

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

Page 1 of 2

VOLUME 12483 FOLIO 183

Security no : 124118016316Y
Produced 05/09/2024 02:20 PM**LAND DESCRIPTION**

Lot 9C on Plan of Subdivision 816233C.
PARENT TITLE Volume 12471 Folio 108
Created by instrument PS816233C/D6 16/06/2023

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX311024F 02/10/2023
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

COVENANT PS816233C 07/10/2021
Expiry Date 31/12/2030

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
S438310H 14/04/1993

DIAGRAM LOCATION

SEE PS816233C 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: 5B KELLY COURT SPRINGVALE VIC 3171

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 02/10/2023

OWNERS CORPORATIONS

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

Page 2 of 2

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS816233C
OWNERS CORPORATION 7 PLAN NO. PS816233C

DOCUMENT END

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Document Type	Plan
Document Identification	PS816233C
Number of Pages (excluding this cover sheet)	16
Document Assembled	05/09/2024 14:20

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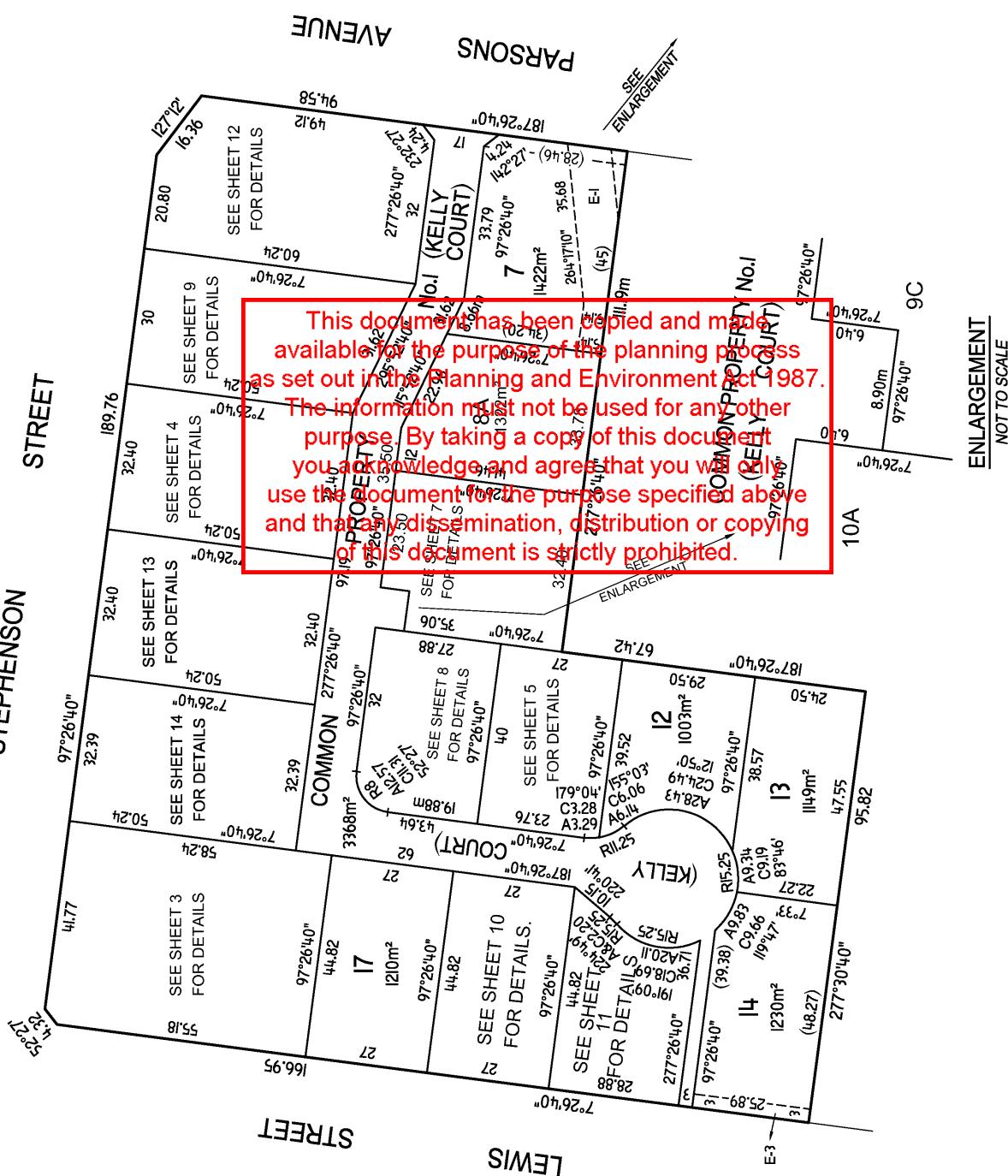
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PLAN OF SUBDIVISION		LV USE ONLY EDITION 11	PS8I6233C	
LOCATION OF LAND		<p>Council Name: City of Greater Dandenong Council Reference Number: PSUB19/0010 Planning Permit Reference: PLN19/00433.02 SPEAR Reference Number: S135207J</p> <p>Certification</p> <p>This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 15/10/2020</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988 has not been made</p> <p>Digitally signed by: Richard Stevenson for City of Greater Dandenong on 16/12/2020</p> <p>Statement of Compliance issued: 15/09/2021</p>		
<p>PARISH: MORDIALLOC</p> <p>TOWNSHIP:</p> <p>SECTION: 5</p> <p>CROWN ALLOTMENT: 3(PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCES: VOL.I03I7 FOL.488</p> <p>LAST PLAN REFERENCES: LOT 1 on PS349022T</p> <p>POSTAL ADDRESS: 26-30 PARSONS AVENUE (At time of subdivision) SPRINGVALE, 3171</p> <p>MGA Co-ordinates (of approx centre of land in plan) E 337490 ZONE: 55 N 5798990 GDA 2020</p>				
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS		<p>NOTATIONS</p> <p>STAGING This is not a staged subdivision.</p>		
DEPTH LIMITATION DOES NOT APPLY.		<p>LOTS IN THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. For details of Owners Corporation(s) including; purpose, responsibility and entitlement and liability, see Owners Corporation search report, Owners Corporation rules and Owners Corporation additional information.</p> <p>The Common Property No.1 consists of a private road called Kelly Court.</p> <p>Common Property No.2 is all the land in plan except the lots and Common Property No.21.</p> <p>ADDITIONAL PURPOSE OF PLAN</p> <ul style="list-style-type: none"> Removal of part of the Drainage Easement created in PS304856T and shown as E-1 on PS349022T in favour of Spring Vale. This easement is not shown on this plan. Removal of part of the Powerline Easement created in PS304856T & I03B of the State Electricity Act 1995 for installation of E-2 on PS349022T in favour of S.E.C.V. This easement is not shown on this plan. Removal of part of the Drainage Easement created in PS349022T and shown as E-3 on PS349022T in favour of City of Greater Dandenong. This easement is not shown on this plan. 		
<p>CREATION OF RESTRICTIONS</p> <p>For restrictions affecting lots refer to sheet 15.</p> <p>Boundaries shown by continuous thick lines are defined by buildings</p> <p>Location of boundaries defined by buildings</p> <p>Median: Boundaries shown hatched thus 'M'</p> <p>Exterior Face: All other boundaries</p>		<p>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.</p> <p>The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>		
<p>WARNING: The restrictive covenant(s)/restriction(s) in this plan may have been varied or removed. For current information, please refer to the relevant folio(s) of the Register, noting section 88(3) of the Transfer of Land Act 1958</p> <p>Survey: This plan is based on survey. This survey has been connected to permanent marks no.(s) in Proclaimed Survey Area no.</p>		<p>GROUND FOR EASEMENT REMOVAL</p> <p>By agreement under SEC 6(i)(K)(iii) of the Subdivision Act</p>		
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easements and rights implied by Section 12(2) of the Subdivision Act 1988 apply to all the land in the plan.				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-2	POWERLINE	SEE DIAG.	THIS PLAN & SECTION 88 ELECTRICITY INDUSTRY ACT 2000	UNITED ENERGY DISTRIBUTION PTY LTD
E-2, E-3	DRAINAGE & SEWERAGE	3m	THIS PLAN	COMMON PROPERTY No.1
E-4	SEWERAGE DRAINAGE	3m 3m	THIS PLAN THIS PLAN	COMMON PROPERTY No.1 CITY OF GREATER DANDENONG
E-5	PARTYWALL	0.10m	PS8I6233C/D12	LOT 2B ON THIS PLAN
E-6	PARTYWALL	0.10m	PS8I6233C/D13	LOT 3A ON THIS PLAN
 <p>Planners Building Designers Surveyors Engineers Suite 1, Building 2 3 Ordish Road Dandenong South 3175 Telephone 03 9794 1600 manager@klms.com.au</p>		KLMS REF: 9105 Digitally signed by: Damien Marc Rivalland, Licensed Surveyor, Surveyor's Plan Version (10), 01/12/2020, SPEAR Ref: S135207J		ORIGINAL SHEET SIZE A3 SHEET 1 OF 15 SHEETS PLAN REGISTERED TIME: 1:25PM DATE: 07/10/2021 K.NGUYEN Assistant Registrar of Titles

PS816233C



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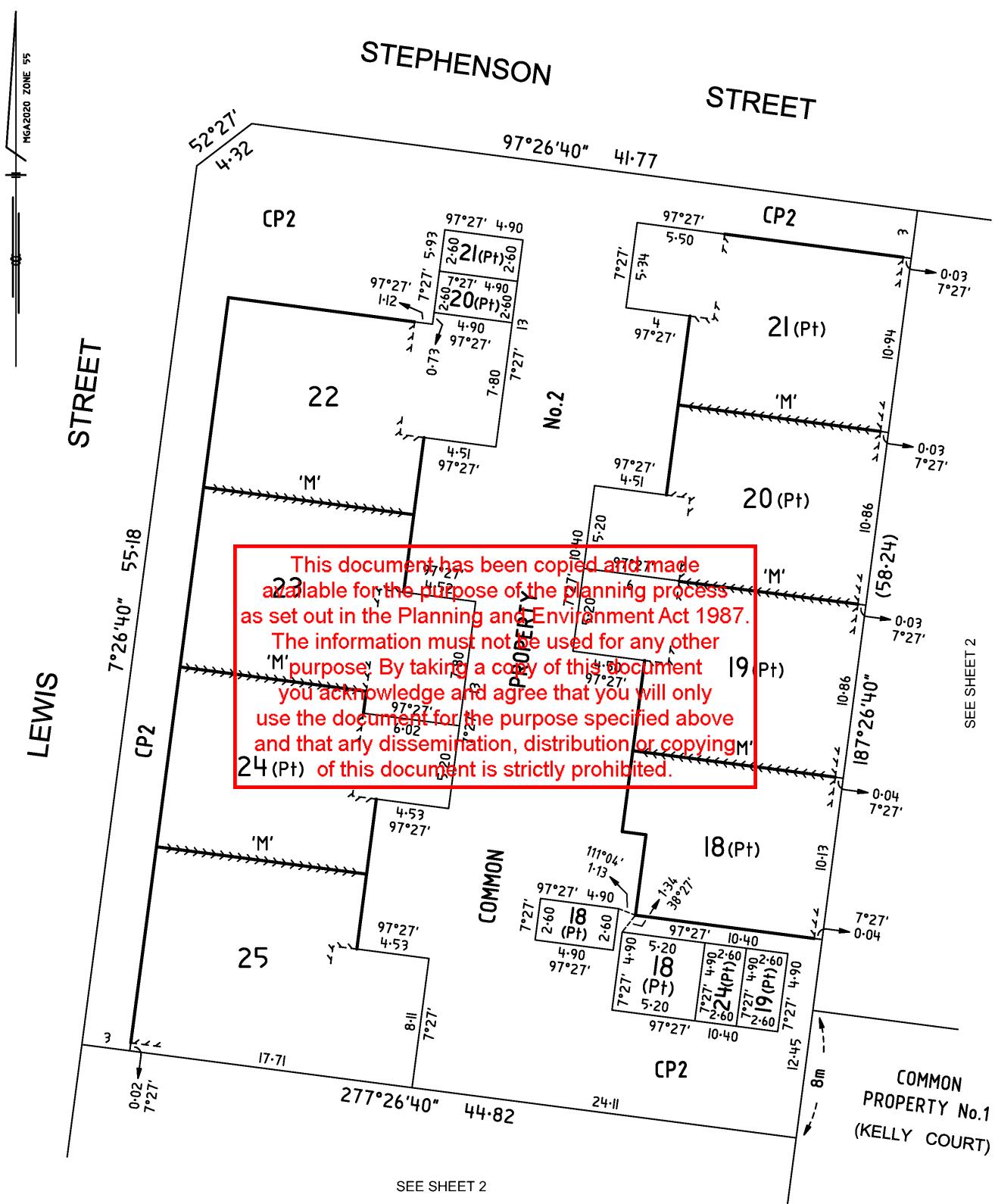
**KLammers Building Designers
Surveyors Engineers**
Suite 1, Building 2
3 Ordibah Road
Dandenong South 3171
Telephone 03 9794 1600
manager@klms.com.au

KLM SPATIAL
LAND DEVELOPMENT INTELLIGENCE

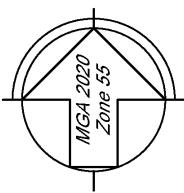
Digitally signed by: Damien Marc Rivalland, Licensed Surveyor,
Surveyor's Plan Version (10),
01/12/2020, SPEAR Ref S135207J

Digitally signed by:
City of Greater Dandenong,
16/12/2020,
SPEAR Ref: S135207J

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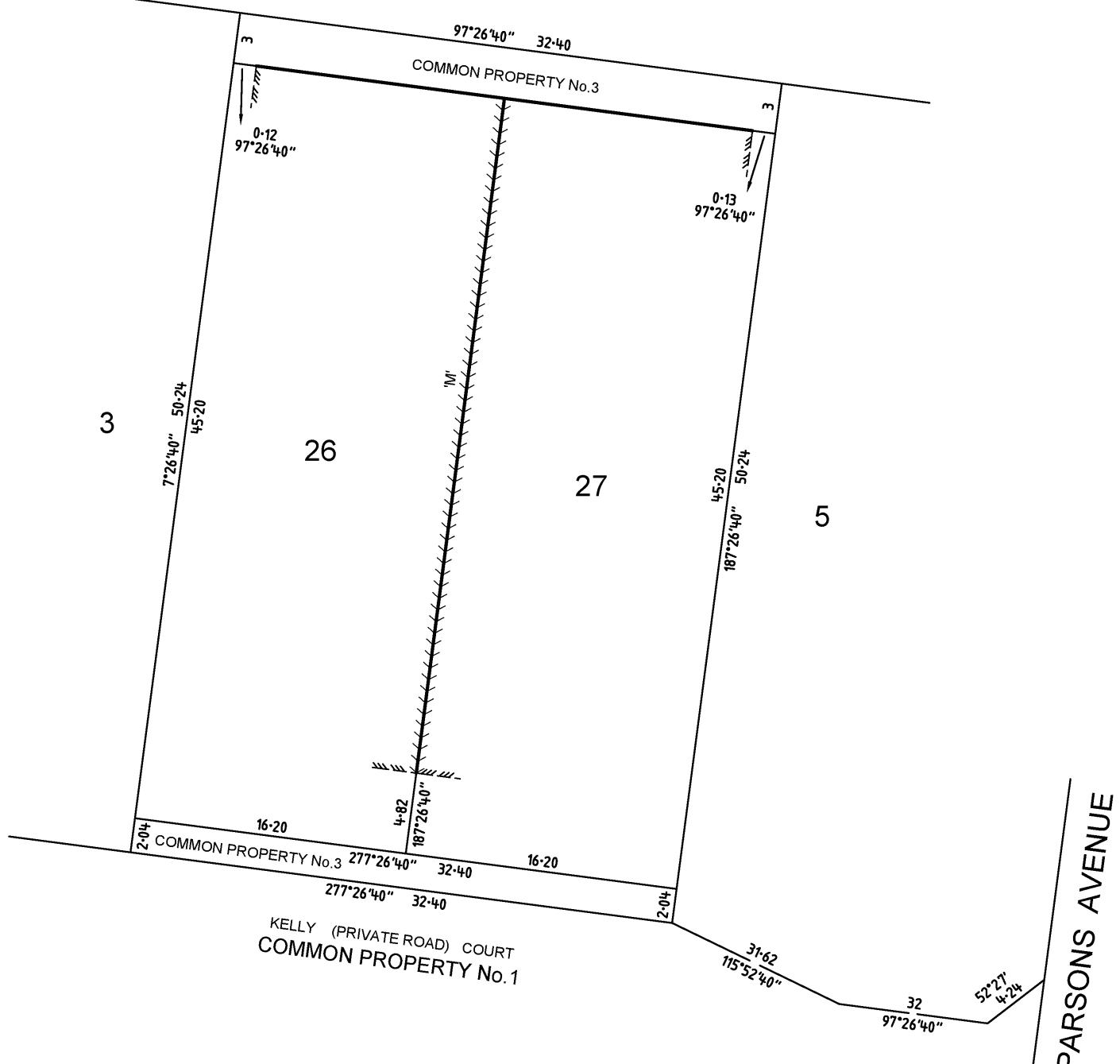


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STEPHENSON STREET



REFERENCE : 22019
DRAWING : 22019-POS-C DATE : 25/11/2022



P: 03 5975 5921
E: office@stevpalmersurveys.com.au
W: stevpalmersurveys.com.au
A: 1/26 Carbine Way Mornington 3931

Steve Palmer Surveys
Land Surveyors

P: 03 5975 5921
almersurveys.com.au
almersurveys.com.au
Way Mornington 3931
A.B.N. 69 166 818 846

SCALE
1:250

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

Digital signature information: Digitally signed by: Darren O'Shea, Licensed Surveyor, Surveyor's Plan Version (C), 30/11/2022, SPEAR Ref: S189954M

Digitally signed by:
City of Greater Dandenong,
08/03/2023,
SPEAR Ref: S189954M

PS816233C

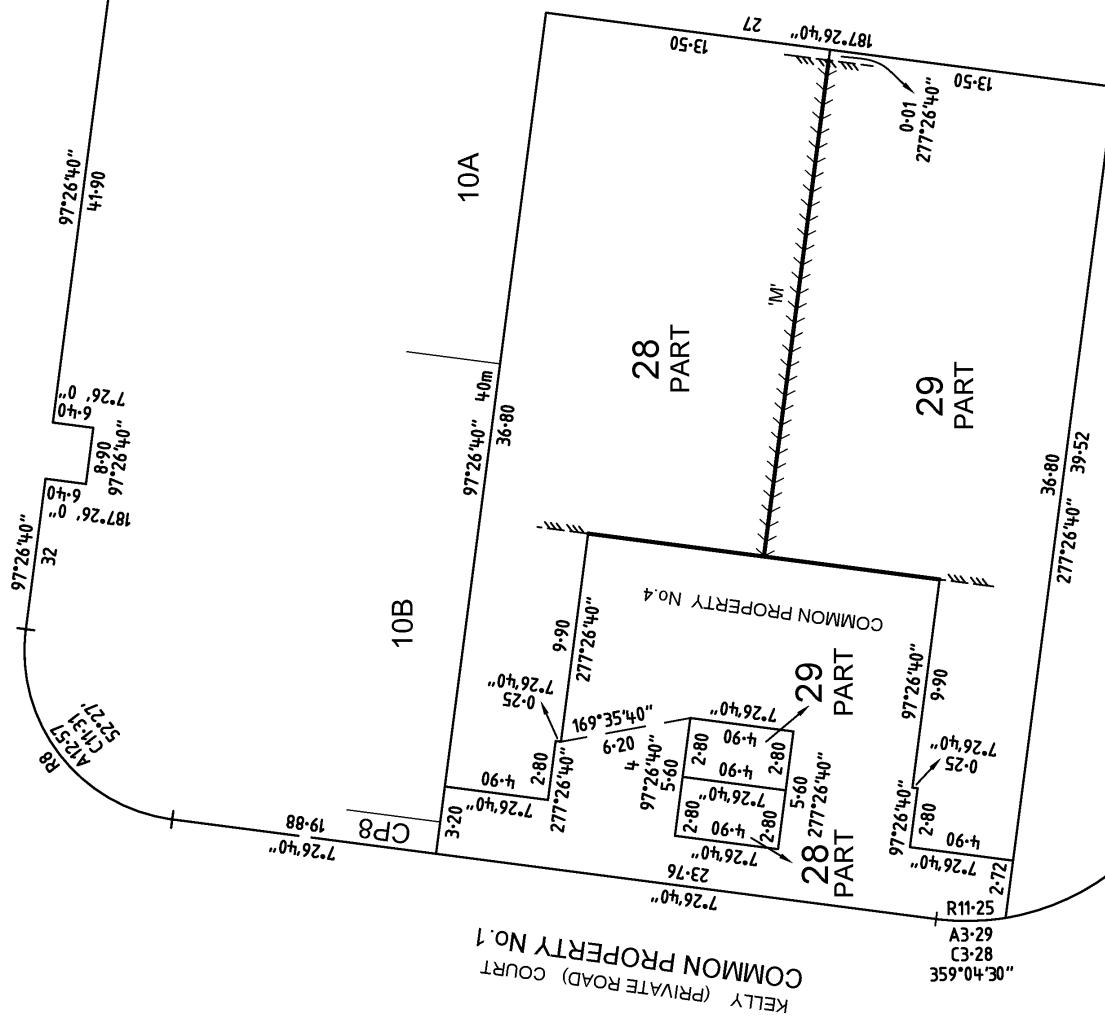


PARSONS AVENUE

KELLY (PRIVATE ROAD) COURT
COMMON PROPERTY No.1

77°26'40" 33.79 4.24
142°27'

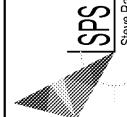
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REFERENCE : 22020	DRAWING : 22020-POS-B	DATE : 18/11/2022
ORIGINAL SHEET SIZE : A3		Sheet 5

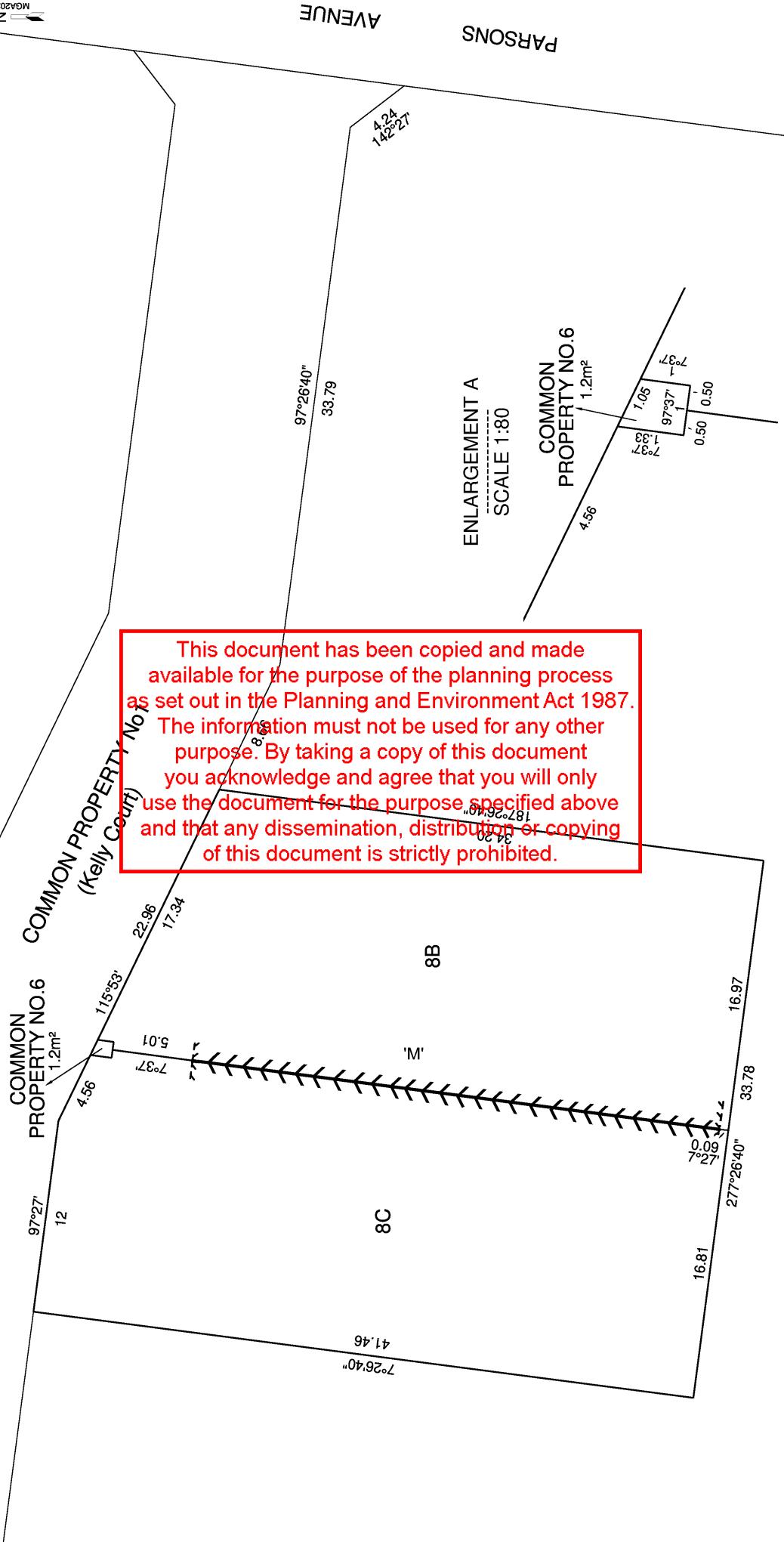
SCALE 1:250	2.5 0 2.5 5 7.5 10	LENGTH ARE IN METRES
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P: 03 5975 5921
E: office@stevepalmersurveys.com.au
W: stevepalmersurveys.com.au
A: 1/26 Carbine Way Mornington 3931
A.B.N. 69 166 818 846



Amended by: Darren O'Shea, Licensed Surveyor 09/05/2023.

PS816233C



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SCALE	0	2.5	5	7.5	10	12.5	15	ORIGINAL SHEET SIZE: A3	SHEET 6
1 : 250	LENGTHS ARE IN METRES								

Digitally signed by: Mary Rabling, Licensed Surveyor,
Surveyor's Plan Version (02),
03/02/2023, SPEAR Ref: S205722A

Digitally signed by:
City of Greater Dandenong,
09/03/2023,
SPEAR Ref: S205722A

Absolute
Solutions

total surveying solutions
 Suite 5, 11 Sabre Drive PORT MELBOURNE VIC 3207

Amended by: Mary Rabling, Licensed Surveyor 15/06/2023.

PS816233C

COMMON PROPERTY No.7
(Kelly Court)

COMMON PROPERTY No.7

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ENCLOSURE A
SCALE 1:80

9B
M.
9C

35.06
7°26'40"

41.46
187°26'40"

277°26'40"

COMMON PROPERTY No.7
1m²

97°26'40"
33.79

145°24'
145°21'

AVENUE

PARSONS

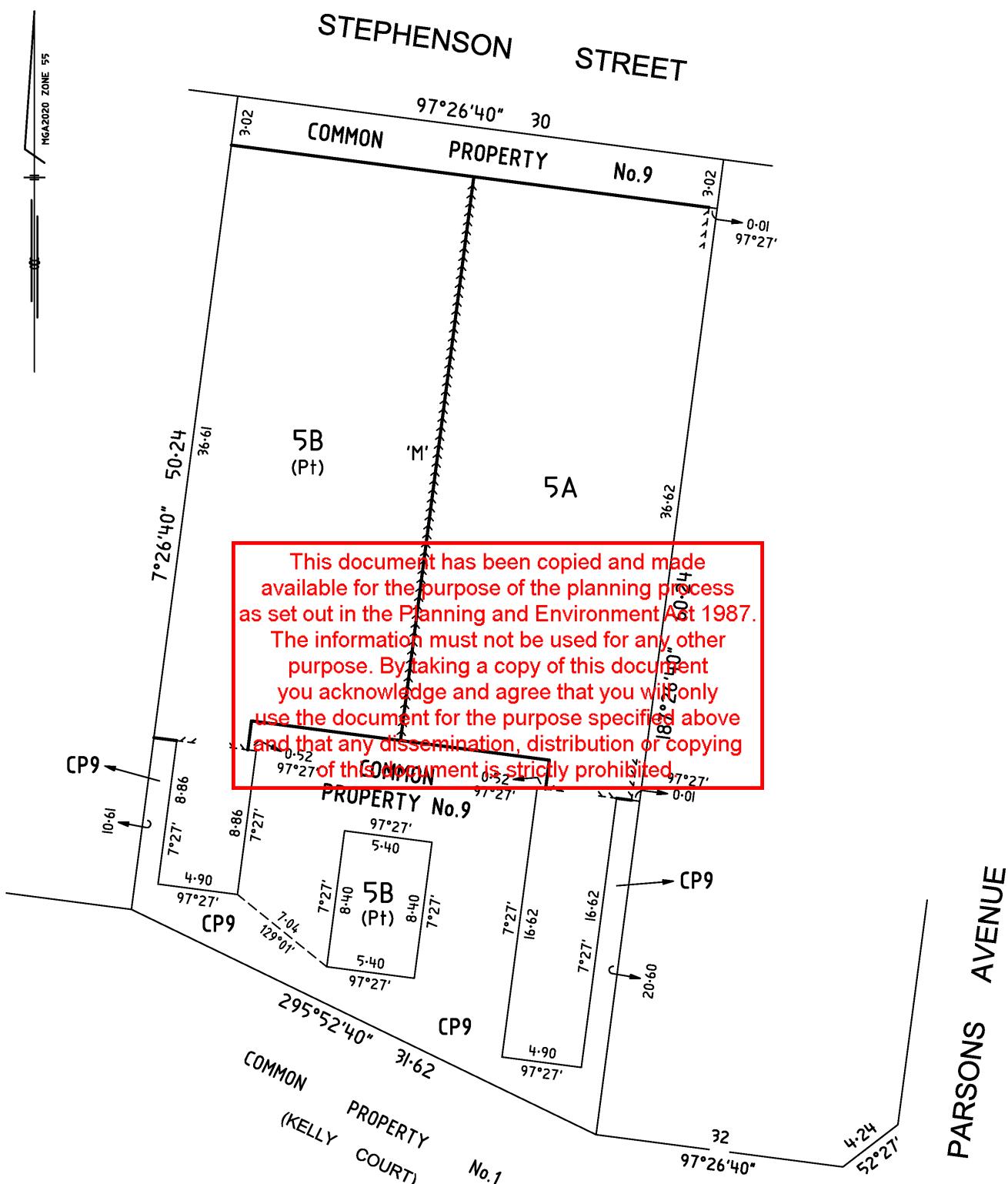
MG2020 Zone 55

Absolute
Surveying Pty Ltd
Suite 5, 11 Stirling Drive, PORT MELBOURNE VIC 3207
PO Box 350 (B) MELBOURNE VIC 3053
Ph: +61 3 9557 1487

Amended by: Mary Rabling, Licensed Surveyor 15/06/2023
Digitally signed by: Mary Rabling, Licensed Surveyor,
Surveyor's Plan Version (02),
03/02/2023, SPEAR Ref: S205724P
Digitally signed by:
City of Greater Dandenong,
17/02/2023,
SPEAR Ref: S205724P

SCALE 1 : 300	0	3	6	9	12	15	18	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE A3	SHEET 7
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PS816233C



Nilsson, Noel & Holmes (Surveyors) Pty. Ltd.	SCALE 	Ref: 21597 Dwg No. 21597S32 18/09/2023
A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au	1:250 LENGTHS ARE IN METRES	
	Digitally signed by: Grant Thomas Napper, Licensed Surveyor, Surveyor's Plan Version (04), 18/09/2023, SPEAR Ref: S211083A	Digitally signed by: City of Greater Dandenong, 28/09/2023, SPEAR Ref: S211083A

PS816233C

COMMON PROPERTY No.1
(KELLY COURT)

COMMON PROPERTY No.5

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16A

16B

COMMON PROPERTY No.5

LEWIS STREET

MGA2020 ZONE 55

REF. 29310
VERSION 05

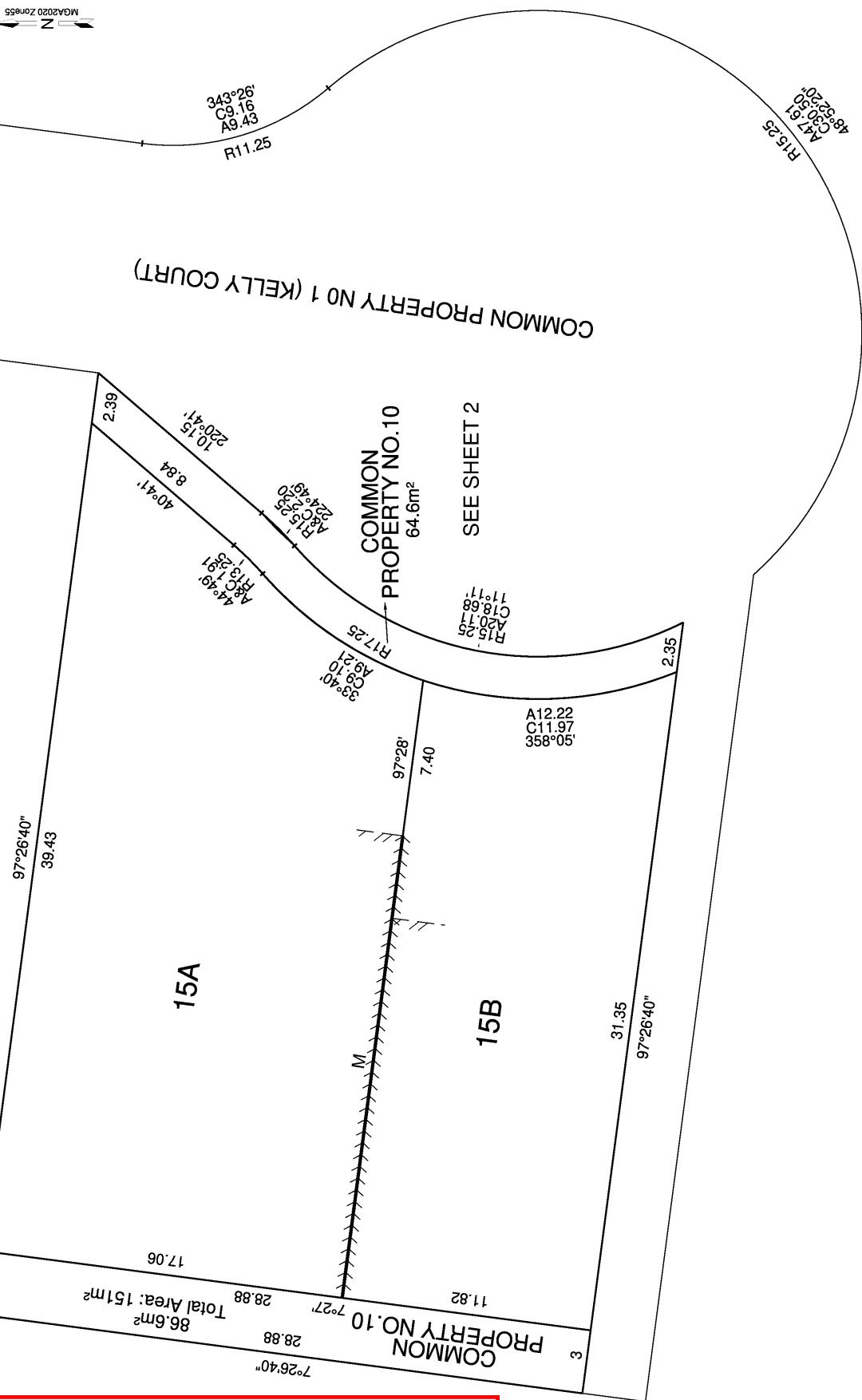
Amended by: Anthony Peter Ralph, Licensed Surveyor 12/12/2023.

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1:200						

Digitally signed by: Anthony Peter Ralph, Licensed Surveyor, Surveyor's Plan Version (05), 19/09/2023, SPEAR Ref: S191921A

Digitally signed by:
City of Greater Dandenong,
28/09/2023,
SPEAR Ref: S191921A

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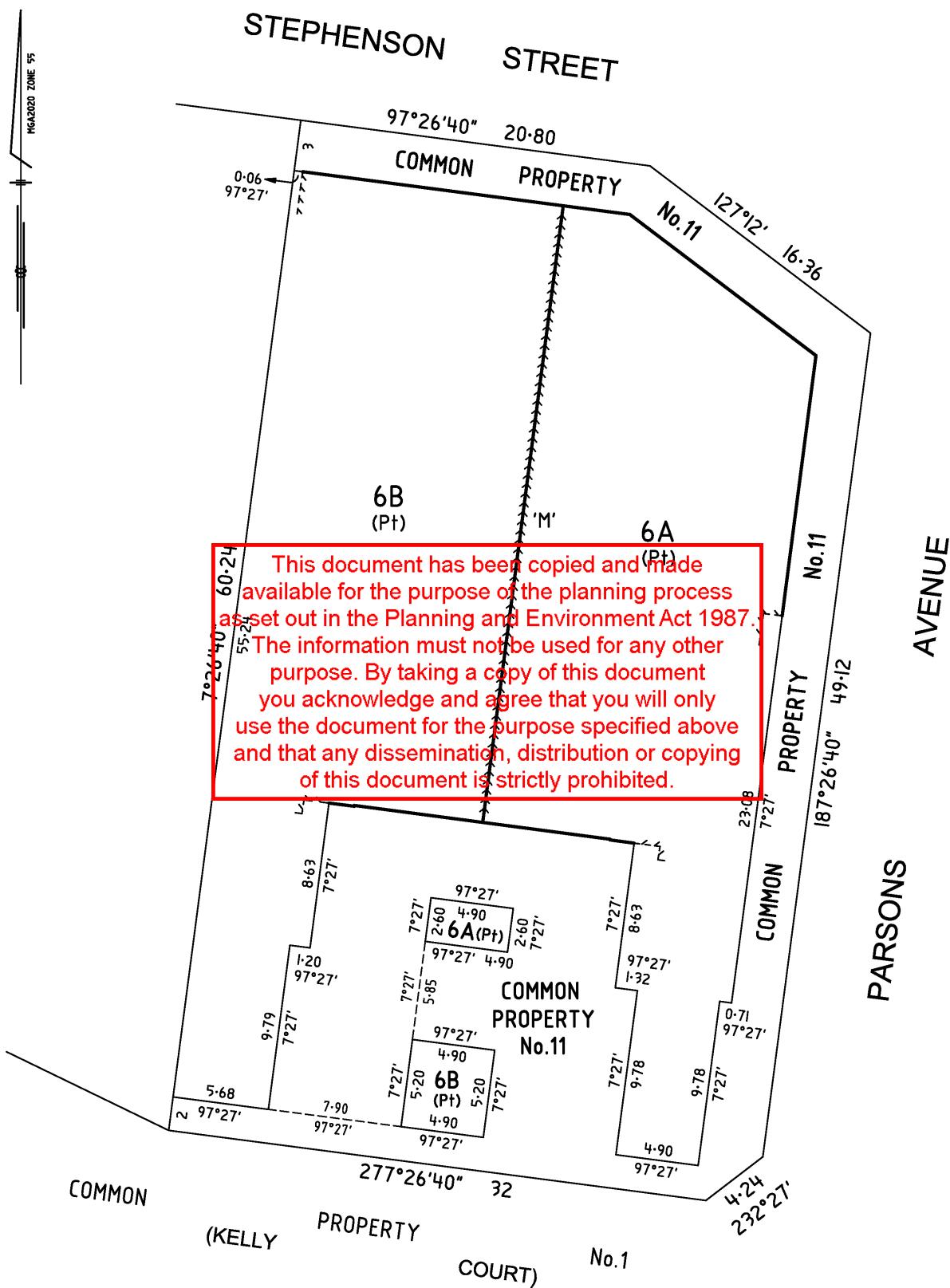
Absolute Surveying Pty Ltd

Amended by: Mary Rabling, Licensed Surveyor 31/01/2024.

Digitally signed by: Mary Rabling, Licensed Surveyor,
Surveyor's Plan Version (03),
16/01/2024, SPEAR Ref: S217818H

Digitally signed by:
City of Greater Dandenong,
18/01/2024,
SPEAR Ref: S217818H

PS816233C



Nilsson, Noel & Holmes (Surveyors) Pty. Ltd. A.C.N. 067 949 615 Surveyors, Engineers & Town Planners 8A Codrington Street, Cranbourne 3977 Phone (03) 5996 4133 Email: mail@nnhsurveyors.net.au	SCALE 1:250  LENGTHS ARE IN METRES	Ref: 23-143 Dwg No.23-143S32 14/05/2024
	ORIGINAL SHEET SIZE: A3	SHEET 12

PS816233C

STEPHENSON **STREET**

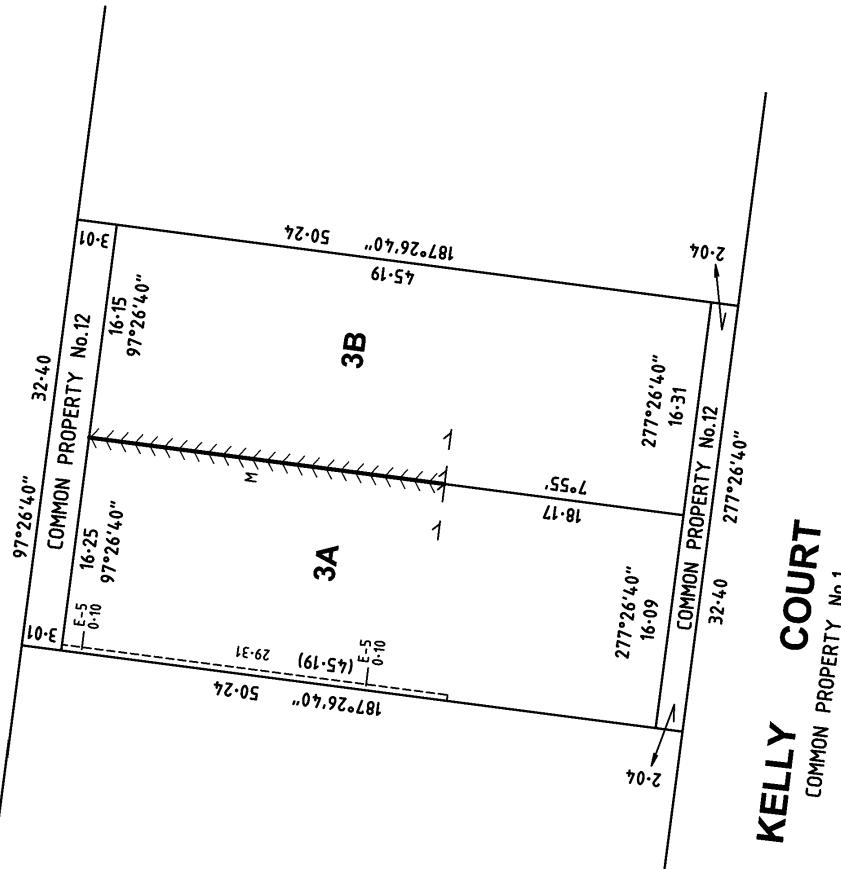
74-16

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LEWIS **STREET**

55°32'42"

55°32'42"



MGA 2020
ZONE 55

SCALE	4	0	4	8	12	16	ORIGINAL SHEET SIZE: A3	SHEET 13
1:400								

Digitally signed by: Samuel John Brewin, Licensed Surveyor, Surveyor's Plan Version (3), 26/08/2024, SPEAR Ref: S211071P

Digitally signed by: City of Greater Dandenong, 29/08/2024, SPEAR Ref: S211071P

PS816233C

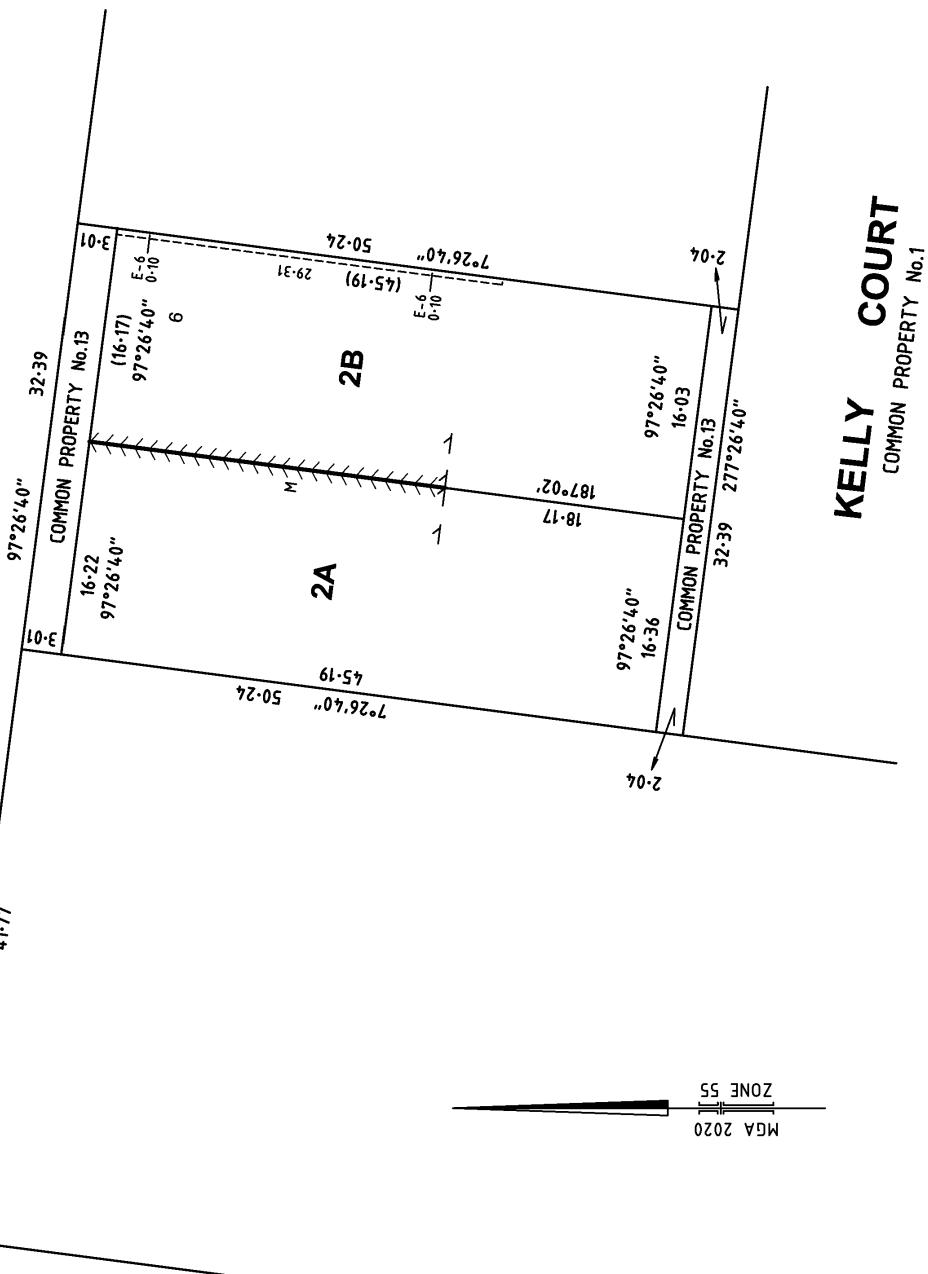
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STEPHENSON STREET

STREET

LEWIS



KELLY COURT
COMMON PROPERTY No.1

 LINEAR LAND SURVEYING licensed land surveyors, development and planning consultants <small>Address: Suite 5, 31 Redland Drive, VERMONT, VIC. 3133. Phone: 03 9873 8888 - Email: survey@linearlandsurveying.com.au</small>	SCALES 1:400	LENGTHS ARE IN METRES				ORIGINAL SHEET SIZE: A3	SHEET 14
		4	0	4	8		

PS8I6233C

CREATION OF RESTRICTION 1

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THIS RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND.

BURDENED LAND: LOTS ON THIS PLAN

BENEFITED LAND: LOTS ON THIS PLAN

DESCRIPTION OF RESTRICTION

THE BURDENED LAND CANNOT BE USED OR DEVELOPED EXCEPT IN ACCORDANCE WITH THE PROVISION RECORDED IN MCP AA674I.

EXPIRY DATE : 31st DECEMBER 2030

CREATION OF RESTRICTION 2

THE FOLLOWING RESTRICTION IS TO BE CREATED UPON REGISTRATION OF THIS PLAN

BURDENED LAND: LOTS 6A, 6B, 7, & COMMON PROPERTY NO. 11

BENEFITED LAND: LOTS 6A, 6B, 7, & COMMON PROPERTY NO. 11

DESCRIPTION OF RESTRICTION

THE REGISTERED PROPRIETOR OR PROPRIETORS OF THE BURDENED LAND SHALL NOT USE THAT PART OF THE LAND THAT IS WITHIN 3M OF THE EASTERN BOUNDARY OF THE BURDENED LOTS FOR VEHICULAR PASSAGE.

EXPIRY DATE : 31st DECEMBER 2030

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MODIFICATION TABLE
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
PS816233C

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.

AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT 1	LOTS 18 - 25 AND CP2	AMENDMENT SECTION 32	PS816233C/D1	26/08/22	2	L.D.R
LOTS 8, 9	LOTS 8A, 9A	AMENDMENT SECTION 32	PS816233C/D4	08/05/23	3	YL
LOT 4	LOTS 26, 27 & COMMON PROPERTY NO. 3	AMENDMENT SECTION 32	PS816233C/D2	10/05/23	4	L.D.R
LOT 11	LOTS 28, 29 & COMMON PROPERTY NO. 4	AMENDMENT SECTION 32	PS816233C/D3	10/05/23	4	L.D.R
LOT 9A	LOTS 9B, 9C & COMMON PROPERTY 7	AMENDMENT SECTION 32	PS816233C/D6	16/06/23	5	YL
LOT 8A	LOTS 8B, 8C & COMMON PROPERTY NO. 6	This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. AMENDMENT SECTION 32	PS816233C/D5	16/06/23	5	YL
LOT 10	LOTS 10A, 10B & CP8	The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. AMENDMENT SECTION 32	PS816233C/D9	28/11/23	6	AA
LOT 5	LOTS 5A, 5B & COMMON PROPERTY NO. 9	use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited. AMENDMENT SECTION 32	PS816233C/D8	06/12/23	7	L.D.R
LOT 16	LOTS 16A, 16B & COMMON PROPERTY No.5	AMENDMENT SECTION 32	PS816233C/D7	14/12/23	8	A.R.T.
LOT 15	15A, 15B AND COMMON PROPERTY NO.10	AMENDMENT SECTION 32	PS816233C/D10	1/02/24	9	M.H
LOT 6	LOTS 6A, 6B, & COMMON PROPERTY NO. 11	AMENDMENT SECTION 32	PS816233C/D11	29/07/24	10	RJS
LOT 3	LOTS 3A, 3B & COMMON PROPERTY NO.12	AMENDMENT SECTION 32	PS816233C/D12	03/09/24	11	YS
LOT 2	LOTS 2A, 2B & COMMON PROPERTY NO.13	AMENDMENT SECTION 32	PS816233C/D13	03/09/24	11	YS

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10081 10081

S438310H

MACPHERSON & KELLEY
VICTORIA

S438310H

APPLICATION BY RESPONSIBLE AUTHORITY UNDER
SECTION 181
PLANNING AND ENVIRONMENT ACT 1987
FOR ENTRY OF 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 of Title to the land referred to:

LAND: VOLUME 10081 FOLIO 305
now = Vol. 10101 Fol. 063 + 064
ADDRESS OF THE LAND: 24-30 PARSONS AVENUE,
SPRINGVALE
RESPONSIBLE AUTHORITY: THE MAYOR COUNCILLORS AND
CITIZENS OF THE CITY OF
SPRINGVALE

30
10101

PLANNING SCHEME: SPRINGVALE PLANNING SCHEME
This document has been copied and made
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AGREEMENT DATE: 14 DECEMBER, 1992
as set out in the Planning and Environment Act 1987.
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use the document for the purpose specified above
and that any dissemination, distribution or copying
of this document is strictly prohibited.

A copy of the Agreement is attached to this
Application.

DATED this 11th day of JANUARY 1993.

SIGNATURE FOR THE RESPONSIBLE AUTHORITY -

NAME OF OFFICER -

J. G. RYAN

X.....ACTING.....
TOWN CLERK/CHIEF EXECUTIVE

2104
19

DATED

199

APPLICATION BY RESPONSIBLE AUTHORITY UNDER
SECTION 181
PLANNING AND ENVIRONMENT ACT 1987
FOR ENTRY OF MEMORANDUM OF AGREEMENT UNDER
SECTION 173 OF THE ACT

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MACPHERSON & KELLEY
SOLICITORS
1/14 BALMORAL AVENUE
SPRINGVALE 3171

REF: DHL/MV 750049
ID: COS/PARSONS.181
TEL: 546 5511

THIS AGREEMENT is made the 14th day of December 1992

BETWEEN

SCHRIEB ENTERPRISES PTY LTD (A.C.N. 005 155 724) of 5th floor, 175 Flinders Lane, Melbourne, STANNINGFIELD PTY LTD (A.C.N. 006 967 433) of Ground Floor, 39-43 Wellington Street, Windsor, SANOK NOMINEES PTY LTD (A.C.N. 005 182 829) of 7 Cole Street, Elwood and MANIPUR NOMINEES PTY LTD (A.C.N. 005 731 975) of 234 Balaclava Road, Caulfield, all in the State of Victoria (collectively "the Owner of Lot 1")

-and-

MAILTON HOLDINGS PTY LTD (A.C.N. 006 531 899) of 57 Osborne Avenue, Springvale in the State of Victoria ("the Owner of Lot 2")

(the Owner of Lot 1 and the Owner of Lot 2 being collectively referred to in this Agreement as "the Owner") of the first part

- and -

THE COUNCIL OF THE CITY OF SPRINGVALE of 397-405 Springvale Road, Springvale in the said State (the "Council") of the second part

WHEREAS:

RS
AS PPL
ML
CH

A. Upon completion of a Contract of Sale dated 13th October 1992 the Owner of Lot 1 will become registered as the proprietor of Lot 1 on Plan of Subdivision PS304856T, and upon completion of a Contract of Sale dated 21st May 1992 the Owner of Lot 2 will become registered as the proprietor of Lot 2 on Plan of Subdivision PS304856T ("the Subdivision"). The Subdivision is located in the area known as 24-30 Parsons Avenue, Springvale and being the land described in Certificate of Title volume 1000 Folio 663 305 ("the Land").

B. Permit No. 220/90 ("the Permit") has been issued by the Council to allow the subdivision of the Land into two lots.

C. Condition (a) of Permit provides that:

"This permit shall have no force or effect until the Applicant has entered an Agreement under the Planning and Environment Act 1987 that:

- (i) prohibits vehicular and pedestrian access from the created lots to Lewis Street; and
- (ii) prohibits vehicular and pedestrian access from the created lots to Stephenson Street, except for an existing access driveway located approximately 25 metres west of Parsons Avenue."

- D. In accordance with the Permit, the Subdivision has been prepared, a copy of which comprises Annexure A.
- E. The Council is and at all times material has been the responsible authority by delegation with respect to the administration and enforcement of the Springvale Planning Scheme ("the Planning Scheme").

NOW IT IS AGREED:

1. Power to Make Agreement

This Agreement is made pursuant to section 173 of the Planning and Environment Act 1987 ("the Act"), and the parties intend this agreement to run with the land and to thus bind the successors, assignees and transferees from the Owner. Pursuant to section 173(3) of the Act, the Council enters into this Agreement in anticipation of each the Owner of Lot 1 and the Owner of Lot 2 being the registered proprietor of Lots 1 and 2 respectively. ✓

2. Prohibition on Vehicular and Pedestrian Access

- (a) Vehicular and pedestrian access from lots 1 and 2 on the Subdivision This document has been copied and made available for the purpose of the planning process
- (b) With the exception of vehicular and pedestrian access between lot 1 and Stephenson Street over the existing access driveway located approximately 23 metres west of Parsons Avenue (as generally depicted on Annexure B), vehicular and pedestrian access from lots 1 and 2 on the Subdivision to Stephenson Street is prohibited.

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Subject to section 173(4) of the Act, this Agreement shall be registered by the Registrar of Titles pursuant to section 181 of the Act, and Council shall have the control of the lodgement of the application made pursuant to section 181 of the Act effecting such registration.

4. Cessation

This Agreement shall cease:

- (a) as to lot 1, if Council consents to further vehicular and pedestrian access from that lot to both Lewis Street and Stephenson Street; and
- (b) as to lot 2, if Council consents to vehicular and pedestrian access from that lot to Lewis Street.

- 3 -

5. **Purchasers, Transferees, Assignees to be Bound**

The Owner acknowledges that it has not sold and agrees that it will not sell transfer or assign the interest in the land without disclosing to the proposed purchasers, transferees or assignees the obligations imposed on the Owner under the Permit and this Agreement and shall not proceed to sell transfer or assign such interest without obtaining executed covenants from such proposed purchasers transferees and assignees that they and each of them shall observe and be bound by the terms and conditions of the Permit and this Agreement.

6. **Legal and Other Costs**

This Agreement shall have no force or effect until the Owner has paid the reasonable legal costs of Council relating to the preparation and registration of this Agreement at the Office of Titles and all attendances and correspondence relating thereto and all stamp duty and any Land Titles Office fees and other disbursements incurred in respect thereto.

7. **Owners Jointly and Severally Bound**

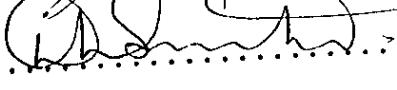
Where the Owner is constituted by more than one person, any obligation imposed by this Agreement on the Owner shall be imposed on those persons jointly and severally.

IN WITNESS WHEREOF the parties have executed this Agreement the day and year first herein before mentioned.

THE COMMON SEAL of THE MAYOR)
COUNCILLORS AND CITIZENS OF)
THE CITY OF SPRINGVALE was)
hereunto affixed in the)
presence of:

 Mayor

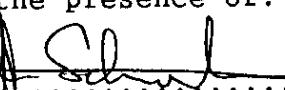
 Councillor

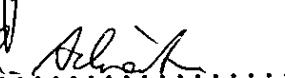
 Town Clerk

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- 4 -

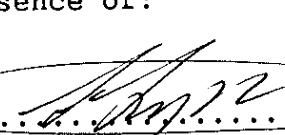
THE COMMON SEAL of SCHRIEB ENTERPRISES PTY LTD (A.C.N. 005 155 724) was hereunto affixed in accordance with its Articles of Association in the presence of:

..... Director

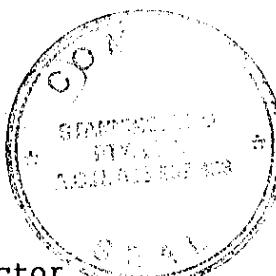
..... Director/Secretary



THE COMMON SEAL of STANNINGFIELD PTY LTD (A.C.N. 006 967 433) was hereunto affixed in accordance with its Articles of Association in the presence of:

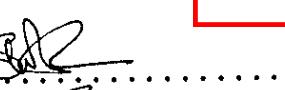
..... Director

..... Director/Secretary

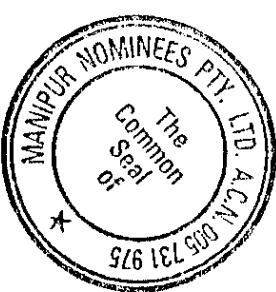


THE COMMON SEAL of SANON HOLDINGS PTY LTD (A.C.N. 005 182 829) was hereunto affixed in accordance with its Articles of Association in the presence of:

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..... Director

..... Director/Secretary



THE COMMON SEAL of MANIPUR NOMINEES PTY LTD (A.C.N. 005 731 975) was hereunto affixed in accordance with its Articles of Association in the presence of:

..... Director

..... Director/Secretary

- 5 -

THE COMMON SEAL of MAILTON
HOLDINGS PTY LTD (A.C.N. 006
531 899) was hereunto affixed
in accordance with its Articles
of Association in the
presence of:

Daniel Collier Director

Edwina Rate Director/Secretary



(WCM:3486)

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PLAN OF SUBDIVISION		Stage No. /	LTO use only EDITION	Plan Number PS 304856T																									
<p>Location of Land</p> <p>Parish: Mordialloc</p> <p>Township: -----</p> <p>Section: '5'</p> <p>Crown Allotment: 3 (Part)</p> <p>Crown Portion: -----</p> <p>LTO base record: Chart 60</p> <p>Title References c\1 Vol.9229 Fol.663</p> <p>Last Plan Reference: C.P. 106431</p> <p>Postal Address: 20-30 Parsons Avenue (At time of subdivision) Springvale, 3171</p> <p>AMG Co-ordinates E. 337 360 (Of approx. centre of plan) N. 5798 820 Zone 55</p>		<p>Council Certification and Endorsement</p> <p>Council Name: City of Springvale Ref: 5025</p> <ol style="list-style-type: none"> This Plan is certified under Section 6 of the Subdivision Act 1988. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6 / / / / This is a statement of compliance issued under section 21 of the Subdivision Act 1988. <p>OPEN SPACE</p> <p>(i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made.</p> <p>(ii) The requirement has been satisfied.</p> <p>(iii) The requirement is to be satisfied in Stage Council delegate Council seal Date / /</p> <p>Re-certified under section 11(7) of the Subdivision Act 1988.</p> <p>Council delegate Council seal Date / /</p>																											
<p>Vesting of Roads or Reserves</p> <table border="1"> <tr> <th>Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td> </td> <td> </td> </tr> </table>		Identifier	Council/Body/Person			<p>Notations</p> <p>Depth Limitation: Does not apply</p> <p>Planning permit No. Z20170</p> <p>This is not a staged subdivision</p> <p>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.</p> <p>The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> <p>Survey / This plan is based on survey / To be completed where applicable</p> <p>This plan is based on survey to permanent marks no(s). In Proclaimed Survey Area no.</p>																							
Identifier	Council/Body/Person																												
<p>Easement Information</p> <p>Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)</p> <table border="1"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Metres)</th> <th>Origin</th> <th>Land Benefited/in Favour Of</th> </tr> </thead> <tbody> <tr> <td>E-1</td> <td>Drainage</td> <td>1.22</td> <td>LP.9635</td> <td>Land in LP.9635</td> </tr> <tr> <td>E-2</td> <td>Drainage & Sewerage</td> <td>2.44</td> <td>LP.68216</td> <td>Land in LP.68216</td> </tr> <tr> <td>E-3</td> <td>Electricity /Power Line(s) as defined in Column 2 in the 7th Schedule of the SEC Act</td> <td>Varies see diag.</td> <td>This plan</td> <td>SECV</td> </tr> <tr> <td>E-4</td> <td>Drainage</td> <td>2</td> <td>This plan</td> <td>City of Springvale</td> </tr> </tbody> </table>					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of	E-1	Drainage	1.22	LP.9635	Land in LP.9635	E-2	Drainage & Sewerage	2.44	LP.68216	Land in LP.68216	E-3	Electricity /Power Line(s) as defined in Column 2 in the 7th Schedule of the SEC Act	Varies see diag.	This plan	SECV	E-4	Drainage	2	This plan	City of Springvale
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<p>LITTLE AND BROSnan A.C.N. 005 434 855 SURVEYORS, ENGINEERS AND DEVELOPMENT CONSULTANTS 189 JOHNSTON STREET, FITZROY, 3065. TELEPHONE: 417-7311 FAX: 417-1813</p>		<p>LICENSED SURVEYOR (PRINT) <u>John Douglas Adam</u> SIGNATURE <u>J. Adam</u> DATE 15-7-1992 REF. C527V VERSION 2 ANNEX. A</p>																											
<p>LTO use only</p> <p>Statement of compliance/ Exemption Statement</p> <p>Received <input type="checkbox"/> Date: / /</p> <p>LTO use only</p> <p>PLAN REGISTERED</p> <p>TIME</p> <p>DATE: / /</p> <p>Assistant Registrar of Titles</p> <p>Sheet 1 of 2 Sheets</p> <p>DATE / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>Original sheet size A3</p>																													

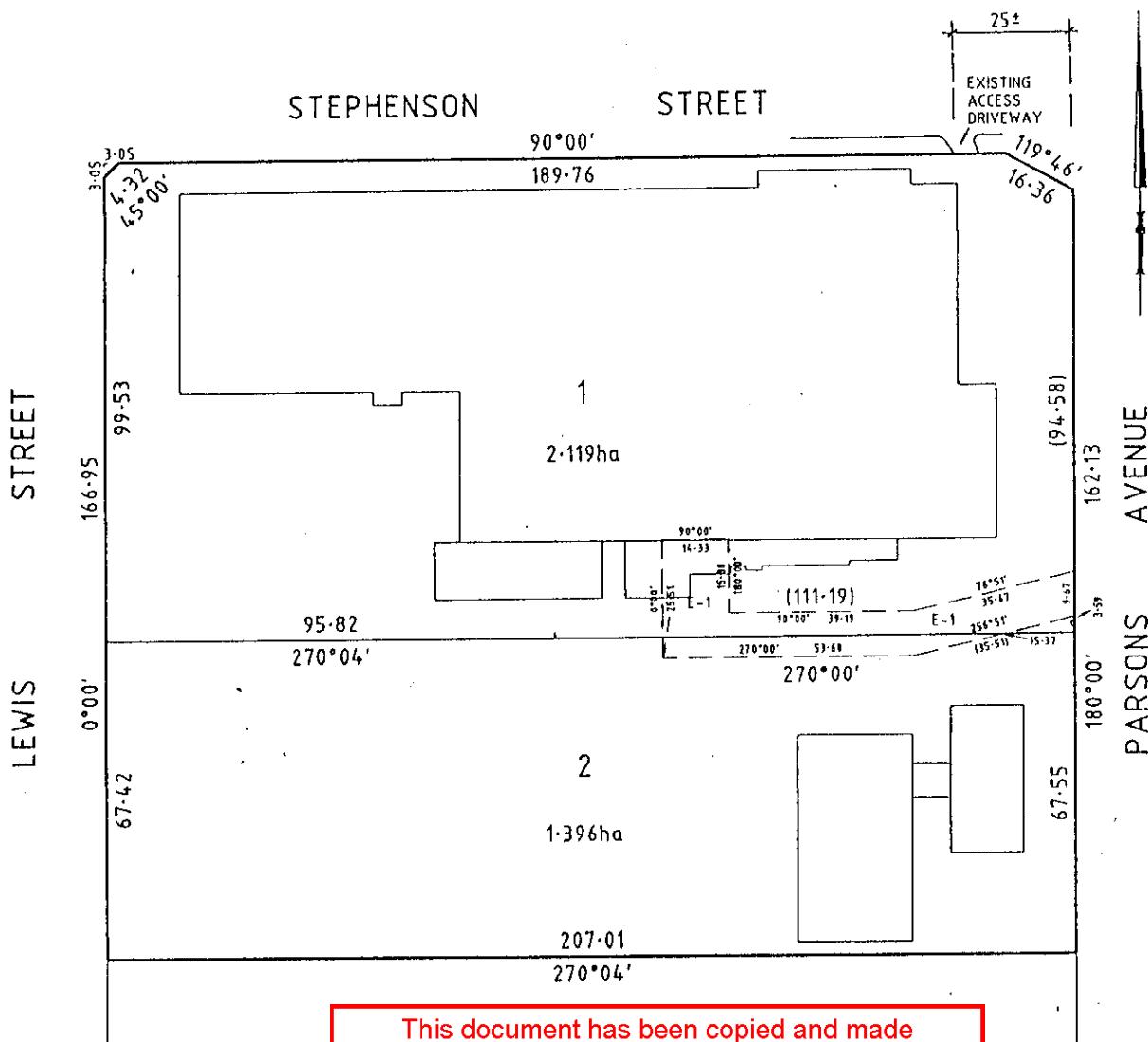
1	2	3	4	5	6
		PLAN OF SUBDIVISION		Stage No. / /	Plan Number PS 304856T
<div style="border: 2px solid red; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="color: red; margin: 0;">This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987.</p> <p style="color: red; margin: 0;">The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>					
ENLARGEMENT SCALE 1:500					
ANNEXURE A					
Sheet 2 of 2 Sheets					
ORIGINAL					
LICENSED SURVEYOR (PRINT) — <u>John Douglas Adam</u> —					
SIGNATURE — <u>D. Adam</u> — DATE 15-7-1992					
REF. CS27V VERSION 2					
DATE / / COUNCIL DELEGATE SIGNATURE					
SCALE LENGTHS ARE IN METRES					
SCALE 1:1000 SHEET SIZE A3					
* * * LITTLE & BROSNAHAN LTD. * * * A.C.N. 005 534 855 SURVEYORS, ENGINEERS AND DEVELOPMENT CONSULTANTS 104 JOHNSTON STREET, FITZROY, 3065. TELEPHONE: 617-3311 FAX: 617-3312					

PLAN OF SURVEY

Stage No

Plan Number
PS 304856T

THIS PLAN IS ANNEXURE B TO THE AGREEMENT
MADE PURSUANT TO SECTION 173 OF THE
PLANNING AND ENVIRONMENT ACT 1987.



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ACM No. 436 685
SURVEYORS, ENGINEERS
AND DEVELOPMENT CONSULTANTS
189 JOHNSTON STREET, FERDROY, J945.
TELEPHONE: 417-1311 FAX: 417-1613

Sheet 1 of 1 Sheet

SCALE

10 0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL

LICENSED SURVEYOR (PRINT) _____

SCALE SHEET
1:1000 SIZE
A3SIGNATURE _____ DATE 27-11-92
REF. CS27V ANNX. B VERSION 1DATE / /
COUNCIL DELEGATE SIGNATURE

1	2	3	4	5	6
10	20	30	40	50	60



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 05/09/2024 02:20:48 PM

Status	Registered	Dealing Number	AX311024F
Date and Time Lodged	02/10/2023 12:22:05 PM		

Lodger Details

Lodger Code	16165A
Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Address	
Lodger Box	
Phone	
Email	
Reference	1007310794 Purchase

MORTGAGE

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.

Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

12483/183

Mortagor

Name	
ACN	669069498

Mortgagee

Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
------	---

ACN	005357522
-----	-----------

Australian Credit Licence	234527
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Address	
---------	--

Property Name	ANZ CENTRE
---------------	------------

Floor Type	LEVEL
------------	-------

Floor Number	9
--------------	---

Street Number	833
---------------	-----

Street Name	COLLINS
-------------	---------

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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	AA3705
(b) Additional terms and conditions	NIL

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 law 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 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.

Executed on behalf of	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Signer Name	RAMESH MEGANATHAN
Signer Organisation	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Signer Role	AUTHORISED SIGNATORY
Execution Date	27 SEPTEMBER 2023

File Notes:

NIL

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

Statement End.

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