

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

VOLUME 09697 FOLIO 670

Security no : 124123290763E
Produced 31/03/2025 04:14 PM

LAND DESCRIPTION

**ADVERTISED
PLAN**

Lot 1 on Title Plan 222160B.

PARENT TITLES :

Volume 05561 Folio 160 to Volume 05561 Folio 162

Volume 08110 Folio 807 Volume 08220 Folio 409

Volume 09684 Folio 403

Created by instrument CP162553D 02/09/1986

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PERPETUAL CORPORATE TRUST LTD of LEVEL 18 123 PITT STREET SYDNEY NSW 2000
AU389657A 27/05/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU389658X 27/05/2021
NATIONAL AUSTRALIA BANK LTD

CAVEAT R513238C 27/08/1991

Caveator

STATE ELECTRICITY COMMISSION OF VICTORIA

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

ROOSEVELT PTY LTD

Date

07/08/1991

Estate or Interest

LEASEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

362M STATE ELECTRICITY COMMISSION OF VICTORIA

Notices to

CITIPOWER PTY of LEVEL 15 624 BOURKE ST MELBOURNE 3000

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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 TP222160B 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

ADMINISTRATIVE NOTICES

NIL

eCT Control 19207U CORRS CHAMBERS WESTGARTH
Effective from 02/06/2021

DOCUMENT END

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Department of Environment, Land, Water & Planning

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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.

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Status	Registered	Dealing Number	AU389657A
Date and Time Lodged	27/05/2021 04:42:05 PM		

Lodger Details

Lodger Code	19207U
Name	CORRS CHAMBERS WESTGARTH
Address	
Lodger Box	
Phone	
Email	
Reference	

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Jurisdiction VICTORIA

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Land Title Reference

9697/670

Transferor(s)

Name	TERRAPLEX PTY LTD
ACN	110603462

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 27300000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	PERPETUAL CORPORATE TRUST LIMITED
ACN	000341533
Address	
Floor Type	LEVEL
Floor Number	18
Street Number	123



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Name	PITT
Street Type	STREET
Locality	SYDNEY
State	NSW
Postcode	2000

ADVERTISED PLAN

Duty Transaction ID
5116580

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

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of
 Signer Name
 Signer Organisation
 Signer Role
 Execution Date

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TERRAPLEX PTY LTD
 LYDIA ARRICO-DUNN
 HWL EBSWORTH LAWYERS
 AUSTRALIAN LEGAL PRACTITIONER
 27 MAY 2021

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	PERPETUAL CORPORATE TRUST LIMITED
Signer Name	DORA STILIANOS
Signer Organisation	BAKER & MCKENZIE
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 MAY 2021

File Notes:
NIL

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Statement End.



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ENTERED
270891 1138 89 R513238C

Lodged at the Titles Office by
SOLICITOR TO THE
STATE ELECTRICITY COMMISSION OF VICTORIA

Code 0362M

VICTORIA

ADVERTISED PLAN

IMAGED

CAVEAT
Section 89 of the *Transfer of Land Act 1958*

The caveator claims the estate or interest specified in the land described on the grounds set out and forbids the registration of any person as transferee or proprietor of and of any instrument affecting that estate or interest to the extent specified. (Notes 1-3)

Land (Note 4)

ALL THOSE pieces of land marked L-1, E-1 and E-2 on the plan hereon and being part of the land described in Certificate of Title Volume 9697 Folio 670

PHOTO-COPY
TITLES
21 NOV 1991
SUPPLIES

Caveator (Note 5)
STATE ELECTRICITY COMMISSION OF VICTORIA of 15 William Street, Melbourne.

Estate or Interest Claimed (Note 6)
An equitable interest as Lessee

Grounds of Claim (Note 7)
As Lessee by virtue of an unregistered lease dated 7th August, 1991 between ROOSEVELT PTY. LTD. and STATE ELECTRICITY COMMISSION OF VICTORIA

Extent of Prohibition (Note 8)
ABSOLUTELY
Unless such instrument is expressed to be subject to the Caveator's claim.

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Registered Proprietor (Note 9)
ROOSEVELT PTY. LTD.

Address in Victoria for Service of Notice
15 William Street, Melbourne.

ADDRESS IN VICTORIA FOR SERVICE OF NOTICE; CITIPOWER PTY, LEVEL 15, 624 BOURKE ST MELBOURNE 3000 W49834Q (SECTION 113(6) T.L.A.) 17/05/98



Dated the 23rd day of August 1991

Execution by the Caveator or his Agent (Note 10)

Anthony Kelly

ANTHONY WILLIAM KELLY
Solicitor and Agent for the Caveator

FILE NO 33 DC 7301

Office Use Only
Approval C/1
OFFICE OF TITLES VICTORIA



A memorandum of the within instrument **CAVEAT** has been entered in the Register Book of Vol. 9697 F. 670 (M.)
25/4/91 [Signature]



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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Status	Registered	Dealing Number	AU389658X
Date and Time Lodged	27/05/2021 04:42:05 PM		

Lodger Details

Lodger Code	19207U
Name	CORRS CHAMBERS WESTGARTH
Address	
Lodger Box	
Phone	
Email	
Reference	9166733 - NAB Yield

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PLAN**

MORTGAGE

Jurisdiction	VICTORIA
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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

9697/670

Mortgagor

Name	PERPETUAL CORPORATE TRUST LIMITED
ACN	000341533

Mortgagee

Name	NATIONAL AUSTRALIA BANK LIMITED
ACN	004044937
Address	
Street Number	500
Street Name	BOURKE
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

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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	AA5608
(b) Additional terms and conditions	NIL

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PLAN**

Mortgagee Execution

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

Executed on behalf of	NATIONAL AUSTRALIA BANK LIMITED
Signer Name	HENRY SELF
Signer Organisation	CORRS CHAMBERS WESTGARTH
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	27 MAY 2021

File Notes:

NIL

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TITLE PLAN		EDITION 1	TP 222160B
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Location of Land

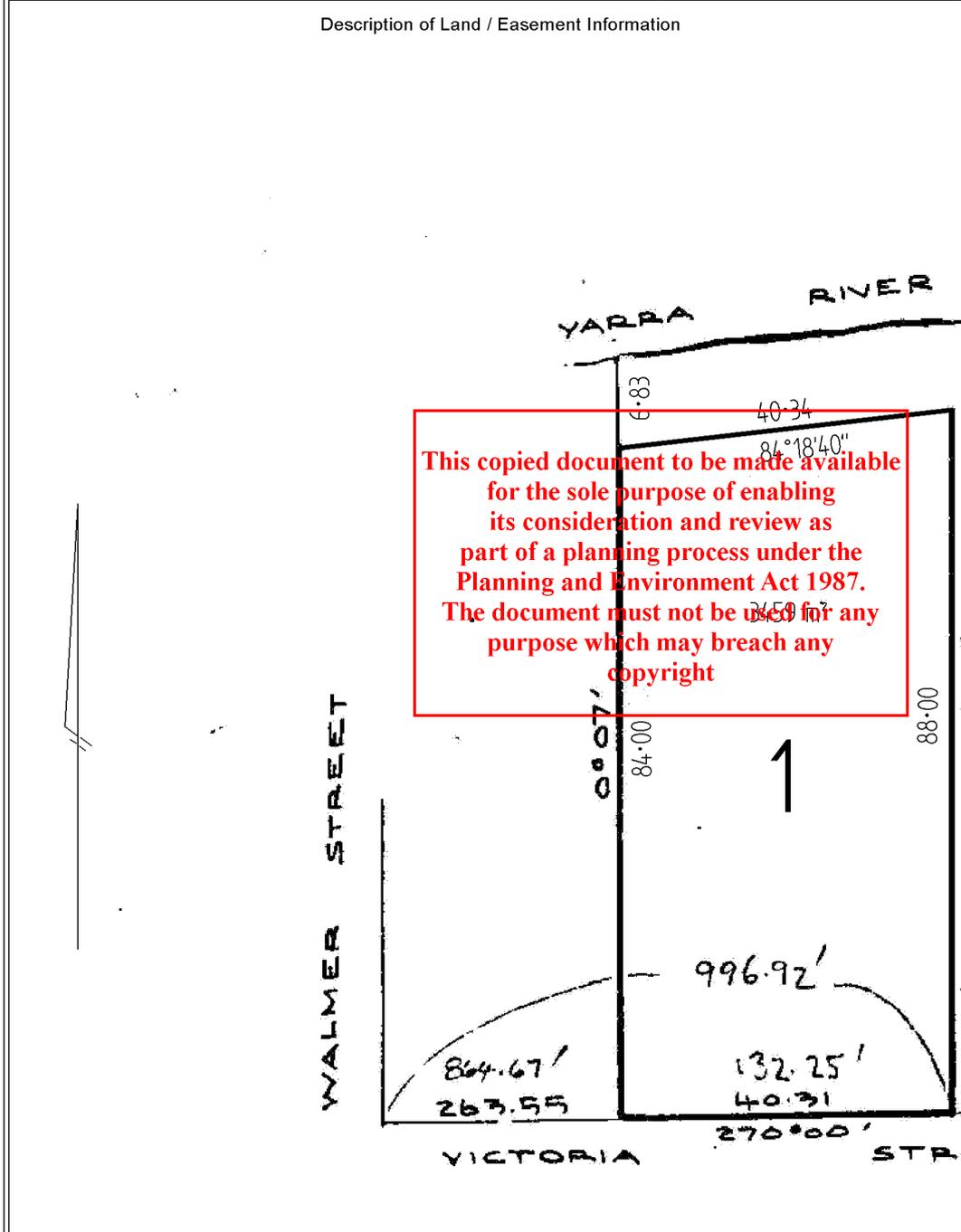
Parish: JIKA JIKA
 Township:
 Section:
 Crown Allotment:
 Crown Portion:

Last Plan Reference: CP162553D
 Derived From: VOL 9697 FOL 670
 Depth Limitation: NIL

Notations

ADVERTISED PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN



THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 24/11/1999
 VERIFIED: BH

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 = LAND IN CP162553D (PT)

CROWN FOLIO STATEMENT

VOLUME 11742 FOLIO 378
No Coft exists

Security no : 124123290502N
Produced 31/03/2025 04:09 PM

CROWN FOLIO

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LAND DESCRIPTION

Crown Allotment 63B Parish of Jika Jika.
Created by instrument MI115668P 06/08/2016

CROWN LAND ADMINISTRATOR

PARKS VICTORIA of LEVEL 10 535 BOURKE STREET MELBOURNE VIC 3000
AS497805B 03/09/2019

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION MI115670D 06/08/2016
TEMPORARY
CONSERVATION RECREATION LEISURE AND TOURISM
LEGL01-099

DIAGRAM LOCATION

SEE CD046488Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: VICTORIA STREET ABBOTSFORD VIC 3067

DOCUMENT END

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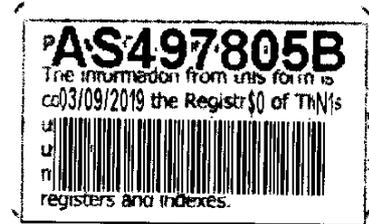
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Crown – Change in Land Administrator



Legislation: Financial Management Act 1994

Lodged by:

Name: Land Registry Services

Phone:

Address:

Reference:

Customer Code: 21102W

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The outgoing Land Administrator assigns to the incoming Land Administrator the specific Crown Land subject to the statuses and encumbrances affecting the land including any created by dealings lodged for registration before the lodgement of this notification.

Land: *(volume and folio reference, SPI reference and/or Crown description)*

A total of 15,990 Crown folios dealt with in Twelve Dealings including cancelled folios and their child folios based on a list provided by DELWP Finance. The list of Crown folios does not form part of this and all the other Dealings.

Value: *(Valuer General Victoria: financial report valuation and date of report)*

Refer to Allocation Statement attached

Outgoing Land Administrator: *(full name – legal entity, not trading name)*

SECRETARY TO THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING

Incoming Land Administrator: *(full name – legal entity, not trading name and address including post code)*

PARKS VICTORIA of LEVEL 10, 535 BOURKE STREET, MELBOURNE VIC 3000

Grounds for Land Administrator Change: *(Government Gazette / Order in Council / Act)*

Special Gazette S386 of 21 August 2018 page 1

Parks Victoria Act 2018 (as per brief MBR037431)

35051411A

N1

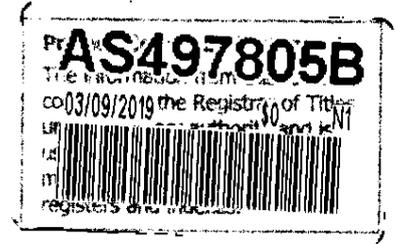
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Crown – Change in Land Administrator



Date: 3/09/2019

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.....
Signature of outgoing Land Administrator's Representative:

Full name:

Position:

Legal entity:

.....
Signature of incoming Land Administrator's Representative:

Full name:

Position:

Legal entity:

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35051411A

N1

Page 2 of 2

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To: Minister for Energy,
Environment and Climate
Change

RECEIVED
15 OCT 2018
MINISTERS OFFICE



**ALLOCATION STATEMENT FOR THE TRANSFER OF ASSETS FROM THE DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING TO PARKS VICTORIA**

Core message

Dept Initiated - Minister

The *Parks Victoria Act 2018* (PV Act) received royal assent on 5 June 2018 and all sections will have commenced by 1 November 2018. It was advised a separate brief would follow from Finance to formalise the transfer of land and its associated property, plant and equipment arising from the changes to the PV Act. Finance is now seeking approval to designate the transfer of assets between DELWP and Parks Victoria (PV) as contributed capital.

Timing 26 October 2018

Recommendations

1. Sign the attached allocation statement to designate the transfer of assets from DELWP to PV as contributed capital. (Attachment 1).
 Approved Not approved Noted Returned for review

Comments

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Signed
Hon Lily D'Ambrosio MP
Minister for Energy, Environment and Climate Change

Date 15/10/18

Approved by
Xavier Hinckson, Executive Director, Finance ☎ 0417 783 602

Date 10.10.18

Endorsed by: Kathryn Anderson, Deputy Secretary, Corporate Services ☎ (03) 9194 1178

Signature: Date: 10.10.18

Endorsed by: John Bradley, Secretary ☎ (03) 9637 8765

Signature: Date: 12.10.18



MBR037431

AS497805B
03/09/2019
50
NI

AS497805B

03/09/2019 \$0 N1



ADVERTISED PLAN

To: Minister for Energy, Environment and Climate Change



From Title	CORPORATE SERVICES ALLOCATION STATEMENT FOR THE TRANSFER OF ASSETS FROM THE DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING TO PARKS VICTORIA	Ref File	MBR037431
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Key Information

- As a result of the PV Act receiving Royal Assent on 5 June 2018, a number of land parcels and assets are required to be transferred from DELWP to PV to reflect the revised control arrangements.
- The *Financial Management Act 1994* (FMA) and Financial Reporting Direction 119A (FRD119A) require the transfer of assets and liabilities between departments or wholly owned public bodies to be designated as contributed capital. An administrative instrument in the form of an allocation statement is required to be approved by you as the relevant portfolio minister on or before the transfer date of the assets.
- An allocation statement has been prepared to formally transfer the land and assets at an estimated value of \$5 billion from DELWP to PV as contributed capital.
- The proposed designation amount of \$5 billion includes the estimated fair value of property, plant and equipment of \$4.5 billion disclosed at 30 June 2018 under *Note 9.2 Subsequent events* in DELWP's annual financial statements, and the balance of \$0.5 billion relates to the fair value estimate for roads, crossings and other structures which are currently under negotiation and formal agreement between DELWP and PV.
- Currently the DELWP Secretary is the Road Management Authority under the *Road Management Act 2004* for roads and crossings through various park land and an agreement will need to be in place to determine the management status of these assets.
- The assets will be transferred at the fair value reported at 30 June 2018 as audited by VAGO and incorporating the applicable revaluation indices.
- As the precise details and amounts of the transfer are not known at this time the allocation statement has been prepared on an estimated basis.
- All assets will be transferred progressively throughout the 2018-19 financial year as each individual land parcel and its associated property, plant and equipment are confirmed by both asset management teams of DELWP and PV, and the transfer value formally agreed by their respective Chief Financial Officers (CFOs) in accordance with FRD119A. It is expected that all the transfers will be completed by 30 June 2019.
- This approach is consistent with FRD119A, which allows for an allocation statement to be prepared based on estimated values where the precise amount of a transfer is not known at the time of designation.
- FRD 119A requires the allocation statement to designate the transfer be approved prior to the transfer of assets. This necessitates using an estimate for the allocation statement. The estimate does not constitute the final value of the asset transfer, rather it provides approval in principle for the PV and DELWP CFOs to agree the final transfer amounts as contributed capital.
- As the transfer of crown land and assets to PV will be reflected in the 2019-20 Budget Papers, Finance will ensure that any associated Possible Parliament Questions, Public Accounts and Estimates Committee briefings and any related budget briefings will accurately reflect and provide explanation for this transfer.

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Context

- On 5 June 2018, the PV Act received Royal Assent. The PV Act repeals and re-enacts, with amendments, the Parks Victoria Act 1998 and consequentially amends Crown land legislation to provide PV with direct control and management of the land it currently manages on behalf of the Secretary and Minister (Attachment 2).

ADVERTISED PLAN

AS497805B



To: **Minister for Energy, Environment and Climate Change**



13. The CFOs of both transferor and transferee entities will be notified of the designation of these transfers as contributed capital and will be provided with a copy of the allocation statement as approved by you as the responsible Minister.
14. The allocation statement is required by both parties for the preparation of their respective financial statements for the year ended 30 June 2019 in accordance with the applicable Australian Accounting Standards and the FMA.
15. FRD 119A prescribes the process and requirements for transfers as contributions by or distribution to owners. It stipulates that all contributed capital transfers require documentation evidencing the transfer amount by the transferor and transferee CFOs and is to include the following:
 - names of the transferor and transferee;
 - reference to the evidence of government decision;
 - a list detailing the assets and/or liabilities transferred and their respective amounts;
 - reclassification in equity and/or any resultant income/expense impact due to insufficient contributed capital;
 - date of the transfer;
 - signatures of both CFOs.

Consultation

This brief was prepared in consultation with the finance and asset managers of PV and DELWP.

Attachments

No.	Attachment name
1	Allocation Statement – DELWP to PV
2	Government Gazette - Parks Victoria Act 2018

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ADVERTISED PLAN

AS497805B
03/09/2019 \$0 M

Allocation Statement

In accordance with Financial Reporting Direction 119A
Transfers through Contributed Capital

FINANCIAL MANAGEMENT ACT 1994

TRANSFER OF NET ASSETS
AS CONTRIBUTIONS BY OWNERS

Department of Environment, Land, Water and Planning

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Parks Victoria
(Transferee)



AS497805B

03/09/2019

\$0

N1



ADVERTISED PLAN

Allocation Statement – Department of Environment, Land, Water and Planning to Parks Victoria.

This ALLOCATION STATEMENT is made pursuant to FRD 119A *Transfers through Contributed Capital* under the *Financial Management Act 1994*.

These transfers are designated as 'other transfers' from the Department of Environment, Land, Water and Planning and contributions by owners to Parks Victoria, in accordance with paragraph 5.1 of FRD 119A.

Transfer details

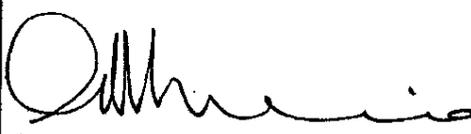
The value of the net assets being transferred is \$5,000,000,000

Description - transfer of assets as a result of the *Parks Victoria Act 2018*

Assets	\$ billion
Roads, crossings and other structures	0.500
Property, plant and equipment	4.500
Total	5.000

The transferor for the purpose of this allocation statement is the Department of Environment, Land, Water and Planning. The transferee for the purpose of this allocation statement is Parks Victoria.

Approved by:



The Hon. Lily D'Ambrosio MP
Minister for Energy, Environment and Climate Change

Date: 15/10/18

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ADVERTISED PLAN

AS497805B

03/09/2019 \$0 N1



Victoria Government Gazette

No. S 386 Tuesday 21 August 2018
By Authority of Victorian Government Printer

Parks Victoria Act 2018

PROCLAMATION OF COMMENCEMENT

I, Linda Dessau, Governor of Victoria, with the advice of the Executive Council and under section 2(1) of the **Parks Victoria Act 2018**, fix 12 September 2018 as the day on which that Act comes into operation.

Given under my hand and the seal of Victoria on 21 August 2018

(L.S.)

LINDA DESSAU
The Honourable Linda Dessau AC
Governor
By Her Excellency's Command

LILY D'AMBROSIO
Minister for Energy, Environment and Climate Change

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SPECIAL

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AS497805B



CFO to CFO Statement – Department of Environment, Land, Water and Planning to Parks Victoria

This CFO to CFO STATEMENT is made pursuant to FRD 119A *Transfers through Contributed Capital* under the *Financial Management Act 1994*.

These transfers are designated as 'Other transfers' from the Department of Environment, Land, Water and Planning and contributions by owners to Parks Victoria, in accordance with paragraph 5.1(d) and also incorporating 9.1 of FRD 119A on 30 June 2019.

This transfer is the result of amendments to the Parks Victoria Act 2018 (as per brief MBRO37431).

Transfer details

The value of the net assets being transferred is \$ 2,849,138,134.81

Assets		\$
Buildings and Structures		
Building Wood/Metal - Cost		1,566,178
Building Wood/Metal - Valuation		7,537,199
Building Brick/Stone/Concrete - Valuation		10,066,442
Heritage Building - Valuation		1,483,700
Carparks/Formed/Gravel - Cost		281,942
Foot Bridge/Walkboard - Cost		21,316
Foot Bridges/Walkboard - Valuation		189,418
Boardwalk - Valuation		492,679
Fencing - Valuation		181,179
Structures/Other - Cost		3,368,960
Structures/Other - Valuation		31,544,076
	Buildings and Structures Subtotal	56,793,078
Land		
Conservation Reserves		721,071,118
Metropolitan Parks		864,411,075
National Parks		1,206,922,865
	Land Subtotal	2,792,405,057
	Total Assets	2,849,138,135

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DELWP Reclassifications of equity (land assets only)

The transferor for the purpose of this CFO to CFO statement is the Department of Environment, Land, Water and Planning. The transferee for the purpose of this CFO to CFO statement is Parks Victoria.

Transferor of net assets (Transferee of net liabilities)	\$	Transferee of net assets (Transferor of net liabilities)	\$
Equity		Equity	
Increase in accumulated surplus from revaluation surplus in:		Increase in contributed capital	2,792,405,057
Conservation Reserves	721,071,118		
Metropolitan Parks	864,411,075		
National Parks	1,206,922,865		
Reclassification to contributed capital:			
Reduction in accumulated surplus from revaluation surplus	2,792,405,057		

Approved by

Xavier Hinchon, Executive Director, Finance
Department of Environment, Land, Water and Planning

15/7/2019

Ian Sargent, Chief Finance Officer
Parks Victoria

15/7/2019



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CD046488Q

CROWN DIAGRAM

EDITION 1

LOCATION OF LAND

PARISH: JIKA JIKA
TOWNSHIP:
SECTION:
CROWN ALLOTMENT: 63B
LAST PLAN REFERENCE:
DERIVED FROM: LEGL./01-099

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Checked by: EN01

Date: 26/03/2015

YARRA RIVER

63B

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ADVERTISED PLAN

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VICTORIA STREET

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