

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

Page 1 of 1

VOLUME 08603 FOLIO 842

Security no : 124054946633B

Produced 24/04/2015 02:18 pm

LAND DESCRIPTION

Crown Allotment 1C Section 25 Parish of Bulla Bulla.
PARENT TITLE Volume 06801 Folio 040
Created by instrument C370806 29/11/1965

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

HONGFENGSHI INTERNATIONAL PROPERTY INVESTMENT PTY LTD of 4 LIMASSOL COURT
DONVALE VIC 3111
AG263507V 23/12/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AL790558S 31/03/2015
NATIONAL AUSTRALIA BANK LTD

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

NOTICE Section 201UB Planning and Environment Act 1987
AH462111E 30/08/2010

DIAGRAM LOCATION

SEE TP346936V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AL790558S	MORTGAGE	Registered	31/03/2015

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	instrument
Document Identification	AG263507V
Number of Pages (excluding this cover sheet)	1
Document Assembled	24/04/2015 14:20

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

Ref:

Customer Code:



Privacy Collecti
The information f
statutory authority
maintaining publi
indexes in the Vi

AG263507V

23/12/2008 \$1346 45



MADE AVAILABLE

Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed and subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer.

Land: (volume and folio reference)

Volume 8603 Folio 842

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

All my estate in fee simple

Consideration:

\$2,200,000.00

Transferor: (full name)

Spencer Ernest Flint

Transferee: (full name and address including postcode)

Hongfengshi International Property Investment Pty Ltd (ACN 127 633 425)

of 4 Limassol Court, Donvale, Vic 3111

as sole proprietor

Directing Party: (full name)

Not applicable

Dated:

Signed by the said Transferor)

in the presence of:)

[Signature]

PETER HOWDEN
SENIOR CONSTABLE
20725

Sunbury Police Station
39-41 Macedon Street,
Sunbury 3429

Executed by
The COMMON SEAL of Hongfengshi International Property
Investment Pty Ltd (ACN 127 633 425) was affixed in the
presence of authorised persons who are authorised to sign for the company

Director.....

Full Name: Chen Zhou

Usual address: 4 Limassol Court, Donvale, 3111

Director.....

Full Name: Yong Zhou

Usual address: 4 Limassol Court, Donvale, 3111

Approval No. 1993089A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T1

Page 1 of 1

Signed

Cust. Code



Anstat Pty Ltd

Original Land Transfer
Stamped with \$121,000.00

THE BACK OF THIS FORM MUST NOT BE USED
Land Registry, 570 Bourke Street, Melbourne 3008
Phone 03 9613 2040, FAX 03 9613 2042

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Document Identification	AL790558S
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AL790558S

Mortgage

Section 74 Transfer of Land Act 1958

Privacy Collection Statement

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

1. Land/s

Land Title

Volume 8603 Folio 842

2. Estate and Interest

FEE SIMPLE

3. Memorandum of common provisions

MCP Number AA1791

4. Mortgagor/s

Mortgagor

Name HONGFENGSHI
INTERNATIONAL
PROPERTY
INVESTMENT PTY LTD

ACN 127633425

5. Mortgagee/s

Mortgagee

Name NATIONAL AUSTRALIA
BANK LIMITED

ABN 12004044937

Australian 230686
Credit Licence

6. Signing

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

Mortgagor

Multi-Person company - Director & Director or Director & Secretary witness
Executed for HONGFENGSHI
INTERNATIONAL PROPERTY
INVESTMENT PTY LTD by being signed
by the person (s) authorised to sign for the
company:

Director

Full Name CHEN ZHOU

Usual Address 4 LIMASSOL COURT DONVALE
VIC 3111

Director / Secretary YUNSHAN ZHOU

Full Name 4 LIMASSOL COURT DONVALE

Usual Address VIC 3111

* 

Signature of Director

* 

Signature of Director/Secretary

7. Date

Date: (DD/MM/YYYY) 29 / 11 / 2015

8. Lodging Party

Customer Code: 9E

Reference: C/N 420630938.2.3

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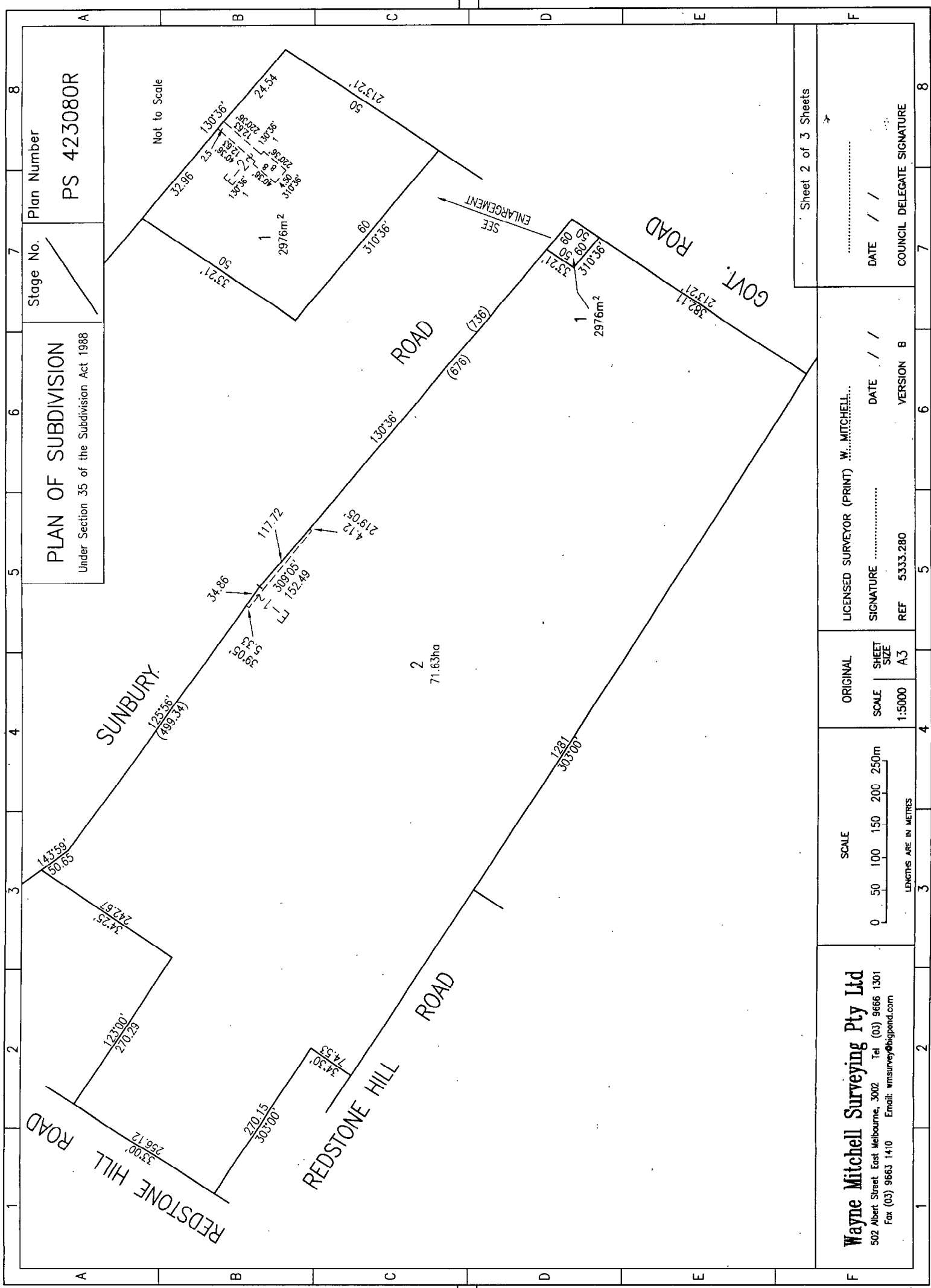
Document Type	plan
Document Identification	PS423080R
Number of Pages (excluding this cover sheet)	3
Document Assembled	24/04/2015 14:20

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PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988				Stage No. <div style="border-bottom: 1px solid black; width: 50px; margin: 0 auto;"></div>	LTO use only EDITION 1	Plan Number PS 423080R
Location of Land Parish : BULLA BULLA Township : Section : 25 Crown Allotment : 2(PART) Crown Portion : LTO base record : Title References VOL.10120 FOL.421 Last Plan Reference : LOT2 LP 203339T Postal Address : SUNBURY ROAD (at time of subdivision) SUNBURY AMG Co-ordinates N 5835600 E 302500 ZONE 55 (of approx. centre of plan)				Council Certification and Endorsement Council Name : CITY OF HUME Ref : S. 3200 A. This is a plan under section 35 of the Subdivision Act 1988 which does not create any additional lots. B. This plan is exempt from part 3 of the Subdivision Act 1988. C. This is a plan under section 35 of Subdivision Act 1988 which creates (an) additional lot(s). D. It is certified under section 6 of the Subdivision Act 1988. E. It is certified under section 11(7) of the Subdivision Act 1988. F. Date of original certification under section 0 / / G. This a statement of compliance under section 21 of the Subdivision Act 1988. Council delegate Council seal Date 6/1/00		
Vesting of Roads or Reserves <i>Roads and reserves vest in the council/body/person named when the appropriate vesting date is recorded.</i>						
Identifier		Council/Body/Person				
NIL		NIL				
Notations						
Depth Limitation NIL				Staging This is /is not a staged subdivision Planning permit no.		
Land to be acquired by agreement: LOT 1 Land to be acquired by compulsory process: — All the land is to be acquired free from all encumbrances other than any easements specified on this plan.				Survey This plan is /is not based on survey To be completed where applicable This survey has been connected to permanent marks no(s). In Proclaimed Survey Area no.		
Easement Information						LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 16/3/00
<i>Easements marked (+) are created upon registration of this plan.</i> <i>Easements marked (*) are created when the appropriate vesting date is recorded or transfer registered.</i> <i>Easements marked (#) are removed when the appropriate vesting date is recorded or transfer registered.</i>						
Legend A — Appurtenant Easement E — Encumbering Easement R — Encumbering Easement (road)						
Symbol	Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
*	E-1 E-2	ELECTRICITY ELECTRICITY	AS SHOWN AS SHOWN	1930087 THIS PLAN	STATE ELECTICITY COMMISSION AGL	
						LTO use only PLAN REGISTERED TIME DATE 14/4/00  Assistant Registrar of Titles
						Sheet 1 of 3 Sheets
Wayne Mitchell Surveying Pty Ltd 502 Albert Street East Melbourne, 3002 Tel (03) 9666 1301 Fax (03) 9663 1410 Email: wmsurvey@bigpond.com				LICENSED SURVEYOR (PRINT) W. MITCHELL SIGNATURE DATE / / REF 5333.280 VERSION B	 DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3



PLAN OF SUBDIVISION Under Section 35 of the Subdivision Act 1988	Stage No.	Plan Number
	/	PS 423080R

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan			Land acquired by agreement	LTO reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature	
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.				Date of registration of transfer
		Page	Year			Page	Year			
LOT 1										

Wayne Mitchell Surveying Pty Ltd

502 Albert Street East Melbourne, 3002 Tel (03) 9666 1301
Fax (03) 9663 1410 Email: wmsurvey@bigpond.com

Sheet 3 of 3 Sheets

LICENSED SURVEYOR (print) W. MITCHELL

SIGNATURE DATE / /

REF 5333.280

VERSION B

.....
DATE / /
COUNCIL DELEGATE SIGNATURE

Original sheet size A4

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Document Type	plan
Document Identification	TP346936V
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TITLE PLAN		EDITION 3	TP 346936V																				
Location of Land Parish: BULLA BULLA Township: Section: 25 Crown Allotment: 1C Crown Portion: Last Plan Reference: Derived From: VOL 8603 FOL 842 Depth Limitation: 15.24 m		Notations TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE LAND MARKED A-1 VIDE INSTRUMENT No. 1498196. ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN																					
Description of Land / Easement Information <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="5" style="text-align: center; padding: 5px;">EASEMENT INFORMATION</th> </tr> <tr> <td colspan="5" style="padding: 5px;"> Legend: A - Appurtenant Easement E - Encumbering Easement R- Encumbering Easement (Road) </td> </tr> <tr> <th style="width: 15%; padding: 5px;">Easement Reference</th> <th style="width: 20%; padding: 5px;">Purpose</th> <th style="width: 15%; padding: 5px;">Width (Metres)</th> <th style="width: 25%; padding: 5px;">Origin</th> <th style="width: 25%; padding: 5px;">Land Benefitted / In Favour Of</th> </tr> <tr> <td style="text-align: center; padding: 5px;">E-2</td> <td style="text-align: center; padding: 5px;">WATER SUPPLY</td> <td style="text-align: center; padding: 5px;">6.00</td> <td style="text-align: center; padding: 5px;">C/E AF875744B</td> <td style="text-align: center; padding: 5px;">Vol. 9567 Fol. 415</td> </tr> </table>			EASEMENT INFORMATION					Legend: A - Appurtenant Easement E - Encumbering Easement R- Encumbering Easement (Road)					Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of	E-2	WATER SUPPLY	6.00	C/E AF875744B	Vol. 9567 Fol. 415	THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/03/2002 VERIFIED: DA
EASEMENT INFORMATION																							
Legend: A - Appurtenant Easement E - Encumbering Easement R- Encumbering Easement (Road)																							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of																			
E-2	WATER SUPPLY	6.00	C/E AF875744B	Vol. 9567 Fol. 415																			
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets																				

