

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

VOLUME 09610 FOLIO 550

Security no : 124085277129W
Produced 03/09/2020 09:49 AM

ADVERTISED COPY

LAND DESCRIPTION

Land in Plan of Consolidation 159395N.

PARENT TITLES :

Volume 05834 Folio 753 Volume 06825 Folio 839 Volume 09245 Folio 131

Created by instrument CP159395N 26/04/1985

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

I & K INVESTMENTS PTY LTD of 2 GRAY CLOSE ENDEAVOUR HILLS VIC 3802
AH893669T 13/04/2011

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AH893670K 13/04/2011
NATIONAL AUSTRALIA BANK LTD

CAVEAT as to part AK310279N 26/04/2013

Caveator

UNITED ENERGY DISTRIBUTION

Grounds of Claim

LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

01/10/2012

Estate or Interest

LEASEHOLD ESTATE

Prohibition

ANY INSTRUMENT THAT AFFECTS MY/OUR INTEREST

Lodged by

O'DONNELL SALZANO LAWYERS

Notices to

O'DONNELL SALZANO LAWYERS of LEVEL 4 170 QUEEN STREET MELBOURNE VIC 3000

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 TP432372N 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)

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

Page 2 of 2

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	CP159395N
Number of Pages (excluding this cover sheet)	1
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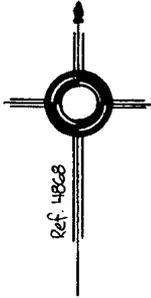
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CP 159395 N

CP159395

CP159395

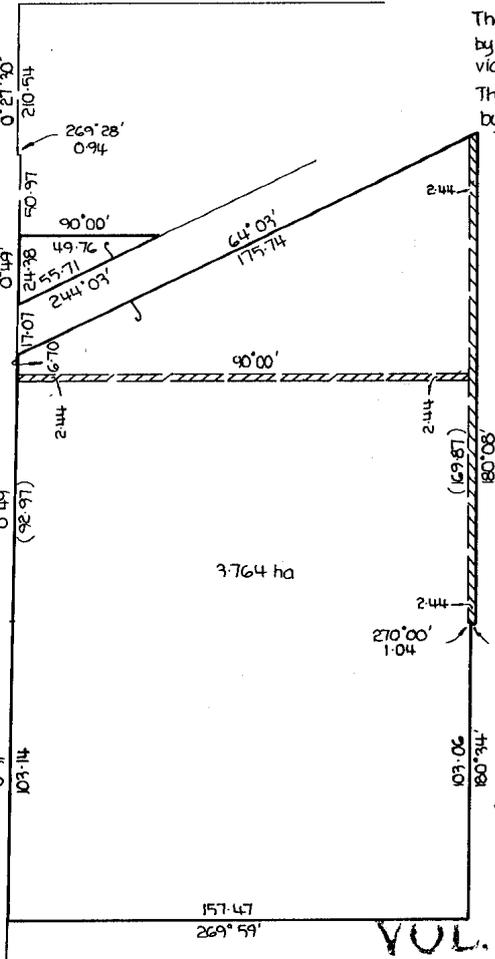
PLAN OF CONSOLIDATION
 PART OF CROWN PORTION 18
PARISH OF MULGRAVE
 COUNTY OF BOURKE



FERNTREE GULLY ROAD

CHART 46

CLAYTON ROAD



The land shown thus is encumbered by a drainage & sewerage easement vide LP 43544
 The land shown thus is encumbered by a drainage easement vide G 278215

ACCEPT
 FELS \$1300
 30/5/00

CIT Vol 5834 Fol 753
 Vol 6825 Fol 839
 Vol 9245 Fol 131

APPROVED

 Assistant Registrar of Titles
 DATE 26-4-85 TIME 8:55



CITY OF OAKLEIGH

VOL. 9610 FOL 550

CP159395

CP159395

SEAL & ENDORSEMENT OF MUNICIPALITY

SURVEYORS CERTIFICATION

Sealed Pursuant to the provisions of Sec. 569 A B of the Local Gov. Act

I certify that this plan has been made by me or under my immediate supervision and accords with title.

CITY OF OAKLEIGH
 This plan has been sealed pursuant to the provisions of Section 569 AB of the Local Government Act, 1958.

LICENSED SURVEYOR

18th FEBRUARY 1985

DATED 21. 12. 84



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TITLE PLAN		EDITION 1	TP 432372N
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<p>Location of Land</p> <p>Parish: MULGRAVE Township: Section: Crown Allotment: Crown Portion:</p> <p>Last Plan Reference: CP 159395N Derived From: VOL 9610 FOL 550 Depth Limitation: NIL</p>	<p style="text-align: center;">Notations</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
---	--

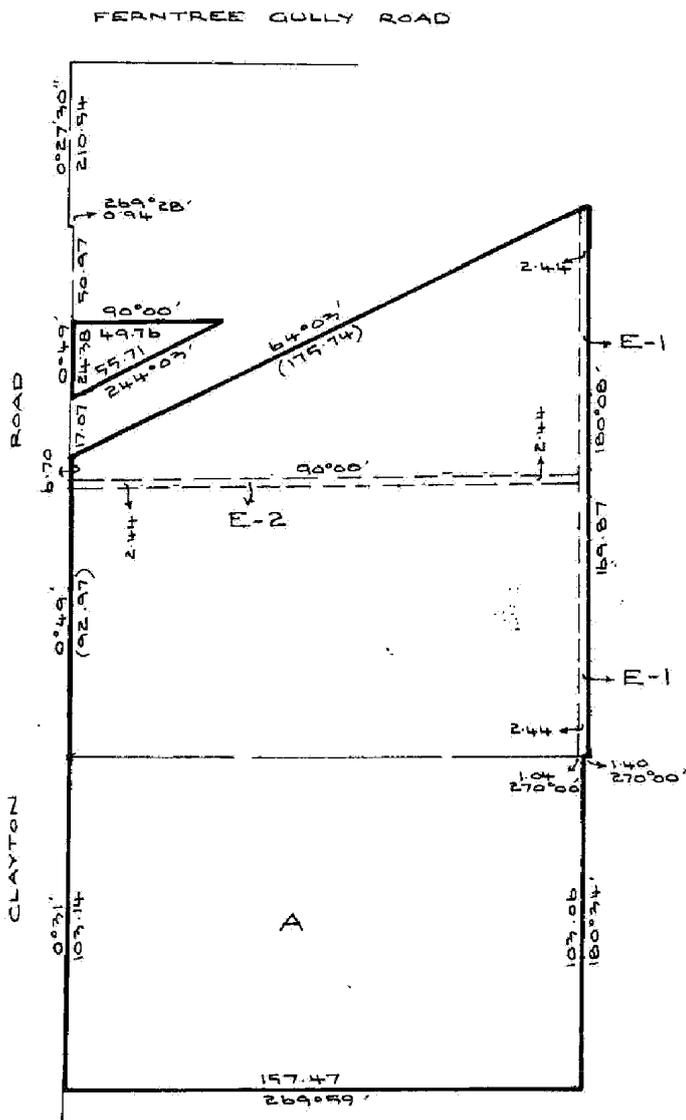
<p style="text-align: center;">Description of Land / Easement Information</p> <p style="text-align: right;">all</p> <p>those pieces of land in the Parish of Mulgrave County of Bourke being the land in Plan of Consolidation No.159395N which land is shown enclosed by continuous lines on the map -----</p> <p>As to the land shown marked A TOGETHER WITH a right of carriage way over the road coloured brown on Plan of Subdivision No.4987- - - - -</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: 26/06/2002 VERIFIED: AP</p>
--	---

ENCUMBRANCES REFERRED TO

As to the land shown marked E-1 --
THE DRAINAGE AND SEWERAGE EASEMENTS
 existing over the same by virtue of
 Section 98 of the Transfer of Land-
 Act- - - - -
 see Plan of Subdivision No.43544- -

As to the land shown marked E-2 --
THE EASEMENT to the City of - - - -
 Oakleigh created by- - - - -
 Instrument G278215- - - - -

TOTAL AREA IS 3.764 ha.





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Transfer of Land

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

NAB

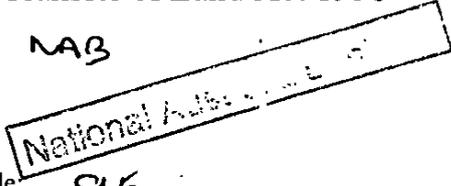
Phone:

Address:

Ref:

Customer Code:

9E



Privacy Collection Statement

The information from this form is and is used for the purpose of maintaining registers and indexes in the Victoria

AH893669T



MADE AVAILABLE/EXCHANGE CONTROL

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: *(volume and folio reference)*

Certificates of Title Volume 5117 Folio 326 and Volume 9610 Folio 550

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

all its estate and interest in fee simple

Consideration:

\$10,000,000.00

Transferor: *(full name)*

JOHN SANDS HOLDING CORP. (ARBN 073 459 837)

Transferee: *(full name and address including postcode)*

I & K INVESTMENTS PTY. LTD. (A.C.N. 109 255 021) of 2 Gray Close, Endeavour Hills 3802

Directing party: *(full name)*

Dated:

12/1/2011

See Annexure Page

Approval No 2262101A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T1



Signed

Cust. Code

Original Land Transfer

Stamped with \$550,000.00

Stamp ID 2691110, 21 Mar 2011

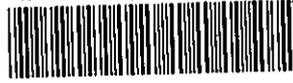
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Land Registry, 570 Bourke Street, Melbourne 3000. Phone 0388362010. Victoria Duty, J3412

ANNEXURE PAGE

Transfer of Land Act 1958

AH893669T

13/04/2011 \$1352 45



Registered under statutory authority
and is publicly searchable
in the Land Registry

This is page 2 of T1 dated 12.1.2011 between JOHN SANDS HOLDING CORP. (ARBN 073 459 837) and I & K INVESTMENTS PTY. LTD. (A.C.N. 109 255 021)

Signature of the Parties

Panel Heading

EXECUTED by JOHN SANDS HOLDING)
CORP. ARBN 073 459 837 a foreign)
company incorporated in the United)
States of America, executed in accordance)
with Section 127 of the Corporations Act)
2001 (Cth) in the presence of:)

Signature of director
Raymond Mundy
38 Elizabeth Street, Elsternwick 3185

Signature of Company Secretary
Jacinta Harkins
50 Clayton Road, Clayton 3168

EXECUTED by I & K INVESTMENTS PTY. LTD. (A.C.N.)
109 255 021) by being signed by those persons who are)
authorised to sign for the company)

Director.....

Full name: IVAN FILIPOVIC
Address: 2 Gray Close, Endeavour Hills 3802

Director.....

Full name: KATA FILIPOVIC
Address: 2 Gray Close, Endeavour Hills 3802

Approval No 2262101A

A1



1. If there is insufficient space to accommodate the required information in a panel of the *Approved Form* insert the words "See Annexure Page 2" (or as the case may be) and enter all the information on the Annexure Page under the appropriate panel heading. **THE BACK OF THE ANNEXURE PAGE IS NOT TO BE USED.**
2. If multiple copies of a mortgage are lodged, original Annexure Pages must be attached to each.
3. The Annexure Pages must be properly identified and signed by the parties to the *Approved Form* to which it is annexed.
4. All pages must be attached together by being stapled in the top left corner.



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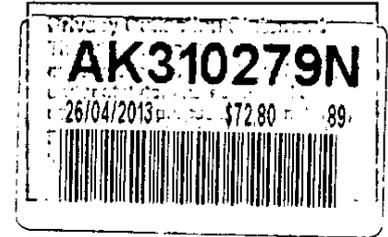
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Caveat

Section 89 Transfer of Land Act 1958



Lodged by:

Name: O'DONNELL SALZANO LAWYERS

Phone: 9642 2400

Address: Level 4, 170 Queen Street
Melbourne

Reference: JMG/JRP/1200507

Customer Code: 0145 V

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 proprietor of land and of any instrument affecting the estate or interest to the extent specified.

Land: *(volume and folio, and if applicable mortgage, charge or lease)*

The land marked E-1, E-2, E-3 and E-4 on the plan in the annexure page being part of the land described in Certificate of Title Volume 9610 Folio 550

Caveator: *(full name)*

United Energy Distribution Pty Ltd (ABN 70 064 651 029) of 43-45 Centreway Place, Mt Waverley, Victoria, 3149

Estate or Interest claimed:

An interest as lessee

Grounds of claim:

As lessee under a lease dated 1 October 2012 for a term of 30 years between I & K Investments Pty Ltd (ACN 109 255 021) and the caveator

Extent of prohibition: *(if not ABSOLUTELY delete and insert desired text)*

Any dealings affecting the interest of the caveator under the lease except those stated to be subject to the caveator's interest

Address in Victoria for service of notice: *(full name and address include postcode)*

O'Donnell Salzano Lawyers of Level 4, 170 Queen Street, Melbourne 3000

Dated: 26 April 2013

Signature of agent being an Australian Legal Practitioner (within the meaning of the *Legal Profession Act 2004*)

A handwritten signature in black ink, appearing to read 'Francis Martin O'Donnell', written over a dotted line.

FRANCIS MARTIN O'DONNELL
O'Donnell Salzano Lawyers Pty Ltd
4/170 Queen Street, Melbourne 3000
An Australian Legal Practitioner
(within the meaning of the Legal
Profession Act 2004).

1920125A

Duty Use Only

C

*Law Perfect Pty Ltd

Page 1 of 1

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Land Victoria, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

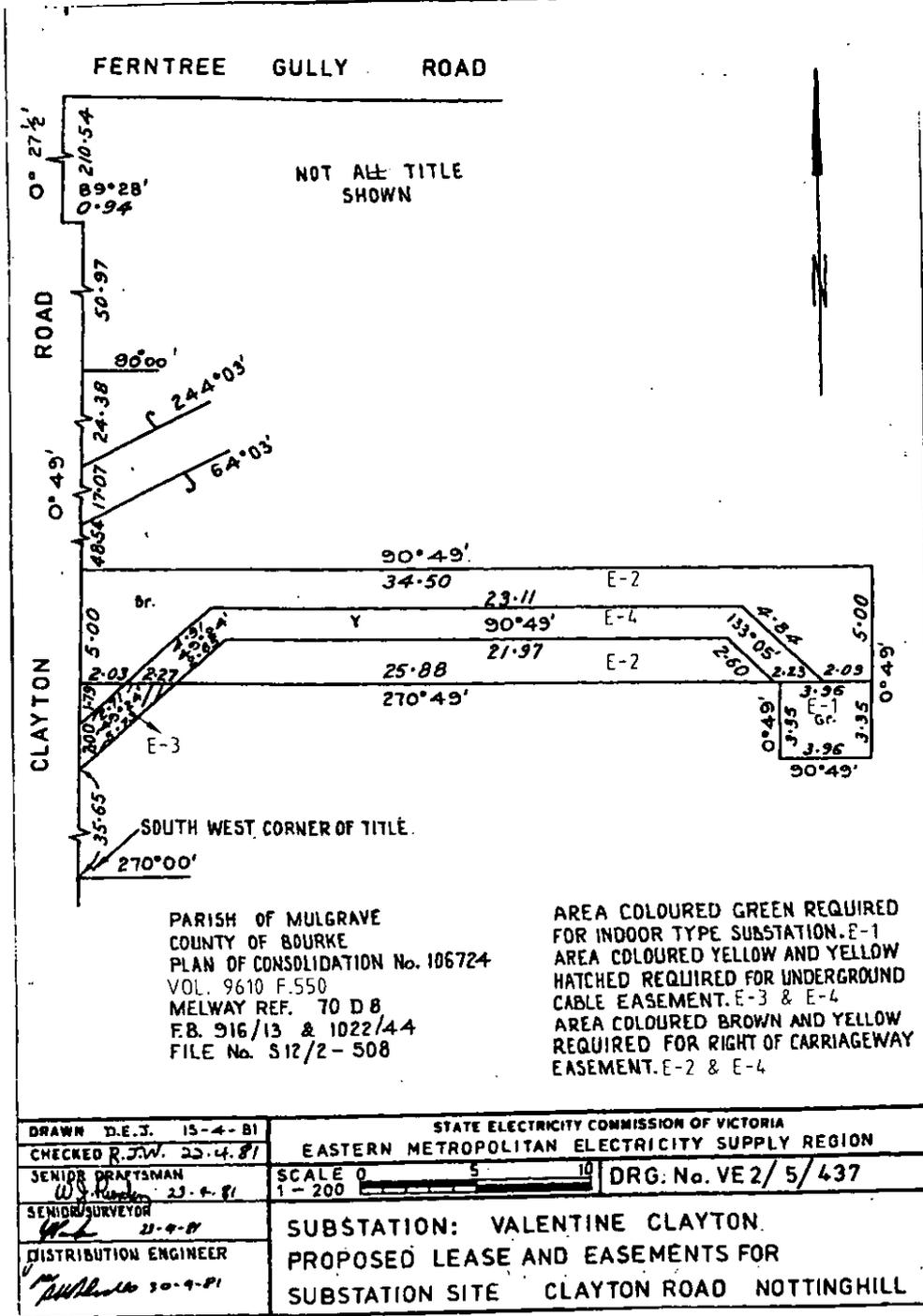
ANNEXURE PAGE

Transfer of Land Act 1958

Approved Form A1
Victorian Land Titles Office

This is page 1 of *Approved Form C* dated **26 April 2013** between United Energy Distribution Pty Ltd (ABN 70 064 651 029) and I & K Investments Pty Ltd (ACN 109 255 021)

Panel Heading



PARISH OF MULGRAVE
COUNTY OF BOURKE
PLAN OF CONSOLIDATION No. 106724
VOL. 9610 F.550
MELWAY REF. 70 D 8
FB. 916/13 & 1022/44
FILE No. S12/2-508

AREA COLOURED GREEN REQUIRED FOR INDOOR TYPE SUBSTATION. E-1
AREA COLOURED YELLOW AND YELLOW HATCHED REQUIRED FOR UNDERGROUND CABLE EASEMENT. E-3 & E-4
AREA COLOURED BROWN AND YELLOW REQUIRED FOR RIGHT OF CARRIAGEWAY EASEMENT. E-2 & E-4

DRAWN D.E.J. 15-4-81	STATE ELECTRICITY COMMISSION OF VICTORIA	
CHECKED R.J.W. 23-4-81	EASTERN METROPOLITAN ELECTRICITY SUPPLY REGION	
SENIOR DRAFTSMAN W.J. R. 23-4-81	SCALE 0 5 10 1-200	DRG. No. VE2/5/437
SENIOR SURVEYOR W.L. 23-4-81	SUBSTATION: VALENTINE CLAYTON.	
DISTRIBUTION ENGINEER W.L. 23-4-81	PROPOSED LEASE AND EASEMENTS FOR SUBSTATION SITE CLAYTON ROAD NOTTINGHILL	

Approval No: 1920125A

A1



* Law Perfect Pty Ltd

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Mortgage of Land

Section 74 Transfer of Land Act 1958

Lodged by:

Name: National Australia Bank Limited ABN 12 004 044 937

Telephone no.: ()

Address:

Ref:

Customer Code: 13.3.

National Australia Bank SE
86 006 11 85

Privacy Collec The information for this statutory authority and i of maintaining publicly indexes in the Victorian	AH893670K 13/04/2011 \$100.10 74 
MADE AVAILABLE/CHANGE CONTROL	
Office Use Only	

The Mortgagor mortgages to the Mortgagee the estate and interest specified in the land described together with each structure, fixture or improvement on it or fixed to it subject to the registered encumbrances affecting the land and any created by dealings lodged for registration prior to the lodging of this Mortgage with the payment of the amount owing and agrees as set out in this Mortgage.

Land (Title or Crown Grant Volume Folio)
Certificates of Title Volume 5117 Folio 326 and Volume 9610 Folio 550

Estate or Interest being mortgaged
Estate in fee simple

Mortgagor (full name)
I & K Investments Pty Ltd ACN 109 255 021 as trustee for The Filipovic Family Trust No 2

("Mortgagor")

Mortgagee
National Australia Bank Limited ABN 12 004 044 937
500 Bourke Street Melbourne Victoria

("Bank")

Date of this Mortgage 10-1-2011

The provisions contained in Mortgage Memorandum of Common Provisions retained by the Registrar of Titles in No. AA1147 ("Memorandum") are incorporated in this Mortgage.

The Mortgagor agrees with the Bank as follows:

1. A reference to "this Mortgage" in this instrument of Mortgage, the Memorandum, and any annexure to this Mortgage is a reference to the Mortgage constituted by this instrument of Mortgage, the Memorandum and any annexure to this Mortgage. Words defined in the Memorandum have the same meaning when used in this instrument of Mortgage and any annexure to this Mortgage. The Mortgagor acknowledges that the Mortgagor has received and read a copy of this Mortgage prior to executing it.
2. The Mortgagor acknowledges giving this Mortgage and incurring obligations and giving rights under this Mortgage for valuable consideration received from the Bank.

Approval No. 4500912A

ORDER TO REGISTER

STAMP DUTY USE ONLY

Please register and issue title to

M

Signed

Cust. Code:



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Land Registry, 570 Bourke Street, Melbourne, 3000, Phone 8636-2010

MORTGAGOR EXECUTION AND ATTESTATION - MANDATORY

AH893670K

13/04/2011 \$100.10 74



Individual/s

Signed Sealed and Delivered in Victoria by the Mortgagor in the presence of:

Signature of Witness

Signature of Mortgagor

Companies Executing without using a Common Seal

Executed by

IFK INVESTMENTS PT LTD

by being signed by:

Signature <i>Ivan Filipovic</i>
Full Name (BLOCK LETTERS) IVAN FILIPOVIC
Address 2 GRAY CLOSE CLDENVALE HILLS VIC 3802.
Office held (Director, Secretary or Sole Director and Sole Company Secretary) DIRECTOR.

Signature <i>Kata Filipovic</i>
Full Name (BLOCK LETTERS) KATA FILIPOVIC.
Address 2 GRAY CLOSE CLDENVALE HILLS VIC 3802
Office held (Director, Secretary or Sole Director and Sole Company Secretary) DIRECTOR

Companies Executing by using a Common Seal

The Common Seal of

[Empty box for common seal]

[Empty box for common seal]

was affixed in the presence of:

Signature
Full Name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

Signature
Full Name (BLOCK LETTERS)
Address
Office held (Director, Secretary or Sole Director and Sole Company Secretary)

MORTGAGEE - NO EXECUTION REQUIRED

Approval No. 4500912A

M page 2



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