

Certificate type: titles Matter: 8190P

Copyright State of Victoria. This publication is copyright.
No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

VOLUME 10703 FOLIO 119

Security no : 124046257660N
Produced 19/06/2013 12:31 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 416888E.

~~PARENT TITLE Volume 02448 Folio 535~~

Created by instrument PS416888E 31/01/2003

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SOUTH WEST HOLDINGS LTD of HOGANS ROAD HOPPERS CROSSING VIC 3029
AC772709D 31/03/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF933546K 26/06/2008

WESTPAC BANKING CORPORATION

MORTGAGE AK032747E 20/11/2012

BUILDEXCEL HOMES PTY 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 set out under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987

AH462111E 30/08/2010

DIAGRAM LOCATION

SEE PS416888E 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: LEAKES ROAD TRUGANINA VIC 3029

DOCUMENT END

Delivered by LANDATA®. Land Victoria timestamp 19/06/2013 12:30 Page 1 of 1

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION		STAGE NO.	LTO use only EDITION 1	Plan Number PS 416888E
Location of Land Parish: TRUGANINA Township: — Section: 15 Crown Allotment: 2 Crown Portion: — LTO base record: Title references: VOL. 2448 FOL. 535 Last plan reference: Postal Address: 80 WOODS ROAD (at time of subdivision) TRUGANINA 3029 AMG co-ordinates E 299 600 Zone: 55 N 5 810 000		Council Certification and Endorsement W/P 2058 Council Name: WYNDHAM CITY COUNCIL Ref: WYS 0733 1. This plan is certified under section 6 of the Subdivision Act 1988 2. This plan is certified under section 11(7) of the Subdivision Act 1988 Date of original certification under section 6: / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. Open Space: (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/have not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage Council delegate Council seal Date 3 / 10 / 02 Re-certified under section 11(7) of the Subdivision Act 1988 Council delegate Council seal Date / /		LTO use only Statement of Compliance/ Exemption Statement Received ☒ Date: 29 / 1 / 03 LTO use only PLAN REGISTERED TIME 11:21 DATE 31 / 1 / 03 <i>Thomas Beaton</i> Assistant Registrar of Titles Notations Depth Limitation: DOES NOT APPLY.
Vesting of Roads or Reserves Identifier Council/Body/Person NIL NIL		Easement Information Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road) SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLIES TO THIS PLAN.		
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
BARGE & MILLER SURVEYS 4 BRIGHTON STREET, RICHMOND, VICTORIA 3121 PHONE: 03 9428 5935 FACSIMILE: 03 9428 7518		ORIGINAL SCALE 1:8000 SHEET SIZE A3 LICENSED SURVEYOR (PRINT) KEVIN J. BARGE SIGNATURE..... DATE 3 / 10 / 02 REF BM5267 VERSION 3 12/9/02		
SCALE 80 0 160 320 LENGTHS ARE IN METRES		Sheet 1 of 1 Sheets DATE 3 / 10 / 02 COUNCIL DELEGATE SIGNATURE		

T.O. 14

Delivered from the LANDATA® System by GLOBALX INFORMATION PTY LTD

Certificate type: titles Matter: 8190P

Copyright State of Victoria. This publication is copyright.
No part may be reproduced by any process except in accordance with
the provisions of the Copyright Act and for the purposes of Section
32 of the Sale of Land Act 1962 or pursuant to a written agreement.
The information is only valid at the time and in the form obtained
from the LANDATA REGD TM System. The State of Victoria accepts no
responsibility for any subsequent release, publication or reproduction
of the information.

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

VOLUME 10703 FOLIO 118

Security no : 124046257643G
Produced 19/06/2013 12:30 pm

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 538853T.

~~PARENT TITLE Volume 02448 Folio 535~~

Created by instrument PS416888E 31/01/2003

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

STANLEY INTERNATIONAL PTY LTD of LEVEL 4 350 COLLINS STREET MELBOURNE VIC
3000
AG059957B 02/09/2008

ENCUMBRANCES, CAVEATS AND NOTICES

1. MORTGAGE AJ686032H 24/05/2012
VICTORIAN MORTGAGE INVESTMENTS LTD
VARIATION OF MORTGAGE AK211866Y 27/02/2013
2. MORTGAGE AH206766J 07/05/2010
F.J.P. PTY LTD

VARIATION OF PRIORITY AJ686033F 24/05/2012

CAVEAT AJ053822H 06/07/2011

Caveator
MOUNT COTTRELL PTY LTD
Capacity SEE CAVEAT
Lodged by
NEVETT FORD MELBOURNE
Notices to
NEVETT FORD LAWYERS of LEVEL 42 525 COLLINS STREET MELBOURNE VIC 3000

CAVEAT AJ882046C 29/08/2012

Caveator
L.I.R CAPITAL PTY LTD
Capacity CHARGE
Date of Claim 07/07/2011
Lodged by
KEN PHILLIPS
Notices to
KEN PHILLIPS of 2901/265 EXHIBITION STREET MELBOURNE VIC 3000

CAVEAT AK291352F 16/04/2013

Caveator
GUO LIU
Capacity SEE CAVEAT
Lodged by

CLIFFORDS LAWYERS & MIGRATION AGENTS

Notices to

CLIFFORDS LAWYERS & MIGRATION AGENTS of LEVEL 1 270 BLACKBURN ROAD DONCASTER
EAST VIC 3109

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.

NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

DIAGRAM LOCATION

SEE PS538853T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

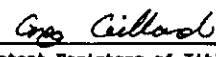
NUMBER		STATUS	DATE
AK211866Y	VARIATION OF MORTGAGE	Registered	27/02/2013
AK291352F	CAVEAT	Registered	16/04/2013

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

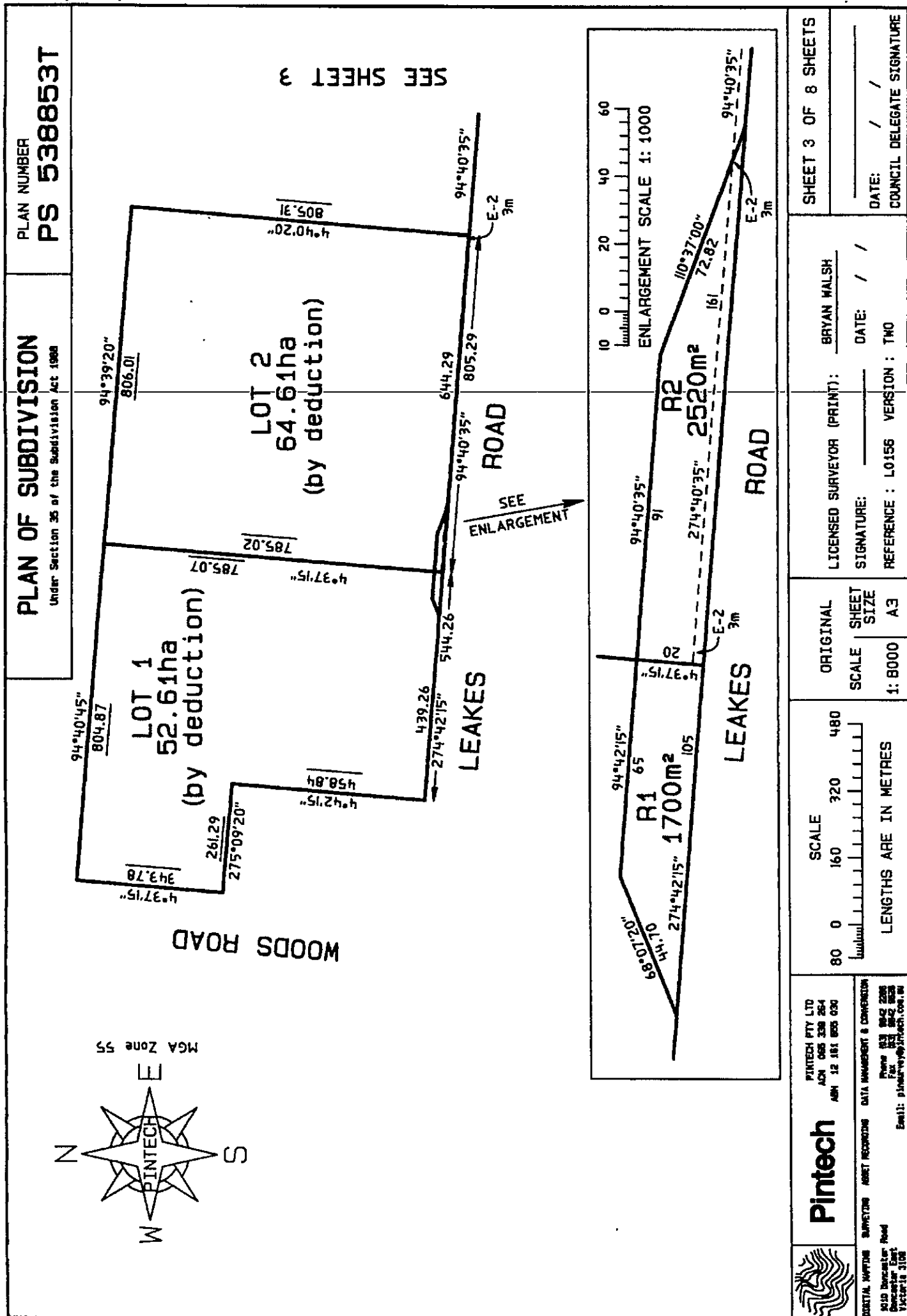
Additional information: (not part of the Register Search Statement)

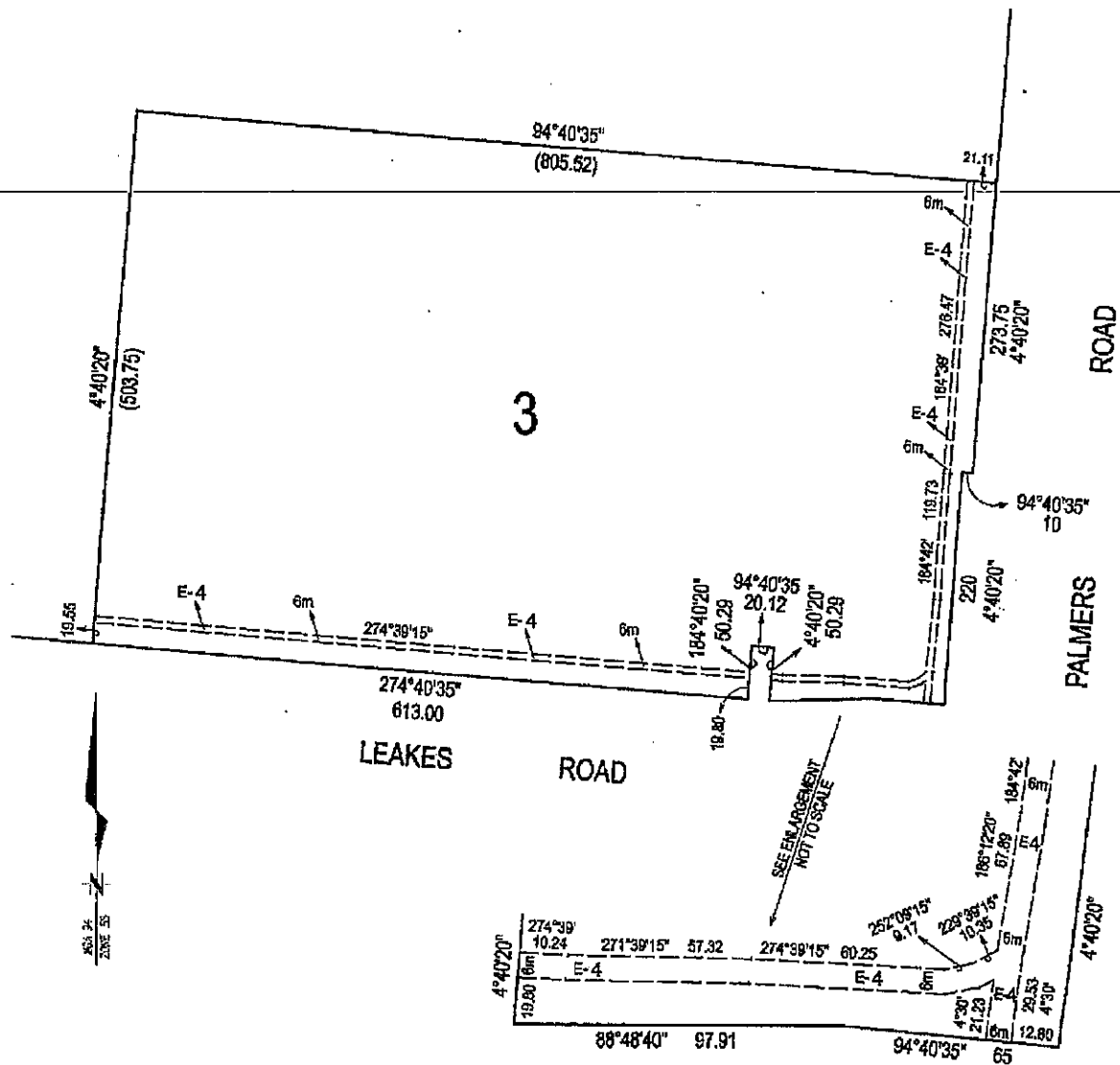
Street Address: 80 WOODS ROAD TRUGANINA VIC 3029

DOCUMENT END

PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988		STAGE NO. 	LR use only EDITION 4	PLAN NUMBER PS 538853T																											
Location of Land Parish : Truganina Township : Section : 13, 14, 15, 16, 17 Crown Allotment : 1A, 5, 2, 1 & 2(Pt), 1(Pt) Crown Portion : Title Reference : Vol. 10703 Fol. 118 Vol. 10875 Fol. 133 Vol. 10228 Fol. 532 Vol. 8495 Fol. 604 Vol. 9363 Fol. 642 Vol. 10976 Fol. 063 Postal Address : Leakes Road (at time of subdivision) Truganina, 3029		COUNCIL CERTIFICATION AND ENDORSEMENT Council Name : Wyndham City Council Ref : WYS 008/06 1. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. 2. This plan is exempt from Part 3 of the Subdivision Act 1988. 3. This is a plan under section 35 of the Subdivision Act 1988 which creates (an) additional lot(s). 4. This plan is certified under section 6 of the Subdivision Act 1988. 5. This plan is certified under section 11 (F) of the Subdivision Act 1988. Date of original certification under section 6 12/4/2006 6. This is a statement of compliance under section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date 20/9/2006																													
MGA Co-ordinates: E 301000 Zone 55 (of approx. centre of plan) N 5809700		Notations Staging: This is not a staged Subdivision Planning Permit No. Depth Limitation: Does Not Apply Land to be acquired by compulsory acquisition: R1 - R6 (inclusive) All the land is to be acquired free from all encumbrances other than any easements specified on this plan. Survey: This plan is based on survey Please Note: Distances shown underlined are not subject to survey. This Survey has been connected to Permanent marks no(s) 164, 216, & 82 In Proclaimed Survey Area No.																													
Vesting of Roads and / or Reserves <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Identifier</th> <th style="width: 80%;">Council / Body / Person</th> </tr> <tr> <td>R1 - R6</td> <td>WYNDHAM CITY COUNCIL</td> </tr> </table>					Identifier	Council / Body / Person	R1 - R6	WYNDHAM CITY COUNCIL																							
Identifier	Council / Body / Person																														
R1 - R6	WYNDHAM CITY COUNCIL																														
Notations Lot 1 = Crown Allotment 2, Section 15, Parish of Truganina Lot 2 = Crown Allotment 1 and Part of 2, Section 16, Parish of Truganina Lot 3 = Crown Allotment 1 and Part of 2, Section 16, Parish of Truganina Lot 4 = Part of Crown Allotment 1, Section 17 Parish of Truganina Lot 5 = Crown Allotment 1A, Section 13, Parish of Truganina Lot 6 = Crown Allotment 5, Section 14, Parish of Truganina		LR use only Statement of Compliance / Exemption Statement Received: ☒ Date: 31/10/2006 LR use only PLAN REGISTERED TIME: 3:34:33 PM DATE: 6/11/2006  Assistant Registrar of Titles																													
Easement Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 35%;">Land Benefited / In Favour Of</th> </tr> <tr> <td>E1</td> <td>Transmission of Electricity</td> <td>See Plan (Sheet 3)</td> <td>Book 841 No. 375</td> <td>S.E.C.V.</td> </tr> <tr> <td>E2</td> <td>Transmission of Electricity</td> <td>3</td> <td>PS 534368X</td> <td>POWERCOR AUSTRALIA LTD</td> </tr> <tr> <td>R1 - R6</td> <td>Way</td> <td>See Plan</td> <td>This Plan</td> <td>Wyndham City Council</td> </tr> <tr> <td>E-3</td> <td>WATER SUPPLY PIPELINE</td> <td>6</td> <td>AJ293498X</td> <td>CITY WEST WATER LTD</td> </tr> <tr> <td>E-4</td> <td>WATER SUPPLY PIPELINE</td> <td>6M</td> <td>AJ479431X</td> <td>CITY WEST WATER LTD</td> </tr> </table>					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of	E1	Transmission of Electricity	See Plan (Sheet 3)	Book 841 No. 375	S.E.C.V.	E2	Transmission of Electricity	3	PS 534368X	POWERCOR AUSTRALIA LTD	R1 - R6	Way	See Plan	This Plan	Wyndham City Council	E-3	WATER SUPPLY PIPELINE	6	AJ293498X	CITY WEST WATER LTD	E-4	WATER SUPPLY PIPELINE
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited / In Favour Of																											
E1	Transmission of Electricity	See Plan (Sheet 3)	Book 841 No. 375	S.E.C.V.																											
E2	Transmission of Electricity	3	PS 534368X	POWERCOR AUSTRALIA LTD																											
R1 - R6	Way	See Plan	This Plan	Wyndham City Council																											
E-3	WATER SUPPLY PIPELINE	6	AJ293498X	CITY WEST WATER LTD																											
E-4	WATER SUPPLY PIPELINE	6M	AJ479431X	CITY WEST WATER LTD																											
 Pintech PINTECH PTY LTD ACN 085 330 264 ABN 12 161 605 030 3010 Doncaster Road Doncaster East Victoria 3109 Phone 03 9542 3000 Fax 03 9542 3005 Email: pin@pintech.com.au		LICENSED SURVEYOR (PRINT): <u>BRYAN WALSH</u> SIGNATURE: _____ DATE: <u>31/7/2006</u> REFERENCE : L0156 VERSION : TWO DATE: 20/9/2006 COUNCIL DELEGATE SIGNATURE Original Sheet Size A3																													

SHEET 1 OF 8 SHEETS



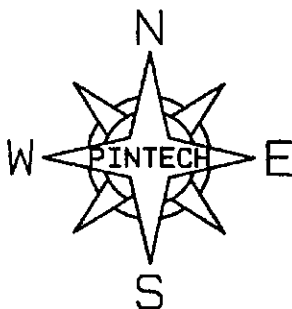


PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

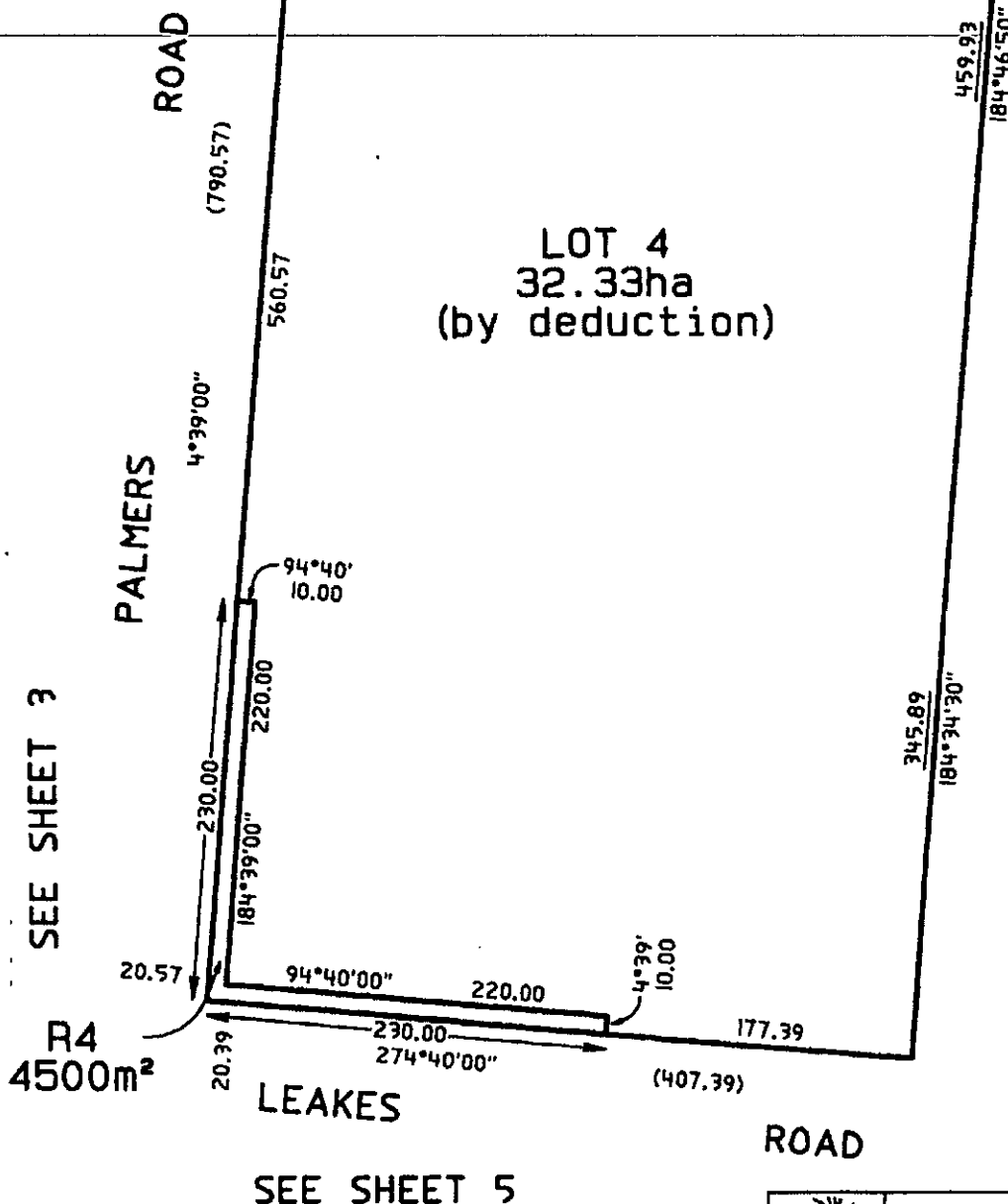
PLAN NUMBER

PS 538853T



MGA ZONE 55

LOT 4
32.33ha
(by deduction)



Pintech

PINTECH PTY LTD
ACN 085 336 264
ABN 12 161 066 030

SURVEYING SURVEYOR ASSET MANAGEMENT DATA MANAGEMENT & CONSTRUCTION
3000 Lancaster Road Phone 03 9442 8888
Geelong Vic 3208 Fax 03 9442 8885
Email: pin@sirvey@pintech.com.au

SCALE
30 0 60 120
LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET
SIZE
1: 3000 A3

LICENSED SURVEYOR (PRINT): BRYAN WALSH
SIGNATURE: _____ DATE: / /
REFERENCE: L0155 VERSION: TWO

SHEET 5 OF 8 SHEETS
DATE: / /
COUNCIL DELEGATE SIGNATURE

PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

PLAN NUMBER

PS 538853T

SEE SHEET 4

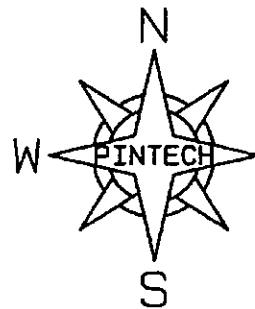
R5
4359m²

SEE SHEET 6

ROAD

LEAKES

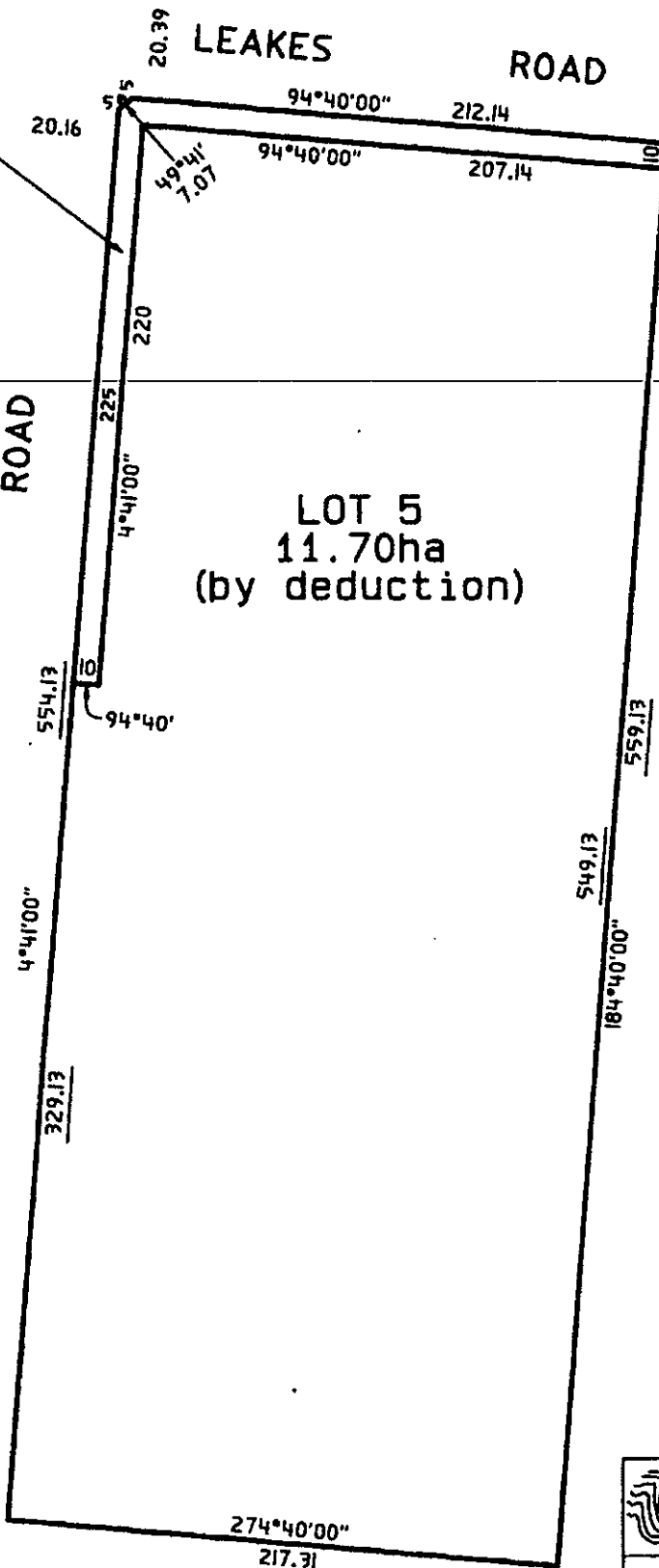
ROAD



MGA ZONE 55

LOT 5
11.70ha
(by deduction)

PALMERS



Pintech

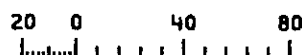
PINTECH PTY LTD
ACN 086 338 264
ABN 12 181 665 030

DIGITAL MAPPING SURVEYING ASSET MANAGEMENT DATA MANAGEMENT & CONSULTING

3010 Duncaster Road
Duncaster Vic
Victoria 3108

Phone 03 9442 9999
Fax 03 9442 9999
Email: pin@sirvey@pintech.com.au

SCALE



LENGTHS ARE IN METRES

ORIGINAL

SCALE SHEET
SIZE

1: 2000 A3

LICENSED SURVEYOR (PRINT):

BRYAN WALSH

SIGNATURE: _____

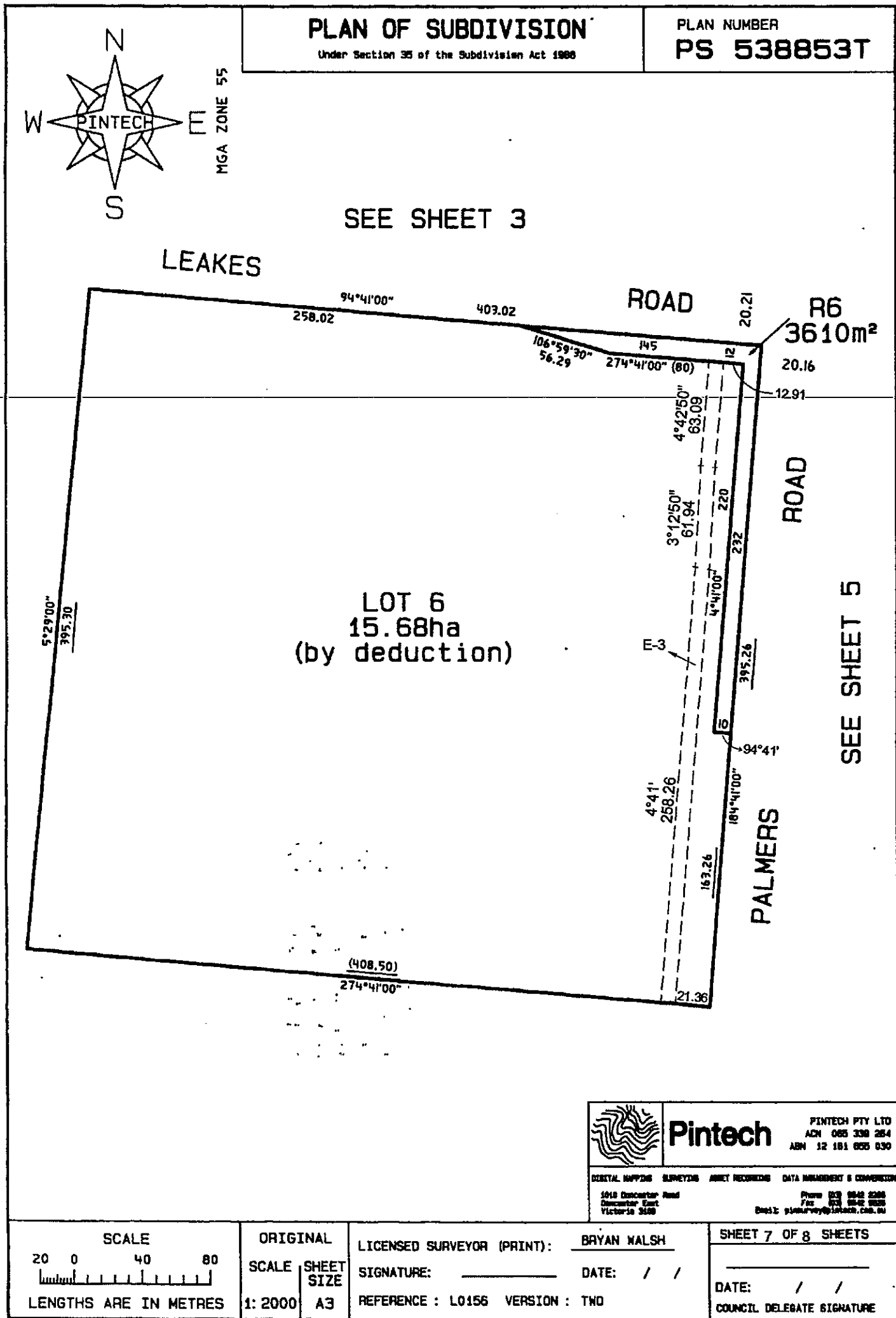
DATE: / /

REFERENCE : L0156 VERSION : TWO

SHEET 6 OF 8 SHEETS

DATE: / /

COUNCIL DELEGATE SIGNATURE



PLAN OF SUBDIVISION

Under Section 35 of the Subdivision Act 1988

STAGE NO.

LTO use only

EDITION

PLAN NUMBER

PS 538853T**VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND**

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND										
Land Affected	Land acquired by compulsory process prior to certification		Land acquired by compulsory process after registration of plan			Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature		
	Vesting Date	Gov't Gaz	Date of recording vesting date	Vesting Date	Gov't Gaz	Date of registration of transfer				
									Page	Year
R1	12-5-2005	899	2005							
R2	12-5-2005	890	2005							
R3	12-5-2005	890	2005							
R4	12-5-2005	890	2005							
R5	12-5-2005	890	2005							
R6	12-5-2005	890	2005							

**Pintech**
 PINTECH PTY LTD
 ACN 085 336 264
 ABN 12 581 886 030

 DIGITAL MAPPING SURVEYING ASSET RECORDING DATA MANAGEMENT & CONSULTING
 1250 Lancaster Road
 Geelong East
 Victoria 3208
 Tel: 03 524 8844
 Fax: 03 524 8888
 Email: pin@pintech.com.au
LICENSED SURVEYOR (PRINT): BRYAN WALSH

SIGNATURE: _____ DATE: / /

REFERENCE: L0156 VERSION: TWO

SHEET 8 OF 8 SHEETS

DATE: / /

COUNCIL DELEGATE SIGNATURE

Original Sheet Size A3

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

PS538853T

**WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.**

[illegible]