

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

Page 1 of 2

VOLUME 10475 FOLIO 995

Security no : 124070851122P  
Produced 16/03/2018 09:26 am

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 428340P.  
PARENT TITLE Volume 10363 Folio 653  
Created by instrument PS428340P 27/10/1999

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
ROKKORP HOLDINGS PTY LTD of 39 MARRIOTT DRIVE KEYSBOROUGH VIC 3173  
AE757643B 30/11/2006

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AQ215706Y 06/09/2017  
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT W039285F 11/05/1999  
Caveator  
CITIPOWER PTY  
Capacity SEE CAVEAT  
Date of claim 30/10/1969  
Lodged by  
CITIPOWER PTY  
Notices to  
CITIPOWER PTY; COMPANY SECRETARY, LEVEL 15, 624 BOURKE STREET MELBOURNE  
3000

CAVEAT AQ028383P 10/07/2017  
Caveator  
NEXTEN PTY LTD  
Grounds of Claim  
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.  
Parties  
THE REGISTERED PROPRIETOR(S)  
Date  
02/07/2017  
Estate or Interest  
FREEHOLD ESTATE  
Prohibition  
ABSOLUTELY  
Lodged by  
MILLS OAKLEY LAWYERS  
Notices to  
MILLS OAKLEY LAWYERS of LEVEL 6 530 COLLINS 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 set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS428340P FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**



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

Page 2 of 2

NIL

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

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

Street Address: 19 DOWN STREET COLLINGWOOD VIC 3066

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS  
Effective from 16/10/2017

DOCUMENT END



# Imaged Document Cover Sheet

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

Document Type	<b>Instrument</b>
Document Identification	<b>AE757643B</b>
Number of Pages (excluding this cover sheet)	<b>3</b>
Document Assembled	<b>16/03/2018 09:36</b>

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# TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:



<b>GADENS LAWYERS NMS</b>
<b>027C</b>

P1 The coll and mai reg Vic	<b>AE757643B</b>
30/11/2006 \$1325 45	

MADE AVAILABLE / CHANGE 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)

Volume 10475 Folio 995

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

all our estate and interest in fee simple

Consideration:

\$690,000.00

Transferor: (full name) **KINH**

**CUONG NGO AND KHIN THAI NGO**

Transferee: (full name and address including postcode)

**ROKKORP HOLDINGS PTY LIMITED (ACN 121 539 857) of 39 Marriott Drive, Keysborough, 3173**

Directing Party: (full name)

Dated: 23-11-2006

Execution and attestation:

Signed by **CUONG NGO** in the presence of:

Witness:

**KINH**

Signed by **KHIN THAI NGO** in the presence of:

Witness:

CUONG NGO

KHIN THAI NGO  
KINH

Approval No: 613048A

ORDER TO REGISTER  
Please register and issue title to

**T1**



Signed

Cust. Code:

2148318

STAMP DUTY USE ONLY

SDP 37060

27/11

Original Land Transfer  
Stamped with \$37,060.00  
Doc ID 2148318, 28 Nov 2006  
SRD Victoria Duty, UMUO

# ANNEXURE PAGE

Transfer of Land Act 1958

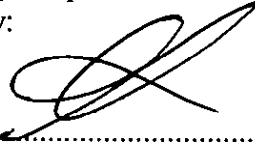
This is page 2 of *Approved Form T1* dated **23-11-2006**  
between CUONG NGO AND KHIN THAI NGOO AND ROKKORP  
HOLDINGS PTY LIMITED (ACN 121 539 857)

**Privacy Collection Statement**  
The information from this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes in the Victorian Land Registry.

Signatures of the parties

Panel Heading

Executed by **ROKKORP HOLDINGS PTY LIMITED ACN 121 539 857** in accordance with Section 127 of the Corporations Act 2001 by being signed by the person who is authorised to sign for the company: )  
)  
)

  
.....

Sole Director & Sole Company Secretary

*Erdal*

Full name & Usual address

**Mr Erdal Kor of 39 Marriott Street, Keysborough, 3173**

Approval No: 613048A

# 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 Page:
3. The Annexure Pages must be properly identified and signed by the which it is annexed.
4. All pages must be attached together by being stapled in the top left c

## AE757643B

30/11/2006 \$1325 45



\*Law Perfect Pty Ltd



21 August 2006

The Registrar of Titles  
Land Titles Office  
Marland House  
570 Bourke Street  
MELBOURNE 3000

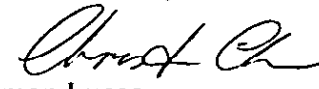
Dear Sir/Madam

**CAVEATOR'S CONSENT – CAVEAT NO W039285F  
REGISTERED PROPRIETORS – CUONG NGO & KHIN THAI NGO  
UNIT 1, 9-19 DOWN STREET, COLLINGWOOD  
TRANSFER TO – KOR AND/OR NOMINEES**

CitiPower Pty of 40 Market Street, Melbourne being the Caveator described in Caveat Dealing Number W039285F hereby consent to the registration of the abovementioned Dealing.

Please contact Mrs Irene de Silva of our Real Estate Division on telephone 9683 4274 if you require any additional information.

Yours faithfully

  
Simon Lucas  
COMPANY SECRETARY

**AE757643B**

30/11/2006 \$1325 45



**CitiPower Pty** ACN 064 651 056

HEAD OFFICE: 40 Market Street, Melbourne Vic 3000 • POSTAL ADDRESS: Locked Bag 14031 Melbourne City Mail Centre VIC 8001  
Telephone: (03) 9683 4444 Facsimile: (03) 9683 4499 [www.citipower.com.au](http://www.citipower.com.au)



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

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Produced: 16/03/2018 09:36:35 AM

Dealing Number: AQ215706Y

Status: Registered

Date and Time Lodged: 06/09/2017 02:04:11 PM

Responsible Subscriber: ANZ RETAIL AND SMALL BUSINESS

Customer Code: 16165A

Reference: ANZ RETAIL

MORTGAGE

---

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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 dealings 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 form part of this mortgage.

---

Memorandum of Common Provisions:

AA3089

---

Land and Mortgagor:

Volume 10475 Folio 995

Party shown on Register is ROKKORP HOLDINGS PTY LTD;

Party dealing is ROKKORP HOLDINGS PTY LTD ACN: 121539857

---

Estate and Interest:

Fee Simple

---

Mortgagee:

AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED ACN: 005357522

Australian credit licence 234527

---

Additional Terms/Covenants:

NIL Further Covenants



# Department of Environment, Land, Water & Planning

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## Electronic Instrument Statement

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### Subscriber Certifications:

1. 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; and
    - (b) holds a mortgage granted by the mortgagor on the same terms as this Registry Instrument or Document.
  2. 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.
  3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 

### Signed by:

Rincy Rajan

(for AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED)

on behalf of AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

Dated: 31 August 2017

---

### File Notes:

NIL

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

Statement End.





# Imaged Document Cover Sheet

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Document Type	<b>Instrument</b>
Document Identification	<b>W039285F</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>16/03/2018 09:36</b>

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# CAVEAT

## Section 89 Transfer of Land Act 1958

Lodged by:

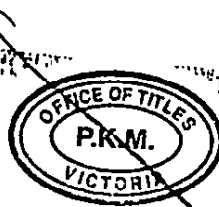
Name: CitiPower Pty

Phone: 9297 8994

Address: Level 15, 624 Bourke Street, Melbourne

Ref: Property Group CG

Customer Code: 9926R



**IMAGED**

Approved Form C Office  
**W039285F**  
110599 1255 89



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

Land: *(title, mortgage, charge or lease)*

The area coloured green on the plan attached hereto and being part of the land described in Certificate of Title Vol 10363 Fol 653

Caveator: *(full name and address)*  
**CITIPower PTY**  
Level 15, 624 Bourke Street, Melbourne

CAV. E  
Ch.V. 10363 F. 653  
(P4)  
Sec Man. P  
28/6/99

Estate or Interest claimed:  
An equitable interest as lessee in possession

Grounds of claim:

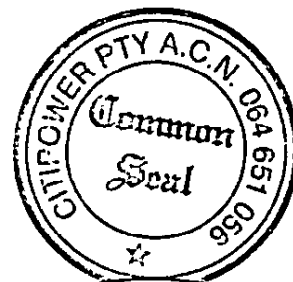
The Caveator is the Lessee under an unregistered lease dated 30 October 1969 from Lognor Nominees Pty Ltd and Adam Weis & Sara Weis as Lessors

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

Address in Victoria for service of notice *(including postcode)*  
CitiPower Pty, Company Secretary, Level 15, 624 Bourke Street, Melbourne, Victoria 3000

Dated: 10/5/99  
Signature of Caveator

The common seal of **CITIPower PTY ACN 064 651 056** was hereunto affixed in accordance with its constitution in the presence of:



*Marshall*  
Director  
John Marshall  
624 Bourke Street, Melbourne 3000

*Simon Peter Lucas*  
Company Secretary  
Simon Peter Lucas  
624 Bourke Street, Melbourne 3000

Our Ref: X3744 33/EU/2001  
Approval No. 1070989A

STAMP DUTY USE ONLY

C



P.V.  
20/5/99

# ANNEXURE PAGE

Transfer of Land Act 1958

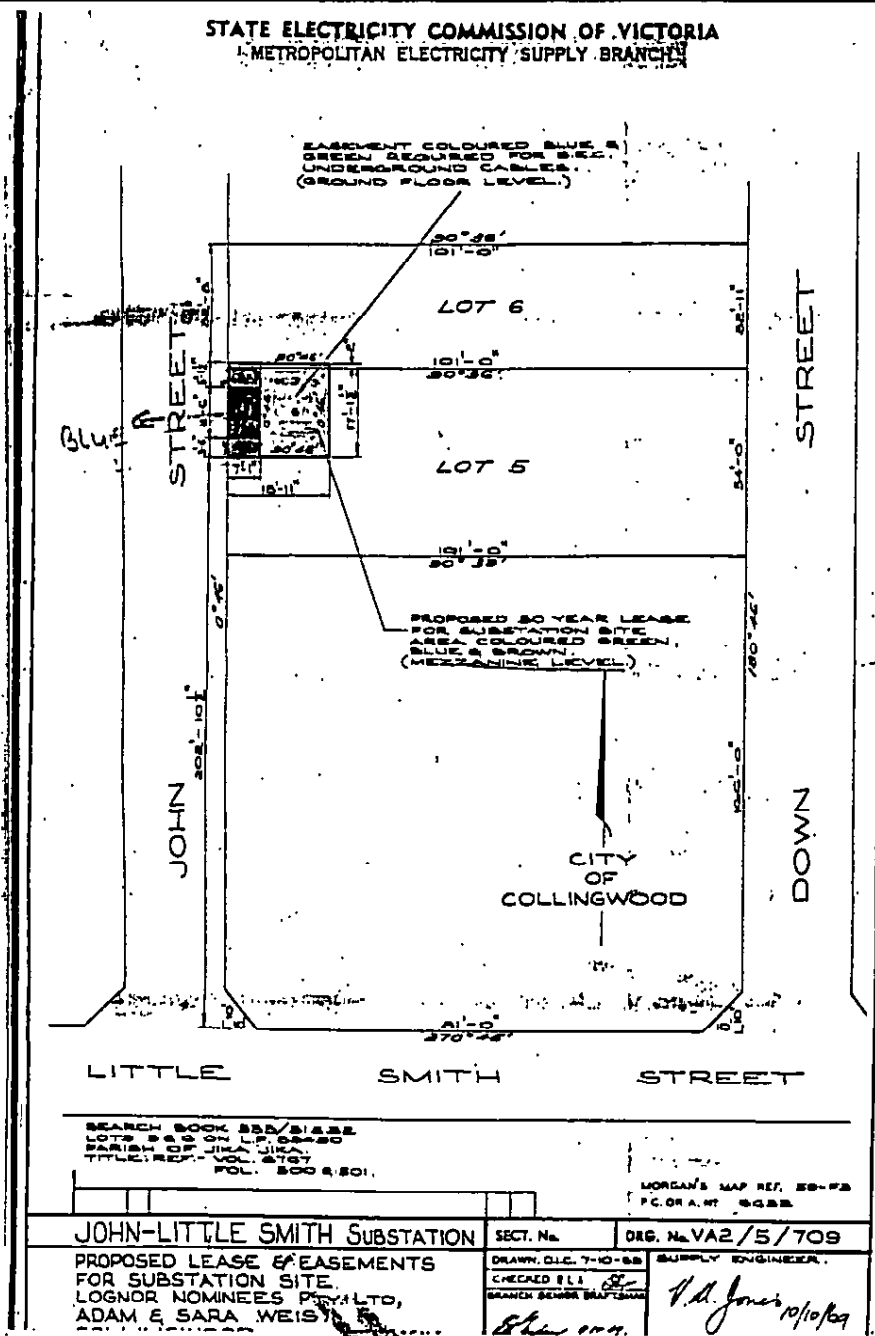
Approved Form A1  
Victorian Land Titles Office

This is page *1* of Approved Form dated *10/5/99* between

Signatures of the parties

*J.M. Marlar* *[Signature]*

Panel Heading



Approval No. 571967L

# A1



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3. The Annexure Pages must be properly identified and sig  
*Form* to which it is annexed.
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**W039285F** ch.  
110599 1255 89 ed



DW039285F-2-6



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# Caveat

Section 89 Transfer of Land Act 1958

The information in this form is copied  
used for the purpose of maintaining**AQ028383P****1. Land/s***Land Title*

Volume 10475 Folio 995

**2. Caveator/s***Caveator*

Name NEXTEN PTY LTD

ACN 1 5 2 8 7 5 7 1 7

**3. Grounds of Claim**AGREEMENT WITH THE FOLLOWING PARTIES  
AND DATE.**Parties**

THE REGISTERED PROPRIETOR(S)

**Date of Claim**

Date: (DD/MM/YYYY) 02/07/2017

**4. Estate or Interest claimed**

FREEHOLD ESTATE

**5. Prohibition**

ABSOLUTELY

**6. Address for Service or Notice***Australian Legal Practitioner /Law Practice /Licensed  
Conveyancer /Conveyancing Practice /Caveator  
Name*

MILLS OAKLEY

*Address*

Property Name

Unit Type

Unit Number To Unit Number

Floor Type LEVEL

Floor Number 6 Floor Suffix

Unit Street No 530

Street Name COLLINS

Street Type STREET

Locality MELBOURNE

State VIC Postcode 3000

**7. Signing**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.

# Caveat

Section 89 Transfer of Land Act 1958

The information in this  
used for the purpose of

**AQ028383P**



ment  
/ and  
: and  
ixes.

## Caveator

### Certifications

1. The Certifier has taken reasonable steps to verify the identity of the caveator.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. 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 **NEXTEN PTY LTD**

Signer Name **JAMES PRICE**

Signer Organisation

Signer Role **AUSTRALIAN LEGAL PRACTITIONER**

Signature

Execution Date **6/7/17**

**JAMES CHARLES HOWARD PRICE**  
 Level 6, 530 Collins Street  
 Melbourne, Victoria, 3000  
 An Australian Legal Practitioner  
 within the meaning of the  
 Legal Profession Uniform Law (Victoria)

## 8. Lodging Party

Customer Code **13223 E**

Reference



# Imaged Document Cover Sheet

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Document Type	<b>plan</b>
Document Identification	<b>PS428340P</b>
Number of Pages (excluding this cover sheet)	<b>2</b>
Document Assembled	<b>16/03/2018 09:36</b>

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# PLAN OF SUBDIVISION

Stage No.

LTO use only

Plan Number

**EDITION 1**

**P.S. 428340P**

### Location of Land

### Council Certification and Endorsement

Parish: JIKA JIKA  
 Township:  
 Section:  
 Crown Allotment:  
 Crown Portion: 38 (PART)

LTO base record: CHART No.92 (2796)  
 Title References:  
 Vol. Fol.  
 Vol. Fol.

Last Plan Reference: P.S.408164V LOT 1  
 Postal Address: 15-19 DOWN STREET  
 COLLINGWOOD 3066

AMG Co-ordinates: E 322 740  
 (Of approx. centre of plan) N 5 813 840 Zone: 55

Council Name: CITY OF YARRA Ref: 500268

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 Subdivision Act 1988 ~~has~~ has not been made.  
 (ii) ~~The requirement has been satisfied.~~  
 (iii) The requirement is to be satisfied in Stage \_\_\_\_\_

Council Delegate  
~~Council seal~~  
 Date 29 / 6 / 99

Re-certified under section 11(7) of the Subdivision Act 1988  
 Council Delegate  
 Council seal  
 Date / /

### Vesting of Roads or Reserves

Identifier	Council/Body/Person
Nil	Nil

### Notations

Depth Limitation: Does not apply

Staging: This is/is not a staged subdivision Planning Permit No.

Survey: This plan is / is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s). In Proclaimed Survey Area no.

### Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Party Wall	0.12	This Plan	Lot 2 on this plan
E-2	Party Wall	0.12	This Plan	Lot 1, on this plan
E-3	Party Wall	0.12	P.S.408164V	Lot 2 on P.S.408164V
A-1	Party Wall	0.12	P.S.408164V	Lot 1 on P.S.408164V

LTO use only  
 Statement of Compliance / Exemption Statement

Received   
 Date 10 / 9 / 99

LTO use only  
 PLAN REGISTERED  
 TIME 7.45am  
 DATE 27 / 10 / 99  
*W. H. H. H.*  
 Assistant Registrar of Titles

Sheet 1 of 2 Sheets

### GOODISON & ASSOCIATES

LICENSED SURVEYORS  
 305 BRIDGE ROAD RICHMOND 3121  
 TEL: 9428-1818 FAX: 9428-0015  
 E-mail: goodison@mira.net

LICENSED SURVEYOR (PRINT) Kenneth John GOODISON

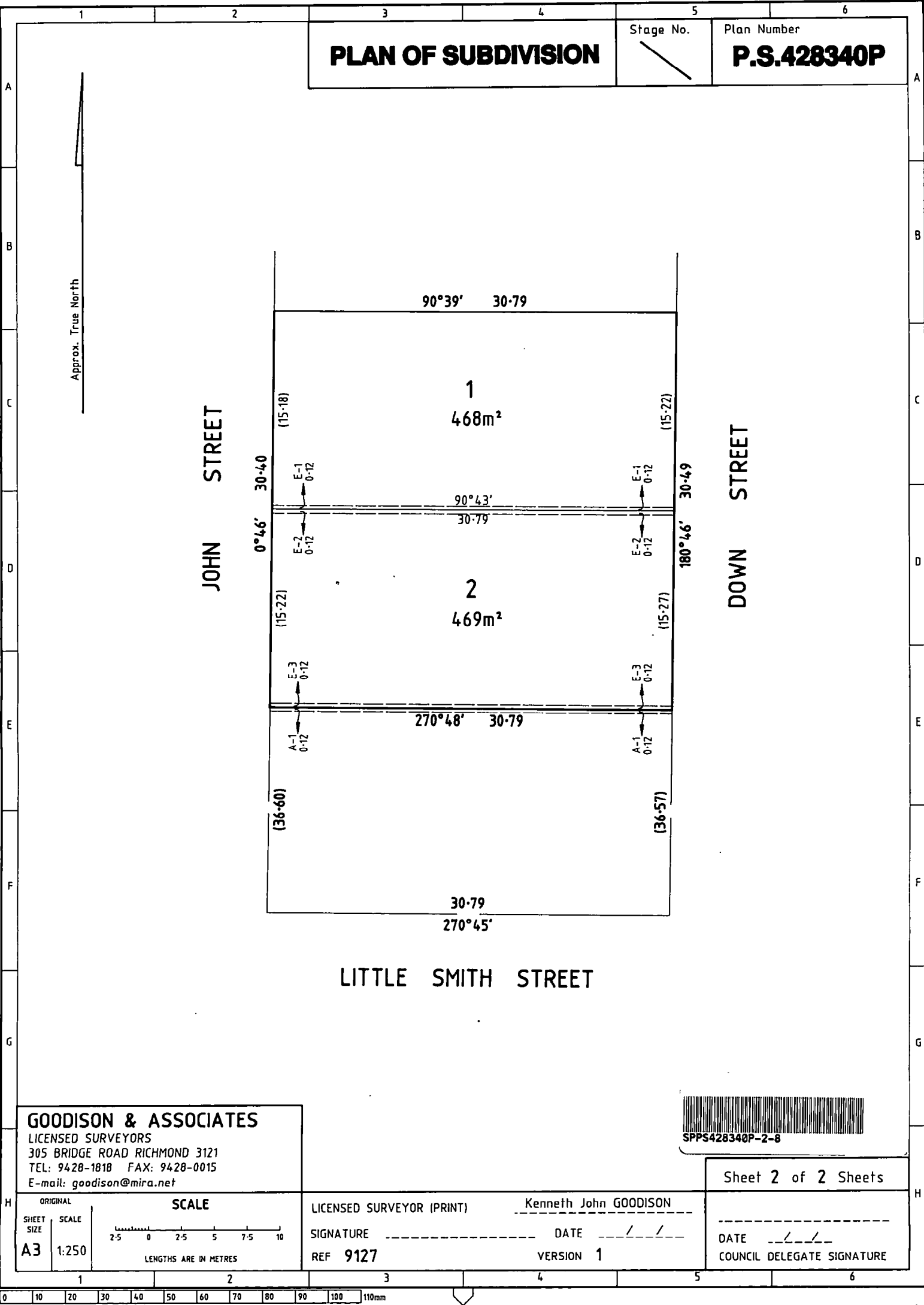
SIGNATURE \_\_\_\_\_ DATE / /

REF 9127 VERSION 1

DATE / /  
COUNCIL DELEGATE SIGNATURE

Original sheet size **A3**





**GOODISON & ASSOCIATES**  
 LICENSED SURVEYORS  
 305 BRIDGE ROAD RICHMOND 3121  
 TEL: 9428-1818 FAX: 9428-0015  
 E-mail: goodison@mira.net



Sheet 2 of 2 Sheets

ORIGINAL SCALE

SHEET SIZE: **A3** SCALE: 1:250

LENGTHS ARE IN METRES

0 10 20 30 40 50 60 70 80 90 100 110mm

LICENSED SURVEYOR (PRINT) Kenneth John GOODISON

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

REF **9127** VERSION **1**

DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

COUNCIL DELEGATE SIGNATURE \_\_\_\_\_