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

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 09595 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
Location of Land

Parish: MULGRAVE
Township: 
Section: 
Crown Allotment: 
Crown Portion: 

Last Plan Reference: LP68648
Derived From: VOL 9300 FOL 346
Depth Limitation: NIL

Description of Land / Easement Information

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

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

LENGTHS ARE IN METRES
Metres = 0.3048 x Feet
Metres = 0.201188 x Links

Sheet 1 of 1 sheets
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 E502590, F32966 and F401596.

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:

[Signatures]

Member.

Member.

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

[Signatures]

DIRECTOR

SECRETARY

ENCUMBRANCES REFERRED TO

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

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

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
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.
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

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

Full Name ANDREW B. HARMON

Usual Address 31 BEARMONT RD
   BERWICK 3806

Director
   (or Secretary)

Full Name PAUL ANDREW HARMON

Usual Address 7157 HICAN ST RD
   MOUNT Waverley 3149

Approval No: 383039A

1. If there is insufficient space to accommodate the required information in the Form insert the words "See Annexure Page 2" (or as the case may be) on the Annexure Page under the appropriate panel heading.

2. If multiple copies of a mortgage are lodged, original Annexure Pages must be properly identified and signed which it is annexed.

3. All pages must be attached together by being stapled in the top left corner.
REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END