN

Family Name PEARSON

*Mortgagor 2*

Given Name/s CLANCEE SHAYE

Family Name PEARSON

**5. Mortgagee/s***Mortgagee*

Name NATIONAL AUSTRALIA  
BANK LIMITED

ABN 12 004 044 937

Australian 230686  
Credit Licence

**6. Signing**

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 dealing 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.

*Mortgagor 1*

BENJAMIN JOHN PEARSON



Signature of Mortgagor



Signature of Witness

*Mortgagor 2*

CLANCEE SHAYE PEARSON



Signature of Mortgagor



Signature of Witness

**7. Date** 18/7/14

Date: (DD/MM/YYYY) 18/07/2014

**8. Lodging Party**

Customer Code: 9E

Reference: 414582917.9-7

**ADVERTISED  
PLAN**

**AR270149K**

# Transfer of Land

Section 45 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.

**1. Land/s***Land Title 1*

Volume 06410 Folio 974

*Land Title 2*

Volume 09083 Folio 984

*Land Title 3*

Volume 05824 Folio 685

**2. Estate and Interest**

FEE SIMPLE

**3. Transferor/s***Transferor 1*

Given Name/s BENJAMIN JOHN

Family Name PEARSON

*Transferor 2*

Given Name/s CLANCEE SHAYE

Family Name PEARSON

**4. Transferee/s***Transferee*

Given Name/s BENJAMIN JOHN

Family Name PEARSON

**5. Manner of Holding**

SOLE PROPRIETOR

**6. Address/es of Transferee/s***Address of Transferee*

Unit Street No 7890

Street Name SOUTH GIPPSLAND

Street Type HIGHWAY

Locality ALBERTON

State VIC Postcode 3971

**7. Directing Party**

None

**8. Consideration**~~Natural love and affection~~

Breakdown of marriage.

**9. Signing**

The transferor 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.

*Transferor 1*

BENJAMIN JOHN PEARSON

  
Signature of Transferor

Transferor Witness

  
Signature of Witness**ADVERTISED  
PLAN**

AR270149K

# Transfer of Land

Section 45 Transfer of Land Act 1958

## Privacy Collection Statement

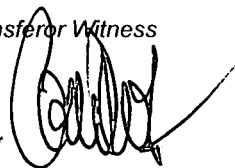
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Transferor 2

CLANCEE SHAYE PEARSON

  
Signature of Transferor

Transferor Witness

  
Signature of Witness

You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (extra fee applies)

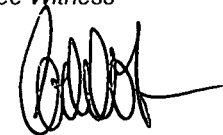
Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

Transferee

BENJAMIN JOHN PEARSON

  
Signature of Transferee

Transferee Witness

  
Signature of Witness

### 10. Date

Date: (DD/MM/YYYY) 12/12/2016

### 11. Lodging Party

Customer Code

9E

Reference

414582917

**ADVERTISED  
PLAN**

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

Page 1 of 2

VOLUME 06410 FOLIO 974

Security no : 124107190269R  
Produced 27/06/2023 07:16 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 864748G.  
PARENT TITLE Volume 05820 Folio 985  
Created by instrument 1779288 08/07/1940

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BENJAMIN JOHN PEARSON of 7890 SOUTH GIPPSLAND HIGHWAY ALBERTON VIC 3971  
AR270149K 23/07/2018

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL733714D 05/03/2015  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AR270150B 23/07/2018  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AV344372M 17/02/2022  
REGIONAL INVESTMENT CORPORATION

CAVEAT AT440290V 17/07/2020  
Caveator  
SYNERGY WIND PTY LTD ACN: 111726393  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
23/07/2014  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

**ADVERTISED  
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 TP864748G 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)

Street Address: "FEN FARM" 7890 SOUTH GIPPSLAND HIGHWAY ALBERTON VIC 3971

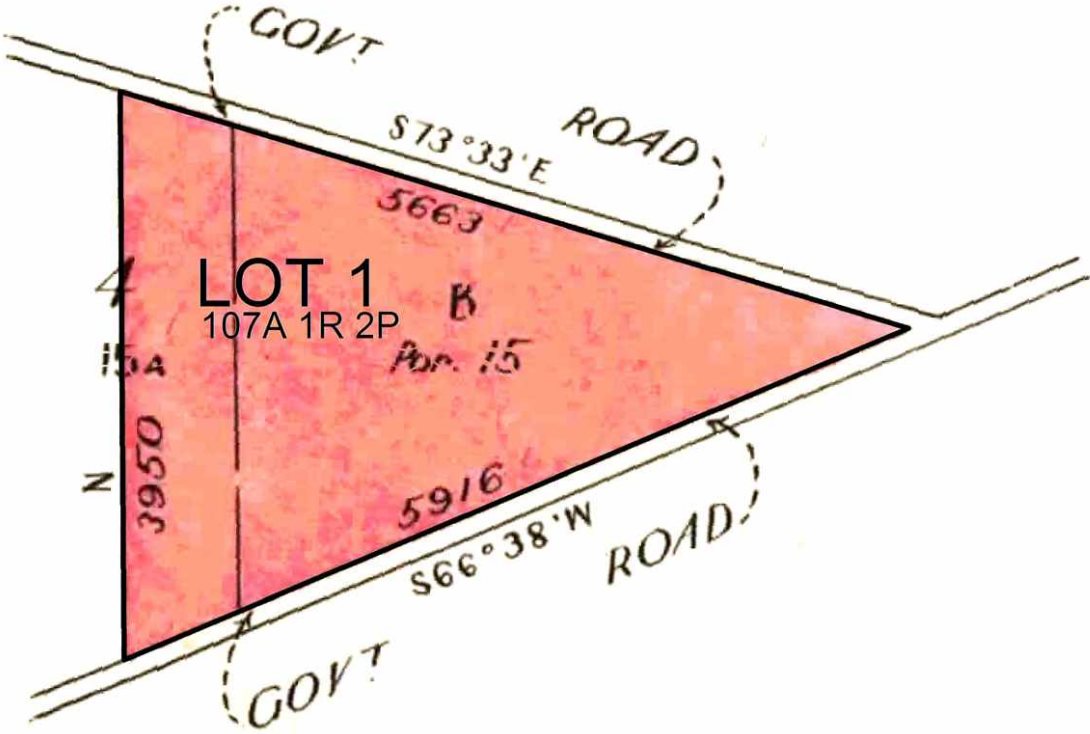
### ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 04/04/2022

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 864748G						
LOCATION OF LAND Parish: ALBERTON WEST Crown Allotment: 15A (PT)  Crown Allotment: B (PT) Portion: 15  Last Plan Reference: LP 4703 Derived From: VOL.6410 FOL.974 Depth Limitation: NIL		Notations          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:08/08/2007 VERIFIED: A. DALLAS Assistant Registrar of Titles							
<div>ADVERTISED PLAN</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">LOT 1 = LOT 4 (PT) ON LP 4703</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		LOT 1 = LOT 4 (PT) ON LP 4703	
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									
LOT 1 = LOT 4 (PT) ON LP 4703									
LENGTHS ARE IN LINKS	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets							

AR270150B

**Lodger Details**

Lodger Code 9E  
 Name  
 Address  
 Lodger Box  
 Phone  
 Email  
 Reference

414 58 2917

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THE BACK OF THIS FORM  
 MUST NOT BE USED

**MORTGAGE****Jurisdiction** VICTORIA**Privacy Collection Statement**

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**Estate and/or interest being mortgaged**

FEE SIMPLE

**Land Title Reference Part Land Affected? Land Description**

5824/685  
 9083/984  
 6410/974

**ADVERTISED  
 PLAN**

**Mortgagor**

Given Name(s) BENJAMIN JOHN  
 Family Name PEARSON

**Mortgagee**

Name NATIONAL AUSTRALIA BANK LIMITED  
 ACN 004044937  
 Australian Credit licence 230686  
 Address  
 Floor Type LEVEL  
 Floor Number 1  
 Street Number 800  
 Street Name BOURKE  
 Street Type STREET  
 Locality DOCKLANDS  
 State VIC  
 Postcode 3008

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

**Terms and conditions of this mortgage**

- (a) Document Reference AA1791  
 (b) Additional terms and conditions NIL

**AR270150B**

Mortgage Form version 1.0

**Mortgagee Execution**

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, :
  - (a) has taken reasonable steps to verify the identity of the mortgagor; and
  - (a) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of NATIONAL AUSTRALIA BANK  
LIMITED

Signer Name

*Annie Choues*

Signer Organisation

NATIONAL AUSTRALIA BANK  
LIMITED

Signer Role

EMPLOYEE

Signature

*[Handwritten Signature]*

Execution Date

*4/7/2018*

**ADVERTISED  
PLAN**





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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Produced 27/06/2023 07:17:50 PM

Status	Registered	Dealing Number	AT440290V
Date and Time Lodged	17/07/2020 08:26:36 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton2

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

5824/685  
6410/974  
9083/984

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

23/07/2014

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Unless I/we consent in writing

---

### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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	SYNERGY WIND PTY. LTD.
Signer Name	IRENE ARGERES
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	17 JULY 2020

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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Produced 27/06/2023 07:17:51 PM

Status	Registered	Dealing Number	AV344372M
Date and Time Lodged	17/02/2022 02:14:10 PM		

### Lodger Details

Lodger Code	23774H
Name	REGIONAL INVESTMENT CORPORATION
Address	
Lodger Box	
Phone	
Email	
Reference	(CP) 3470 Pearson

## MORTGAGE

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

### 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.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

5824/685  
6410/974  
9083/984

### Mortgagor

Given Name(s)	BENJAMIN JOHN
Family Name	PEARSON

### Mortgagee

Name	REGIONAL INVESTMENT CORPORATION
Address	
Street Number	22
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

Postcode 3552

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference AA4506  
(b) Additional terms and conditions  
NIL

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:  
(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney; and  
(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. 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.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	REGIONAL INVESTMENT CORPORATION
Signer Name	TYLER JAMES COUPLAND
Signer Organisation	REGIONAL INVESTMENT CORPORATION
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 FEBRUARY 2022

### File Notes:

NIL

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

Statement End.

**ADVERTISED  
PLAN**

**AL733714D****Mortgage**

Section 74 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.

**1. Land/s***Land Title 1*

Volume 5824 Folio 685

*Land Title 2*

Volume 9083 Folio 984

*Land Title 3*

Volume 6410 Folio 974

**2. Estate and Interest**

FEE SIMPLE

**3. Memorandum of common provisions**

MCP Number AA1791

**4. Mortgagor/s***Mortgagor 1*

Given Name/s BENJAMIN JOHN

Family Name PEARSON

*Mortgagor 2*

Given Name/s CLANCEE SHAYE

Family Name PEARSON

**5. Mortgagee/s***Mortgagee*

Name NATIONAL AUSTRALIA  
BANK LIMITED

ABN 1 2 0 0 4 0 4 4 9 3 7

Australian 230686  
Credit Licence

**6. Signing**

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 dealing 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.

*Mortgagor 1*

BENJAMIN JOHN PEARSON



Signature of Mortgagor



Signature of Witness

*Mortgagor 2*

CLANCEE SHAYE PEARSON



Signature of Mortgagor



Signature of Witness

**7. Date** 18/7/14

Date: (DD/MM/YYYY) 18/07/2014

**8. Lodging Party**

Customer Code: 9E

Reference: 414582917.9-7

**ADVERTISED  
PLAN**

**AR270149K**

# Transfer of Land

Section 45 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.

### 1. Land/s

*Land Title 1*

Volume 06410 Folio 974

*Land Title 2*

Volume 09083 Folio 984

*Land Title 3*

Volume 05824 Folio 685

### 2. Estate and Interest

FEE SIMPLE

### 3. Transferor/s

*Transferor 1*

Given Name/s BENJAMIN JOHN

Family Name PEARSON

*Transferor 2*

Given Name/s CLANCEE SHAYE

Family Name PEARSON

### 4. Transferee/s

*Transferee*

Given Name/s BENJAMIN JOHN

Family Name PEARSON

### 5. Manner of Holding

SOLE PROPRIETOR

### 6. Address/es of Transferee/s

*Address of Transferee*

Unit Street No 7890

Street Name SOUTH GIPPSLAND

Street Type HIGHWAY

Locality ALBERTON

State VIC Postcode 3971

### 7. Directing Party

None

### 8. Consideration

~~Natural love and affection~~  
Breakdown of marriage.

### 9. Signing

The transferor 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.

**ADVERTISED  
PLAN**

*Transferor 1*

BENJAMIN JOHN PEARSON

*Signature of Transferor*

*Transferor Witness*

*Signature of Witness*

AR270149K

# Transfer of Land

Section 45 Transfer of Land Act 1958

## Privacy Collection Statement

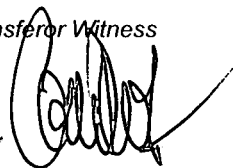
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Transferor 2

CLANCEE SHAYE PEARSON

  
Signature of Transferor

Transferor Witness

  
Signature of Witness

You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (extra fee applies)

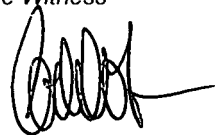
Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

Transferee

BENJAMIN JOHN PEARSON

  
Signature of Transferee

Transferee Witness

  
Signature of Witness

### 10. Date

Date: (DD/MM/YYYY) 12/12/2016

### 11. Lodging Party

Customer Code

9E

Reference

414582917

**ADVERTISED  
PLAN**

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

Page 1 of 2

VOLUME 09083 FOLIO 984

Security no : 124107190284A  
Produced 27/06/2023 07:17 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 128952Q.  
PARENT TITLE Volume 05788 Folio 514  
Created by instrument F621632 05/03/1975

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
BENJAMIN JOHN PEARSON of 7890 SOUTH GIPPSLAND HIGHWAY ALBERTON VIC 3971  
AR270149K 23/07/2018

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL733714D 05/03/2015  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AR270150B 23/07/2018  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AV344372M 17/02/2022  
REGIONAL INVESTMENT CORPORATION

CAVEAT AT440290V 17/07/2020  
Caveator  
SYNERGY WIND PTY LTD ACN: 111726393  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
23/07/2014  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

**ADVERTISED  
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 TP128952Q 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)

Street Address: "FEN FARM" 7890 SOUTH GIPPSLAND HIGHWAY ALBERTON VIC 3971

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 04/04/2022

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1		TP 128952Q							
<b>Location of Land</b>  Parish: ALBERTON WEST Township: Crown Section: 11(PT) Crown Allotment: Crown Portion:  Last Plan Reference: Derived From: VOL 9083 FOL 984 Depth Limitation: NIL			<b>Notations</b>     ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
<b>Description of Land / Easement Information</b>  <div style="text-align: center; color: red; font-weight: bold; font-size: 1.5em;">ADVERTISED PLAN</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: 02/09/1999 VERIFIED: PJ							
<table border="1" style="width: 100%;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <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 = CROWN SEC 11 (PT)</td> </tr> </tbody> </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 = CROWN SEC 11 (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 = CROWN SEC 11 (PT)											
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

AR270150B

**Lodger Details**

Lodger Code 9E  
 Name  
 Address  
 Lodger Box  
 Phone  
 Email  
 Reference

414 58 2917

For Office Use Only

THE BACK OF THIS FORM  
 MUST NOT BE USED

**MORTGAGE****Jurisdiction** VICTORIA**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.

**Estate and/or interest being mortgaged**

FEE SIMPLE

**Land Title Reference Part Land Affected? Land Description**

5824/685  
 9083/984  
 6410/974

**ADVERTISED  
 PLAN**

**Mortgagor**

Given Name(s) BENJAMIN JOHN  
 Family Name PEARSON

**Mortgagee**

Name NATIONAL AUSTRALIA BANK LIMITED  
 ACN 004044937  
 Australian Credit licence 230686  
 Address  
 Floor Type LEVEL  
 Floor Number 1  
 Street Number 800  
 Street Name BOURKE  
 Street Type STREET  
 Locality DOCKLANDS  
 State VIC  
 Postcode 3008

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

**Terms and conditions of this mortgage**

- (a) Document Reference AA1791  
 (b) Additional terms and conditions NIL

**AR270150B**

Mortgage Form version 1.0

### Mortgagee Execution

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. 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.
3. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, :
  - (a) has taken reasonable steps to verify the identity of the mortgagor; and
  - (a) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.

Executed on behalf of NATIONAL AUSTRALIA BANK  
LIMITED

Signer Name

*Annie Choues*

Signer Organisation

NATIONAL AUSTRALIA BANK  
LIMITED

Signer Role

EMPLOYEE

Signature

*[Handwritten Signature]*

Execution Date

*4/7/2018*

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 07:18:58 PM

Status	Registered	Dealing Number	AT440290V
Date and Time Lodged	17/07/2020 08:26:36 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton2

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

5824/685  
6410/974  
9083/984

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

23/07/2014

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

Unless I/we consent in writing

---

### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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	SYNERGY WIND PTY. LTD.
Signer Name	IRENE ARGERES
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	17 JULY 2020

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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Produced 27/06/2023 07:18:58 PM

Status	Registered	Dealing Number	AV344372M
Date and Time Lodged	17/02/2022 02:14:10 PM		

### Lodger Details

Lodger Code	23774H
Name	REGIONAL INVESTMENT CORPORATION
Address	
Lodger Box	
Phone	
Email	
Reference	(CP) 3470 Pearson

## MORTGAGE

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

### 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.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

5824/685  
6410/974  
9083/984

### Mortgagor

Given Name(s)	BENJAMIN JOHN
Family Name	PEARSON

### Mortgagee

Name	REGIONAL INVESTMENT CORPORATION
Address	
Street Number	22
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC

**ADVERTISED  
PLAN**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

Postcode 3552

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference AA4506  
(b) Additional terms and conditions  
NIL

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,:  
(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney;  
and  
(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. 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.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	REGIONAL INVESTMENT CORPORATION
Signer Name	TYLER JAMES COUPLAND
Signer Organisation	REGIONAL INVESTMENT CORPORATION
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 FEBRUARY 2022

### File Notes:

NIL

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

Statement End.

**ADVERTISED  
PLAN**



**AL733714D**

# Mortgage

Section 74 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.

### 1. Land/s

#### Land Title 1

Volume 5824 Folio 685

#### Land Title 2

Volume 9083 Folio 984

#### Land Title 3

Volume 6410 Folio 974

### 2. Estate and Interest

FEE SIMPLE

### 3. Memorandum of common provisions

MCP Number AA1791

### 4. Mortgagor/s

#### Mortgagor 1

Given Name/s BENJAMIN JOHN

Family Name PEARSON

#### Mortgagor 2

Given Name/s CLANCEE SHAYE

Family Name PEARSON

### 5. Mortgagee/s

#### Mortgagee

Name NATIONAL AUSTRALIA  
BANK LIMITED

ABN 12004044937

Australian 230686  
Credit Licence

### 6. Signing

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 dealing 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.

#### Mortgagor 1

BENJAMIN JOHN PEARSON



Signature of Mortgagor



Signature of Witness

#### Mortgagor 2

CLANCEE SHAYE PEARSON



Signature of Mortgagor



Signature of Witness

### 7. Date 18/7/14

Date: (DD/MM/YYYY) 18/07/2014

### 8. Lodging Party

Customer Code: 9E

Reference: 414582917.9-7

**ADVERTISED  
PLAN**

AR270149K

# Transfer of Land

Section 45 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.

### 1. Land/s

Land Title 1

Volume 06410 Folio 974

Land Title 2

Volume 09083 Folio 984

Land Title 3

Volume 05824 Folio 685

### 2. Estate and Interest

FEE SIMPLE

### 3. Transferor/s

Transferor 1

Given Name/s BENJAMIN JOHN

Family Name PEARSON

Transferor 2

Given Name/s CLANCEE SHAYE

Family Name PEARSON

### 4. Transferee/s

Transferee

Given Name/s BENJAMIN JOHN

Family Name PEARSON

### 5. Manner of Holding

SOLE PROPRIETOR

### 6. Address/es of Transferee/s

Address of Transferee

Unit Street No 7890

Street Name SOUTH GIPPSLAND

Street Type HIGHWAY

Locality ALBERTON

State VIC Postcode 3971

### 7. Directing Party

None

### 8. Consideration

~~Natural love and affection~~

Breakdown of marriage.

### 9. Signing

The transferor 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.

ADVERTISED  
PLAN

Transferor 1

BENJAMIN JOHN PEARSON

Signature of Transferor

Transferor Witness

Signature of Witness

AR270149K

# Transfer of Land

Section 45 Transfer of Land Act 1958

## Privacy Collection Statement

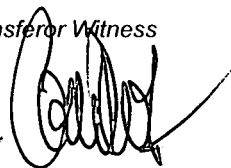
The information from this form is collected by the Registrar of Titles under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Transferor 2

CLANCEE SHAYE PEARSON

  
Signature of Transferor

Transferor Witness

  
Signature of Witness

You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (extra fee applies)

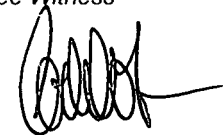
Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

Transferee

BENJAMIN JOHN PEARSON

  
Signature of Transferee

Transferee Witness

  
Signature of Witness

### 10. Date

Date: (DD/MM/YYYY) 12/12/2016

### 11. Lodging Party

Customer Code

9E

Reference

414582917

**ADVERTISED  
PLAN**

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

Page 1 of 2

VOLUME 10316 FOLIO 253

Security no : 124107190462G  
Produced 27/06/2023 07:34 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 404524N.

PARENT TITLES :

Volume 06251 Folio 043      Volume 08454 Folio 227

Created by instrument PS404524N 07/02/1997

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

RODNEY JOHN PEARSON of JAMES ROAD NORTH HEDLEY, 3967  
PS404524N 07/02/1997

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE V709701X 23/10/1998  
NATIONAL AUSTRALIA BANK LTD

MORTGAGE AV344375F 17/02/2022  
REGIONAL INVESTMENT CORPORATION

CAVEAT AT440292R 17/07/2020  
Caveator  
SYNERGY WIND PTY LTD ACN: 111726393  
Grounds of Claim  
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
22/07/2014  
Estate or Interest  
EXECUTORY OR CONTINGENT INTEREST  
Prohibition  
UNLESS I/WE CONSENT IN WRITING  
Lodged by  
WHITE & CASE  
Notices to  
ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

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.

AGREEMENT Section 173 PLANNING AND ENVIRONMENT ACT 1987  
U544373M 09/12/1996

### DIAGRAM LOCATION

SEE PS404524N FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

**ADVERTISED  
PLAN**

## 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)

Street Address: SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

### ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD  
Effective from 04/04/2022

DOCUMENT END

**ADVERTISED  
PLAN**

<b>PLAN OF SUBDIVISION</b>		STAGE No. —	LTO USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 4 0 4 5 2 4 N</b>
----------------------------	--	----------------	----------------------------------	--

<p style="text-align: center;"><b>LOCATION OF LAND</b></p> <p>PARISH: ALBERTON WEST</p> <p>TOWNSHIP: —</p> <p>SECTION: —</p> <p>CROWN ALLOTMENT: 49 A &amp; 49 C</p> <p>CROWN PORTION: —</p> <p>LTO BASE RECORD: LITHO - SHEET 1</p> <p>TITLE REFERENCES: C/G VOL 6251 FOL 043 VOL 8454 FOL 227</p> <p>LAST PLAN REFERENCE/S: —</p> <p>POSTAL ADDRESS: SOUTH GIPPSLAND HIGHWAY (At time of subdivision) HEDLEY VIC 3967</p> <p>AMG Co-ordinates (of approx centre of land in plan)</p> <p style="text-align: right;">E 464 100 N 5723 300    ZONE: 55</p>	<p style="text-align: center;"><b>COUNCIL CERTIFICATION AND ENDORSEMENT</b></p> <p>COUNCIL NAME: WELLINGTON SHIRE COUNCIL    REF: WP9600568 WS9600241</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988.</p> <p><del>2. This plan is certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Date of original certification under Section 6: / /</del></p> <p>3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.</p> <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 of the Subdivision Act 1988 <del>has</del>/has not been made.</p> <p><del>(ii) The requirement has been satisfied.</del></p> <p><del>(iii) The requirement is to be satisfied in Stage .....</del></p> <p>Council Delegate <del>Council Seal</del> Date 6 / 12 / 96</p> <p><del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del></p> <p>Council Delegate <del>Council Seal</del> Date / /</p>
---	---

<b>VESTING OF ROADS AND/OR RESERVES</b>		<b>NOTATIONS</b>	
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING    This is/is not a staged subdivision. Planning permit No. <b>WP9600568</b>	DEPTH LIMITATION    15.24m BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.
NIL	NIL		

LOT 1 AND THE CONNECTION 52°45' 247.92 m ARE THE RESULT OF THIS SURVEY.  
THE AREA OF LOT 2 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE.

## ADVERTISED PLAN

SURVEY.    THIS PLAN IS ~~IS NOT~~ BASED ON SURVEY  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) **3, 14, 18 & 27**  
IN PROCLAIMED SURVEY AREA No. —

<b>EASEMENT INFORMATION</b>					<b>LTO USE ONLY</b>	
LEGEND    A - Appurtenant Easement    E - Encumbering Easement    R - Encumbering Easement (Road)					STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT	
					RECEIVED <input checked="" type="checkbox"/>	
					DATE: 13 / 1 / 97	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	<b>LTO USE ONLY</b> PLAN REGISTERED TIME <b>8.45</b> DATE <b>7 / 2 / 97</b>  Assistant Registrar of Titles	
—	—	—	—	—		

<p><b>DELL &amp; KEITH</b> <b>CONSULTANTS PTY LTD</b> ACN 005 289 387 3/6-8 GREY STREET, TRARALGON. 3844. Ph. (051) 74 5385 Fax. (051) 74 9548</p>	<p>LICENSED SURVEYOR (PRINT) <b>IAN GORDON KEITH</b></p> <p>SIGNATURE ..... DATE 13 / 8 / 96</p> <p>REF <b>8554</b>    VERSION <b>1</b></p>
--	---

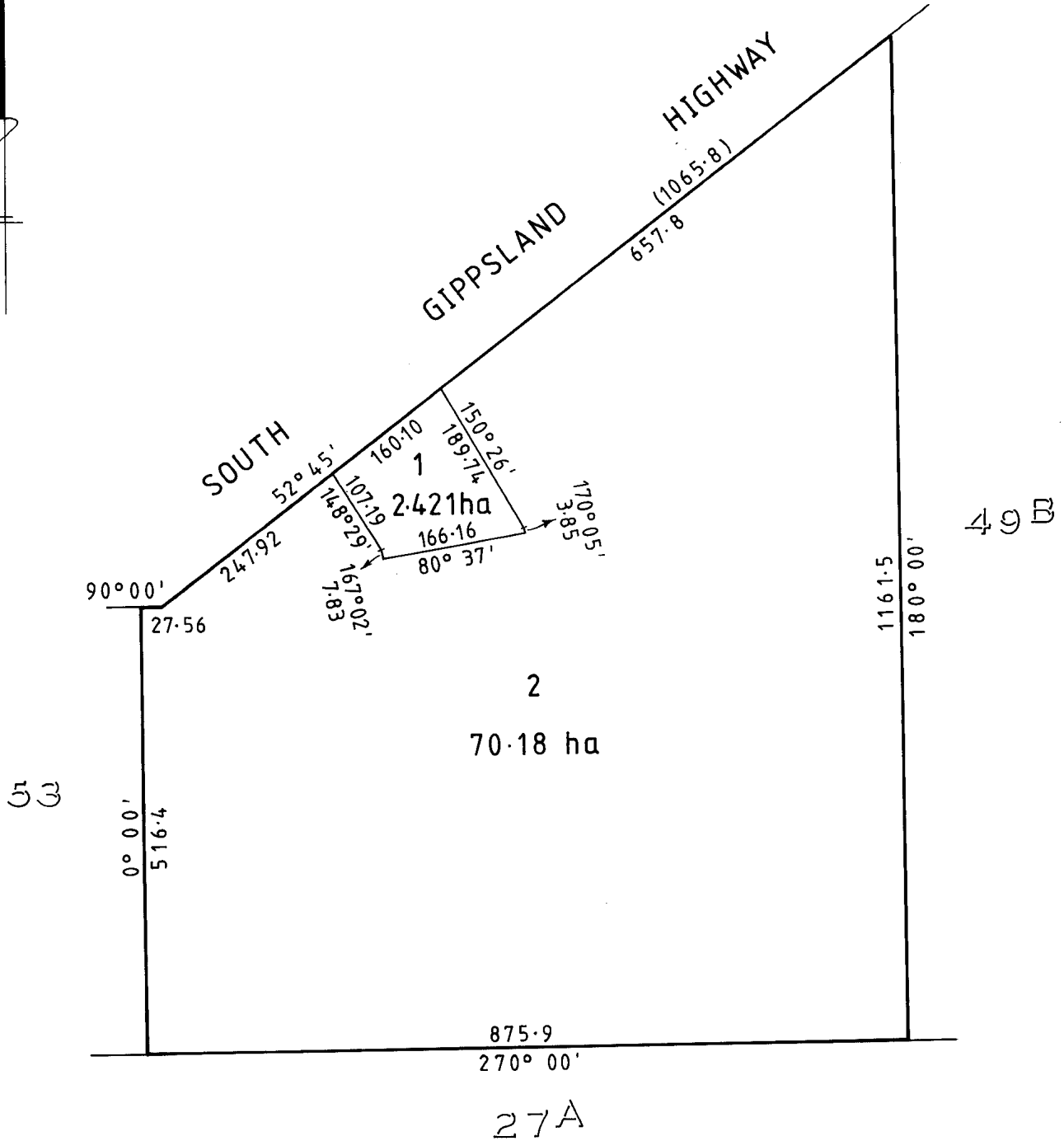
SHEET 1 OF 2 SHEETS	
DATE    /    /	COUNCIL DELEGATE SIGNATURE
ORIGINAL SHEET SIZE    A3	

# PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 404524N



**ADVERTISED  
PLAN**



**DELL & KEITH  
CONSULTANTS PTY LTD**

ACN 005 289 387  
3/6-8 GREY STREET, TRARALGON. 3844.  
Ph. (051) 74 5385 Fax. (051) 74 9548

50 0 50 100 150 200 250  
LENGTHS ARE IN METRES

ORIGINAL  
SCALE  
1:5000  
SHEET  
SIZE  
A3

LICENSED SURVEYOR (PRINT) IAN GORDON KEITH  
SIGNATURE ..... DATE 13 / 8 / 96  
REF 8554 VERSION 1

SHEET 2 OF 2 SHEETS

DATE / /  
COUNCIL DELEGATE SIGNATURE

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

Crefields PS03



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

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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.

Produced 27/06/2023 07:35:02 PM

Status	Registered	Dealing Number	AV344375F
Date and Time Lodged	17/02/2022 02:14:15 PM		

### Lodger Details

Lodger Code	23774H
Name	REGIONAL INVESTMENT CORPORATION
Address	
Lodger Box	
Phone	
Email	
Reference	(CP) 3470 Pearson -

## MORTGAGE

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

### 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.

### Estate and/or Interest being mortgaged

FEE SIMPLE

### Land Title Reference

3387/244  
10316/253

### Mortgagor

Given Name(s)	RODNEY JOHN
Family Name	PEARSON

### Mortgagee

Name	REGIONAL INVESTMENT CORPORATION
Address	
Street Number	22
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC
Postcode	3552

**ADVERTISED  
PLAN**





# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Mortgage Form version 1.5

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

### Terms and Conditions of this Mortgage

(a) Document Reference AA4506  
(b) Additional terms and conditions  
NIL

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents,;  
(a) has taken reasonable steps to verify the identity of the mortgagor or his, her or its administrator or attorney;  
and  
(b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
2. 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.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	REGIONAL INVESTMENT CORPORATION
Signer Name	TYLER JAMES COUPLAND
Signer Organisation	REGIONAL INVESTMENT CORPORATION
Signer Role	AUTHORISED SIGNATORY
Execution Date	17 FEBRUARY 2022

### File Notes:

NIL

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

Statement End.

**ADVERTISED  
PLAN**

BY LETTER

463

A55



U544373M

091296 2138 173 \$63



Lodged by Wellington S.C.

Code 9894C

Titles Office Use Only

VICTORIA

APPLICATION BY A RESPONSIBLE AUTHORITY under  
Section 181 *Planning and Environment Act 1987* for ENTRY  
OF A MEMORANDUM OF AGREEMENT under Section  
173 of the Act.

The Responsible Authority under the Planning Scheme having entered into an Agreement with the parties named for the land described requires that a memorandum of the Agreement be entered on the Certificate(s) of Title to the land referred to.

LAND (insert Certificate of Title Volume and Folio)

VOLUME 6251 FOLIO 1250043

VOLUME 8454 FOLIO 227

ADDRESS OF THE LAND

SOUTH GIPPSLAND HIGHWAY, HEDLEY, CROWN ALLOTMENTS 49A  
AND 49C, PARISH OF ALBERTON WEST

RESPONSIBLE AUTHORITY (name and address)

Wellington Shire Council

P.O. Box 506

SALE, VIC. 3850

PLANNING SCHEME

Alberton Planning Scheme

AGREEMENT DATE

18 NOVEMBER 1996

AGREEMENT WITH (Name and Address)

RODNEY JOHN PEARSON  
OF JAMES ROAD NORTH, HEDLEY, 3967

A copy of the Agreement is attached to this Application

Signature for the Responsible Authority

Kim Phillips

Name of Officer

KIM PHILLIPS

Date

6th DECEMBER 1996

Planning and Environment Regulations Form 9.1

Note: The Land Titles Office require that forms be lodged on good quality B4 size paper.

12 DEC 1996

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# ADVERTISED PLAN

**THIS AGREEMENT** is made the 18<sup>th</sup> day of November ,  
1996

## **BETWEEN:**

**THE COUNCIL OF THE WELLINGTON SHIRE**

of the Shire Offices, Head Office, Port of Sale, Civic Centre,  
70 Foster Street, Sale, in the State of Victoria  
("the Council").

of the One Part

- and -

**RODNEY JOHN PEARSON**

of James Road North, Hedley, 3967, in the State of Victoria  
("the Owner")

of the Other Part

## **DEFINITIONS**

Unless there is something in the subject or context inconsistent, the expressions referred to in the following definitions shall have the meanings as set out in the definitions:-

- a. "the Council" means the Wellington Shire Council and any body successor thereof;
- b. "the Owner" means Rodney John Pearson, his successors, transferees and assigns;
- c. "the land" means all the pieces of land being Crown Allotments 49A and 49C, Parish Alberton West, South Gippsland Highway, Hedley, more particularly described in Certificate of Title Volume 6251 Folio 1250043 and Certificate of Title Volume 8454 Folio 227
- d. "Planning Scheme" means the Alberton Planning Scheme, and any document successor thereof;
- e. "the responsible authority" means the Wellington Shire Council and any body successor thereof;

## **WHEREAS**

1. The Council enters into this agreement as the responsible authority for the administration and enforcement of the Alberton Planning Scheme and provision of the said scheme under the Planning and Environment Act 1987.
2. The owner is registered or entitled to be registered as the proprietor of land within the municipal district of the Council situate and commonly known as Crown Allotments 49A and 49C, Parish of Alberton West, South Gippsland Highway, Hedley and more particularly described in Certificate of Title Volume 6251 Folio 1250043 and Certificate of Title Volume 8454 Folio 227 ("the land").
3. The Owner has made or will make application to the Council for certification of a plan of subdivision under the Subdivision Act 1988, and issue of Statement of Compliance under the Subdivision Act. Planning Permit No. WP9600568 was issued on 17 June 1996, for the subdivision of the land into two allotments to excise an existing dwelling from the balance of the land.
4. The Council has agreed to consent to the certification and issue of Statement of Compliance for the proposed subdivision plan subject to the Owner meeting the conditions of the planning permit (No: WP9600568) which includes entering into this Agreement and providing the covenants and agreements as set out herein.
5. The Parties hereto have agreed that without restricting or limiting their respective powers to enter into this Agreement and insofar as it can be treated, this Agreement shall be treated as being an agreement under Section 173 for the purposes of the Planning and Environment Act 1987.

**ADVERTISED  
PLAN**

**NOW THIS AGREEMENT WITNESSETH** as follows:

1. The Owner with the intent that the burden of his covenants hereunder shall run with the land hereby covenant and agree that:

**proposed Lot 2 (70.0 hectares or thereabouts) created by the subdivision, shall not be further subdivided, except in a manner which does not or will not allow for additional dwellings to be erected, or for the responsible authority to be able to consider an application for the erection of additional dwellings, save that Lot 2 may be developed with one dwelling in accordance with the provisions of the Alberton Planning Scheme at the time of erection or application for permit for same.**

2. The Owner agrees to pay to the Council on demand the reasonable legal administrative and other costs and fees incurred by the Council for and in connection with the preparation execution and enforcement of this Agreement.
3. The Owner HEREBY COVENANTS AND AGREES to do all things necessary including the signing of such further agreements undertakings covenants consents approvals or other documents necessary for the purpose of ensuring that he carries out the covenants and agreements and obligations hereunder and to enable the Council to enforce the performance by the Owner of such covenants agreements and undertakings
4. It is agreed by and between the parties that the burden of the covenants of the Owner herein shall run with the land and the Council shall have the power to enforce the covenants against any person or persons deriving title from the Owner whether as owner of the whole or part of the land.
5. The Owner agrees to do all things necessary to enable the Council to enter a Memorandum of this Agreement of the Certificate of Title to the land in accordance with Section 181 of the Planning and Environment Act 1987 including the signing of any further agreement, acknowledgment or document to enable the said Memorandum to be registered under that section.
6. If any provision of this Agreement is not valid it will not affect the validity of the other provisions of this Agreement but shall be read down or served so as to leave the other provisions of this Agreement in effect.
7. Wherever appearing in this Agreement words importing persons shall include corporations, words importing the singular or plural numbers shall include the plural and singular numbers respectively, words importing the masculine gender shall include all genders as the case may require and references to statutes shall include any statutes amending, consolidating or replacing the same.
8. Planning Permit No.WP9600568 forms part of this Agreement.

**ADVERTISED  
PLAN**

PEARS173.DOC

**IN WITNESS WHEREOF** the parties have executed this agreement the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED by the

said RODNEY JOHN PEARSON

.....*R Pearson*.....

IN THE PRESENCE OF:

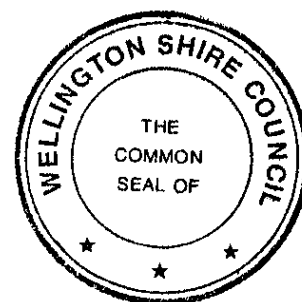
.....*G. [Signature]*..... (Witness)

THE COMMON SEAL OF THE WELLINGTON COUNCIL was hereunto affixed on the 18<sup>th</sup> day of November, 1996 in the presence of and signed by:

.....*[Signature]*..... Commissioner

.....*[Signature]*..... Commissioner

.....*[Signature]*..... Chief Executive Officer



**ADVERTISED  
PLAN**

## PLANNING PERMIT

Permit No. **WP9600568**

Alberton Planning Scheme

Responsible Authority - Wellington Shire Council

### ADDRESS OF LAND

South Gippsland Highway, Hedley  
Parish Alberton West  
CA's 49A & 49C

**ADVERTISED  
PLAN**

### THIS PERMIT ALLOWS

The subdivision of the land into two allotments to excise an existing dwelling from the balance of the land generally in accordance with the endorsed plan.

### THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

---

1. This permit shall have no force and effect until such time as:

an agreement pursuant to Section 173 of the Planning & Environment Act 1987 has been entered into, whereby it is covenanted that the balance lot (Lot 2 - 70.0 hectares or thereabouts) shall not be further subdivided, except in a manner which does not allow for additional dwellings to be erected, or for the responsible authority to be able to consider an application for the erection of additional dwellings, save that Lot 2 may be developed with one dwelling in accordance with the provisions of the Alberton Planning Scheme at the time of erection or application for permit for same.

(NB: The purpose of the agreement is to limit development of the "tenement" (Certificate of Title Vol. 6251 Fol. 043 and Certificate of Title Vol. 8454 Fol.227) to two dwellings, one for each lot created by the subdivision permitted by Planning Permit No. WP9600568. Future boundary adjustment subdivisions, to the extent that they do not increase the total number of dwellings able to be built or considered for approval, are not to be precluded by the Section 173 Agreement).

2. The two lot subdivision as shown on the endorsed plan shall not be altered or modified without the written consent of the responsible authority.
3. The plan of subdivision submitted for certification shall be referred to Telstra (or other licensed telecommunications carrier, whichever is appropriate) and Eastern Energy in accordance with Section 8 of the Subdivision Act 1988.
4. All effluent, including sullage and other waste from each of the lots must be contained within each respective lot, to the satisfaction of the responsible authority.
5. This permit will expire if the subdivision has not been completed within five years of the date of this permit. The responsible authority may extend the period referred to if a request is made in writing before the permit expires or within three months afterwards.

Note: Condition 3 are referral authority requirements.

Note: Prospective purchasers of lots on this plan should be provided with a copy of this permit.

ISSUED: 17 JUNE 1996

Signature for the  
Responsible Authority

*Ken Phillip*

R. Pearson  
Subdivision (house excision)

g:\townplan\pearsonp



## IMPORTANT INFORMATION ABOUT THIS NOTICE

### WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit.

### WHEN DOES A PERMIT BEGIN?

**A permit operates:**

- from the date specified in the permit, or
- if no date is specified, from:
  - (i) the date of the decision of the Administrative Appeals Tribunal, if the permit was issued at the direction of the Tribunal, or
  - (ii) the date on which it was issued, in any other case.

### WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if-
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act* 1988 and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision; or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation with 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act* 1988.
2. A permit for the use of the land expires if-
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if-
  - the development or any stage of it does not start within the time specified in the permit; or
  - the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or
  - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act* 1987, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act* 1988, unless the permit contains a different provision -
  - the use or development of any stage is to be taken to have started when the plan is certified; and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before expiry.

### WHAT ABOUT APPEALS?

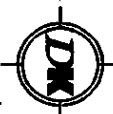
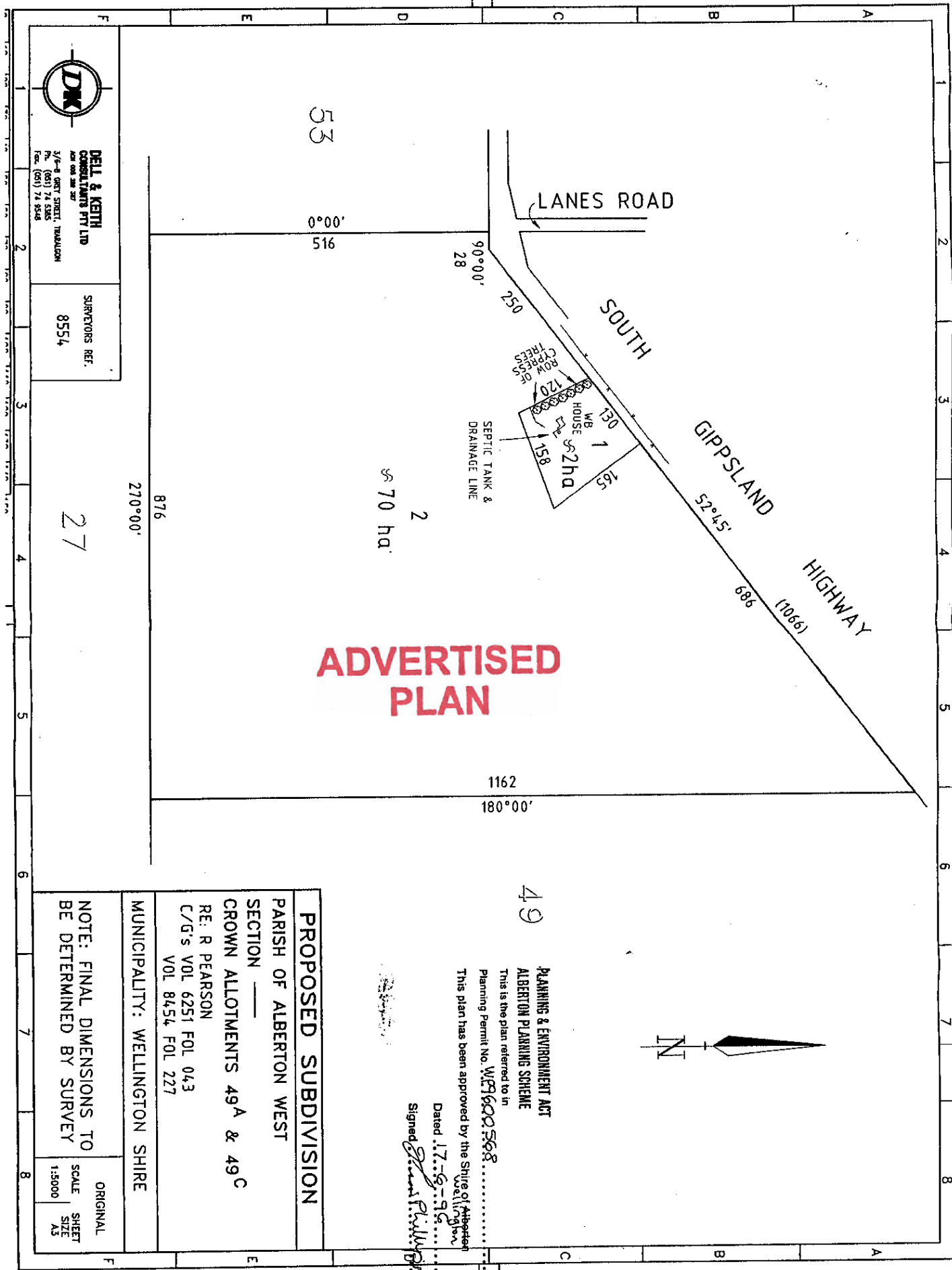
- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Administrative Appeals Tribunal where, in which case no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged within the Administrative Appeals Tribunal.
- An appeal must be made on a Notice of Appeal from which can be obtained from the Administrative Appeals Tribunal, and be accompanied by the prescribed fee.
- An appeal must state the grounds upon which it is based.
- An appeal must also be served on the Responsible Authority
- Details about appeals and the fees payable can be obtained from the Administrative Appeals Tribunal.

**ADVERTISED  
PLAN**



the plan is not  
years after the  
subdivision of  
the permit, or  
than two years after  
completion of the  
allowed in section  
those circumstances  
ation -

ed at the direction of a  
a permit has been issued  
Appellate Tribunal, and



**DELL & KEITH**  
CONSULTANTS PTY LTD  
401 000 200 200  
3/4-4 GRET STREET, TRARALGON  
Vic. (061) 74 5385  
Fax: (061) 74 5348

SURVEYORS REF.  
8554

27

**ADVERTISED  
PLAN**



49

**PLANNING & ENVIRONMENT ACT**  
**ALBERTON PLANNING SCHEME**  
This is the plan referred to in  
Planning Permit No. W17600568  
This plan has been approved by the Shire of Alberton  
Dated 17-6-98  
Signed *[Signature]*  
Planning Officer

**PROPOSED SUBDIVISION**

**PARISH OF ALBERTON WEST**  
**SECTION —**  
**CROWN ALLOTMENTS 49A & 49C**  
**RE: R PEARSON**  
**C/G's VOL 6251 FOL 043**  
**VOL 8454 FOL 227**

**MUNICIPALITY: WELLINGTON SHIRE**

**NOTE: FINAL DIMENSIONS TO  
BE DETERMINED BY SURVEY**

**ORIGINAL  
SCALE  
1:5000  
SHEET  
SIZE  
A3**



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

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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.

Produced 27/06/2023 07:35:01 PM

Status	Registered	Dealing Number	AT440292R
Date and Time Lodged	17/07/2020 08:32:05 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton3

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

3387/244  
10316/253

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

22/07/2014

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition

Unless I/we consent in writing



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

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### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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 SYNERGY WIND PTY. LTD.

Signer Name IRENE ARGERES

Signer Organisation WHITE & CASE

Signer Role LAW PRACTICE

Execution Date 17 JULY 2020

---

### 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.

**ADVERTISED  
PLAN**

# Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by:

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

Telephone no.: ( )

Address: \_\_\_\_\_

Ref: **National Australia Bank Limited 2000**

Customer Code: \_\_\_\_\_



**V709701X**  
231098 0909 74

ved Form M  
Titles Office



**ORIGINAL**

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)

**CERTIFICATE OF TITLE VOLUME 10316 FOLIO 253**  
**CERTIFICATE OF TITLE VOLUME 3387 FOLIO 244**

Estate or Interest being mortgaged  
Estate in fee simple

Mortgagor (full name)

**RODNEY JOHN PEARSON**

**ADVERTISED  
PLAN**

("Mortgagor")

Mortgagee

National Australia Bank Limited A.C.N. 004044937  
500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage

**15<sup>th</sup> October 1998**

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:

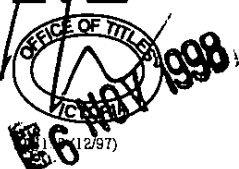
1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used 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. 4509712A

ORDER TO REGISTER

Please register and issue title to

**M**



Signed

Cust. Code:

STAMP DUTY USE ONLY	
VICTORIAN STAMP DUTY	
COLLATERAL SECURITY FOR ADVANCES OF	
175,000 -	
7493.43213	
PRIME TRANSACTION NUMBER	
ASSESSED: _____	
THE BACK OF THIS FORM MUST NOT BE USED AP NO. 161	
NATIONAL AUSTRALIA BANK	

**ALAN  
ASCP**

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

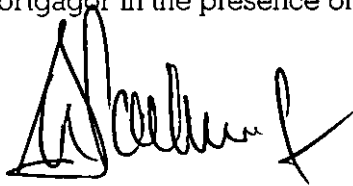
2. on demand in writing made to the Mortgagor by the Bank the Mortgagor will pay the moneys hereby secured provided that where it is agreed in writing between the Mortgagor and the Bank that the payment of the moneys hereby secured or any part should be made other than on demand at any time (the Mortgagor 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

)  
)  
)



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

)  
)  
)  
)  
)  
)

**ADVERTISED  
PLAN**

MORTGAGEE – NO EXECUTION REQUIRED

Approval No. 4509712A

**M** page 2



**V709701X**  
231098 0909 74



THE BACK OF THIS FORM MUST NOT BE USED

# ANNEXURE PAGE


**ADVERTISED  
PLAN**

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 3 of *Approved Form M* dated 15-10-98 between NATIONAL AUSTRALIA  
BANK LIMITED ACN 004044937 AND RODNEY JOHN PEARSON

Signatures of the parties



## 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 required information in a panel of the *Approved Form* insert the words "See Annexure I" and enter all the information on the Annexure Page on THE BACK OF THE ANNEXURE PAGE IS NOT TO
2. If multiple copies of a mortgage are lodged, original to each.
3. The Annexure Pages must be properly identified in the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

**V709701X**  
231098 0909 74



be) and  
reading.  
tached  
to the



# ANNEXURE PAGE

Approved Form A1  
Victorian Land Titles Office

Transfer of Land Act 1958

This is page 4 of *Approved Form M* dated 15-10-98, between NATIONAL AUSTRALIA BANK LIMITED ACN 004044937 AND RODNEY JOHN PEARSON

Signatures of the parties

*R. Pearson*

- (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.

**ADVERTISED  
PLAN**

Approval No. 6459610A

**A1**



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure" (7 be) and enter all the information on the Annexure Page heading.  
THE BACK OF THE ANNEXURE PAGE IS NOT TO
2. If multiple copies of a mortgage are lodged, orig attached  
to each.
3. The Annexure Pages must be properly identifi es to the  
*Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

**V709701X**  
231098 0909 74



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

Page 1 of 1

VOLUME 08820 FOLIO 377

Security no : 124107188105T  
Produced 27/06/2023 05:17 PM

### LAND DESCRIPTION

Lots 1,2 and 3 on Title Plan 943340C (formerly known as Crown Allotment 13C, part of Crown Allotment 48A, part of Crown Allotment 13A1 Parish of Alberton West).

PARENT TITLE Volume 04263 Folio 479

Created by instrument D663254 18/03/1970

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SALVADOR SANTOS PELUSO of COMMERCIAL ROAD YARRA  
L838125G 16/08/1985

### ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AT440295K 17/07/2020

Caveator

SYNERGY WIND PTY LTD ACN: 111726393

Grounds of Claim

OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

28/07/2014

Estate or Interest

EXECUTORY OR CONTINGENT INTEREST

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

WHITE & CASE

Notices to

ADAM GRAY of 12 ANDERSON STREET WEST BALLARAT CENTRAL VIC 3350

**ADVERTISED  
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 TP943340C FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END



TITLE PLAN		EDITION 1		TP943340C	
LOCATION OF LAND PARISH: ALBERTON WEST TOWNSHIP: SECTION: CROWN ALLOTMENT: 13C , 13A1(P.T), 48A(P.T) CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: Volume 8820 Folio 377 DEPTH LIMITATION: NIL			NOTATIONS LOT 1 = CROWN ALLOTMENT 13C LOT 2 = CROWN ALLOTMENT 13A1 (PART) LOT 3 = CROWN ALLOTMENT 48A (PART)		
EASEMENT INFORMATION E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.					THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by: IRM Date: 26/03/2009 Assistant Registrar of Titles
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	
LENGTHS ARE IN METRES		SCALE	DEALING / FILE No: AG421990L		DEALING CODE: 103
					SHEET 1 OF 1



# Department of Environment, Land, Water & Planning

## Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

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.

Produced 27/06/2023 05:30:35 PM

Status	Registered	Dealing Number	AT440295K
Date and Time Lodged	17/07/2020 08:44:26 PM		

### Lodger Details

Lodger Code	21932C
Name	WHITE & CASE
Address	
Lodger Box	
Phone	
Email	
Reference	Synergy-Alberton4

**ADVERTISED  
PLAN**

## CAVEAT

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

### 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

8820/377

### Caveator

Name	SYNERGY WIND PTY. LTD.
ACN	111726393

### Grounds of claim

Option to lease with the following Parties and Date.

#### Parties

The Registered Proprietor(s)

#### Date

28/07/2014

### Estate or Interest claimed

Executory or Contingent Interest

### Prohibition

Unless I/we consent in writing



# Department of Environment, Land, Water & Planning

---

## Electronic Instrument Statement

### Name and Address for Service of Notice

Adam Gray

#### Address

Street Number	12
Street Name	ANDERSON
Street Type	STREET
Locality	BALLARAT CENTRAL
State	VIC
Postcode	3350

---

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	SYNERGY WIND PTY. LTD.
Signer Name	IRENE ARGERES
Signer Organisation	WHITE & CASE
Signer Role	LAW PRACTICE
Execution Date	17 JULY 2020

---

### File Notes:

NIL

---

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

Statement End.

**ADVERTISED  
PLAN**

Titles Office Use Only

REGD

Lodged at the Titles Office by

RYAN & KEE,  
154 Commercial Road, Yarram

160885 1323 45 0 L838125G

Code 1516F

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)

Certificate of Title Volume 8820 Folio 377

STAMP DUTY VICTORIA  
1TRANS21028 S.D.V. 4 19JUL85  
RECEIPT# 24891 11A \$VVV1,614.80

Consideration

(Note 6)

Gift by Transferor to Transferee

Transferor

(Note 7)

UBALDO PELUSO, CLORINDA PELUSO AND SALVADOR SANTOS PELUSO

ADVERTISED  
PLAN

Transferee

(Note 8)

SALVADOR SANTOS PELUSO of Commercial Road, Yarram

18743

Date d 23<sup>rd</sup> day of April 1985

Execution & Attestation

(Note 9)

SIGNED by the Transferors in  
the presence of:

SIGNED by the Transferee in  
the presence of:

ENCUMBRANCE:  
Mortgage to Rural Finance Commission No. H345259

Controller of Stamps Use Only

T1

Office Use Only

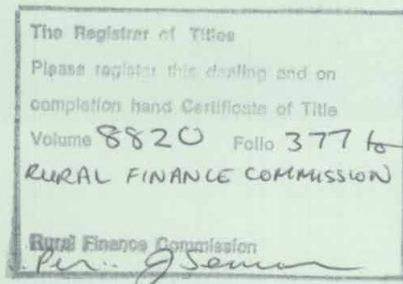


A memorandum of the within instrument  
has been entered in the Register Book.



Approval No. T1/1

REGISTRATION



## ADVERTISED NOTES PLAN

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 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.



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

Page 1 of 1

VOLUME 10415 FOLIO 520

Security no : 124107188469X  
Produced 27/06/2023 05:27 PM

### LAND DESCRIPTION

Land in Plan of Consolidation 362145Q.

PARENT TITLES :

Volume 08820 Folio 377      Volume 10340 Folio 573

Created by instrument PC362145Q 30/11/1998

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SALVADOR SANTOS PELUSO of RMB 2230 SOUTH GIPPSLAND HIGHWAY GELLIONDALE 3971  
PC362145Q 30/11/1998

### 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 PC362145Q 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: "RIZZUTO" 7618 SOUTH GIPPSLAND HIGHWAY GELLIONDALE VIC 3971

DOCUMENT END

**ADVERTISED  
PLAN**

PLAN OF CONSOLIDATION		LTO USE ONLY EDITION 1	PLAN NUMBER <b>PC 362145Q</b>																
<b>LOCATION OF LAND</b> PARISH: ALBERTON WEST TOWNSHIP: _____ SECTION: _____ CROWN ALLOTMENT: 13D & 13E  LTO BASE RECORD: LITHO TITLE REFERENCES: VOL 10340 FOL 573 VOL 8820 FOL 377 LAST PLAN REFERENCE/S: _____  POSTAL ADDRESS: RMB 2230 ( of time of consolidation ) STH GIPPSLAND HIGHWAY GELLIONDALE 3971  AMG Co-ordinates E 465 500 ( of approx centre of plan ) N 5 723 800 ZONE: 55		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME WELLINGTON SHIRE REF: S460/98 1. This plan is certified under section 6 of the Subdivision Act 1988 <del>2. This plan is certified under section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under section 6 .../.../...</del> 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.  Council Delegate <del>Council Seal</del> Date 11 / 8 / 98 <del>Re-certified under section 11(7) of the Subdivision Act 1988</del> <del>Council Delegate</del> <del>Council Seal</del> Date / /																	
		LTO USE ONLY STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE 14 / 9 / 98  LTO USE ONLY PLAN REGISTERED TIME 10.45 <i>DM</i> DATE 30 / 11 / 98 Assistant Registrar of Titles																	
		<b>NOTATIONS</b>  DEPTH LIMITATION: 15m BELOW THE SURFACE. APPLIES TO CROWN ALLOTMENT 13E ONLY.  <b>SURVEY</b> This plan is/ is not based on survey. This survey has been connected to permanent marks no(s). _____ In Proclaimed Survey Area no. _____																	
EASEMENT INFORMATION																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">LEGEND</th> <th style="width: 30%;">E-Encumbering Easement</th> <th style="width: 30%;">A-Appurtenant Easement</th> <th style="width: 30%;">R-Encumbering Easement (Road)</th> </tr> <tr> <td style="text-align: center;">Easement Reference</td> <td style="text-align: center;">Purpose</td> <td style="text-align: center;">Width (Metres)</td> <td style="text-align: center;">Origin</td> </tr> <tr> <td style="text-align: center;">—</td> <td style="text-align: center;">—</td> <td style="text-align: center;">—</td> <td style="text-align: center;">—</td> </tr> <tr> <td style="text-align: center;">—</td> <td style="text-align: center;">—</td> <td style="text-align: center;">—</td> <td style="text-align: center;">—</td> </tr> </table>				LEGEND	E-Encumbering Easement	A-Appurtenant Easement	R-Encumbering Easement (Road)	Easement Reference	Purpose	Width (Metres)	Origin	—	—	—	—	—	—	—	—
LEGEND	E-Encumbering Easement	A-Appurtenant Easement	R-Encumbering Easement (Road)																
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—	—	—	—																
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Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of															
—	—	—	—	—															
—	—	—	—	—															
<div style="position: relative; width: 100%; height: 100%;"> <div style="position: absolute; top: 10%; left: 10%; transform: rotate(-30deg); font-size: 1.5em; font-weight: bold;">SOUTH GIPPSLAND HIGHWAY</div> <div style="position: absolute; top: 40%; left: 30%; font-size: 2em; font-weight: bold;">48A</div> <div style="position: absolute; top: 60%; left: 10%; font-size: 1.5em; font-weight: bold; color: red;">ADVERTISED PLAN</div> <div style="position: absolute; top: 70%; left: 30%; font-size: 2em; font-weight: bold;">13C</div> <div style="position: absolute; top: 45%; left: 45%; font-size: 1.5em; font-weight: bold;">13A</div> <div style="position: absolute; top: 80%; left: 35%; transform: rotate(-90deg); font-size: 1.2em; font-weight: bold;">GOVERNMENT ROAD</div> <div style="position: absolute; top: 85%; left: 35%; font-size: 1.5em; font-weight: bold;">49B</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 1.5em; font-weight: bold;">18.16ha</div> <div style="position: absolute; top: 85%; left: 70%; font-size: 1.5em; font-weight: bold;">13</div> <div style="position: absolute; top: 40%; left: 45%; font-size: 0.8em;">                 22.37° 63°52'                   179°45' 380.99                   89°45' 268.16                   359°45' 974.7                   603.5 179°45'                   288.28 269°45'             </div> <div style="position: absolute; top: 50%; left: 85%; text-align: center;">                   N             </div> </div>																			
 <b>DELL &amp; KEITH</b> CONSULTANTS PTY LTD ACN 005 289 387 3/6-8 GREY STREET, TRARALGON Ph. (03) 5174 5385 Fax. (03) 5174 9548		SCALE 50 0 50 100 150 200 LENGTHS ARE IN METRES  ORIGINAL SCALE 1:5000 SHEET SIZE A3  LICENSED SURVEYOR (PRINT) IAN GORDON KEITH SIGNATURE _____ DATE 23 / 7 / 98 REF 9066 VERSION 1																	
		Sheet 1 of 1 Sheet DATE 11 / 8 / 98 COUNCIL DELEGATE SIGNATURE _____																	

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

Page 1 of 1

VOLUME 06276 FOLIO 023

Security no : 124107188684P  
Produced 27/06/2023 05:35 PM

CROWN GRANT

### LAND DESCRIPTION

Crown Allotment 23B Section A Parish of Alberton West.

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MERVYN STANLEY REILLY of BIRDS RD HEDLEY 3967  
W778706A 12/05/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH548485H 11/10/2010  
RABOBANK AUSTRALIA LTD

Any crown grant reservations exceptions conditions limitations and powers  
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.  
For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP751783K 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: 169 BIRDS ROAD SOUTH HEDLEY VIC 3967

DOCUMENT END

**ADVERTISED  
PLAN**



TITLE PLAN		EDITION 1	TP 751783K
<div>Location of Land</div> <div>Parish: ALBERTON WEST</div> <div>Township:</div> <div>Section: A</div> <div>Crown Allotment: 23B</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 6276 FOL 023</div> <div>Depth Limitation: 50 FEET</div>		<div>Notations</div> <div>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6276 FOL. 023 AND NOTED ON SHEET 2 OF THIS PLAN</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
<div>Description of Land / Easement Information</div> <div>ADVERTISED PLAN</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> <div>COMPILED: 23/10/2002</div> <div>VERIFIED: AP</div> <div>COLOUR CODE Y=YELLOW</div>	
<div></div>			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets

TITLE PLAN	TP 751783K
------------	------------

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS  
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing

*Twenty-eight acres three roods and twenty-seven perches more or less being Allotment  
Twenty-three B of Section 1 in the Parish of Alton West County of Butte Butte*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though they held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act* 1928 in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act* 1935 on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act* 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

their executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

ADVERTISED  
PLAN

LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets
-------------------------	---	---------------------

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street  
Leongatha

Ref: NT:JH:400640

Customer Code: 0489L

**AH548485H**

11/10/2010 \$110.10 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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 8418 Folio 802, Volume 9793 Folio 782, Volume 10360 Folio 155, Volume 6157 Folio 231 and Volume 6186 Folio 196 and Crown Grant Volume 6276 Folio 023

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**MERVYN STANLEY REILLY**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED ACN 001 621 129** of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney, New South Wales 2000

Borrower:

Date of this Mortgage: 30<sup>th</sup> August 2010

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431102A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**M1B**



Signed

Cust. Code:

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated

30.08.2010  
between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).



Signatures of the parties

## Panel Heading

Signed by the said **MERVYN STANLEY REILLY**  
in the presence of:

*M. S. Reilly*

Witness: *[Signature]*

EXECUTED by **JENOLA DALE PTY. LTD. ACN 059 055 908** in accordance with Section 127 of the *Corporations Act 2001* by being signed by the persons authorised to sign for the company:

*M. S. Reilly*  
(Director/Secretary)

*C. Stanley Reilly*  
(Director)

**MERVYN STANLEY REILLY** of 150 Todds Road, Hedley, VIC 3967

**COLIN STANLEY REILLY** of 14 Yvette Close, Sale, VIC 3850

**ADVERTISED  
PLAN**

Approval No: 1431102A

**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**
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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.
4. All pages must be attached together by being stapled in the top left corner.

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated **30.08.2010**  
between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE  
PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS  
GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS  
MORTGAGEE).

**AH548485H**



Signatures of the parties

*M. S. Reilly*

*[Signature]*

Panel Heading

## FURTHER PROVISIONS

### 1. GUARANTOR

JENOLA DALE PTY. LTD. ACN 059 055 908 whose registered office is situate at 58 Bair Street, Leongatha 3953; and  
MERVYN STANLEY REILLY of 150 Todds Road, Hedley, VIC 3967

### 2. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means all of the terms and conditions detailed and referred to in the Letter of Offer dated **18.08.2010** and the Mortgagor and Guarantor acknowledge that they have received a copy of the Letter of Offer dated **18.08.2010**. The Mortgagor and Guarantor covenant and agree with the Mortgagee that they have approved all the terms and conditions of the Offer, that they have accepted the Offer which acceptance is evidenced by the Acceptance and Acknowledgement from the Mortgagor and Guarantor to the Mortgagee and that such acceptance constitutes the Facility Agreement for the Borrower.

The Offer shall include, without limitation:

- 2.1 any variation, extension or substitution of the Offer; or
- 2.2 any supplementary or further or additional Offer which is agreed to in writing from time to time by the Mortgagor and Guarantor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor and Guarantor agree to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**

Approval No: 1431102A

**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**
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4. All pages must be attached together by being stapled in the top left corner.



# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

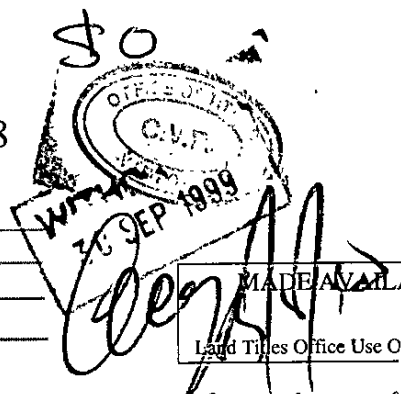
Name: **BIRCH, ROSS & BARLOW**

Phone: **5662 2275**

Address: **45a Bair Street, Leongatha**

Ref.: **NT:JMB**

Customer Code: **0489L**



**W230882Y**  
180899-1229-45-0

**W778706A**  
120500 2040 45= \$0



The transferor at the direction of the directing party (if any) transfers to the transferee the land 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 10360 Folio 155**

**Certificate of Title Volume 6276 Folio 023**

**Certificate of Title Volume 9793 Folio 782**

**Certificate of Title Volume 8418 Folio 802**

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

**An estate in fee simple**



**DW778706A-1-4**

Consideration:

**The Transferee being entitled in equity**

Transferor: *(full name)*

**LORSTAN NOMINEES PTY. LTD. A.C.N. 005 100 452**

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

**MERVYN STANLEY REILLY of Birds Road, Hedley 3967**

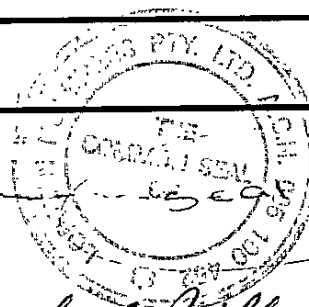
**ADVERTISED  
PLAN**

Directing Party: *(full name)*

Dated: **12 October 1998**

Execution and attestation:

**THE COMMON SEAL of LORSTAN  
NOMINEES PTY. LTD. A.C.N. 005 100 452  
was hereunto affixed in accordance with its  
Articles of Association in the presence of:**



**Stanley Collins Reilly** **Director**  
**M. S. Reilly** **Secretary**  
**Mervyn Stanley Reilly** **BIRDS ROAD Hedley**  
**M. S. Reilly**

**SIGNED by the said MERVYN  
STANLEY REILLY in the presence  
of:**

Witness: **Alvile Tyson**

Approval No. 461981A

**ORDER TO REGISTER**

Please register and issue title to

Signed

Cust. Code:

**STAMP DUTY USE ONLY**

Not Chargeable Pursuant To  
Headings 6 Exemption E10-A  
Trn: 410873 27-JAN-1999  
Stamp Duty Victoria, MKH3

**T1**



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

*Label*

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

Page 1 of 1

VOLUME 08418 FOLIO 802

Security no : 124107188719C  
Produced 27/06/2023 05:37 PM

### LAND DESCRIPTION

Crown Allotment 23A Section A Parish of Alberton West.  
PARENT TITLES :  
Volume 08072 Folio 270      Volume 08183 Folio 388  
Created by instrument B482415 14/08/1962

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MERVYN STANLEY REILLY of BIRDS RD HEDLEY 3967  
W778706A 12/05/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH548485H 11/10/2010  
RABOBANK AUSTRALIA LTD

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP328475J 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: 169 BIRDS ROAD SOUTH HEDLEY VIC 3967

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 328475J
<b>Location of Land</b>  Parish: ALBERTON WEST Township: Section: A Crown Allotment: 23A Crown Portion:  Last Plan Reference: Derived From: VOL 8418 FOL 802 Depth Limitation: 50 FEET		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
<b>Description of Land / Easement Information</b>  <div style="text-align: center; color: red; font-weight: bold; font-size: 1.2em;">                     ADVERTISED PLAN                 </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: 23/02/2000 VERIFIED: EWA	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets



# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street  
Leongatha

Ref: NT:JH:400640

Customer Code: 0489L

**AH548485H**

11/10/2010 \$110.10 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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 8418 Folio 802, Volume 9793 Folio 782, Volume 10360 Folio 155, Volume 6157 Folio 231 and Volume 6186 Folio 196 and Crown Grant Volume 6276 Folio 023

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**MERVYN STANLEY REILLY**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED ACN 001 621 129** of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney, New South Wales 2000

Borrower:

Date of this Mortgage: 30<sup>th</sup> August 2010

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431102A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**M1B**



Signed

Cust. Code:

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated

between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).

Signatures of the parties

30.08.2010

**AH548485H**

11/10/2010 \$110.10

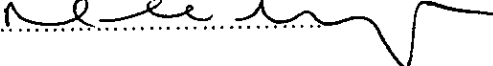
74

T  
C  
E  
N  
V

## Panel Heading

Signed by the said **MERVYN STANLEY REILLY**  
in the presence of:

M. S. Reilly

Witness: 

EXECUTED by **JENOLA DALE PTY. LTD. ACN 059 055 908** in accordance with Section 127 of the *Corporations Act 2001* by being signed by the persons authorised to sign for the company:

M. S. Reilly  
(Director/Secretary)

COLIN STANLEY REILLY  
(Director)

**MERVYN STANLEY REILLY** of 150 Todds Road, Hedley, VIC 3967

**COLIN STANLEY REILLY** of 14 Yvette Close, Sale, VIC 3850

**ADVERTISED  
PLAN**

Approval No: 1431102A

**A1**



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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 M1B* dated **30.08.2010** between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).

**AH548485H**



Signatures of the parties

*M. S. Reilly*

*[Signature]*

Panel Heading

## FURTHER PROVISIONS

### 1. GUARANTOR

JENOLA DALE PTY. LTD. ACN 059 055 908 whose registered office is situate at 58 Bair Street, Leongatha 3953; and MERVYN STANLEY REILLY of 150 Todds Road, Hedley, VIC 3967

### 2. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means all of the terms and conditions detailed and referred to in the Letter of Offer dated **18.08.2010** and the Mortgagor and Guarantor acknowledge that they have received a copy of the Letter of Offer dated **18.08.2010**. The Mortgagor and Guarantor covenant and agree with the Mortgagee that they have approved all the terms and conditions of the Offer, that they have accepted the Offer which acceptance is evidenced by the Acceptance and Acknowledgement from the Mortgagor and Guarantor to the Mortgagee and that such acceptance constitutes the Facility Agreement for the Borrower.

The Offer shall include, without limitation:

- 2.1 any variation, extension or substitution of the Offer; or
- 2.2 any supplementary or further or additional Offer which is agreed to in writing from time to time by the Mortgagor and Guarantor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor and Guarantor agree to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**

Approval No: 1431102A

**A1**



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4. All pages must be attached together by being stapled in the top left corner.

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

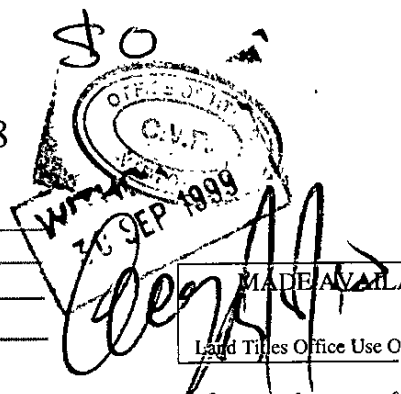
Name: **BIRCH, ROSS & BARLOW**

Phone: **5662 2275**

Address: **45a Bair Street, Leongatha**

Ref.: **NT:JMB**

Customer Code: **0489L**



**W230882Y**  
180899-1229-45-0

**W778706A**  
120500 2040 45= \$0



The transferor at the direction of the directing party (if any) transfers to the transferee the land 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 10360 Folio 155**

**Certificate of Title Volume 6276 Folio 023**

**Certificate of Title Volume 9793 Folio 782**

**Certificate of Title Volume 8418 Folio 802**

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

**An estate in fee simple**



**DW778706A-1-4**

Consideration:

**The Transferee being entitled in equity**

Transferor: *(full name)*

**LORSTAN NOMINEES PTY. LTD. A.C.N. 005 100 452**

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

**MERVYN STANLEY REILLY of Birds Road, Hedley 3967**

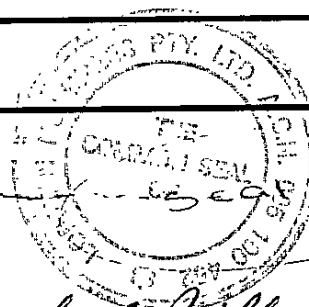
**ADVERTISED  
PLAN**

Directing Party: *(full name)*

Dated: **12 October 1998**

Execution and attestation:

**THE COMMON SEAL of LORSTAN  
NOMINEES PTY. LTD. A.C.N. 005 100 452  
was hereunto affixed in accordance with its  
Articles of Association in the presence of:**



**Stanley Collins Reilly** **Director**  
**M. S. Reilly** **Secretary**  
**Mervyn Stanley Reilly** **BIRDS ROAD Hedley**  
**M. S. Reilly**

**SIGNED by the said MERVYN  
STANLEY REILLY in the presence  
of:**

Witness: **Alvile Tyson**

Approval No. 461981A

**ORDER TO REGISTER**

Please register and issue title to

Signed

Cust. Code:

**STAMP DUTY USE ONLY**

Not Chargeable Pursuant To  
Headings 6 Exemption E10-A  
Trn: 410873 27-JAN-1999  
Stamp Duty Victoria, MXH3

**T1**



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

*Label*

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

Page 1 of 1

VOLUME 09793 FOLIO 782

Security no : 124107188637Q  
Produced 27/06/2023 05:34 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 578219F (formerly known as Lot 2 on Plan of Subdivision 077253).

PARENT TITLES :

Volume 08073 Folio 680      Volume 08183 Folio 391

Created by instrument M985770G 12/08/1987

### REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

MERVYN STANLEY REILLY of BIRDS RD HEDLEY 3967  
W778706A 12/05/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH548485H 11/10/2010  
RABOBANK AUSTRALIA LTD

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 TP578219F 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: SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1	TP 578219F			
<b>Location of Land</b>  Parish: ALBERTON WEST Township: Section: A Crown Allotment: 24A (PT) Crown Portion:  Last Plan Reference: LP 77253 Derived From: VOL 9793 FOL 782 Depth Limitation: 15.24 m		<b>Notations</b>          ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/07/2000 VERIFIED: C.L.				
<p style="text-align: center;"><b>ADVERTISED PLAN</b></p>						
<table border="1"><thead><tr><th>TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td>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>PARCEL 1 = LOT 2 ON LP 77253</td></tr></tbody></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 2 ON LP 77253
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 2 ON LP 77253						
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street  
Leongatha

Ref: NT:JH:400640

Customer Code: 0489L

**AH548485H**

11/10/2010 \$110.10 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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 8418 Folio 802, Volume 9793 Folio 782, Volume 10360 Folio 155, Volume 6157 Folio 231 and Volume 6186 Folio 196 and Crown Grant Volume 6276 Folio 023

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**MERVYN STANLEY REILLY**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED ACN 001 621 129** of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney, New South Wales 2000

Borrower:

Date of this Mortgage: 30<sup>th</sup> August 2010

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431102A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**M1B**



Signed

Cust. Code:



# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated

30.08.2010  
between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).



Signatures of the parties

## Panel Heading

Signed by the said MERVYN STANLEY REILLY  
in the presence of:

M. S. Reilly

Witness: [Signature]

EXECUTED by JENOLA DALE PTY. LTD. ACN 059 055 908 in accordance with Section 127 of the *Corporations Act 2001* by being signed by the persons authorised to sign for the company:

M. S. Reilly  
(Director/Secretary)

[Signature]  
(Director)

MERVYN STANLEY REILLY of 150 Todds Road, Hedley, VIC 3967

COLIN STANLEY REILLY of 14 Yvette Close, Sale, VIC 3850

**ADVERTISED  
PLAN**

Approval No: 1431102A

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 a mortgage 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.



# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated **30.08.2010**  
between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE  
PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS  
GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS  
MORTGAGEE).

**AH548485H**



Signatures of the parties

*M. S. Reilly*

*C. Reilly*

Panel Heading

## FURTHER PROVISIONS

### 1. GUARANTOR

JENOLA DALE PTY. LTD. ACN 059 055 908 whose registered office is situate at 58 Bair Street, Leongatha 3953; and  
MERVYN STANLEY REILLY of 150 Todds Road, Hedley, VIC 3967

### 2. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means all of the terms and conditions detailed and referred to in the Letter of Offer dated **18.08.2010** and the Mortgagor and Guarantor acknowledge that they have received a copy of the Letter of Offer dated **18.08.2010**. The Mortgagor and Guarantor covenant and agree with the Mortgagee that they have approved all the terms and conditions of the Offer, that they have accepted the Offer which acceptance is evidenced by the Acceptance and Acknowledgement from the Mortgagor and Guarantor to the Mortgagee and that such acceptance constitutes the Facility Agreement for the Borrower.

The Offer shall include, without limitation:

- 2.1 any variation, extension or substitution of the Offer; or
- 2.2 any supplementary or further or additional Offer which is agreed to in writing from time to time by the Mortgagor and Guarantor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor and Guarantor agree to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**

Approval No: 1431102A

**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**
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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.
4. All pages must be attached together by being stapled in the top left corner.

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

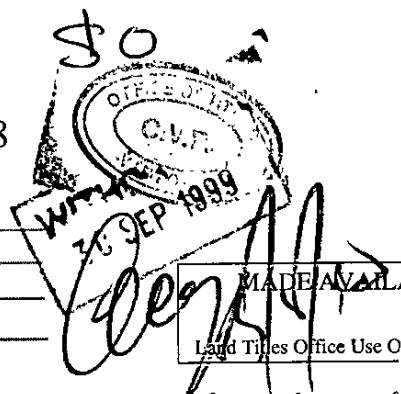
Name: **BIRCH, ROSS & BARLOW**

Phone: **5662 2275**

Address: **45a Bair Street, Leongatha**

Ref.: **NT:JMB**

Customer Code: **0489L**



**W230882Y**  
180899-1229-45-0

**W778706A**  
120500 2040 45= \$0



The transferor at the direction of the directing party (if any) transfers to the transferee the land 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 10360 Folio 155**

**Certificate of Title Volume 6276 Folio 023**

**Certificate of Title Volume 9793 Folio 782**

**Certificate of Title Volume 8418 Folio 802**

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

**An estate in fee simple**



**DW778706A-1-4**

Consideration:

**The Transferee being entitled in equity**

Transferor: *(full name)*

**LORSTAN NOMINEES PTY. LTD. A.C.N. 005 100 452**

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

**MERVYN STANLEY REILLY of Birds Road, Hedley 3967**

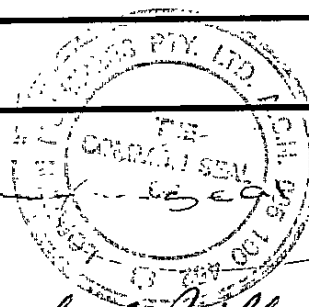
**ADVERTISED  
PLAN**

Directing Party: *(full name)*

Dated: **12 October 1998**

Execution and attestation:

**THE COMMON SEAL of LORSTAN  
NOMINEES PTY. LTD. A.C.N. 005 100 452  
was hereunto affixed in accordance with its  
Articles of Association in the presence of:**



**Stanley Collins Reilly** **Director**  
**M. S. Reilly** **Secretary**  
**Mervyn Stanley Reilly** **BIRDS ROAD Hedley**  
**M. S. Reilly**

**SIGNED by the said MERVYN  
STANLEY REILLY in the presence  
of:**

Witness: **Alvile Tyson**

Approval No. 461981A

**ORDER TO REGISTER**

Please register and issue title to

Signed

Cust. Code:

**STAMP DUTY USE ONLY**

Not Chargeable Pursuant To  
Headings 6 Exemption E10-A  
Trn: 410873 27-JAN-1999  
Stamp Duty Victoria, MXH3

**T1**



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

*Label*

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

Page 1 of 1

VOLUME 10360 FOLIO 155

Security no : 124107188593N  
Produced 27/06/2023 05:32 PM

### LAND DESCRIPTION

Crown Allotment 1 Section A Parish of Alberton West.  
PARENT TITLE Volume 06186 Folio 197  
Created by instrument V034081W 10/10/1997

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
MERVYN STANLEY REILLY of BIRDS RD HEDLEY 3967  
W778706A 12/05/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH548485H 11/10/2010  
RABOBANK AUSTRALIA LTD

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP071813T 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: 169 BIRDS ROAD SOUTH HEDLEY VIC 3967

DOCUMENT END

**ADVERTISED  
PLAN**



## MODIFICATION TABLE

### RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

# PLAN NUMBER

**TP071813T**

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street  
Leongatha

Ref: NT:JH:400640

Customer Code: 0489L

**AH548485H**

11/10/2010 \$110.10 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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 8418 Folio 802, Volume 9793 Folio 782, Volume 10360 Folio 155, Volume 6157 Folio 231 and Volume 6186 Folio 196 and Crown Grant Volume 6276 Folio 023

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**MERVYN STANLEY REILLY**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED ACN 001 621 129** of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney, New South Wales 2000

Borrower:

Date of this Mortgage: 30<sup>th</sup> August 2010

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431102A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**M1B**



Signed

Cust. Code:

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated

30.08.2010  
between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).



Signatures of the parties

## Panel Heading

Signed by the said MERVYN STANLEY REILLY  
in the presence of:

M. S. Reilly

Witness: [Signature]

EXECUTED by JENOLA DALE PTY. LTD. ACN 059 055 908 in accordance with Section 127 of the *Corporations Act 2001* by being signed by the persons authorised to sign for the company:

M. S. Reilly  
(Director/Secretary)

[Signature]  
(Director)

MERVYN STANLEY REILLY of 150 Todds Road, Hedley, VIC 3967

COLIN STANLEY REILLY of 14 Yvette Close, Sale, VIC 3850

**ADVERTISED  
PLAN**

Approval No: 1431102A

**A1**



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# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

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between MERVYN STANLEY REILLY (AS MORTGAGOR) AND JENOLA DALE  
PTY. LTD. ACN 059 055 908 AND MERVYN STANLEY REILLY (AS  
GUARANTOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS  
MORTGAGEE).

**AH548485H**



Signatures of the parties

*M. S. Reilly*

*[Signature]*

Panel Heading

## FURTHER PROVISIONS

### 1. GUARANTOR

JENOLA DALE PTY. LTD. ACN 059 055 908 whose registered office is situate at 58 Bair Street, Leongatha 3953; and  
MERVYN STANLEY REILLY of 150 Todds Road, Hedley, VIC 3967

### 2. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means all of the terms and conditions detailed and referred to in the Letter of Offer dated **18.08.2010** and the Mortgagor and Guarantor acknowledge that they have received a copy of the Letter of Offer dated **18.08.2010**. The Mortgagor and Guarantor covenant and agree with the Mortgagee that they have approved all the terms and conditions of the Offer, that they have accepted the Offer which acceptance is evidenced by the Acceptance and Acknowledgement from the Mortgagor and Guarantor to the Mortgagee and that such acceptance constitutes the Facility Agreement for the Borrower.

The Offer shall include, without limitation:

- 2.1 any variation, extension or substitution of the Offer; or
- 2.2 any supplementary or further or additional Offer which is agreed to in writing from time to time by the Mortgagor and Guarantor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor and Guarantor agree to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**

Approval No: 1431102A

**A1**



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4. All pages must be attached together by being stapled in the top left corner.



# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

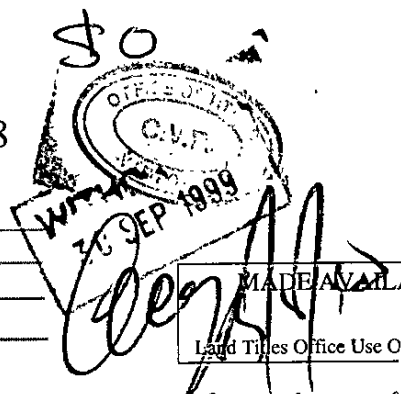
Name: **BIRCH, ROSS & BARLOW**

Phone: **5662 2275**

Address: **45a Bair Street, Leongatha**

Ref.: **NT:JMB**

Customer Code: **0489L**



**W230882Y**  
180899-1229-45-0

**W778706A**  
120500 2040 45= \$0



The transferor at the direction of the directing party (if any) transfers to the transferee the land 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 10360 Folio 155**

**Certificate of Title Volume 6276 Folio 023**

**Certificate of Title Volume 9793 Folio 782**

**Certificate of Title Volume 8418 Folio 802**

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

**An estate in fee simple**



**DW778706A-1-4**

Consideration:

**The Transferee being entitled in equity**

Transferor: *(full name)*

**LORSTAN NOMINEES PTY. LTD. A.C.N. 005 100 452**

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

**MERVYN STANLEY REILLY of Birds Road, Hedley 3967**

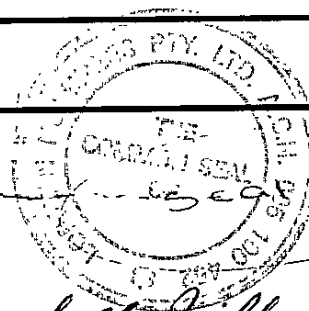
**ADVERTISED  
PLAN**

Directing Party: *(full name)*

Dated: **12 October 1998**

Execution and attestation:

**THE COMMON SEAL of LORSTAN  
NOMINEES PTY. LTD. A.C.N. 005 100 452  
was hereunto affixed in accordance with its  
Articles of Association in the presence of:**



**Stanley Collins Reilly** **Director**  
**M. S. Reilly** **Secretary**  
**Mervyn Stanley Reilly** **BIRDS ROAD Hedley**  
**M. S. Reilly**

**SIGNED by the said MERVYN  
STANLEY REILLY in the presence  
of:**

Witness: **Alvile Tyson**

Approval No. 461981A

**ORDER TO REGISTER**

Please register and issue title to

Signed

Cust. Code:

**STAMP DUTY USE ONLY**

Not Chargeable Pursuant To  
Headings 6 Exemption E10-A  
Trn: 410873 27-JAN-1999  
Stamp Duty Victoria, MXH3

**T1**



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

*Label*

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

Page 1 of 1

VOLUME 08137 FOLIO 958

Security no : 124107190216Y  
Produced 27/06/2023 07:11 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 221443T.  
PARENT TITLE Volume 08137 Folio 956  
Created by instrument 2577262 31/07/1953

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SYNERGY WIND PROPERTY HOLDINGS PTY LTD of 248 PAYNEHAM ROAD PAYNEHAM SA 5070  
AQ569253J 19/12/2017

### 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 TP221443T 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: 7802 SOUTH GIPPSLAND HIGHWAY GELLIONDALE VIC 3971

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1		TP 221443T							
Location of Land  Parish: ALBERTON WEST Township: Crown Section: 10(PT) Crown Allotment: Crown Portion:  Last Plan Reference: Derived From: VOL 8137 FOL 958 Depth Limitation: NIL			Notations      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: 19/11/1999 VERIFIED: SO'C							
<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 = CS 10 (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 = CS 10 (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 = CS 10 (PT)											
<div>ADVERTISED PLAN</div>											
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets							

# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form is collated  
used for the purpose of maintaining

Privacy Collection Statement

**AQ569253J**

19/12/2017

\$1546

45



## 1. Land/s

*Land Title 1*

Volume 8137 Folio 958

*Land Title 2*

Volume 10233 Folio 349

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

*Transferor*

Given Name/s JAMES TERRENCE

Family Name DONCHI

## 4. Transferee/s

*Transferee*

Name SYNERGY WIND PROPERTY  
HOLDINGS PTY LTD

ACN 6 2 1 6 9 0 1 2 2

Australian  
Credit Licence

## 5. Manner of Holding

SOLE PROPRIETOR

## 6. Address/es of Transferee/s

*Address of Transferee*

Unit Street No 248

Street Name PAYNEHAM

Street Type ROAD

Locality PAYNEHAM

State SA Postcode 5070

## 7. Consideration

\$ 620,000

## 8. Signing

The transferor 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.

*Transferor*

Certifications

1.The Certifier has taken reasonable steps to verify the identity of the transferor.

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 JAMES TERRENCE  
DONCHI

Signer Name CLIVE WILLIAM WHITE

Signer Organisation OAKLEYS WHITE

Signer Role AUSTRALIAN LEGAL  
PRACTITIONER

Signature

Execution Date 11/12/2017

**ADVERTISED  
PLAN**

# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form  
used for the purpose of mai

Privacy Collection Statement

**AQ569253J**

19/12/2017

\$1546

45



## Transferee

Executed on behalf of SYNERGY WIND  
PROPERTY HOLDINGS  
PTY LTD

Signer Name CORALIE SPITZNER

Signer Organisation SYNERGY WIND  
PROPERTY HOLDINGS  
PTY LTD

Signer Role DIRECTOR/SECRETARY

Signature

Execution Date 11/12/2017

## 9. Lodging Party

Customer Code 1091 M

Reference 2063028

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 1

VOLUME 10233 FOLIO 349

Security no : 124107190144B  
Produced 27/06/2023 07:03 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 004297P.  
Created by Application No. 075724G 22/05/1995

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
SYNERGY WIND PROPERTY HOLDINGS PTY LTD of 248 PAYNEHAM ROAD PAYNEHAM SA 5070  
AQ569253J 19/12/2017

### 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 TP004297P 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: 7802 SOUTH GIPPSLAND HIGHWAY GELLIONDALE VIC 3971

DOCUMENT END

**ADVERTISED  
PLAN**

	<b>TITLE PLAN</b>		<b>EDITION 1</b>	<b>TP 4297P</b>
<b>LOCATION OF LAND</b> Parish : ALBERTON WEST Township : Section : Crown Allotment: 12B (PART) Crown Portion :  LTO base record : LITHO SHT.1 (2008) Last Plan Reference: Title References: Depth Limitation: Nil			<b>NOTATIONS:</b>  <b>WARNING AS TO DIMENSIONS :</b> Any dimension and connecting distances shown is based on the description of the land shown in General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.	
<b>Easement Information</b>				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / In favour of
				THIS PLAN HAS BEEN PREPARED BY THE VICTORIAN LAND TITLES OFFICE FOR TITLE DIAGRAM PURPOSES  Checked by <i>J. Glen</i> Date 30 / 5 / 95 Assistant Registrar of Titles
<p style="font-size: 1.2em; font-weight: bold; text-align: center;">LOT 1</p> <p style="text-align: center;">35.98 ha.</p>				
				Sheet 1 of 1 Sheet
LENGTHS ARE IN METRES		SCALE 1:8000	SHEET SIZE A3	File No: AP 75724G

 ADVERTISED  
PLAN

# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form is collated used for the purpose of maintaining

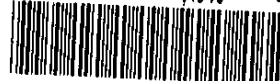
Privacy Collection Statement

**AQ569253J**

19/12/2017

\$1546

45



## 1. Land/s

*Land Title 1*

Volume 8137 Folio 958

*Land Title 2*

Volume 10233 Folio 349

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

*Transferor*

Given Name/s JAMES TERRENCE

Family Name DONCHI

## 4. Transferee/s

*Transferee*

Name SYNERGY WIND PROPERTY HOLDINGS PTY LTD

ACN 6 2 1 6 9 0 1 2 2

Australian  
Credit Licence

## 5. Manner of Holding

SOLE PROPRIETOR

## 6. Address/es of Transferee/s

*Address of Transferee*

Unit Street No 248

Street Name PAYNEHAM

Street Type ROAD

Locality PAYNEHAM

State SA Postcode 5070

## 7. Consideration

\$ 620,000

## 8. Signing

The transferor 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.

*Transferor*

Certifications

1.The Certifier has taken reasonable steps to verify the identity of the transferor.

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 JAMES TERRENCE  
DONCHI

Signer Name CLIVE WILLIAM WHITE

Signer Organisation OAKLEYS WHITE

Signer Role AUSTRALIAN LEGAL  
PRACTITIONER

Signature

Execution Date 11/12/2017

**ADVERTISED  
PLAN**



# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form  
used for the purpose of mai

Privacy Collection Statement

**AQ569253J**

19/12/2017

\$1546

45



## Transferee

Executed on behalf of SYNERGY WIND  
PROPERTY HOLDINGS  
PTY LTD

Signer Name CORALIE SPITZNER

Signer Organisation SYNERGY WIND  
PROPERTY HOLDINGS  
PTY LTD

Signer Role DIRECTOR/SECRETARY

Signature

Execution Date 11/12/2017

## 9. Lodging Party

Customer Code 1091 M

Reference 2063028

**ADVERTISED  
PLAN**

*Duty Use Only*

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

Page 1 of 1

VOLUME 10890 FOLIO 142

Security no : 124107190060T  
Produced 27/06/2023 06:55 PM

### LAND DESCRIPTION

Crown Allotment 62 and Crown Allotment 62A Parish of Alberton West.  
PARENT TITLE Volume 08874 Folio 515  
Created by instrument AD757475E 19/07/2005

### REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
TREVOR LYNTON VENING of SOUTH GIPPSLAND HIGHWAY HEDLEY 3967  
W521573R 13/01/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH500608N 16/09/2010  
RABOBANK AUSTRALIA LTD

CAVEAT AJ975803U 18/10/2012  
Caveator  
TELSTRA CORPORATION LTD  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
08/10/2012  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST  
Lodged by  
AUSTRALIAN GOVERNMENT SOLICITOR  
Notices to  
AUSTRALIAN GOVERNMENT SOLICITOR of LEVEL 34 600 BOURKE STREET MELBOURNE VIC  
3000

**ADVERTISED  
PLAN**

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

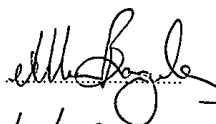
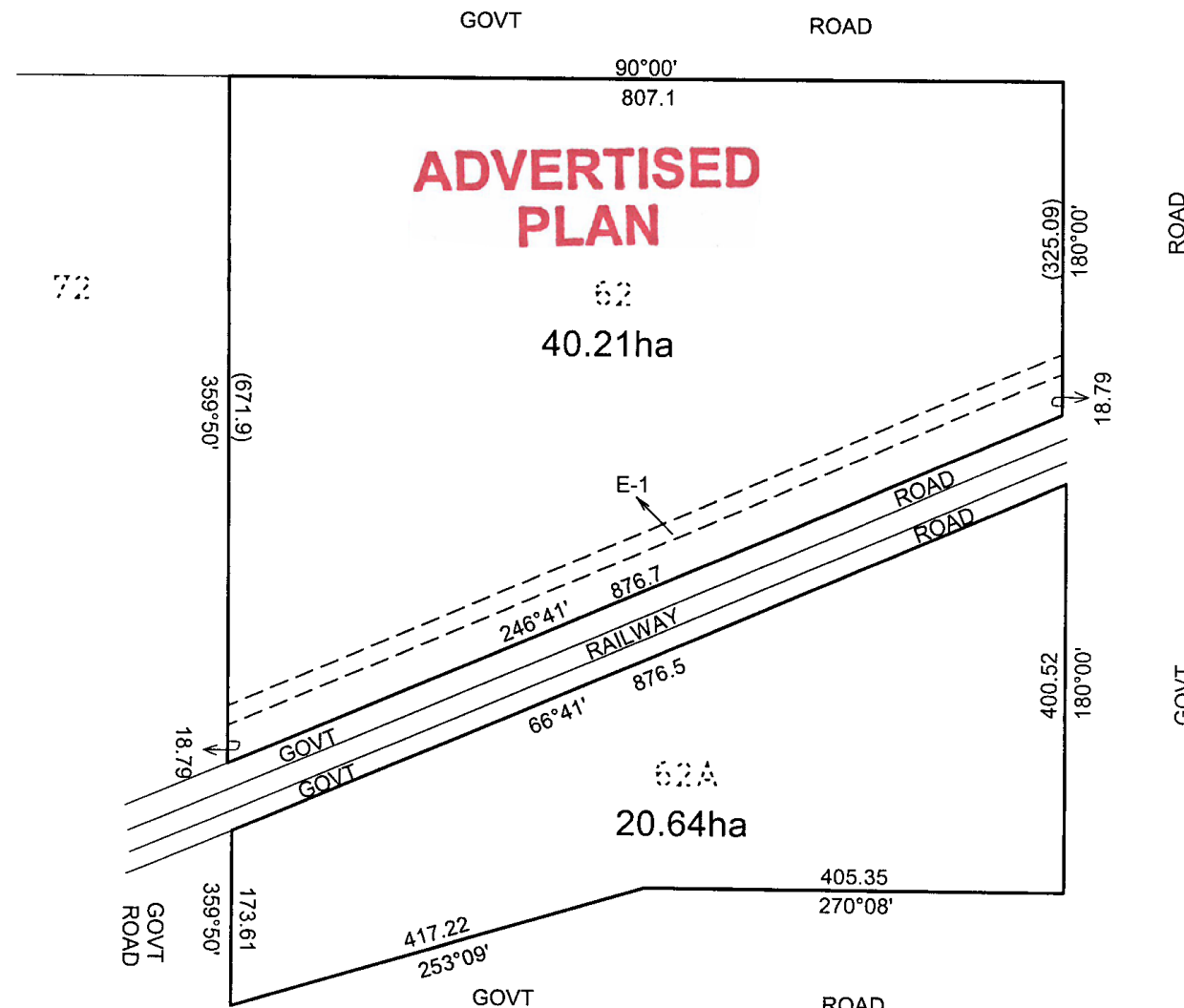
### DIAGRAM LOCATION

SEE TP819434M FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

TITLE PLAN			EDITION 1	TP 819434M		
<b>LOCATION OF LAND</b> PARISH: ALBERTON WEST TOWNSHIP: SECTION: CROWN ALLOTMENTS : 62 and 62A CROWN PORTION: LAST PLAN REFERENCE: DERIVED FROM: VOL.8874 FOL.515 DEPTH LIMITATION: 15.24 METERS			<b>NOTATIONS</b>			
<b>EASEMENT INFORMATION</b> <small>E - ENCUMBERING EASEMENT. R - ENCUMBERING EASEMENT (ROAD). A - APPURTENANT EASEMENT.</small>				THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES  Checked by:  Date: 26/7/05 Assistant Registrar of Titles		
Easement Reference	Purpose / Authority	Width (Metres)	Origin			Land benefited / In favour of
E-1	TRANSMISSION OF ELECTRICITY	13.4	NOTIFICATION OF EASEMENT VIDE INSTRUMENT N99357Y			STATE ELECTRICITY COMMISSION OF VICTORIA PURSUANT TO SECTION 103 OF STATE ELECTRICITY ACT 1958
						
LENGTHS ARE IN METRES	SCALE	DEALING / FILE No: AD757475E		DEALING CODE: X31		
				SHEET 1 OF 1		

**AH500608N**

Approve  
Victorian Land

16/09/2010 \$100.10 74  


# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

Ref: NT: TB: 400762

Customer Code: 0489L

Privacy

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

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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 10890 Folio 142 and Volume 10685 Folio 365

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**TREVOR LYNTON VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED ACN 001 621 129** of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney, New South Wales 2000

Borrower:

Date of this Mortgage:

14<sup>th</sup> September 2010

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431102A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**M1B**



Signed

Cust. Code:

\* Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

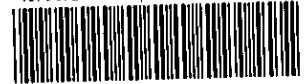
# ANNEXURE PAGE

Transfer of Land Act 1958

This is page 2 of *Approved Form M1B* dated 14.09.2010 between TREVOR LYNTON VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).

**AH500608N**

16/09/2010 \$100.10 74



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

Signatures of the parties

## Panel Heading

Signed by TREVOR LYNTON VENING  
in the presence of:

) *T.L. Vening*  
)

Witness: .....

**ADVERTISED  
PLAN**

Approval No: 1431102A

**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 a mortgage 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.

# ANNEXURE PAGE

Transfer of Land Act 1958

**AH500608N**

16/09/2010 \$100.10 74



This is page 3 of *Approved Form M1B* dated 14.09.2010 between TREVOR LYNTON VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).  
Signatures of the parties

*T L Vening*

**Privacy C**  
The information collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means all of the terms and conditions detailed and referred to in the Letter of Offer dated 17 August 2010 and the Mortgagor acknowledges that he has received a copy of the Letter of Offer dated 17 August 2010. The Mortgagor covenants and agrees with the Mortgagee that he has approved all the terms and conditions of the Offer, that he has accepted the Offer which acceptance is evidenced by the Acceptance and Acknowledgement from the Mortgagor to the Mortgagee and that such acceptance constitutes the Facility Agreement for the Mortgagor.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Offer which is agreed to in writing from time to time by the Mortgagor

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**

Approval No: 1431102A

**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 a mortgage 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.

# CAVEAT

## Section 89 Transfer of Land Act 1958

Lodged by :

Name: **..Australian Government Solicitor.**

Phone: **..(03) 9242 1222.....**

Address: **Level 21, 200 Queen St Melbourne**

Ref.: **.....12071016 / KT.....**

Customer Code: **.....0233Y.....**

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.

<b>Privacy Collection Statement</b>		
The information from this form is		
<b>AJ975803U</b>		
18/10/2012	\$72.80	89
		

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

**Certificate of Title Volume 10890 Folio 142**

Caveator: *(full name and address)*

**Telstra Corporation Limited  
Level 34, 242 Exhibition Street  
Melbourne, Victoria, 3000**

Estate or Interest claimed:

**Equitable interest as Lessee**

Grounds of claim:

**Pursuant to an unregistered Deed of Renewal and Variation of Lease dated 8 October 2012 between Trevor Lynton Vening as Lessor and Telstra Corporation Limited as Lessee**

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

**Any dealing affecting the claim of the caveator arising under the Lease**

Address for service of notice: *(include postcode)*

**Australian Government Solicitor of Level 21, 200 Queen Street, Melbourne 3000**

Dated: **18 October 2012**

Signature of caveator

or

Signature of solicitor and agent

or

Signature of agent

*Australian Government Solicitor*  
**Australian Government Solicitor**

Approval No. 545105A

STAMP DUTY USE ONLY

**C**

**ADVERTISED  
PLAN**

## TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: BILL KEE & ASSOCIATES

Phone: (03) 5182 5555

Address: 154 Commercial Road

Yarram

Ref: JWK:MW 99.498

Customer Code: 1516F



**W521573R**  
130100 1117 45 0



DW521573R-1-9

MAINTAIN RECORDS OF 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)

Volume 8874 Folio 515

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

all my estate and interest in fee simple

Consideration:

PURSUANT TO DEED OF FAMILY AGREEMENT DATED 1<sup>st</sup> DECEMBER, 1999.

Transferor: (full name)

HAZEL MARY VENING

Transferee: (full name and address including postcode)

TREVOR LYNTON VENING of South Gippsland Highway, Hedley 3967

Directing Party: (full name)

Dated: 15/12/99

Execution and attestation:

Signed by the transferor in the presence of: )

Signed by the transferee in the presence of: )

**ADVERTISED  
PLAN**

Approval No: 630989A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**T1**



Signed

Cost Code:

Not Chargeable Pursuant  
To Section 71-4  
Trn:662810 12-JAN-2000  
Stamp Duty Victoria, PSE1

\*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED



accept 1000 \$340 ASSURANCE fee

## Form 10 - Transfer of Land (General) Regulations 1996

AD757475E

19/07/2005 \$524.60 31



### Application for a New Certificate of Title Section 31 Transfer of Land Act 1958



Lodged at the Land Titles Office by:

Name: **Rural Finance Corporation of Victoria** ✓

Address: **57 View Street, Bendigo**

Customer Code: **03566**

2 stat Decs  
1 Rate notice  
1 x Issue Search

The applicants being the registered proprietors of the Land apply under Section 31 of the Transfer of Land Act 1958 for the issue of new Certificates of Title to replace the lost or destroyed Certificates of Title.

**Applicant(s) :** (Name(s) and address(es) to be set out on the new Certificate(s) of Title)

**TREVOR LYNTON VENING** of South Gippsland Highway, Hedley 3967 ✓

**Land :** (Insert Volume Folio reference)

Certificate of Title Volume 8874 Folio 515 ✓



DAD757475E-1-6

**Dated:** 11 / 07 / 2005

*T. L. Vening*  
TREVOR LYNTON VENING

**ADVERTISED  
PLAN**

22 ce 25  
7 7  
1 05 ✓

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

# KEEP

**KEEP**

CASE No.

AD 757475<sup>E</sup>

## ALTS TEXT CAPTURED DEALING

[illegible]

## ADVERTISED PLAN



**DAD757473E-2-4**

## Application

**Subject To:**

2. Control. 340 pd.

**AD757475E**

19/07/2005 \$524.60

31



**ADVERTISED  
PLAN**

**STATUTORY DECLARATION**



**DAD757475E-3-2**

IN THE MATTER of Application pursuant to Section 31 of the Transfer of Land Act 1958 by TREVOR LYNTON VENING (the Applicant) for a replacement title for Certificate of Title Volume 8874 Folio 515 which has been lost or destroyed. ✓

I, TREVOR LYNTON VENING of South Gippsland Highway, Hedley in the State of Victoria, Farmer, solemnly and sincerely declare as follows.

1. I am the abovenamed applicant and registered proprietor of the land in Certificate of Title Volume 8874 Folio 515 (the missing title) being Crown Allotments 62 and 62A Parish of Alberton West comprising 61 hectares. ✓
2. In 2002 Rural Finance Corporation of Victoria (Rural Finance) granted me a loan on the security of mortgage dated 26 July 2000 in favour of Rural Finance of the land in the missing title, which mortgage I am informed was registered on 28 August 2002 number AB519270W. ✓
3. At the request of Rural Finance I instructed my solicitors Bill Kee & Associates of Yarram, who were holding the duplicate missing title on my behalf, to forward it to Rural Finance's office in Traralgon. I am informed and believe that Rural Finance received the duplicate missing title from my solicitors on 22 July 2002.
4. I have never sighted the missing title and believe it is or should be in the custody of Rural Finance as the first mortgagee of the land in the missing title.
5. I have not mortgaged, pledged or in any other way dealt with the land in the missing title since granting Mortgage No. AB519270W in favour of Rural Finance. ✓
6. I undertake to deliver the missing title to the Registrar of Titles should it ever come into my possession or under my control. ✓
7. The land in the missing title comprises 61 hectares or thereabouts of arable farming land and has no improvements other than a set of stock yards. The property is rated by the Wellington Shire council whose capital improved value of the land is currently \$317,000. I consider the fair market value of the land to be \$340,000. ✓

And I make this declaration conscientiously believing the same to be true and by virtue of the provisions of an Act of the Parliament of Victoria rendering persons making a false declaration punishable for wilful and corrupt perjury.

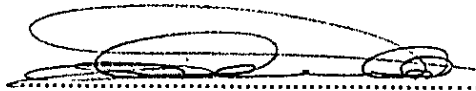
*T. L. Vening* ✓

JP 10753

**BRIAN B. ROBERTSON**  
4 SIDNEY STREET  
WELSHPOOL VIC 3966

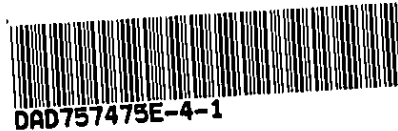
✓ DECLARED at  
✓ in the State of Victoria this..... 11<sup>TH</sup> )  
✓ day of..... JULY ..... 2005 )

*T. L. Vennig*  
.....  
(Declarant's signature)

Before me:   
Justice of the Peace or other authorised witness)

Name: ..... **BRIAN B. ROBERTSON** .....  
4 SIDNEY STREET  
Address: ..... **WELSHPOOL VIC. 3966** .....  
Justice of the Peace No. 10753

Qualification .....



**ADVERTISED  
PLAN**

**AD757475E**

19/07/2005 \$524.60 31



06-JUL-05 14:20

P.B+L.K.VENING

03 51 841362

JOB 61,400,000  
P.01



# ANNUAL RATES & VALUATION NOTICE 2004/2005

70 Foster Street, (PO Box 508)  
Baird Victoria 3850  
ABN 18 420 243 488  
Telephone 1300 366 244  
Facsimile (03) 5142 3499  
rates@wellington.vic.gov.au  
www.wellington.vic.gov.au



T L Vening  
South Gippsland Highway  
HEDLEY VIC 3967

**AD757475E**

19/07/2005 \$524.60 31



Assessment No

**284364**

Issue Date

**26/07/2004**

1st Instalment Due By  
30 September 2004

**\$245.95**

Instalment Details

2nd Instalment by 30/11/2004

**\$244.00**

3rd Instalment by 30/02/2005

**\$244.00**

4th Instalment by 31/05/2005

**\$244.00**

Total Amount Due

**\$977.95**

Payment Due By

**15/02/2005**

**ADVERTISED  
PLAN**

## Property Details

South Gippsland Highway HEDLEY

CA62 62A

Parish of Alberton West

Capital Improved Value

**317000**

Site Value

**273500**

Net Annual Value

**15850**

## Summary of Charges

Arrears Brought Forward & Postings

**\$0.00**

Farm Vacant

0.00308500

on

317000.00

**\$977.95**



DAD757475E-5-9

\*Please note: Ratepayers who paid last year's rates by direct debit do not have to reapply.

**Financial Hardship** - If you are experiencing difficulty paying, please contact our Rate Officers on 1300 366 244 to discuss other payment options.

**Arrears** - Any arrears or interest, if shown, are due immediately to avoid further interest. Arrears not paid immediately may be subject to legal action without further notice.

Please refer to the back of this notice for more information

**WELLINGTON  
SHIRE COUNCIL**

**PAYMENT ADVICE - PLEASE RETURN WITH YOUR PAYMENT**

**PAYMENT OPTIONS  
(see reverse)**

Billir Code: 41293

Reference No: 284 364

Billir Code: 0851

Ref: 0028 4364

In person at any Post Office,  
by phone 13 18 18, or go to  
www.postbillpay.com.au

Assessment Number

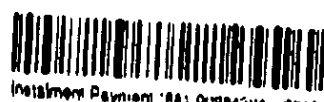
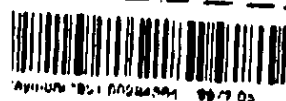
**284364**

Instalment Payment Due

**30/09/2004**

Full Payment Due

**15/02/2005**



Instalment Payment Ref: 00284364 \$245.95

**CREDIT of WELLINGTON SHIRE COUNCIL**

Cred 831 User Code 66286 Customer Ref. No. 284364

1 Registration Immediate

File Edit View Tools Windows Help



Prev



Next Retrieve New



Open



Criteria



Delete



Save



Print



Help

Pre Lodgement Enquiry

Commonsense ☒ Case Creation ☒ Ding Details ☒ Lodge Maint

1 Pre Lodgement Enquiry

Document Type

CofT

Document

8874/515

Document Status

Issued from Dealing

Details

Issued out of dealing AB519270W on 30-NOV-2002  
Receipt No 3126470

To RURAL FINANCE CORPORATION OF VIC  
\*\* CUSTOMER PICK UP\*\*  
DSB 44

☒ Advance On Save

Remain Open

AD757475E

19/07/2005 \$524.60

31



DA0757475E-6-7



ADVERTISED  
PLAN

VTDOC

Existing

0

Click right mouse button for menu...

# **STATUTORY DECLARATION**



**AD757475E-7-5**

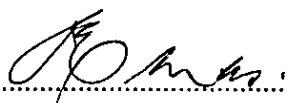
IN THE MATTER of Application pursuant to Section 31 of the Transfer of Land Act 1958 by TREVOR LYNTON VENING (the Applicant) for a replacement title for Certificate of Title Volume 8874 Folio 515 which has been lost or destroyed.

I, JOSEPH ANTHONY EDMONDS of 57 View Street, Bendigo in the State of Victoria, Solicitor, solemnly and sincerely declare as follows.

1. I am the Legal Officer of Rural Finance Corporation of Victoria (Rural Finance) and am authorised to make this declaration.
2. That Certificate of Title Volume 8874 Folio 515 (the missing title) is encumbered by first Mortgage AB519270W in favour of Rural Finance.
3. The missing title last issued to Rural Finance from Land Registry Office on 30 November 2002 (Receipt No. 3126470) following registration of Rural Finance's Mortgage AB519270W.
4. That a thorough and exhaustive search in all our offices but particularly in our Traralgon Office and our Melbourne Office which attends to the lodging and issuing of all documents at the Land Registry Office has failed to locate the missing title.
5. That I undertake on behalf of Rural Finance to deliver the missing title to the Registrar of Titles should it ever come into our possession or under our control.

And I make this declaration conscientiously believing the same to be true and by virtue of the provisions of an Act of the Parliament of Victoria rendering persons making a false declaration punishable for wilful and corrupt perjury.

DECLARED at BENDIGO )  
in the State of Victoria this 12<sup>TH</sup> )  
day of JULY, 2005 )

  
(Declarant's signature)

Before me: Sean  
Justice of the Peace or other authorised witness)

Name: B D KEANE

Address: 57 VIEW ST

BENDIGO 3550

Qualification CPA (1039678)

**ADVERTISED  
PLAN**

**AD757475E**

19/07/2005 \$524.60 31



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

Page 1 of 1

VOLUME 04729 FOLIO 636

Security no : 124107189864G  
Produced 27/06/2023 06:35 PM

CROWN GRANT

### LAND DESCRIPTION

Lots 1 and 2 on Title Plan 865659A (formerly known as Crown Allotment 72, part of Crown Allotment 72A Parish of Alberton West).

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors

LISA KATHRYN VENING  
PETER BRUCE VENING both of SOUTH GIPPSLAND HIGHWAY HEDLEY 3967  
W521571X 13/01/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF557627F 31/12/2007  
RABOBANK AUSTRALIA LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

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 TP865659A FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**ADVERTISED  
PLAN**



<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 865659A</b>
<b>Location of Land</b> Parish : ALBERTON WEST Township : - Section : - Crown Allotment: 72 & 72A (PT) Crown Portion: -  Last Plan Reference : - Derived From : VOL. 4729 FOL. 636  Depth Limitation : 50 FEET BELOW THE SURFACE		<b>Notations</b> SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 4729 FOL. 636 AND NOTED ON SHEET 2 OF THIS PLAN   ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
<b>Description of Land/ Easement Information</b>  <b>ENCUMBRANCES</b> AS TO THE LAND MARKED E-1 AN EASEMENT TO THE S.E.C. OF VICTORIA FOR THE TRANSMISSION OF ELECTRICITY HAS BEEN ACQUIRED VIDE NOTIFICATION N99358V		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  COMPILED. Date 15/08/07 VERIFIED: A. DALLAS Assistant Registrar of Titles

ADVERTISED PLAN

LOT 1

72

LOT 2 (2 Pieces)

LOT 2 (2 Pieces)

TOTAL AREA=317A-0R-3P

**COLOUR CODE**  
E-1 & Y = YELLOW

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 ALLOT 72 LOT 2 = CROWN ALLOT 72A (PT)

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 1 of 2 Sheets

# TITLE PLAN

TP 865659A

## LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS, CONDITIONS AND POWERS AS SHOWN ON THE CROWN GRANT

ALL THAT PIECE OF LAND in the said State  
containing *three hundred and twenty one acres three rods and twenty perches more or less being*  
*allotments seventy two and seventy two in the Parish of Colborne West County of Bulwer*

delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured yellow PROVIDED nevertheless that the grantees shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under or within the boundaries of the land hereby granted AND also reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argentiferous earth or stone copper tin antimony coal and other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 163 of the *Land Act* 1915.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said

*Grantee*

his heirs executors administrators assigns or transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN  
LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

Sheet 2 of 2 Sheets

ADVERTISED  
PLAN

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

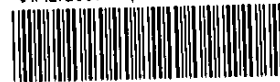
Ref: NT:VB 271377

Customer Code: 0489L



**AF557627F**

31/12/2007 \$102.40 74 y



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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 9060 Folio 386, Volume 10684 Folio 163, Volume 9406 Folio 298, Volume 8603 Folio 663 and Crown Grants 4729 Folio 636 and Volume 8617 Folio 567

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED** ACN 001 621 129 of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney New South Wales 2000

Borrower:

Date of this Mortgage: 17 December 2007

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431062A

ORDER TO REGISTER

Please register and issue title to

Vol 8603 F 663, Vol 4729 F 636 And Vol 8617 F 567 to

BILL KEE & ASSOCIATES 154 COMMERCIAL ROAD, TULLAH, VIC 3811. BALANCE TO



Signed

*[Signature]*

BILL KEE & ASSOCIATES

Cust. Code: 1516 F

STAMP DUTY USE ONLY

**M1B**

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

Witness:.....

) PBV  
)

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

Witness:.....

) LKV  
)

**ADVERTISED  
PLAN**

**AF557627F**

31/12/2007 \$102.40

74



Approval No: 1431062A

**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**
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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.
4. All pages must be attached together by being stapled in the top left corner.

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

*PBC*

*Lisa Vening*

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means the Letter of Offer dated 12 November 2007 and as defined in Rabobank's Standard Loan Terms (dated 9 February 2004) and/or Standard Line of Credit Terms (dated August 2006) which are incorporated and form part of the Offer and the Mortgagor acknowledge that they have received a copy of the Offer dated 12 November 2007. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer and they have accepted the Offer which acceptance is evidenced by the Memorandum of Acceptance from the Mortgagor to the Mortgagee.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Letter of Offer which is agreed to in writing from time to time by the Mortgagor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**



Approval No: 1431062A

**A1**



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4. All pages must be attached together by being stapled in the top left corner.

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: BILL KEE & ASSOCIATES

Phone: (03) 5182 5555

Address: 154 Commercial Road

Yarram

Ref: JWK:MW 99.498

Customer Code: 1516F



**W521571X**

130100 1117 45 0



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)

Volume 4729 Folio 636, Volume 8617 Folio 567 & Volume 8603 Folio 663

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

all my estate and interest in fee simple

Consideration:

PURSUANT TO DEED OF FAMILY AGREEMENT DATED 1<sup>st</sup> December 1999.

Transferor: (full name)

HAZEL MARY VENING

Transferee: (full name and address including postcode)

PETER BRUCE VENING and LISA KATHRYN VENING both of South Gippsland Highway, Hedley 3967 as joint proprietors

Directing Party: (full name)

Dated: 15/12/99

Execution and attestation:



Signed by the transferor in the presence of: )

*H. M. Vening*

*[Signature]*

Signed by the transferees in the presence of: )

*P. B. V.*

*[Signature]*

*[Signature]*

**ADVERTISED  
PLAN**

Approval No: 630989A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY



Signed

Cust Code:

Not Chargeable Pursuant  
To Section 71-4  
Trn:662811 12-JAN-2000  
Stamp Duty Victoria, PSE1

\*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED



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

Page 1 of 1

VOLUME 08603 FOLIO 663

Security no : 124107189919W  
Produced 27/06/2023 06:40 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 754717H (formerly known as part of FORMER GOVERNMENT ROAD Parish of Alberton West).  
Created by instrument C320212 24/09/1965

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER BRUCE VENING  
LISA KATHRYN VENING both of SOUTH GIPPSLAND HY HEDLEY 3967  
W521571X 13/01/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF557627F 31/12/2007  
RABOBANK AUSTRALIA LTD

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 TP754717H FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**ADVERTISED  
PLAN**





# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

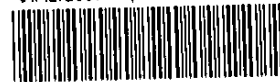
Ref: NT:VB 271377

Customer Code: 0489L



**AF557627F**

31/12/2007 \$102.40 74 y



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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 9060 Folio 386, Volume 10684 Folio 163, Volume 9406 Folio 298, Volume 8603 Folio 663 and Crown Grants 4729 Folio 636 and Volume 8617 Folio 567

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED** ACN 001 621 129 of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney New South Wales 2000

Borrower:

Date of this Mortgage: 17 December 2007

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431062A

ORDER TO REGISTER

Please register and issue title to

Vol 8603 F 663, Vol 4729 F 636 And Vol 8617 F 567 to

BILL KEE & ASSOCIATES 154 COMMERCIAL ROAD, TULLAH, VIC 3811. BALANCE TO

STAMP DUTY USE ONLY

**M1B**



Signed *Bill Kee*

Signed

BILL KEE & ASSOCIATES

Cust. Code: 1516 F

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

Witness:.....

) PBV  
)

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

Witness:.....

) LKV  
)

**ADVERTISED  
PLAN**

**AF557627F**

31/12/2007 \$102.40

74



Approval No: 1431062A

**A1**



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Victorian Land Titles Office

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PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

*PBC*

*Lisa Vening*

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means the Letter of Offer dated 12 November 2007 and as defined in Rabobank's Standard Loan Terms (dated 9 February 2004) and/or Standard Line of Credit Terms (dated August 2006) which are incorporated and form part of the Offer and the Mortgagor acknowledge that they have received a copy of the Offer dated 12 November 2007. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer and they have accepted the Offer which acceptance is evidenced by the Memorandum of Acceptance from the Mortgagor to the Mortgagee.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Letter of Offer which is agreed to in writing from time to time by the Mortgagor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**



Approval No: 1431062A

**A1**



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4. All pages must be attached together by being stapled in the top left corner.

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: BILL KEE & ASSOCIATES

Phone: (03) 5182 5555

Address: 154 Commercial Road

Yarram

Ref: JWK:MW 99.498

Customer Code: 1516F



**W521571X**

130100 1117 45 0



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)

Volume 4729 Folio 636, Volume 8617 Folio 567 & Volume 8603 Folio 663

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

all my estate and interest in fee simple

Consideration:

PURSUANT TO DEED OF FAMILY AGREEMENT DATED 1<sup>st</sup> December 1999.

Transferor: (full name)

HAZEL MARY VENING

Transferee: (full name and address including postcode)

PETER BRUCE VENING and LISA KATHRYN VENING both of South Gippsland Highway, Hedley 3967 as joint proprietors

Directing Party: (full name)

Dated: 15/12/99

Execution and attestation:



DW521571X-1-2

Signed by the transferor in the presence of: )

*H. M. Vening*

*[Signature]*

Signed by the transferees in the presence of: )

*P. B. V.*

*[Signature]*

*[Signature]*

**ADVERTISED  
PLAN**

Approval No: 630989A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY



Signed

Cust Code:

Not Chargeable Pursuant  
To Section 71-4  
Trn:662811 12-JAN-2000  
Stamp Duty Victoria, PSE1

\*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

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

Page 1 of 1

VOLUME 08617 FOLIO 567

Security no : 124107189906L  
Produced 27/06/2023 06:39 PM

CROWN GRANT

### LAND DESCRIPTION

Crown Allotment 78C Parish of Alberton West.

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PETER BRUCE VENING

LISA KATHRYN VENING both of SOUTH GIPPSLAND HY HEDLEY 3967

W521571X 13/01/2000

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF557627F 31/12/2007

RABOBANK AUSTRALIA LTD

Any crown grant reservations exceptions conditions limitations and powers  
noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP754759Q FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1		TP 754759Q	
<b>Location of Land</b>  Parish: ALBERTON WEST Township: Section: Crown Allotment: 78C Crown Portion:  Last Plan Reference: Derived From: VOL 8617 FOL 567 Depth Limitation: 50 FEET			<b>Notations</b> SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 8617 FOL. 567 AND NOTED ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN		
<b>Description of Land / Easement Information</b>				THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/11/2002 VERIFIED: DA	
<div>ADVERTISED PLAN</div> <div></div> <div>COLOUR CODE Y = YELLOW</div>					
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets	



TITLE PLAN		TP 754759Q
<p style="text-align: center;"><b>LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT</b></p> <p style="text-align: right;"><b>All</b> THAT PIECE OF LAND in the said State containing <b>fourteen acres two roods and twelve perches more or less being Allotment seventy-eight<sup>C</sup></b> in the Parish of <b>Alberton West County of Buln Buln</b></p> <p>delineated and colored yellow in the map in the margin hereof TOGETHER with the right to sink wells for water and to the use for all purposes of any wells and springs now or hereafter upon the said land as though this Grant had been made without any limitation as to depth PROVIDED that this Grant is made subject to—</p> <p>(a) the reservation to Us Our heirs and successors of—</p> <p style="padding-left: 40px;">(i) all gold silver uranium thorium and minerals within the meaning of the <i>Mines Act</i> 1958 and petroleum within the meaning of the <i>Petroleum Act</i> 1958 (hereinafter called “the reserved minerals”);</p> <p style="padding-left: 40px;">(ii) rights of access for the purpose of searching for and obtaining the reserved minerals in any part of the said land ;</p> <p style="padding-left: 40px;">(iii) rights for access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land ;</p> <p>(b) the right to resume the said land for mining purposes pursuant to section 205 of the <i>Land Act</i> 1958 ;</p> <p>(c) the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such a person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II. of that Act is paid for surface damage to be done to the said land by reason of mining thereon.</p> <p style="text-align: center; color: red; font-weight: bold; font-size: 24px; margin-top: 200px;">ADVERTISED PLAN</p>		
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

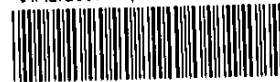
Ref: NT:VB 271377

Customer Code: 0489L



**AF557627F**

31/12/2007 \$102.40 74 y



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Land: (volume and folio reference)

Certificates of Title Volume 9060 Folio 386, Volume 10684 Folio 163, Volume 9406 Folio 298, Volume 8603 Folio 663 and Crown Grants 4729 Folio 636 and Volume 8617 Folio 567

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED** ACN 001 621 129 of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney New South Wales 2000

Borrower:

Date of this Mortgage: 17 December 2007

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431062A

ORDER TO REGISTER

Please register and issue title to

Vol 8603 F 663, Vol 4729 F 636 And Vol 8617 F 567 to

BILL KEE & ASSOCIATES 154 COMMERCIAL ROAD, TULLAH, VIC 3811. BALANCE TO



Signed

*[Signature]*

BILL KEE & ASSOCIATES

Cust. Code: 1516 F

STAMP DUTY USE ONLY



# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

Witness:.....

) PBV  
)

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

Witness:.....

) LKV  
)

**ADVERTISED  
PLAN**

**AF557627F**

31/12/2007 \$102.40

74



Approval No: 1431062A

**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**
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4. All pages must be attached together by being stapled in the top left corner.

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

*PBC*

*Lisa Vening*

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means the Letter of Offer dated 12 November 2007 and as defined in Rabobank's Standard Loan Terms (dated 9 February 2004) and/or Standard Line of Credit Terms (dated August 2006) which are incorporated and form part of the Offer and the Mortgagor acknowledge that they have received a copy of the Offer dated 12 November 2007. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer and they have accepted the Offer which acceptance is evidenced by the Memorandum of Acceptance from the Mortgagor to the Mortgagee.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Letter of Offer which is agreed to in writing from time to time by the Mortgagor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**



Approval No: 1431062A

**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.
4. All pages must be attached together by being stapled in the top left corner.

# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: BILL KEE & ASSOCIATES

Phone: (03) 5182 5555

Address: 154 Commercial Road

Yarram

Ref: JWK:MW 99.498

Customer Code: 1516F



**W521571X**

130100 1117 45 0



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)

Volume 4729 Folio 636, Volume 8617 Folio 567 & Volume 8603 Folio 663

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

all my estate and interest in fee simple

Consideration:

PURSUANT TO DEED OF FAMILY AGREEMENT DATED 1<sup>st</sup> December 1999.

Transferor: (full name)

HAZEL MARY VENING

Transferee: (full name and address including postcode)

PETER BRUCE VENING and LISA KATHIRYN VENING both of South Gippsland Highway, Hedley 3967 as joint proprietors

Directing Party: (full name)

Dated: 15/12/99

Execution and attestation:



Signed by the transferor in the presence of: )

*H. M. Vening*

*[Signature]*

Signed by the transferees in the presence of: )

*P. B. V.*

*[Signature]*

*[Signature]*

**ADVERTISED  
PLAN**

Approval No: 630989A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY



Signed

Cust Code:

Not Chargeable Pursuant  
To Section 71-4  
Trn:662811 12-JAN-2000  
Stamp Duty Victoria, PSE1

\*Law Perfect Pty Ltd

THE BACK OF THIS FORM MUST NOT BE USED

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

Page 1 of 1

VOLUME 09060 FOLIO 386

Security no : 124107189995P  
Produced 27/06/2023 06:48 PM

### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 092727.  
PARENT TITLE Volume 07880 Folio 184  
Created by instrument F454020 11/09/1974

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER BRUCE VENING  
LISA KATHRYN VENING both of 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967  
AF557626H 31/12/2007

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF557627F 31/12/2007  
RABOBANK AUSTRALIA LTD

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 TP484933E FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**ADVERTISED  
PLAN**

<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 484933E</b>
<b>Location of Land</b> Parish : ALBERTON WEST Township : - Section: - Crown Allotment: - Crown Portion: -  Last Plan Reference : LOT 2 ON LP92727 Derived From : VOL. 9060 FOL.386 Depth Limitation : 50 FEET BELOW THE SURFACE		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN
<b>Description of Land/ Easement Information</b>  <b>ENCUMBRANCES</b> AS TO THE LAND MARKED E-1 THE EASEMENT FOR TRANSMISSION OF ELECTRICITY HAS BEEN ACQUIRED BY S.E.C. VIDE NOTIFICATION N69589R		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  COMPILED: Date 1/06/07 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>

LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 Sheets
-----------------------	---	---------------------

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

Ref: NT:VB 271377

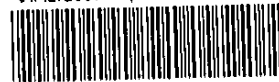
Customer Code: 0489L



**AF557627F**

31/12/2007 \$102.40

74 y



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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 9060 Folio 386, Volume 10684 Folio 163, Volume 9406 Folio 298, Volume 8603 Folio 663 and Crown Grants 4729 Folio 636 and Volume 8617 Folio 567

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED** ACN 001 621 129 of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney New South Wales 2000

Borrower:

Date of this Mortgage: 17 December 2007

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431062A

ORDER TO REGISTER

Please register and issue title to

**Vol 8603 F 663, Vol 4729 F 636 And Vol 8617 F 567 to**

**BILL KEE & ASSOCIATES 154 COMMERCIAL ROAD, TULLAH, VIC 3811. BALANCE TO**



*Bill Kee & Associates*

Signed

*Bill Kee*

Cust. Code:  
**1516 F**

**BILL KEE & ASSOCIATES**

STAMP DUTY USE ONLY

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

Witness:.....

) PBV  
)

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

Witness:.....

) LKV  
)

**ADVERTISED  
PLAN**

**AF557627F**

31/12/2007 \$102.40

74



Approval No: 1431062A

**A1**



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Transfer of Land Act 1958

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Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

*PBC*

*Lisa Vening*

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means the Letter of Offer dated 12 November 2007 and as defined in Rabobank's Standard Loan Terms (dated 9 February 2004) and/or Standard Line of Credit Terms (dated August 2006) which are incorporated and form part of the Offer and the Mortgagor acknowledge that they have received a copy of the Offer dated 12 November 2007. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer and they have accepted the Offer which acceptance is evidenced by the Memorandum of Acceptance from the Mortgagor to the Mortgagee.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Letter of Offer which is agreed to in writing from time to time by the Mortgagor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**



Approval No: 1431062A

**A1**



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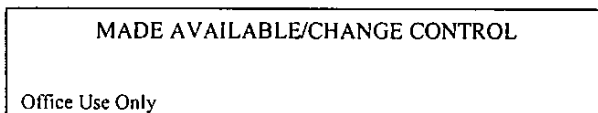
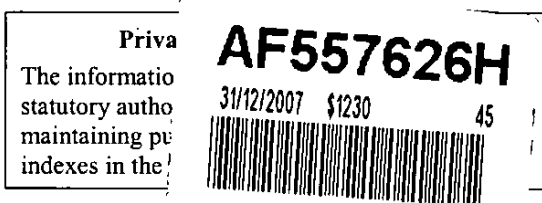
# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Birch Ross & Barlow  
Phone: (03) 5862 2275  
Address: 50 Bair Street, Leongatha

Ref: NT1118 271377  
Customer Code: 0488L



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 9060 Folio 386 and Volume 10684 Folio 163

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

all my/our estate in fee simple.

Consideration:

Four Hundred and Fifty-Four Thousand Seven Hundred Dollars (\$454,700.00)

Transferor: (full name)

VINCENZA MARUZZA AND ANTONINA MARUZZA

Transferee: (full name and address including postcode)



PETER BRUCE VENING and LISA KATHRYN VENING both of 6970 South Gippsland Highway, Hedley 3967 as joint proprietors

Directing Party: (full name)

Dated: 17 December 2007

Execution and Attestation:

Signed by VINCENZA MARUZZA and ANTONINA MARUZZA in the presence of:

Signed by PETER BRUCE VENING AND LISA KATHRYN VENING in the presence of:

**ADVERTISED  
PLAN**

Approval No. 630069A

ORDER TO REGISTER  
Please register and issue title to

**T1**



Signed

Cust. Code:

STAMP DUTY USE ONLY  
Original Land Transfer  
Stamped with \$19,696.00  
Doc ID 2292950, 31 Dec 2007  
SRO Victoria Duty, VNUQ

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

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

Page 1 of 1

VOLUME 09406 FOLIO 298

Security no : 124107189804W  
Produced 27/06/2023 06:30 PM

### LAND DESCRIPTION

Crown Allotment 24B Section A Parish of Alberton West.

PARENT TITLES :

Volume 08183 Folio 387      Volume 08183 Folio 391      Volume 08266 Folio 304  
Created by instrument J208204 27/10/1980

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PETER BRUCE VENING

LISA KATHRYN VENING both of 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

AF423535K 23/10/2007

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF557627F 31/12/2007

RABOBANK AUSTRALIA LTD

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP751165N 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: "TIGHEOIN" 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1		TP 751165N	
Location of Land			Notations		
<div>Parish: ALBERTON WEST</div> <div>Township:</div> <div>Section: A</div> <div>Crown Allotment: 24B</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 9406 FOL 298</div> <div>Depth Limitation: 15.24 m</div>			<div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>		
Description of Land / Easement Information			<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> <div>COMPILED: 22/10/2002</div> <div>VERIFIED: AP</div>		
<div><div><div>224<sup>A</sup></div><div>224<sup>B</sup></div><div>80.91 ha</div></div><div><div>GOVT ROAD</div><div>67°57'</div><div>462.28</div><div>178.20'</div><div>1948.1</div><div>358°20'</div><div>1787</div><div>121°51'</div><div>268°23'</div><div>311.61</div><div>268°20'</div><div>23<sup>A</sup></div></div></div> <div>ADVERTISED PLAN</div>					
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet		Sheet 1 of 1 sheets	
		Metres = 0.201168 x Links			

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

Ref: NT:VB 271377

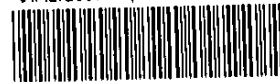
Customer Code: 0489L



Approved Form M1B  
Victorian Land Titles Office

**AF557627F**

31/12/2007 \$102.40 74 y



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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 9060 Folio 386, Volume 10684 Folio 163, Volume 9406 Folio 298, Volume 8603 Folio 663 and Crown Grants 4729 Folio 636 and Volume 8617 Folio 567

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED** ACN 001 621 129 of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney New South Wales 2000

Borrower:

Date of this Mortgage: 17 December 2007

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431062A

ORDER TO REGISTER

Please register and issue title to

**Vol 8603 F 663, Vol 4729 F 636 And Vol 8617 F 567 to**

**BILL KEE & ASSOCIATES 154 COMMERCIAL ROAD, TULLAH, VIC 3811. BALANCE TO**



*for Anne*

Signed

*[Signature]*

Cust. Code: 1516 F

**BILL KEE & ASSOCIATES**

STAMP DUTY USE ONLY

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

Witness:.....

) PBV  
)

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

Witness:.....

) LKV  
)

**ADVERTISED  
PLAN**

**AF557627F**

31/12/2007 \$102.40

74



Approval No: 1431062A

**A1**



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Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

*PBC*

*Lisa Vening*

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means the Letter of Offer dated 12 November 2007 and as defined in Rabobank's Standard Loan Terms (dated 9 February 2004) and/or Standard Line of Credit Terms (dated August 2006) which are incorporated and form part of the Offer and the Mortgagor acknowledge that they have received a copy of the Offer dated 12 November 2007. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer and they have accepted the Offer which acceptance is evidenced by the Memorandum of Acceptance from the Mortgagor to the Mortgagee.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Letter of Offer which is agreed to in writing from time to time by the Mortgagor.

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**ADVERTISED  
PLAN**



Approval No: 1431062A

**A1**



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4. All pages must be attached together by being stapled in the top left corner.

# TRANSFER OF LAND

## Section 45 Transfer of Land Act 1958

Lodged by:

Name: BILL KEE & ASSOCIATES, Solicitors  
Phone: 03 5182 5555  
Address: , 154 Commercial Road  
Yarram Vic 3971  
Ref: JWK.RJ 2007/510  
Customer Code: 1516F



P:	<b>AF423535K</b>	der
The inform	23/10/2007 \$97 45NM	of
statutory au		
maintaining		
indexes in t		

MADE AVAILABLE/CHANGE CONTROL
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 9406 Folio 298

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

all my/our estate in fee simple.

Consideration:

Entitled in equity

Transferor: (full name)

PETER BRUCE VENING AND TREVOR LYNTON VENING

Transferee: (full name and address including postcode)

PETER BRUCE VENING and LISA KATHRYN VENING both of 6970 South Gippsland Highway, Hedley 3967 as joint proprietors

Directing Party: (full name)

Dated: 16/10/07

Execution and Attestation:

Signed by PETER BRUCE VENING in the presence of: )

Signed by TREVOR LYNTON VENING in the presence of: )

Signed by LISA KATHRYN VENING in the presence of: )

**ADVERTISED  
PLAN**

Approval No. 630069A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

Original Land Transfer  
Exempt Section 56  
Doc ID 2267794, 19 Oct 2007  
SRO Victoria Duty, JX412

**T1**



Signed

Cust. Code:

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

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

Page 1 of 1

VOLUME 09810 FOLIO 905

Security no : 124107188977V  
Produced 27/06/2023 05:47 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 578908F.

PARENT TITLES :

Volume 08073 Folio 680      Volume 08183 Folio 391

Created by instrument N233700P 11/01/1988

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PETER BRUCE VENING

LISA KATHRYN VENING both of 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

AK131185U 14/01/2013

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK131186S 14/01/2013

RABOBANK AUSTRALIA LTD

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 TP578908F FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**ADVERTISED  
PLAN**



TITLE PLAN		EDITION 1	TP 578908F			
<b>Location of Land</b>  Parish: ALBERTON WEST Township: Section: A Crown Allotment: 24A (PT) Crown Portion:  Last Plan Reference: LP 77253 Derived From: VOL 9810 FOL 905 Depth Limitation: 15.24 m		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 25/07/2000 VERIFIED: P.C.				
<table border="1"><thead><tr><th>TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td>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>PARCEL 1 = LOT 1 ON LP 77253</td></tr></tbody></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 ON LP 77253
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 ON LP 77253						
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets			

## MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

Ref: NT:JH:421118

Customer Code: 0489L

Approved Form M1B  
Victorian Land Titles Office

**AK131186S**

14/01/2013

\$105

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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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Volume 9810 Folio 905

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED ACN 001 621 129** of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney, New South Wales 2000

Borrower:

Date of this Mortgage:

3 January 2013

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

### COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431202A

ORDER TO REGISTER  
Please register and issue title to

STAMP DUTY USE ONLY

**M1B**



Signed

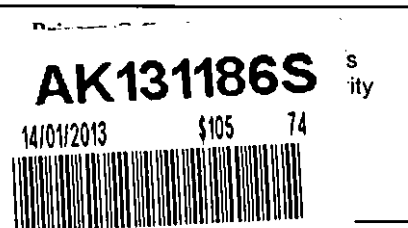
Cust. Code:

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated **03.01.13** between PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED ACN 001 621 129 (AS MORTGAGEE).



Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

*[Signature]*

Witness:

*[Signature]*

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

*[Signature]*

Witness:

*[Signature]*

**ADVERTISED  
PLAN**

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means all of the terms and conditions detailed and referred to in the Letter of Offer dated 20 November 2012 and the Mortgagor acknowledges that they have received a copy of the Letter of Offer dated 20 November 2012. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer, that they have accepted the Offer which acceptance is evidenced by the Acceptance and Acknowledgement from the Mortgagor to the Mortgagee and that such acceptance constitutes the Facility Agreement for the Borrower.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Offer which is agreed to in writing from time to time by the Mortgagor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

Approval No: 1431202A

**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 a mortgage 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.

# Transfer of Land

## Section 45 Transfer of Land Act 1958

Lodged by: **Birch Ross & Barlow**  
Name: **(03) 5662 2275**  
Phone: **50 Bair Street, Leongatha**  
Address: **NT. NM : 42 118**  
Reference: **0489L**  
Customer Code:

**AK131185U**



**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 9810 Folio 905

Estate and Interest: *(eg. "all my estate in fee simple")*

all my estate in fee simple.

Consideration:

\$550,000.00

Transferor: *(full name)*

**KAYLENE LORRAINE REILLY**

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

**PETER BRUCE VENING and LISA KATHRYN VENING** both of 6970 South Gippsland Highway, HEDLEY VIC 3967 as joint proprietors

Directing Party: *(full name)*

NIL

Dated:

**3 January 2013**

Execution and attestation:

Signed by **KAYLENE LORRAINE REILLY** in the presence of:

Kaylene Lorraine Reilly

Witness

Signed by **PETER BRUCE VENING AND LISA KATHRYN VENING** in the presence of:

Peter Bruce Vening

Witness

Lisa Kathryn Vening

6301209A

Order to Register

Duty Use Only

Please register and issue Certificate of Title to

**T1**

Page 1 of 1

Signed

Customer Code:

Original  
Stamped with \$28,070.00  
Doc ID 2966978, 10 Jan 2013  
SRO Victoria Duty, RMK2

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

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

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

Page 1 of 1

VOLUME 10183 FOLIO 193

Security no : 124107189835N  
Produced 27/06/2023 06:32 PM

### LAND DESCRIPTION

Lot 1 on Title Plan 110485V (formerly known as part of Crown Allotment 24A  
Section A Parish of Alberton West).  
PARENT TITLE Volume 09406 Folio 298  
Created by instrument S981078L 11/03/1994

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER BRUCE VENING  
LISA KATHRYN VENING both of HEDLEY 3967  
S981078L 11/03/1994

### 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 TP110485V 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: "TIGHEOIN" 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

DOCUMENT END

**ADVERTISED  
PLAN**





# VICTORIAN LAND TITLES OFFICE

## Transfer of Land

Section 45 Transfer of Land Act 1958

110394 0927 45 0 S981078L Form"

Lodged at the Land Titles Office by:

Name: Ryan & Lee

Phone: 051 825555

Ref: PLR Customer Code 1516F

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 (Title) Being part Crown Allotment 24A Section A and being part of the land in Certificate of Title Volume 9406 Folio 298 and being the land coloured red on the Plan endorsed on the back hereof.

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

Consideration  
A gift by the Secondnamed Transferor to the Transferees

Transferor (Full name)  
PETER BRUCE VENING & TREVOR LYNTON VENING

Transferee (Full name and address for future notices including postcode)  
PETER BRUCE VENING & LISA KATHRYN VENING both of Hedley 3967 as joint tenants.

Directing Party (Full name)

Dated: 7 / 12 / 1993

Execution and Attestation

SIGNED by the said TREVOR LYNTON VENING in the presence of:

SIGNED by the said PETER BRUCE VENING in the presence of:

SIGNED by the said LISA KATHRYN VENING in the presence of:

Land Titles Office Use Only

T1



Licence No. 2926L

Stamp Duty  
Trn 090630466 R1C 52 23/12/94  
Rat 87058 Amt \$ 84.00  
Stamp Duty - Victoria  
42295583348622

## ORDER TO REGISTER

To the Registrar of Titles

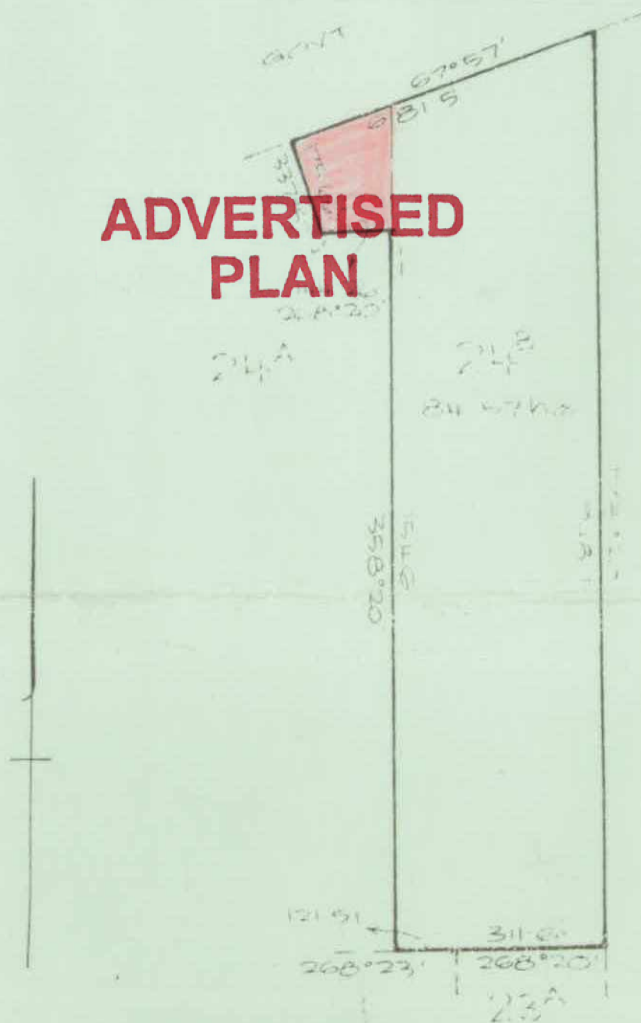
Please register this dealing and upon completion issue the documents as follows:-

Signed.....

Firm's Name.....

Customer code.....

**ADVERTISED  
PLAN**



MEASUREMENTS ARE IN METRES

AREA IS IN HECTARES (HA)

*ltd*



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

Page 1 of 1

VOLUME 10684 FOLIO 163

Security no : 124107190016R  
Produced 27/06/2023 06:50 PM

### LAND DESCRIPTION

Crown Allotment 55A Parish of Alberton West.  
PARENT TITLE Volume 08912 Folio 197  
Created by instrument AB452553D 31/07/2002

### REGISTERED PROPRIETOR

Estate Fee Simple  
Joint Proprietors  
PETER BRUCE VENING  
LISA KATHRYN VENING both of 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967  
AF557626H 31/12/2007

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF557627F 31/12/2007  
RABOBANK AUSTRALIA LTD

For details of any other encumbrances see the plan or imaged folio set out  
under DIAGRAM LOCATION below.

### DIAGRAM LOCATION

SEE TP817027M FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

**ADVERTISED  
PLAN**

TITLE PLAN		EDITION 1		TP817027M	
Location of Land				Notations	
Parish: ALBERTON WEST Township: Section: Crown Allotment: 55A and 55 (part) Crown Portion:  LTO Base Record: DCMB Last Plan Reference: Title References: Vol. 8912 Fol. 197 Depth Limitation: 15.24m				ADVERTISED PLAN	
Easement Information					
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of	THIS PLAN HAS BEEN PREPARED FOR LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES  Checked by <i>Randall M. Donaldl</i>  Date 22/10/2002 Assistant Registrar of Titles
E-1	Transmission of Electricity	14.4	Sec 103 State Electricity Commission Act 1958 and Sec 49 Lands Compensation Act 1958 N069590R	SECV	
LENGTHS ARE IN METRES		SCALE	SHEET SIZE A3	FILE NO: AB452553D	
NOTE NORTH POINT					
LAND VICTORIA 283 Queen Street Melbourne		Drawn By: McDonald		DEALING CODE: x45	
				Sheet 1 of 1	

# MORTGAGE OF LAND

Section 74 Transfer of Land Act 1958

Approved Form M1B  
Victorian Land Titles Office

Lodged by:

Name: BIRCH ROSS & BARLOW

Phone: 5662 2275

Address: 50 Bair Street

Leongatha

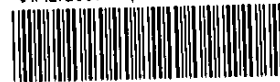
Ref: NT:VB 271377

Customer Code: 0489L



**AF557627F**

31/12/2007 \$102.40 74 y



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 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 by the mortgagee to the mortgagor or at the request of the mortgagor to the borrower (if specified) or to such other person as the mortgagor shall direct.

Land: (volume and folio reference)

Certificates of Title Volume 9060 Folio 386, Volume 10684 Folio 163, Volume 9406 Folio 298, Volume 8603 Folio 663 and Crown Grants 4729 Folio 636 and Volume 8617 Folio 567

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

All the mortgagor's estate and interest in fee simple

Mortgagor: (full name)

**PETER BRUCE VENING AND LISA KATHRYN VENING**

Mortgagee: (full name and address including postcode)

**RABOBANK AUSTRALIA LIMITED** ACN 001 621 129 of Level 16, Darling Park Tower 3, 201 Sussex Street, Sydney New South Wales 2000

Borrower:

Date of this Mortgage: 17 December 2007

The provisions contained in Memorandum of Common Provisions retained by the Registrar of Titles in Number AA877 are incorporated in this mortgage.

## COVENANTS

The mortgagor covenants with the mortgagee as follows:-

1. To pay the moneys secured to the mortgagee as and when demanded in writing.
2. Further covenants set out in the approved Annexure Page A1 (if attached) form part of this mortgage.

Execution and attestation

See attached Annexure.

**ADVERTISED  
PLAN**

Approval No: 1431062A

ORDER TO REGISTER

Please register and issue title to

Vol 8603 F 663, Vol 4729 F 636 And Vol 8617 F 567 to

BILL KEE & ASSOCIATES 154 COMMERCIAL ROAD, TULLAH, VIC 3811. BALANCE TO



Signed

*[Signature]*

Cust. Code:

1516 F

BILL KEE & ASSOCIATES

STAMP DUTY USE ONLY

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 2 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

## Panel Heading

Signed by the said **PETER BRUCE VENING**  
in the presence of:

Witness:.....

) PBV  
)

Signed by the said **LISA KATHRYN VENING**  
in the presence of:

Witness:.....

) LKV  
)

**ADVERTISED  
PLAN**

**AF557627F**

31/12/2007 \$102.40

74



Approval No: 1431062A

**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**
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4. All pages must be attached together by being stapled in the top left corner.

# ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1  
Victorian Land Titles Office

This is page 3 of *Approved Form M1B* dated 17 December 2007 between  
PETER BRUCE VENING AND LISA KATHRYN VENING (AS MORTGAGOR) AND RABOBANK AUSTRALIA LIMITED  
A.C.N. 001 621 129 (AS MORTGAGEE).

Signatures of the parties

*PBC*

*Lisa Vening*

Panel Heading

## FURTHER PROVISIONS

### 1. LETTER OF OFFER

For the purposes of this Mortgage "the Offer" means the Letter of Offer dated 12 November 2007 and as defined in Rabobank's Standard Loan Terms (dated 9 February 2004) and/or Standard Line of Credit Terms (dated August 2006) which are incorporated and form part of the Offer and the Mortgagor acknowledge that they have received a copy of the Offer dated 12 November 2007. The Mortgagor covenants and agrees with the Mortgagee that they have approved all the terms and conditions of the Offer and they have accepted the Offer which acceptance is evidenced by the Memorandum of Acceptance from the Mortgagor to the Mortgagee.

The Offer shall include, without limitation:

- 1.1 any variation, extension or substitution of the Offer; or
- 1.2 any supplementary or further or additional Letter of Offer which is agreed to in writing from time to time by the Mortgagor.

All the terms and conditions of the Offer shall form part of this Mortgage and the Mortgagor agrees to observe and comply with all those terms and conditions. In the event that there is any inconsistency or incompatibility between the provisions of this Mortgage and the provisions of the Offer, the provisions of the Offer shall prevail and shall be paramount and the application of the provisions of this Mortgage to the extent of the inconsistencies or incompatibility shall be excluded.

**ADVERTISED  
PLAN**



Approval No: 1431062A

**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**
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4. All pages must be attached together by being stapled in the top left corner.

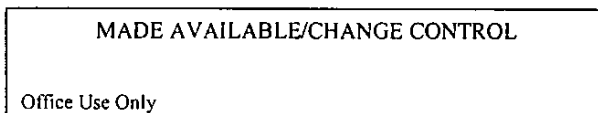
# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name: Birch Ross & Barlow  
Phone: (03) 5862 2275  
Address: 50 Bair Street, Leongatha

Ref: NT1118 271377  
Customer Code: 0488L



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 9060 Folio 386 and Volume 10684 Folio 163

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

all my/our estate in fee simple.

Consideration:

Four Hundred and Fifty-Four Thousand Seven Hundred Dollars (\$454,700.00)

Transferor: (full name)

VINCENZA MARUZZA AND ANTONINA MARUZZA

Transferee: (full name and address including postcode)



PETER BRUCE VENING and LISA KATHRYN VENING both of 6970 South Gippsland Highway, Hedley 3967 as joint proprietors

Directing Party: (full name)

Dated: 17 December 2007

Execution and Attestation:

Signed by VINCENZA MARUZZA and ANTONINA MARUZZA in the presence of:

 ) 

Signed by PETER BRUCE VENING AND LISA KATHRYN VENING in the presence of:

 ) 

**ADVERTISED  
PLAN**

Approval No. 630069A

ORDER TO REGISTER  
Please register and issue title to

**T1**



Signed

Cust. Code:

17865 STAMP DUTY USE ONLY  
Original Land Transfer  
163 Stamped with \$19,696.00  
Doc ID 2292950, 31 Dec 2007  
SRO Victoria Duty, UMOU

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

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

Page 1 of 1

VOLUME 10685 FOLIO 365

Security no : 124107190036U  
Produced 27/06/2023 06:53 PM

### LAND DESCRIPTION

Lot 1 on Plan of Subdivision 506513A.

PARENT TITLES :

Volume 08641 Folio 211      Volume 09323 Folio 229      Volume 10684 Folio 164  
Created by instrument PS506513A 01/11/2002

### REGISTERED PROPRIETOR

Estate Fee Simple

Joint Proprietors

PETER BRUCE VENING

LISA KATHRYN VENING both of 6970 SOUTH GIPPSLAND HIGHWAY HEDLEY VIC 3967

AM450557K 05/01/2016

### ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM450558H 05/01/2016

RABOBANK AUSTRALIA LTD

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 PS506513A FOR FURTHER DETAILS AND BOUNDARIES

### ACTIVITY IN THE LAST 125 DAYS

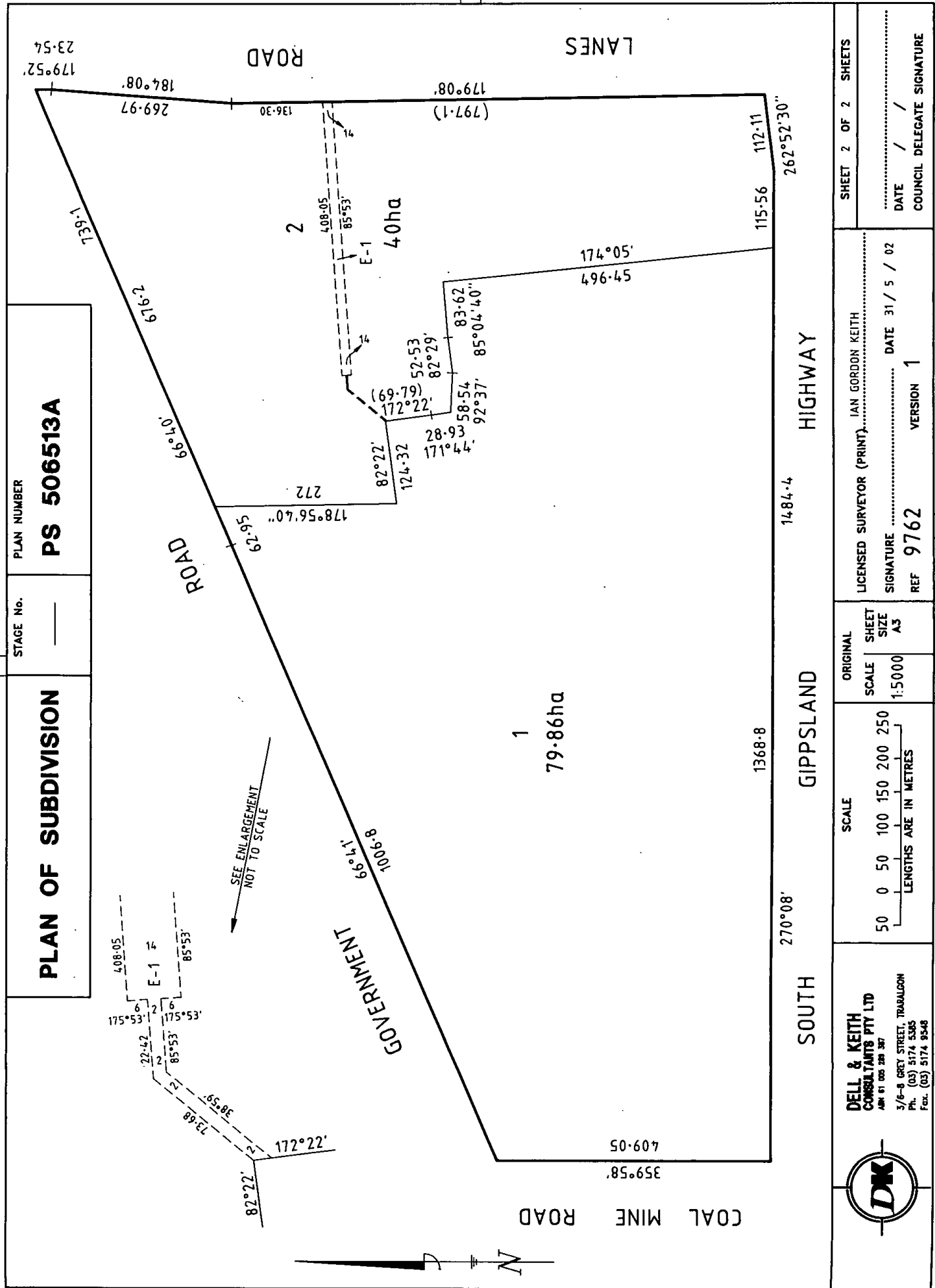
NIL

DOCUMENT END

**ADVERTISED  
PLAN**







ADVERTISED  
PLAN



**DELL & KEITH  
CONSULTANTS PTY LTD**  
ABN 61 005 289 387  
 3/6-8 GREY STREET, TRARALGON  
 Ph. (03) 5174 5385  
 Fax. (03) 5174 9548

**SCALE**

50 0 50 100 150 200 250

LENGTHS ARE IN METRES

**ORIGINAL  
SCALE  
1:5000  
SHEET  
SIZE  
A3**

**LICENSED SURVEYOR (PRINT)** IAN GORDON KEITH  
**SIGNATURE** ..... **DATE** 31 / 5 / 02  
**REF** 9762 **VERSION** 1

**SHEET 2 OF 2 SHEETS**  
**DATE** / / **COUNCIL DELEGATE SIGNATURE**

# Mortgage

Section 74 Transfer of Land Act 1958

The information from this  
under statutory authority

**AM450558H**

05/01/2016

\$114

74



## 1. Land/s

*A* Land Title *10685*  
Volume ~~10065~~ Folio 365

## 2. Estate and Interest

ALL THE MORTGAGOR'S ESTATE AND  
INTEREST IN FEE AND SIMPLE

## 3. Memorandum of common provisions

MCP Number AA877

## 4. Mortgagor/s

*Mortgagor 1*

Given Name/s PETER BRUCE

Family Name VENING

*Mortgagor 2*

Given Name/s LISA KATHRYN

Family Name VENING

## 5. Mortgagee/s

*Mortgagee*

Name RABOBANK AUSTRALIA  
LIMITED

ACN 001 621 129

## 6. Signing

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 forms part of this mortgage.

*Mortgagor 1*

PETER BRUCE VENING

*Signature of Mortgagor*

*Mortgagor Witness*

*Signature of Witness*

*Mortgagor 2*

LISA KATHRYN VENING

*Signature of Mortgagor*

*Mortgagor Witness*

*Signature of Witness*

**ADVERTISED  
PLAN**

**AM450558H**



# Mortgage

Section 74 Transfer of Land Act 1958

The information from this form is provided under statutory authority and is not to be used for any other purpose.

You may lodge this form in two ways:

## 7. Date

Date: 18 December 2015

## 8. Lodging Party

Customer Code 0489L

Reference NT:ALB:428828

## 9. Additional Terms/Covenants

☐ Enter additional information below

## 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

## 2. By mail (extra fee applies)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

**ADVERTISED  
PLAN**

# Transfer of Land

Section 45 Transfer of Land Act 1958

The information from this form is provided under statutory authority and is not to be used for any other purpose.



## 1. Land/s

Land Title

Volume 10685 Folio 365

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

Transferor

Given Name/s TREVOR LYNTON

Family Name VENING

## 4. Transferee/s

Transferee 1

Given Name/s PETER BRUCE

Family Name VENING

Transferee 2

Given Name/s LISA KATHRYN

Family Name VENING

## 5. Manner of Holding

JOINT PROPRIETORS

## 6. Address/es of Transferee/s

Address of Transferee 1

Unit

Street No

Street Name 6970 SOUTH GIPPSLAND

Street Type HIGHWAY

Locality HEDLEY

State

VIC

Postcode

3967

Address of Transferee 2

Same as Transferee 1

## 7. Directing Party

NONE

## 8. Consideration

\$680,295

## 9. Signing

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.

Transferor

TREVOR LYNTON VENING

*T. Vening*

Signature of Transferor

Witness

Full Name ELENDA PARAGREEN

*E. Paragreen*

Signature of Witness

Transferee 1

PETER BRUCE VENING

*PB Vening*

Signature of Transferee 1

Witness

Full Name ELENDA PARAGREEN

*E. Paragreen*

Signature of Witness

**ADVERTISED  
PLAN**

# Transfer of Land

Section 45 Transfer of Land Act 1958

The information from this form is provided  
under statutory authority and is not to be used for  
any other purpose.


**AM450557K**

05/01/2016 \$1369 45



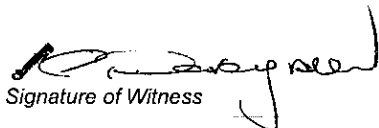
**Transferee 2**

LISA KATHRYN VENING

  
Signature of Transferee 2

**Witness**

Full Name: GLENDA PARAGREEN

  
Signature of Witness

**10. Date** 18/12/2015  
Date: (DD/MM/YYYY)

## 11. Lodging Party

Customer Code 0489L

Reference NT: AUB: 428828

**ADVERTISED  
PLAN**

You may lodge this form in two ways:

### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

### 2. By mail (extra fee applies)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
or DX 250639 Melbourne

*Duty Use Only*