

**EDGECOMBE ROAD
KYNETON**

JUNE, 1995

A.T. COCKS

AND PARTNERS PTY. LTD.

A.C.N. 005 658 293

Property Consultants • Valuers • Town Planners

Milton House, 25 Flinders Lane, Melbourne, Vic. 3000

Ph: (03) 9654 8555 Fax: (03) 9654 8989

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Our Ref: MV4380-1/RS:mt

Your Ref:

5 June, 1995

Mr Roger A Brown
State Manager
ESANDA Finance
Victorian and Tasmanian Region
85 Spring Street
MELBOURNE 3000

Dear Mr Brown

EDGECOMBE ROAD, KYNETON

We refer to your instructions jointly provided by yourself and Mr Glenn Thompson requesting us to undertake a retrospective valuation of 18 allotments comprising part of the abovementioned property as at October, 1989.

We confirm having undertaken the necessary research and investigations and are pleased to set out our conclusions in the following report.

1. INSTRUCTIONS

In accordance with your instructions we have assessed the market value of the allotments as at October, 1989. For the purpose of the valuation we have adopted the definition of market value which was agreed upon by the International Assets Valuation Standards Committee. This definition has been recognised by the Australian Institute of Valuers and Land Economists and is as follows:-

"The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Directors:

Brian Dudakov FVLE (Val.), A.VLE. (Econ.)
Leslie Jones B.Sc., D.D.A., A.R.I.C.S., A.VLE. (Val.)
Brian Baker F.R.I.C.S., FVLE. (Econ.)
Michael Barlow Dip. App. Sc. (Town Planning)
Paul Wheeler M.A., F.R.I.C.S., FVLE. (Val. & Econ.), A.R.E.I.
Ron Oxley B.T.P., M.B.A.

Sydney

Level 34, St Martins Tower,
31 Market Street,
N.S.W. 2000
Ph: (02) 267 2678
Fax: (02) 267 8262

Brisbane

11th Floor, Professional Suites,
138 Albert Street,
Queensland 4000
Ph: (07) 221 4994
Fax: (07) 210 0097

In our opinion a proper marketing period for each property would have been approximately two months.

As instructed, our valuation has been carried out in accordance with the following summarised assumptions:-

- The subject lots and indeed the entire estate are for ordinary residential useage and are not in any way related to time share useage.
- Services were available to each lot.
- All allotments were serviced by roads maintained in average condition but that the costs of providing vehicular crossover access be borne by the purchaser.
- There were no encumbrances whatsoever on the common property.
- The Section 32 certificate revealed no charges or costs either present or proposed in respect to body corporate liability.
- The then Section 32 certificate revealed no encumbrance, caveat or covenant or other restrictions on residential useage of the allotments.
- Building permits for the erection of a dwelling was available to each lot.

2. TITLE PARTICULARS

According to the information provided the subject allotments comprise part of Registered Cluster Plan of Subdivision 1134 and include an undivided share in the common property. The subject properties are more particularly described in the following Certificates of Title:

Lot No.	Certificate of Title	Lot No.	Certificate of Title
Lot 46	Volume 9596, Folio 163	Lot 72	Volume 9596, Folio 172
Lot 47	Volume 9596, Folio 164	Lot 73	Volume 9596, Folio 173
Lot 48	Volume 9596, Folio 165	Lot 74	Volume 9596, Folio 174
Lot 49	Volume 9596, Folio 166	Lot 78	Volume 9596, Folio 175
Lot 50	Volume 9596, Folio 167	Lot 79	Volume 9596, Folio 176
Lot 54	Volume 9596, Folio 168	Lot 80	Volume 9596, Folio 177
Lot 63	Volume 9596, Folio 169	Lot 130	Volume 9596, Folio 187
Lot 64	Volume 9596, Folio 170	Lot 131	Volume 9596, Folio 188
Lot 65	Volume 9596, Folio 171	Lot 132	Volume 9596, Folio 189

Lots 47, 48, 49 and 54 are encumbered by a ten metre wide drainage easement. The extent of the encumbrance on Lots. 47 and 48 is minimal and is unlikely to materially affect the market value of the property. However, the easement extends along most of the northern boundary of Lot 54 and the whole of Lot 49. In our opinion this easement would have an adverse affect on the market value of these latter lots.

Lot 80 is encumbered by a three metre wide water supply easement along the northern boundary. This easement is not unusual and would not adversely affect value.

The registered proprietor on all Titles is noted as being Woodleigh Heights Marketing Pty Ltd.

We confirm that we have relied upon the particulars contained in the abovementioned Titles provided, copies of which are attached as Appendix 1.

3. LOCATION

The subject property presently forms part of the estate known as Woodleigh Heights and is located on the eastern side of Edgecombe Road, Kyneton. The estate is approximately 2 kilometres north-east of the Kyneton township and is broadly bounded by Dettmans Lane to the south, Verekers Lane to the north, Kyneton Blackhill Road to the east and Edgecombe Road to the west.

Residential development in the Kyneton township has not yet extended as far north as Woodleigh Heights. The surrounding land remains largely undeveloped and is predominantly utilised as rural holdings.

A plan depicting the location of the estate in the context of the Kyneton region is attached as Appendix 2.

Our assessment is in respect of 18 (assumably) developed allotments within the Woodleigh Heights Estate. According to the Cluster Plan of Subdivision, the estate comprises a total of 129 allotments.

A copy of the Cluster Plan, indicating the 18 allotments valued in yellow, is attached as Appendix 3.

4. PROPERTY DESCRIPTION

With the exception of Lot 72, the subject allotments comprise irregular shaped parcels which range in size from 1,514m² to 3,994m². A schedule of lot sizes as provided is attached as Appendix 4.

The allotments are uncleared and are heavily treed. Generally speaking the land is relatively flat.

We advise that part of the land encumbered by the ten metre wide drainage easement mentioned herein is subject to land degradation and erosion. This is particularly evident in the section of land fronting Edgecombe Road. Whilst it would appear that the erosion is contained within the easement boundaries, it is difficult to be certain without a land survey, the extent of which is beyond the scope of this valuation assignment. Further, it is difficult to know the extent of the erosion as at October, 1989. For the purpose of this valuation we have assumed that the erosion has occurred only to the land encumbered by the easement. In the event that it is proven to impinge upon land beyond the easement boundaries, we would need to review our valuation accordingly.

As noted earlier, the estate comprises a total of 129 allotments. The common property includes a 4.248 hectare recreation reserve incorporating a 2.4 hectare lake suitable for leisure water sports. In addition there is some 4.7 hectares of bush land.

5. SERVICES

In accordance with your instructions we have assumed that all roads were in average condition at the relevant date of valuation. The allotments were serviced by the following roads:-

Lot No.	Road
46, 47, 48, 49, 50 & 54	Edgecombe Road - bitumen sealed - no access from within estate
63, 64 & 65	Wedge Court - gravel road
72 & 73	Melville Drive - bitumen sealed
74, 130, 131 & 132	Leared Drive - gravel road
78, 79 & 80	Wells Court - gravel road

As instructed we have assumed that all usual utility services were available to the lots, including reticulated water, sewerage and electricity.

6. ZONING

As at the relevant date of valuation the subject allotments, as with all land in the Shire of Kyneton, was covered by a blanket zoning. However, in accordance with your instructions, we have assumed only a residential useage and that both planning and building permits for the erection of a single dwelling were available to each lot.

7. ENVIRONMENTAL CONTAMINATION

At the date of our inspection there were no apparent signs of contamination. Having regard to the past use of the property it is unlikely that contamination has occurred. However, we note that we have neither received nor commissioned an environmental report and are unable to state categorically whether or not the property was free from any form of contamination as at the relevant date. Accordingly, this valuation takes no account of the actual or possible effect on the value of the subject property of any environmental hazard including pollution, contamination, noxious emission or discharge, or the cost of, or necessity for, ceasing or cleaning up any environmental hazard.

8. MARKET AND VALUATION COMMENTS

During 1987 and 1988 the property market in general experienced rapid escalations in values which gave rise to a construction boom and heated price speculation which, in turn, added more fuel to an already heated market. During the very early months of 1989 the market reached its peak levels of value. However, by mid 1989 there was already a widespread slowing of the level of activity and speculation.

By the end of 1989 the market was clearly out of boom conditions, however, industry opinion was widely divided over whether the market was pausing before continuing along more normal growth rates or whether it would decline modestly as had happened in previous periods of slowed economic growth.

This speculation gave rise to inconsistent sales activity with some buyers taking advantage of the lull to secure often long awaited opportunities to enter the market and other properties failing to sell, even at discounted prices.

With limited activity in the general locale, it is difficult to pinpoint the precise extent of the deterioration of the market and its effect on properties comparable to the subject type. Generally speaking, despite the increases in interest rates around the beginning of 1989, demand for residential allotments continued unabated and sale rates were at exceptionally high levels.

Turning specifically to the Kyneton area, our research and investigations reveal that there were approximately 175 vacant residential allotments sold in the Shire of Kyneton in 1989. Approximately 133 sales that occurred were for lots less than 2,000m², 13 were for lots ranging in size between 2,000m² to 3,999m² and 28 sales were for lots greater than 4,000m². Despite persistent enquiries with town planning officers at the Shire of Kyneton, we have been unable to determine with any accuracy what the supply of residential allotments was in 1989. Accordingly, it is difficult to say whether the low sale rate attributable to lots ranging from 2,000m² to 3,999m² is due to the lack of demand, lack of availability or both. Certainly our discussions with local real estate agents suggest that the majority of lots on the market at the relevant date, and indeed now, generally range in area from 750m² to 1,000m².

It is also noted that the majority of residential activity occurred in areas much closer in proximity to the town centre and it is difficult to predict what the likely success of much larger allotments further away from the town centre would have been.

We are aware of three transaction which occurred within the estate at the relevant date. Lots 102 to 113 inclusive sold in bulk to Tilden Nominees in October, 1989, for \$216,000, and Lots 84 to 89 inclusive were also purchased by Tilden Nominees for \$108,000. In addition, Lots 96 to 98 inclusive sold in October, 1989, to Leach Earth Moving for \$54,000. All three transactions indicate an average lot price of \$18,000. However, our research and investigations suggest that the parties to these transactions were 'related' in some way. Accordingly, the sales do not represent arms length transactions and in our opinion are not indicative of current market values as at the relevant date. In addition, these sales are not comparable to the valuation of the subject allotments because they were unserviced at the date of sale. For the above reasons, we have disregarded the above evidence.

9. VALUATION METHODOLOGY

Our primary method of valuation has been to adopt a direct comparison approach. In undertaking our assessment we have analysed relevant sales of vacant developed allotments in the Kyneton area, applying a rate per m² as the unit of comparison. Analysis of the sales evidence indicates that sale prices for residential lots ranged between \$18,000 and \$25,000 (see Appendix 5), depending upon variations in location, land size, land configuration and date of sale.

In assessing the subject allotments we have had particular regard to the general location of the estate, the rural-residential setting and the unencumbered right to use the common property. Naturally, allowances have been made for variations in lot size, location within the estate, configuration, topography, the extent to which the lots need to be cleared in order to construct a dwelling and the cost of constructing vehicle crossovers to each lot. A further discount has been applied to Lots 49 and 54 to reflect the adverse affect of the drainage easement and land erosion.

Finally, we reiterate that our assessments have been based on the assumptions as set out herein.

10. VALUATION

Having regard to the foregoing, we have individually assessed the current market value of the subject allotments as at October, 1989, as follows.

Lot No.	Area m ²	Value \$
46	2905	21,000
47	2581	21,000
48	2735	21,000
49	2120	19,000
50	2030	21,000
54	3912	26,000
63	1514	22,000
64	1988	25,000
65	2721	27,000
72	2931	27,000
73	1744	23,500
74	1716	23,500
78	1578	23,000
79	2379	26,500
80	3994	27,000
130	2694	25,500
131	3018	27,000
132	2370	25,500
Total		\$431,500

It is usual in circumstances where a multiplicity of allotments is being valued to contemplate whether there were sufficient purchasers in the market who would be willing to buy all of the allotments on the one day. In circumstances where such a scenario is unlikely, it is accepted valuation practice to make an appropriate allowance for a discount for bulk to recognise the holding costs associated with orderly disposal of the lots over a normal marketing period.

In the subject circumstances we would consider an appropriate discount would be 20%.

We are unsure whether our instructions extend to applying the discount and accordingly have separately advised you in this respect.

Finally, we are obliged to advise that this report is only for the use of the party to whom it is addressed, and no responsibility or liability is accepted to any third party for the whole or any part of its contents.

Yours sincerely
A T COCKS AND PARTNERS PTY LTD



B. DUDAKOV
F.V.L.E.(Val.), A.V.L.E.(Econ.)



R. SPAGNOL
Assistant Valuer

APPENDIX 1

841 ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL 9596 FOL 163

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 46 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

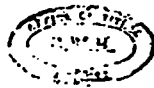
^{K379135}
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



VOL 9596 FOL 163

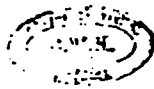
CAVEAT NO. K750310 LODGED - 9 FEB 1984

Assoc 31/1/84



CAVEAT NO. K750312 LODGED - 9 FEB 1984

Assoc 31/1/84



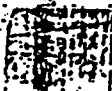
CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M96167W LODGED 6-8-87



10/00001



12 SEP 1989



Copies of Titles and Grants Vol. 9596 and above
Transferred pursuant to Section 11(4)(3) of the
Land Titles Act 1958

3

DATE:

Colour Code
R - Red
Y - Yellow
G - Green
B - Blue
C - Cyan
M - Magenta
P - Purple
K - Black

841

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VICTORIA

REGISTER BOOK

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Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 47 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M. M.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES-K379435, K814538 and K814539 -

^{K779135}
The above mortgage ^{is}
discharged ⁱⁿ to part
being the within Land
15 APR 1986

CAVEAT NO. K750310 LODGED - 9 FEB 1984

Also 3/1/84



CAVEAT NO. K750312 LODGED - 9 FEB 1984

Also 3/1/84



CAVEAT NO. K753901 LODGED 13 FEB 1984

W 413 R1000 2/11/84



CAVEAT NO. M939830^F LODGED 15 JUL 1987

Woodleigh 1/81



CAVEAT NO. M939831^C LODGED 15 JUL 1987

W 80011.9L 1/81.



CAVEAT NO. M939832^Y LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT NO. M976167^W LODGED 6-8-87.

W 80011.9L 1/81.



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: M167254R

DATE: 1/12/87



12 SEP 1988



3
Copies of Titles and Grants Vol. 955 and above
Transfer of Land Act 1958

DATE:
Colour Code
1 - Red
2 - Yellow
3 - Green
4 - Blue
5 - Purple
6 - Brown
7 - Grey
8 - Black
9 - Cross Hatched

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REGISTER BOOK

VOL 9596 FOL 165

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

64
WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 48 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. Mc
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

^{K379435}
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



287

VOL9596 FOL165

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753401 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^F LODGED 15 JUL 1987



CAVEAT NO. M939832^F LODGED 15 JUL 1987
CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT NO. M97667W LODGED 6-8-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



DATE: 3
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3 - Green
4 - Blue
5 - Cross Hatched
6 - Purple
7 - Orange
8 - Brown

641 ORIGINAL
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REGISTER BOOK
VOL. 9596 FOL. 166

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 49 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

^{K379135}
The above mortgage ^{is}
discharged as to part
being the within Land

15 APR 1986



CAVEAT NO. K750310 LODGED - 9 FEB 1984

VOL 9596 FOL 166



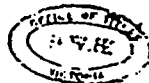
CAVEAT NO. K750312 LODGED - 9 FEB 1984



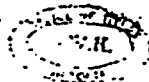
CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830 LODGED 15 JUL 1987



CAVEAT NO. M939831 LODGED 15 JUL 1987



CAVEAT NO. M939832 LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT NO. M976167 LODGED 6 FEB 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3001

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1989



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Transfer of Land Act 1958

3

DATE:

Colour Code
N - Yellow
Y - Yellow
BL - Blue
BR - Brown
G - Green
O - Orange
P - Purple
CH - Cross Hatched

24
ORIGINAL

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VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 167

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 50 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. A. M.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land

15 APR 1985



6471

VOL 9596 FOL 167

CAVEAT NO. K750310 LODGED 9 FEB 1984



CAVEAT NO. K750312 LODGED 9 FEB 1984



CAVEAT NO. K753401 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^C LODGED 15 JUL 1987



CAVEAT NO. M939832^T LODGED 15 JUL 1987

CAVEAT WITHDRAWN

2 DEC 1987



CAVEAT NO. M976176 LODGED 6-8-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



DATE: 3
Transfer of Land Act 1958
Copies of Titles and Grants Vol. 9596 and above
are deposited pursuant to Section 11(3) of the

Colour Code
1 - Yellow
2 - Blue
3 - Green
4 - Orange
5 - Purple
6 - Cross Hatched
7 - Blue
8 - Brown
9 - White

841

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 168

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 54 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. J. L.
Assistant Registrar of Titles

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Any encumbrances for the time being affecting common property -
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whereof has been entered on the said registered plan -

MORTGAGES ~~K379435~~, K814538 and K814539 -

^{K379435}
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



677

11/1

VOL 9596 FOL 168

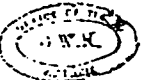
CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^C LODGED 5 JUL 1987



CAVEAT NO. M939832^T LODGED 15 JUL 1987
CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT NO. M976167^W LODGED 6-8-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



Copies of Titles and Grants Vol. 9596 and above
are deposited pursuant to Section 11(4)(3) of the
Transfer of Land Act 1958

3

DATE:

COLOUR CODE
A - Yellow
B - Red
C - Green
D - Brown
E - Orange
F - Purple
G - Blue
H - Grey
I - Black
J - White
K - Gold
L - Silver
M - Bronze
N - Copper
O - Iron
P - Steel
Q - Aluminium
R - Zinc
S - Lead
T - Tin
U - Cadmium
V - Nickel
W - Chromium
X - Manganese
Y - Silicon
Z - Boron
AA - Fluorine
AB - Neon
AC - Argon
AD - Krypton
AE - Xenon
AF - Radon
AG - Francium
AH - Actinium
AI - Thorium
AJ - Protactinium
AK - Uranium
AL - Neptunium
AM - Plutonium
AN - Americium
AO - Curium
AP - Berkelium
AQ - Californium
AR - Einsteinium
AS - Fermium
AT - Mendelevium
AU - Nobelium
AV - Lawrencium
AW - Rutherfordium
AX - Dubnium
AY - Seaborgium
AZ - Bohrium
BA - Hassium
BB - Meitnerium
BC - Darmstadtium
BD - Roentgenium
BE - Copernicium
BF - Dubnium
BG - Seaborgium
BH - Bohrium
BI - Hassium
BJ - Meitnerium
BK - Darmstadtium
BL - Roentgenium
BM - Copernicium
BN - Dubnium
BO - Seaborgium
BP - Bohrium
BQ - Hassium
BR - Meitnerium
BS - Darmstadtium
BT - Roentgenium
BU - Copernicium
BV - Dubnium
BW - Seaborgium
BX - Bohrium
BY - Hassium
BZ - Meitnerium
CA - Darmstadtium
CB - Roentgenium
CC - Copernicium
CD - Dubnium
CE - Seaborgium
CF - Bohrium
CG - Hassium
CH - Meitnerium
CI - Darmstadtium
CJ - Roentgenium
CK - Copernicium
CL - Dubnium
CM - Seaborgium
CN - Bohrium
CO - Hassium
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CQ - Darmstadtium
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CZ - Roentgenium
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DB - Dubnium
DC - Seaborgium
DD - Bohrium
DE - Hassium
DF - Meitnerium
DG - Darmstadtium
DH - Roentgenium
DI - Copernicium
DJ - Dubnium
DK - Seaborgium
DL - Bohrium
DM - Hassium
DN - Meitnerium
DO - Darmstadtium
DP - Roentgenium
DQ - Copernicium
DR - Dubnium
DS - Seaborgium
DT - Bohrium
DU - Hassium
DV - Meitnerium
DV - Darmstadtium
DW - Roentgenium
DX - Copernicium
DY - Dubnium
DZ - Seaborgium
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ED - Darmstadtium
EE - Roentgenium
EF - Copernicium
EG - Dubnium
EH - Seaborgium
EI - Bohrium
EJ - Hassium
EK - Meitnerium
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FF - Seaborgium
FG - Bohrium
FH - Hassium
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FJ - Darmstadtium
FK - Roentgenium
FL - Copernicium
FM - Dubnium
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IV - Copernicium
IW - Dubnium
IX - Seaborgium
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JB - Darmstadtium
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JF - Seaborgium
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KB - Copernicium
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LB - Seaborgium
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LF - Darmstadtium
LG - Roentgenium
LH - Copernicium
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LJ - Seaborgium
LK - Bohrium
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LQ - Dubnium
LR - Seaborgium
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LX - Copernicium
LY - Dubnium
LZ - Seaborgium
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MD - Darmstadtium
ME - Roentgenium
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MG - Dubnium
MH - Seaborgium
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OL - Dubnium
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ON - Bohrium
OO - Hassium
OP - Meitnerium
OQ - Darmstadtium
OR - Roentgenium
OS - Copernicium
OT - Dubnium
OU - Seaborgium
OV - Bohrium
OW - Hassium
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OY - Darmstadtium
OZ - Roentgenium
PA - Copernicium
PB - Dubnium
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PE - Hassium
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PG - Darmstadtium
PH - Roentgenium
PI - Copernicium
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PK - Seaborgium
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PM - Hassium
PN - Meitnerium
PO - Darmstadtium
PP - Roentgenium
PQ - Copernicium
PR - Dubnium
PS - Seaborgium
PT - Bohrium
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PX - Roentgenium
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SU - Dubnium
SV - Seaborgium
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SX - Hassium
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ZA - Seaborgium
ZB - Bohrium
ZC - Hassium
ZD - Meitnerium
ZE - Darmstadtium
ZF - Roentgenium
ZG - Copernicium
ZH - Dubnium
ZI - Seaborgium
ZJ - Bohrium
ZK - Hassium
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ZO - Copernicium
ZP - Dubnium
ZQ - Seaborgium
ZR - Bohrium
ZS - Hassium
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ZV - Roentgenium
ZV - Copernicium
ZW - Dubnium
ZX - Seaborgium
ZY - Bohrium
ZZ - Hassium

841
ORIGINAL
NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 169

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 63 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.

R Mc
Assistant Registrar of Titles



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registration of the said plan and any easements to which the -
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Any encumbrances for the time being affecting common property -
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MORTGAGES K379135, K814538 and K814539 -

^{K379135}
The above mortgage is
discharged as to part
being the within Land

APR 1986



VOL 9596 FOL 169

CAVEAT NO. K750310 LODGED 9 FEB 1984



CAVEAT NO. K750312 LODGED 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 5 JUL 1987



CAVEAT NO. M939831^F LODGED 15 JUL 1987



CAVEAT NO. M939832^F LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987.



CAVEAT NO. M976167^w LODGED 6-8-87.



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



DATE: 3
Copies of Titles and Grants Vol 9596 and above
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Transfer of Land Act 1958

Colour Code
N - Blue
Y - Yellow
B - Brown
G - Green
P - Purple
M - Magenta
C - Cyan
W - White

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
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VICTORIA

REGISTER BOOK

VOL 9596 FOL 170

24

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 64 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
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R. R. M.

Assistant Registrar of Titles

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MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
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15 APR 1985



VOL 9596 FOL 170

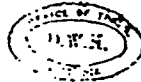
CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^F LODGED 15 JUL 1987



CAVEAT NO. M939832^F LODGED 5 JUL 1987
CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT NO. M976677 LODGED 6-8-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



Office of Titles and Grants Vol. 9596 and above
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Transfer of Land Act 1958
3
DATE:

Colour Code
1 - Yellow
2 - Green
3 - Brown
4 - Blue
5 - Orange
6 - Purple
7 - Grey
8 - Black
9 - White
10 - Red

841
ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL 9596 FOL 171

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 65 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
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R. P. M.
Assistant Registrar of Titles



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MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
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being the within Land
15 APR 1985



VOL 9596 FOL 171

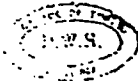
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CAVEAT No. K750312 LODGED - 9 FEB 1984



CAVEAT No. K753401 LODGED 13 FEB 1984



CAVEAT No. M939830^F LODGED 15 JUL 1987



CAVEAT No. M939831^C LODGED 15 JUL 1987



CAVEAT No. M939832^T LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT No. M976167^W LODGED 6-1-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



Copies of Titles and Deeds Vols 9596 and above
are deposited pursuant to Section 11(4)(3) of the
Transfer of Land Act 1958

DATE:

CL - Cross Indexed
M - Mortgage
P - Purple

DL - Draw
DN - Drawn
O - Orange

Y - Yellow
N - Red
L - Blue

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 172

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 72 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged as to part
being the within Land

15 APR 1985



VOL 9596 FOL 172

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^F LODGED 15 JUL 1987



CAVEAT NO. M939832^F LODGED 15 JUL 1987

CAVEAT WITHDRAWN
- 2 DEC 1987



CAVEAT NO. M976167^W LODGED 6-2-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



COPIES OF TITLES AND DEEDS VOL. 9596 AND ABOVE
FOR SUPPLY TO SECTION 11-153 OF THE
TRANSFER OF LAND ACT 1958

3

DATE:

Colour Leads
1 - Yellow
2 - Blue
3 - Green
4 - Brown
5 - Orange
6 - Purple
7 - Black
8 - Grey
9 - White
10 - Silver
11 - Gold
12 - Bronze
13 - Copper
14 - Nickel
15 - Zinc
16 - Lead
17 - Tin
18 - Iron
19 - Steel
20 - Aluminum
21 - Magnesium
22 - Cadmium
23 - Mercury
24 - Silver
25 - Gold
26 - Platinum
27 - Palladium
28 - Rhodium
29 - Iridium
30 - Osmium
31 - Rhenium
32 - Ruthenium
33 - Rhodium
34 - Silver
35 - Gold
36 - Platinum
37 - Palladium
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76 - Platinum
77 - Palladium
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85 - Gold
86 - Platinum
87 - Palladium
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90 - Osmium
91 - Rhenium
92 - Ruthenium
93 - Rhodium
94 - Silver
95 - Gold
96 - Platinum
97 - Palladium
98 - Rhodium
99 - Iridium
100 - Osmium

841
ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 173

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 73 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

K77175
The above mortgage is
discharged as to part
being the within Land

15 APR 1986



267

VOL 9596 FOL 173

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^C LODGED 15 JUL 1987



CAVEAT NO. M939832^Y LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT NO. M976767 LODGED 15 JUL 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



Copies of Titles and Deeds Vols 9596 and above
are deposited pursuant to Section 114(2) of the
Transfer of Land Act 1958

3

DATE:

Colour Code
1 - Yellow
2 - Red
3 - Blue
4 - Green
5 - Orange
6 - Purple
7 - Black
8 - Grey
9 - White
10 - Brown
11 - Pink
12 - Gold
13 - Silver
14 - Bronze
15 - Copper
16 - Steel
17 - Aluminum
18 - Plastic
19 - Rubber
20 - Glass
21 - Wood
22 - Stone
23 - Brick
24 - Concrete
25 - Asphalt
26 - Cement
27 - Mortar
28 - Grout
29 - Paint
30 - Varnish
31 - Stain
32 - Sealant
33 - Adhesive
34 - Glue
35 - Wax
36 - Polish
37 - Cleaner
38 - Degreaser
39 - Disinfectant
40 - Antiseptic
41 - Antibacterial
42 - Antifungal
43 - Antiviral
44 - Antiparasitic
45 - Anticorrosive
46 - Antirust
47 - Antitarnish
48 - Antioxidant
49 - Antifreeze
50 - Antifog
51 - Antistatic
52 - Antishock
53 - Antivibration
54 - Antisound
55 - Antismoke
56 - Antifire
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99 - Antisweat
100 - Antisweat

641
ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 174

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 74 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318 - -
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. Mc
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

K379435
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



VOL 9596 FOL 174

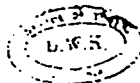
CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^S LODGED 15 JUL 1987



CAVEAT NO. M939832^T LODGED 15 JUL 1987

CAVEAT WITHDRAWN
- 2 DEC 1987



CAVEAT NO. M976167W LODGED 6-1-87



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



Copies of Titles and Grants Vol. 9596 and above
are deposited pursuant to Section 11(1)(3) of the
Transfer of Land Act 1958

3

DATE:

Colour Code
1 - Yellow
2 - Green
3 - Brown
4 - Orange
5 - Purple
6 - Grey
7 - Black
8 - White
9 - Red
10 - Blue
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997 - Purple
998 - Grey
999 - Black
1000 - White

VOL 9596 FOL 175

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



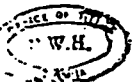
CAVEAT NO. M939831^C LODGED 15 JUL 1987



CAVEAT NO. M939832^Y LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR

100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



COPIES OF THIS AND OTHERS (VOL. 9596 AND ABOVE)
TRANSFER OF LAND ACT 1958
DATE: 3

Colour Code
N - None
Y - Yellow
B - Blue
G - Green
R - Red
P - Purple
M - Magenta
C - Cyan
W - White

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 176

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 79 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.
Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

K379435
as above mortgage
as to part
of the within Land

15 APR 1986



LM

FOL 176

CAVEAT NO.K 750310 LODGED - 9 FEB 1984



CAVEAT NO. 4750312 LODGED - 9 FEB 1984



CAVEAT NO.K753901 LODGED 13 FEB 1984



CAVEAT NO. 1939830 LODGED 15 JUL 1987



CAVEAT NO. M939831^c LODGED 15 JUL 1987



CAVEAT NO. M939832 LODGED 15 JUL 1987
CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILE & CO. OF 7TH FLOOR.

100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1989



COPIES OF THIS AND OTHER DOCUMENTS ARE
BEING FORWARDED TO THE FBI AT NEW YORK

DATE : 31/09

● - Green
● - Brown
● - Blue
● - Purple
● - Orange
● - Red
● - Yellow

मधुप्रसाद

846 ORIGINAL

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OF TITLES

VICTORIA

REGISTER BOOK

VOL 9596 FOL 177

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 80 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
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Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379435, K814538 and K814539 -

KYMS
The above mortgage is
discharged as to part
being the within Land
15 APR 1986



VOL 9596 FOL 177

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



CAVEAT NO. M939830^F LODGED 15 JUL 1987



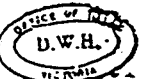
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CAVEAT NO. M939832^F LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



3
DATE: 12 SEP 1988
Copies of Titles and Grants Vol 9596 and above
are supplied pursuant to Section 114(3) of the
Transfer of Land Act 1958

Colour Code
1 - Yellow
2 - Red
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4 - Green
5 - Purple
6 - Orange
7 - Brown
8 - Grey
9 - White
10 - Black

841 - ORIGINAL

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OF TITLES



VICTORIA

REGISTER BOOK

VOL 9596 FOL 187

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 130 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. B. S.
Assistant Registrar of Titles

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Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the -
said land or any part thereof is, on the said plan shown to - -
be subject -

Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan. -

MORTGAGES K379135, K814538 and K814539 -

^{K379135}
The above mortgage is
discharged as to part
being the within Land

15 APR 1986



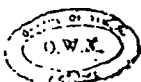
CAVEAT NO. K750310 LODGED - 9 FEB 1984 VOL 9596 FOL 187



CAVEAT NO. K750312 LODGED - 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



MORTGAGE

FAS BIANCA NOMINEES PTY. LTD.

REGISTERED 27/2/86

M158999F



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^C LODGED 15 JUL 1987



CAVEAT NO. M939832¹ LODGED 15 JUL 1987
CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: N167254R

DATE: 1/12/87



12 SEP 1988



COPIES OF THIS AND OTHERS VOLUMES AND ABOVE
TRANSFER OF LAND ACT 1958

DATE: 3

Colour Code
A - Yellow
B - Blue
C - Green
D - Brown
E - Orange
F - Purple
G - Red
H - Black
I - White
J - Grey
K - Gold
L - Silver
M - Bronze
N - Copper
O - Tin
P - Lead
Q - Zinc
R - Iron
S - Steel
T - Aluminium
U - Magnesium
V - Nickel
W - Cadmium
X - Chromium
Y - Manganese
Z - Silicon
AA - Boron
AB - Fluorine
AC - Neon
AD - Helium
AE - Lithium
AF - Sodium
AG - Potassium
AH - Rubidium
AI - Cesium
AJ - Francium
AK - Actinium
AL - Thorium
AM - Protactinium
AN - Uranium
AO - Neptunium
AP - Plutonium
AQ - Americium
AR - Curium
AS - Berkelium
AT - Californium
AU - Einsteinium
AV - Fermium
AW - Mendelevium
AX - Nobelium
AY - Lawrencium
AZ - Rutherfordium
BA - Dubnium
BB - Seaborgium
BC - Bohrium
BD - Hassium
BE - Meitnerium
BF - Darmstadtium
BG - Roentgenium
BH - Copernicium
BI - Nihonium
BJ - Flerovium
BK - Livermorium
BL - Tennessine
BM - Oganesson

ORIGINAL

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OF TITLES



VICTORIA

REGISTER BOOK

VOL. 9596 FOL. 188

841

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - - -
notified hereunder in Lot 131 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



R. M.
Assistant Registrar of Titles

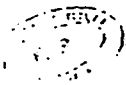
ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - - -
registration of the said plan and any easements to which the -
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Any encumbrances for the time being affecting common property -
existing under or by virtue of any instrument a memorandum - -
whereof has been entered on the said registered plan -

MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged and
being the within Land
15 APR 1986



641

VOL 9596 FOL 188

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED - 9 FEB 1984



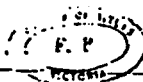
CAVEAT NO. K753901 LODGED 13 FEB 1984

MORTGAGE

FAS BIANCA NOMINEES PTY. LTD.

REGISTERED 27/2/86

M158999F



CAVEAT NO. M939830^F LODGED 15 JUL 1987

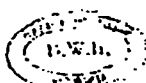


CAVEAT NO. M939831^C LODGED 15 JUL 1987



CAVEAT NO. M939832^Y LODGED 15 JUL 1987
CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR,
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: M167254R

DATE: 1/12/87



COPIES OF TITLES AND GRANTS VOL 9596 AND ABOVE
ARE DEPOSITED PURSUANT TO SECTION 11(4)(2) OF THE
TRANSFER OF LAND ACT 1950
DATE: 14 SEP 1987

COLOUR CODE
1 - Red
2 - Yellow
3 - Green
4 - Blue
5 - Cross Hatched
6 - Orange
7 - Matching
8 - Brown
9 - Black

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE
OF TITLES



VICTORIA

REGISTER BOOK

VOL 9596

FOL 189

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

WOODLEIGH HEIGHTS MARKETING PTY. LTD. of 1085 High Street Armadale-
is the proprietor of an estate in fee simple subject to the encumbrances - - -
notified hereunder in Lot 132 delineated on Registered Cluster Plan No. 1134-
and an undivided share in the common property for the time being described on the
said Plan - - -

DATED the 7th day of February 1985

Derived From K854318
Vol. 9171 Fols. 687, 688, 693, 696, 698, 700,
701, 704 and 713.



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

Any easements arising pursuant to Section 98 of the Transfer of
Land Act or Section 20 of the Cluster Titles Act upon - - -
registration of the said plan and any easements to which the
said land or any part thereof is, on the said plan shown to - - -
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Any encumbrances for the time being affecting common property -
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MORTGAGES K379135, K814538 and K814539 -

K379135
The above mortgage is
discharged in part
within the Land
15 APR 1986



VOL 9596 FOL 189

CAVEAT NO. K750310 LODGED - 9 FEB 1984



CAVEAT NO. K750312 LODGED 9 FEB 1984



CAVEAT NO. K753901 LODGED 13 FEB 1984



MORTGAGE

FAS BIANCA NOMINEES PTY. LTD.

REGISTERED 27/2/86

M158999F



CAVEAT NO. M939830^F LODGED 15 JUL 1987



CAVEAT NO. M939831^C LODGED 15 JUL 1987



CAVEAT NO. M939831^Y LODGED 15 JUL 1987

CAVEAT WITHDRAWN

- 2 DEC 1987



CAVEAT

CAVEATOR: RACHAEL ELIZABETH HOGARTH

CAPACITY: MORTGAGEE

DATE OF CLAIM DOCUMENT: 27/10/87

LODGED BY: 1792E NEVILLE & CO. OF 7TH FLOOR
100 COLLINS ST. MELBOURNE 3000

NOTICE TO: AS ABOVE

NO: M167254R

DATE: 1/12/87



12 SEP 1988



COPIES OF THIS AND OTHER VOLUMES AND ABOVE
ARE SUPPLIED PURSUANT TO SECTION 11(3) OF THE
TRANSFER OF LAND ACT 1950

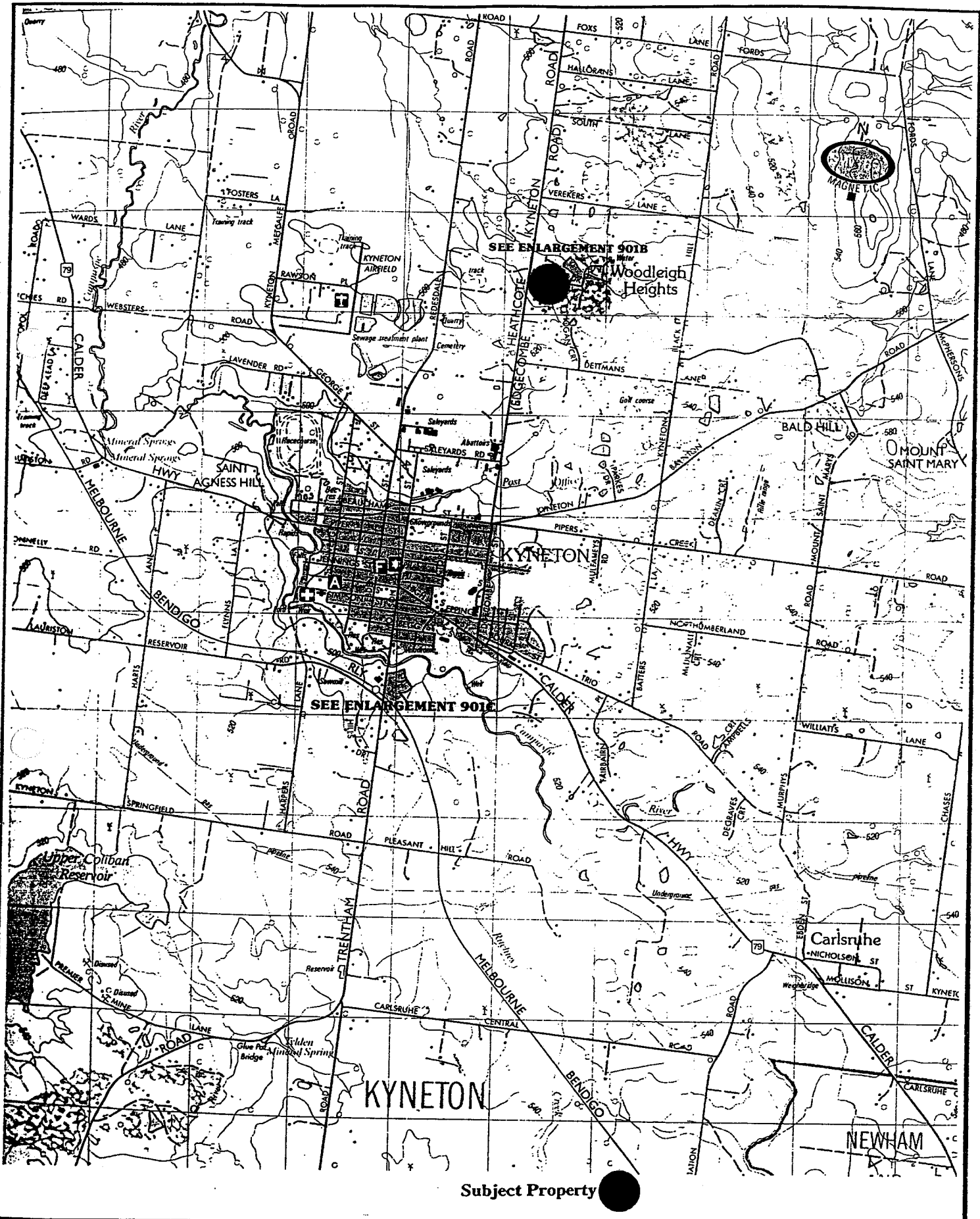
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10 - Photocopy

Colour Copy

APPENDIX 2

LOCATION PLAN



Subject Property

APPENDIX 3

CS 1134

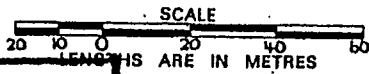
14 SHEETS
SHEET 10

PLAN OF CLUSTER REDEVELOPMENT

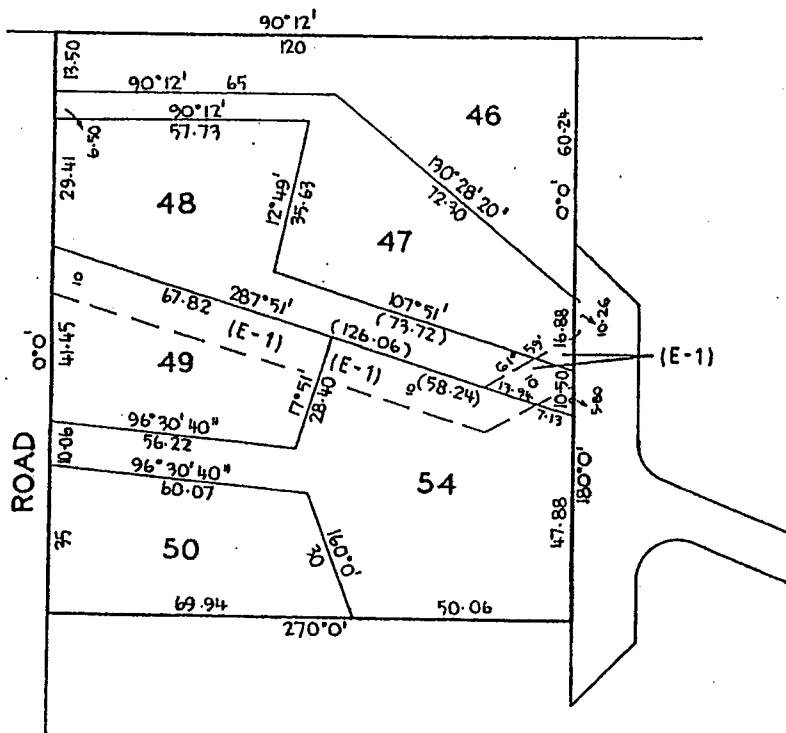
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 7-2-1985

Black
7-2-1985

SHEET 10

COUNCIL REFERENCE NUMBER 2784.....

L. Morgan
LICENSED SURVEYOR

DATE 9-5-85

SURVEYOR'S REFERENCE NUMBER 7236.5

POSTED
CHECKED

L. Morgan

14 SHEETS
SHEET 10

CS 1134

CS 1134

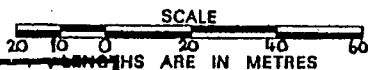
14 SHEETS
SHEET 11

PLAN OF CLUSTER RE DEVELOPMENT

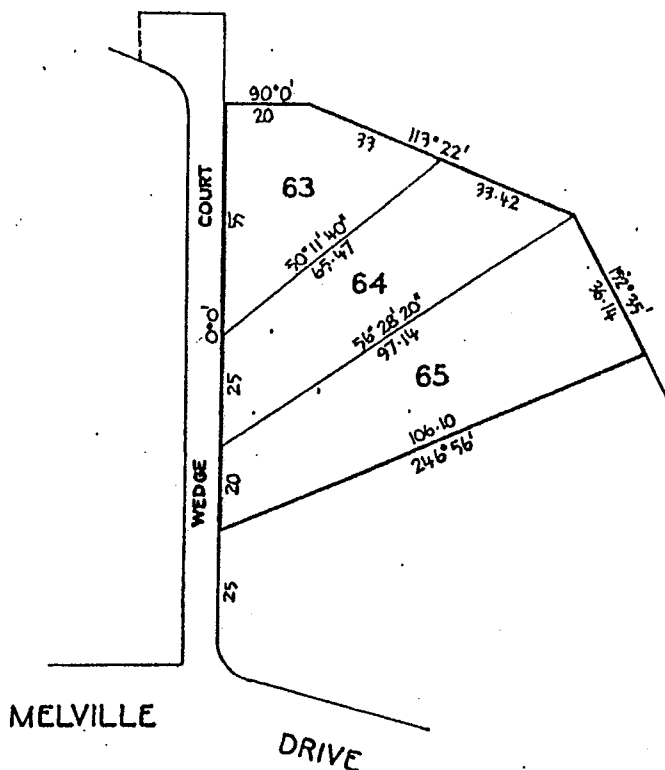
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



11110



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9:00 AM ON 7-2-1985

Asst. Commr. (Titles)

SHEET 11

COUNCIL REFERENCE NUMBER 2784.....

Licensed Surveyor

DATE 9-5-83

SURVEYOR'S REFERENCE NUMBER 7238.5

POSTED
CHECKED

14 SHEETS
SHEET 11

CS 1134

CS 1134

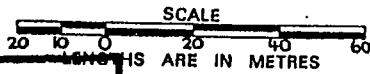
SHEETS
SHEET 12

PLAN OF CLUSTER REDEVELOPMENT

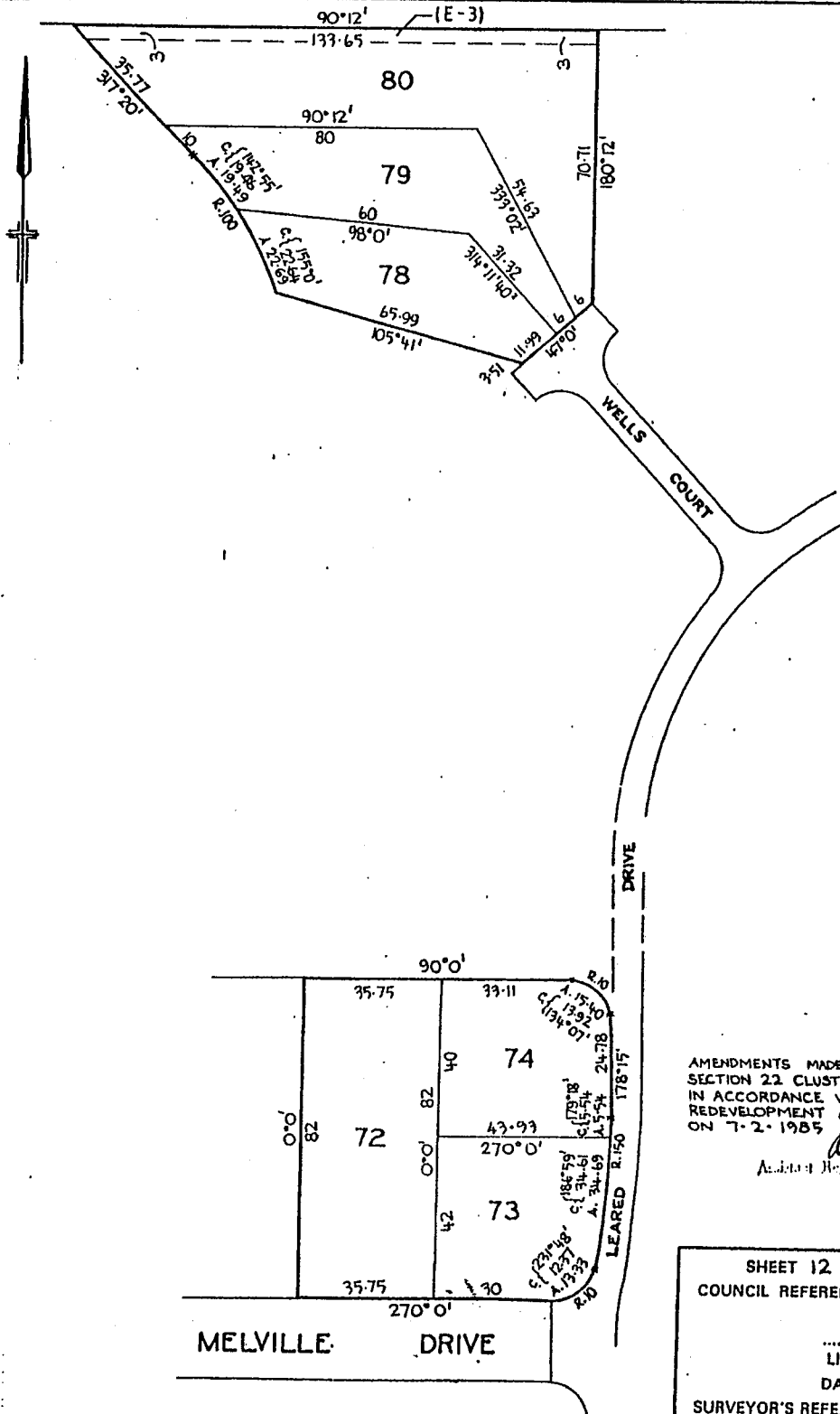
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO
SECTION 22 CLUSTER TITLES ACT 1974
IN ACCORDANCE WITH PLAN OF
REDEVELOPMENT APPROVED AT 9:00 A.M.
ON 7-2-1985

Abraham
Assistant Registrar of Titles

SHEET 12

COUNCIL REFERENCE NUMBER 2784...

H. Hoodman
LICENSED SURVEYOR

DATE 9-5-83

SURVEYOR'S REFERENCE NUMBER 5234-5

POSTED
CHECKED

H. Morgan

SHEETS
SHEET 12

CS 1134

CS 1134

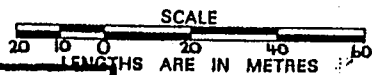
SHEETS
SHEET 14

PLAN OF CLUSTER RE DEVELOPMENT

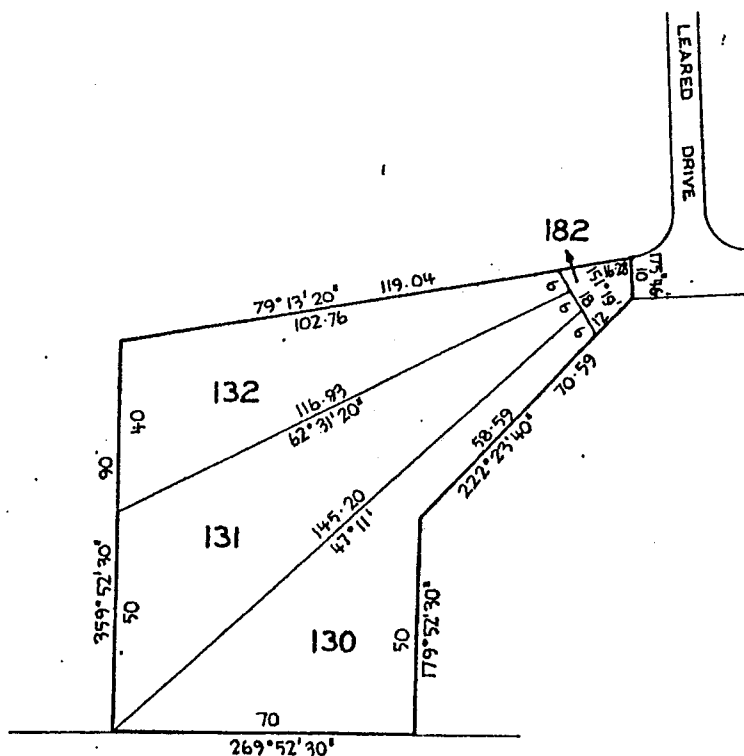
SUBDIVISION DETAIL SHEET

REGISTERED

9 AUG 1979



LITHO



AMENDMENTS MADE PURSUANT TO SECTION 22
CLUSTER TITLES ACT 1974 IN ACCORDANCE
WITH PLAN OF REDEVELOPMENT APPROVED
AT 9-00 A.M. ON 7-2-1985

Black

SHEET 14
COUNCIL REFERENCE NUMBER 2784
.....
LICENSED SURVEYOR
DATE 9-5-85
SURVEYOR'S REFERENCE NUMBER 52315

POSTED
CHECKED

h. m. man.

SHEETS
SHEET 14

CS 1134

APPENDIX 4

SCHEDULE OF LOT SIZES

Lot No.	Area m²
46	2905
47	2581
48	2735
49	2120
50	2030
54	3912
63	1514
64	1988
65	2721
72	2931
73	1744
74	1716
78	1578
79	2379
80	3994
130	2694
131	3018
132	2370

APPENDIX 5

Schedule of Lot Sales

Lot No.	Address	Sale Price	Date of Sale	Area m2	Price per m2
12	Blair Drive Kyneton	\$25,000	4/89	632	\$40
20	Blair Drive Kyneton	\$25,500	2/89	2055	\$12
28	Jacobs Avenue Kyneton	\$23,000	6/89	758	\$30
49	Castles Crescent Kyneton	\$24,000	9/89	714	\$34
50	Castles Crescent Kyneton	\$17,000	2/89	780	\$22
26	Caroline Chisolm Drive Kyneton	\$19,900	8/89	713	\$28
27	Caroline Chisolm Drive Kyneton	\$19,500	8/89	689	\$28
28	Caroline Chisolm Drive Kyneton	\$19,000	8/89	718	\$26
29	Caroline Chisolm Drive Kyneton	\$20,200	9/89	710	\$28
30	Caroline Chisolm Drive Kyneton	\$20,200	4/89	725	\$28
31	Caroline Chisolm Drive Kyneton	\$20,200	8/89	725	\$28
32	Caroline Chisolm Drive Kyneton	\$20,500	5/89	725	\$28

mv4380/rs