

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

Page 1 of 1

VOLUME 11043 FOLIO 423

Security no : 124099237853W
Produced 27/07/2022 11:30 AM

LAND DESCRIPTION

Lot 43 on Plan of Subdivision 549356W.

PARENT TITLES :

Volume 10027 Folio 493 Volume 10978 Folio 113

Created by instrument PS549356W 12/12/2007

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

BRADY ROAD INVESTMENTS PTY LTD of 57 CABBAGE TREE LANE GISBORNE SOUTH VIC
3437
AS703127D 13/11/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS703128B 13/11/2019
BENDIGO AND ADELAIDE BANK LTD

COVENANT PS549356W 12/12/2007

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AF521260C 10/12/2007

DIAGRAM LOCATION

SEE PS549356W 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: 101-105 WILLOWBANK ROAD GISBORNE VIC 3437

ADMINISTRATIVE NOTICES

NIL

eCT Control 18057S BENDIGO BANK
Effective from 13/11/2019

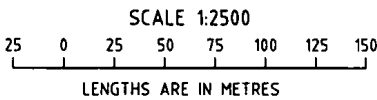
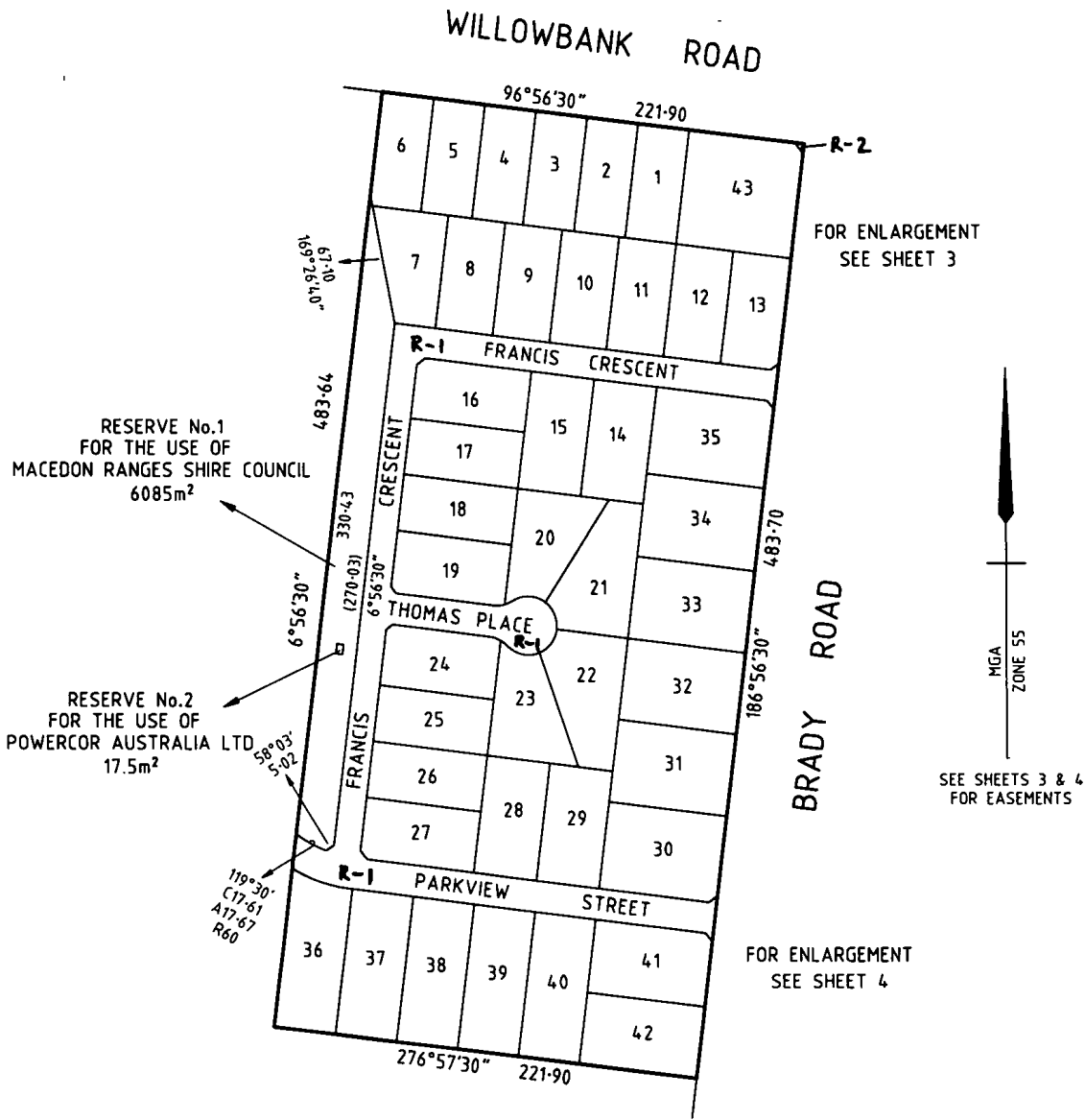
DOCUMENT END

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 549356W



Suite 3, 100 Dorcas Street, Southbank 3006
 Telephone (03) 9688 5488
 Facsimile (03) 9688 5477
 Tomkinson Pty. Ltd. ABN 50 005 817 481
www.tomkinson.com.au

Tomkinson
 Complete Development Solutions
 Project Managers | Planners | Surveyors | Engineers

LICENSED SURVEYOR : ZOIS ARAVANIS

SIGNATURE..... DATE.....

REF: MJ5123

VERSION: F

PG 24.9.07

SHEET 2 OF 5 SHEETS

DATE / /

.....
 COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

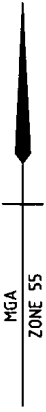
STAGE No.

PLAN NUMBER

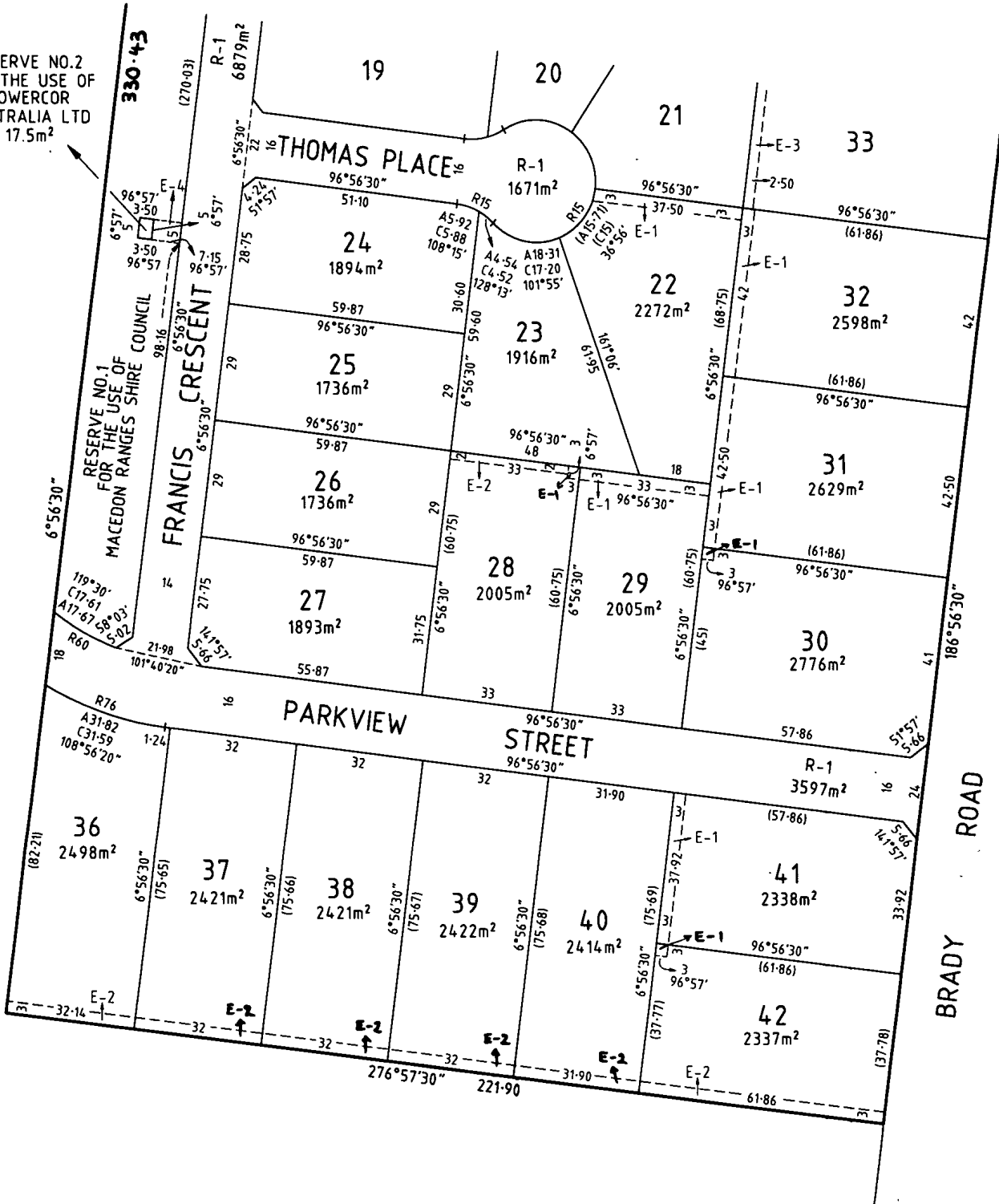
PS 549356W

FOR CONTINUATION SEE SHEET 3

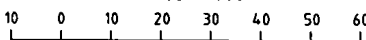
RESERVE NO.2
FOR THE USE OF
POWERCOR
AUSTRALIA LTD
17.5m²



MGA
ZONE 55



SCALE 1:1000



LENGTHS ARE IN METRES

Suite 3, 100 Dorcas Street, Southbank 3006
Telephone (03) 9686 5488
Facsimile (03) 9686 5477
Tomkinson Pty Ltd ABN 30 008 217 481



Tomkinson
Complete Development Solutions
Project Managers | Planners | Surveyors | Engineers

LICENSED SURVEYOR ZOIS ARAVANIS

SIGNATURE..... DATE.....

REF: MJ5123

VERSION: F

PG 20.8.07

SHEET 4 OF 5 SHEETS

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION	STAGE No. _____	PLAN NUMBER PS 549356W
----------------------------	--------------------	----------------------------------

CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND TO BENEFIT: LOTS 1 TO 43 (BOTH INCLUSIVE) ON THIS PLAN

LAND TO BE BURDENED: LOTS 1 TO 43 (BOTH INCLUSIVE) ON THIS PLAN

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ANY BURDENED LOT ON THIS PLAN TO WHICH ANY OF THE FOLLOWING RESTRICTIONS APPLY, SHALL NOT:

1. CONSTRUCT MORE THAN ONE DWELLING ON EACH OF LOTS 20 TO 23 (BOTH INC.), 28 TO 34 (BOTH INC.) AND 36 TO 43 (BOTH INC.)
2. CONSTRUCT MORE THAN ONE DWELLING ON LOT 13 IN ADDITION TO THE EXISTING DWELLING.
3. RELOCATE ANY EXISTING BUILDING TO A BURDENED LOT.
4. SUBDIVIDE FURTHER LOTS 13, 20 TO 23 (BOTH INC.), 28 TO 34 (BOTH INC.), AND 36 TO 42 (BOTH INC.).
5. ERECT ANY FENCING OTHER THAN POST AND WIRE FENCING.
6. CONSTRUCT ANY NEW DWELLING ON A LOT CLOSER TO A BOUNDARY THAN THE MINIMUM SETBACKS SPECIFIED HEREUNDER:
 - A. THE MINIMUM SETBACK FROM ALL BOUNDARIES EXCEPT ROAD FRONTAGES IS 4 METRES.
 - B. WITHIN LOTS 1 TO 19 (BOTH INC.), 24 TO 27 (BOTH INC.), AND LOT 35, THE MINIMUM SETBACK FROM A ROAD FRONTAGE IS 6 METRES EXCEPT FOR A DWELLING LOCATED ON A CORNER LOT WHERE THE MINIMUM SETBACK FOR ONE OF THE ROAD FRONTAGES MAY BE REDUCED TO 4 METRES.
 - C. WITHIN LOTS 20 TO 23 (BOTH INC.), 28 TO 34 (BOTH INC.), AND LOTS 36 TO 43 (BOTH INC.), THE MINIMUM SETBACK FROM A ROAD FRONTAGE IS 10 METRES EXCEPT FOR A DWELLING LOCATED ON A CORNER LOT WHERE THE MINIMUM SETBACK FOR ONE OF THE ROAD FRONTAGES MAY BE REDUCED TO 6 METRES.
7. CONSTRUCT A BUILDING WITH A BUILDING HEIGHT GREATER THAN 9m OR MORE THAN TWO STOREYS.

THE ABOVE RESTRICTION WAS VARIED AS TO PART IN PS601880Q STAGE 1
 THE ABOVE RESTRICTION WAS VARIED AS TO PART IN PS601880Q STAGE 2
 THE ABOVE RESTRICTION WAS VARIED AS TO PART IN PS601880Q STAGE 3

SHEET 5 OF 5 SHEETS

Suite 3, 100 Dorcas Street, Southbank 3006
 Telephone (03) 9686 5488
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 Tomkinson Pty Ltd ABN 30 006 217 481
www.tomkinson.com.au



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 Complete Development Solutions
 Project Managers | Planners | Surveyors | Engineers

LICENSED SURVEYOR · ZOIS ARAVANIS

SIGNATURE..... DATE.....

REF: MJS123

VERSION: F

MY 13.3.07

DATE / /

COUNCIL DELEGATE SIGNATURE

ORIGINAL SHEET SIZE A3



AF521260C



**APPLICATION BY A RESPONSIBLE AUTHORITY
FOR THE MAKING OF A RECORDING OF AN AGREEMENT**

Planning and Environment Act 1987

Lodged by:-

Name: Armstrong, Collins & DeLacy
Phone: 5422 1677
Address: DX 34032 Kyneton
Ref: PJMT:lp:101670 Customer Code: 425P

Privacy Collection Statement

The information under 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

The Authority having made an agreement referred to in *Section 181(1)* of the **Planning and Environment Act 1987** requires a recording to be made in the Register for the land.

Land: Lot 1 on Plan of Subdivision No. 307529T
Certificate of Title Volume 10027 Folio 493; and
— Lot A on Plan of Subdivision 307529T
— Certificate of Title Volume 10978 Folio 113

Certificates of Title Volume 11043 Folios 381 to 423 (both inclusive)

Authority: Macedon Ranges Shire Council
of 129 Mollison Street, Kyneton, 3444

AMENDED

28 DEC 2007

Section and Act under which agreement made: Section 173 of the Planning and Environment Act 1987

With the consent of Australian Legal Practitioner for applicants

A.

A copy of the Agreement is attached to this application.

Signature for the Authority:

Signature

Name of Officer:

IAN MORRIS

[full name]

Date: *5-7-07*

SC

MACEDON RANGES SHIRE COUNCIL	
FILE No.	3 / 495 / 2000 / PA pt 3
LG No.	07 / 17212 FOLIO 13
	29 OCT 2007
	Plan
.....	
INFRA No.

MACEDON RANGES SHIRE COUNCIL

- and -

PAND JR PTY LTD



SECTION 173 AGREEMENT

**Lot 1 on Plan of Subdivision 307529T, Parish of Gisborne
Certificate of Title Volume 10027 Folio 493**

-and-

**Lot A on Plan of Subdivision 307529T, Parish of Gisborne
Certificate of Title Volume 10978 Folio 113**

20 Brady Road, Gisborne

This Agreement is made on the 5th day of July 2007.

BETWEEN:

MACEDON RANGES SHIRE COUNCIL of 129 Mollison Street, Kyneton, Victoria ("the Council")

And

PAND JR PTY LTD (ACN 114 552 591) of 91 Lygon Street, Brunswick East, Victoria ("the Owner")

Recitals

- A. The Owner is the registered proprietor of Lot 1 on Plan of Subdivision 307529T Parish of Gisborne being the land described in Certificate of Title Volume 10027 Folio 493 and Lot A on Plan of Subdivision 307529T Parish of Gisborne being the land described in Certificate of Title Volume 10978 Folio 113 ("the land").
- B. The Council is the Responsible Authority pursuant to the Act for the Scheme.
- C. The Owner has obtained a Planning Permit from the Council to subdivide the land into 43 lots.
- D. As a condition of the Planning Permit, the Owner must enter into an agreement pursuant to Section 173 of the Act to be registered on title which addresses the following issues stated in the Planning Permit.

Operative Provisions

1. Definitions

In this Agreement the terms and words set out in this clause shall have the following meanings unless otherwise indicated by the context:

- 1.1 "the Act" means the *Planning and Environment Act 1987*;
- 1.2 "the Agreement" or "this Agreement" means this agreement and any agreement executed by the parties expressed to be supplemental to this agreement;
- 1.3 "approved" means approved by Council;
- 1.4 "complete" in respect of any works or any part of any works means the completion of those works or the specified part of those works in accordance with plans and specifications approved by the Council to the satisfaction of the Council;
- 1.5 "Development Plan" means the development plan Reference Number: MJ5123/DP3 Version L prepared jointly by Taylor and Tomkinson
- 1.6 "the land" means the land described in recital A;
- 1.7 "Owner" means Pand JR Pty Ltd and any persons entitled from time to time to be registered as proprietor or proprietors of any estate in fee simple to the land or any part of it;

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10/12/2007 \$97 173



- 1.8 **“Planning Permit”** means Planning Permit P205-0616 issued by the Council on 3 July 2006.
- 1.9 **“the Scheme”** means the Macedon Ranges Planning Scheme as amended from time to time.

2. Interpretation

All provision of this Agreement are to be interpreted in the following manner unless otherwise indicated by the context:

- 2.1 Undefined terms or words shall have the meanings given in the Act or the Scheme.
- 2.2 The singular includes the plural and the plural includes the singular.
- 2.3 A reference to a gender includes a reference to each other gender.
- 2.4 A reference to a person includes a reference to a firm, corporation or other corporate body.
- 2.5 If a party consists of more than one person this Agreement binds them jointly and each of them severally.
- 2.6 A reference to a “planning scheme” or “the Scheme” shall include any amendment, consolidation, or replacement of such Scheme and any document incorporated by reference into such Scheme.
- 2.7 A reference to a statute shall include any statutes amending, consolidating or replacing same and any regulations made under such statutes.
- 2.8 Where in this agreement the Council may exercise any power, duty or function, that power may be exercised on behalf of the Council by an authorised or delegated officer.
- 2.9 All headings are for ease of reference only and shall not be taken into account in the construction or interpretation of this Agreement.
- 2.10 The introductory clauses to the Agreement are and will be deemed to form part of this Agreement.

3. Agreement Under Section 173 of the Act

The Council and the Owner agree that without limiting or restricting their respective powers to enter into this Agreement and in so far as it can be so treated, this Agreement is made pursuant to Section 173 of the Act.

4. Effect of Agreement

This Agreement shall come into force and effect from the date of this Agreement.

5. Disclosure of Agreement

The Owner must not sell, transfer, dispose of, assign, mortgage, lease, licence or other wise part with possession of the land or any part of it without first disclosing the existence and nature of this Agreement.

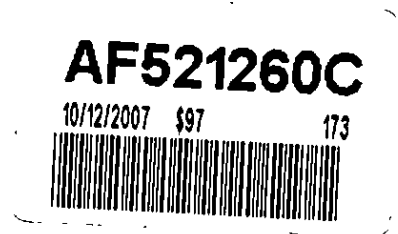


6. Successors in Title

It is intended that the covenants hereafter shall run with the land and Council shall have the power to enforce the covenants against any person or persons deriving title from the Owner.

7. Owner's covenants

The Owner covenants and agrees as follows:



7.1. Contribution

The Owner must pay to the Council a contribution of \$631.00 for each of the 43 lots on the plan of subdivision as shown on the Development Plan, to be used for improvements to intersections external to the subdivision and identified in the "Gisborne Township Traffic Study".

7.2 Retarding basin

That the retarding basin shown on the Development Plan must be capable of containing a volume of water of not less than 1,172 cubic metres.

7.3 Works

That the works must be carried out generally in accordance with the Development Plan.

7.4 Drainage system

That the drainage system must be designed to limit the downstream flow of water to pre-development levels.

7.5 Flow paths

That the flow paths of a 1% AEP storm must be determined and the subdivision designed so that no private property is inundated by such a storm, and the flow paths must be indicated on drainage plans.

7.6 Litter or pollution traps

That litter traps or gross pollution traps are incorporated in the drainage system to a standard approved by the Council.

7.7 Footpaths

That footpaths must be constructed in Willowbank Road and Brady Road at the Owner's cost, to a standard approved by the Council.

7.8 Footpath and cycle way

That a footpath and cycle way must be constructed in the creek line open space at the Owner's cost, to a standard approved by the Council.

7.9 Road widening – Brady Road

That Brady Road must be widened at the Owner's expense to 7 metres carriageway width from the intersection of Francis Crescent and Brady Road to the intersection of Willowbank Road and Brady Road.

7.10 Localised widening

That localised widening must be undertaken on Willowbank Road and Brady Road adjacent to the proposed commercial centre on Lot 43.

7.11 Roundabout

That a roundabout must be constructed at the intersection of Parkview Street and Brady Road, to a standard approved by the Council

7.12 Existing dwelling

That the existing dwelling on Lot 13E of the development plan must be kept and maintained by the Owner at the Owner's cost, to the satisfaction of the Council.

7.13 Community infrastructure levy

That the Owner must pay to the Council a Community Infrastructure levy of \$450.00 per lot on the plan of subdivision, as shown on the Development Plan.

7.14 Existing tree

That the tree on Lot 14E must not be removed except with the prior written consent of the Council.

7.15 Notice

To bring this Agreement to the attention of any mortgagee of the land and any assignee, transferee, lessee or licensee of the land.

7.16 Compliance

- (a) To carry out and comply with the requirements of all statutory authorities and comply with all statutes, regulations, local laws and planning controls in relation to the land.

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- (b) To take all necessary steps to comply with the obligations of each and every clause in this Agreement.

7.17 Registration

To do all things necessary to enable the Council to register notification of this Agreement against the title or titles to the land in accordance with Section 181 of the Act.

7.18 Mortgagee to be Bound

To obtain the acknowledgment of and consent to this Agreement of any mortgagee, to be witnessed by its written endorsement on the Agreement.

7.19 Council's Costs to be Paid

To pay the Council's reasonable costs and expenses of and incidental to the preparation, execution and registration of this Agreement and its enforcement.

7.20 Indemnity

To indemnify and keep indemnified the Council and its officers, employees, agents, workmen and contractors from and against all costs, expenses, losses or damages whatsoever which they or any of them may sustain incur or suffer to be or become liable for or in respect of any suit action proceeding judgment or claim brought by any person whatsoever arising from or referable to this Agreement or any non-compliance with this Agreement.

7.21 Council Access

To allow the Council and/or its officers, employees, contractors or agents (at any reasonable time) to enter the land to assess compliance with this Agreement.

8. Notices

8.1 Service of Notice

A notice or other communication required or permitted to be served by a party on another party shall be in writing and may be served:

- (a) personally on the party; or
- (b) by sending it by pre-paid post, addressed to that party at the address specified in this document or subsequently notified to each party; or
- (c) by facsimile to the person's number for service specified in this document or subsequently notified to each party.

8.2 Time of Service

A notice or other communication is deemed served:

AF521260C

10/12/2007 \$97 173



- (a) if served personally, upon service;
- (b) if posted within Australia to an Australian address, two business days after posting and in any other case, seven business days after posting; or
- (c) if served by facsimile, at the time indicated on the transmission report produced by the sender's facsimile machine indicating that the facsimile was sent in its entirety to the addressee's facsimile;
- (d) if received after 6.00pm in the place of receipt or on a day which is not a business day, at 9.00 am on the next business day.

9. General

9.1 Further Assurance

Each party must promptly execute and deliver all documents and take all other action necessary or desirable to effect, perfect or complete the transactions contemplated by this Agreement.

9.2 No Waiver

Any time or other indulgence granted by the Council to the Owner or any variation of the terms and conditions of this Agreement or any judgment or order obtained by the Council against the Owners will not in any way amount to a waiver of any of the rights or remedies of the Council in relation to the terms of this Agreement.

9.3 Severability

If a court, arbitrator or tribunal determines that a word, phrase, sentence, paragraph or clause of this Agreement is unenforceable, illegal or void then it shall be severed and the other provisions of this Agreement shall remain operative.

9.4 Disputes

If any disputes arise between the Owner and the Council in respect of anything to be ascertained, done or agreed pursuant to this Agreement ("the Dispute"), and that Dispute is not resolved by agreement between the parties within 14 days of it arising (or any later period mutually agreed to by the parties), either the Owner, or the Council may refer the Dispute for determination to the Victorian Civil and Administrative Tribunal pursuant to Section 149A of the Act.

9.5 Alteration of Agreement

This Agreement may only be altered or modified by a subsequent agreement in writing executed under seal of the Council and signed by the Owner.

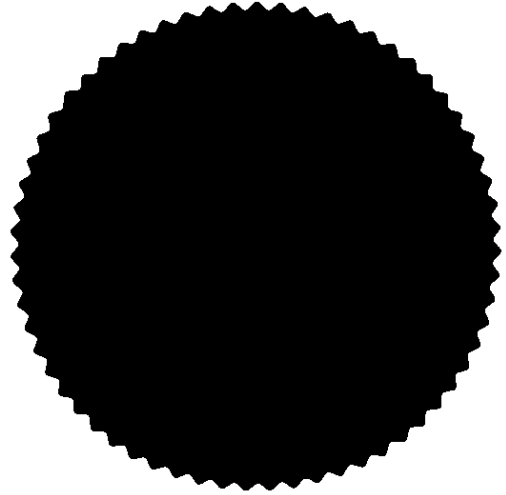


9.6 Ending of Agreement

This Agreement shall end in accordance with Section 177 of the Act upon agreement by the parties to this Agreement.

Executed as a Deed

The Common Seal of MACEDON RANGES)
SHIRE COUNCIL was hereunto affixed in)
the presence of:)



Robert Guthrie
Signature of Councillor

Ian Morris
Signature of Chief Executive Officer

ROBERT GUTHRIE
Name of Councillor (please print)

IAN MORRIS
Name of Chief Executive Officer (please print)

THE COMMON SEAL of PAND JR PTY)
LTD (ACN 114 552 591) was hereunto)
affixed in the presence of:)



Director John Demerita

Full Name JOHN DEMERITA

Usual Address 5 ARMILLAN RD MOORE BROS.

Secretary John Demerita

Full Name JOHN DEMERITA

Usual Address 5 ARMILLAN RD MOORE BROS.

AF521260C

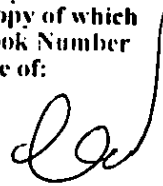
10/12/2007 \$97 173



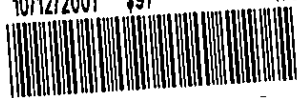
Australia and New Zealand Banking Group Limited as Mortgagee under Instrument of Mortgage No. AD990824C which encumbers the subject land consents to the Owner entering into this Agreement and agrees to be bound by the terms and conditions of this Agreement.

**EXECUTED by AUSTRALIA AND NEW
ZEALAND BANKING GROUP LIMITED
by being SIGNED by its Attorney Partner
of Gadens Lawyers. PETER ALEXANDER GROTJAN**

Under Power of Attorney dated 9/10/1992
A certified copy of which is filed
in the permanent order book Number 277
Page 016 and Power of Attorney
Dated 26/06/2001 a certified copy of which
is filed in Permanent order Book Number
277 as page 017 in the presence of:



AF521260C

10/12/2007 \$97 173




Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 27/07/2022 11:30:52 AM

Status	Registered	Dealing Number	AS703128B
Date and Time Lodged	13/11/2019 12:06:55 PM		

Lodger Details

Lodger Code	18057S
Name	BENDIGO BANK
Address	
Lodger Box	
Phone	
Email	
Reference	39664230/CS01 Brady

MORTGAGE

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.

Estate and/or Interest being mortgaged

FEE SIMPLE

Land Title Reference

11043/423

Mortgagor

Name	BRADY ROAD INVESTMENTS PTY LTD
ACN	635892278

Mortgagee

Name	BENDIGO AND ADELAIDE BANK LIMITED
ACN	068049178
Australian Credit Licence	237879
Address	
Street Number	12
Street Name	BATH
Street Type	LANE
Locality	BENDIGO
State	VIC



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Mortgage Form version 1.5

Postcode 3550

The mortgagor mortgages the estate and/or interest in land specified in this mortgage to the mortgagee as security for the debt or liability described in the terms and conditions set out or referred to in this mortgage, and covenants with the mortgagee to comply with those terms and conditions.

Terms and Conditions of this Mortgage

(a) Document Reference AA5082
(b) Additional terms and conditions
Nil further covenants

Mortgagee Execution

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 or his, her or its administrator or attorney; 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.

Executed on behalf of	BENDIGO AND ADELAIDE BANK LIMITED
Signer Name	KAREN JOY BARRIE
Signer Organisation	BENDIGO BANK
Signer Role	AUTHORISED SIGNATORY
Execution Date	12 NOVEMBER 2019

File Notes:

NIL

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

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 27/07/2022 11:30:51 AM

Status	Registered	Dealing Number	AS703127D
Date and Time Lodged	13/11/2019 12:06:55 PM		

Lodger Details

Lodger Code	18057S
Name	BENDIGO BANK
Address	
Lodger Box	
Phone	
Email	
Reference	

TRANSFER

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

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Land Title Reference

11043/423

Transferor(s)

Name	WILLOWB ROAD PTY LTD
ACN	163258526

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 875000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	BRADY ROAD INVESTMENTS PTY LTD
ACN	635892278
Address	
Street Number	57
Street Name	CABBAGE TREE



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Type	LANE
Locality	GISBORNE SOUTH
State	VIC
Postcode	3437

Duty Transaction ID

4700563

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	WILLOWB ROAD PTY LTD
Signer Name	NICHOLAS LONTOS
Signer Organisation	NICHOLAS LONTOS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	13 NOVEMBER 2019

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. 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	BRADY ROAD INVESTMENTS PTY LTD
Signer Name	KIMBERLEY JADE LACEY
Signer Organisation	ATLAS CONVEYANCING SERVICES
Signer Role	LICENSED CONVEYANCER
Execution Date	13 NOVEMBER 2019

File Notes:

NIL

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

Statement End.