

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

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

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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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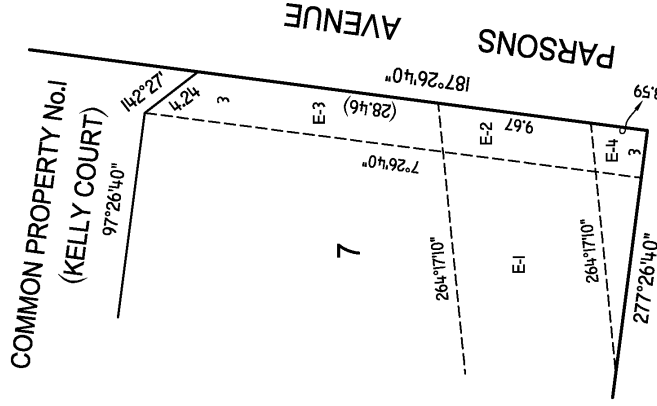
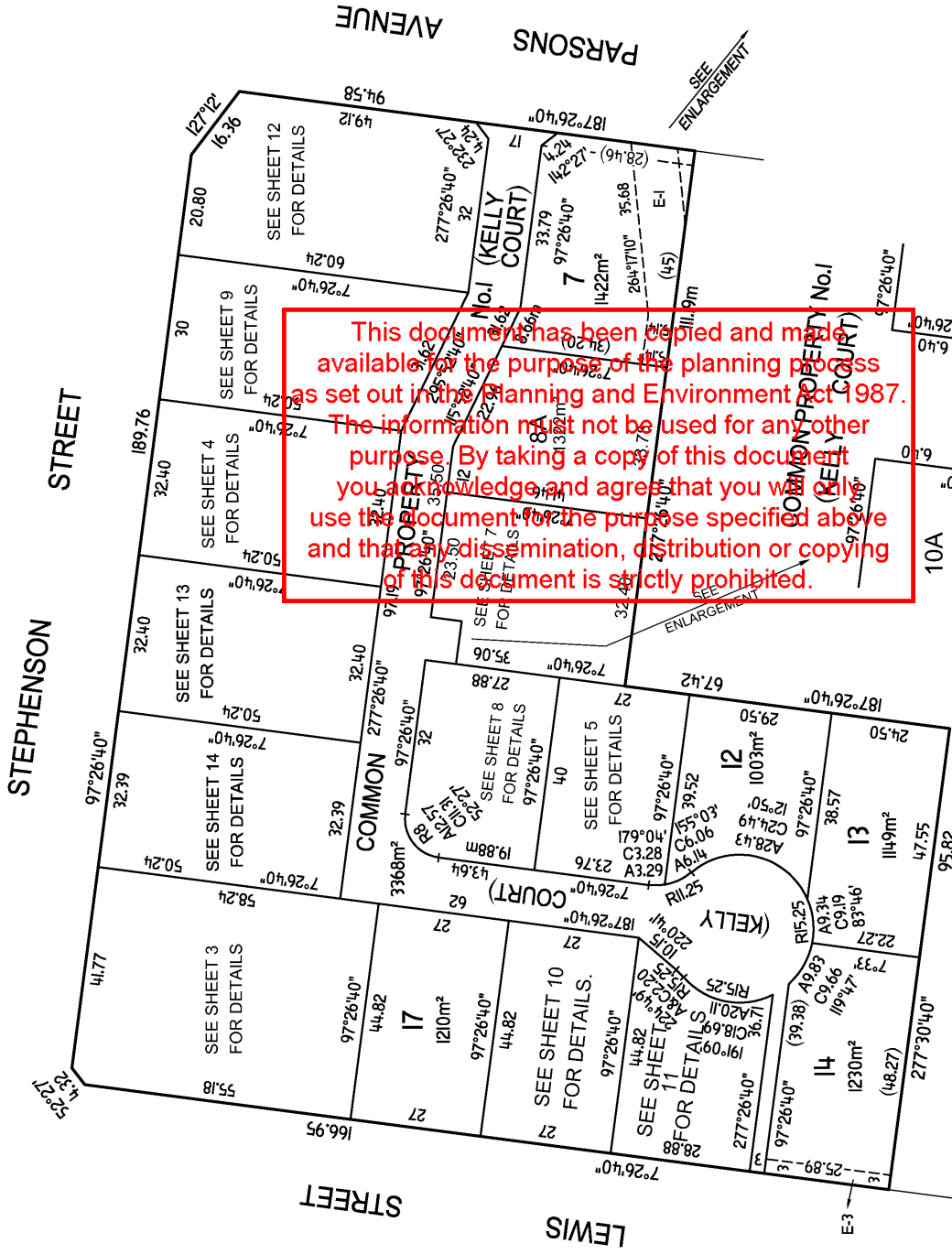
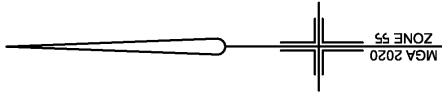
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PLAN OF SUBDIVISION			LV USE ONLY EDITION 11	PS816233C
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH: MORDIALLOC</p> <p>TOWNSHIP:</p> <p>SECTION: 5</p> <p>CROWN ALLOTMENT: 3(PART)</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCES: VOL.I0317 FOL.488</p> <p>LAST PLAN REFERENCES: LOT I on PS349022T</p> <p>POSTAL ADDRESS: 26-30 PARSONS AVENUE (At time of subdivision) SPRINGVALE, 3171</p> <p>MGA Co-ordinates E 337490 ZONE: 55 (of approx centre of land in plan) N 5798990 GDA 2020</p>			<p>Council Name: City of Greater Dandenong</p> <p>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>	
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		STAGING This is not a staged subdivision.	
NIL	NIL			
NOTATIONS			NOTATIONS	
DEPTH LIMITATION DOES NOT APPLY.			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>CREATION OF RESTRICTIONS</p> <p>For restrictions affecting lots refer to sheet 15.</p> <p>Boundaries shown by continuous thick lines as defined by building rules</p> <p>Location of boundaries defined by buildings</p> <p>Median: Boundaries shown hatched thus </p> <p>Exterior Face: All other boundaries</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>The Common Property No.1 consists of a private road called Kelly Court. Common Property No.1 is all the land in plan except the lots and Common Property No.2 to 87.</p> <p>ADDITIONAL PURPOSE OF PLAN</p> <p>Removal of part of the Drainage Easement created in PS304856T and shown as E-1 on PS149022T in favour of City of Springvale. This easement is not shown on this plan.</p> <p>Removal of part of the Powerline Easement created in PS304856T & 103B of the State Electricity Act 1983 and shown as E-2 on PS349022T in favour of S.E.C.V. This easement is not shown on this plan.</p> <p>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> <p>GROUND FOR EASEMENT REMOVAL 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	PS816233C/D12	LOT 2B ON THIS PLAN
E-6	PARTYWALL	0.10m	PS816233C/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>			<p>KLMS REF: 9105</p> <p>Digitally signed by: Damien Marc Rivalland, Licensed Surveyor, Surveyor's Plan Version (10), 01/12/2020, SPEAR Ref: S135207J</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>SHEET 1 OF 15 SHEETS</p>
			<p>PLAN REGISTERED</p> <p>TIME: 1:25PM DATE: 07/10/2021</p> <p>K.NGUYEN Assistant Registrar of Titles</p>	


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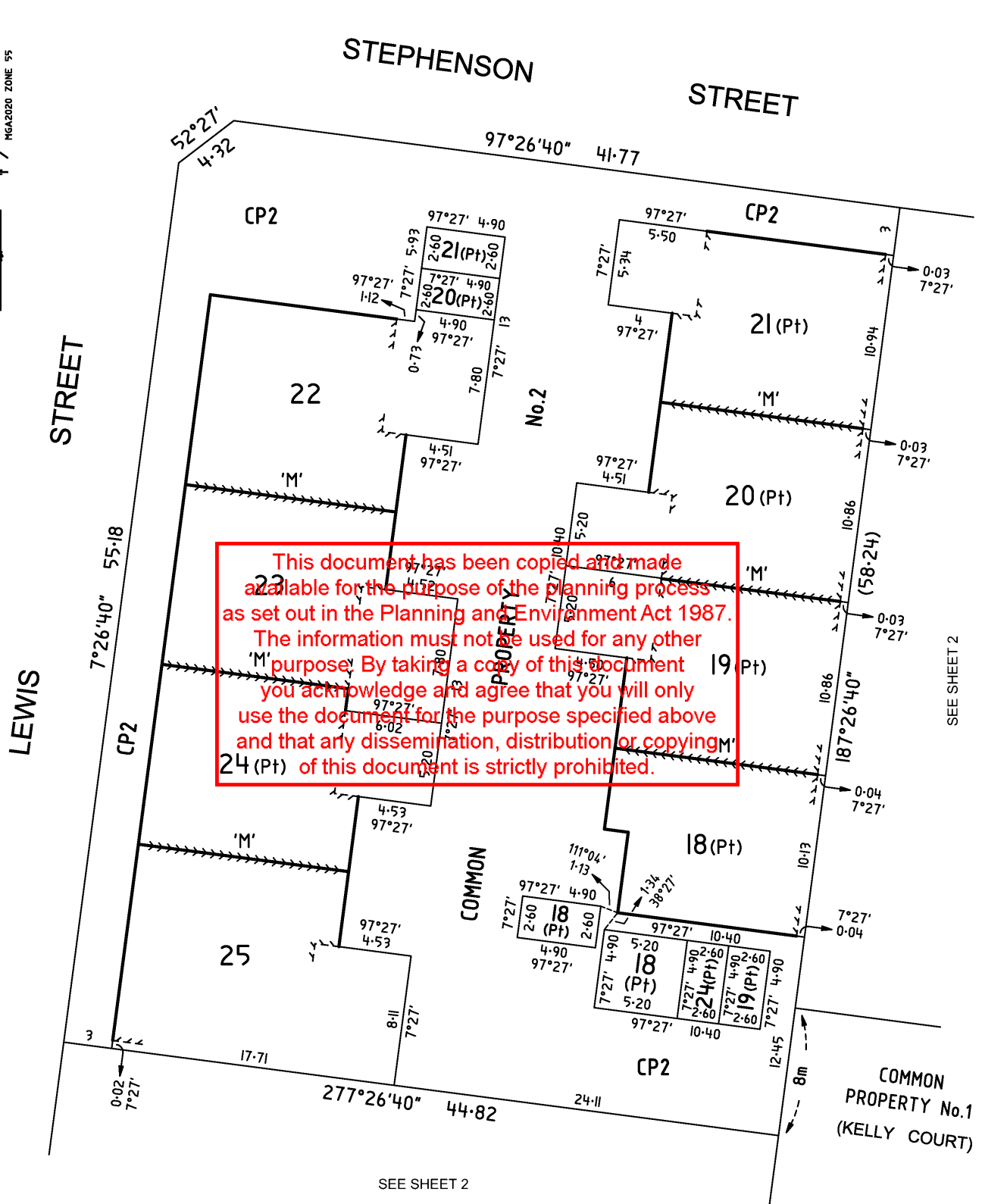


ENLARGEMENT
NOT TO SCALE

ENLARGEMENT
NOT TO SCALE

<div>Planners Building Designers Surveyors Engineers Suite 1, Building 2 3 Ordish Road Dandenong South 3175 Telephone 03 9794 1600 manager@klms.com.au</div> <div> LAND DEVELOPMENT INTELLIGENCE</div>		KLMS REF: 9105		SCALE 1:1000	<div>0 10 20 30 40 LENGTHS ARE IN METRES</div>		ORIGINAL SHEET SIZE A3	SHEET 2
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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

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

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Surveyor,
Surveyor's Plan Version (4),
27/04/2022. SPEAR Ref: S177905C

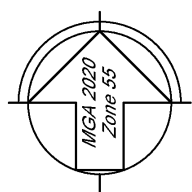
Ref: **21488** Dwg No. 21488S32 22/04/2022

ORIGINAL SHEET
SIZE: A3

SHEET 3

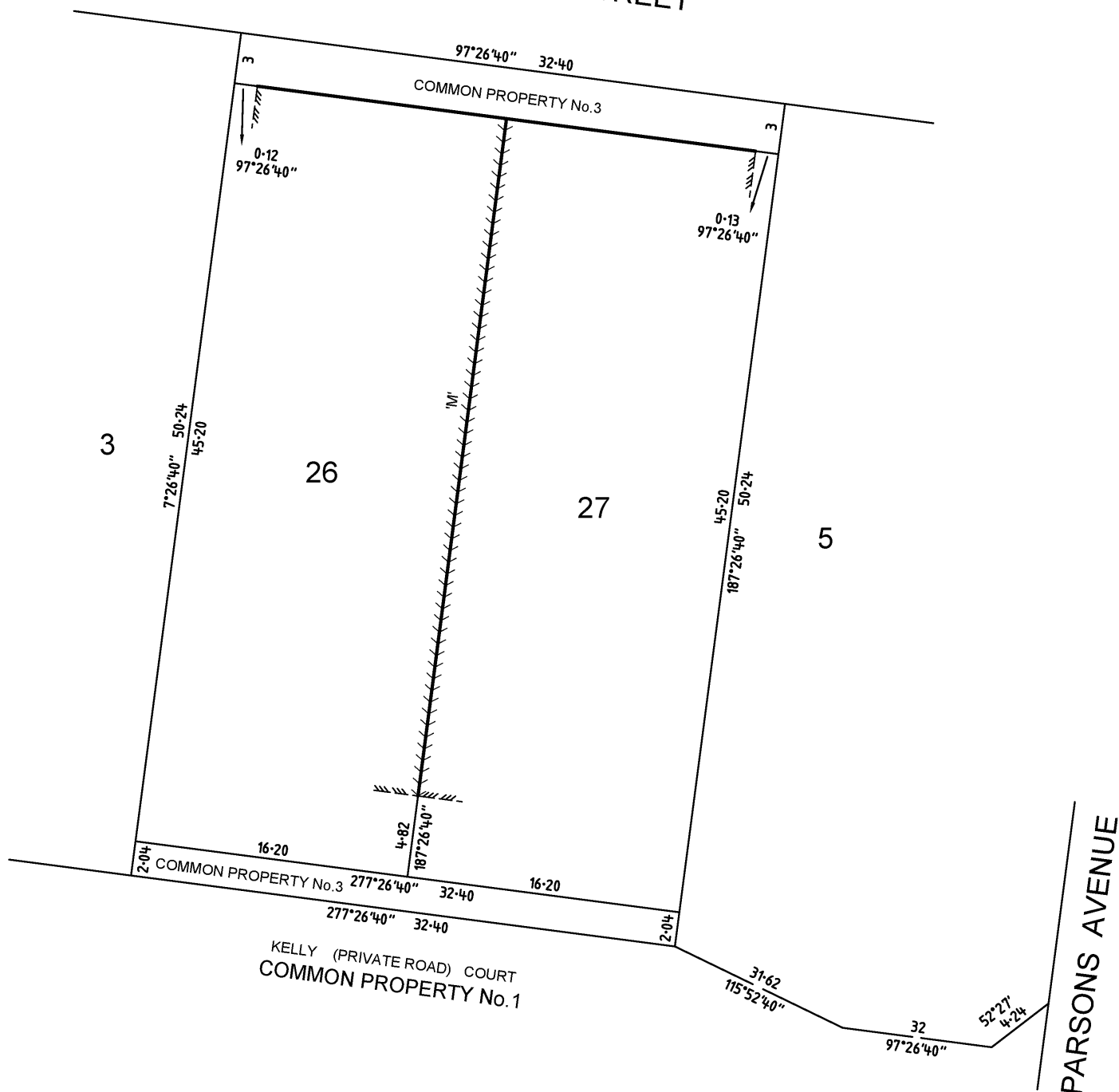
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11/07/2022,
SPEAR Ref: S177905C

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STEPHENSON STREET



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

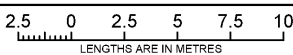
ORIGINAL SHEET
SIZE : A3 Sheet 4



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

A.B.N. 69 166 818 846

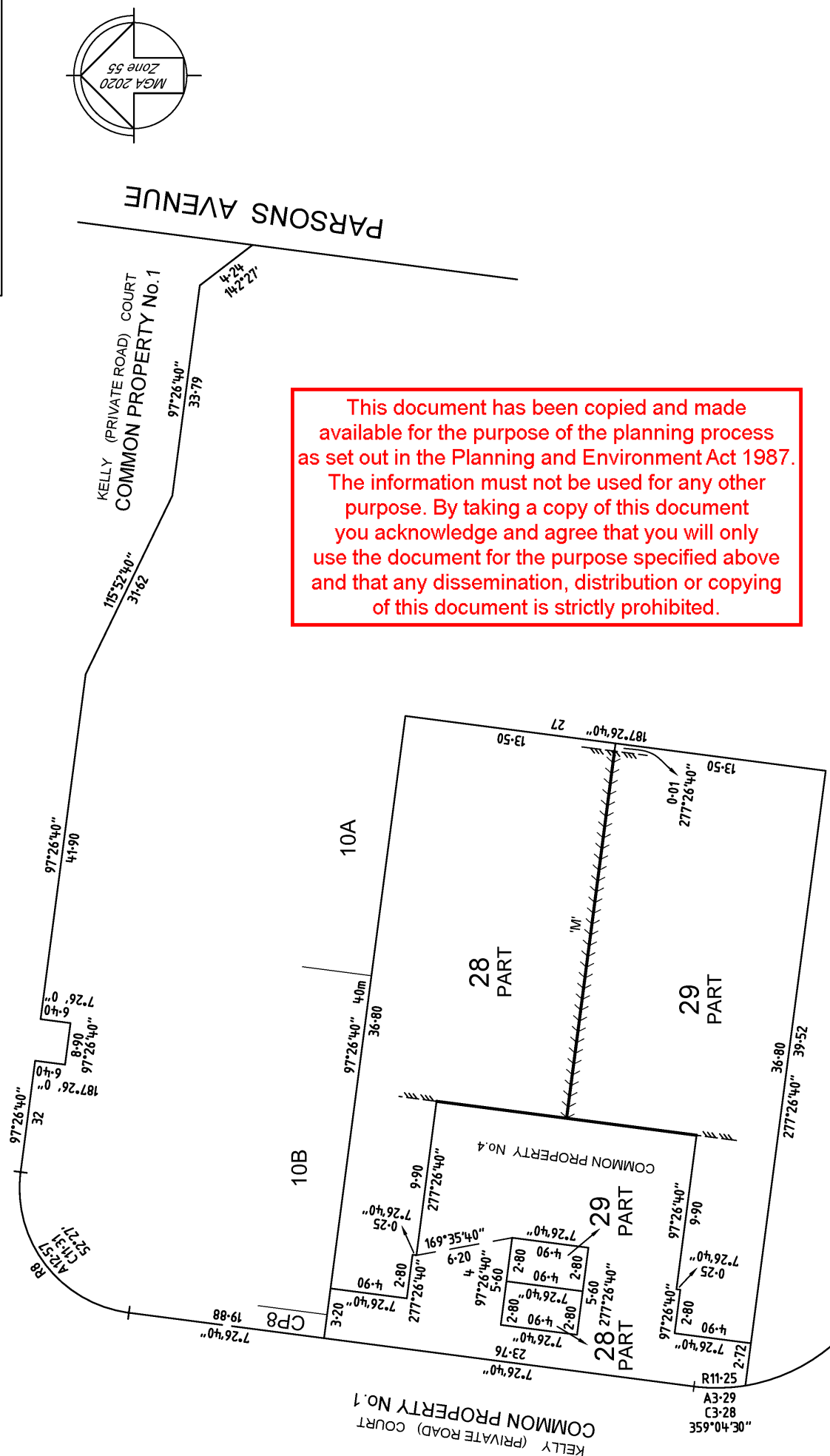
SCALE
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Digitally signed by: Darren O'Shea, Licensed Surveyor,
Surveyor's Plan Version (C),
30/11/2022, SPEAR Ref: S189954M

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

PS816233C



12

REFERENCE : 22020
DRAWING : 22020-POS-B
DATE : 18/11/2022

ORIGINAL SHEET SIZE : A3	Sheet 5
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06/03/2023,
SPEAR Ref: S189955H

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Surveyor's Plan Version (B),
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P: 03 5975 5921
E: office@stevepalmer surveys.com.au
W: stevepalmer surveys.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

MGA2020 Zones55

PARSONS AVENUE

4.24
142°21'

97°26'40"
33.79

ENLARGEMENT A
SCALE 1:80

COMMON
PROPERTY NO 6

1.2m²
1.05
0.50
0.50
7°37'
7°37'
7°37'

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COMMON
PROPERTY NO.6
(Kelly Court)

8B

M.

8C

7°26'40"
41.46

16.97
33.78
277°26'40"

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Surveying Pty Ltd
total surveying solutions

Suite 5, 11 Sabra Drive PORT MELBOURNE VIC 3207
P.O. Box 650 (U) N111 (G) VIC 3204
PH +61 3 9557 1407

SHEET 6

ORIGINAL SHEET
SIZE: A3

SCALE
1 : 250

LENGTHS ARE IN METRES
0 2.5 5 7.5 10 12.5 15

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

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

PS816233C

MGA2020 Zone55

COMMON PROPERTY 1 (KELLY COURT)

COMMON
PROPERTY NO.8
69.8m²

54°13'21"
54°11'51"
54°10'26"
54°08'56"
54°07'26"
54°05'56"
54°04'26"
54°02'56"
54°01'26"
54°00'00"

97°26'40"

15.29

97°27'

15.29

97°26'40"

16.71

187°26'40"

6.40

277°26'40"

8.90

6.40

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10A

10B

19.88

7°27'

7°27'187°26'40"

1.50

21.79

277°26'40"

16.71

40

16.71

27.88

187°27'

6.40

277°26'40"

8.90

6.40

SEE SHEET 2

Abolus
Survey Pty Ltd
Not a trading business
Office 5, 11 Budge Drive, PORT MELBOURNE VIC 3207
PO BOX 635 3201 MELBOURNE, VIC
TEL: 03 9557 1467

SCALE
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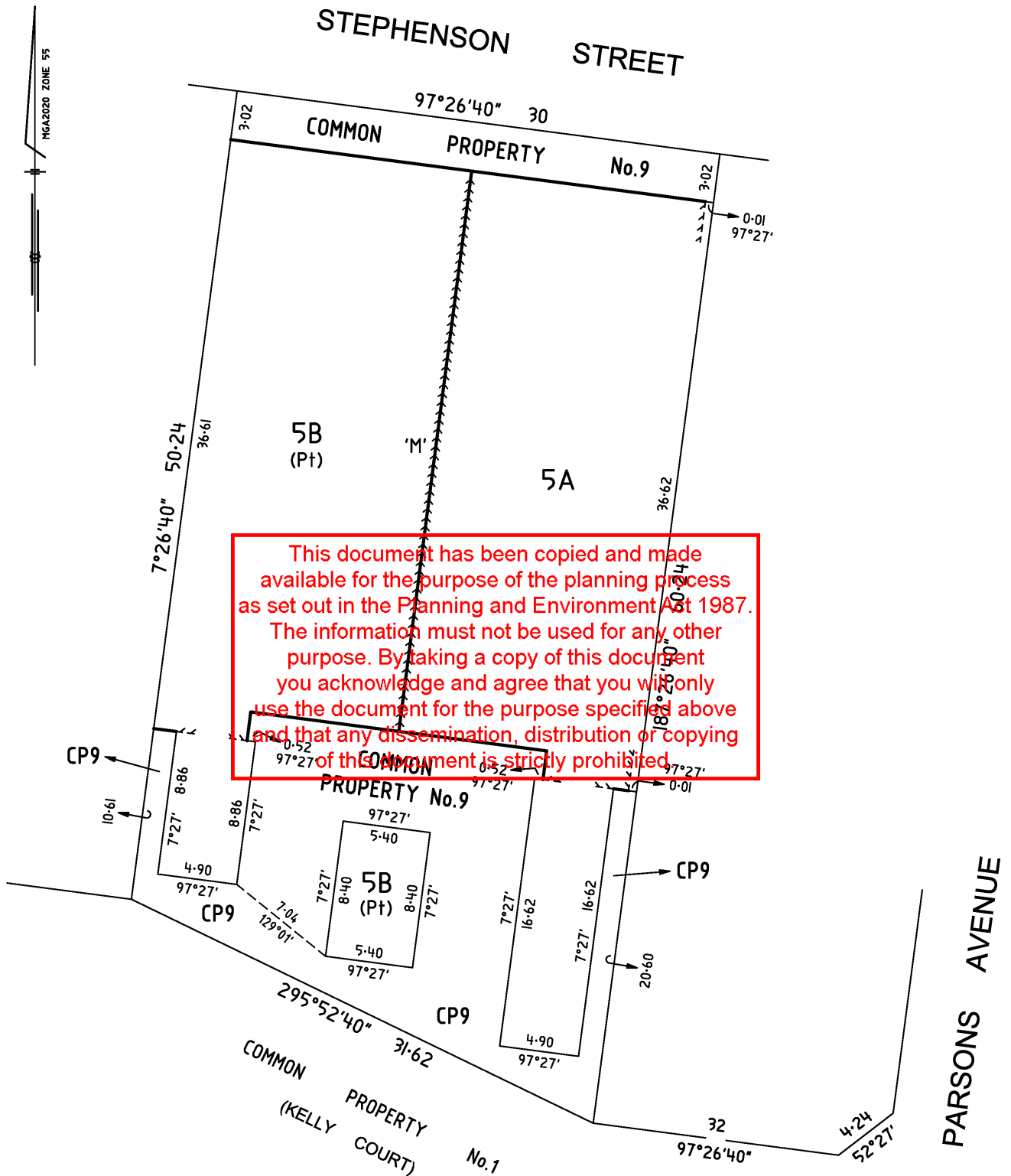
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LENGTHS ARE IN METRES

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Surveyor's Plan Version (02),
10/10/2023, SPEAR Ref: S217809J

ORIGINAL SHEET
SIZE: A3

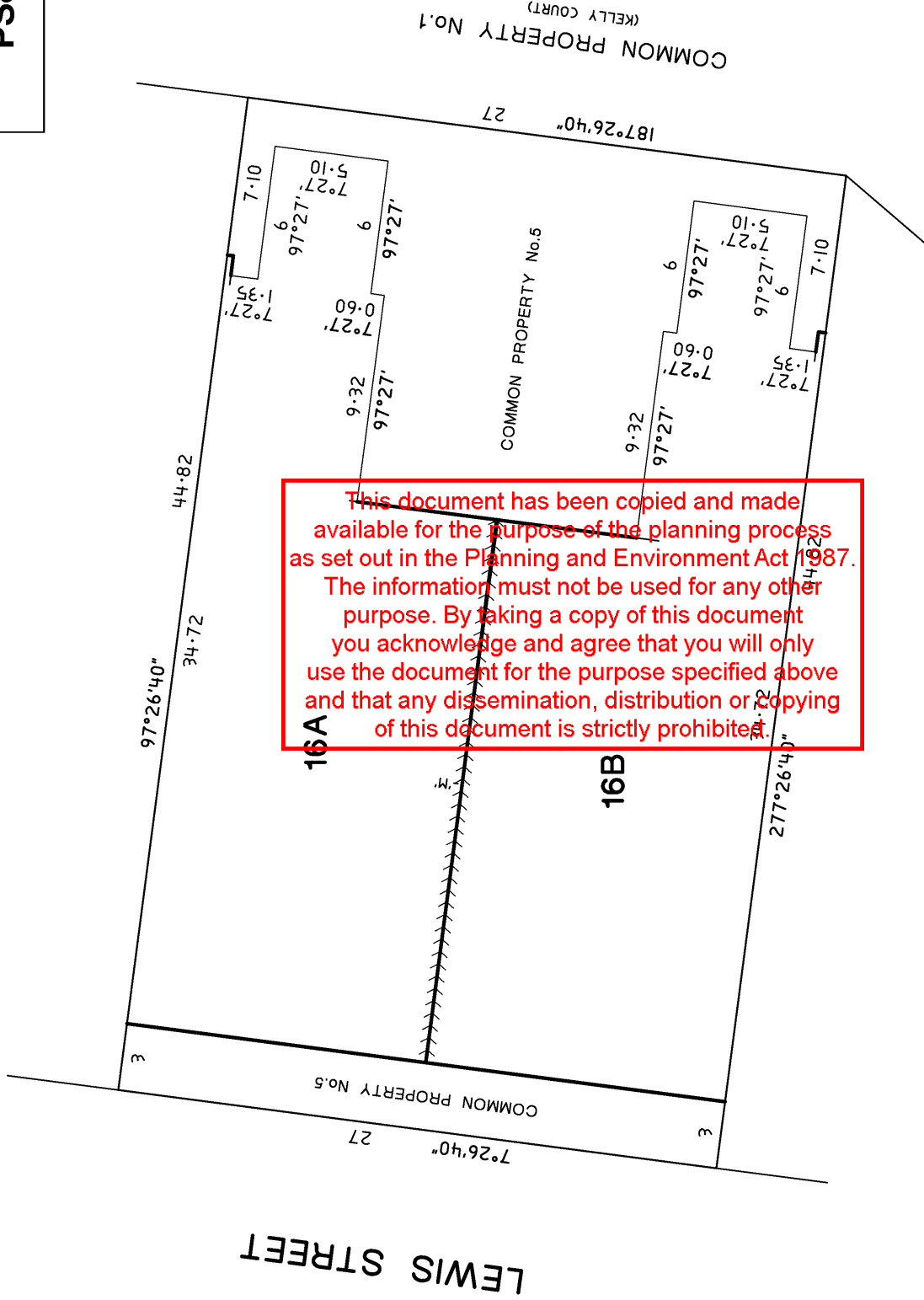
SHEET 8

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JCA LAND
The Subdivision Specialists
Suite 9, 303 Marconin Hwy, Ringwood VIC 3134
T: 03 9755 4888 E: jca@jcaland.com.au www.jcaland.com.au

REF: 29310

VERSION 05

SCALE 1:200

LENGTHS ARE IN METRES

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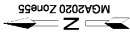
ORIGINAL SHEET SIZE A3

SHEET 10

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19/09/2023, SPEAR Ref: S191921A

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28/09/2023,
SPEAR Ref: S191921A

PS816233C



COMMON PROPERTY NO 1 (KELLY COURT)

COMMON
PROPERTY NO.10
64.6m²

SEE SHEET 2

15A

15B

COMMON PROPERTY NO. 10
Total Area: 151m²
86.6m²
28.88
28.88
7°26'40"

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P.O. Box 656 (U) N111 (G) VIC 3206
PH +61 3 9557 1407

SCALE
1 : 200

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LENGTHS ARE IN METRES

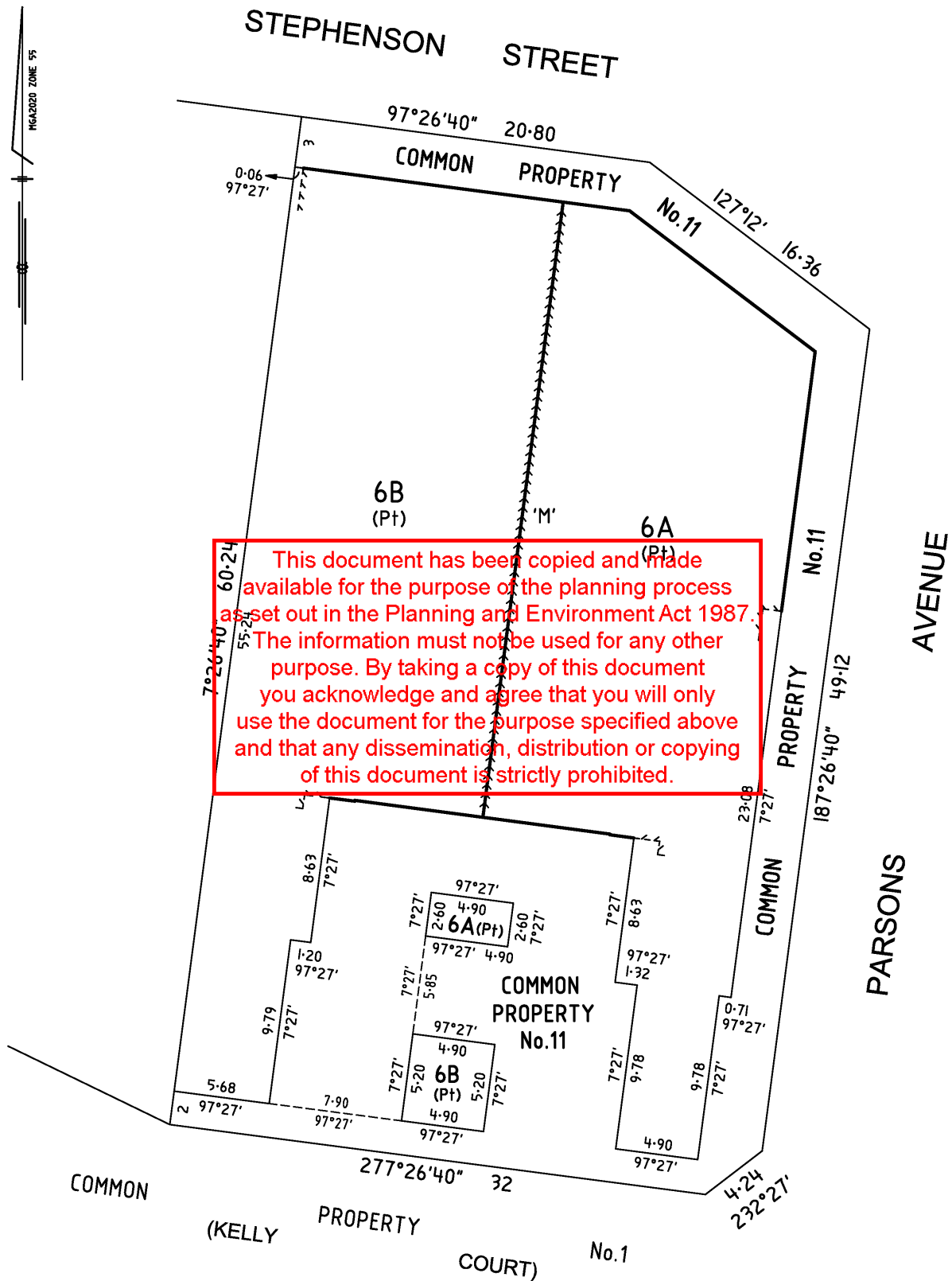
Digitally signed by: Mary Rabling, Licensed Surveyor,
Surveyor's Plan Version (03),
16/01/2024, SPEAR Ref: S217818H

ORIGINAL SHEET
SIZE: A3

SHEET 11

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18/01/2024,
SPEAR Ref: S217818H

PS816233C



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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

2.5 0 2.5 5 7.5 10

1:250

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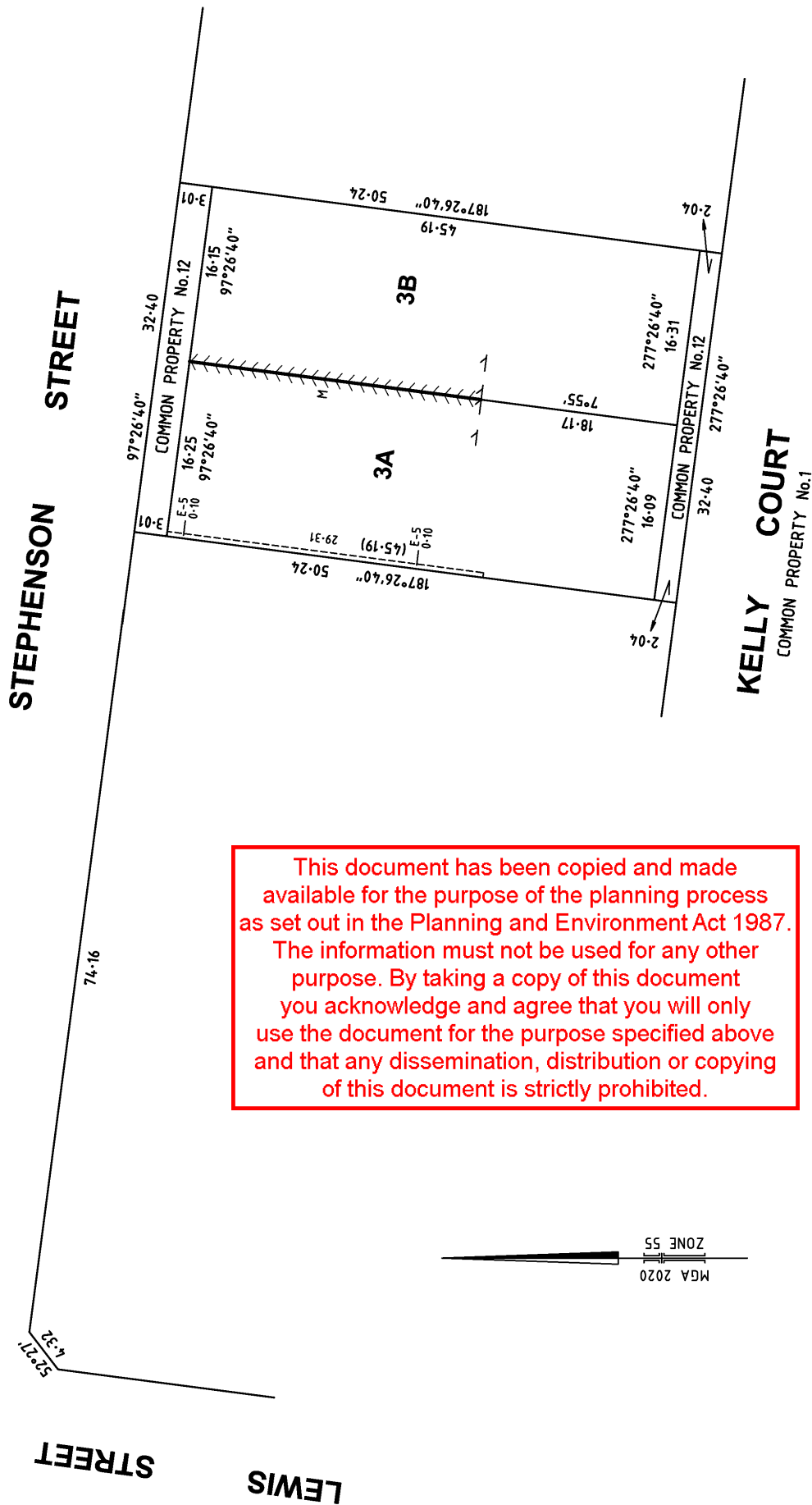
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SHEET 12

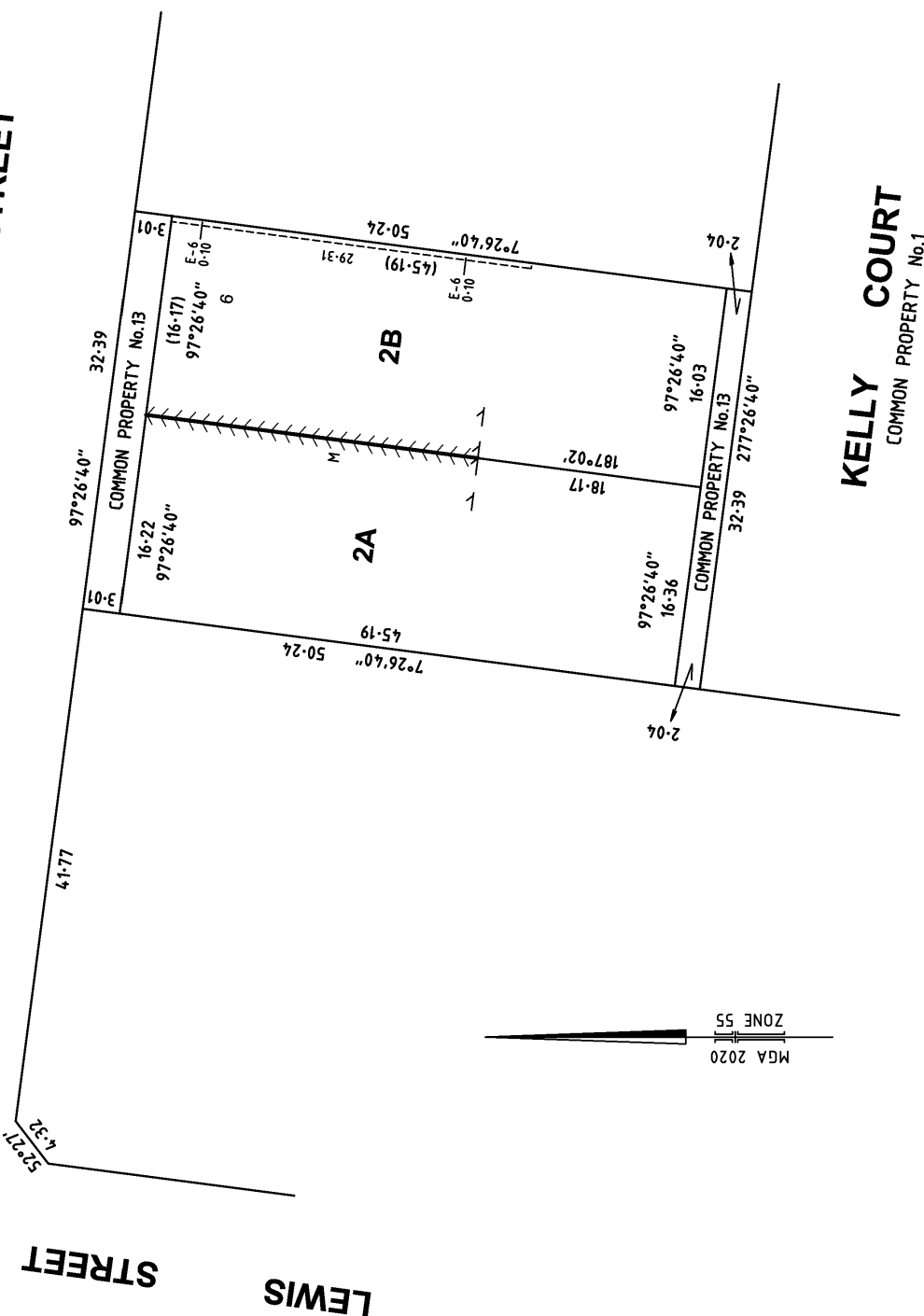
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STEPHENSON STREET



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PS816233C

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 AA6741.

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.
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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	AMENDMENT SECTION 32	PS816233C/D5	16/06/23	5	YL
LOT 10	LOTS 10A, 10B & CP8	AMENDMENT SECTION 32	PS816233C/D9	28/11/23	6	AA
LOT 5	LOTS 5A, 5B & COMMON PROPERTY NO. 9	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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140493 1/75 1062

S438310H

S438310H

MACPHERSON & KELLEY
VICTORIA

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

3m
26/1/93

PLANNING SCHEME: SPRINGVALE PLANNING SCHEME

AGREEMENT DATE: 14 DECEMBER, 1992

AGREEMENT WITH: SCHEDULED ENTERPRISES PTY
LTD, SANOK NOMINEES PTY
LTD, MANIPUR NOMINEES PTY
LTD AND MAILTON HOLDINGS
PTY LTD.

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
17

199

DATED

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:

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 the Plan of Subdivision PS304856T
("the Subdivision") and the land known as
24-30 Parsons Avenue, Springvale being the land
described in Certificate of Title Volume 5229 Folio 663
("the Land").

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."

- 2 -

- 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 to Lewis Street is prohibited.
- (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.
3. Registration of this document is strictly prohibited.

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.

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)

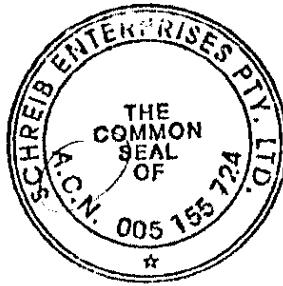
.....Mayor

.....Councillor

.....Town Clerk

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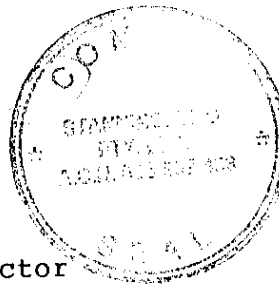
THE COMMON SEAL of SCHREIB
ENTERPRISES PTY LTD (A.C.N. 005
155 724) was hereunto
affixed in accordance with
its Articles of Association
in the presence of:



x *[Signature]*Director

x *[Signature]*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:



✓ *[Signature]*Director

x *[Signature]*Director/Secretary

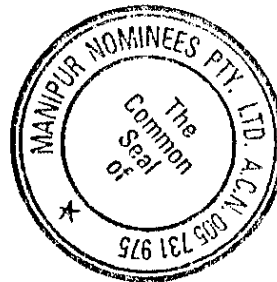
THE COMMON SEAL of SANOK
HOLDINGS PTY LTD (A.C.N. 005
182 829) was hereunto affixed
in accordance with its Articles
of Association in the
presence of:

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available for the purpose of the planning process
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✓ *[Signature]*Director

x *[Signature]*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:



✓ *[Signature]*Director

x *[Signature]*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:)
)
)
)
)
)



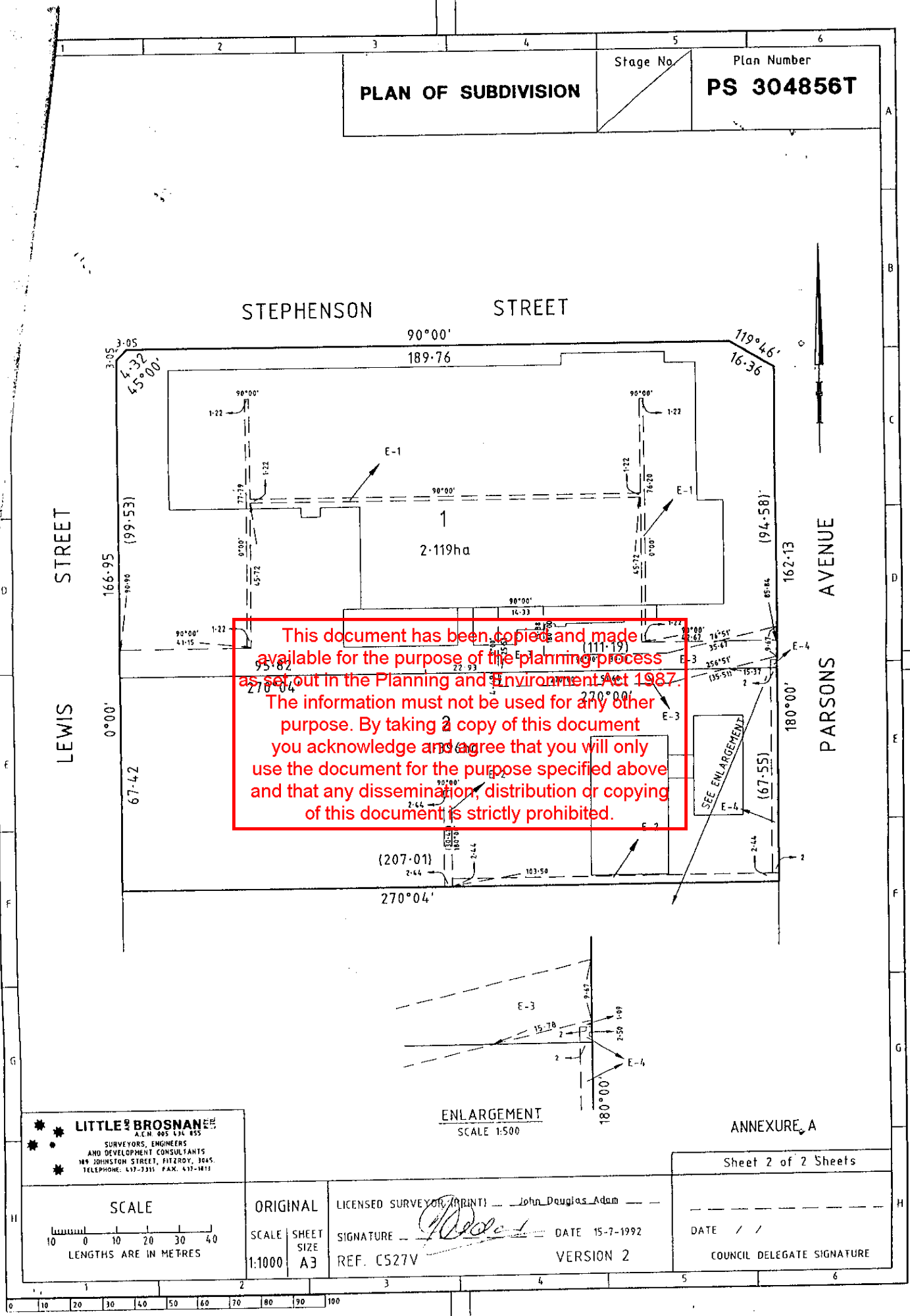
.. Daniel Gallo Director

... Edwards Rata Director/Secretary

(WCM:3486)

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PLAN OF SUBDIVISION		Stage No. / EDITION	LTO use only	Plan Number PS 304856T
Location of Land Parish: Mordialloc Township: ----- Section: 5 Crown Allotment: 3 (Part) Crown Portion: ----- LTO base record: Chart 60 Title References c\T Vol.9229 Fol.663 Last Plan Reference: C.P. 106431 Postal Address: 20-30 Parsons Avenue (At time of subdivision) Springvale, 3171 AMG Co-ordinates E. 337 360 (Of approx. centre of plan) N. 5798 820 Zone 55		Council Certification and Endorsement Council Name: City of Springvale Ref: 5025 1. This Plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6/...../ 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council delegate Council seal Date / / Re-certified under section 11(7) of the Subdivision Act 1988. Council delegate Council seal Date / /		
Vesting of Roads or Reserves				
Identifier	Council/Body/Person			
Notations				
Depth Limitation : Does not apply		Staging This is not a staged subdivision Planning permit No. 220790		
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Easement Information		LTO use only		
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		Statement of compliance/ Exemption Statement Received <input type="checkbox"/> Date: / /		
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 IPower Line 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
		LTO use only PLAN REGISTERED TIME DATE: / / Assistant Registrar of Titles. Sheet 1 of 2 Sheets		
* * * LITTLE AND BROSAN CIV. ENG. A.C.N. 005 434 855 SURVEYORS, ENGINEERS AND DEVELOPMENT CONSULTANTS 189 JOHNSTON STREET, FITZROY, 3065. TELEPHONE: 417-7311 FAX: 417-1813		LICENSED SURVEYOR (PRINT) <u>John Douglas Adam</u> SIGNATURE <u>[Signature]</u> DATE 15-7-1992 REF. C527V VERSION 2 ANN. A		
		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3		



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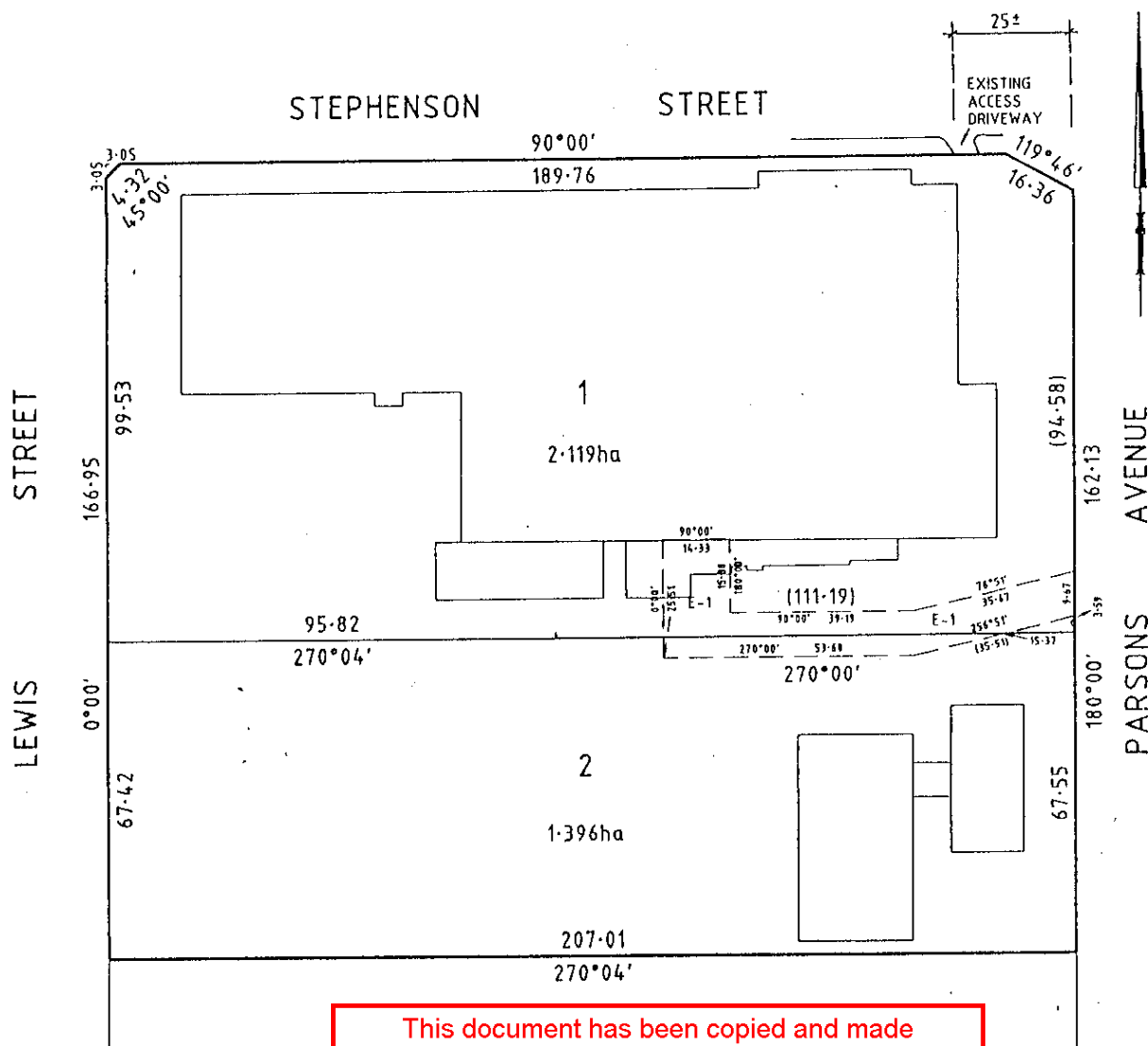
PLAN OF SURVEY

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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LITTLE & BROSNAN

A.C.N. 805 426 855

SURVEYORS, ENGINEERS
AND DEVELOPMENT CONSULTANTS
189 JOHNSTON STREET, FITZROY, 3045.
TELEPHONE: 617-7311 FAX: 617-1813

SCALE

0 10 20 30 40
LENGTHS ARE IN METRES

ORIGINAL

SCALE 1:1000
SHEET SIZE A3

LICENSED SURVEYOR (PRINT)

SIGNATURE _____ DATE 27-11-92
REF. C527V ANN. B VERSION 1

Sheet 1 of 1 Sheet

DATE / /

COUNCIL DELEGATE SIGNATURE



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
--------------	----------

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

Mortgagor

Name	
ACN	669069498

Mortgagee

Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
ACN	005357522
Australian Credit Licence	234527
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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