

Register Search Statement - Volume 8828 Folio 163

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 08828 FOLIO 163

Security no : 124074419407T
Produced 16/10/2018 11:15 AM

LAND DESCRIPTION

Land in Plan of Consolidation 100104.

PARENT TITLES :

Volume 08216 Folio 501 Volume 08225 Folio 025
Created by instrument H262107 10/10/1978

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

PACE OF MOUNT WAVERLEY PTY LTD of LEVEL 2 201 FITZROY STREET ST KILDA VIC
3182
AN443802F 11/01/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR115467P 12/06/2018

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 CP100104 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 16667Y GADENS LAWYERS (50 & 51)
Effective from 12/06/2018

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced 16/10/2018 11:43:36 AM

Status	Registered	Dealing Number	AR115467P
Date and Time Lodged	12/06/2018 12:57:28 PM		

Lodger Details

Lodger Code	16667Y
Name	GADENS LAWYERS (50 & 51)
Address	
Lodger Box	
Phone	
Email	
Reference	21805299 (RIH)

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

8225/024
8828/163

Mortgagor

Name	PACE OF MOUNT WAVERLEY PTY LTD
Name on Title	PROPERTY HOLD A NOMINEE PTY LTD
Reason for Difference	CHANGE OF INCORPORATED NAME
ACN	605495029

Mortgagee

Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
ACN	005357522
Australian Credit Licence	234527
Address	
Street Number	833
Street Name	COLLINS
Street Type	STREET
Locality	DOCKLANDS
State	VIC



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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	AA3705
(b) Additional terms and conditions	NIL

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.
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
 - (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	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Signer Name	MARTIN NGUYEN
Signer Organisation	GADENS LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 JUNE 2018

File Notes:

NIL

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

Statement End.

CP 100104

SUBD. No. 646/1

PLAN OF CONSOLIDATION
PART OF CROWN PORTION 67
PARISH OF MULGRAVE
COUNTY OF BOURKE
LENGTHS ARE IN METRES

CP 100104
EDITION 2

CULLIVER & SIM
LICENSED SURVEYORS
414 BOURKE STREET
MELBOURNE
TEL. 076255
REF. 7032

See Vol. 8828 Fol. 163

ENCUMBRANCES

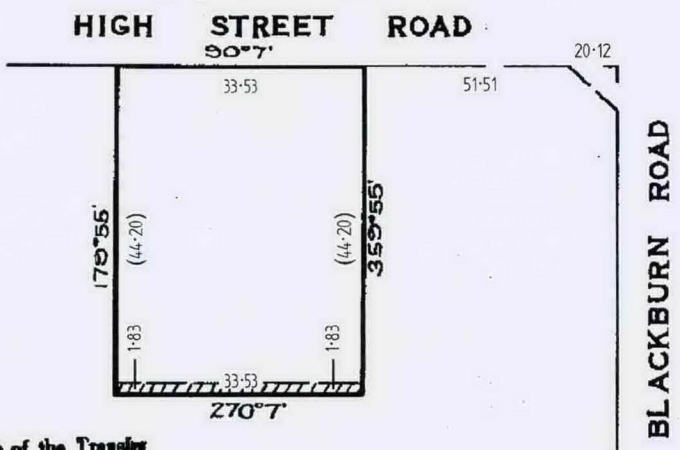
- The land shown thus is encumbered
- See C.I.Ts. Vol. 8225 Fol. 025 and Vol. 8216 Fol. 601.
- THE DRAINAGE AND SEWERAGE EASEMENT CREATED BY TRANSFER A162738, AND
- BY VIRTUE OF SECTION 98 OF THE TRANSFER OF LAND ACT

Accepted
 \$ 4.00
 Sub. to 11/1/70
 2/1/70



APPROVED

W. J. Bourke
 11.5.70 12.42



Exempt from Section 95(2) of the Transfer of Land Act.
W. J. Bourke
 Assistant Registrar of Titles
 8/5/70

CP-100104

LIST OF MODIFICATIONS				
LAND	MODIFICATION	DEALING No.	A.R.T	EDN. No.
	METRIC DIMENSIONS	_____		2
	EASEMENT ENHANCED	A162738		2

SEAL & ENDORSEMENT OF MUNICIPALITY	SURVEYOR'S CERTIFICATION
<p style="text-align: center;">APPROVED</p> <p>In witness whereof the Common Seal of the Mayor, Councilors and Citizens of the CITY OF WAVERLEY was hereunto affixed pursuant to the provisions of Section 569AB of the Local Government Act this <u>11th</u> day of <u>March</u> 1970 in the presence of:</p> <p><i>[Signature]</i> Mayor <i>[Signature]</i> Councilor <i>[Signature]</i> Town Clerk</p>	<p style="text-align: center;">I certify that this plan has been made by me or under my immediate supervision and accords with title.</p> <p style="text-align: center;"><i>[Signature]</i> Licensed Surveyor, Date :- 20th February, 1970.</p>

CP100104

Register Search Statement - Volume 8225 Folio 024

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 08225 FOLIO 024

Security no : 124074417526N
Produced 16/10/2018 10:35 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 041442.
PARENT TITLE Volume 08225 Folio 022
Created by instrument A673218 15/01/1959

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
PACE OF MOUNT WAVERLEY PTY LTD of LEVEL 2 201 FITZROY STREET ST KILDA VIC
3182
AN884976H 31/05/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AR115467P 12/06/2018
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 LP041442 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 16667Y GADENS LAWYERS (50 & 51)
Effective from 12/06/2018

DOCUMENT END



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) 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. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Produced 16/10/2018 10:49:35 AM

Status	Registered	Dealing Number	AR115467P
Date and Time Lodged	12/06/2018 12:57:28 PM		

Lodger Details

Lodger Code	16667Y
Name	GADENS LAWYERS (50 & 51)
Address	
Lodger Box	
Phone	
Email	
Reference	21805299 (RIH)

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

8225/024
8828/163

Mortgagor

Name	PACE OF MOUNT WAVERLEY PTY LTD
Name on Title	PROPERTY HOLD A NOMINEE PTY LTD
Reason for Difference	CHANGE OF INCORPORATED NAME
ACN	605495029

Mortgagee

Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
ACN	005357522
Australian Credit Licence	234527
Address	
Street Number	833
Street Name	COLLINS
Street Type	STREET
Locality	DOCKLANDS
State	VIC



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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	AA3705
(b) Additional terms and conditions	NIL

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.
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
 - (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	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Signer Name	MARTIN NGUYEN
Signer Organisation	GADENS LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	12 JUNE 2018

File Notes:

NIL

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

Statement End.

PLAN OF SUBDIVISION OF PART OF CROWN PORTION 67 AND PART OF CROWN ALLOTMENT 67A PARISH OF MULGRAVE

COUNTY OF BOURKE
DEPTH LIMITATION: 50 FEET (C.A.67A)

VOL.3870 FOL.925

VOL.7809 FOL.105

Measurements are in Feet & Inches

Conversion Factor

FEET x 0.3048 = METRES

APPROPRIATIONS

THE LAND COLOURED BLUE AND YELLOW IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

THE LAND COLOURED GREEN IS APPROPRIATED OR SET APART AS A RESERVE FOR DRAINAGE, SEWERAGE AND RECREATION

LP 41442

EDITION 6

PLAN MAY BE LODGED 14-11-57

2 SHEETS
SHEET 1

COLOUR CODE

E-5 & E-1 = BLUE
R3, R1, R2 = BROWN
E-3 = YELLOW
E-4 = GREEN

ENCUMBRANCES

AS TO THE LAND MARKED E-5 ANY EASEMENTS AFFECTING THE SAME

RESERVE No.1 IS SHOWN AS A DRAINAGE, SEWERAGE AND RECREATION RESERVE ON LP 53849

THE ROADS MARKED R1 & R3 ARE APPROPRIATED FOR EASEMENTS OF WAY AND DRAINAGE ON LP 53849

PART OF ROAD R3 IS APPROPRIATED FOR DRAINAGE & SEWERAGE PURPOSES ON LP 21172

NOTATIONS

REFERENCE MARKS SHOWN THUS ARE GALV IRON PIPES 15" X 1/2"

LOTS 5 & 8 OMITTED

