

## Register Search Statement - Volume 11581 Folio 055

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.

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

VOLUME 11581 FOLIO 055

Security no : 124091557266L  
Produced 02/08/2021 11:53 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 726393E.  
PARENT TITLE Volume 11361 Folio 805  
Created by instrument PS726393E 01/07/2015

**ADVERTISED COPY**

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
1041 CENTRE ROAD PTY LTD of LEVEL 2 395 FERNTREE GULLY ROAD MOUNT WAVERLEY  
VIC 3149  
PS726393E 01/07/2015

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK346303S 16/05/2013  
COMMONWEALTH BANK OF AUSTRALIA

CAVEAT as to part AF884987W 03/06/2008

Caveator  
LESANDU CHADSTONE PTY LTD  
Grounds of Claim  
LEASE WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
22/05/2008  
Estate or Interest  
LEASEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
BAKER JONES LAWYERS  
Notices to  
D E JONES & ASSOCIATES of LEVEL 3 405 LITTLE BOURKE STREET MELBOURNE VIC  
3000

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 PS726393E 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 15940N CBA - COMMONWEALTH BANK OF AUSTRALIA  
Effective from 23/10/2016

DOCUMENT END

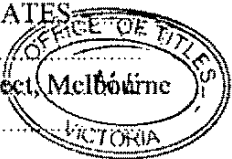
**The information supplied has been obtained by Dye & Durham Property Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 02/08/2021, for Order Number 69543245. Your reference: P0031179.**

# CAVEAT

Section 89 Transfer of Land Act 1958

Lodged by:

Name: DE JONES & ASSOCIATES  
Phone: 9614 5866  
Address: 3/405 Little Bourke Street, Melbourne  
Ref.: ELM:TM:08-0229  
Customer Code: 1118T



Privacy Code: AF884987W  
The information is maintained and indexed in accordance with the provisions of the Privacy Act 1988.  
03/06/2008 \$64 89  
Number of pages: 1

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.

Land: (title, mortgage, charge or lease)  
Certificate of Title Volume 10907 Folio 079

Caveator: (full name and address)  
LESANDU CHADSTONE PTY LTD A.C.N. 116 761 150 of A1 Richmond Road, Homebush West, New South Wales, 2140

Estate or Interest claimed:  
An interest as Lessee

Grounds of claim:  
Pursuant to a Lease dated 22 May 2008 entered into between 1041 Centre Road Pty Ltd as Lessor and Lesandu Chadstone Pty Ltd as Lessee

Extent of prohibition: (if not ABSOLUTELY delete and insert desired text)  
~~ABSOLUTELY~~  
Any dealing affecting the interest of the Caveator under the Lease

Address in Victoria for service of notice: (include postcode)  
D.E. JONES & ASSOCIATES, Solicitors, of Level 3, 405 Little Bourke Street, Melbourne, Victoria 3000

Dated: 3 June 2008

Signature of Caveator

or

Signature of agent being an Australian Legal Practitioner within the meaning of/under the Legal Profession Act 2004

or

Signature of agent

EMILY L. MERRETT  
Level 3, 405 Lt Bourke St, Melbourne 3000  
an Australian Legal Practitioner  
(within the meaning of the Legal Profession Act 2004)

Approval No. 18170511L

# C



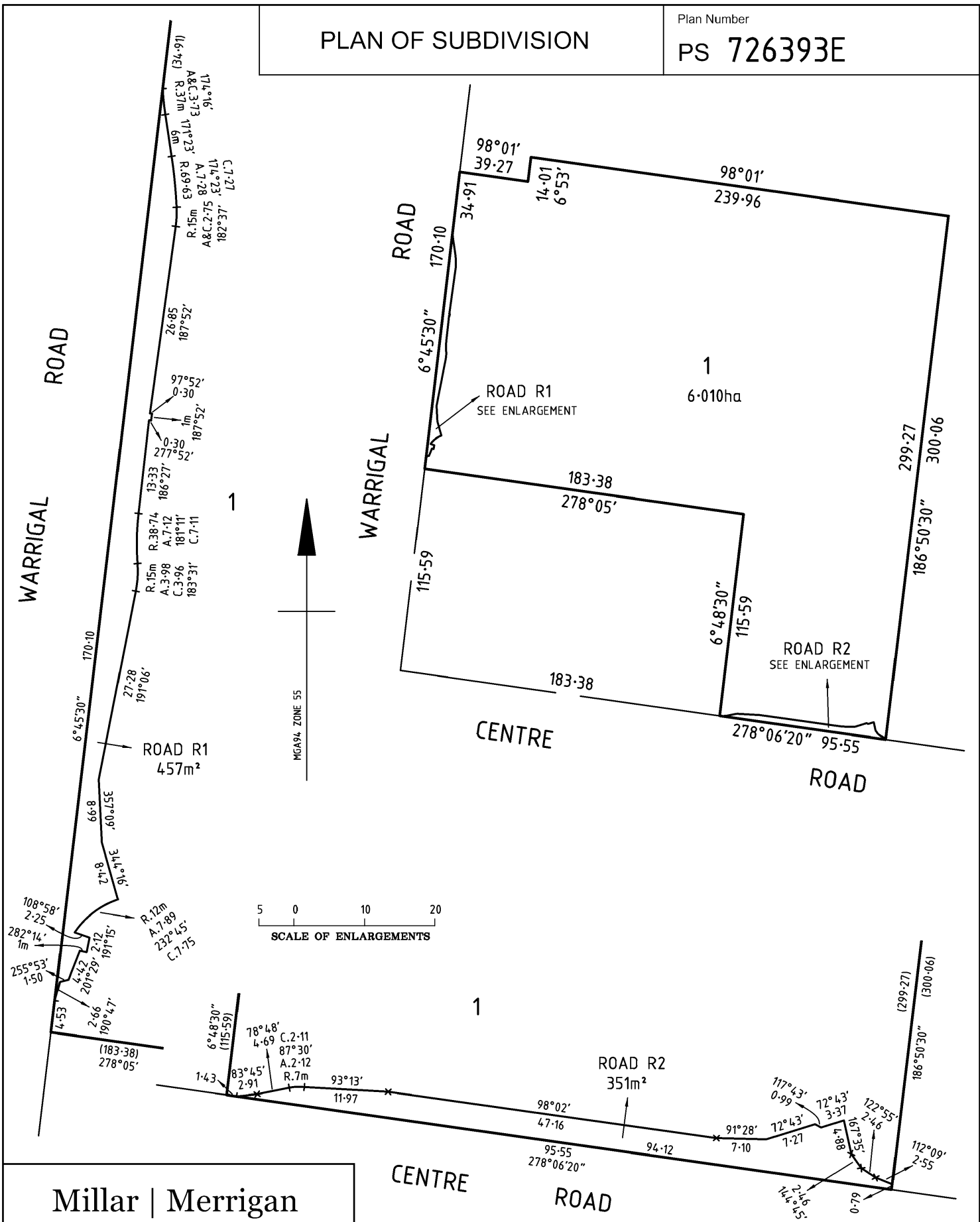
Signed by Council: Monash City Council, PP Ref: TPA/42901, Cert Ref: TPS/10780, Original Certification: 31/07/2014, S.O.C.: 31/07/2014

|   |   |   |                                  |   |
|---|---|---|----------------------------------|---|
| <b>PLAN OF SUBDIVISION</b>  |   | LV USE ONLY<br><b>EDITION 1</b>   | Plan Number<br><b>PS 726393E</b> |   |
| Location of Land  |   | <b>MONASH CITY COUNCIL</b>  |                                  |   |
| Parish: <b>MORDIALLOC</b><br>Section: <b>1</b><br>Crown Allotment: <b>7 (PART)</b><br><br>Title Reference: <b>VOL 11361 FOL 805</b><br><br>Last Plan Reference: <b>PC372456Q</b><br><br>Postal Address: <b>1041-1049 CENTRE ROAD<br/>OAKLEIGH SOUTH 3167</b><br><br>MGA94 Co-ordinates<br>(of approx. centre of land in plan) | E 331 670 Zone: 55<br>N 5801 070 GDA 94 |   |                                  |   |
| Vesting of Roads and Reserves   |   | NOTATIONS   |                                  |   |
| <b>Identifier</b>   | <b>Council/Body/Person</b>              | THIS IS A SPEAR PLAN  |                                  |   |
| ROAD R1<br>ROAD R2  | ROADS CORPORATION<br>ROADS CORPORATION  |   |                                  |   |
| Depth Limitation : DOES NOT APPLY   |   |   |                                  |   |
| Survey <b>This plan is based on survey.</b><br><b>This survey has been connected to permanent marks no(s)</b><br><b>MOORABBIN PM511 &amp; MORDIALLOC PM'S 732 &amp; 804</b><br>In Proclaimed Survey Area No. ---<br>Staging <b>This is not a staged subdivision.</b><br>Planning Permit No.                                   |   |   |                                  |   |
| Easement Information  |   |   |                                  |   |
| Legend:   |   | E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance<br>A - Appurtenant Easement<br>R - Encumbering Easement (Road) |                                  |   |
| <b>Subject Land</b>   | <b>Purpose</b>                          | <b>Width (Metres)</b>   | <b>Origin</b>                    | <b>Land Benefited/In Favour Of</b>  |
|   |   |   |                                  |   |
| <b>Millar   Merrigan</b><br>Land Development Consultants<br>M(03) 8720 9500 R(03) 5134 8611<br>www.millarmerriگان.com.au<br>admin@millarmerriگان.com.au<br><small>Six CL064L Quality ISO 9001</small>   |   | LICENSED SURVEYOR <b>Bradley Terjesen</b><br><br>SIGNATURE <b>DIGITALLY SIGNED</b><br><br>REF <b>12978S1</b> VERSION 2: 12/6/2014                                     |                                  | Sheet 1 of 2 Sheets<br>ORIGINAL SHEET SIZE A3<br>PLAN REGISTERED<br>TIME: 8:10<br>DATE: 1 / 7 / 2015<br>S. Bobko<br>Assistant Registrar of Titles |

# PLAN OF SUBDIVISION

Plan Number

## PS 726393E



## Millar | Merrigan

Land Development Consultants

M(03) 8720 9500 R(03) 5134 8611  
 www.millarmerrigan.com.au  
 admin@millarmerrigan.com.au  
 SAIGLOBAL Quality ISO 9001

Millar & Merrigan Pty Ltd ACN 005 541 668  
 Metro 2/126 Merrindale Drive, Croydon 3136  
 Regional 156 Commercial Road, Morwell 3840  
 Mail PO Box 247 Croydon, Victoria 3136

LICENSED SURVEYOR Bradley Terjesen

SIGNATURE DIGITALLY SIGNED

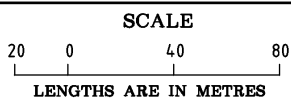
REF 12978S1

VERSION 2

Sheet 2

ORIGINAL SHEET SIZE A3

ORIGINAL SCALE  
 1:2000



**Plan of Subdivision PS726393E  
Concurrent Certification and Statement of Compliance  
(Form 3)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S053753J  
Plan Number: PS726393E  
Responsible Authority Name: Monash City Council  
Responsible Authority Permit Ref. No.: TPA/42901  
Responsible Authority Certification Ref. No.: TPS/10780  
Surveyor's Plan Version: 2

**Certification**

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

**Statement of Compliance**

This is a statement of compliance issued under section 21 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 at Certification

Digitally signed by Council Delegate: Nick Sakolevas  
Organisation: Monash City Council  
Date: 31/07/2014