



# Imaged Document Cover Sheet

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Document Type	<b>plan</b>
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22858G

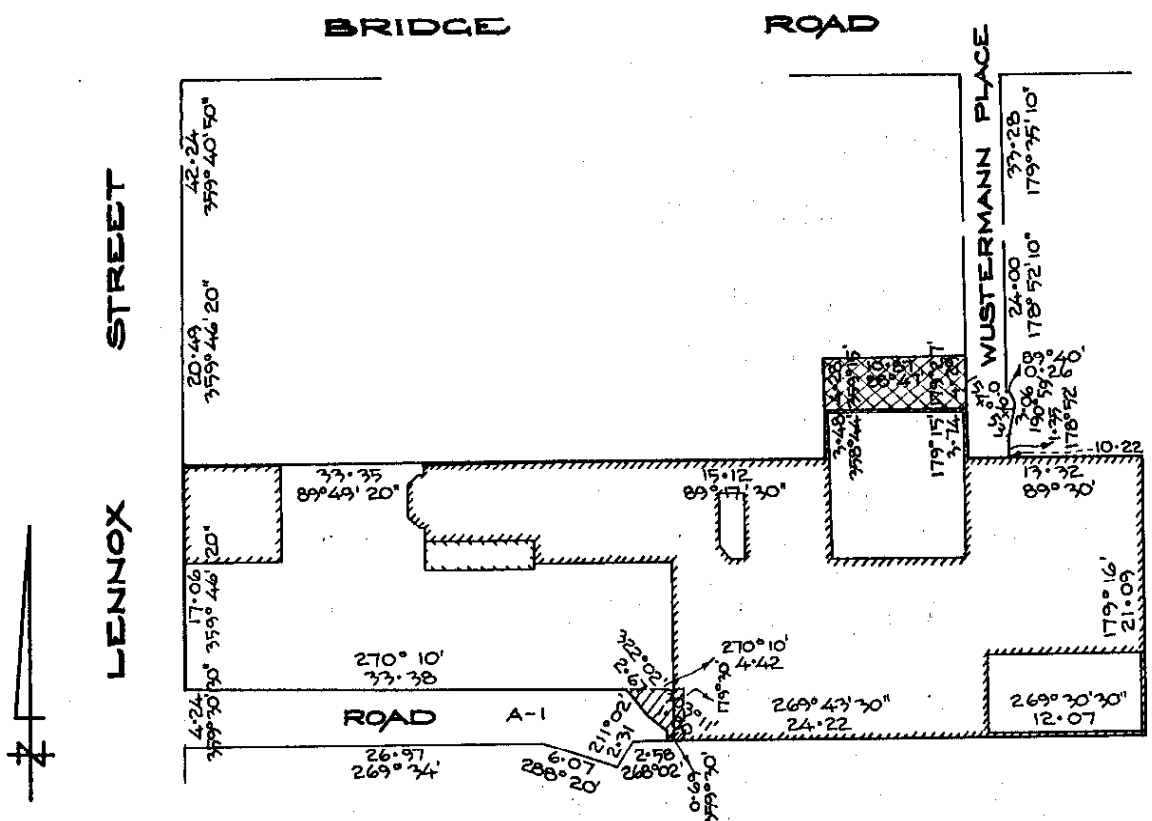
PLAN OF STRATA SUBDIVISION

**THE PARCEL** — The whole of the land described in Certificate of Title Volume **9699** Folio **272** being part of Crown **PORTION 25 PARISH OF JIKA JIKA** of County of **BOURKE**  
**POSTAL ADDRESS OF BUILDINGS** — 195 LENNOX ST. RICHMOND, 3121.  
 FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE BODY CORPORATE SEARCH REPORT

REGISTERED



TIME 7:30 AM DATE 23-7-87



THE LAND SHOWN A-1 IS AN APPURTENANT RIGHT OF CARRIAGEWAY OVER PART OF THE LAND VIDE C/T. VOL. 9699 FOL. 272.

THE LAND SHOWN THUS IS ENCUMBERED BY AN EASEMENT OF CARRIAGEWAY VIDE INDENTURE OF CONVEYANCE DATED 1-6-1899, RECORD BOOK NO 169192 (AP 32244) AND AFFECTS UNIT 1 IN PART & THE COMMON PROPERTY IN PART.

THE LAND SHOWN THUS IS ENCUMBERED BY ANY EASEMENTS AFFECTING LENGTHS ARE IN METRES VIDE C/T VOL. 9699 FOL. 272. PART OF UNITS & PART OF THE COMMON PROPERTY ARE AFFECTED BY THIS ENCUMBRANCE.

Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.



**SURVEYOR'S CERTIFICATE**

I, **DAVID CHARLES HANN** OF 2 WALKERS RD, WONCA PARK 3115, a surveyor licensed under the Land Surveyors Act 1958, certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the TWENTY FIFTH day of JUNE 1987 in the manner required by or under the Strata Titles Act 1967 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature David C. Hann Date 20/4/87

**SEAL OF MUNICIPALITY AND ENDORSEMENT**

Sealed pursuant to Section 6 (i).  
Strata Title Act

Sealed with the Common Seal of the Mayor Councillors and Citizens of the City of Richmond this 9 day of June 1987  
In the presence of:

Alan G. ... Commissioner  
Paul ... Town Clerk

Approved by Council  
on 1/6/87  
M/P 870631

David C. Hann  
Licensed Surveyor.

SHEET 1 OF 3 SHEETS

S.P. 22058

SCHEDULE OF UNIT ENTITLEMENT & UNIT LIABILITY

FOR CURRENT BODY CORPORATE DETAILS  
SEE BODY CORPORATE SEARCH REPORT

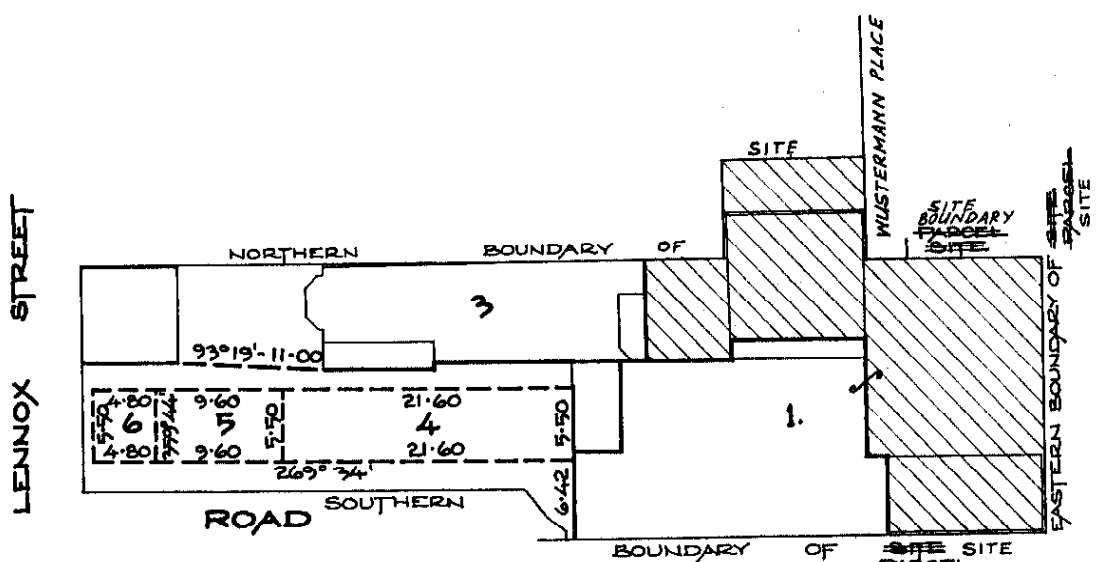


DIAGRAM 1: GROUND LEVEL, GROUND STOREY  
& PART OF TOPMOST STOREY

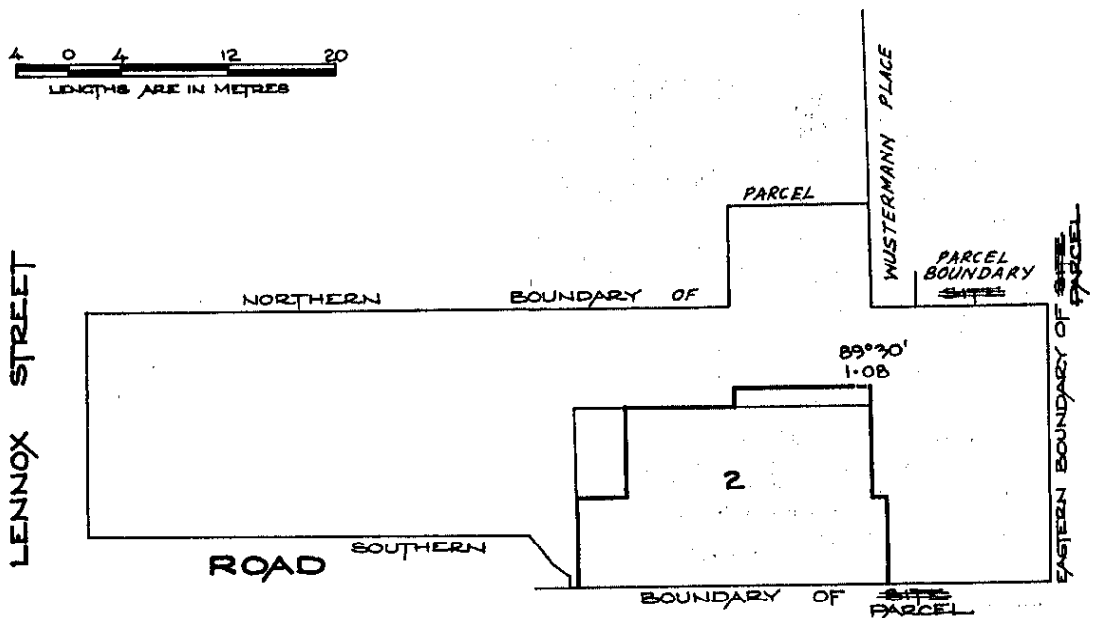


DIAGRAM 2: PART OF TOPMOST STOREY

23/6/87

2' 0" ADDED  
 1' FE" ADDED TO  
 "PARCEL" (3)  
 1' AGRAM 1" ADDED.  
 2/1/87

"ROAD" ADDED  
 "SITE" ALTERED TO  
 "PARCEL" (3)  
 "DIAGRAM 2" ADDED  
 2/1/87

*David C. Hann*  
 LICENSED SURVEYOR.

SHEET 2 OF 3 SHEETS

S.H. 4-1-17

### LEGEND


THE BUILDING IN THE PARCEL, <sup>A</sup> PART OF WHICH IS CONTAINED ~~WITHIN~~ <sup>IN</sup> EACH OF UNITS 1 - 3 (BOTH INCLUSIVE) IS A PART SINGLE STOREY, PART TWO STOREY BUILDING. THE RELEVANT STOREY OF THE PART OF THE BUILDING CONTAINED IN EACH OF THESE UNITS IS SHOWN IN THE TABLE HEREUNDER.

UNIT	RELEVANT STOREY
1 & 3	GROUND STOREY
2 & 3	TOPMOST STOREY

THE BUILDING IN THE PARCEL WHICH IS PARTLY CONTAINED WITHIN UNIT 3 IS A SINGLE STOREY BUILDING.

NO BUILDING OR PART OF A BUILDING IS CONTAINED WITHIN UNITS 4-6 (BOTH INCLUSIVE).

THE LOWER BOUNDARY OF EACH OF UNITS 1 & 3 LIES ONE METRE BELOW THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON ~~THE~~ <sup>A</sup> DIAGRAM ON SHEET 2 HEREOF.

THE UPPER BOUNDARY OF UNIT 1 LIES WITHIN THE CEILING OF THAT PART OF THE GROUND STOREY EXCEPT FOR THOSE PARTS SHOWN THUS  WHERE THE UPPER BOUNDARY LIES SEVEN METRES ABOVE ITS LOWER BOUNDARY.

THE UPPER BOUNDARY OF UNIT 3 LIES FIFTEEN METRES ABOVE ITS LOWER BOUNDARY.

THE LOWER BOUNDARY OF UNIT 2 LIES WITHIN THE FLOOR OF THAT PART OF THE TOPMOST STOREY WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE UNIT AS SHOWN ON ~~THE~~ <sup>A</sup> DIAGRAM ON SHEET 2 HEREOF.

THE UPPER BOUNDARY OF UNIT 2 LIES EIGHT METRES ABOVE ITS LOWER BOUNDARY.

THE LOWER BOUNDARY OF EACH OF UNITS 4-6 (BOTH INCLUSIVE) LIES 0.10 METRES BELOW THAT PART OF THE SITE WHICH LIES WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON ~~THE~~ <sup>1 & 2</sup> DIAGRAMS ON SHEET 2 HEREOF.

THE UPPER BOUNDARY OF EACH OF UNITS 4-6 (BOTH INCLUSIVE) LIES FOUR METRES ABOVE ITS LOWER BOUNDARY.

UNITS 4-6 (BOTH INCLUSIVE) ARE ACCESSORY UNITS.

WHERE THE BOUNDARY BETWEEN A UNIT AND THE COMMON PROPERTY LIES ALONG AN EXTERNAL WALL OF A BUILDING, THE BOUNDARY IS THE OUTSIDE FACE OF THE WALL.

THE COMMON PROPERTY IS ALL OF THE LAND IN THE PARCEL EXCEPT THE LAND CONTAINED IN UNITS 1-6 (BOTH INCLUSIVE).

INSECTED.  
"IN" ALTERED TO  
"IN" 20/4/87

DELETED.  
"I" INSECTED AFTER  
"DIAGRAM" 20/4/87

DELETED.  
"I" INSECTED AFTER  
"DIAGRAM" 20/4/87

DELETED.  
"DIAGRAM" ALTERED  
"DIAGRAMS 1 & 2" 20/4/87

*David C. Hann*  
LICENSED SURVEYOR.  
SHEET 3 OF 3 SHEETS.

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

VOLUME 09760 FOLIO 032

Security no : 124069636911J  
Produced 19/12/2017 02:58 pm

**LAND DESCRIPTION**

Unit 1 on Strata Plan 022858G and an undivided share in the common property for the time being described on the plan.  
PARENT TITLE Volume 09699 Folio 272  
Created by instrument SP022858G 23/07/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
FLAGSHIP (LENNOX STREET) PTY LTD of LEVEL 29 140 WILLIAM STREET MELBOURNE  
VIC 3000  
AM896383D 29/06/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN540012V 09/02/2017  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE SP022858G 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: UNIT 1 195 LENNOX STREET RICHMOND VIC 3121

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 15772H COMMONWEALTH BANK OF AUSTRALIA - COMMERCIAL  
Effective from  
09/02/2017

**OWNERS CORPORATIONS**

The land in this folio is affected by  
OWNERS CORPORATION PLAN NO. SP022858G



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

Page 2 of 2

DOCUMENT END

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

VOLUME 09760 FOLIO 033

Security no : 124069636985D  
Produced 19/12/2017 03:00 pm

**LAND DESCRIPTION**

Unit 2 on Strata Plan 022858G and an undivided share in the common property for the time being described on the plan.

PARENT TITLE Volume 09699 Folio 272  
Created by instrument SP022858G 23/07/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

FLAGSHIP (LENNOX STREET) PTY LTD of LEVEL 29 140 WILLIAM STREET MELBOURNE  
VIC 3000  
AM896383D 29/06/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

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COMMONWEALTH BANK OF AUSTRALIA

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**DIAGRAM LOCATION**

SEE SP022858G 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: UNIT 2 195 LENNOX STREET RICHMOND VIC 3121

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
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Page 2 of 2

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

VOLUME 09760 FOLIO 034

Security no : 124069637105X  
Produced 19/12/2017 03:03 pm

**LAND DESCRIPTION**

Unit 3 on Strata Plan 022858G and an undivided share in the common property for the time being described on the plan.  
PARENT TITLE Volume 09699 Folio 272  
Created by instrument SP022858G 23/07/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
FLAGSHIP (LENNOX STREET) PTY LTD of LEVEL 29 140 WILLIAM STREET MELBOURNE  
VIC 3000  
AM896383D 29/06/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN540012V 09/02/2017  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE SP022858G 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: UNIT 3 195 LENNOX STREET RICHMOND VIC 3121

**ADMINISTRATIVE NOTICES**

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
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Page 2 of 2

DOCUMENT END

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

VOLUME 09760 FOLIO 035

Security no : 124069637181Q  
Produced 19/12/2017 03:05 pm

**LAND DESCRIPTION**

Unit 4 on Strata Plan 022858G and an undivided share in the common property for the time being described on the plan.

**ACCESSORY UNIT**

PARENT TITLE Volume 09699 Folio 272  
Created by instrument SP022858G 23/07/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

FLAGSHIP (LENNOX STREET) PTY LTD of LEVEL 29 140 WILLIAM STREET MELBOURNE  
VIC 3000  
AM896383D 29/06/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN540012V 09/02/2017  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE SP022858G 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: UNIT 4 195 LENNOX STREET RICHMOND VIC 3121

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

Page 2 of 2

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

VOLUME 09760 FOLIO 036

Security no : 124069637229N  
Produced 19/12/2017 03:06 pm

**LAND DESCRIPTION**

Unit 5 on Strata Plan 022858G and an undivided share in the common property for the time being described on the plan.

**ACCESSORY UNIT**

PARENT TITLE Volume 09699 Folio 272  
Created by instrument SP022858G 23/07/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple

Sole Proprietor

FLAGSHIP (LENNOX STREET) PTY LTD of LEVEL 29 140 WILLIAM STREET MELBOURNE  
VIC 3000  
AM896383D 29/06/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN540012V 09/02/2017  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE SP022858G 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: UNIT 5 195 LENNOX STREET RICHMOND VIC 3121

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

Page 2 of 2

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

VOLUME 09760 FOLIO 037

Security no : 124069605487Q  
Produced 18/12/2017 10:25 am

**LAND DESCRIPTION**

Unit 6 on Strata Plan 022858G and an undivided share in the common property for the time being described on the plan.

**ACCESSORY UNIT**

PARENT TITLE Volume 09699 Folio 272  
Created by instrument SP022858G 23/07/1987

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor

FLAGSHIP (LENNOX STREET) PTY LTD of LEVEL 29 140 WILLIAM STREET MELBOURNE  
VIC 3000  
AM896383D 29/06/2016

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AN540012V 09/02/2017  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE SP022858G 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: UNIT 6 195 LENNOX STREET RICHMOND VIC 3121

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

Page 2 of 2

DOCUMENT END





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Document Type	<b>Instrument</b>
Document Identification	<b>AN540012V</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>19/12/2017 15:09</b>

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**AN540012V**

# Mortgage

Section 74 Transfer of Land Act 1958

## Privacy Collection Statement

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## 1. Land/s

### Land Title 1

Volume 9760 Folio 032

### Land Title 2

Volume 9760 Folio 033

### Land Title 3

Volume 9760 Folio 034

### Land Title 4

Volume 9760 Folio 035

### Land Title 5

Volume 9760 Folio 036

### Land Title 6

Volume 9760 Folio 037

## 2. Estate and Interest

FEE SIMPLE

## 3. Memorandum of common provisions

MCP Number AA1754

## 4. Mortgagor/s

### Mortgagor

Name FLAGSHIP (LENNOX STREET) PTY LTD

ACN 611 645 017

## 5. Mortgagee/s

### Mortgagee

Name COMMONWEALTH BANK OF AUSTRALIA

ACN 123 123 124

Australian credit licence 234945

## 6. Signing

The mortgagor mortgages to the mortgagee the estate and interest specified in the land described subject to the encumbrances affecting the land including any created by dealing lodged for registration before the lodging of this mortgage. The mortgagor covenants with the mortgagee that the provisions of the Memorandum of Common Provisions (MCP) referred to in this mortgage and retained by the Registrar of Titles form part of this mortgage.

### Mortgagor

Executed for FLAGSHIP (LENNOX STREET) PTY LTD ACN 611 645 017 by being signed by the persons authorised to sign for the company

### Director

Full Name STEVEN WISE

Usual Address 142 WILLIAM STREET  
NORWOOD SA 5067

Director/Secretary

Full Name MARK ANDREW JARMAN

Usual Address 59 St Thomas St, Brank  
NGW, 2024

Signature of Director

Signature of Director/Secretary

7. Date 08/12/2016

Date: (DD/MM/YYYY)

**AN540012V**

# Mortgage

Section 74 Transfer of Land Act 1958

### Privacy Collection Statement

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## 8. Lodging Party

Customer Code

~~210~~

Reference

C16217696V4

**CBA - BLS**  
**15772H**



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Document Assembled	<b>19/12/2017 15:09</b>

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# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form used for the purpose of ma

## 1. Land/s

*Land Title*

Volume 9760 Folios 032 to 037 (both inclusive)

## 2. Estate and Interest

FEE SIMPLE

## 3. Transferor/s

*Transferor 1*

Name GAYWIN PTY LTD

ACN 005 023 094

*Transferor 2*

Name CHINA BAGS PTY LTD

ACN 005 533 880

*Transferor 3*

Name ITHACA GRIFFIN PTY LTD

ACN 005 367 199

## 4. Transferee/s

*Transferee*

Name FLAGSHIP (LENNOX STREET) PTY LTD

ACN 611 645 017

## 5. Manner of Holding

SOLE PROPRIETOR

## 6. Address/es of Transferee/s

*Address of Transferee*

Unit Level 29 Street No 140

Street Name WILLIAM

Street Type STREET

Locality MELBOURNE

State VIC Postcode 3000

## 7. Directing Party

None

## 8. Consideration

\$9,250,000.00

## 9. Signing

The transferor 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.

*Transferor 1*

Sole Person Company

Executed for GAYWIN PTY LTD by being signed by the person(s) authorised to sign for the company

Director/Secretary

Full Name GABRIELLE MARY MCCORKELL

Usual Address UNIT 121, 85 ROUSE STREET, PORT MELBOURNE, VIC 3207

Signature of Director/Secretary


# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form is used for the purpose of maint

**AM896383D**

29/06/2016 \$1379 45



### Transferor 2

Multi-person company – Director & Director or Director & Secretary sign  
 Executed for CHINA BAGS PTY LTD by being signed by the person(s) authorised to sign for the company

#### Director

Full Name KATHLEEN ANN CLAIR  
 Usual Address UNIT 21,1 ALBERT ROAD,  
 MELBOURNE, VIC 3000

#### Director/Secretary

Full Name STEPHEN FREDERICK CALHOUN  
 Usual Address UNIT 21,1 ALBERT ROAD,  
 MELBOURNE, VIC 3000

KAC   
 Signature of Director

SFC   
 Signature of Director/Secretary

### Transferor 3

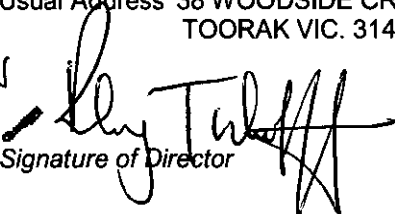
Multi-person company – Director & Director or Director & Secretary sign  
 Executed for ITHACA GRIFFIN PTY LTD by being signed by the person(s) authorised to sign for the company

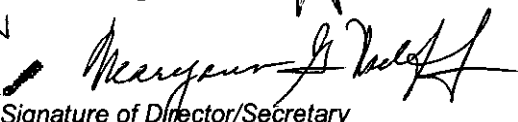
#### Director

Full Name RODNEY THEODORE WULFF  
 Usual Address 38 WOODSIDE CRESCENT,  
 TOORAK, VIC 3142

#### Director/Secretary

Full Name MARYANN GRIFFIN WULFF  
 Usual Address 38 WOODSIDE CRESCENT,  
 TOORAK VIC. 3142

RTW   
 Signature of Director

MCW   
 Signature of Director/Secretary

### Transferee


Multi-person company – Director & Director or Director & Secretary sign  
 Executed for FLAGSHIP (LENNOX STREET) PTY LTD by being signed by the person(s) authorised to sign for the company

#### Director

Full Name MARK ANDREW JARMAN  
 Usual Address 49 ST THOMAS STREET,  
 BRONTE, NSW, 2024

#### Director/Secretary

Full Name STEVEN WISE  
 Usual Address 142 WILLIAM STREET, NORWOOD,  
 SA, 5067

  
 Signature of Director

  
 Signature of Director/Secretary

10. Date 15/6/2016

Date: (DD/MM/YYYY)

### 11. Lodging Party

Customer Code 1187 X  
 Reference JSP: 160329

# Transfer of Land

Section 45 Transfer of Land Act 1958

The information in this form is  
used for the purpose of main

**AM896383D**

29/06/2016 \$1379 45



*Duty Use Only*



# Department of Environment, Land, Water & Planning

## Owners Corporation Search Report (Premium)

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**OWNERS CORPORATION  
PLAN NO. SP022858G**

The land in SP022858G is affected by 1 Owners Corporation(s)

### Land Affected by Owners Corporation:

Common Property, Units 1 - 6.

### Limitations on Owners Corporation:

Unlimited

### Postal Address for Services of Notices:

PO BOX 181 RICHMOND VIC 3121  
SP022858G 23/07/1987

### Owners Corporation Manager:

NIL

### Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

### Owners Corporation Rules:

NIL

### Additional Owners Corporation Information:

NIL

### Notations:

NIL

### Entitlement and Liability:

Land Parcel	Folio References	Entitlement	Liability
Common Property		0	0
Unit 1	9760/032	85	85
Unit 2	9760/033	50	50
Unit 3	9760/034	35	35
Unit 4	9760/035	18	18
Unit 5	9760/036	8	8
Unit 6	9760/037	4	4
	<b>Total</b>	<b>200.00</b>	<b>200.00</b>

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan,





# Department of Environment, Land, Water & Planning

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## Owners Corporation Search Report (Premium)

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**OWNERS CORPORATION  
PLAN NO. SP022858G**

Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.