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

VOLUME 10452 FOLIO 598

Security no : 124090709569V
Produced 23/06/2021 09:07 AM

LAND DESCRIPTION

Lot 1A on Plan of Subdivision 422275F.

PARENT TITLES :

Volume 10419 Folio 669 to Volume 10419 Folio 691
Created by instrument W079447A 24/06/1999

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BEATRICE JOY PLANINSEK of 6 LANG STREET SOUTH YARRA VIC 3141
AF471736C 15/11/2007

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AF471737A 15/11/2007

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

MORTGAGE AH470247G 02/09/2010

AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AU416565K 03/06/2021

Caveator

8 LOUISE STREET PTY LTD ACN: 649116736

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

26/05/2021

Estate or Interest

FREEHOLD ESTATE

Prohibition

UNLESS I/WE CONSENT IN WRITING

Lodged by

NINE DOTS LEGAL

Notices to

TED VLAHOS of LEVEL 35 600 BOURKE 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 PS422275F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AU416565K (E)		Registered	03/06/2021

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

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

Street Address: UNIT 1 8 LOUISE STREET MELBOURNE VIC 3004

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS
Effective from 23/10/2016

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. PS422275F

DOCUMENT END

The information supplied has been obtained by SAI Global Property Division Pty Ltd who is licensed by the State of Victoria to provide this information via LANDATA® System. Delivered at 23/06/2021, for Order Number 68804163. Your reference: P0032136.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 23/06/2021 09:07:39 AM

Status	Registered	Dealing Number	AU416565K
Date and Time Lodged	03/06/2021 04:29:53 PM		

Lodger Details

Lodger Code	23852P
Name	NINE DOTS LEGAL
Address	
Lodger Box	
Phone	
Email	
Reference	LOUISE ST CAVEATS

CAVEAT

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

10452/598
10452/601
10452/602
10452/603
10452/604
10452/607
10452/608
10452/609
10452/610
10452/611
10452/614
10452/615
10452/616
10452/617
10463/588
10463/589
10463/590
10463/591
10463/592
10463/593

Caveator

Name	8 LOUISE STREET PTY LTD
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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

ACN

649116736

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

26/05/2021

Estate or Interest claimed

Freehold Estate

Prohibition

Unless I/we consent in writing

Name and Address for Service of Notice

TED VLAHOS

Address

Floor Type	LEVEL
Floor Number	35
Street Number	600
Street Name	BOURKE
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

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.

Execution

1. 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.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.


Executed on behalf of	8 LOUISE STREET PTY LTD
Signer Name	TED VLAHOS
Signer Organisation	NINE DOTS LEGAL
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	03 JUNE 2021

File Notes:

NIL

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

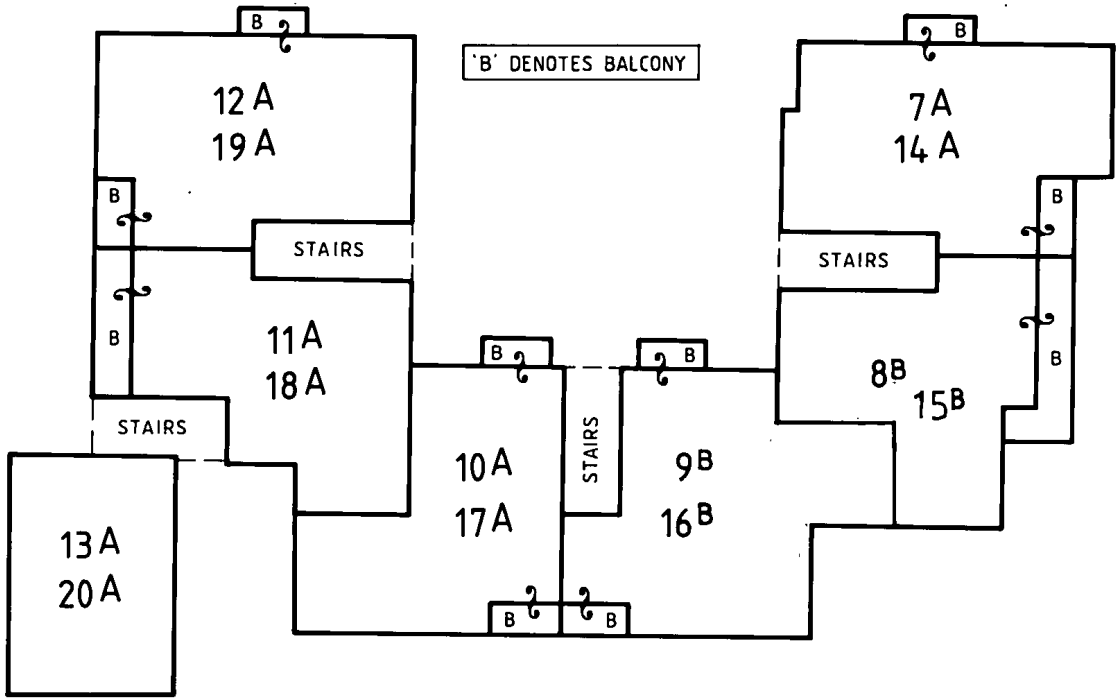
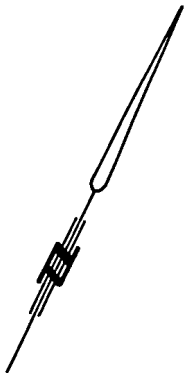
Statement End.

PLAN OF SUBDIVISION		STAGE NO. <hr/>	LTO use only EDITION 4	Plan Number PS 422275 F
Location of Land Parish: MELBOURNE SOUTH CITY OF SOUTH MELBOURNE Township: — Section: S Crown Allotment: 1 (PART) Crown Portion: — LTO Base Record: Title Reference: VOL.6574 FOL.658 Last Plan Reference: S-11077 Postal Address: 8 LOUISE STREET (at time of subdivision) MELBOURNE 3004 AMG Co-ordinates E 321 910 Zone: 55 (of approx. centre of land in plan) N 5 809 410		Council Certification and Endorsement Council Name: CITY OF PORT PHILLIP Ref: 802 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/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 28 / 9 / 98 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				
Staging		This is/is not a staged subdivision Planning Permit No.		
Depth Limitation : DOES NOT APPLY				
BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: INTERNAL FACE : ALL BOUNDARIES ALL INTERNAL SERVICE DUCTS, PIPE SHAFTS & COLUMNS WITHIN THE BUILDING ARE DEEMED TO BE PART OF THE COMMON PROPERTY & HAVE NOT NECESSARILY BEEN SHOWN ON THE DIAGRAMS CONTAINED HEREIN.				
Survey This plan is/ is not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.				
Easement Information				LTO use only
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 17 / 11 / 98
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THIS PLAN.				
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PARTY WALL	0-12	C/E S154605R	VOL.10114 FOL.065
E-2	OVERHANGING EAVES & FOOTING	0-25	C/E S154605R	VOL.10114 FOL.065
E-3	SEWERAGE	2-50	C/E S154605R	VOL.10114 FOL.065
A-1	PARTY WALL	0-12	C/E S154605R	LAND IN THIS PLAN
A-2	OVERHANGING EAVES & FOOTING	0-12	C/E S154605R	LAND IN THIS PLAN
				LTO use only PLAN REGISTERED TIME 9-30 DATE 22 / 12 / 98 <i>CM. Hales</i> Assistant Registrar of Titles
				Sheet 1 of 4 Sheets
 BARGE & MILLER SURVEYS 6 BRIGHTON STREET, RICHMOND, VICTORIA 3121 PHONE: 03 9428 5935 FACSIMILE: 03 9428 7518		LICENSED SURVEYOR (PRINT) KEVIN J. BARGE SIGNATURE..... DATE / / REF BM 4655 VERSION 1 14 / 8 / 98		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

L.T.O. USE ONLY

PS422275F

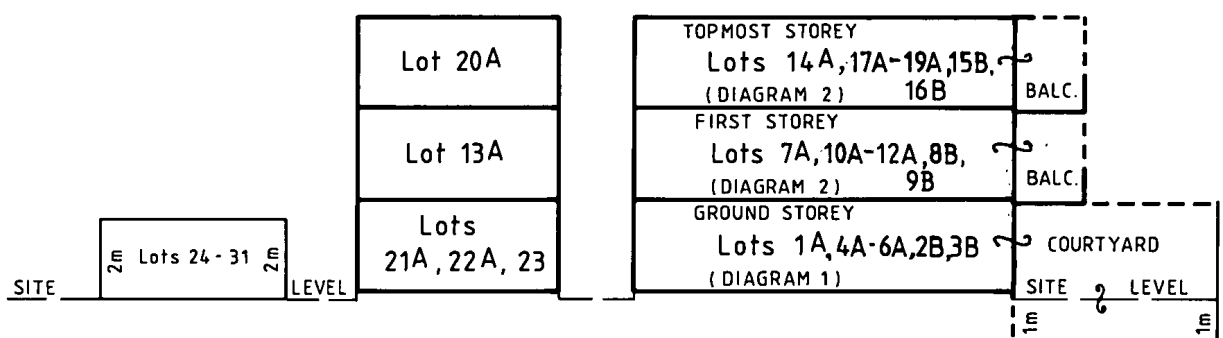
DIAGRAM 2
FIRST & TOPMOST STOREYS



150 mm
140
130
120
110
100
90
80
70
60
50
40
30
20
10
0

COMMON

PROPERTY



COMMON

PROPERTY

TYPICAL SECTION

NOT TO SCALE



BARGE & MILLER SURVEYS
6 BRIGHTON STREET, RICHMOND, VICTORIA 3121
PHONE: 03 9428 5935 FACSIMILE: 03 9428 7518

Sheet 3 of 4 sheets

ORIGINAL

SCALE

SCALE SHEET SIZE
1:200 A3



LENGTHS ARE IN METRES

LICENSED SURVEYOR (PRINT) **KEVIN J. BARGE**

SIGNATURE..... DATE / /

REF **BM4655/TT** VERSION 1

DATE / /

COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PS422275F

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS422275F**

The land in PS422275F is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property, Lots 1A, 2B, 3B, 4A, 5A, 6A, 7A, 8B, 9B, 10A, 11A, 12A, 13A, 14A, 15B, 16B, 17A, 18A, 19A, 20A, 21A, 22A, 23 - 31.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

ROSS HUNT REAL ESTATE PTY LTD 99-105 UNION ROAD SURREY HILLS VIC 3127

AL216852A 10/07/2014

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:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property	0	0
Lot 1A	112	112
Lot 2B	105	105
Lot 3B	126	126
Lot 4A	108	108
Lot 5A	108	108



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS422275F**

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Lot 6A	112	112
Lot 7A	124	124
Lot 8B	112	112
Lot 9B	135	135
Lot 10A	116	116
Lot 11A	116	116
Lot 12A	124	124
Lot 13A	90	90
Lot 14A	133	133
Lot 15B	122	122
Lot 16B	144	144
Lot 17A	126	126
Lot 18A	126	126
Lot 19A	133	133
Lot 20A	144	144
Lot 21A	12	12
Lot 22A	12	12
Lot 23	12	12
Lot 24	6	6
Lot 25	6	6
Lot 26	6	6
Lot 27	6	6
Lot 28	6	6
Lot 29	6	6
Lot 30	6	6
Lot 31	6	6
Total	2500.00	2500.00

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

Owners Corporation Search Report

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**OWNERS CORPORATION
PLAN NO. PS422275F**

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

Statement End.