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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.

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

VOLUME 09395 FOLIO 225

Security no : 124107541335X
Produced 12/07/2023 10:19 AM

LAND DESCRIPTION

Lot 1 on Registered Plan of Strata Subdivision 015417.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SHANGYI VISION (WELLINGTON) PTY LTD of SUITE 2 LEVEL 8 469 LA TROBE STREET
MELBOURNE VIC 3000
AU994107N 08/11/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU994108L 08/11/2021
EQUITY-ONE MORTGAGE FUND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP015417 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: UNIT 1 3 WELLINGTON ROAD BOX HILL VIC 3128

ADMINISTRATIVE NOTICES

NIL

eCT Control 19219M PURCELL PARTNERS
Effective from 08/11/2021

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015417

DOCUMENT END

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

VOLUME 09395 FOLIO 226

Security no : 124107541334Y
Produced 12/07/2023 10:19 AM

LAND DESCRIPTION

Lot 2 on Registered Plan of Strata Subdivision 015417.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

SHANGYI VISION (WELLINGTON) PTY LTD of SUITE 2 LEVEL 8 469 LA TROBE STREET
MELBOURNE VIC 3000
AU994109J 08/11/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU994110A 08/11/2021
EQUITY-ONE MORTGAGE FUND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP015417 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: UNIT 2 3 WELLINGTON ROAD BOX HILL VIC 3128

ADMINISTRATIVE NOTICES

NIL

eCT Control 19219M PURCELL PARTNERS
Effective from 08/11/2021

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015417

DOCUMENT END

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

VOLUME 09395 FOLIO 227

Security no : 124107541336W
Produced 12/07/2023 10:19 AM

LAND DESCRIPTION

Lot 3 on Registered Plan of Strata Subdivision 015417.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SHANGYI VISION (WELLINGTON) PTY LTD of SUITE 2 LEVEL 8 469 LA TROBE STREET
MELBOURNE VIC 3000
AU509154Q 28/06/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU994747Y 08/11/2021

EQUITY-ONE MORTGAGE FUND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP015417 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: UNIT 3 3 WELLINGTON ROAD BOX HILL VIC 3128

ADMINISTRATIVE NOTICES

NIL

eCT Control 19219M PURCELL PARTNERS
Effective from 08/11/2021

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

VOLUME 09395 FOLIO 228

Security no : 124107541338U
Produced 12/07/2023 10:19 AM

LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 015417.
Created by instrument H771960 27/11/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

SHANGYI VISION (WELLINGTON) PTY LTD of 469 LA TROBE STREET MELBOURNE VIC
3000
AR497043L 27/09/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU994843D 08/11/2021
EQUITY-ONE MORTGAGE FUND LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP015417 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: UNIT 4 3 WELLINGTON ROAD BOX HILL VIC 3128

ADMINISTRATIVE NOTICES

NIL

eCT Control 19219M PURCELL PARTNERS
Effective from 08/11/2021

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015417

DOCUMENT END

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

VOLUME 12118 FOLIO 602
No Coft exists

Security no : 124107541337V
Produced 12/07/2023 10:19 AM

LAND DESCRIPTION

Common Property on Registered Plan of Strata Subdivision 015417.
Created by instrument RP015417 27/11/1980

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

OWNERS CORPORATION PLAN NO. RP015417 of 3 WELLINGTON ROAD BOX HILL VIC 3128
AS349478T 12/07/2019

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances affecting Common Property that are derived from an encumbrance shown on titles to lots affected by the Owners Corporation.

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP015417 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: 3 WELLINGTON ROAD BOX HILL VIC 3128

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015417

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP015417

DOCUMENT END

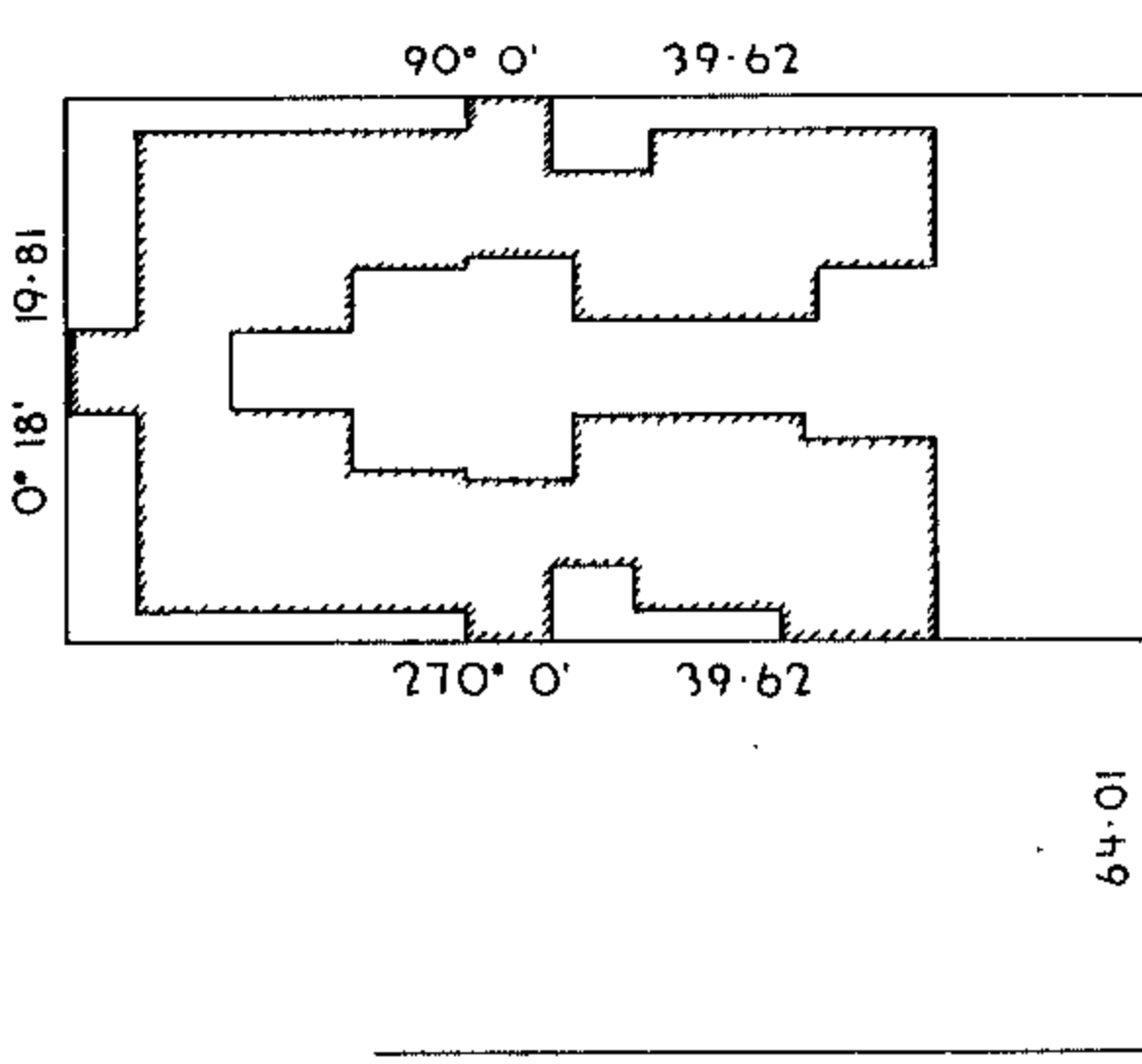
15417

E RPT 15417

H771960

PLAN OF STRATA SUBDIVISION	
<p>THE PARCEL — The land the subject of Plan of Subdivision No. 75087 in the Office of Titles being Part of Crown Portion 4, Parish of Nunawading County of Bourke.</p> <p>POSTAL ADDRESS OF BUILDINGS — 3 Wellington Road, Box Hill ✓</p> <p>FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT</p>	<p>REGISTERED Under Part IV of the Strata Titles Act 1967.</p> <p>TIME 8.55^{AM}</p> <p>DATE 27th Nov 1980</p>

15417



WELLINGTON ROAD

WHITEHORSE ROAD



Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

SURVEYOR'S CERTIFICATE

I, Geoff W. Humphrey of 51 William Street, Melbourne, a Surveyor Licensed under the Land Surveyors Act 1958 certify that this plan has been made by me or under my personal direction and supervision from the measurements, bearings and other particulars shown on plan of subdivision No. 75087 and the certified copy of the fieldnotes relating thereto lodged with the Registrar, except those particulars relating to the boundaries of the allotments on the plan determined by levels.

Signature *Geoff Humphrey* Date 23.11.78

Geoff Humphrey
Licensed Surveyor.

SHEET 1 OF 2 SHEETS

kr k. a. reed pty. ltd.
51 WILLIAM STREET,
MELBOURNE, 3000
62 7111 62 2721




REF. No. 10749

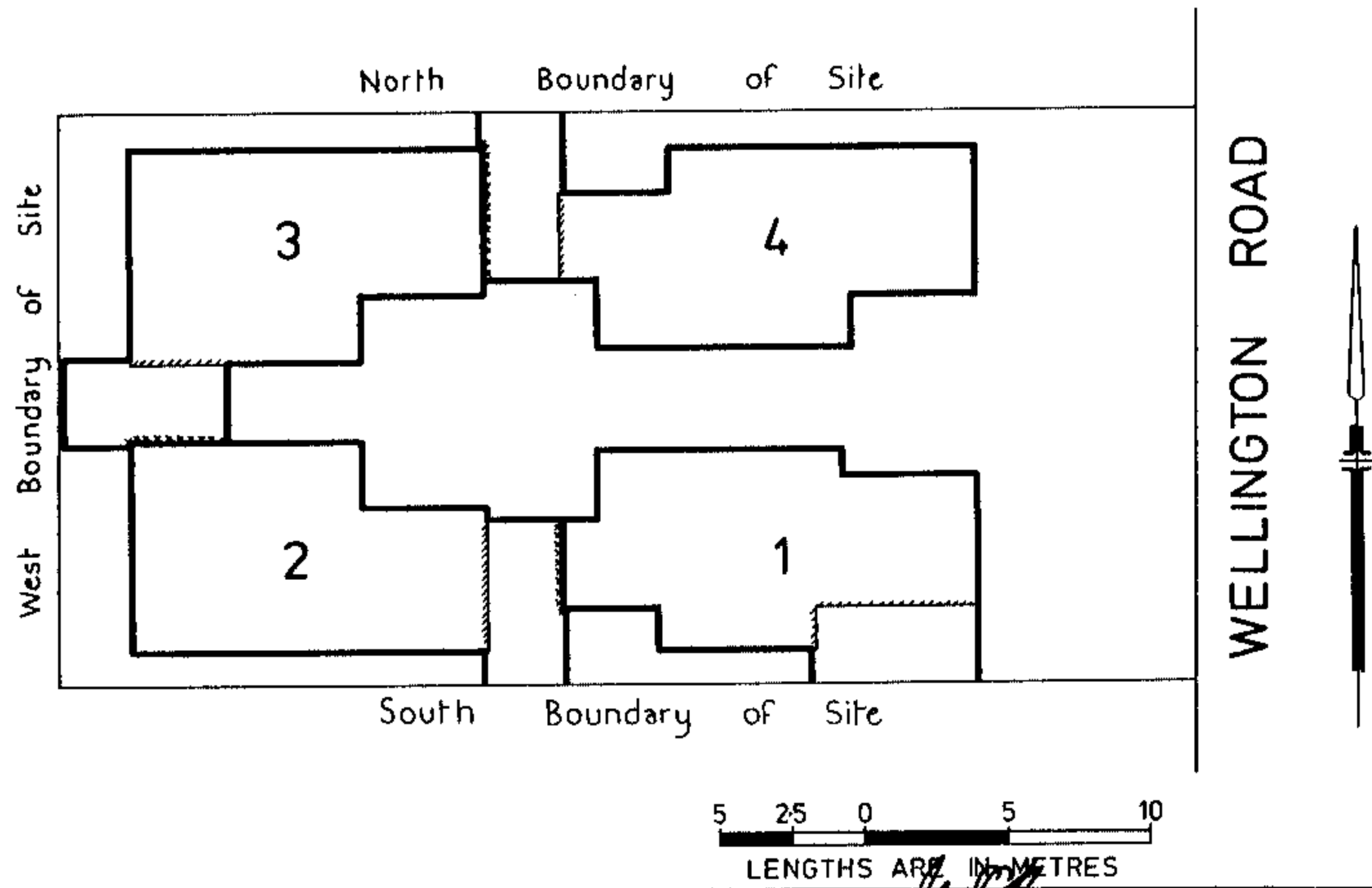
SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT

LEGEND.

1. The building in the parcel a part of which is contained in each of units 1 to 4 (both inclusive) is a single storey building.
The lower boundary of each of units 1 to 4 (both inclusive) lies one metre below that part of the site which lies within the vertical or near vertical boundaries of the relevant unit as shown on the diagram hereunder.
The upper boundary of each of these units lies nine metres above its lower boundary.
2. No unit on this plan is an accessory unit.
3. The common property is all the land in the parcel except the land contained in each of units 1 to 4 (both inclusive).

NOTE:- All vertical or near vertical boundaries shown by thick continuous lines on the diagram hereunder lie along the outside face of the respective walls except as to the common boundary between units 1 and 2 shown thus  where the vertical or near vertical boundaries lie along the west and south face of the respective walls, and except as to the common boundary between units 2 and 3 shown thus  where the vertical or near vertical boundaries lie along the west and north face of the respective walls, and except as to the common boundary between units 3 and 4 shown thus  where the vertical or near vertical boundaries lie along the north and east face of the respective walls.



[Signature]
Licensed Surveyor.
SHEET 2 OF 2 SHEETS

kr k. a. reed pty. ltd.
51 WILLIAM STREET,
MELBOURNE, 3000
62 7111 62 2721

REF. No. 10749