

Produced 03/07/2020 10:00 AM

**ADVERTISED COPY**

Volume 9702 Folio 145

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 04235 Folio 978                      Volume 04763 Folio 504

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 04/11/2005 11:18:35 AM

**RECORD OF HISTORICAL DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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**RECORD OF VOTS DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
------------------------------	---------------------------	---------	--------

14/08/2002	23/12/2002	AB485740T	Y
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VARIATION OF MORTGAGE

MORTGAGE T718705D 08/06/1995  
UCA CASH MANAGEMENT FUND LIMITED  
TRANSFER OF MORTGAGE U643863M 18/02/1997  
VARIATION OF MORTGAGE AB485740T 14/08/2002

20/12/2002	20/12/2002	AB772344C	Y
------------	------------	-----------	---

RECTIFICATION MODIFY MORTGAGE

MORTGAGE T718705D 08/06/1995  
UCA CASH MANAGEMENT FUND LIMITED

20/12/2002	20/12/2002	AB772345A	Y
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RECTIFICATION REINSTATE ENCUM ON ENCUM

MORTGAGE T718705D 08/06/1995  
UCA CASH MANAGEMENT FUND LIMITED  
TRANSFER OF MORTGAGE U643863M 18/02/1997

21/07/2004	02/02/2005	AC996466D	Y
------------	------------	-----------	---

AMENDMENT OF ADDRESS ON CAVEAT

CAVEAT R220737R 15/02/1991  
Caveator  
STATE ELECTRICITY COMMISSION OF VICTORIA  
Capacity SEE CAVEAT  
Lodged by  
STATE ELECTRICITY COMMISSION OF VICTORIA  
Notices to  
ALINTA LTD of 42 WARRIGAL ROAD MOORABBIN VIC 3189  
LAND DESCRIPTION SEE CAVEAT  
AMENDMENT OF ADDRESS ON CAVEAT AC996466D 21/07/2004

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

29/03/2005            29/03/2005            AD523565K            Y

RECTIFICATION MODIFY CAVEAT

CAVEAT as to part R220737R 15/02/1991

Caveator

STATE ELECTRICITY COMMISSION OF VICTORIA

Capacity SEE CAVEAT

Lodged by

STATE ELECTRICITY COMMISSION OF VICTORIA

Notices to

ALINTA LTD of 422 WARRIGAL ROAD MOORABBIN VIC 3189

LAND DESCRIPTION SEE CAVEAT

AMENDMENT OF ADDRESS ON CAVEAT AC996466D 21/07/2004

07/09/2007            09/10/2007            AF324897A            Y

VARIATION OF MORTGAGE

MORTGAGE T718705D 08/06/1995

UCA CASH MANAGEMENT FUND LIMITED

TRANSFER OF MORTGAGE U643863M 18/02/1997

VARIATION OF MORTGAGE AB485740T 14/08/2002

VARIATION OF MORTGAGE AF324897A 07/09/2007

07/09/2007            09/10/2007            AF324898X            Y

MORTGAGE OF LAND

MORTGAGE AF324898X 07/09/2007

UCA CASH MANAGEMENT FUND LIMITED

17/08/2012            17/08/2012            AJ861947E (O)            Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AF324898X

17/08/2012            17/08/2012            AJ861948C (O)            Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE T718705D

17/08/2012            17/08/2012            AJ861949A (O)            Y

MORTGAGE OF LAND

MORTGAGE AJ861949A 17/08/2012

NATIONAL AUSTRALIA BANK LTD

23/10/2015            23/10/2015            AM275723U            N

RECTIFICATION ADD/MODIFY ENCUMBRANCE FREE TEXT

CAVEAT as to part R220737R 15/02/1991

Caveator

STATE ELECTRICITY COMMISSION OF VICTORIA

Grounds of Claim

Estate or Interest

Prohibition

Lodged by

STATE ELECTRICITY COMMISSION OF VICTORIA

Notices to

ALINTA LTD of 422 WARRIGAL ROAD MOORABBIN VIC 3189

AMENDMENT OF ADDRESS ON CAVEAT AC996466D 21/07/2004

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

23/10/2015            23/10/2015            AM275730X            N

RECTIFICATION MODIFY CAVEAT

CAVEAT as to part R220737R 15/02/1991

Caveator

STATE ELECTRICITY COMMISSION OF VICTORIA

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

SAYSHEN PTY LTD

Date

21/12/1990

Estate or Interest

LEASEHOLD ESTATE

Prohibition

UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM

Lodged by

STATE ELECTRICITY COMMISSION OF VICTORIA

Notices to

ALINTA LTD of 422 WARRIGAL ROAD MOORABBIN VIC 3189

AMENDMENT OF ADDRESS ON CAVEAT AC996466D 21/07/2004

21/03/2017            21/03/2017            AN663073M (E)            N

APPLICATION TO NOMINATE AN ECT TO AN ELECTRONIC INSTRUMENT

ELF Id: 1768152

Removed by Dealing AN663075H

21/03/2017            21/03/2017            AN663075H (E)            N

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AJ861949A

06/04/2017            06/04/2017            AN720645B            Y

CAVEAT

CAVEAT AN720645B 06/04/2017

Caveator

UCA CASH MANAGEMENT FUND LTD

Grounds of Claim

CHARGE CONTAINED IN A MORTGAGE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

31/03/2017

Estate or Interest

INTEREST AS CHARGE

Prohibition

UNLESS AN INSTRUMENT IS EXPRESSED TO BE SUBJECT TO MY/OUR CLAIM

Lodged by

HANLONS

Notices to

HANLONS of SUITE 7 LEVEL 4 488 BOURKE STREET MELBOURNE VIC 3000

10/04/2017            18/05/2017            AN729392F            Y

MORTGAGE OF LAND

MORTGAGE AN729392F 10/04/2017

UCA CASH MANGEMENT FUND LTD

31/05/2017            31/05/2017            AN887101K            N

RECTIFICATION MODIFY MORTGAGE

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Page 4 of 7

MORTGAGE AN729392F 10/04/2017  
UCA CASH MANAGEMENT FUND LTD

02/06/2017            02/06/2017            AN893501H            Y

WITHDRAWAL OF CAVEAT  
CAVEAT AN720645B REMOVED

STATEMENT END

**VOTS Snapshot**

Volume 09702 Folio 145  
124004283291B  
Produced 20/12/2002 11:52 am

**LAND DESCRIPTION**

Land in Plan of Consolidation 163018W.  
PARENT TITLES :  
Volume 04235 Folio 978            Volume 04763 Folio 504  
Created by instrument CP163018W 26/09/1986

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
METROCO PTY LTD of 2/492 ST KILDA ROAD MELBOURNE 3004  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
AVANTA PTY LTD of 15 BULLEEN ROAD NORTH BALWYN 3104  
T718704G 08/06/1995

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE T718705D 08/06/1995  
THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA)

CAVEAT R220737R 15/02/1991  
Caveator  
STATE ELECTRICITY COMMISSION OF VICTORIA  
Capacity SEE CAVEAT  
Lodged by  
STATE ELECTRICITY COMMISSION OF VICTORIA  
Notices to  
STATE ELECTRICITY COMMISSION OF VICTORIA of 15 WILLIAM STREET MELBOURNE  
3000  
LAND DESCRIPTION SEE CAVEAT

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

../ 2

SEE DIAGRAM ON IMAGED FOLIO VOLUME 9702 FOLIO 145 FOR FURTHER DETAILS AND BOUNDARIES

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**Paper Title Images**

9702/145 - Version 0, Date 29/03/1999

16530183W

**ORIGINAL**

**NOT TO BE TAKEN FROM THE OFFICE OF TITLES**



REGISTER BOOK

VOL. 9702 FOL. 145

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

JOHN GROSINGER of 8 Rothschild Street Glenhuntly is the proprietor - of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Mordialloc County of Bourke - being the land in Plan of Consolidation 163018W which land is shown - - - enclosed by continuous lines on the map hereon TOGETHER WITH a right of- carriageway over the roads coloured brown on Lodged Plan 5626 - - - - -

FOL. VOL.

Issued pursuant to Section 97A (2) of the Transfer of Land Act 1958.

DERIVED FROM VOL.4235 FOL.978 VOL.4763 FOL.504

DATE : 26/9/86

## ENCUMBRANCES

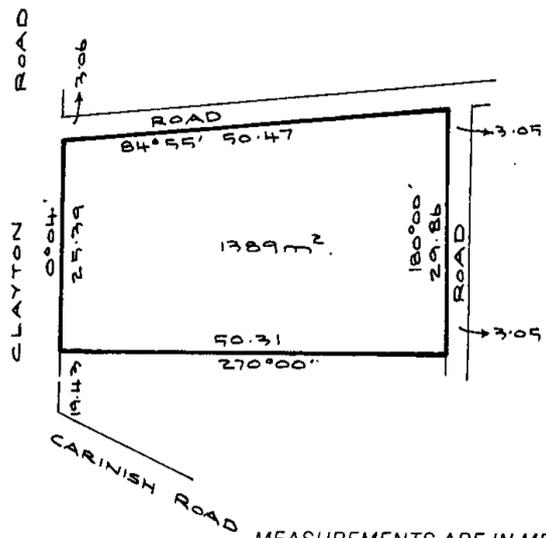
MORTGAGE M157932L TO THE COMMISSIONERS OF THE STATE BANK OF VICTORIA REGISTERED 27/2/86 -



*P. J. Bill*  
Assistant Registrar of Titles

THE ABOVE MORTGAGE IS DISCHARGED

JUL 1987



T09702-145-1-6

MEASUREMENTS ARE IN METRES

VOL. 9702 FOL. 145

CAVEAT No. *MS36283L* LODGED 27 OCT 1986

CAVEAT WITHDRAWN

31-10-86



CAVEAT No. *MS44K78* LODGED 31-10-86

CAVEAT WITHDRAWN

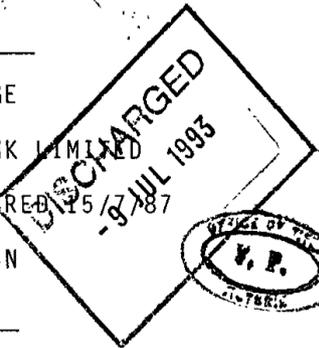
15 JUL 1987



PROPRIETOR  
SAYSHEN PTY. LTD. OF 499 ST. KILDA  
RD. MELBOURNE  
REGISTERED 15/7/87  
M938713R



MORTGAGE  
CITIBANK LIMITED  
REGISTERED 15/8/87  
M938714N



CAVEAT No. *R220737R* LODGED 15-2-91

Affecting Part of the land herein *See plan*

*See Enhancement Made*



CAVEAT

CAVEATOR: CONWEIR PTY LTD  
CAPACITY: PURCHASER/FEE SIMPLE  
LODGED BY: CLAIR WHITEHEAD  
NOTICE TO: LEVEL 1 585 BURWOOD RD.  
HAWTHORN 3122  
NO: S429677T  
DATE: 5/4/93



CAVEAT WILL LAPSE ON

REGISTRATION OF *S575067K*

5 AUG 1993

CAVEAT

CAVEATOR: STATE ELECTRICITY COMMISSION  
OF VICTORIA  
CAPACITY: SEE CAVEAT  
LODGED BY: STATE ELECTRICITY COMMISSION  
OF VICTORIA  
NOTICE TO: 15 WILLIAM ST. MELBOURNE 3000  
NO: R220737R  
DATE: 15/2/91  
LAND DESCRIPTION: SEE CAVEAT

*Enhancement Made Co.*  
- 5 OCT 1993



PROPRIETOR  
CONWEIR PTY. LTD.  
1A HOPETOUN AV. CANTERBURY  
S575067K 9/7/93



PROPRIETORS  
TENANTS IN COMMON IN EQUAL SHARES  
METROCO PTY LTD  
2/492 ST KILDA RD. MELBOURNE 3004 &  
AVANTA PTY LTD  
15 BULLEEN RD. NORTH BALWYN 3104  
T718704G 8/6/95



MORTGAGE

THE UNITING CHURCH IN AUSTRALIA  
PROPERTY TRUST (VICTORIA)  
T718705D 8/6/95





# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>T718704G</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>03/07/2020 10:00</b>

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# VICTORIAN LAND TITLES OFFICE

## Transfer of Land

Section 45 Transfer of Land Act 1958

Lodged at the Land Titles Office by:

Name: EP. Johnson + Davies

Phone: 96541211

Ref: AL952582 Customer Code 1024D



DO NOT WITHDRAW WITHOUT REFERENCE TO CAVEAT BRANCH

080695 1059 45 \$1320T718704G

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The Transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land (Title)

Volume 9702 Folio 145

Estate and Interest (e.g. "all my estate in fee simple")

All its Estate in fee simple

Consideration

\$1,180,000.00



CAVEAT

Transferor (Full name)

CONWEIR PTY LTD ACN 053 244 018

Transferee (Full name and address for future notices including postcode)

METROCO PTY LTD ACN 006 563 819 of 2/492 St Kilda Road, Melbourne, 3004 and

AVANTA PTY LTD ACN 068 649 221 of 15 Bulleen Road, North Balwyn, 3104.

As tenants in common in equal shares.

Directing Party (Full name)

Dated: 5/6/1995

Execution and Attestation

THE COMMON SEAL of CONWEIR PTY LTD

ACN 006 244 018 was hereunto affixed in accordance

with its Articles of Association in the presence of:

Chen Wei Gao

Director

Chen Wei Gao

Secretary

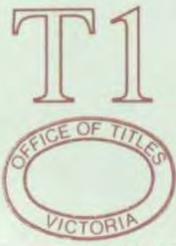


T.C.E.S.

(SEE REVERSE)

Land Titles Office Use Only

26/6/95



Licence No. 2926L

Stamp Duty  
Ref: 6111050781394 Cde 52 08/06/95  
Amt \$ 64,900.00  
Stamp Duty, Victoria  
7120638

# ORDER TO REGISTER

## To the Registrar of Titles

Please register this dealing and upon completion issue the documents as follows :-

Signed.....

Firm's Name.....

Customer code.....

14/07/20  
THE COMMON SEAL of **METROCO PTY LTD**  
ACN 006 563 819 was hereunto affixed in accordance  
with its Articles of Association in the presence of:

.....  
Director

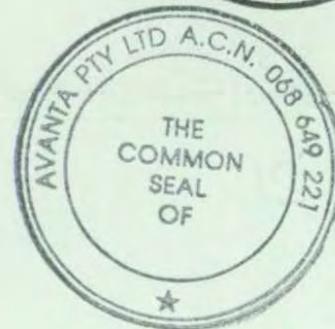
.....  
Secretary



THE COMMON SEAL of **AVANTA PTY LTD**  
ACN 068 649 221 was hereunto affixed in accordance  
with its Articles of Association in the presence of:

.....  
Director

.....  
Secretary





# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	<b>Instrument</b>
Document Identification	<b>AN729392F</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>03/07/2020 10:00</b>

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# Mortgage

Section 74 Transfer of Land Act 1958

The information from this form is under statutory authority and is publicly available

## AN729392F



### 1. Land/s

Land Title

Volume 9702 Folio 145

### 2. Estate and Interest

FEE SIMPLE

### 3. Memorandum of common provisions

MCP Number AA689

### 4. Mortgagor/s

Mortgagor 1

Name AVANTA PTY LTD  
ACN 0 6 8 6 4 9 2 2 1

Mortgagor 2

Name METROCO PTY LTD  
ACN 0 0 6 5 6 3 8 1 9

### 5. Mortgagee/s

Mortgagee

Name UCA CASH MANAGEMENT FUND LIMITED  
ABN 4 1 0 7 5 9 4 8 4 4 4

Australian Credit Licence

### 6. Signing

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

#### Mortgagor 1

Multi-person company – Director & Director or Director & Secretary sign

Executed for AVANTA PTY LTD by being signed by the person(s) authorised to sign for the company  
Director

Full Name SAM ROMEK GONN  
Usual Address 14 CANTALA AVENUE, CAULFIELD SOUTH, VIC 3162

Director/Secretary

Full Name SUZANNE GONN  
Usual Address 1/18 NEWLYN STREET, CAULFIELD, VIC 3162

  
Signature of Director  
Signature of Director/Secretary

# Mortgage

Section 74 Transfer of Land Act 1958

The information from this form is under statutory authority and is u publicly

## AN729392F



### Mortgagor 2

Multi-person company – Director & Director or Director & Secretary sign

Executed for METROCO PTY LTD by being signed by the person(s) authorised to sign for the company Director

Full Name LEON GOLDBERG  
Usual Address 8 HIGHGATE HILL, TOORAK, VIC 3142

Director/Secretary  
Full Name MYRIAM GOLDBERG  
Usual Address 8 HIGHGATE HILL, TOORAK, VIC 3142

You may lodge this form in two ways:

#### 1. In person

Land Registration Services  
Land Victoria  
Level 9, 570 Bourke Street  
Melbourne Vic 3000

#### 2. By mail (extra fee applies)

Land Registration Services  
Land Victoria  
PO Box 500  
East Melbourne Vic 8002  
Or DX 250639 Melbourne

  
*Signature of Director*  
*Signature of Director/Secretary*

7. Date 31/03/2017

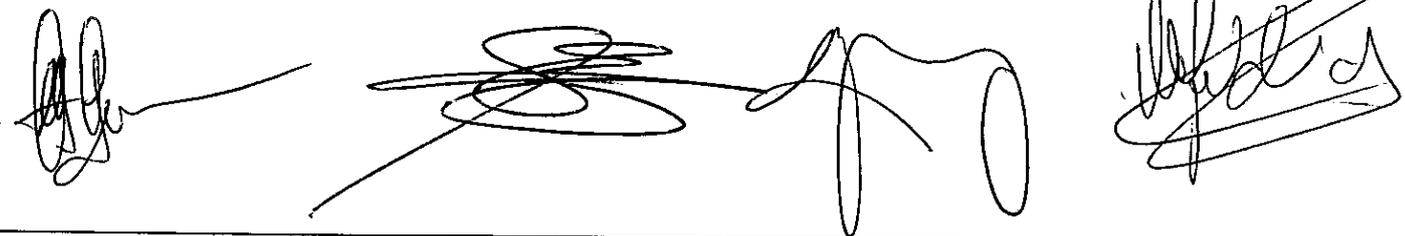
Date: (DD/MM/YYYY)

8. Lodging Party HAWLONS

Customer Code 1940R  
Reference BR 17035 UCA/AVANTA/M

### 9. Additional Terms/Covenants

Enter additional information below



# Mortgage

Section 74 Transfer of Land Act 1958

The information from this form is under statutory authority and is u publicly

## AN729392F



Enter additional Terms/Covenants below (all relevant parties to sign this page/s):

### COVENANTS

YOU (THE MORTGAGOR) AGREE WITH US (THE MORTGAGEE) AS FOLLOWS:

- 1 THE ADVANCE OR OTHER VALUABLE CONSIDERATION & PRINCIPAL MONEYS SECURED INCLUDE (IN ADDITION TO THE PRINCIPAL MONEYS SECURED AS DEFINED IN THE MEMORANDUM OF COMMON PROVISIONS SPECIFIED ON THE FIRST PAGE OF THIS COVER SHEET ("MEMORANDUM")) -
  - (A) FOUR MILLION DOLLARS (\$4,000,000.00), PLUS
  - (B) ALL MONEYS OWING BY YOU TO US, ACTUALLY OR CONTINGENTLY, FOR ANY REASON, BY ANY ONE OR MORE OF YOU, NOW OR IN THE FUTURE (AND WHETHER OR NOT CURRENTLY CONTEMPLATED) -
  - (C) ALL LOANS AND OTHER FINANCIAL ACCOMMODATION PROVIDED TO OR TO BE PROVIDED BY US TO OR ON BEHALF OF YOU -
 UNDER A LOAN AGREEMENT DATED 9 JANUARY 2017("LOAN AGREEMENT") AND ANY VARIATIONS AND EXTENSIONS AND INCREASES AND DECREASES THEREOF, BETWEEN US AND YOU, OR UNDER ANY OTHER AGREEMENT WHICH THE ABOVE PARTIES AGREE IN WRITING IS ALSO SECURED BY THIS MORTGAGE ("PRINCIPAL MONEYS").
- 2 SAVE AS THEY MAY BE INCONSISTENT HEREWITH, THE TERMS AND CONDITIONS OF THE LOAN AGREEMENT AND ANY VARIATIONS AND EXTENSIONS AND INCREASES AND REDUCTIONS THEREOF, SHALL BE INCORPORATED HEREIN.
- 3 EACH REFERENCE TO "LAND" ON THE FIRST PAGE OF THIS COVER SHEET INCLUDES A REFERENCE TO ANY FIXTURE, STRUCTURE OR IMPROVEMENT ON IT OR AFFIXED TO IT.
- 4 A REFERENCE TO "THIS MORTGAGE" IN THIS COVER SHEET OR IN THE MEMORANDUM IS A REFERENCE TO THE MORTGAGE CONSTITUTED BY THIS COVER SHEET, EACH ANNEXURE TO THIS COVER SHEET AND THE MEMORANDUM.
- 5 YOU ACKNOWLEDGE THAT YOU RECEIVED, READ AND UNDERSTOOD A COPY OF THE MEMORANDUM AND OF THIS MORTGAGE BEFORE SIGNING THIS MORTGAGE.
- 6 ADDRESSES FOR NOTICES AND OTHER COMMUNICATIONS :
  - YOU (MORTGAGOR): AVANTA PTY LTD  
REGISTERED ADDRESS: LEVEL 1, 599-605 MALVERN ROAD, TOORAK, VIC 3142  
AND
  - YOU (MORTGAGOR): METROCO PTY LTD  
REGISTERED ADDRESS: 432 ST KILDA ROAD, MELBOURNE, VIC 3004
  - US (MORTGAGEE): UCA CASH MANAGEMENT LIMITED  
ADDRESS: 130 LITTLE COLLINS STREET, MELBOURNE, VIC 3000
- 7 IF THERE IS AN INCONSISTENCY BETWEEN THIS COVER SHEET AND THE MEMORANDUM, THIS COVER SHEET PREVAILS

THIS MORTGAGE IS A "LAW INSTITUTE OF VICTORIA STANDARD FIXED MORTGAGE (INTEREST ONLY) (4.)

THE GUARANTORS ARE JOINTLY AND SEVERALLY SAM ROMEK GONN OF 14 CANTALA AVENUE, CAULFIELD SOUTH, VIC 3162 AND SUZANNE GONN OF 1/18 NEWLYN STREET, CAULFIELD, VIC 3162 AND LEON GOLDBERG AND MYRIAM GOLDBERG BOTH OF 8 HIGHGATE HILL, TOORAK, VIC 3142

THE COVENANTORS ARE JOINTLY AND SEVERALLY AVANTA PTY LTD OF REGISTERED ADDRESS: 432 ST KILDA ROAD, MELBOURNE, VIC 3004 AND METROCO PTY LTD OF REGISTERED ADDRESS: 432 ST KILDA ROAD, MELBOURNE, VIC 3004 , AS MORE FULLY DESCRIBED AND SET OUT IN THE LOAN AGREEMENT.

DUE DATE FOR REPAYMENT IS SET OUT IN THE THE LOAN AGREEMENT.

### INTEREST

INTEREST HIGHER RATE	LOWER RATE
9.55 % P.A.	4.55 % P.A.

RESTS FOR CALCULATION OF INTEREST DAILY IN ARREARS

Approval Number: 33711111R

THE BACK OF THIS FORM MUST NOT BE USED

AN729392F

# Mortgage

Section 74 Transfer of Land Act 1958

The information from this form is collected under statutory authority and is used publicly

10/04/2017 \$112.60 74



COMMENCING DATE: THE DATE OF THIS MORTGAGE

DATE OF FIRST PAYMENT - FIRST PAYMENT ON THE LAST DAY OF THE QUARTER FOLLOWING THE DATE OF THIS MORTGAGE

THE MORTGAGEE WILL ACCEPT INTEREST PAYMENTS AT THE LOWER RATE, PROVIDED SUCH INTEREST IS PAID WITHIN SEVEN DAYS OF THE INTEREST PAYMENT DATES BEING THE LAST DAY OF MARCH, JUNE, SEPTEMBER AND DECEMBER DURING THE TERM OF THIS MORTGAGE.

THE MORTGAGEE WILL ACCEPT ADDITIONAL PAYMENTS OF PRINCIPAL DURING THE TERM OF THE MORTGAGE, INCLUDING REPAYMENT IN FULL OF THE PRINCIPAL SUM, SUBJECT TO PAYMENT OF AN ADDITIONAL AMOUNT EQUAL TO THREE (3) MONTH'S INTEREST AT THE LOWER RATE ON THE ADDITIONAL AMOUNT OF PRINCIPAL REPaid.

IN THE EVENT OF ANY DEFAULT BY THE MORTGAGORS OF ANY OF THE TERMS OF THIS MORTGAGE (INCLUDING NON-PAYMENT OF INTEREST) THE MORTGAGORS HEREBY APPOINT THE MORTGAGEE AS ATTORNEY TO DIRECT TO THE MORTGAGEE ANY PAYMENTS OF LEASE RENTALS DUE FROM TIME TO TIME UNDER ANY LEASE(S) OVER THE LAND AND THE MORTGAGEE SHALL BE ENTITLED TO UTILISE SUCH PAYMENTS IN TERMS OF THE PROVISIONS OF THIS MORTGAGE INCORPORATING THE MEMORANDUM OF COMMON PROVISIONS AA689.

THE MORTGAGOR ACKNOWLEDGES THAT THIS MORTGAGE SECURES THE SAME MONEY AS IS CONTAINED IN THE DEED OF COVENANT AND INDEMNITY INCORPORATED IN THIS MORTGAGE AND GIVEN BY THE COVENANTOR TO THE MORTGAGEE, AND IS COLLATERAL THERETO AND A BREACH OF ANY OF THE TERMS AND CONDITIONS AND COVENANTS IN THIS MORTGAGE SHALL BE DEEMED TO BE A BREACH OF THE TERMS AND CONDITIONS AND COVENANTS OF THE SAID DEED OF COVENANT AND INDEMNITY AND VICE VERSA.

THE MORTGAGORS ACKNOWLEDGE THAT THE MORTGAGEE HAS AN ETHICAL INVESTMENT POLICY AND AGREES THAT IT WILL NOT APPLY ANY PART OF THE PRINCIPAL MONEYS SECURED TO ANY ACTIVITY INVOLVING GAMBLING, ALCOHOL, ARMAMENTS, ILLICIT DRUGS OR PROSTITUTION.

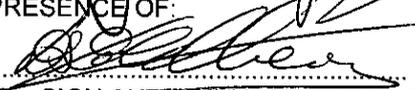
ANY REFERENCE TO THE LEGAL PROFESSION PRACTICE ACT 1958 SHALL BE DELETED AND REPLACED BY THE LEGAL PROFESSION UNIFORM LAW (VICTORIA) AND ANY REFERENCE TO THE STRATA TITLES ACT 1967 (VICTORIA) SHALL BE DELETED AND REPLACED BY OWNERS CORPORATION ACT 2006 (VICTORIA)

SIGNED SEALED AND DELIVERED BY THE GUARANTORS THE SAID SAM ROMEK GONN AND SUZANNE GONN AND LEON GOLDBERG AND MYRIAM GOLDBERG

  
SAM ROMEK GONN AND SUZANNE GONN

  
LEON GOLDBERG AND MYRIAM GOLDBERG

IN THE PRESENCE OF:

  
WITNESS - SIGN AND PRINT FULL NAMES

DAVID SIMON GOLDBERG

# Mortgage

Section 74 Transfer of Land Act 1958

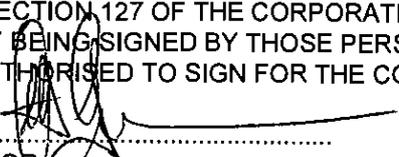
The information from this form is  
under statutory authority and is used  
publicly :

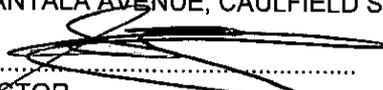
## AN729392F

10/04/2017 \$112.60 74

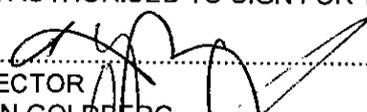


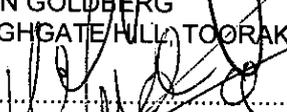
EXECUTED BY AVANTA PTY LTD IN ACCORDANCE  
WITH SECTION 127 OF THE CORPORATIONS ACT  
2001 BY BEING SIGNED BY THOSE PERSONS WHO  
ARE AUTHORISED TO SIGN FOR THE COMPANY

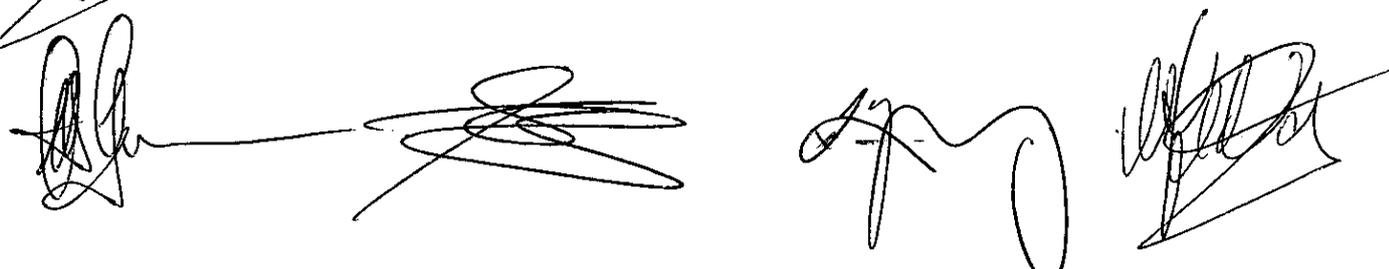
  
.....  
DIRECTOR  
SAM ROMEK GONN  
14 CANTALA AVENUE, CAULFIELD SOUTH, VIC 3162

  
.....  
DIRECTOR  
SUZANNE GONN  
1/18 NEWLYN STREET, CAULFIELD, VIC 3162

EXECUTED BY METROCO PTY LTD IN ACCORDANCE  
WITH SECTION 127 OF THE CORPORATIONS ACT  
2001 BY BEING SIGNED BY THOSE PERSONS WHO  
ARE AUTHORISED TO SIGN FOR THE COMPANY

  
.....  
DIRECTOR  
LEON GOLDBERG  
8 HIGHGATE HILL, TOORAK, VIC 3142

  
.....  
DIRECTOR  
MYRIAM GOLDBERG  
8 HIGHGATE HILL, TOORAK, VIC 3142





# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>R220737R</b>
Number of Pages (excluding this cover sheet)	<b>8</b>
Document Assembled	<b>03/07/2020 10:00</b>

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Titles Office Use Only

**ENTERED**

15029 1239 89

R220737R

**IMAGED**

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

Code 0362M

**VICTORIA**

**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 THAT piece of land marked E-1 on the plan hereon and being part of the land described in Certificate of Title Volume 9702 Folio 145.

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 21st December, 1990 between SAYSHEN 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.

Registered Proprietor (Note 9)

SAYSHEN PTY. LTD.

Address in Victoria for Service of Notice

15 William Street, Melbourne.

Date d the 30th day of January 1991

Execution by the Caveator or his Agent

20 March 1991

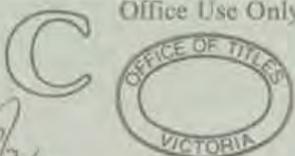
(Note 10)

Caveat:  
# V.1702 F. 145 (M)  
IP, 2/3/91  
M/G/S/91

ROBERT EVANS  
Solicitor and Agent for the Caveator

FILE NO: 33 CU 9401

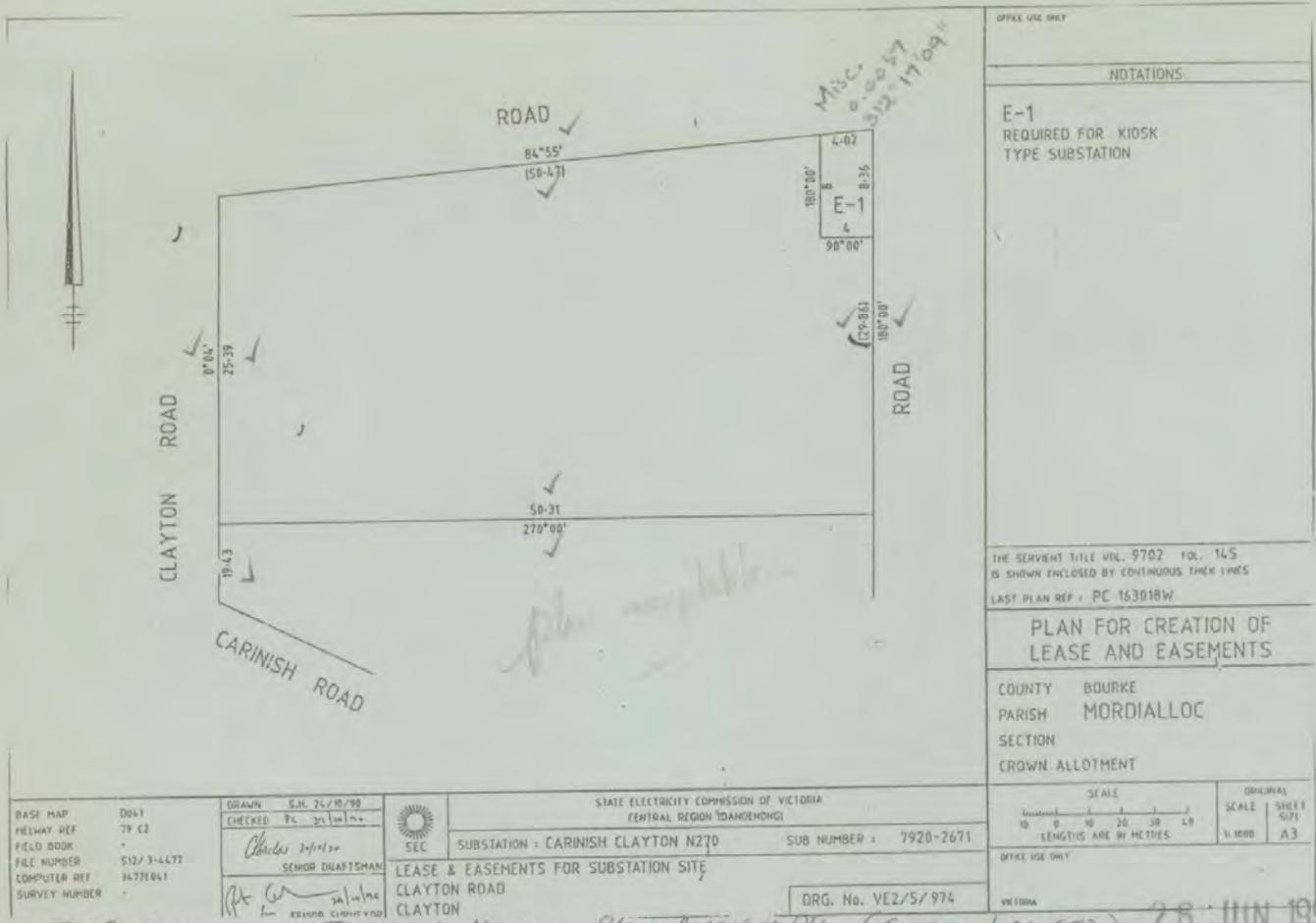
Office Use Only



Information of this instrument has been entered in the Register Book.



12/2/91  
Approval C/I



OFFICE USE ONLY

NOTATIONS

E-1  
REQUIRED FOR KIOSK  
TYPE SUBSTATION

THE SERVIENT TITLE VOL. 9702 VOL. 145  
IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES  
LAST PLAN REF. PC 163018W

PLAN FOR CREATION OF  
LEASE AND EASEMENTS

COUNTY BOURKE  
PARISH MORDIALLOC  
SECTION  
CROWN ALLOTMENT

SCALE  
10 0 10 20 30 40  
LENGTHS ARE IN METRES

ORIGINAL SCALE SHEET  
1:1000 A3

OFFICE USE ONLY

VICTORIA

BASE MAP D061	DRAWN S.J.L. 24/10/99	STATE ELECTRICITY COMMISSION OF VICTORIA (CENTRAL REGION (DANDENONG))	SUB NUMBER : 7920-2671
FIELD REF 79 E2	CHECKED P.C. 21/10/99	SEC	DRG. No. VE2/5/974
FILE BOOK	Checked 24/10/99	LEASE & EASEMENTS FOR SUBSTATION SITE	
FILE NUMBER 512/3-4477	SENIOR DRAFTSMAN	CLAYTON ROAD	
COMPUTER REF 3477861	REVISED CROSSLING	CLAYTON	
SURVEY NUMBER			

T 718 704 G - TIFER TO METROCO P/L + AVANTA P/L (CONSET LODGED) 26 JUN 1995

T 718 705 D - MGE. TO UNITED CHURCH IN AUST. TRUST (- " - " - ) 26 JUN 1995

NOTES

1. Caveats may be lodged as an original only and must be typed or completed in ink.
2. All signatures must be in ink.
3. If there is insufficient space in any panel to accommodate the required information use the above space or an annexure sheet (Form A1). Insert only the words "See Annexure A" (or as the case may be) in the appropriate panel and enter the instrument and plan number or Crown description above or on the annexure sheet under the appropriate heading.  
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
4. If the caveat affects land in a Crown grant or certificate of title the volume and folio references must be given. If the whole of the land in a title is affected no other description should be used. If the caveat affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed above or on an annexure sheet (Form A1).  
If the caveat affects a mortgage, charge or lease the type and reference number of the instrument should be given.
5. Insert full name and address.
6. Specify the estate or interest claimed.  
eg. "an estate in fee simple"  
"an interest as mortgagee"
7. Specify the derivation of the claim  
eg. "as purchaser under a contract of sale from A.B. dated ....."  
"as mortgagee under an instrument of mortgage from A.B. dated ....."  
or as the case may be.
8. If other than absolutely delete "absolutely" and specify the conditions under which registration may be effected eg. "unless such instrument is expressed to be subject to my claim".
9. Insert full name only. Address is not necessary.
10. The caveat may be signed by the caveator or by an authorized agent of the caveator.  
The execution by the caveator or his agent need not be witnessed. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.



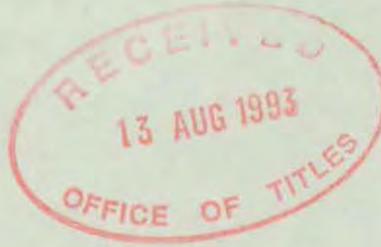
**State Electricity Commission of Victoria**

Monash House 15 William Street Melbourne  
Address all correspondence to Box 2765Y GPO Melbourne 3001  
Telephone 69 12211  
Telex 31153 Facsimile (03) 69 15075

Our Reference:

Your Reference:

12 August 1993



The Registrar of Titles  
Land Titles Office  
283 Queen Street  
MELBOURNE 3000

Dear Sir

*2117 P/MC RECD 13/9.*

Re: Dealing No. S575067K  
Transfer to Conweir Pty Ltd  
Registered Proprietor: Sayshen Pty Ltd

State Electricity Commission of Victoria of 15 William Street Melbourne  
being the Caveator described in Caveat registered number R220737R hereby  
consents to registration of the abovementioned Dealing.

Yours faithfully

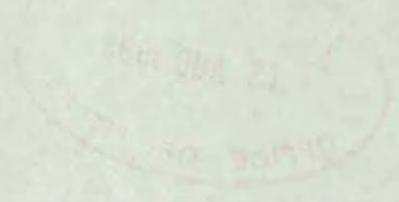
J T HORGAN  
Secretary

per: *H McCauley*

INQUIRIES: Ms H McCauley  
Telephone 69 11512

*fact 1*

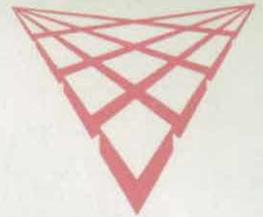
State Electricity Commission of Victoria  
100 Collins Street  
Melbourne VIC 3000  
Australia  
Tel: 03 9583 9000  
Fax: 03 9583 9001  
www.secv.vic.gov.au



**URGENT NOTICE TO CAVEATOR**

Pursuant to Section 90 (1)  
of the Transfer of Land Act 1958

DATE 5-8-93



**LAND TITLES OFFICE**  
283 Queen Street  
Melbourne Victoria 3000  
Telephone (03) 603 5555  
Facsimile (03) 603 5556  
DX 25

State Electricity Commission  
15 William Street,  
Melbourne 3000

As Caveator State Electricity Commission of Victoria.

Under Caveat No. R220737R

Registered Proprietor Sayshen PTY. LTD

Please note: dealing/s has/have been lodged for registration.

- Dealing No. 5575067K       Dealing No. \_\_\_\_\_
- Dealing No. \_\_\_\_\_       Dealing No. \_\_\_\_\_
- Dealing No. \_\_\_\_\_       Dealing No. \_\_\_\_\_
- Transfer to Conweir PTY LTD
- Mortgage to \_\_\_\_\_
- Variation of Mortgage \_\_\_\_\_
- Creation of Easement by \_\_\_\_\_
- Application under section 31\* by \_\_\_\_\_
- Application under section 49\* by \_\_\_\_\_
- Application under section 50\* by \_\_\_\_\_
- Other \_\_\_\_\_

\* Transfer of Land Act 1958

This is a copy of the notice sent 5-8-93



**D.J.HALL**  
Acting Registrar of Titles

**FOR LAND TITLES OFFICE USE ONLY**

- Time expired. No action taken.       Caveat remains.
- Caveat will lapse to permit registration of \_\_\_\_\_  
\_\_\_\_\_ Caveat remains.
- Caveat will lapse (as to ) \_\_\_\_\_  
on the registration of \_\_\_\_\_ (Caveat remains.)
- Consent lodged caveat will remain in operation.
- Other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date 16 AUG 1993



**DO NOT DETACH.**

21-22

State Electricity Commission  
12 William Street  
Melbourne 3000

State Electricity Commission of Victoria  
R22022R  
Saysa n PTA LTD

22022R

1

Commerc PTA LTD

1

R

2-8-43

1 E AUG 1943

**State Electricity Commission of Victoria**

T718704G

**Office of the Administrator**  
(pursuant to the Electricity Industry Act, 1993)

15th floor, "Monash House", 15 William Street, Melbourne, Victoria, 3000  
Telephone (03) 691 2058 Facsimile (03) 691 2112

33/CU/9401 (X7150)

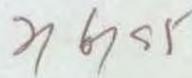
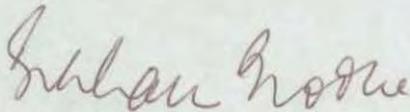
30 May 1995

The Registrar of Titles  
Land Titles Office  
283 Queen Street  
**MELBOURNE VIC 3000**

Dear Sir/Madam,

<b>Registered Proprietor:</b>	Conweir Pty Ltd
<b>Transfer to:</b>	Metroco Pty Ltd and Avanta Pty Ltd
<b>Mortgage to:</b>	The Uniting Church in Australia Property Trust (Vic)
<b>Property:</b>	270 Clayton Road, Clayton Title 9702 Folio 145

The State Electricity Commission of Victoria of 15 William Street Melbourne being the Caveator described in Caveat number **R220737R** hereby consents to the registration of the abovementioned dealings.



\_\_\_\_\_  
Graham Brooke  
SECV Administrator

\_\_\_\_\_  
Date

Inquiries: Steve McGrath  
794 4809





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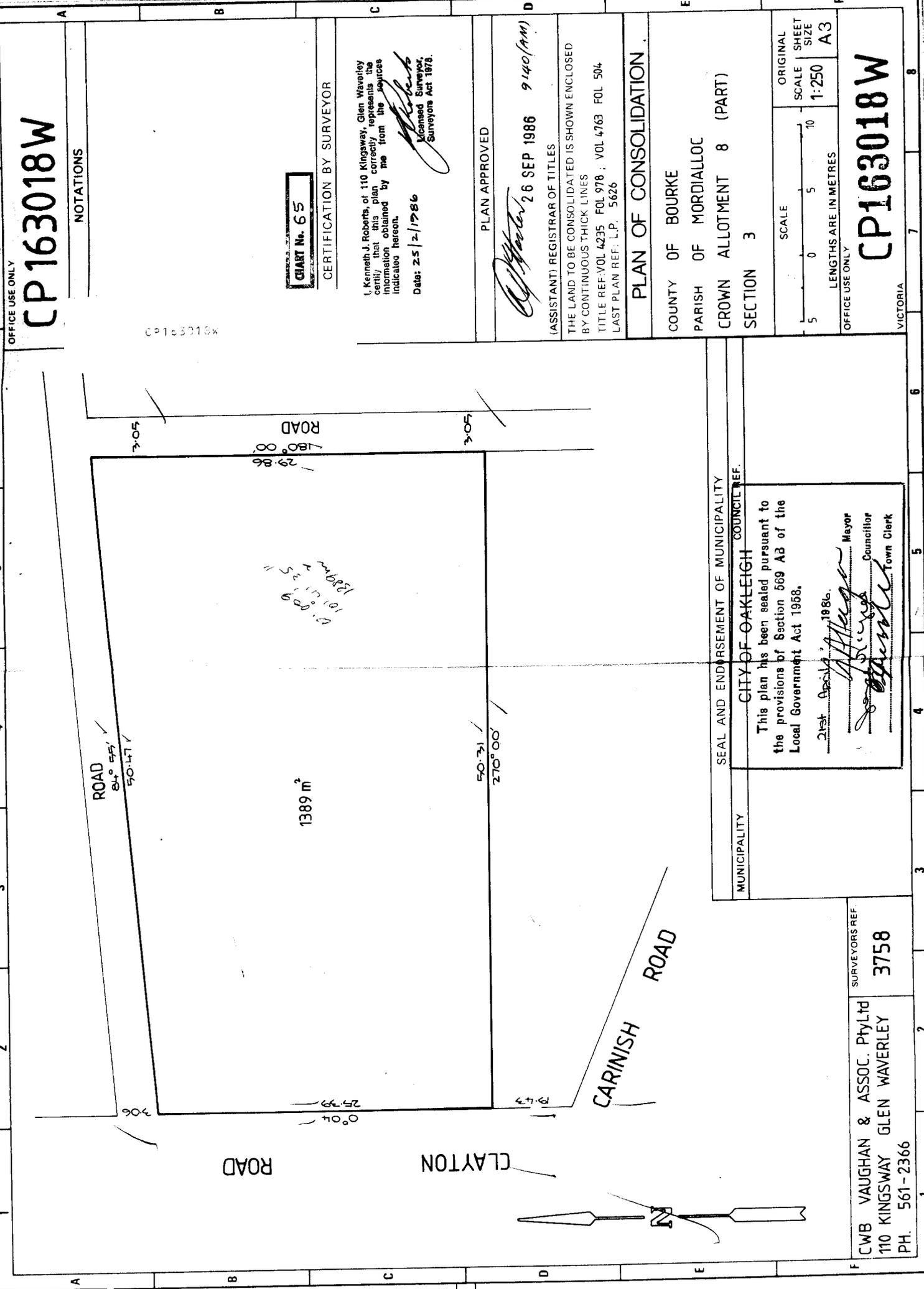
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Document Type	<b>Plan</b>
Document Identification	<b>CP163018W</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>03/07/2020 10:00</b>

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**CP163018W**

NOTATIONS

**CHART No. 65**

CERTIFICATION BY SURVEYOR

I, Kenneth J. Roberts, of 110 Kingsway, Glen Waverley certify that this plan, correctly represents the information obtained by me from the sources indicated hereon.

Date: 25/2/1986

*Kenneth J. Roberts*  
Licensed Surveyor,  
Surveyors Act 1978.

PLAN APPROVED

*Kenneth J. Roberts* 26 SEP 1986 9:40(AM)

(ASSISTANT) REGISTRAR OF TITLES

THE LAND TO BE CONSOLIDATED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES

TITLE REF: VOL 4235 FOL 978 ; VOL 4763 FOL 504

LAST PLAN REF: L.P. 5626

**PLAN OF CONSOLIDATION**

COUNTY OF BOURKE

PARISH OF MORDIALLOC

CROWN ALLOTMENT 8 (PART)

SECTION 3

SEAL AND ENDORSEMENT OF MUNICIPALITY

MUNICIPALITY: **CITY OF OAKLEIGH**

COUNCIL REF.

This plan has been sealed pursuant to the provisions of Section 569 AB of the Local Government Act 1988.

25th April 1986

*John A. McKenna* Mayor

*John A. McKenna* Councillor

*John A. McKenna* Town Clerk

SCALE

5 0 5 10

ORIGINAL SCALE SHEET SIZE

1:250 A3

LENGTHS ARE IN METRES

OFFICE USE ONLY

**CP163018W**

VICTORIA

CWB VAUGHAN & ASSOC. Pty Ltd

110 KINGSWAY GLEN WAVERLEY

PH. 561-2366

SURVEYORS REF. 3758



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Document Type	<b>Plan</b>
Document Identification	<b>TP819095H</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
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<h1 style="text-align: center;">TITLE PLAN</h1>	<h2 style="text-align: center;">EDITION 1</h2>	<h1 style="text-align: center;">TP 819095H</h1>
<p><b>LOCATION OF LAND</b></p> <p>Parish: MORDIALLOC                  Township: -                  Section: -                  Crown Allotment: -                  Crown Portion: -</p> <p>Last Plan Reference: CP 163018W                  Derived From: VOL. 9702 FOL.145                  Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p style="text-align: center;">ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>	

