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

Page 1 of 2

VOLUME 09300 FOLIO 346

Security no : 124065090107M  
Produced 20/03/2017 04:02 pm

**LAND DESCRIPTION**

Lot 1 on Title Plan 194024L (formerly known as part of Lot 34 on Plan of Subdivision 068648).  
PARENT TITLE Volume 08595 Folio 854  
Created by instrument H142919 06/07/1978

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
HAVELOCK NOMINEES PTY LTD of 5 TANJIL COURT DANDENONG NORTH  
H142919 06/07/1978

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AC691113P 23/02/2004  
ST. GEORGE BANK LTD

CAVEAT AM335372R 17/11/2015

Caveator  
BC MOUNT WAVERLEY PROJECT PTY LTD ACN: 608078280  
Grounds of Claim  
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
08/09/2015  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
FUMENS PTY LTD  
Notices to  
BC MOUNT WAVERLEY PROJECT PTY LTD of SUITE 212 LEVEL 1 205 BLACKBURN ROAD  
MOUNT WAVERLEY VIC 3149

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP194024L 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: 445-467 BLACKBURN ROAD MOUNT WAVERLEY VIC 3149

| <b>TITLE PLAN</b>   | <b>EDITION 1</b>   | <b>TP 194024L</b>   |                             |  |   |  |                                   |  |
|---|--|---|-----------------------------|--|---|--|-----------------------------------|--|
| <p><b>Location of Land</b></p> <p>Parish: MULGRAVE<br/>         Township:<br/>         Section:<br/>         Crown Allotment:<br/>         Crown Portion:</p> <p>Last Plan Reference: LP68648<br/>         Derived From: VOL 9300 FOL 346<br/>         Depth Limitation: NIL</p>  | <p style="text-align: center;"><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p> |   |                             |  |   |  |                                   |  |
| <p style="text-align: center;"><b>Description of Land / Easement Information</b></p>  |  | <p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 22/10/1999<br/>         VERIFIED: SO'C</p> |                             |  |   |  |                                   |  |
| <table border="1" style="margin: auto;"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = LOT 34 (PT) ON LP68648</td> </tr> </table> |  |   | TABLE OF PARCEL IDENTIFIERS |  | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  | PARCEL 1 = LOT 34 (PT) ON LP68648 |  |
| TABLE OF PARCEL IDENTIFIERS   |  |   |                             |  |   |  |                                   |  |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962   |  |   |                             |  |   |  |                                   |  |
| PARCEL 1 = LOT 34 (PT) ON LP68648   |  |   |                             |  |   |  |                                   |  |
| <p>LENGTHS ARE IN METRES</p> <p>Metres = 0.3048 x Feet<br/>         Metres = 0.201168 x Links</p>   | <p>Sheet 1 of 1 sheets</p>   |   |                             |  |   |  |                                   |  |

H142919

NEW TITLE

H142919

F.R. MONOTTI & CO.

VICTORIA

REGD

TRANSFER OF LAND

\$ 3175 -

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of 130 Little Collins Street Melbourne being registered as the proprietor of an estate in fee simple in the land hereinafter described subject to the encumbrances notified hereunder IN CONSIDERATION of the sum of ONE HUNDRED AND TWENTY SEVEN THOUSAND DOLLARS (\$127,000.00) HEREBY TRANSFERS to HAVELOCK NOMINEES PTY.LTD. of 5 Tanjil Court Dandenong North ALL ITS estate and interest in ALL THAT piece of land being Lot 34 on Plan of Subdivision Number 68648 Parish of Mulgrave and being the whole of the land particularly described in Certificate of Title Volume 8595 Folio 854 excepting thereout the land described in Instruments of Transfer Numbers ~~E307990, F32906 and F401596.~~

CAVEAT

NEW TITLE

DATED the 28th day of June 1978

THE COMMON SEAL of THE UNITING )  
 CHURCH IN AUSTRALIA PROPERTY TRUST )  
 (VICTORIA) was hereunto affixed )  
 pursuant to a Resolution passed at )  
 a Meeting of members of the Trust )  
 in the presence of: )

W. Allardice Member.

Doabson Member.

THE COMMON SEAL of HAVELOCK )  
 NOMINEES PTY.LTD. was hereunto )  
 affixed in accordance with its )  
 Articles of Association in the )  
 presence of: )

P.B. Warner DIRECTOR

G.D. Harrison SECRETARY



ENCUMBRANCES REFERRED TO

The encumbrances (if any) referred to at the foot of the said Certificate of Title.  
 A memorandum of the within instrument has been entered in the Register Book.



Handwritten notes on the left side of the page, including "168", "112 JUL 1978", and other illegible scribbles.

Handwritten initials or signature on the right side of the page.



## Department of Environment, Land, Water & Planning

### Electronic Instrument Statement

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Produced: 20/03/2017 04:04:03 PM

Dealing Number: AM335372R

Status: Registered  
Date and Time Lodged: 17/11/2015 02:36:40 PM  
Responsible Subscriber: FUMENS PTY LTD  
Customer Code: 17966H  
Reference: 15/229

#### CAVEAT

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

#### Land:

Volume 9300 Folio 346

#### Caveator:

BC MOUNT WAVERLEY PROJECT PTY LTD ACN: 608078280

#### Grounds of claim:

Purchasers' contract with the following Parties and Date.  
Parties  
The Registered Proprietor(s)  
Date  
08/09/2015

#### Estate or Interest claimed:

Freehold Estate

#### Prohibition:

Absolutely

#### Name and Address for service of notice:

BC MOUNT WAVERLEY PROJECT PTY LTD of Suite 212 Level 1 205 Blackburn Road Mount Waverley VIC 3149



## Department of Environment, Land, Water & Planning

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### Electronic Instrument Statement

#### Subscriber Certifications:

1. The Subscriber has taken reasonable steps to verify the identity of the caveator.
2. The Subscriber has obtained, considered and securely retained originals or copies of all supporting evidence for this Registry Instrument or Document.
3. The Subscriber has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

---

#### Signed by:

Wendy Wang

(for FUMENS PTY LTD)

on behalf of BC MOUNT WAVERLEY PROJECT PTY LTD

Dated: 17 November 2015

---

#### File Notes:

NIL

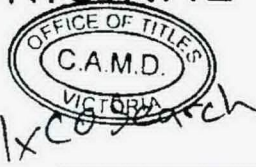
---

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

Statement End.

**Mortgage of Land**  
**Section 74 Transfer of Land Act 1958**  
Lodged by:

ORIGINAL



**AC691113P**



Name: HERBERT GEER & RUNDLE  
Phone: 9670 6123  
Address: 385 Bourke Street, Melbourne  
Ref: PWN:KXC:1218253  
Customer Code: 960Q

MADE AVAILABLE/CHANGE CONTROL  
Land Titles Office Use Only

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the registered encumbrances affecting the land and any encumbrances created by dealings lodged for registration before this mortgage was lodged. This mortgage is given for valuable consideration and for the purpose of securing the payment of the *amount owing* by the mortgagor to the mortgagee.

Land  
Volume 9300 Folio 346

Estate or interest being mortgaged  
An estate in fee simple

Mortgagor (Registered Proprietor)  
HAVELOCK NOMINEES PTY LTD ACN 005 040 700



Mortgagee  
ST.GEORGE BANK LIMITED ABN 92 055 513 070 of Level 1, 333 Collins Street, Melbourne, Victoria 3000

Date of this mortgage  
28 November 2003

The provisions contained in each annexure to this cover sheet and in the Memorandum of Common Provisions retained by the Registrar of Titles in No. AA780 ("Memorandum") are incorporated in this mortgage.

Continued on M Page 2

Approval No.15740210A ORDER TO REGISTER  
Please register and issue title to



Signed Cust. Code:

STAMP DUTY USE ONLY  
Collateral Security  
Trn:1726737 11-FEB-2004  
Amount Secured: \$3,000,000.00  
SRD Victoria Duty, MBJ0

Collateral Security  
Trn:1732763 19-FEB-2004  
Amount Secured: \$100,000.00  
SRD Victoria Duty, BRW1

THE BACK OF THIS FORM MUST NOT BE USED

Handwritten: 23/2/04  
1218253 463283

COVENANTS

You (the mortgagor) agree with us (the mortgagee) as follows:

- 1 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.
- 2 A reference to "this mortgage" in this cover sheet, in any annexure to this cover sheet or in the memorandum of common provisions specified on the first page of this cover sheet is a reference to the mortgage constituted by this cover sheet, each annexure to this cover sheet and that Memorandum. You acknowledge that you received, read and understood a copy of the Memorandum before signing this mortgage:
- 3 Address for notices and other communications, if different to that shown on the first page of this cover sheet:

**You (mortgagor)**

Address: c/- Collins Mellody, 259-263 Whitehorse Road, Balwyn  
Victoria 3103

**Us (mortgagee)**

Address: 40-42 Scott Street Dandenong Victoria 3175  
Fax no: 9771 0067

- 4 This mortgage secures the same money as other *security interests* including the following collateral securities:
  - (a) First registered Fixed and Floating Charge by the Mortgagor in its own capacity and as trustee for The Harmon 1979 Trust;
  - (b) First registered mortgage in favour of the Mortgagee by Rawdon Nominees Pty Ltd ACN 006 042 404 over the property known as Lot 157 Bemersyde Drive, Berwick, Victoria being the land more particularly described in Certificate of Title Volume 10556 Folio 793;
  - (c) Registered Fixed and Floating Charge in favour of the Mortgagee by Rawdon Nominees Pty Ltd ACN 006 042 404 over all its rights, property and undertaking in relation to the property known as Lot 157 Bemersyde Drive, Berwick, Victoria being the land more particularly described in Certificate of Title Volume 10556 Folio 793;
  - (d) Negative Pledge;
  - (e) Subordination Deed.

There may also be other *security interests* that secure the same money.

Approval No.15740210A

**M** Page 2



**AC691113P**

23/02/2004 \$59 74



THE BACK OF THIS FORM MUST NOT BE USED

# ANNEXURE PAGE

Transfer of Land Act 1958

This is page 3 of M dated 29 November 2003 between ST. GEORGE BANK LIMITED AND  
HAVELOCK NOMINEES PTY LTD ACN 005 040 700

Signatures of the parties

*[Signature]*  
For and on behalf of HAVELOCK NOMINEES PTY  
LTD ACN 005 040 700



Panel Heading

- 5 If there is an inconsistency between this cover sheet and the Memorandum, this cover sheet prevails.
- 6 The Memorandum is varied as follows:  
Nil

Execution and attestation (mortgagor only - this mortgage is not required to be executed by the mortgagee)

THE COMMON SEAL of HAVELOCK  
NOMINEES PTY LTD ACN 005 040 700  
was affixed in accordance with its  
Constitution (or Articles of Association) in  
the presence of:



Director *[Signature]*

Full Name ANDREW B. HARMON

Usual Address 31 BEAUMONT RD  
BERWICK 3806

Director *[Signature]*  
(or Secretary)

Full Name PAUL ANDREW HARMON

Usual Address 71547 Mian St RD  
MT WARRAGONG 3149

Approval No: 383039A

# A1



\* Law Perfect Pty Ltd  
mel 1218253 463283

1. If there is insufficient space to accommodate the required i Form insert the words "See Annexure Page 2" (or as the cas on the Annexure Page under the appropriate panel heading. **PAGE IS NOT TO BE USED**
2. If multiple copies of a mortgage are lodged, original Annexur
3. The Annexure Pages must be properly identified and signed' which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.

## AC691113P

23/02/2004 \$59 74



ed  
on  
:E  
to





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

Page 2 of 2

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION  
Effective from 23/10/2016

DOCUMENT END