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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.

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

VOLUME 05975 FOLIO 996

Security no : 124102795312T
Produced 19/12/2022 04:13 PM

ADVERTISED COPY

LAND DESCRIPTION

Lots 41,42,43,44,45,46,47,48,49,50,51 and 52 on Plan of Subdivision 013217.
PARENT TITLE Volume 05714 Folio 677
Created by instrument 1583867 13/07/1935

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SUMMERSET VILLAGES (NUMBER 3) PTY LTD of SUITE 7.02 412 ST KILDA ROAD
MELBOURNE VIC 3004
AV084466Y 01/12/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV084467W 01/12/2021
ANZ BANK NEW ZEALAND LTD

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

SEE LP013217 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 19085G ASHURST AUSTRALIA
Effective from 01/12/2021

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	LP013217
Number of Pages (excluding this cover sheet)	3
Document Assembled	19/12/2022 16:17

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PLAN OF SUBDIVISION

Part of Crown Allotment 8, Section One.

PARISH OF MORDIALLOC

COUNTY OF BOURKE

VOL 5622 FOL 232

Measurements are in Feet & Inches

Conversion Factor

FEET X 0.3048 = METRES

LP 13217

EDITION 3

PLAN MAY BE LODGED 12.3.30

2 SHEETS
SHEET 1

COLOUR CODE

BL = BLUE
R1 & BR = BROWN
G = GREEN

APPROPRIATIONS

THE LAND COLOURED BLUE AND GREEN IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE AND SEWERAGE

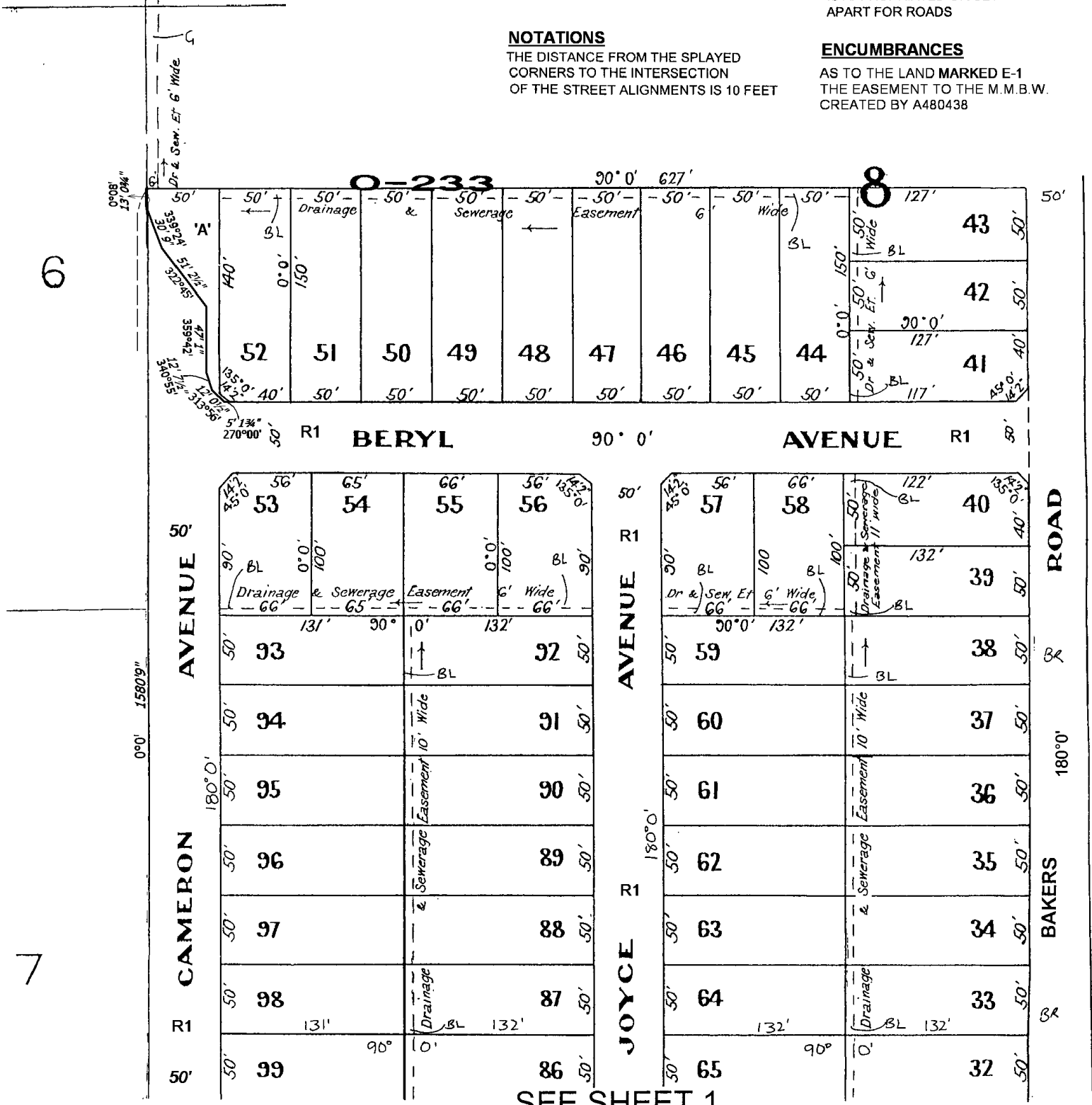
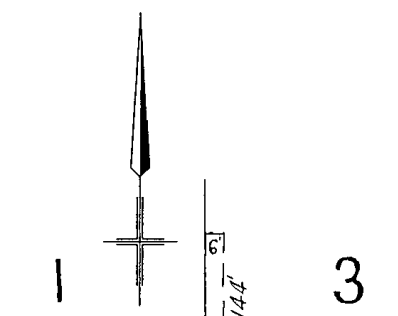
THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

ENCUMBRANCES

AS TO THE LAND MARKED E-1 THE EASEMENT TO THE M.M.B.W. CREATED BY A480438

NOTATIONS

THE DISTANCE FROM THE SPLAYED CORNERS TO THE INTERSECTION OF THE STREET ALIGNMENTS IS 10 FEET

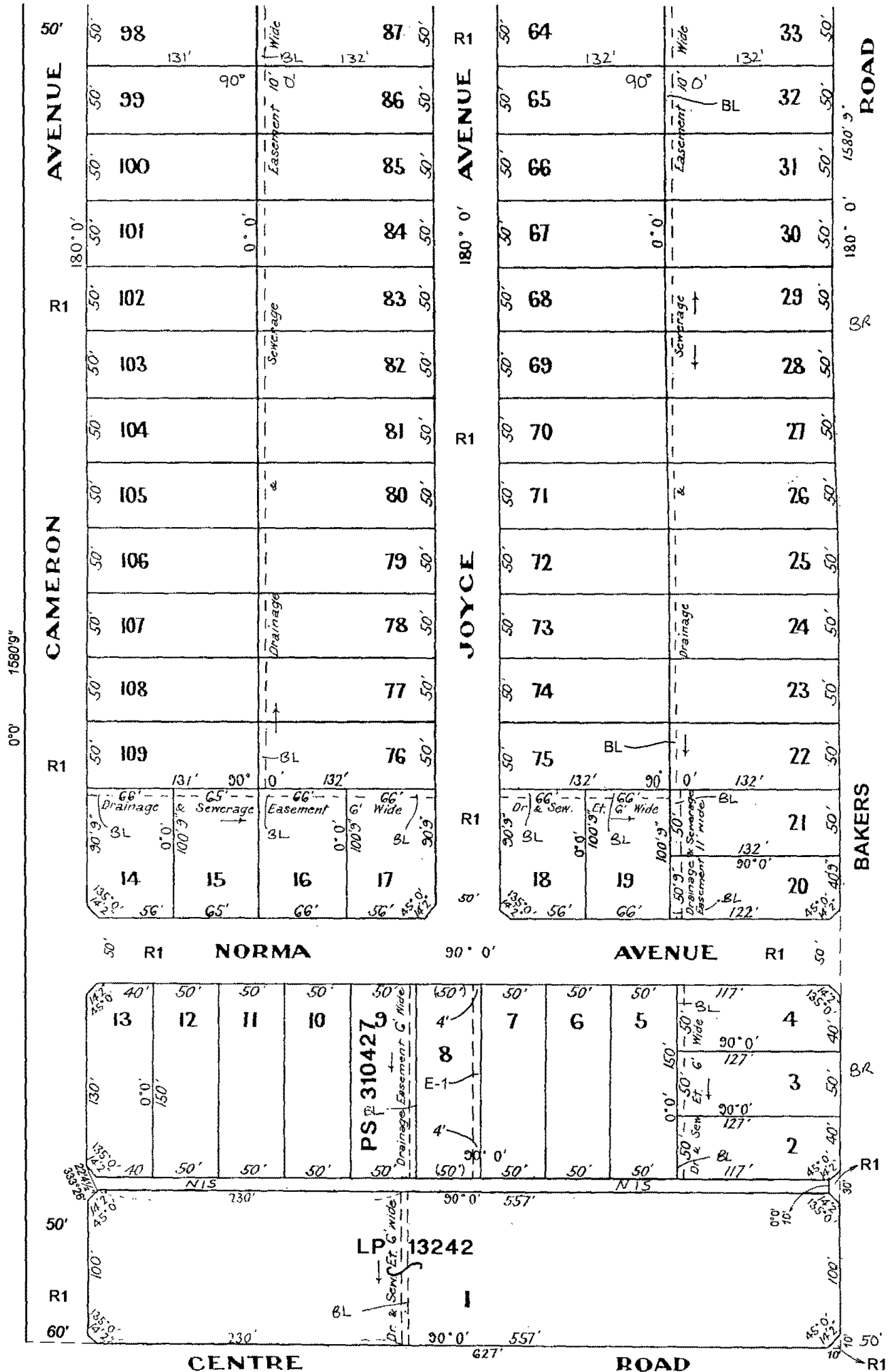


SEE SHEET 1

SEE SHEET 2

LP 13217

2 SHEETS SHEET 2





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 19/12/2022 04:16:49 PM

Status	Registered	Dealing Number	AV084466Y
Date and Time Lodged	01/12/2021 05:42:03 PM		

Lodger Details

Lodger Code	19085G
Name	ASHURST AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

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.

Land Title Reference

5975/996
11375/080

Transferor(s)

Name	GOLF ROAD LAND PTY LTD
ACN	628192218

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 36850000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	SUMMERSET VILLAGES (NUMBER 3) PTY LTD
ACN	633660394
Address	
Unit Type	SUITE
Unit Number	7.02



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Number	412
Street Name	ST KILDA
Street Type	ROAD
Locality	MELBOURNE
State	VIC
Postcode	3004

Duty Transaction ID

5289236

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GOLF ROAD LAND PTY LTD
Signer Name	BETTINA GERALDINE SHEERAN
Signer Organisation	MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2021

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	SUMMERSET VILLAGES (NUMBER 3) PTY LTD
Signer Name	PETER MITCHELL
Signer Organisation	MINTER ELLISON
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2021

File Notes:

NIL

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

Statement End.



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

VOLUME 11375 FOLIO 080

Security no : 124102795309W
Produced 19/12/2022 04:13 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2030 Parish of Mordialloc.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

SUMMERSET VILLAGES (NUMBER 3) PTY LTD of SUITE 7.02 412 ST KILDA ROAD
MELBOURNE VIC 3004
AV084466Y 01/12/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV084467W 01/12/2021
ANZ BANK NEW ZEALAND LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP949150A 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: 52 GOLF ROAD OAKLEIGH SOUTH VIC 3167

ADMINISTRATIVE NOTICES

NIL

eCT Control 19085G ASHURST AUSTRALIA
Effective from 01/12/2021

DOCUMENT END



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP949150A
Number of Pages (excluding this cover sheet)	2
Document Assembled	19/12/2022 16:17

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TITLE PLAN

EDITION 1

TP 949150A

LOCATION OF LAND

PARISH : MORDIALLOC

SECTION :

CROWN ALLOTMENT : 2030 AND 2031

MGA94 Co-ordinates

(of approx. centre of land in plan) E 332020 ZONE: 55
N 5801340 GDA 94

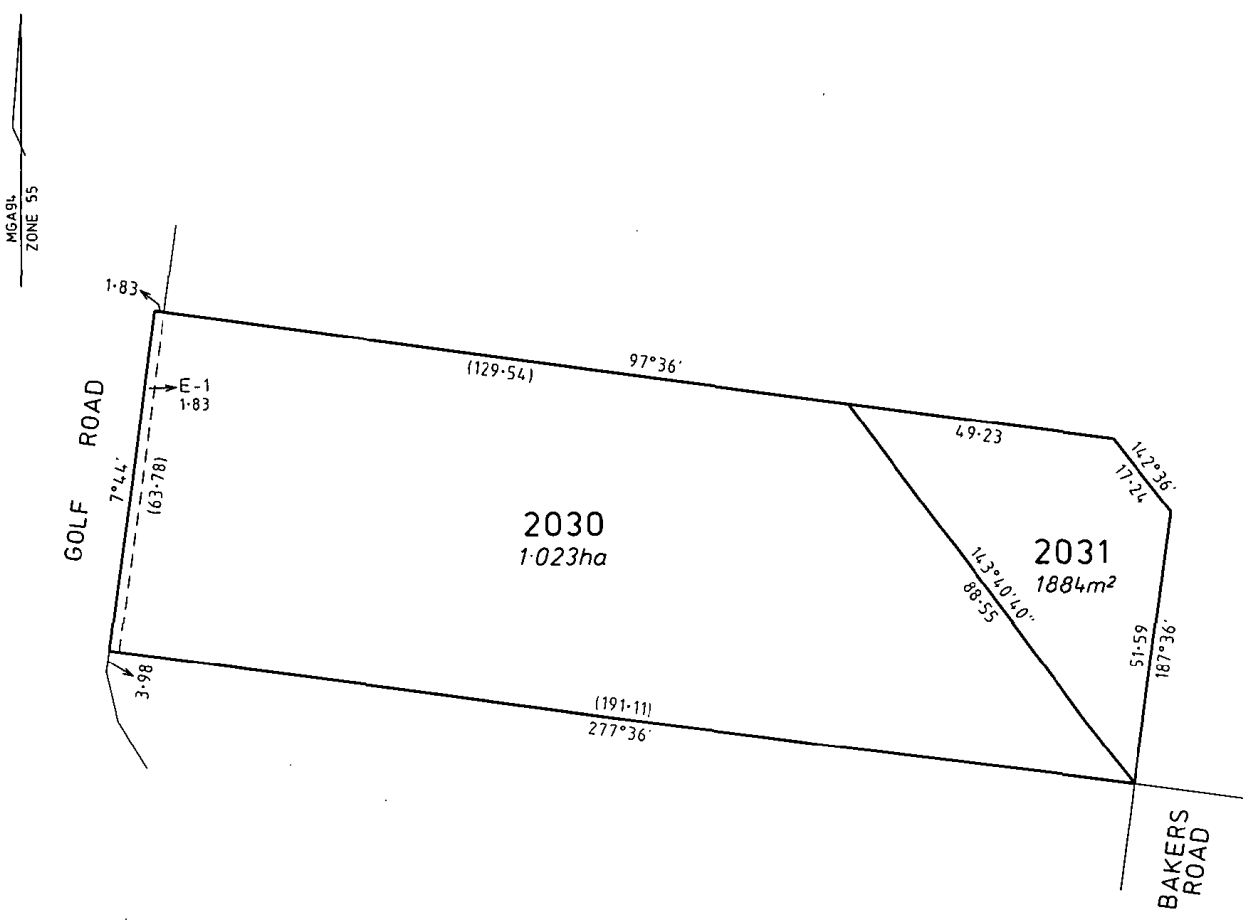
DEPTH LIMITATION : 15 Metres

NOTATIONS:

SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 2 OF THIS PLAN.

THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES.

Checked by: *Paul Kelly*
Date: 14/6/2012
Assistant Registrar of Titles



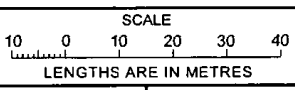
PREPARED FROM: VDP, M168(4) AND OP123166

PLAN FOR CROWN GRANT PURPOSES

DRAWN: AT 26/04/2012
CAD FILE: TP949150A.DGN

CHECKED: V.CASSAR 7/06/2012

OFFICE OF SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF SUSTAINABILITY AND ENVIRONMENT



SCALE 1:1000

SHEET SIZE A3

John E. Fiddell
SURVEYOR-GENERAL

13.6.2012
DATE

File Ref. F 11/1981

Sheet 1 of 2 Sheets

TITLE PLAN

TP 949150A

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the "reserved minerals");
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The full and free right and liberty of any authority or authorities of Our said State of Victoria empowered or authorised to make manage or maintain any drain or drains or sewer or sewers and its or their agents officers workmen servants and contractors at all times hereafter to make cut construct maintain repair and use as such authority or authorities may deem necessary or desirable all drains sewers and other like works for the free passage and running of storm and drainage waters sewerage and soil in upon over along or under that portion of the land hereby granted shown marked E-1 on the said plan.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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Status	Registered	Dealing Number	AV084467W
Date and Time Lodged	01/12/2021 05:42:03 PM		

Lodger Details

Lodger Code	19085G
Name	ASHURST AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	305114/1000 027 606/

MORTGAGE

Jurisdiction	VICTORIA
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Privacy Collection Statement

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Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

5975/996
11375/080

Mortgagor

Name	SUMMERSET VILLAGES (NUMBER 3) PTY LTD
ACN	633660394

Mortgagee

Name	ANZ BANK NEW ZEALAND LIMITED
Address	
Address Line 1	ANZ CENTRE
Address Line 2	LEVEL 25
Address Line 3	23-29 ALBERT STREET AUCKLAND
Address Line 4	NEW ZEALAND 1010



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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 AA3382

(b) Additional terms and conditions

To the extent of any inconsistency between the terms and conditions of this mortgage and a Transaction Document (as defined in the syndicated facility agreement between, among others, the mortgagor and the mortgagee originally dated 27 January 2011 as amended from time to time), the terms of the Transaction Document prevail.

Mortgagee Execution

1. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to verify the identity of the mortgagee or his, her or its administrator or attorney.
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.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
5. The Certifier has retained the evidence supporting this Registry Instrument or Document.

Executed on behalf of	ANZ BANK NEW ZEALAND LIMITED
Signer Name	MARTIN COLEMAN
Signer Organisation	ASHURST AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	01 DECEMBER 2021

File Notes:

NIL

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

Statement End.