

### Property Detail

Back to search results | Print this Page | Next

**23-29 Marquet Street Rhodes, NSW, 2138**

1 1 1 1,182m<sup>2</sup>  
Approx.

[Collapse](#) | [Main Photo \(javascript:void\(0\)\)](#) | [Street View \(javascript:void\(0\)\)](#) | [Map \(javascript:void\(0\)\)](#)



### Property Attributes

1 1 1 1,182m<sup>2</sup>  
 Approx.

[Update Data](#)

Property Type: Unit: Standard  
 Year Built: 2020

### Last Sale Details

Sale Price: \$0  
 Sale Date:  
 Settlement Date:  
 Zoning:

### Legal Description

RPD: LOT 24 DP1264076  
 LA: Canada Bay

### Land Values

No information available.

### Ownership

No information available.

### Property Tasks

[Customise Tasks](#)

[Signature CMA Report](#)
[1 Page PDF](#)
[Radius Search](#)
[Property Report](#)
[Valuation Report](#)
[Rental AVM Report](#)
[Suburb Stats Report](#)
[Add to My Watch List](#)
[Buy a Title Document](#)

[Export ADL Form Data](#)
[Depreciation Calculator](#)
[中文版 房地产报告](#)
[SmartMove](#)
[Signature Rental CMA](#)

### Suburb Snapshot

9/22/21, 10:49 AM

23-29 Marquet Street Rhodes, NSW, 2138

**The following statistics apply to Units in RHODES\***

- Change in Median Price (5yrs) is 4.3%
- Annual Change in Median Price (10yrs) is 3.5%
- Median Asking Rent for RHODES is \$560 per week
- Median Days on Market is 47 days

\*Statistics are calculated over a rolling 12 month period.

**Property Features**

**Internal Features**

- Air Condition Features: Heating
- Air Conditioned

**External Features**

- Materials in External Walls: Concrete, Glass
- Materials in Roof: Concrete

**Other Features**

- Access Security Features
- M2 Total In Floor Area: 97

**Sales History**

No information available.

**On The Market History - For Sale**

Property Listing Agency Campaigns

No information available.

**On The Market History - For Rent**

No information available.

**Phone Records**

No information available.

© 2021 Copyright RP Data Pty Limited, Local, State, Commonwealth Govt. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted. The information provided is deemed reliable but not guaranteed. This system has been optimised for IE browsers version 8.0 and above.

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

"Australia's #1 Property Information Service"

### Property Detail

Print this Page

**34 Walker Street Rhodes, NSW, 2138**

6,807m<sup>2</sup>

[Collapse](#)
[Main Photo \(javascript:void\(0\)\)](#)
[Street View \(javascript:void\(0\)\)](#)
[Map \(javascript:void\(0\)\)](#)



#### Property Attributes

6,807m<sup>2</sup>

[Update Data](#)

Property Type: Unit: Standard

#### Last Sale Details

Sale Price: \$1  
 Sale Date: 24 Apr 2017  
 Settlement Date: 4 Jul 2019  
 Zoning: Industrial

#### Legal Description

RPD: LOT 101 DP624798  
 VGM (VG Measurements): 60.35 X 112.79  
 LA: Canada Bay  
 Issue Date: Jul 19  
 Fee Code: Sole Owner  
 Owner Code: Corporation

#### Land Values

Valuation Date	Unimproved Capital Value
23 Jan 1992	\$1,200,000

#### Ownership

**THIRTY FOUR WALKER STREET**  
**PTY LTD**  
[\(/rpp/search/company/property/summary.html?&view=property&q=company&newSearch=true&q=THIRTY FOUR WALKER STREET PTY LTD\)](#)

9/22/21, 10:42 AM

34 Walker Street Rhodes, NSW, 2138

**Property Tasks**

[Customise Tasks](#)

Signature CMA Report

1 Page PDF

Radius Search

Property Report

Valuation Report

Rental AVM Report

Suburb Stats Report

Add to My Watch List

Buy a Title Document

Export ADL Form Data

Depreciation Calculator

中文版 房地产报告

SmartMove

Signature Rental CMA

**Suburb Snapshot**

The following statistics apply to Units in RHODES\*

- Change in Median Price (5yrs) is 4.3%
- Annual Change in Median Price (10yrs) is 3.5%
- Median Asking Rent for RHODES is \$560 per week
- Median Days on Market is 47 days

\*Statistics are calculated over a rolling 12 month period.

**Property Features** [Show More](#)

**Internal Features**

- Air Condition Features: Heating
- Air Conditioned
- Built In Wardrobes
- Ensuites: 1

**Other Features**

- Access Security Features
- Access Security Installed
- Building Area: 112
- Development Zone: Mixed Use

**Listing Description - For Rent** [?](#)

BE A PART OF ONE OF SYDNEY'S FASTEST GROWING STRATEGIC CENTRES

City of Canada Bay has various opportunities available in the Billbergia delivered, Rhodes Recreation Centre. The Centre is set to be a feature of Rhodes Central, a significant mixed use development located adjacent to the busy Rhodes Train Station. The project is under construction and due for completion in early 2021. Opportunities are available from 300sqm 3,000sqm for a variety of uses including, but not limited to: - Childcare - Fitness - Medical Centres - Allied Health - Entertainment - Sporting Clubs Businesses are preferred to be service based and/or community focused. For further information please send your details to James Coffey james.coffey@cbre.com.au

**Advert Date:** 24 May 2021  
**Advert Agency:** Cbre Sydney  
**Advert Agent:** James Coffey  
**Agent Phone Number:** 0407 207 612

**Sales History**

Transfer Date	Sale Type	Sale Price	Vendor Name	Sold By	Tenure Code
24 Apr 2017		\$1	Mifare Pty Ltd		SOLE OWNER
28 Oct 1988		\$2,800,000			

**On The Market History - For Sale**

Property Listing

Agency Campaigns

Start	End	Last Listed Price	Days On Market	Listing Description	<a href="#">View All Details</a>
10 Dec 2020	10 Dec 2020	offer welcome, contact agent	7	<a href="#">View Description</a>	<a href="#">View Detail</a>
16 Mar 2020	04 Sep 2020	Contact Agent for Price	173	<a href="#">View Description</a>	<a href="#">View Detail</a>
23 Mar 2019	23 Mar 2019	Not Disclosed	7		<a href="#">View Detail</a>

**On The Market History - For Rent**

Last Listed Date	Last Listed Price	Agency	Agent
23 Mar 2021	\$650 weekly Negotiable	Tig Tag Real Estate	Andy Shen
22 Feb 2021	Contact Agent	Cbre Sydney	James Coffey
7 Dec 2020	Contact Agent	Cbre Sydney	James Coffey
8 Jul 2020	Contact Agent	Cbre Sydney	James Coffey
6 Jan 2020	Contact Agent	Cbre Sydney	James Coffey

**Phone Records**

Name	Address	Phone
LEIGH MCD	34-38 WALKER ST RHODES NSW 2138	██████████ 3 645

© 2021 Copyright RP Data Pty Limited, Local, State, Commonwealth Govt. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted. The information provided is deemed reliable but not guaranteed. This system has been optimised for IE browsers version 8.0 and above.

9/22/21, 10:42 AM

34 Walker Street Rhodes, NSW, 2138

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

**"Australia's #1 Property Information Service"**



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2021 8:21AM

FOLIO: 21/624240

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14810 FOL 108

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
15/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/10/1990	Z299620	LEASE	EDITION 1
8/12/1995	O753859	LEASE	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
27/3/2002	8465032	LEASE	EDITION 3
20/12/2005	AB994958	VARIATION OF LEASE	
9/1/2006	AC36063	DEPARTMENTAL DEALING	EDITION 4
3/7/2008	AE67837	CAVEAT	
31/10/2008	AE299598	TRANSFER	
31/10/2008	AE299599	MORTGAGE	EDITION 5
6/8/2012	AH153700	CAVEAT	
10/9/2012	AH167504	APPLICATION FOR PREPARATION OF LAPSING NOTICE	
28/11/2012	AH396986	DISCHARGE OF MORTGAGE	
28/11/2012	AH396987	MORTGAGE	EDITION 6
23/10/2013	AI108449	MORTGAGE	EDITION 7
1/5/2018	AN297192	DISCHARGE OF MORTGAGE	
1/5/2018	AN297193	DISCHARGE OF MORTGAGE	
1/5/2018	AN297194	MORTGAGE	EDITION 8
11/7/2018	AN341612	WITHDRAWN - REQUEST	
13/7/2018	AN371693	TRANSFER GRANTING EASEMENT	

END OF PAGE 1 - CONTINUED OVER

E17/1221

PRINTED ON 6/10/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

-----

SEARCH DATE

-----

6/10/2021 8:21AM

FOLIO: 21/624240

PAGE 2

-----

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
31/7/2019	AP408374	REQUEST	
31/7/2019	AP408375	REQUEST	EDITION 9
30/8/2019	AP440091	MORTGAGE	
30/8/2019	AP440892	POSTPONEMENT OF MORTGAGE	
30/8/2019	AP499433	DEPARTMENTAL DEALING	EDITION 10
15/6/2020	DP1264596	WITHDRAWN - PROPOSED PLAN	
13/7/2020	SP101792	WITHDRAWN - PROPOSED PLAN	
18/7/2020	AQ248589	CAVEAT	
7/12/2020	DP1264076	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

**ASIC**  
**Current & Historical Organisation Extract**



**ASIC Data Extracted 27/06/2018 at 16:26**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

**- 099 267 464 BAY TOWER PTY LIMITED -**

<b>ACN (Australian Company Number):</b>	099 267 464	<b>Document No.</b>
<b>ABN:</b>	23 099 267 464	
<b>Current Name:</b>	BAY TOWER PTY LIMITED	
<b>Registered in:</b>	New South Wales	
<b>Registration Date:</b>	15/01/2002	
<b>Review Date:</b>	15/01/2019	
<b>Company Bounded By:</b>		

**- Current Organisation Details -**

<b>Name:</b>	BAY TOWER PTY LIMITED	024699432
<b>Name Start Date:</b>	24/06/2008	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	

**- Former Organisation Details from 09/01/2006 to 23/06/2008 -**

<b>Name:</b>	WATERPOINT LAKESIDE PTY LIMITED	022602357
<b>Name Start Date:</b>	09/01/2006	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	

**- Former Organisation Details from 15/01/2002 to 08/01/2006 -**

<b>Name:</b>	UISCE DEVELOPMENTS PTY LIMITED	0E6789773
<b>Name Start Date:</b>	15/01/2002	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	



**- Company Addresses -**

<b>- <u>Registered Office</u></b>		1E8380444
<b>Address:</b>	SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	31/05/2012	
<b>- <u>Previous Registered Office</u></b>		1E8372134
<b>Address:</b>	SHOP 4 9-11 AUSTRALIA AVENUE SYDNEY OLYMPIC PARK NSW 2127	
<b>Start Date:</b>	29/05/2012	
<b>Cease Date:</b>	30/05/2012	
<b>- <u>Previous Registered Office</u></b>		5E1557347
<b>Address:</b>	C/- BUSINESS CONSULTING HOUSE 5 BAY DRIVE MEADOWBANK NSW 2114	
<b>Start Date:</b>	26/08/2006	
<b>Cease Date:</b>	28/05/2012	
<b>- <u>Previous Registered Office</u></b>		5E1345056
<b>Address:</b>	C/- BUSINESS CONSULTING LEVEL 2 HOUSE 15 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	10/03/2005	
<b>Cease Date:</b>	25/08/2006	
<b>- <u>Previous Registered Office</u></b>		0E9378453
<b>Address:</b>	BUSINESS CONSULTING HOUSE PTY LTD 'FARADAY PARK' RAILWAY ROAD MEADOWBANK NSW 2114	
<b>Start Date:</b>	26/11/2003	
<b>Cease Date:</b>	09/03/2005	
<b>- <u>Previous Registered Office</u></b>		0E8061939 (AR 2002)
<b>Address:</b>	SYDNEY BUSINESS MANAGEMENT 'FARADAY PARK' RAILWAY ROAD MEADOWBANK NSW 2114	
<b>Start Date:</b>	15/01/2002	
<b>Cease Date:</b>	25/11/2003	
<b>- <u>Previous Registered Office</u></b>		0E6789773
<b>Address:</b>	'FARADAY PARK' RAILWAY ROAD MEADOWBANK NSW 2114	
<b>Start Date:</b>	15/01/2002	
<b>Cease Date:</b>	04/12/2002	
<b>- <u>Principal Place of Business</u></b>		1F0422247
<b>Address:</b>	SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	31/10/2012	
<b>- <u>Previous Principal Place of Business</u></b>		1E3599293
<b>Address:</b>	5 BAY DRIVE MEADOWBANK NSW 2114	
<b>Start Date:</b>	30/08/2007	
<b>Cease Date:</b>	30/10/2012	
<b>- <u>Previous Principal Place of Business</u></b>		5E1345269
<b>Address:</b>	LEVEL 2 15 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	03/03/2005	
<b>Cease Date:</b>	29/08/2007	
<b>- <u>Previous Principal Place of Business</u></b>		0E6789773
<b>Address:</b>	FARADAY LANE MEADOWBANK NSW 2114	

**Start Date:** 15/01/2002  
**Cease Date:** 02/03/2005

## - Company Officers -

### Note:

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

### Directors

**Name:** JOHN KINSELLA 0E6789773  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 [REDACTED] IRELAND  
**Appointment Date:** 15/01/2002

**Name:** WILLIAM KINSELLA 0E8289395  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 [REDACTED] IRELAND  
**Appointment Date:** 15/01/2002

### Previous Directors

**Name:** JOE RISTWAY 1E4499119  
**Address:** [REDACTED] OATLANDS NSW 2117  
**Birth Details:** [REDACTED] /1950 UKRAINE  
**Appointment Date:** 16/06/2008  
**Cease Date:** 22/03/2012

**Name:** CRAIG STUBBS 7E3949768  
**Address:** [REDACTED] THE ENTRANCE NSW 2261  
**Birth Details:** [REDACTED] 1962 [REDACTED] NSW  
**Appointment Date:** 14/09/2011  
**Cease Date:** 22/03/2012

**Name:** BASSAM AFLAK 1E4268112  
**Address:** [REDACTED] NSW 2114  
**Birth Details:** [REDACTED] 1971 LEBANON  
**Appointment Date:** 23/11/2007  
**Cease Date:** 14/04/2011

### Secretaries

**Name:** WILLIAM KINSELLA 0E8289395  
**Address:** [REDACTED] MONA VALE NSW 2103

**Birth Details:** [REDACTED] 1954 [REDACTED] IRELAND  
**Appointment Date:** 15/01/2002

**Name:** JOHN GERALD FITZGERALD 7E8335724  
**Address:** [REDACTED] ABBOTSFORD NSW 2046  
**Birth Details:** [REDACTED] 1959 IRELAND  
**Appointment Date:** 12/09/2016

### Previous Secretaries

**Name:** BASSAM AFLAK 1E4268112  
**Address:** [REDACTED] NSW 2114  
**Birth Details:** [REDACTED] 1971 LEBANON  
**Appointment Date:** 17/03/2006  
**Cease Date:** 14/04/2011

### - Share Structure -

#### Current

**Class:** ORDINARY SHARES 024790991  
**Number of Shares Issued:** 100  
**Total Amount Paid / Taken to be Paid:** \$100.00  
**Total Amount Due and Payable:** \$0.00

#### Ceased/Former

**Class:** ORDINARY SHARES 5E1463291  
**Number of Shares Issued:** 100  
**Total Amount Paid / Taken to be Paid:** \$100.00  
**Total Amount Due and Payable:** \$0.00

---

#### **Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

---

### - Share/Interest Holding -

Current**- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	50	7E3764309
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 085 522 381 SHEPHERDS BAY PTY LIMITED  
**Address:** 5 BAY DRIVE MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 87 085 522 381

**- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	50	1F0414390
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 085 522 416 WILIRI PTY LIMITED  
**Address:** 5 BAY DRIVE MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 96 085 522 416

Ceased/Former**- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	25	024790991
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 083 624 579 RISTWAY AUSTRALIA PTY. LTD.  
**Address:** C/- BUSINESS CONSULTING HOUSE LEVEL 2 15 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 79 083 624 579

**- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	25	024790991
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 076 470 418 SYDNEY PROPERTY GROUP PTY LIMITED  
**Address:** C/- BUSINESS CONSULTING HOUSE 5 BAY DRIVE MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 36 076 470 418

**- Holding -**

<b>Class:</b>	ORD1	<b>Number Held:</b>	30	7E1522049
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 003 948 258 KELLS CONSTRUCTION PTY. LIMITED  
**Address:** C/- BUSINESS CONSULTING HOUSE 5 BAY DRIVE MEADOWBANK NSW 2114

**Joint Holding:** No  
**Abn:** 27 003 948 258

**- Holding -**

**Class:** ORD1 **Number Held:** 60 7E1522049  
**Beneficially Owned:** No **Fully Paid:** Yes

**- Members -**

**Name:** 054 398 159 J. K. BUILDING & CONSTRUCTION PTY. LTD.  
**Address:** C/- BUSINESS CONSULTING HOUSE 5 BAY DRIVE MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 79 054 398 159

**- Holding -**

**Class:** ORD1 **Number Held:** 10 7E1522049  
**Beneficially Owned:** No **Fully Paid:** Yes

**- Members -**

**Name:** 082 939 393 WATERPOINT PTY LIMITED  
**Address:** C/- BUSINESS CONSULTING HOUSE 5 BAY DRIVE MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 93 082 939 393

**- Holding -**

**Class:** ORD1 **Number Held:** 30 5E1463291  
**Beneficially Owned:** No **Fully Paid:** Yes

**- Members -**

**Name:** 085 522 416 WILIRI PTY LIMITED  
**Address:** C/- WATERFORD CONSULTING GROUP FARADAY PARK RAILWAY ROAD  
 MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 96 085 522 416

**- Holding -**

**Class:** ORD1 **Number Held:** 100 0E8061939  
**Beneficially Owned:** Yes **Fully Paid:** Yes (AR 2002)

**- Members -**

**Name:** 064 524 376 JK DEVELOPMENTS PTY LTD  
**Address:** C/- SYDNEY BUSINESS MANAGEMENT ROAD MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 89 064 524 376

**- External Administration Documents -**

[There are no external administration documents held for this organisation.](#)

**- Charges -**

**Notes:**

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au)

<b>ASIC Charge Number:</b>	1281767	<b>Status:</b>	Satisfied
<b>Date and time Registered:</b>	28/03/2006 15:34	<b>Fixed/Floating:</b>	Both Fixed & Floating
<b>Date Created:</b>	27/03/2006 00:00		
<b>Chargee:</b>	071 292 594 BOQ SPECIALIST (AUST) LIMITED		

**Documents Received**

Form Type	Description	Date Lodged	Processed	No. Pages	Document No.
-----------	-------------	-------------	-----------	-----------	--------------

**- Document List -****Notes:**

- \* Documents already listed under Registered Charges are not repeated here.
- \* Data from Documents with no Date Processed are not included in this Extract.
- \* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- \* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.

Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
312	24/10/2008	24/10/2008	2		7E1871073
312 312A	NOTIFICATION OF DISCHARGE				
484 484E	12/09/2016	12/09/2016	2	12/09/2016	7E8335724
Change to Company Details Appointment or Cessation of A Company Officeholder					
484 484C	02/11/2012	05/11/2012	3	05/11/2012	1F0422247
Change to Company Details Change of Principal Place Of Business (Address)					
484 484B	24/05/2012	24/05/2012	2	24/05/2012	1E8380444
Change to Company Details Change of Registered Address					
484 484B	22/05/2012	22/05/2012	2	17/05/2012	1E8372134
Change to Company Details Change of Registered Address					
484 484E	22/03/2012	22/03/2012	2	22/03/2012	7E4351342
Change to Company Details Appointment or Cessation of A Company Officeholder					
106 106	27/01/2012	07/02/2012	4	27/01/2012	027800970
Notice of Cancellation or Revocation of a Lodged Document					

Cancels 7E4 151 332

106	27/01/2012	07/02/2012	2	27/01/2012	027800969
106	Notice of Cancellation or Revocation of a Lodged Document Cancels 7E4 146 630				
484	03/01/2012	07/02/2012	4	04/01/2012	1F0414390
484N	Change to Company Details Changes to (Members) Share Holdings				
902	12/12/2011	16/12/2011	2	12/12/2011	7E4151332
902	Supplementary Document Cancelled by 027 800 970				
484	08/12/2011	09/12/2011	3	08/12/2011	7E4146630
484	Change to Company Details				
484E	Appointment or Cessation of a Company Officeholder				
484N	Changes to (Members) Share Holdings Cancelled by 027 800 969				
484	14/09/2011	14/09/2011	2	14/09/2011	7E3949768
484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	27/06/2011	27/06/2011	2	27/06/2011	7E3764309
484N	Change to Company Details Changes to (Members) Share Holdings				
484	14/04/2011	14/04/2011	2	14/04/2011	7E3609253
484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
309	24/10/2008	24/10/2008	29	24/10/2008	7E1871183
309A	Notification of Details of a Charge				
312	24/10/2008	24/10/2008	2	24/10/2008	7E1871073
312A	Notification of Discharge				
484	24/06/2008	24/06/2008	11	24/06/2008	024790991
484	Change to Company Details				
484I	Notification of Share Cancellation - Capital Reduction				
484G	Notification of Share Issue				
484O	Changes to Share Structure				
484N	Changes to (Members) Share Holdings				
2560	24/06/2008	24/06/2008	3	24/06/2008	024790973
2560B	Notification of Reduction in Share Capital Details For Selective Reduction				
2205	24/06/2008	24/06/2008	4	16/06/2008	024790975
2205E	Notification of Resolution Relating to Shares Reduction Of Share Capital - Schedule 5				
205	24/06/2008	24/06/2008	2	16/06/2008	024699432

205A						NOTIFICATION OF RESOLUTION CHANGING COMPANY NAME
484	23/06/2008	23/06/2008	2	16/06/2008	1E4499119	
484E						CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER
484	10/04/2008	10/04/2008	2	10/04/2008	1E4268112	
484A1						CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS
484	13/03/2008	13/03/2008	2	13/03/2008	7E1522049	
484A2						CHANGE TO COMPANY DETAILS CHANGE MEMBER NAME OR ADDRESS
312	19/02/2008	20/02/2008	2	19/02/2008	024579337	
312C						NOTIFICATION OF RELEASE OF PROPERTY
484	20/12/2007	20/12/2007	2	23/11/2007	1E3954306	
484E						CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER
484	30/08/2007	30/08/2007	2	30/08/2007	1E3599293	
484C						CHANGE TO COMPANY DETAILS CHANGE OF PRINCIPAL PLACE OF BUSINESS (ADDRESS)
484	15/12/2006	15/12/2006	2	14/12/2006	5E1634986	
484A1						CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS
484	19/08/2006	19/08/2006	2	19/08/2006	5E1557347	
484B						CHANGE TO COMPANY DETAILS CHANGE OF REGISTERED ADDRESS
309	28/03/2006	28/03/2006	26	27/03/2006	021370016	
309A						NOTIFICATION OF DETAILS OF A CHARGE
484	21/03/2006	21/03/2006	2	17/03/2006	5E1501590	
484E						CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER
902	03/01/2006	04/01/2006	2	29/11/2002	022586610	
902						SUPPLEMENTARY DOCUMENT Alters 0E8 061 939
205	19/12/2005	09/01/2006	2	16/12/2005	022602357	
205A						NOTIFICATION OF RESOLUTION CHANGING COMPANY NAME
484	16/12/2005	16/12/2005	4	13/12/2005	5E1463291	
484						CHANGE TO COMPANY DETAILS
484O						CHANGES TO SHARE STRUCTURE
484N						CHANGES TO (MEMBERS) SHARE HOLDINGS
484	03/03/2005	03/03/2005	2	03/03/2005	5E1345056	
484B						CHANGE TO COMPANY DETAILS CHANGE OF REGISTERED ADDRESS
484	03/03/2005	03/03/2005	2	03/03/2005	5E1345269	



484C	CHANGE TO COMPANY DETAILS CHANGE OF PRINCIPAL PLACE OF BUSINESS (ADDRESS)				
484	19/11/2003	20/02/2004	2	19/11/2003	0E9378453
484B	CHANGE TO COMPANY DETAILS CHANGE OF REGISTERED ADDRESS				
304	14/01/2003	14/01/2003	1	13/01/2003	0E8289395
304C	NOTIFICATION OF CHANGE OF NAME OR ADDRESS OF OFFICEHOLDER				
316	05/12/2002	17/12/2002	3	29/11/2002	0E8061939
316L	ANNUAL RETURN - PROPRIETARY COMPANY Altered by 022 586 610				
201	15/01/2002	15/01/2002	3	15/01/2002	0E6789773
201C	APPLICATION FOR REGISTRATION AS A PROPRIETARY COMPANY				

**- Annual Returns -**

Year	Return Due	Extended Return Due	AGM Due	Extended AGM Due	AGM Held Date	Outstanding
2002	31/01/2003					No

**- Company Contact Addresses -**

**- Contact Address for ASIC use only**

**Address:** PO BOX 38 PARRAMATTA NSW 2124  
**Start Date:** 19/02/2013

\*\*\* End of Document \*\*\*

## Risk Data

### Summary

Court Actions:	0
Payment Defaults:	0
Insolvency Notices:	0
Mercantile Enquiries:	0
Credit Enquiries:	1
Critical ASIC Documents:	0
Credit Score:	704

## Status Changes

### GST Status Changes

Change Date	GST Changes
30-09-2013	Not Registered for GST (Current status)
15-01-2002	Registered for GST

## Credit Report

### Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
-----------	--------	---------------	-------------	-----------------	--------------	----------

There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

### Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Date Added	Payment Due Date	Part Payment Made	Default Settled
-------------------	---------------	--------------------	------------	------------------	-------------------	-----------------

There are currently no defaults registered.

### Insolvency Notices

Date	Title
------	-------

There are currently no insolvency notices registered.

## Registered Mercantile Enquiries

---

Enquiry Date	Mercantile Agent	Phone #
--------------	------------------	---------

---

There are no mercantile enquiries registered.

## Credit Score

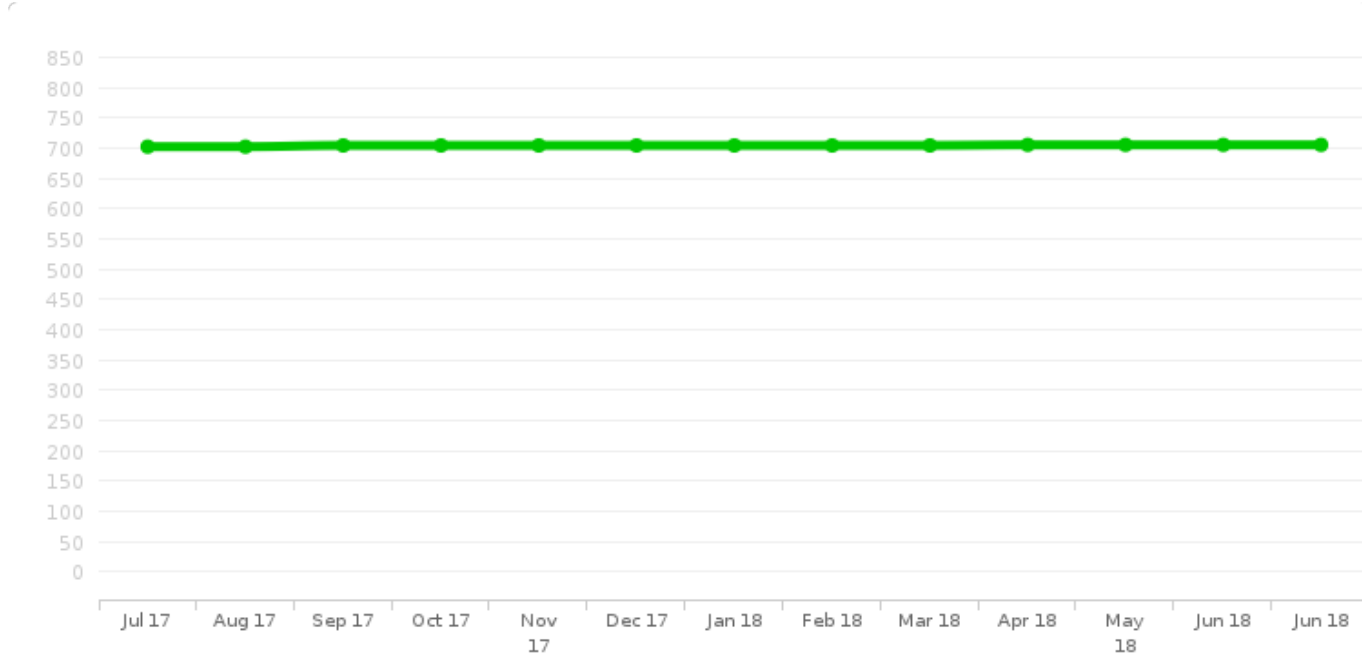
The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

Entity has acceptable creditworthiness. Extend terms within consideration.  
 Entity has a 1.20% chance of failure within the next 12 months.



## Historical Credit Scores



## Recommendations

Range	Risk level	Recommendation
0	Critical	ACN deregistered or ABN cancelled.
1 - 125	Critical	Entity has a critical status and significant adverse information present. Trading eligibility must be considered.
126 - 250	Very High	Entity has multiple pieces of adverse information present. COD trading highly recommended.
251 - 450	High	Entity has a below average creditworthiness score and some adverse information may be present. Trade with caution, monitor closely and consider your payment terms.
451 - 550	Moderate	Entity has moderate creditworthiness with or without adverse information. Monitor ongoing payment behaviour.
551 - 850	Low	Entity has acceptable creditworthiness. Extend terms within consideration.

score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The

score should not be used as the sole reason in making a decision about the entity.

## Historical Timeline

Date	Type	Notes
12-09-2016	ASIC Document	#7E8335724 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
30-09-2013	Goods And Services Tax	The Goods and Services Tax was changed to Not currently registered for GST
05-11-2012	ASIC Document	#1F0422247 Form 484 Change to Company Details Change of Principal Place Of Business (Address)
24-05-2012	ASIC Document	#1E8380444 Form 484 Change to Company Details Change of Registered Address
17-05-2012	ASIC Document	#1E8372134 Form 484 Change to Company Details Change of Registered Address
22-03-2012	ASIC Document	#7E4351342 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
27-01-2012	ASIC Document	#027800970 Form 106 Notice of Cancellation or Revocation of a Lodged Document Cancels 7E4 151 332 #027800969 Form 106 Notice of Cancellation or Revocation of a Lodged Document Cancels 7E4 146 630
04-01-2012	ASIC Document	#1F0414390 Form 484 Change to Company Details Changes to (Members) Share Holdings
12-12-2011	ASIC Document	#7E4151332 Form 902 Supplementary Document Cancelled by 027 800 970
08-12-2011	ASIC Document	#7E4146630 Form 484 Change to Company Details Appointment or Cessation of a Company Officeholder Changes to (Members) Share Holdings Cancelled by 027 800 969
14-09-2011	ASIC Document	#7E3949768 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
27-06-2011	ASIC Document	#7E3764309 Form 484 Change to Company Details Changes to (Members) Share Holdings
14-04-2011	ASIC Document	#7E3609253 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
24-10-2008	ASIC Document	#7E1871183 Form 309 Notification of Details of a Charge #7E1871073 Form 312 Notification of Discharge
24-06-2008	Main Name	The Main Name was changed to BAY TOWER PTY LIMITED from WATERPOINT LAKESIDE PTY LIMITED
19-05-2006	Main Name	The Main Name was changed to WATERPOINT LAKESIDE PTY LIMITED from UISCE DEVELOPMENTS PTY LIMITED
24-01-2002	Main Name	The Main Name was changed to UISCE DEVELOPMENTS PTY LIMITED
24-01-2002	Main Business Physical Address	The Main Business Physical Address was changed to NSW 2103
15-01-2002	Entity Status	The Entity Status was changed to Active
15-01-2002	Goods And Services Tax	The Goods and Services Tax was changed to Currently registered for GST

## Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.





Form: 08X  
 Release: 2.9  
 www.lands.nsw.gov.au

**CAVEAT**



**AE67837M**

Prohibiting Recording of a Dealing or  
 or Granting of a Possessory Applica  
 New South Wales

Section 74F Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only

(A) **FOLIO OF THE REGISTER**

Folio identifier 21/624240

(B) **REGISTERED DEALING**

Number	Folio of the Register
--------	-----------------------

(C) **LODGED BY**

Document Collection Box 462H	Name, Address or DX, Telephone, and LLPN if any Univest Title Services CCPN: 123327C Reference: 2765138	CODE <b>X</b>
---------------------------------	--	------------------

(D) **REGISTERED PROPRIETOR**

Triumfa Pty Ltd ABN 20 001 853 934  
 47A Wybalena Road, Hunters Hills NSW  
 Postcode: 2110

(E) **CAVEATOR**

Insert the full name and residential address  
 Bay Tower Pty Limited ACN 009 267 464  
 5 Bay Drive, Meadowbank NSW  
 Postcode: 2114

(F) **NAME AND ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES ON THE CAVEATOR**

*The address must be a street address. If desired, a Document Exchange box in NSW may be provided in addition.*

Name: C/- Philippa Russell Lawyer  
 Street Address: 5 Bay Drive, Meadowbank NSW 2114  
 Postcode: 2114

Document Exchange Box in NSW (additional):

*NOTE: if the caveator's name or address for service of notices changes, the Department of Lands, Land and Property Information Division, must be notified on form 08CX.*

(G) **ACTION PROHIBITED**

1, 2 and 4 and the action referred to in Annexure A.

(H) The caveator claims to be entitled to the estate or interest in the above folio of the Register specified in Schedule 1 by virtue of the instrument set out in that schedule and prohibits the Registrar General from taking, with respect to the above folio of the Register, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

**WARNING: care should be exercised in completing a caveat form. An insupportable caveat may be challenged in the Supreme Court; damages may be awarded for lodging a caveat without justification; and penalties could be imposed for a breach of the Oaths Act 1900 and section 117 of the Real Property Act 1900. Furthermore failure to observe the requirements of section 117 of the Real Property Act 1900 and regulations 7 and 8 of the Real Property Regulation 1998 may make the caveat invalid.**

**(I) SCHEDULE 1 Estate or interest claimed**

Nature of the estate or interest in the abovementioned folio of the Register		
An interest as purchaser of the estate in fee simple pursuant to a contract for sale dated 24 June 2008 for the whole of the land noted above.		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
Contract for sale	24 June 2008	Bay Tower Pty Limited ACN 009 267 464 and Triumfa Pty Ltd ABN 20 001 853 934
By virtue of the facts stated below		

**(J) SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan<sup>1</sup> No. NOT APPLICABLE
- The granting of any possessory application<sup>2</sup> with respect to the land in the folio of the Register referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the NOT APPLICABLE created by NOT APPLICABLE  
 No. \_\_\_\_\_

**(K) STATUTORY DECLARATION<sup>3</sup>**

I, Phillippa Mary Russell

solemnly and sincerely declare that—

- To the best of my knowledge, information and belief the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
- This caveat does not require the leave of the Supreme Court or the endorsed consent of the registered proprietor; I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900. Made and subscribed

at Sydney in the state of N.S.W. on 2 July 2008 in the presence of—

Signature of witness: \_\_\_\_\_ Signature of declarant: \_\_\_\_\_

Name of witness: Ukaun S. Lwin Capacity of declarant (other than the caveator): \_\_\_\_\_

Address of witness: Suite 101, 5 Bay Drive

Meadowbank NSW 2114

Qualification of witness:  Justice of the Peace  Practising Solicitor  Other qualified witness [specify] \_\_\_\_\_

**(L) CONSENT OF THE REGISTERED PROPRIETOR of the estate or interest affected by the caveat (section 74F Real Property Act 1900)**

I, the registered proprietor named at letter (D), for the purposes of section 74F(6) Real Property Act 1900 only, consent to this caveat.

Signature of registered proprietor: \_\_\_\_\_

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the Department of Lands may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment at Land and Property Information Division.

Annexure   A   to CAVEAT

Parties:

Bay Tower Pty Limited ACN 009 267 464 and Triumfa Pty Ltd ABN 20 001 853 934

---

Dated: \_\_\_\_\_

Pursuant to section 74(H) of the Real Property Act 1900, the caveator specifically prohibits the Registrar-General from recording in the Register, with respect to the land, the recording of writ under section 105 of that Act.

---

Form: 01T  
Release: 3.4  
www.lands.nsw.gov.au

①

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AE299598H**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only

Office of State Revenue	
Client No: 1390664	214
Duty: \$ 2.00	Trans No: 518 6580
Acct details:	

(A) **FOLIO OF THE REGISTER**

Folio identifier 21/624240

(B) **LODGED BY**

Document Code 285D Book	Name, Address or DX, Telephone, and LLPN if any M J ARMSTRONG LLP: 127955Y REF: Reference:	CODES T TW (Sheriff)
	2847526	

(C) **TRANSFEROR**

Triumfa Pty Limited ABN 20 001 853 934

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 5,000,000.00 and as regards

(E) **ESTATE**

the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G)

Encumbrances (if applicable):

(H) **TRANSFeree**

Bay Tower Pty Limited ACN 099 267 464

(I)

TENANCY:

DATE 24/10/08

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Triumfa Pty Limited ABN 20 001 853 934  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person: JASON ANTONY CATLETT  
Office held: Director

Name of authorised person: MARGARET ANNE CATLETT  
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Phillippa Mary Russell  
Signatory's capacity: transferee's solicitor

OFF X AE67837

*May be accepted as executor of transferors* *Je an leader*

Form: 08X  
 Release: 4-0

**CAVEAT**

Prohibiting Recording of a Dealing or P  
 or Granting of a Possessory Applicati  
 New South Wales  
 Section 74F Real Property Act 1900



**AH153700M**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only	NEW SOUTH WALES DUTY 03-08-2012 0006766615-002 SECTION 227(2)(B) DUTY \$ *****50.00
----------------------------------	--

(A) TORRENS TITLE

LOT 21 DEPOSITED PLAN 624240

L5C18 NV 87579

(B) REGISTERED DEALING

Number	Torrens Title
--------	---------------

(C) LODGED BY

Document Collection Box iw	Name, Address or DX, Telephone, and Customer Account Number if any JANE THORNEY : [REDACTED] 2536 [REDACTED] CATLANDS. 2117	CODE <b>X</b>
Reference:		

(D) REGISTERED PROPRIETOR

BAY TOWER PTY LTD  
 LEVEL 2 25 ANCAS STREET  
 MEADOWBANK. Postcode: 2144

(E) CAVEATOR

Insert the full name and postal address  
 RISTWAY AUSTRALIA PTY LTD  
 [REDACTED] ACN-083624579  
 [REDACTED] CATLANDS. NSW Postcode: 2117

(F) NAME AND ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES ON THE CAVEATOR

The address must be a street address. If desired, a Document Exchange box in NSW may be provided in addition.  
 Name: RISTWAY AUSTRALIA PTY LTD  
 Street Address: [REDACTED] CATLANDS. NSW postcode: 2117  
 Document Exchange Box in NSW (additional):

(G) ACTION PROHIBITED

IMPORTANT NOTE: if the caveator's name or address for service of notices changes, notification must be lodged on form 08CX.  
 PURSUANT TO ITEM 1 OF SCHEDULE 2

(H) The caveator claims to be entitled to the estate or interest in the above SELECT LAND specified in Schedule 1 by virtue of the SELECT FACTS set out in that schedule and prohibits the Registrar General from taking, with respect to the above land, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

**WARNING:** care should be exercised in completing a caveat form. An insupportable caveat may be challenged in the Supreme Court; damages may be awarded for lodging a caveat without justification; and penalties could be imposed for a breach of the Oaths Act 1900 and section 117 of the Real Property Act 1900. Furthermore failure to observe the requirements of section 117 of the Real Property Act 1900 and regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

(I) **SCHEDULE 1 Estate or interest claimed**

Nature of the estate or interest in the abovementioned land		
MORTGAGE INTEREST		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
DEED OF AGREEMENT	6-6-2011	BILLBERGAM Pty LTD RISTWAY AUSTRALIA Pty LTD JOHN KINSELLA DAVE THORNEY WILLIAM KINSELLA
By virtue of the facts stated below		
PURSUANT TO CLAUSE 3(b) OF DEED OF AGREEMENT DATED 6-6-2011 THE CAVEATOR IS AUTHORISED TO LODGE A SECOND MORTGAGE ON THE SUBJECT PROPERTY		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan<sup>1</sup> No. \_\_\_\_\_
- The granting of any possessory application<sup>2</sup> with respect to the land in the Torrens Title referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the SELECT >>> >>> >>> created by SELECT >>> >>> No. \_\_\_\_\_
- The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) **STATUTORY DECLARATION<sup>3</sup>**

I, DAVE THORNEY, DIRECTOR, solemnly and sincerely declare that—

- To the best of my knowledge, information and belief the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
- This caveat does not require the leave of the Supreme Court or the endorsed consent of the REGISTERED PROPRIETOR; I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at SYDNEY in the 3/8/2012 on 1/229 MACCA ST, SYDNEY in the presence of KATHRYN DUMAS of 1/229 MACCA ST, SYDNEY

Justice of the Peace  Practising Solicitor  Other qualified witness [specify]

\*\* who certifies the following matters concerning the making of this statutory declaration by the person who made it:  
1. I saw the face of the person OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and  
2. I have known the person for at least 12 months OR I have not known the person for at least 12 months, but I have confirmed the person's identity using an identification document and the document I relied on.

Signature of witness: [Redacted] Signature of declarant: [Redacted]  
167563 Capacity of declarant if other than the caveator: [Redacted]

(L) **CONSENT OF THE REGISTERED PROPRIETOR of the estate or interest affected by the caveat (section 74F Real Property Act 1900)**

I, the registered proprietor named at letter (D), for the purposes of section 74F(6) Real Property Act 1900 only, consent to this caveat.

Signature of registered proprietor: \_\_\_\_\_

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As LPI does not provide the services of a qualified witness, the declaration should be witnessed prior to lodgment. \*\* If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.

June 1<sup>st</sup>,2012.

Payment Direction.

To: Billbergia Pty Ltd Acn 008 645 136

In accordance with the Deed made the Sixth Day of June 2011,where all parties agreed and executed debt repayment schedule,we the undersigned,request for you to arrange for the sum of \$444,767.97,being the second instalment due on 6<sup>th</sup> June,2012.

The repayment schedule under this Deed,states payment of \$489,767.97.We acknowledge that we have received prior to 6<sup>th</sup> June 2012,(at the discretion of Billbergia Pty Ltd) the sum of \$45,000.00.(being in two payments of 1/\$40,000.00 and 2/\$5000.00)

We would appreciate in accordance with this agreement in the Deed,that the sum of \$444,767.97,be payable to Ristway Australia Pty Ltd ATF Ristway Family Trust.

This request is made in accordance with the notice required prior to each payment due date.

[Redacted signature area]

.....  
Josef Ristway  
Director  
Ristway Australia Pty Ltd

[Redacted signature area]

.....  
Jane Thorley  
Director  
Ristway Australia Pty Ltd

[Redacted signature area]

.....  
Josef Ristway  
Director  
Ristway Australia Pty Ltd

[Redacted signature area]

.....  
Jane Thorley  
Director  
Ristway Australia Pty Ltd

1-6-2012. *Receival*

[Redacted signature area]

3-11

3

**PAYMENT DIRECTION:**

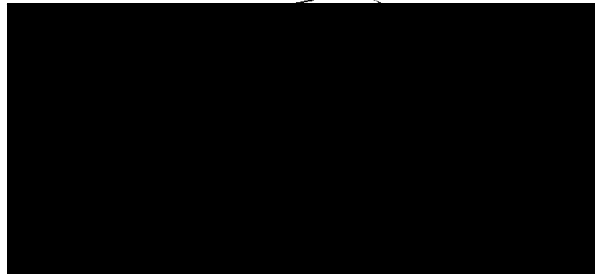
To-BILLBERGIA PTY LTD ACN NO 008 645 136

We, the undersigned hereby request you to arrange for the sum of \$5000 being part payment (at your discretion) to be drawn from payment due (referred to in clause 1 of Deed dated 6<sup>th</sup> June 2011) on 6<sup>th</sup> June 2012. The sum due on this date is \$449,767.97.

We acknowledge that this sum will be reduced to \$444,767.97.

We would appreciate in accordance with the agreement in the Deed that the sum of \$5000 be payable to RISTWAY AUSTRALIA PTY LTD ATF RISTWAY FAMILY TRUST.

Dated 21<sup>st</sup> DAY of MARCH, 2012.



Joe Ristway  
Director  
Ristway Australia Pty Ltd

Jane Thorley  
Director  
Ristway Australia Pty Ltd

SECURITY FEATURE INCLUDED IN THIS CHEQUE IS A MICROPRINTED SIGNATURE LINE, THE ABSENCE OF WHICH COULD INDICATE A FRAUDULENT CHEQUE

**BILLBERGIA PTY LIMITED**  
ABN 56 008 645 136

**Commonwealth Bank**  
Commonwealth Bank of Australia  
Parramatta, Cnr George & Church Streets, NSW



THE SUM OF Five Thousand Dollars and 0 Cents  
PAY Ristway Australia Pty Ltd ATF Ristway Family Trust

DATE 22/03/2012

NOT NEGOTIABLE  
A/C PAYEE ONLY

\$ \*\*\*5,000.00

For and on behalf of  
BILLBERGIA PTY LIMITED  
ABN 56 008 645 136



⑈ 202139⑈ 06200223⑈ [REDACTED] 3561⑈

4-11

4



THIS DEED IS MADE THE *SIXTH* DAY OF *JUNE* 2011

BETWEEN

**BILLBERGIA PTY LIMITED ACN 008 645 136 (“Billbergia”)**

**RISTWAY AUSTRALIA PTY LIMITED ACN 083 624 579 in its own right and as trustee for the Ristway Australia Investment Trust, the Ristway Australia Superannuation Fund and the Ristway Family Trust (collectively referred to as “Ristway Australia”)**

**JOE RISTWAY (also known as Josef Miroslav Ristway) (“Joe”)** of 29 Gollan Avenue, Oatlands in the State of New South Wales

**JANE THORLEY (also known as Jane Eve Lynne Thorley/ Ristway) (“Jane”)** of 29 Gollan Avenue, Oatlands in the State of New South Wales

**JOHN KINSELLA (“JK”)** of 44 Waratah Street, Mona Vale in the State of New South Wales

**WILLIAM KINSELLA (“WK”)** of 39 Hillcrest Avenue, Mona Vale in the State of New South Wales

NEW SOUTH WALES DUTY  
03-08-2012 0006766615-001  
INITIAL  
AMOUNT \$ \*\*\*\*\*16,000.00  
DUTY \$ \*\*\*\*\*5.00

**RECITALS**

- A. The parties agree that Billbergia is indebted to Ristway Australia for the sum of Two Million Five Hundred Thousand Dollars (\$2,500,000) (“the Debt”) which will be paid to Ristway Australia as provided in this Deed.
- B. JK and WK agree to enter into this Deed to guarantee payment of the Debt to Ristway Australia
- C. The parties agree to enter into this Deed for the other purposes referred to in this Deed.

**NOW THE PARTIES AGREE AS FOLLOWS:**

**1. Debt Repayment**

- (a) Billbergia shall repay the Debt to Ristway Australia within seven (7) days (except for the first payment) of the following times and in the following amounts:

*W Kinella*



5-11

5

On the date of this Deed	\$1,010,232.03	✓
On the date which is twelve (12) months after the date of this Deed	\$489,767.97	6.6.2012
On the date which is eighteen(18) months after the date of this Deed	\$500,000.00	6.12.2012
On the date which is twenty four(24) months after the date of this Deed	\$500,000.00	6.6.2013
	\$2,500,000.00	

Payments are to be made in accordance with Payment Directions from Ristway Australia received not less than 3 days prior to each payment due date;

- (b) Billbergia and Ristway Australia agree that Billbergia may at any time in its absolute discretion pay one or more of the payments referred to in clause 1 (a) or 2 prior to its due date.

## 2. Late Payment

If any payment pursuant to clause 1 is not made on the due date Billbergia will pay to Ristway Australia interest at the rate of 15% per annum on the outstanding amount calculated on daily balances from the date of default until the date of actual payment.

## 3. Guarantee and Security

- (a) JK and WK unconditionally guarantee to Ristway Australia the payment by Billbergia of the moneys referred to in clauses 1 and 2 of this Deed and all costs and expenses (including legal costs) incurred by Ristway Australia in recovering and attempting to recover the said moneys;
- (b) Subject to the other provisions of this clause JK and WK agree to arrange for Bay Tower Pty Ltd ACN 099 267 464 to grant Ristway Australia as soon as practicable a registered second mortgage over the property known as 6-10 Walker Street, Rhodes, NSW (being Lot 21 in Deposited Plan 624240) as security for the payment to Ristway Australia of the moneys payable to it pursuant to this Deed;
- (c) JK and WK shall forthwith seek the approval of ING Bank (Australia) Limited ("ING") to the granting and registration of the second mortgage and Ristway Australia, Joe and Jane shall do everything reasonably required by JK, WK and/or ING in relation to:

- (i) the granting and registration of the second mortgage;
  - (ii) the letting or leasing of the property from time to time;
  - (iii) the substitution of a new mortgagee in place of ING or in place of that new mortgagee from time to time;
  - (iv) any development application/s from time to time by Bay Tower Pty Ltd (or anyone on its behalf) in relation to the property and any development of the property pursuant to a development consent by the local Council or other authorities; and
  - (v) anything else in relation to the property.
- (d) If JK and WK are unable to obtain the consent of the first mortgage to the granting of the second mortgage then JK and WK shall as soon as practicable arrange for a second mortgage over another real estate property on terms not less favourable to Ristway Australia, acting reasonably, than those proposed for the property referred to in clause 3(b).

#### 4. Outstanding Debts

- (a) Ristway Australia, Joe and Jane hereby acknowledge and agree that as at the date of this Deed there are no moneys or entitlements whatsoever owed (whether presently outstanding or contingently or deferred or otherwise) to any one or more of them by Billbergia, JK or WK on any account whatsoever other than the moneys referred to in this Deed;
- (b) In clause 4(a) of this Deed the reference to "Ristway Australia, Joe and Jane" includes a reference to and applies to all companies and other entities including, but not limited to, trusts, partnerships and superannuation funds in which any one or more of them has or at any time had any interest or entitlement and in executing this Deed. Ristway Australia, Joe and Jane acknowledge and agree that they execute on their own behalf and on behalf of those other companies and entities;
- (c) In clause 4(a) of this Deed the reference to "Billbergia, JK or WK" includes a reference to and applies to all companies and other entities including, but not limited to, trusts, partnerships and superannuation funds in which any one or more of Billbergia, JK or WK has or had any interest or entitlement.

#### 5. Confidentiality

All parties to this Deed agree that its terms are to remain confidential and subject only to any requirement at law, including an obligation to disclose any transaction to a public authority or party with whom any party may contract, no party will divulge the contents of this Deed to any third party (excluding their legal and/or financial advisers) and all parties will keep the terms of this Deed confidential.

**6. Further Assurance**

Each Party hereto agrees to do and perform all further acts or things and to execute or sign all such further applications, assignments, assurances, covenants, deeds and documents as may be necessary to give full effect to the provisions of this Deed.

**7. Moratorium**

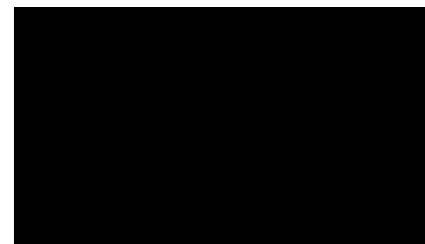
Unless application is mandatory by law no statute proclamation order regulation or moratorium present or future shall apply to this Deed so as to abrogate extinguish impair diminish fetter delay or otherwise prejudicially affect any rights powers remedies or discretions given or accruing to a party.

**8. Notices**

- (a) Any Notice required to be given by this Deed shall be in writing and may be given to or serviced upon a party by being:
- (i) delivered by hand to the other party;
  - (ii) left at the other party's address as stated in this Deed or at such other address as may from time to time be notified by that party to the other party as its address for service under this Deed;
  - (iii) left at that party's registered office or principal place of business in the State of New South Wales; or
  - (iv) posted in a prepaid registered post envelope addressed to that party at its address stated in this Deed, the address from time to time notified by a party as its address for service or at its registered office or principal place of business in the State of New South Wales;
- (b) Where a Notice is given or served upon a party pursuant to paragraph (a) (iv) of this clause then such Notice shall be deemed duly served at the expiration of three (3) days after the time of posting.

**9. Waiver**

No waiver by a party of one breach of any covenant obligation or provision in this Deed contained or implied shall operate as a waiver of another breach of the same or of any other covenant obligation or provision in this Deed contained or implied.



- (e) the covenants, conditions, obligations, stipulations and liabilities of the parties to this Deed to be observed, discharged or performed on their part shall bind them jointly and each of them severally and if any of them consist of more than one person those persons are also bound jointly and each of them severally. If any one of the above parties consists of more than one person, a reference to that party includes all or any one or more of those persons and a notice to one of such parties shall be deemed to be a notice to all the others who constitute that party;
- (f) a reference to a party includes, in the case of an individual person, the executors, administrators and approved transferees of that person and, in the case of a company, the successors and approved transferees of that company together with any corporation which with the prior consent of all other parties to this Deed it may be amalgamated and any corporation formed with like consent under its reconstruction.

**EXECUTED as a Deed**

Executed by  
**BILLBERGIA PTY LIMITED**  
**ACN 008 645 136**  
by the authority of its directors  
pursuant to Section 127 of the  
Corporations Act, 2001

[Redacted signature]

John Kinsella  
Director

[Redacted signature]

William Kinsella  
Director

Executed by  
**RISTWAY AUSTRALIA PTY LTD**  
**ACN 083 624 579 in its own right and as**  
**trustee for the Ristway Australia Investment**  
**Trust, the Ristway Australia Superannuation**  
**Fund and the Ristway Family Trust** and for  
the companies and other entities referred to in  
clause 4 of this Deed by the authority of its  
directors pursuant to Section 127 of the  
Corporations Act, 2001

[Redacted signature]

Joe Ristway  
Director

[Redacted signature]

Jane Thorley  
Director

9-11

*[Handwritten signature]*

9

Signed Sealed and Delivered by  
**JOHN KINSELLA** in the  
presence of:

[Redacted]

Witness

[Redacted]

*Craig Stubbs*  
.....  
Print full name of Witness

[Redacted]

Print full residential address of Witness

Signed Sealed and Delivered by  
**WILLIAM KINSELLA** in the  
presence of:

[Redacted]

Witness

[Redacted]

*Craig Stubbs*  
.....  
Print full name of Witness

[Redacted]

Print full residential address of Witness

Signed Sealed and Delivered by  
**JOE RISTWAY** in the  
presence of:

[Redacted]

Witness

[Redacted]

*Craig Stubbs*  
.....  
Print full name of Witness

[Redacted]

Print full residential address of Witness

Signed Sealed and Delivered by  
**JANE THORLEY** in the  
presence of:



.....  
Witness

*[Handwritten Signature]*  
.....

Print full name of Witness

.....  
Print full residential address of Witness





LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2021 8:44AM

FOLIO: 1/15734

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4705 FOL 165

Recorded	Number	Type of Instrument	C.T. Issue
21/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
27/2/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/7/1993	I524780	TRANSMISSION APPLICATION	
29/7/1993	I524781	TRANSMISSION APPLICATION	EDITION 1
10/12/1993	I866115	TRANSFER	
10/12/1993	I866116	MORTGAGE	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
25/3/2004	AA521883	DISCHARGE OF MORTGAGE	
25/3/2004	AA521884	NOTICE OF DEATH	EDITION 3
8/3/2011	AG106028	CAVEAT	
17/9/2013	AI26682	CAVEAT	
23/10/2015	AJ923595	WITHDRAWAL OF CAVEAT	
23/10/2015	AJ923596	WITHDRAWAL OF CAVEAT	
23/10/2015	AJ923597	TRANSFER	EDITION 4
25/5/2016	AK460501	MORTGAGE	EDITION 5
26/2/2018	AN146796	DISCHARGE OF MORTGAGE	EDITION 6
1/5/2018	AN297243	MORTGAGE	EDITION 7
31/7/2019	AP408378	REQUEST	
31/7/2019	AP408379	REQUEST	EDITION 8
6/8/2019	AP440102	MORTGAGE	
21/8/2019	AP440898	POSTPONEMENT OF MORTGAGE	EDITION 9
15/6/2020	DP1264596	WITHDRAWN - PROPOSED PLAN	

END OF PAGE 1 - CONTINUED OVER

E17/1221

PRINTED ON 6/10/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2021 8:44AM

FOLIO: 1/15734

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
13/7/2020	SP101792	WITHDRAWN - PROPOSED PLAN	
18/7/2020	AQ248590	CAVEAT	
7/12/2020	DP1264076	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

Form: 08X  
Release: 3.4  
www.lpma.nsw.gov.au

### CAVEAT



# AG106028K

Prohibiting Recording of a Dealing or  
or Granting of a Possessory Applica  
New South Wales

Section 74F Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only

**(A) TORRENS TITLE**

1/15734

**(B) REGISTERED DEALING**

Number	Torrens Title
--------	---------------

**(C) LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
1089X	V. J. RALPH & CO 123786S Reference: PR 112378 CITY LEGAL SERVICES 1089X	X

**(D) REGISTERED PROPRIETOR**

Alberto Capul Magsakay  
Rhodes NSW  
Postcode: 2138

**(E) CAVEATOR**

Insert the full name and residential address  
John Joseph Kinsella  
Meadowbank NSW  
Postcode: 2114

**(F) NAME AND ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES OF THE CAVEATOR**

The address must be a street address. If desired, a Document Exchange box in NSW may be provided in addition.  
Name: Phillippa Russell Lawyer  
Street Address: Suite 101, 5 Bay Drive Meadowbank NSW  
NSW postcode: 2114  
Document Exchange Box in NSW (additional):

*IMPORTANT NOTE: If the caveator's name or address for service of notices changes, the Land and Property Management Authority must be notified on form 08CX.*

**(G) ACTION PROHIBITED**

1, 2, 4 and 7

**(H)** The caveator claims to be entitled to the estate or interest in the above land specified in Schedule 1 by virtue of the instrument and facts set out in that schedule and prohibits the Registrar General from taking, with respect to the above land, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

*Handwritten signature and number 16*

**WARNING: care should be exercised in completing a caveat form. An insupportable caveat may be challenged in the Supreme Court; damages may be awarded for lodging a caveat without justification; and penalties could be imposed for a breach of the Oaths Act 1900 and section 117 of the Real Property Act 1900. Furthermore failure to observe the requirements of section 117 of the Real Property Act 1900 and regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.**

(I) **SCHEDULE 1 Estate or interest claimed**

Nature of the estate or interest in the abovementioned land		
Equitable interest as grantee under a call option to purchase the fee simple of the land.		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
Deed of call option	25 August 2010	The registered proprietor as grantor and the caveator as grantee.
By virtue of the facts stated below		
In exchange for a call option fee, the registered proprietor has granted a call option to the caveator to purchase the land.		

(J) **SCHEDULE 2 Action prohibited by this caveat**

1. The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
2. The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
3. The registration of delimitation plan<sup>1</sup> No.
4. The granting of any possessory application<sup>2</sup> with respect to the land in the Torrens Title referred to above.
5. The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
6. The granting of an application to extinguish the CLICK & PICK >>> >>> created by CLICK & PICK >>> No.
7. The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) **STATUTORY DECLARATION<sup>3</sup>**

I, Phillippa Mary Russell

solemnly and sincerely declare that—

1. To the best of my knowledge, information and belief the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
2. This caveat does not require the leave of the Supreme Court or the endorsed consent of the registered proprietor ; I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900. Made and subscribed at Sydney in the State of NSW on 16th March 2011 in the presence of

Signature of witness: **CHAU KHAC PHAM** [Redacted] Signature of declarant: [Redacted]  
 Name of witness: **Justice of the Peace** [Redacted] Capacity of declarant if other than the caveator:  
 Address of witness: **115105** [Redacted] **SOLICITOR**  
Macdabben NSW 2114

Qualification of witness:  Justice of the Peace  Practising Solicitor  Other qualified witness [specify]

(L) **CONSENT OF THE REGISTERED PROPRIETOR of the estate or interest affected by the caveat (section 74F Real Property Act 1900)**

I, the registered proprietor named at letter (D), for the purposes of section 74F(6) Real Property Act 1900 only, consent to this caveat.

Signature of registered proprietor:

1. A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
2. An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
3. As the Land and Property Management Authority may not be able to provide the services of a justice of the peace or other qualified witness, the statutory declaration should be signed and witnessed prior to lodgment.

**ASIC**  
**Current & Historical Organisation Extract**



**ASIC Data Extracted 27/06/2018 at 15:27**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

**- 164 083 809 WALKER STREET DEVELOPMENT PTY LTD -**

<p><b>ACN (Australian Company Number):</b> 164 083 809  <b>ABN:</b> 65 164 083 809  <b>Current Name:</b> WALKER STREET DEVELOPMENT PTY LTD  <b>Registered in:</b> New South Wales  <b>Registration Date:</b> 03/06/2013  <b>Review Date:</b> 03/06/2019  <b>Company Bounded By:</b></p>	<p><b>Document No.</b></p>
---	----------------------------

**- Current Organisation Details -**

<p><b>Name:</b> WALKER STREET DEVELOPMENT PTY LTD  <b>Name Start Date:</b> 03/06/2013  <b>Status:</b> Registered  <b>Type:</b> Australian Proprietary Company  <b>Class:</b> Limited By Shares  <b>Sub Class:</b> Proprietary Company</p>	<p>1E9431519</p>
---	------------------

**- Company Addresses -**

<p><b>- Registered Office</b>  <b>Address:</b> SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114  <b>Start Date:</b> 07/09/2016</p>	<p>2E4514200</p>
---	------------------

<p><b>- Previous Registered Office</b>  <b>Address:</b> [REDACTED] MONA VALE NSW 2103  <b>Start Date:</b> 03/06/2013  <b>Cease Date:</b> 06/09/2016</p>	<p>1E9431519</p>
---	------------------

<p><b>- Principal Place of Business</b>  <b>Address:</b> SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114  <b>Start Date:</b> 26/08/2016</p>	<p>2E4514200</p>
---	------------------

<p><b>- Previous Principal Place of Business</b>  <b>Address:</b> [REDACTED] MONA VALE NSW 2103  <b>Start Date:</b> 03/06/2013  <b>Cease Date:</b> 25/08/2016</p>	<p>1E9431519</p>
---	------------------

**- Company Officers -****Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

**Directors**

**Name:** JOHN KINSELLA 1E9431519  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 [REDACTED] IRELAND  
**Appointment Date:** 03/06/2013

**Name:** WILLIAM KINSELLA 1E9431519  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 [REDACTED] IRELAND  
**Appointment Date:** 03/06/2013

**Name:** JOSEPH KINSELLA 2E4605721  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] /1994 MONA VALE NSW  
**Appointment Date:** 26/08/2016

**Secretaries**

**Name:** JOHN KINSELLA 1E9431519  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 [REDACTED] IRELAND  
**Appointment Date:** 03/06/2013

**Name:** WILLIAM KINSELLA 1E9431519  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 [REDACTED] IRELAND  
**Appointment Date:** 03/06/2013

**Name:** JOHN GERARD FITZGERALD 1E9809513  
**Address:** [REDACTED] ABBOTSFORD NSW 2046  
**Birth Details:** [REDACTED] 1959 IRELAND  
**Appointment Date:** 18/09/2013

**- Share Structure -****Current**

**Class:** ORDINARY SHARES 2E4515352

**Number of Shares Issued:** 100  
**Total Amount Paid / Taken to be Paid:** \$100.00  
**Total Amount Due and Payable:** \$0.00

**Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

**- Share/Interest Holding -****Current****- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	100	2E4515352
<b>Beneficially Owned:</b>	Yes	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 614 451 160 WALKER PRECINCT PTY LIMITED  
**Address:** SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No

**Ceased/Former****- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	100	7E7564744
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 609 698 222 BALLYTARSNEY HOLDINGS PTY LIMITED  
**Address:** SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No

**- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	33	1E9431519
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 159 518 377 IWIL PTY LTD  
**Address:** LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No

**- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	67	1E9431519
<b>Beneficially Owned:</b>	No	<b>Fully Paid:</b>	Yes	

**- Members -**

**Name:** 159 534 684 WARATAH (MV) PTY LTD  
**Address:** LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No

**- External Administration Documents -**

[There are no external administration documents held for this organisation.](#)

**- Charges -**

[There are no charges held for this organisation.](#)

**Notes:**

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au)

**- Document List -****Notes:**

\* Documents already listed under Registered Charges are not repeated here.  
 \* Data from Documents with no Date Processed are not included in this Extract.  
 \* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.  
 \* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.

Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
484	16/09/2016	16/09/2016	2	26/08/2016	2E4605721
484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	31/08/2016	31/08/2016	3	26/08/2016	2E4515352
484	Change to Company Details				
484O	Changes to Share Structure				
484N	Changes to (Members) Share Holdings				
484	31/08/2016	31/08/2016	2	26/08/2016	2E4514200
484	Change to Company Details				
484B	Change of Registered Address				
484C	Change of Principal Place of Business (Address)				
484	17/12/2015	17/12/2015	3	17/12/2015	7E7564744
484N	Change to Company Details Changes to (Members) Share Holdings				

484	20/09/2013	20/09/2013	2	19/09/2013	1E9809513
484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
201	03/06/2013	03/06/2013	3	03/06/2013	1E9431519
201C	Application For Registration as a Proprietary Company				

### - Company Contact Addresses -

#### - Contact Address for ASIC use only

**Address:** PO BOX 38 PARRAMATTA NSW 2124

**Start Date:** 20/09/2013

\*\*\* End of Document \*\*\*



## Risk Data

### Summary

Court Actions:	0
Payment Defaults:	0
Insolvency Notices:	0
Mercantile Enquiries:	0
Credit Enquiries:	5
Critical ASIC Documents:	0
Credit Score:	685

## Credit Report

### Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
-----------	--------	---------------	-------------	-----------------	--------------	----------

There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

### Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Date Added	Payment Due Date	Part Payment Made	Default Settled
-------------------	---------------	--------------------	------------	------------------	-------------------	-----------------

There are currently no defaults registered.

### Insolvency Notices

Date	Title
------	-------

There are currently no insolvency notices registered.

### Registered Mercantile Enquiries

Enquiry Date	Mercantile Agent	Phone #
--------------	------------------	---------

There are no mercantile enquiries registered.

## Credit Score

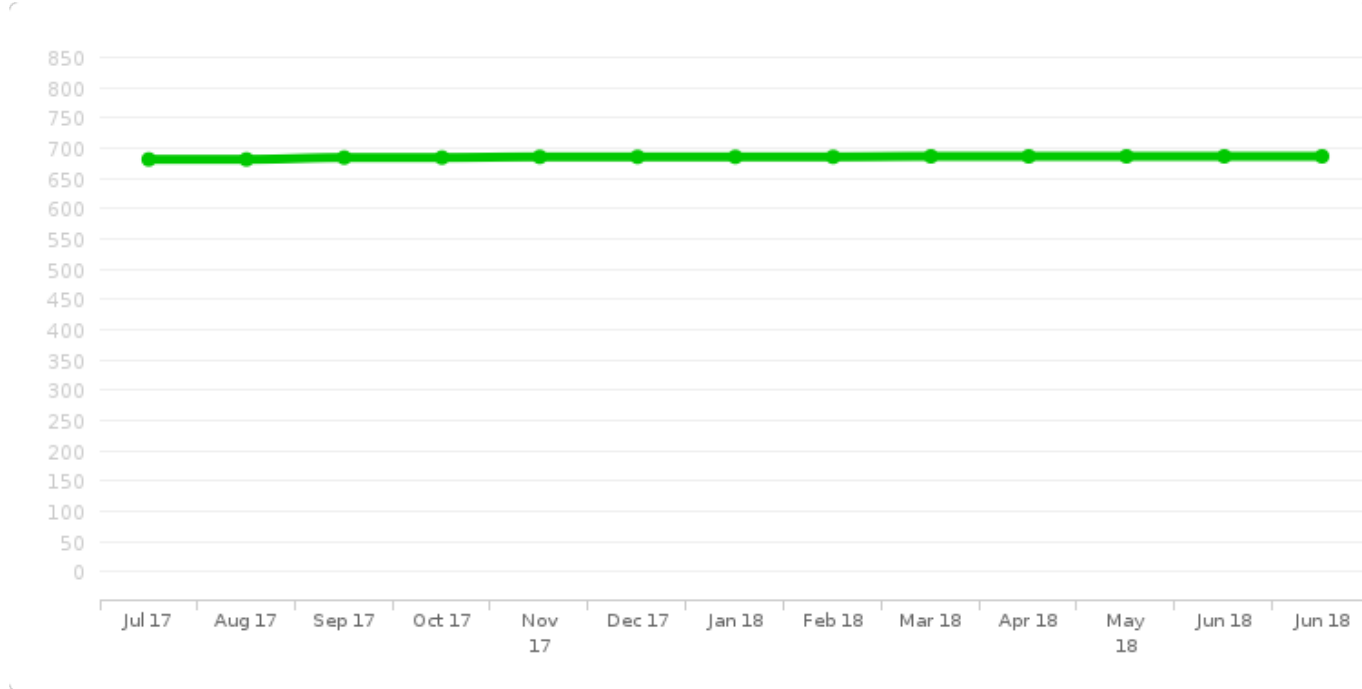
The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

Entity has acceptable creditworthiness. Extend terms within consideration.  
 Entity has a 1.20% chance of failure within the next 12 months.



## Historical Credit Scores



## Recommendations

Range	Risk level	Recommendation
0	Critical	ACN deregistered or ABN cancelled.
1 - 125	Critical	Entity has a critical status and significant adverse information present. Trading eligibility must be considered.
126 - 250	Very High	Entity has multiple pieces of adverse information present. COD trading highly recommended.
251 - 450	High	Entity has a below average creditworthiness score and some adverse information may be present. Trade with caution, monitor closely and consider your payment terms.
451 - 550	Moderate	Entity has moderate creditworthiness with or without adverse information. Monitor ongoing payment behaviour.
551 - 850	Low	Entity has acceptable creditworthiness. Extend terms within consideration.

score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The

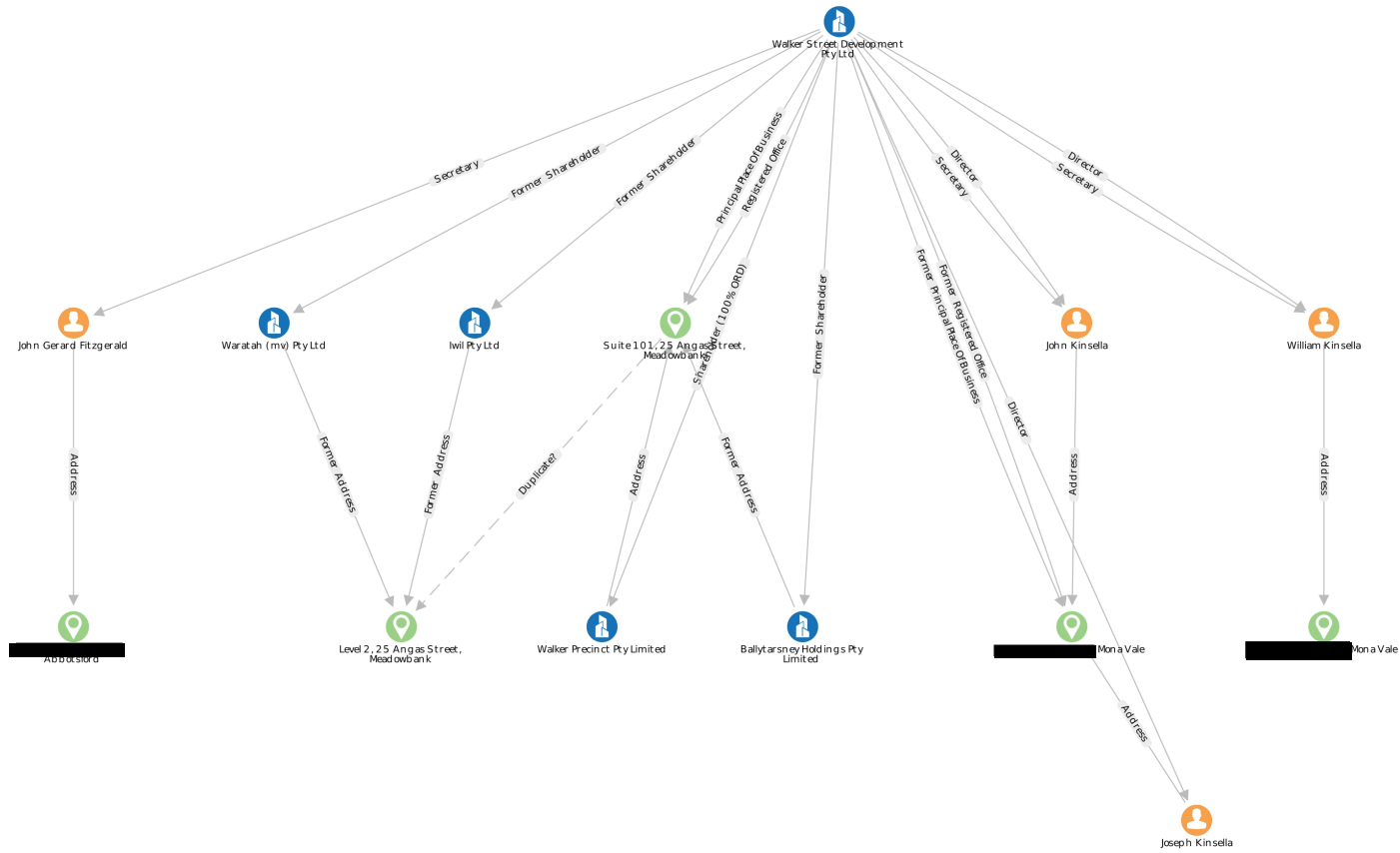
score should not be used as the sole reason in making a decision about the entity.

## Historical Timeline

Date	Type	Notes
26-08-2016	ASIC Document	#2E4605721 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder #2E4515352 Form 484 Change to Company Details Changes to Share Structure Changes to (Members) Share Holdings #2E4514200 Form 484 Change to Company Details Change of Registered Address Change of Principal Place of Business (Address)
03-08-2016	Goods And Services Tax	The Goods and Services Tax was changed to Currently registered for GST
17-12-2015	ASIC Document	#7E7564744 Form 484 Change to Company Details Changes to (Members) Share Holdings
19-09-2013	ASIC Document	#1E9809513 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
03-06-2013	Entity Status	The Entity Status was changed to Active
03-06-2013	Main Name	The Main Name was changed to WALKER STREET DEVELOPMENT PTY LTD
03-06-2013	Main Business Physical Address	The Main Business Physical Address was changed to NSW 2114
03-06-2013	ASIC Document	#1E9431519 Form 201 Application For Registration as a Proprietary Company

## Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.



Form: 08X  
 Release: 4-3

**CAVEAT**

Prohibiting Recording of a Dealing or F  
 or Granting of a Possessory Applicati  
 New South Wales  
 Section 74F Real Property Act 1900



**AI26682W**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only
----------------------------------

(A) **TORRENS TITLE**

Folio Identifier 1/15734
--------------------------

(B) **REGISTERED DEALING**

Number	Torrens Title
--------	---------------

(C) **LODGED BY**

Document Collection Box <b>42/EG</b>	Name, Address or DX, Telephone, and Customer Account Number if any (Sparke Helmore) #39383791 <b>1230095</b>	CODE <b>X</b>
Reference: <b>L65 578</b>		

(D) **REGISTERED PROPRIETOR**

Alberto Capul Magsakay 12 Walker Street, Rhodes NSW
<b>Postcode: 2135</b>

(E) **CAVEATOR**

Insert the full name and address (residential if individual/registered office if body corporate) Walker Street Development Pty Ltd ACN 164 083 809 25 Angas Street, Meadowbank NSW
<b>Postcode: 2114</b>

(F) **NAME AND ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES ON THE CAVEATOR**

<b>IMPORTANT NOTE:</b> The address <i>must</i> be a street address. If desired, a Document Exchange box in NSW may be provided <i>in addition</i> . If the caveator's name or address for service of notices changes, notification <i>must</i> be lodged on form 08CX.	
<b>Name:</b> Sparke Helmore (Attn: Leon Sakaris)	
<b>Street Address:</b> Level 16, 321 Kent Street, Sydney NSW	
<b>NSW postcode: 2000</b>	
Document Exchange Box in NSW (additional):	

(G) **ACTION PROHIBITED**

1
---

(H) The caveator claims to be entitled to the estate or interest in the above land specified in Schedule 1 by virtue of the instrument set out in that schedule and prohibits the Registrar General from taking, with respect to the above land, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

**WARNING: care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.**

(I) **SCHEDULE 1 Estate or interest claimed**

Particulars of the estate or interest in the abovementioned land		
Equitable Interest as grantee under a deed dated 13 September 2013		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
Call Option	13/09/2013	Alberto Capul Magsakay as Owner and Walker Street Development Pty Ltd as Grantee
By virtue of the facts stated below		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan<sup>1</sup> No.
- The granting of any possessory application<sup>2</sup> with respect to the land in the Torrens Title referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the **NOT APPLICABLE** created by **NOT APPLICABLE** No.
- The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) **STATUTORY DECLARATION<sup>3</sup>**

I, Leon Sakaris of 321 Kent Street, Sydney

solemnly and sincerely declare that—

- To the best of my knowledge, information and belief
  - the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
  - the address specified at (D) as the address of the registered proprietor is the correct address.
- This caveat does not require the leave of the Supreme Court or the endorsed consent of the **SELECT >>> >>> >>>** ;

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Sydney, NSW in the 16<sup>th</sup> September 2013  
 in the presence of Naida Anne Platten of level 16, 37 Kent St, Sydney  
 Justice of the Peace (J.P. Number: 198598)  Practising Solicitor

Other qualified witness [specify]

\*\* who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering;~~ and
- I have known the person for at least 12 months ~~OR I have confirmed the person's identity using an identification document and the document I relied on~~ [Omit ID No.]

Signature of witness: [Redacted]

Signature of declarant: [Redacted]

Capacity of declarant if other than the caveator: **CAVEATOR'S SOLICITOR**

(L) **CONSENT (section 74O Real Property Act 1900)<sup>4</sup>**

I, the registered proprietor named at (D)/possessory applicant, for the purposes of section 74O only, consent to this caveat.

Signature of registered proprietor/possessory applicant

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. \*\* If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.
- Only one capacity can be selected, either registered proprietor or possessory applicant, cross out whichever does not apply.

Form: 08WX  
 Release: 3-1

**WITHDRAWAL  
 OF CAVEAT**  
 New South Wales  
 Real Property Act 1900



**AJ923595P**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	1/15734		
(B) REGISTERED DEALING	Number AI26682	Torrens Title	
(C) LODGED BY	Document Collection Box <b>42G</b>	Name, Address or DX, Telephone, and Custodian's Full Name and Party (48317766) <b>SPARKE HELMORE LAWYERS LLPN 123009 S</b>	CODE <b>WX</b>
(D) CAVEATOR	Reference: <b>LGS 1164</b> Walker Street Development ACN 164 083 809		
(E) CAVEAT WITHDRAWN	AG106028		

(F) The caveator in the above caveat withdraws that caveat so far as it affects the above land.

**DATE**

(G) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: Walker Street Development ACN 164 083 809  
 Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Signature of authorised person:

Name of authorised person:

**William Kinsella**

Name of authorised person:

**John Kinsella**

Office held:

*DIRECTOR / SECRETARY*

Office held:

*DIRECTOR*



Form: 08WX  
 Release: 3-1

**WITHDRAWAL  
 OF CAVEAT**



**AJ923596M**

New South Wales  
 Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.


(A) <b>TORRENS TITLE</b>	1/15734		
(B) <b>REGISTERED DEALING</b>	Number AG106028	Torrens Title	
(C) <b>LODGED BY</b>	Document Collection Box <b>42G</b>	Name, Address or DX, Telephone, and Customer Account Number if any (#48317692) <b>SPARKE HELMORE LAWYERS</b> Reference: <b>L65 1164</b>	CODE <b>WX</b>
		<b>LLPN 123009-S</b>	
(D) <b>CAVEATOR</b>	John Joseph Kinsella		
(E) <b>CAVEAT WITHDRAWN</b>	AG106028		

(F) The caveator in the above caveat withdraws that caveat so far as it affects the above land.

**DATE**

(G) I certify I am an eligible witness and that the caveator signed this dealing in my presence. [See note\* below].  
 Certified correct for the purposes of the Real Property Act 1900 by the caveator.

Signature of witness:  Signature of caveator: 

Name of witness: **ANGELA MAUDE**  
 Address of witness:   
**BALMAIN NSW**  
*Solinito*

**John Kinsella**

**ASIC**  
**Current & Historical Organisation Extract**



**ASIC Data Extracted 27/06/2018 at 16:36**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

**- 166 282 542 TWELVE WALKER STREET PTY LTD -**

<b>ACN (Australian Company Number):</b>	166 282 542	<b>Document No.</b>
<b>ABN:</b>	67 166 282 542	
<b>Current Name:</b>	TWELVE WALKER STREET PTY LTD	
<b>Registered in:</b>	New South Wales	
<b>Registration Date:</b>	15/10/2013	
<b>Review Date:</b>	15/10/2018	
<b>Company Bounded By:</b>		

**- Current Organisation Details -**

<b>Name:</b>	TWELVE WALKER STREET PTY LTD	1E9881027
<b>Name Start Date:</b>	15/10/2013	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	

**- Company Addresses -**

<b>- <u>Registered Office</u></b>		1E9881027
<b>Address:</b>	SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	15/10/2013	
<b>- <u>Principal Place of Business</u></b>		1E9881027
<b>Address:</b>	SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	15/10/2013	

**- Company Officers -**

**Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

**Directors**

**Name:** JOHN KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 IRELAND  
**Appointment Date:** 15/10/2013

1E9881027

**Name:** WILLIAM KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 IRELAND  
**Appointment Date:** 14/10/2015

2E2596986

**Name:** JOSEPH KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1994 [REDACTED] NSW  
**Appointment Date:** 26/08/2016

2E4605718

### Secretaries

**Name:** JOHN GERARD FITZGERALD  
**Address:** [REDACTED] ABBOTSFORD NSW 2046  
**Birth Details:** [REDACTED] 1959 IRELAND  
**Appointment Date:** 15/10/2013

1E9881027

**Name:** WILLIAM KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 IRELAND  
**Appointment Date:** 15/10/2013

1E9881027

### Ultimate Holding Company

**Name:** 164 083 809 WALKER STREET DEVELOPMENT PTY LTD  
**Address:**  
**Abn:** 65 164 083 809

1E9881027

### - Share Structure -

#### Current

**Class:** ORDINARY SHARES  
**Number of Shares Issued:** 100  
**Total Amount Paid / Taken to be Paid:** \$100.00  
**Total Amount Due and Payable:** \$0.00

1E9881027

**Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

**- Share/Interest Holding -****Current****- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	100	029422355
<b>Beneficially Owned:</b>	Yes	<b>Fully Paid:</b>	Yes	

**- Members -**

<b>Name:</b>	164 083 809 WALKER STREET DEVELOPMENT PTY LTD
<b>Address:</b>	SUITE 101 LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114
<b>Joint Holding:</b>	No
<b>Abn:</b>	65 164 083 809

**- External Administration Documents -**

**There are no external administration documents held for this organisation.**

**- Charges -**

**There are no charges held for this organisation.**

**Notes:**

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au)

**- Document List -****Notes:**

- \* Documents already listed under Registered Charges are not repeated here.
- \* Data from Documents with no Date Processed are not included in this Extract.
- \* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- \* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.

Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
484	16/09/2016	16/09/2016	2	26/08/2016	2E4605718

484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
902	14/12/2015	06/01/2016	3	15/10/2013	029422355
902	Supplementary Document Alters 1E9 881 027				
484	22/10/2015	22/10/2015	2	14/10/2015	2E2596986
484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
201	15/10/2013	15/10/2013	3	15/10/2013	1E9881027
201C	Application For Registration as a Proprietary Company Altered by 029 422 355				

**- Company Contact Addresses -**

**- Contact Address for ASIC use only**

**Address:** PO BOX 38 PARRAMATTA NSW 2124  
**Start Date:** 28/08/2015

\*\*\* End of Document \*\*\*

## Risk Data

### Summary

Court Actions:	0
Payment Defaults:	0
Insolvency Notices:	0
Mercantile Enquiries:	0
Credit Enquiries:	10
Critical ASIC Documents:	0
Credit Score:	686

## Credit Report

### Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
-----------	--------	---------------	-------------	-----------------	--------------	----------

There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

### Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Date Added	Payment Due Date	Part Payment Made	Default Settled
-------------------	---------------	--------------------	------------	------------------	-------------------	-----------------

There are currently no defaults registered.

### Insolvency Notices

Date	Title
------	-------

There are currently no insolvency notices registered.

### Registered Mercantile Enquiries

Enquiry Date	Mercantile Agent	Phone #
--------------	------------------	---------

There are no mercantile enquiries registered.

## Credit Score

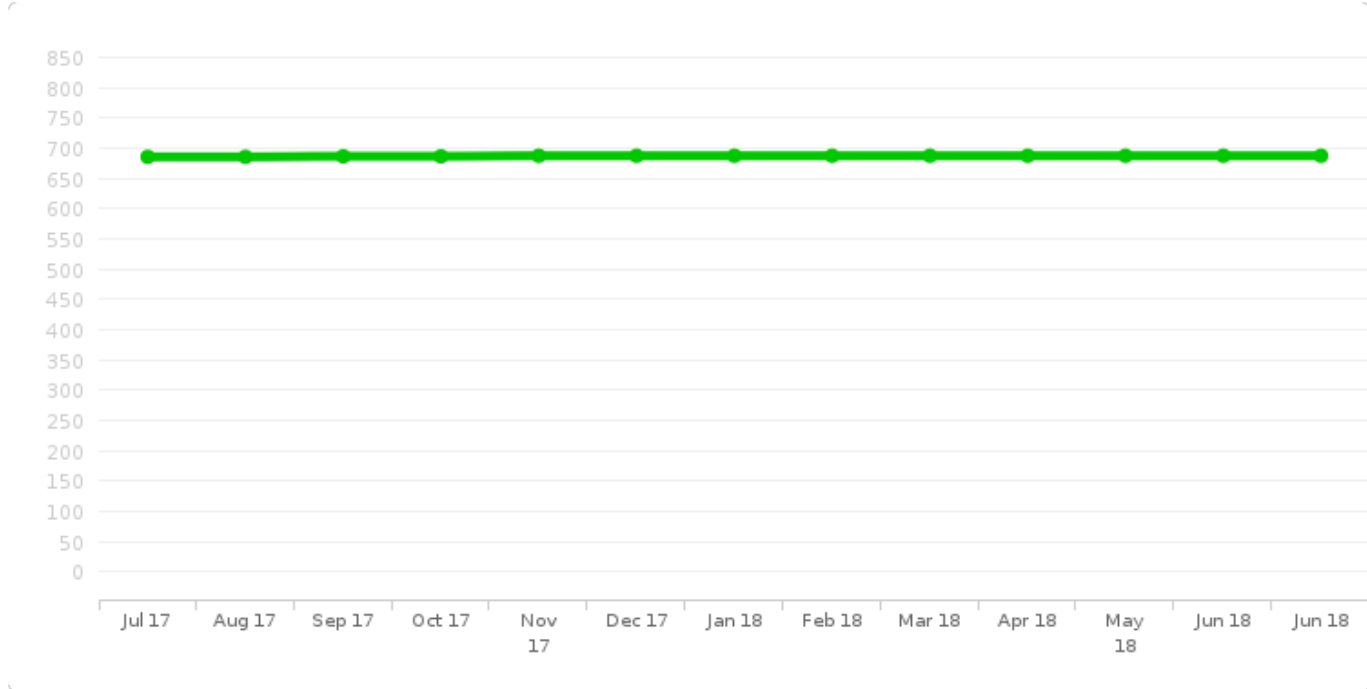
The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

Entity has acceptable creditworthiness. Extend terms within consideration.  
 Entity has a 1.20% chance of failure within the next 12 months.



## Historical Credit Scores



## Recommendations

Range	Risk level	Recommendation
0	Critical	ACN deregistered or ABN cancelled.
1 - 125	Critical	Entity has a critical status and significant adverse information present. Trading eligibility must be considered.
126 - 250	Very High	Entity has multiple pieces of adverse information present. COD trading highly recommended.
251 - 450	High	Entity has a below average creditworthiness score and some adverse information may be present. Trade with caution, monitor closely and consider your payment terms.
451 - 550	Moderate	Entity has moderate creditworthiness with or without adverse information. Monitor ongoing payment behaviour.
551 - 850	Low	Entity has acceptable creditworthiness. Extend terms within consideration.

score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The

score should not be used as the sole reason in making a decision about the entity.



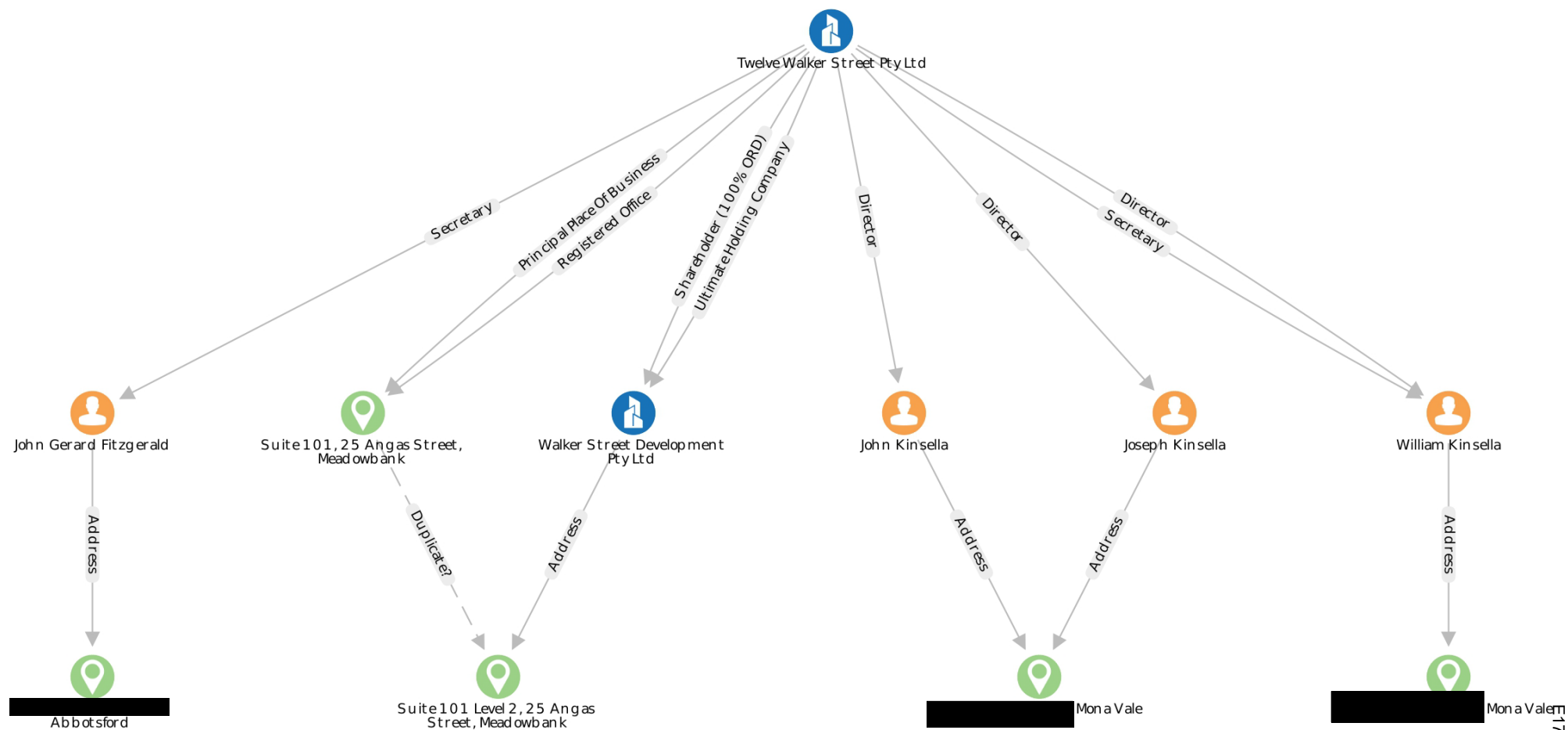
## Historical Timeline

Date	Type	Notes
26-08-2016	ASIC Document	#2E4605718 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
14-10-2015	ASIC Document	#2E2596986 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
01-07-2014	Entity Status	The Entity Status was changed to Active
01-07-2014	Main Name	The Main Name was changed to TWELVE WALKER STREET PTY LTD
01-07-2014	Main Business Physical Address	The Main Business Physical Address was changed to NSW 2114
15-10-2013	ASIC Document	#029422355 Form 902 Supplementary Document Alters 1E9 881 027 #1E9881027 Form 201 Application For Registration as a Proprietary Company Altered by 029 422 355

## Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.

6



66

Form: 01T  
Release: 6:1



# TRANSFER

New South Wales  
Real Property Act 1900



## AJ923597K

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to collect information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue NSW Treasury
	Client No: 120350770 3607
	Duty: \$10 Trans No: 8362680-001
	Asst details: _____

- (A) **TORRENS TITLE** 1/15734
- (B) **LODGED BY**

Document Collection Box <b>42G</b>	Name, Address or DX, Telephone, and Customer Account Number if any (48131062) <b>SPARKE HELMORE LAWYERS</b> Reference: <b>LGS 1164</b> <b>LPN 123009 S</b>	<b>CODES</b> <b>T</b> <b>TW</b>
---------------------------------------	---	---------------------------------------
- (C) **TRANSFEROR** Alberto Capul Magsakay
- (D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,960,000.00 and as regards
- (E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple
- (F) **SHARE TRANSFERRED**
- (G) **ENCUMBRANCES (if applicable):**
- (H) **TRANSFEEE** Twelve Walker Street Pty Limited ACN 166 282 542
- (I) **TENANCY:**

**DATE**

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

[See note\* b  
Signature of

Signature of

Name of witness: **DONALD WILLIAM WAKELING**  
Address of witness: **HIGHWAY 4**  
**HOLMSBY NSW 2077**

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Leon Sakaris  
Signatory's capacity: solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. **931892** Full name: **Leon Sakaris** Signature:



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2021 8:45AM

FOLIO: 2/15734

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 4494 FOL 204

Recorded	Number	Type of Instrument	C.T. Issue
19/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/7/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	
20/7/2010	AF638731	TRANSFER	
20/7/2010	AF638732	MORTGAGE	EDITION 1
22/7/2014	AI754820	DISCHARGE OF MORTGAGE	
22/7/2014	AI754821	TRANSFER	EDITION 2
12/2/2015	AJ250282	MORTGAGE	EDITION 3
23/1/2018	AN33796	TRANSFER GRANTING EASEMENT	
1/5/2018	AN297242	DISCHARGE OF MORTGAGE	
1/5/2018	AN297243	MORTGAGE	EDITION 4
31/7/2019	AP408378	REQUEST	
31/7/2019	AP408379	REQUEST	EDITION 5
6/8/2019	AP440101	MORTGAGE	
21/8/2019	AP440944	POSTPONEMENT OF MORTGAGE	EDITION 6
15/6/2020	DP1264596	WITHDRAWN - PROPOSED PLAN	
13/7/2020	SP101792	WITHDRAWN - PROPOSED PLAN	
18/7/2020	AQ248591	CAVEAT	
7/12/2020	DP1264076	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

E17/1221

PRINTED ON 6/10/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Copyright © Office of the Registrar-General 2021

Received: 06/10/2021 08:45:00

Form: 01T  
 Release: 6-1

**TRANSFER**  
 New South Wales  
 Real Property Act 1900



AI754821X

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the use of this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only

NSW Treasury  
 Client No: 120350770  
 Duty: \$10-00  
 Trans No: 7447938  
 3607  
 Asst details:

(A) **TORRENS TITLE** 2/15734

(B) **LODGED BY**

Document Collection Box IW	Name, Address or DX, Telephone, and Customer Account Number if any Le COMPTE DAVEY. [REDACTED] MOSMAN 2088 9969 1105 P.O. BOX 381 MOSMAN 2088 Reference:	CODES T TW
-------------------------------	---	------------------

(C) **TRANSFEROR** SEE SHING KO and MA PO YU KO

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 2,800,000.00 and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **ENCUMBRANCES (if applicable):**

(H) **TRANSFEEE** Twelve Walker Street Pty Ltd ACN 166 282 542

(I) **TENANCY:**

**DATE** 22-07-2014

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
 [See note\* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness: [REDACTED]

Signature of transferor: [REDACTED] See Shing Ko

Name of witness: HYEONJU KIM  
 Address of witness: Suite 403, 6 Kelp St. Chatswood NSW 2067

[REDACTED] Ma Po Yu Ko signed by attorney  
 Pui Sze Ko  
 BK 4656 NO 684

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature: [REDACTED]

Signatory's name: Assunta Maude  
 Signatory's capacity: Solicitor for Transferee

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. [REDACTED] Full name: [REDACTED] Signature: [REDACTED]

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.  
 ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 1 1303

60



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

6/10/2021 8:21AM

FOLIO: 1345/558798

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12052 FOL 222

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/11/1994	U664137	REQUEST	
2/11/1994	U664138	REQUEST	
14/11/1994	U785958	TRANSFER	EDITION 1
3/8/1999	6056272	DEPARTMENTAL DEALING	
27/3/2001	7408114	DEPARTMENTAL DEALING	
26/8/2013	AH969496	NOTICE OF DEATH	
26/8/2013	AH969497	NOTICE OF DEATH	EDITION 2
27/8/2013	AH973559	CAVEAT	
3/10/2014	AI933683	WITHDRAWAL OF CAVEAT	
3/10/2014	AI933684	TRANSFER	
3/10/2014	AI933685	MORTGAGE	EDITION 3
1/5/2018	AN297137	DISCHARGE OF MORTGAGE	
1/5/2018	AN297138	MORTGAGE	EDITION 4
31/7/2019	AP408372	REQUEST	
31/7/2019	AP408373	REQUEST	EDITION 5
30/8/2019	AP440104	MORTGAGE	
30/8/2019	AP440953	POSTPONEMENT OF MORTGAGE	
30/8/2019	AP499457	DEPARTMENTAL DEALING	EDITION 6
15/6/2020	DP1264596	WITHDRAWN - PROPOSED PLAN	
13/7/2020	SP101792	WITHDRAWN - PROPOSED PLAN	
18/7/2020	AQ248592	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

E17/1221

PRINTED ON 6/10/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

-----

SEARCH DATE

-----

6/10/2021 8:21AM

FOLIO: 1345/558798

PAGE 2

-----

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
7/12/2020	DP1264076	DEPOSITED PLAN	FOLIO CANCELLED

\*\*\* END OF SEARCH \*\*\*

Form: 08X  
Release: 4.2

# CAVEAT

Prohibiting Recording of a Dealing or Granting of a Possessory Application  
New South Wales



## AH973559L

Section 74F Real Property Act 1900

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only

**(A) TORRENS TITLE**

Folio Identifier 1345/558798

**(B) REGISTERED DEALING**

Number	Torrens Title
--------	---------------

**(C) LODGED BY**

Document Collection Box <b>42G</b>	Name, Address or DX, Telephone, and Customer Account Number if any (Sparke Helmore #35397178) <b>SPARKE HELMORE LAWYERS</b> Reference: <b>LGS 513</b> LLPN 123009 S DX 282 SYDNEY	CODE <b>X</b>
---------------------------------------	--	------------------

**(D) REGISTERED PROPRIETOR**

Electrical Trades Union of Australia New South Wales Branch, Robert Charles Cavanagh, Allan Ross Reid and John Ernest O'Brien  
**Moorebank**  
Postcode: 2170

**(E) CAVEATOR**

Insert the full name and address (residential if individual/registered office if body corporate)  
Billbergia Pty Limited  
Suite 101, 25 Angas Street, Meadowbank NSW  
Postcode: 2114

**(F) NAME AND ADDRESS IN NEW SOUTH WALES FOR SERVICE OF NOTICES ON THE CAVEATOR**

**IMPORTANT NOTE:** The address *must* be a street address. If desired, a Document Exchange box in NSW may be provided *in addition*. If the caveator's name or address for service of notices changes, notification *must* be lodged on form 08CX.

Name: Sparke Helmore (Attention Leon Sakaris)  
Street Address: Level 16, 321 Kent Street, Sydney NSW  
NSW postcode:

Document Exchange Box in NSW (additional):

**(G) ACTION PROHIBITED**

1

**(H)** The caveator claims to be entitled to the estate or interest in the above land specified in Schedule 1 by virtue of the instrument set out in that schedule and prohibits the Registrar General from taking, with respect to the above land, the action specified above unless the caveator has consented in writing or this caveat has lapsed or been withdrawn.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

1308

Authorised by RP to add address for both proprietors  
Reg Gen to 24/10/13



**WARNING: care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.**

(I) **SCHEDULE 1 Estate or interest claimed**

Particulars of the estate or interest in the abovementioned land		
Equitable Interest		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
Deed of Call Option	28 June 2013	The Electrical Trades Union of Australia New South Wales Branch and Allan Ross Reid as Grantors and Billbergia Pty Limited as Grantee
By virtue of the facts stated below		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan <sup>1</sup> No.
- The granting of any possessory application <sup>2</sup> with respect to the land in the Torrens Title referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the SELECT >>> >>> >>> created by SELECT >>> >>> No.
- The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) **STATUTORY DECLARATION <sup>3</sup>**

I, Leon Sakaris of 321 Kent Street, Sydney solemnly and sincerely declare that—

- To the best of my knowledge, information and belief
  - the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
  - the address specified at (D) as the address of the registered proprietor is the correct address.

2. This caveat does not require the leave of the Supreme Court or the endorsed consent of the SELECT >>> >>> >>> ;  
 I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Sydney in the State of NSW on 22nd August 2013  
 in the presence of Naida Platten of 321 Kent St, Sydney  
 Justice of the Peace (J.P. Number: 198598)  Practising Solicitor  
 Other qualified witness [specify]

\*\* who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person / I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and
- I have known the person for at least 12 months / I have not known the person for at least 12 months, but I have confirmed the person's identity using an identification document and the document I relied on was a [Omit ID No.]

Signature of witness: [Redacted]

Signature of declarant: [Redacted]

Capacity of declarant if other than the caveator: CAVEATOR'S SOLICITOR

(L) **CONSENT (section 74O Real Property Act 1900)<sup>4</sup>**

I, the registered proprietor named at (D)/possessory applicant, for the purposes of section 74O only, consent to this caveat.

Signature of registered proprietor/possessory applicant

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. \*\* If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.
- Only one capacity can be selected, either registered proprietor or possessory applicant, cross out whichever does not apply.

Form: 08WX  
Release: 3-1

# WITHDRAWAL OF CAVEAT

New South Wales  
Real Property Act 1900



## AI933683L

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) TORRENS TITLE	1345/558798		
(B) REGISTERED DEALING	Number	Torrens Title	
(C) LODGED BY	124E LLPN : 123820V Reference:	GlobalX Legal Solutions Pty Ltd Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: 13 5669 MAK 1770370	Number if any CODE <b>WX</b>
(D) CAVEATOR	Billbergia Pty Limited ACN 008 645 136		
(E) CAVEAT WITHDRAWN	AH973559		

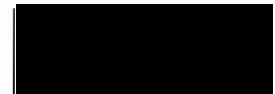
(F) The caveator in the above caveat withdraws that caveat so far as it affects the above land.

**DATE**

(G)

Certified correct for the purposes of the Real Property Act 1900 on behalf of the caveator by the person whose signature appears below.

Signature:



Signatory's name:  
Signatory's capacity:

Leon Sakaris  
solicitor

\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

**ASIC**  
**Current & Historical Organisation Extract**



**ASIC Data Extracted 17/08/2018 at 08:30**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

**- 601 336 887 TWENTY THREE MARQUET STREET PTY LTD -**

<b>ACN (Australian Company Number):</b>	601 336 887	<b>Document No.</b>
<b>ABN:</b>	81 601 336 887	
<b>Current Name:</b>	TWENTY THREE MARQUET STREET PTY LTD	
<b>Registered in:</b>	Victoria	
<b>Registration Date:</b>	19/08/2014	
<b>Review Date:</b>	19/08/2018	
<b>Company Bounded By:</b>		

**- Current Organisation Details -**

<b>Name:</b>	TWENTY THREE MARQUET STREET PTY LTD	2E0902563
<b>Name Start Date:</b>	19/08/2014	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	

**- Company Addresses -**

<b>- <u>Registered Office</u></b>		2E0902563
<b>Address:</b>	SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	19/08/2014	

<b>- <u>Principal Place of Business</u></b>		2E0902563
<b>Address:</b>	LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	19/08/2014	

**- Company Officers -**

**Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

**Directors**

**Name:** JOHN KINSELLA 2E0902563  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 [REDACTED] IRELAND  
**Appointment Date:** 19/08/2014

**Name:** WILLIAM KINSELLA 2E0902563  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 [REDACTED] IRELAND  
**Appointment Date:** 19/08/2014

**Name:** JOSEPH KINSELLA 2E4605719  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 994 [REDACTED] NSW  
**Appointment Date:** 26/08/2016

### Secretaries

**Name:** JOHN FITZGERALD 2E0902563  
**Address:** [REDACTED] ABBOTSFORD NSW 2046  
**Birth Details:** [REDACTED] 1959 IRELAND  
**Appointment Date:** 19/08/2014

**Name:** WILLIAM KINSELLA 2E0902563  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 [REDACTED] IRELAND  
**Appointment Date:** 19/08/2014

### - Share Structure -

#### Current

<b>Class:</b>	ORDINARY SHARES	2E0902563
<b>Number of Shares Issued:</b>	100	
<b>Total Amount Paid / Taken to be Paid:</b>	\$100.00	
<b>Total Amount Due and Payable:</b>	\$0.00	

---

#### **Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

---

**- Share/Interest Holding -****Current****- Holding -**

<b>Class:</b>	ORD	<b>Number Held:</b>	100	2E0902563
<b>Beneficially Owned:</b>	Yes	<b>Fully Paid:</b>	Yes	

**- Members -**

<b>Name:</b>	164 083 809 WALKER STREET DEVELOPMENT PTY LTD
<b>Address:</b>	██████████ MONA VALE NSW 2103
<b>Joint Holding:</b>	No
<b>Abn:</b>	65 164 083 809

**- External Administration Documents -**

**There are no external administration documents held for this organisation.**

**- Charges -**

**There are no charges held for this organisation.**

**Notes:**

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au)

**- Document List -****Notes:**

- \* Documents already listed under Registered Charges are not repeated here.
- \* Data from Documents with no Date Processed are not included in this Extract.
- \* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- \* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.

<b>Form Type</b>	<b>Date Received</b>	<b>Date Processed</b>	<b>No. Pages</b>	<b>Effective Date</b>	<b>Document No.</b>
484	16/09/2016	16/09/2016	2	26/08/2016	2E4605719
484E	Change to Company Details Appointment or Cessation of A Company Officeholder				
201	19/08/2014	19/08/2014	3	19/08/2014	2E0902563
201C	Application For Registration as a Proprietary Company				

**- Company Contact Addresses -**

**- Contact Address for ASIC use only**

**Address:** PO BOX 38 PARRAMATTA NSW 2124

**Start Date:** 03/10/2014

\*\*\* End of Document \*\*\*

## Risk Data

### Summary

<b>Court Actions:</b>	0
<b>Payment Defaults:</b>	0
<b>ASIC Insolvency &amp; Published Notices:</b>	0
<b>Mercantile Enquiries:</b>	0
<b>Credit Enquiries:</b>	5
<b>Critical ASIC Documents:</b>	0
<b>Credit Score:</b>	685

## Credit Report

### Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
-----------	--------	---------------	-------------	-----------------	--------------	----------

There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

### Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Date Added	Payment Due Date	Part Payment Made	Default Settled
-------------------	---------------	--------------------	------------	------------------	-------------------	-----------------

There are currently no defaults registered.

### ASIC Insolvency & Published Notices

Date	Title	Notice Type
------	-------	-------------

There are currently no ASIC Insolvency or Published Notices registered.

### Registered Mercantile Enquiries

Enquiry Date	Mercantile Agent	Phone #
--------------	------------------	---------

There are no mercantile enquiries registered.

## Credit Score

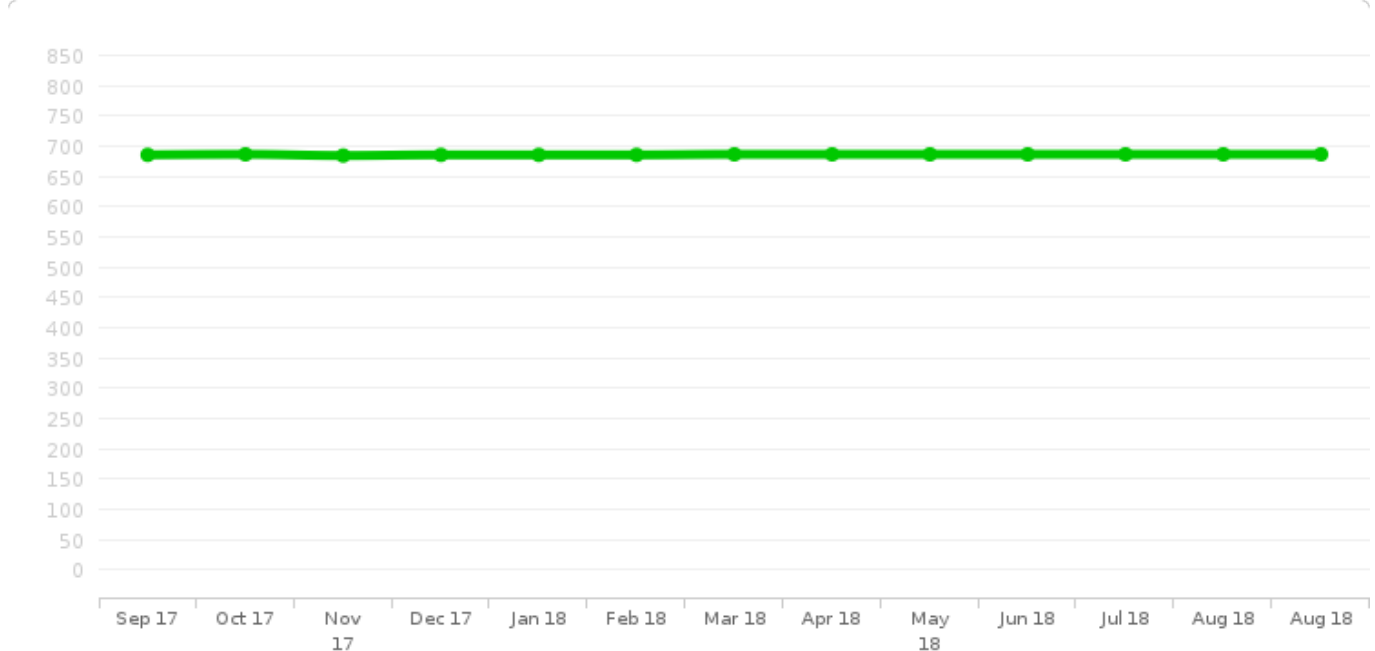
The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

Entity has acceptable creditworthiness. Extend terms within consideration.  
Entity has a 1.20% chance of failure within the next 12 months.



## Historical Credit Scores



## Recommendations

Range	Risk level	Recommendation
0	Critical	ACN deregistered or ABN cancelled.
1 - 125	Critical	Entity has a critical status and significant adverse information present. Trading eligibility must be considered.
126 - 250	Very High	Entity has multiple pieces of adverse information present. COD trading highly recommended.
251 - 450	High	Entity has a below average creditworthiness score and some adverse information may be present. Trade with caution, monitor closely and consider your payment terms.
451 - 550	Moderate	Entity has moderate creditworthiness with or without adverse information. Monitor ongoing payment behaviour.
551 - 850	Low	Entity has acceptable creditworthiness. Extend terms within consideration.

score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The



score should not be used as the sole reason in making a decision about the entity.

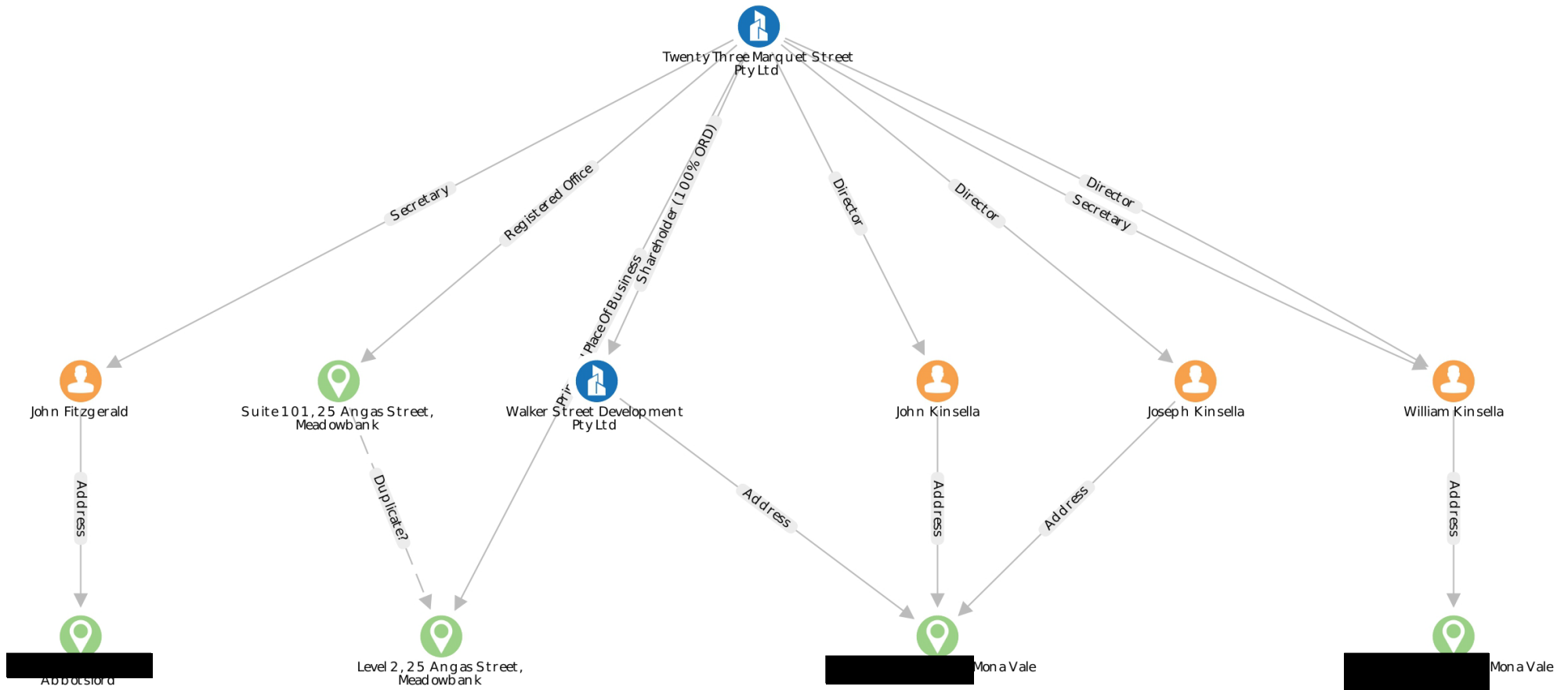
## Historical Timeline

Date	Type	Notes
26-08-2016	ASIC Document	#2E4605719 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
01-09-2014	Entity Status	The Entity Status was changed to Active
01-09-2014	Goods And Services Tax	The Goods and Services Tax was changed to Currently registered for GST
01-09-2014	Main Name	The Main Name was changed to TWENTY THREE MARQUET STREET PTY LTD
01-09-2014	Main Business Physical Address	The Main Business Physical Address was changed to NSW 2114
19-08-2014	ASIC Document	#2E0902563 Form 201 Application For Registration as a Proprietary Company

## Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.

6



83

Form: 01T  
Release: 6-1 **(1)**

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AI933684J**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Reg by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any. Office of State Revenue

**STAMP DUTY**

Office of State Revenue use only	NSW Treasury Client No: 120350770 3607 Duty: \$10 Trans No: 7791310-001 Asst details:
----------------------------------	--

(A) **TORRENS TITLE** 1345/558798

(B) **LODGED BY**

124E LLPN : 123820V	GlobalX Legal Solutions Pty L Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: 13 5669	<b>CODES</b> <b>T</b> <b>TW</b>
Reference:	MAK 1770370	

(C) **TRANSFEROR** Electrical Trades Union of Australia New South Wales Branch and Allan Ross

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 4,500,000.00 and as regards  
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree** Twenty Three Marquet Street Pty Ltd ACN 601 336 887

(I) **TENANCY:**

**DATE** 30/09/14

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence.  
[See note\* below]

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of witness:

Signature of transferor:

Name of witness: John Angelo Diacopoulos  
Address of witness: 175 Macquarie ST.  
Sydney NSW 2000.

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Leon Sakaris  
Signatory's capacity: solicitor

(K) The transferee's AGENT certifies that the eNOS data relevant to this dealing has been submitted and stored under cNOS ID No. 698297 Full name: VANNA ENG Signature:

**ANNEXURE TO TRANSFER**

I certify that the person signing,  
with whom I am personally  
acquainted or as to whose identity I  
am otherwise satisfied, signed the  
instrument in my presence.

Certified correct for the purposes of  
the Real property Act, 1900 by the  
transferor.



Signature of the Witness

John Angelo Diacopoulos

Name of the Witness

*175 Macquarie St.*  
~~Suite 806, 185 Elizabeth Street~~  
SYDNEY NSW 2000

Address of the Witness



Signature of authorised officer:

Authorised officer's name: *Paul Anthony Sinclair*

Authority of Officer: *Assistant Secretary*

Signing on behalf of: The Electrical Trades Union  
Of Australia New South  
Wales Branch

FILM WITH A1933684

**STATUTORY DECLARATION**

**Oaths Act 1900 NSW 8<sup>th</sup> Schedule**

**Peter David Johnston** of [redacted] Mt.Colah NSW 2079  
in the State of New South Wales Union Officer do solemnly and sincerely declare that:

1. I am the Vice President of the Communications, Electrical, Electronic, Energy, Information, Postal, Plumbing and Allied Services Union of Australia Electrical Division, NSW Divisional Branch.( commonly referred to as the CEPU)
2. The CEPU is an unincorporated Association.
3. The Real Estate at 23-27 Marquet St. Rhodes which is being sold for \$4,500,000.00 plus GST, is owned by the CEPU as to 25/27<sup>th</sup> shares.
4. One of the registered proprietors listed on the title of the said Real Estate at Rhodes (Lot 1345 Deposited Plan 558798 is Allan Ross Reid who holds the title as trustee for the CEPU
5. In my capacity of Vice President of the CEPU I chaired a meeting of the NSW State Council Executive on the 15<sup>th</sup> September 2014.
6. Resolution 13 of that meeting dealt with the Real Estate at Rhodes.
7. Resolution 13 stated: "It was resolved that Allan Reid be authorised to sign for the sale of the Rhodes property on behalf of the Union"
8. The full name of Allan Reid is Allan Ross Reid.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900.

Declared at *Sydney* on *25<sup>th</sup> September*

*2014*  
[redacted] ant.

In the presence of an authorised witness, who states:

*I. Aaron McKinnon*..... a, Solicitor/~~Justice of the Peace~~ Certify the following matters concerning the making of this statutory declaration by the person who made it.

1. I saw the face of the person.
2. I have known the person for at least 12 months.

[redacted]  
Signature of authorised witness

*25/9/2014*  
Date.



LAND  
REGISTRY  
SERVICES

# Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/9/2021 12:19PM

FOLIO: 101/624798

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 14804 FOL 208

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/12/1988	X981364	TRANSFER	EDITION 1
16/12/1991	E128775	MORTGAGE	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
30/10/2013	AI123162	CAVEAT	
24/5/2017	AM416665	CAVEAT	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
24/6/2019	AP335228	DISCHARGE OF MORTGAGE	EDITION 4
5/7/2019	AP372972	WITHDRAWAL OF CAVEAT	
5/7/2019	AP372973	WITHDRAWAL OF CAVEAT	
5/7/2019	AP372974	TRANSFER	
5/7/2019	AP372975	MORTGAGE	EDITION 5
29/8/2019	AP408380	REQUEST	
29/8/2019	AP408381	REQUEST	EDITION 6

\*\*\* END OF SEARCH \*\*\*

E17/1221

PRINTED ON 22/9/2021

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

Copyright © Office of the Registrar-General 2021

Received: 22/09/2021 12:19:44



ASIC EXTRACT SNAPSHOT

CURRENT ORGANISATION DETAILS

Date Extracted 22/10/2021  
 ACN 165 847 076  
 ABN 36 165 847 076  
 Current Name THIRTY FOUR WALKER STREET PTY LTD  
 Registered In New South Wales  
 Registration Date 17/09/2013  
 Review Date 17/09/2022  
 Company Type ACN (Australian Company Number)  
 Current Directors 3  
 Current Secretaries 4

Start Date 17/09/2013  
 Name THIRTY FOUR WALKER STREET PTY LTD  
 Name Start Date 17/09/2013  
 Status Registered  
 Type Australian Proprietary Company  
 Class Limited By Shares  
 Sub Class Proprietary Company  
 Disclosing Entity No  
 Document No. 1E9795447

Share Structure (Displaying Top 4 Only)

[Go to Full ASIC Results](#)

Class	Class Type	Shares Issued	Amount Paid
ORD	ORDINARY SHARE	100	\$100.00

(creditor)watch - Credit Score (598)

[Go to Full Credit Report](#)

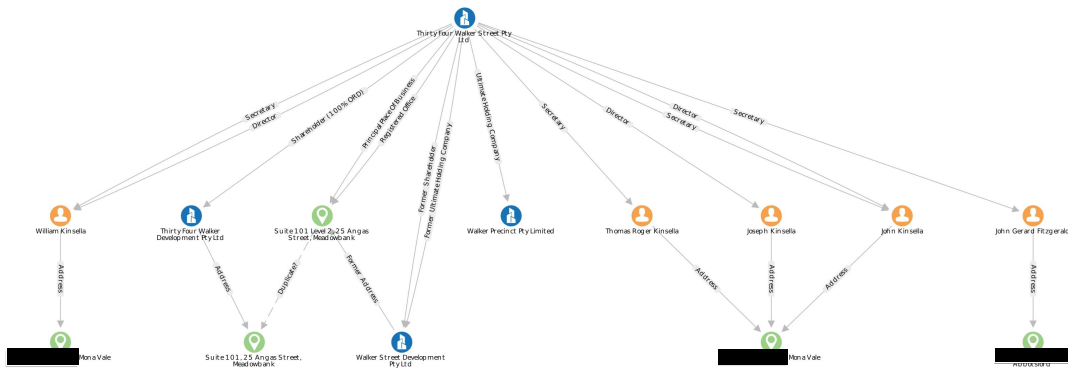


Risk Data Summary

Court Judgments 0    Payment Defaults 0    Insolvency Notices 0    Mercantile Enquiries 0    Credit Enquiries 8

REVEAL - Company Visualisation

[Go to full workspace](#)





**ASIC**  
**Current & Historical Organisation Extract**



**ASIC Data Extracted 21/10/2021 at 06:13**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

**- 165 847 076 THIRTY FOUR WALKER STREET PTY LTD -**

<b>ACN (Australian Company Number):</b>	165 847 076	<b>Document No.</b>
<b>ABN:</b>	36 165 847 076	
<b>Current Name:</b>	THIRTY FOUR WALKER STREET PTY LTD	
<b>Registered in:</b>	New South Wales	
<b>Registration Date:</b>	17/09/2013	
<b>Review Date:</b>	17/09/2022	
<b>Company Bounded By:</b>		

**- Current Organisation Details -**

<b>Name:</b>	THIRTY FOUR WALKER STREET PTY LTD	1E9795447
<b>Name Start Date:</b>	17/09/2013	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	

**- Company Addresses -**

<b>- <u>Registered Office</u></b>		1E9795447
<b>Address:</b>	SUITE 101 LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	17/09/2013	

<b>- <u>Principal Place of Business</u></b>		1E9795447
<b>Address:</b>	SUITE 101 LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114	
<b>Start Date:</b>	17/09/2013	

**- Company Officers -**

**Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

**Director**

**Name:** JOHN KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 IRELAND  
**Appointment Date:** 17/09/2013  
**Cease Date:** //

2E4605750

**Name:** JOSEPH KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1994 [REDACTED] NSW  
**Appointment Date:** 26/08/2016  
**Cease Date:** //

**Name:** WILLIAM KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 IRELAND  
**Appointment Date:** 17/09/2013  
**Cease Date:** //

7EAW63295

Secretary

**Name:** JOHN KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1956 IRELAND  
**Appointment Date:** 17/09/2013  
**Cease Date:** //

1E9795447

**Name:** JOHN GERARD FITZGERALD  
**Address:** [REDACTED] ABBOTSFORD NSW 2046  
**Birth Details:** [REDACTED] 1959 IRELAND  
**Appointment Date:** 18/09/2013  
**Cease Date:** //

1E9809512

**Name:** THOMAS ROGER KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1991 [REDACTED] NSW  
**Appointment Date:** 25/09/2019  
**Cease Date:** //

5EBI30708

**Name:** WILLIAM KINSELLA  
**Address:** [REDACTED] MONA VALE NSW 2103  
**Birth Details:** [REDACTED] 1954 IRELAND  
**Appointment Date:** 17/09/2013  
**Cease Date:** //

7EAW63295

**Ultimate Holding Company**

**Name:** 614 451 160 WALKER PRECINCT PTY LIMITED 3E2189260  
**Address:**  
**Appointment Date:** //  
**Cease Date:** //

**Previous Ultimate Holding Company**

**Name:** 164 083 809 WALKER STREET DEVELOPMENT PTY LTD 1E9795447  
**Address:**  
**Appointment Date:** //  
**Cease Date:** //  
**Abn:** 65 164 083 809

**- Share Structure -****Current**

**Class:** ORDINARY SHARE 2E4331261  
**Number of Shares Issued:** 100  
**Total Amount Paid / Taken to be Paid:** \$100.00  
**Total Amount Due and Payable:** \$0.00

**Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

**- Share/Interest Holding -****Current****- Holding -**

**Class:** ORD **Number Held:** 100 2E4331261  
**Beneficially Owned:** Yes **Fully Paid:** Yes

**- Members -**

**Name:** THIRTY FOUR WALKER DEVELOPMENT PTY LTD  
**ACN:** 613 670 107

**Address:** SUITE 101 25 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 43 613 670 107

### Ceased/Former

#### - Holding -

<b>Class:</b>	ORD	<b>Number Held:</b>	100	1E9795447
<b>Beneficially Owned:</b>	Yes	<b>Fully Paid:</b>	Yes	

#### - Members -

**Name:** WALKER STREET DEVELOPMENT PTY LTD  
**ACN:** 164 083 809  
**Address:** SUITE 101 LEVEL 2 25 ANGAS STREET MEADOWBANK NSW 2114  
**Joint Holding:** No  
**Abn:** 65 164 083 809

#### - External Administration Documents -

[There are no external administration documents held for this organisation.](#)

#### - Charges -

[There are no charges held for this organisation.](#)

#### Notes:

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au). InfoTrack may cap documents for on-file searches to 250.

#### - Document List -

#### Notes:

- \* Documents already listed under Registered Charges are not repeated here.
- \* Data from Documents with no Date Processed are not included in this Extract.
- \* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- \* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.
- \* In certain circumstances documents may be capped at 250.

Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
484	19/05/2020	19/05/2020	2	19/05/2020	7EAW63295
484A1	Change to Company Details Change Officeholder Name Or Address				

484 484E	03/10/2019	03/10/2019	2	25/09/2019	5EBI30708
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484 484D	20/04/2017	20/04/2017	2	20/04/2017	3E2189260
	Change to Company Details Change to Ultimate Holding Company				
484 484E	16/09/2016	16/09/2016	2	26/08/2016	2E4605750
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484 484 484O 484N	02/08/2016	02/08/2016	3	15/07/2016	2E4331261
	Change to Company Details Changes to Share Structure Changes to (Members) Share Holdings				
484 484E	20/09/2013	20/09/2013	2	19/09/2013	1E9809512
	Change to Company Details Appointment or Cessation of A Company Officeholder				
201 201C	17/09/2013	17/09/2013	3	17/09/2013	1E9795447
	Application For Registration as a Proprietary Company				

### - Company Contact Addresses -

#### - Previous Contact Address for ASIC use only

**Address:** PO BOX 38 PARRAMATTA NSW 2124  
**Start Date:** 20/09/2013  
**Cease Date:** 19/06/2020

\*\*\* End of Document \*\*\*

### Risk Data

#### Summary

Court Actions:	0
Payment Defaults:	0
ASIC Published Notices:	0
Mercantile Enquiries:	0
Critical ASIC Documents:	0
Credit Score:	598
Credit Enquiries - Last 5 Years:	8
Credit Enquiries - Last 12 Months:	3

### Credit Report

#### Court Actions

Plaintiff	Action	Action Amount	Action Date	Nature of claim	Proceeding #	Location
-----------	--------	---------------	-------------	-----------------	--------------	----------

There are currently no court actions registered.

Court action information is supplied to CreditorWatch by the courts. We rely on the courts to provide up to date and accurate information and therefore CreditorWatch cannot guarantee that all actions are included. This report includes action information from the Magistrates courts in NSW, QLD, SA, VIC, and WA.

#### Payment Defaults

Default Posted By	Document Type	Amount Outstanding	Date Added	Payment Due Date	Part Payment Made	Default Settled
-------------------	---------------	--------------------	------------	------------------	-------------------	-----------------

There are currently no defaults registered.

#### ASIC Published Notices

Date	Title
------	-------

There are currently no ASIC Published Notices registered.

#### Registered Mercantile Enquiries

Enquiry Date	Mercantile Agent
--------------	------------------

There are no mercantile enquiries registered.

# Credit Score

The score is a statistically based score indicating an entity's credit worthiness. The score ultimately ranks entities based on their riskiness and is designed to assist you in making more informed and consistent credit decisions.

The score is based between 0 and 850 index points with a higher score considered lower risk while lower scores are deemed to be riskier entities. It should be used in partnership with your internal credit procedures and policies.

**Credit Rating Grade:** B3

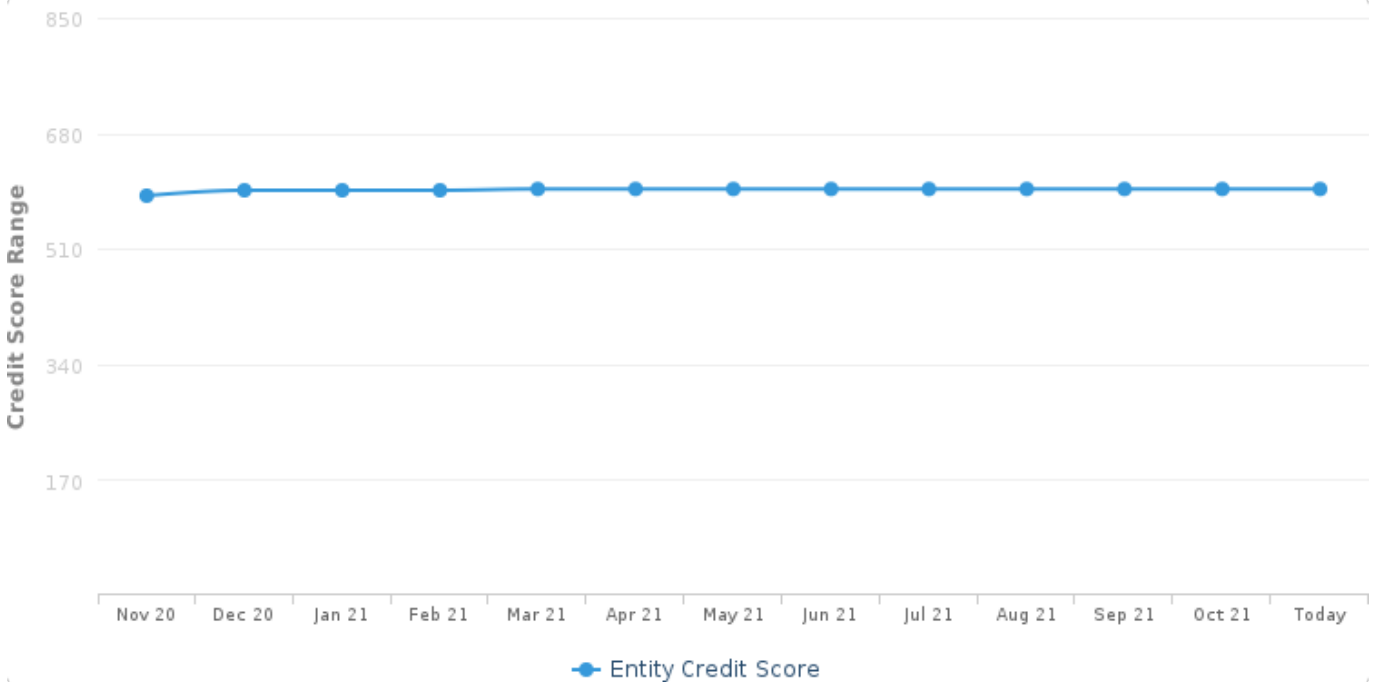
**Risk Level:** Neutral

**Credit Advice for B3 rating:** Entity currently has the aptitude to meet credit commitments. Unfavourable business, financial, or economic conditions may impair ability to meet financial commitments. Extend terms and monitor ongoing payment behaviour.

Entity has a 1.70% chance of failure within the next 12 months



## Historical Credit Scores



## Recommendations

Credit Rating	Risk Category	Recommendation
A1, A2, A3	Very Low	Entity has a very strong aptitude to meet credit commitments. Extend terms within consideration.
B1, B2	Low	Entity has a strong aptitude to meet credit commitments. Unfavourable economic conditions may lead to a weakened capability to meet financial commitments. Extend terms within consideration.
B3, C1	Neutral	Entity currently has the aptitude to meet credit commitments. Unfavourable business, financial, or economic conditions may impair ability to meet financial commitments. Extend terms and monitor ongoing payment behaviour.
C2	Acceptable	Entity has an adequate aptitude to meet credit commitments. Unfavourable business, financial, or economic conditions will likely impair the capacity or willingness to meet financial commitments. Extend terms, closely monitor ongoing payment behaviour.

**Credit Rating Risk Category Recommendation**

C3	Borderline	Entity is vulnerable and the aptitude to meet credit commitments is dependent upon favourable business, financial, and economic conditions. Trade with caution, closely monitor and consider your payment terms.
D1, D2, D3	High	Entity is currently highly vulnerable. COD trading highly recommended.
E	Impaired	Entity is currently highly vulnerable to non-payment and default. Trading eligibility must be considered.
F	Default	Entity has become insolvent or does not have the ability to trade

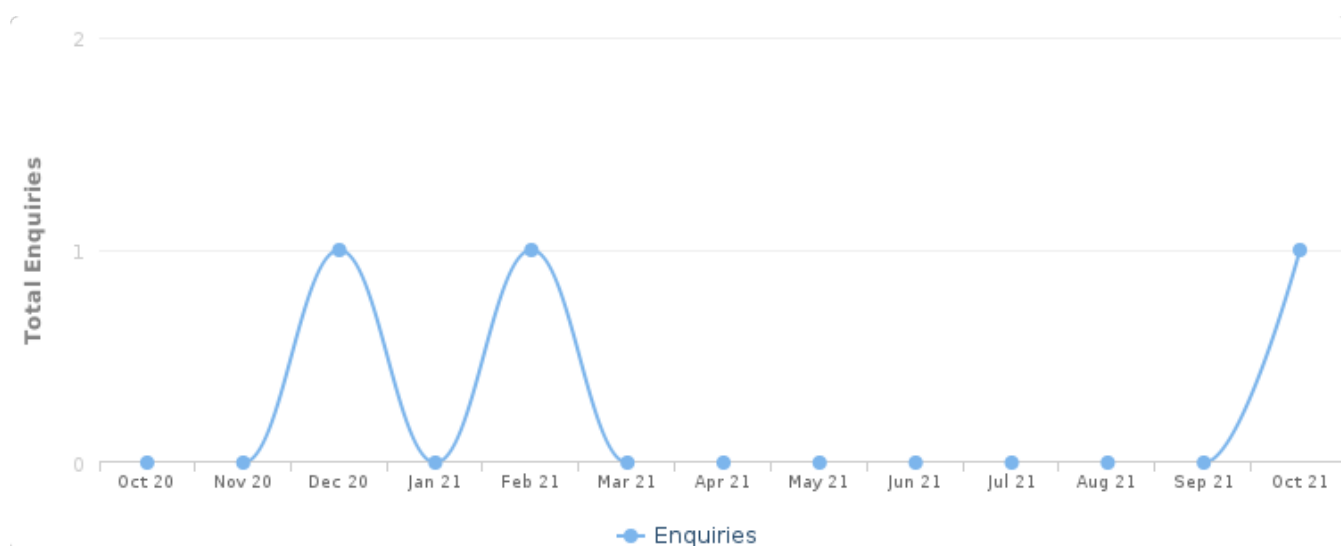
score v.20150123a

Please note that the score and recommendation should be used in partnership with your company's internal credit procedures and policies. The score should not be used as the sole reason in making a decision about the entity.

## Credit Enquiries

Entity has 8 credit enquiries within the last 5 years.  
Entity has 3 credit enquiries within the last 12 months.

### Credit Enquiries (Last 12 Months)



### Ordered by Industry (Last 12 Months)

Industry	Number of Enquiries
Professional, Scientific and Technical Services (M)	2
Construction (E)	1
<b>TOTAL ENQUIRIES</b>	<b>3</b>

### Ordered by Date (Last 12 Months)

Industry	Date
Professional, Scientific and Technical Services (M)	21-10-2021
Construction (E)	24-02-2021

Report Date: 21-10-2021 06:14:15  
Phone 1300 50 13 12 | Email [admin@creditorwatch.com.au](mailto:admin@creditorwatch.com.au)

**(creditor)watch**  
Page 3/5



---

Industry	Date
Professional, Scientific and Technical Services (M)	14-12-2020

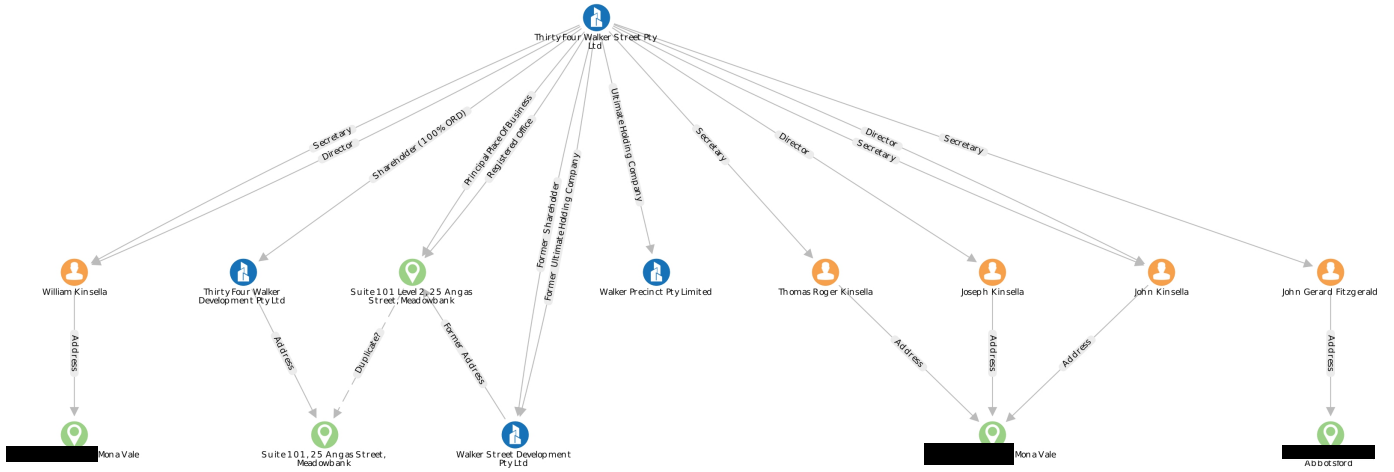
---

## Historical Timeline

Date	Type	Notes
19-05-2020	ASIC Document	#7EAW63295 Form 484 Change to Company Details Change Officeholder Name Or Address
25-09-2019	ASIC Document	#5EBI30708 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
20-04-2017	ASIC Document	#3E2189260 Form 484 Change to Company Details Change to Ultimate Holding Company
26-08-2016	ASIC Document	#2E4605750 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
15-07-2016	ASIC Document	#2E4331261 Form 484 Change to Company Details Changes to Share Structure Changes to (Members) Share Holdings
01-10-2013	Entity Status	The Entity Status was changed to Active
01-10-2013	Goods And Services Tax	The Goods and Services Tax was changed to Currently registered for GST
01-10-2013	Main Name	The Main Name was changed to THIRTY FOUR WALKER STREET PTY LTD
01-10-2013	Main Business Physical Address	The Main Business Physical Address was changed to NSW 2114
19-09-2013	ASIC Document	#1E9809512 Form 484 Change to Company Details Appointment or Cessation of A Company Officeholder
17-09-2013	ASIC Document	#1E9795447 Form 201 Application For Registration as a Proprietary Company

## Disclaimer

CreditorWatch is committed to ensuring that the information provided is accurate and comprehensive however due to data being received from sources not controlled by CreditorWatch we cannot guarantee that it is complete, verified or free of errors. The information should therefore be used in conjunction with your own investigations and you should not rely solely on this information when making credit or financial decisions. To the extent permitted by law, CreditorWatch will not be held responsible for any errors or omissions therein concerning the information sourced and published in its publications, websites, API or emails.



InfoTrack shall not be liable to the User in negligence or otherwise in respect of anything done, omitted, modified or done by the User in reliance in whole or in part on the Service including any assistance or demonstration provided to the User by InfoTrack and InfoTrack's liability to the User shall in any event be limited to the amount of the fees charged for the particular service to which such liability relates.



**WARNING: care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.**

(I) **SCHEDULE 1 Estate or interest claimed**

Particulars of the estate or interest in the abovementioned land		
Equitable Interest as the grantee of an option to purchase the land		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
Deed of Put and Call Option	24/10/2013	Mifare Pty Ltd (Grantor) and Thirty Four Walker Street Pty Ltd (Grantee)
By virtue of the facts stated below		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan <sup>1</sup> No.
- The granting of any possessory application <sup>2</sup> with respect to the land in the Torrens Title referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the **NOT APPLICABLE** created by **NOT APPLICABLE** No.
- The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) **STATUTORY DECLARATION <sup>3</sup>**

I, Leon Sakaris

solemnly and sincerely declare that—

- To the best of my knowledge, information and belief
  - the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
  - the address specified at (D) as the address of the registered proprietor is the correct address.
- This caveat does not require the leave of the Supreme Court or the endorsed consent of the **SELECT >>> >>> >>>** ;

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at **Sydney** in the **State of NSW** on **28 October 2013**  
 in the presence of **Raj Patel** of **321 Kent St, Sydney**  
 Justice of the Peace (J.P. Number: )  Practising Solicitor  
 Other qualified witness [specify]

**\*\*** who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering; and~~
- I have known the person for at least 12 months ~~OR I have confirmed the person's identity using an identification document and the document I relied on was a~~ [Omit ID No.]

Signature of witness

Signature of declarant:

Capacity of declarant if other than the caveator: **Caveator's solicitor**

(L) **CONSENT (section 74O Real Property Act 1900)<sup>4</sup>**

I, the registered proprietor named at (D)/possessory applicant, for the purposes of section 74O only, consent to this caveat.

Signature of registered proprietor/possessory applicant

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment. **\*\*** If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.
- Only one capacity can be selected, either registered proprietor or possessory applicant, cross out whichever does not apply.



**WARNING:** care should be exercised in completing a caveat form. An unsupported caveat may be challenged in the Supreme Court; compensation may be awarded for lodging a caveat without justification (section 74P Real Property Act 1900). Failure to observe the requirements of regulations 7 and 8 of the current Real Property Regulation may make the caveat invalid.

(I) **SCHEDULE 1 Estate or interest claimed**

Particulars of the estate or interest in the abovementioned land		
Equitable Interest		
By virtue of the instrument referred to below		
Nature of Instrument	Date	Parties
Contract for Sale	24 April 2017	Milfare Pty Limited (as Vendor) and Thirty Four Walker Street Pty Ltd (as purchaser)
By virtue of the facts stated below		

(J) **SCHEDULE 2 Action prohibited by this caveat**

- The recording in the Register of any dealing other than a plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration or recording of any plan other than a delimitation plan affecting the estate or interest claimed by the caveator and set out in Schedule 1.
- The registration of delimitation plan<sup>1</sup> No.
- The granting of any possessory application<sup>2</sup> with respect to the land in the Torrens Title referred to above.
- The recording in the register of any dealing affecting the estate or interest of which the caveator is registered proprietor.
- The granting of an application to extinguish the NOT APPLICABLE created by NOT APPLICABLE No.
- The recording in the Register of a writ affecting the estate or interest claimed by the caveator and set out in Schedule 1.

(K) **STATUTORY DECLARATION<sup>3</sup>**

I, Leon Sakaris

solemnly and sincerely declare that—

- To the best of my knowledge, information and belief
    - the caveator has a good and valid claim to the estate or interest set out in Schedule 1.
    - the address specified at (D) as the address of the registered proprietor is the correct address.
  - This caveat does not require the leave of the Supreme Court or the endorsed consent of the registered proprietor ;
- I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900 and I certify this caveat to be correct for the purposes of the Real Property Act 1900.

Made and subscribed at Sydney in the state of NSW on 23 May 2017  
 in the presence of Kym Wells of 19 Martin Place, Sydney

Justice of the Peace (J.P. Number: 216940 )  Practising Solicitor  
 Other qualified witness [specify]

**\*\*** who certifies the following matters concerning the making of this statutory declaration by the person who made it:

- I saw the face of the person ~~OR I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering;~~ and
- I have known the person for at least 12 months ~~OR I have confirmed the person's identity using an identification document and the document I relied on was a~~ [Omit ID No.]

Signature of witness: [Redacted]

Signature of declarant: [Redacted]

Capacity of declarant if other than the caveator:

(L) **CONSENT (section 74O Real Property Act 1900)<sup>4</sup>**

I, the registered proprietor named at (D)/possessory applicant, for the purposes of section 74O only, consent to this caveat.

Signature of registered proprietor/possessory applicant

- A plan defining the boundaries of land in a limited folio of the Register. See Part IVB Real Property Act 1900.
- An application made by a person claiming title to land by virtue of adverse possession. See Part VIA Real Property Act 1900.
- As the services of a qualified witness cannot be provided at lodgment, the declaration should be signed and witnessed prior to lodgment.\*\* If made outside NSW, cross out the witness certification. If made in NSW, cross out the text which does not apply.
- Only one capacity can be selected, either registered proprietor or possessory applicant, cross out whichever does not apply.

**System Document Identification**

**Form Number:**08WX-e  
**Template Number:** WX\_nsw06  
**ELN Document ID:**545237671

**Land Registry Document Identification**

# WITHDRAWAL OF CAVEAT

# AP372972

## New South Wales Section 74F Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**LODGED BY:**

**Responsible Subscriber:** MINTER ELLISON ABN 91556716819  
**Address:** Governor Macquarie Tower  
L40, 1 Farrer PL  
Sydney 2000  
**Telephone:**  
**PEXA Subscriber Number:** 8084  
**Customer Account Number:** 501304J  
**Document Collection Box:** 1W  
**Client Reference:** DZW KXR 1258823

**LAND TITLE REFERENCE**

101/624798

**CAVEATOR**

THIRTY FOUR WALKER STREET PTY LTD ACN 165847076  
Registered company

**CAVEAT WITHDRAWN**

AI123162

The Caveator withdraws the above Caveat so far as it affects the land specified in this Instrument.

**SIGNING**

**Signing Party Role:** Relinquishing

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the caveator.

**Party Represented by Subscriber:**

THIRTY FOUR WALKER STREET PTY LTD

**Signed By:** Luke Woodward  
**PEXA Signer Number:**37131

**Signer Capacity:**Practitioner Certifier  
**Digital Signing Certificate Number:**41967

**Signed for  
Subscriber:** PARTNERS OF SPARKE HELMORE ABN 78848387938  
SPARKE HELMORE LAWYERS

**Subscriber Capacity:**Representative Subscriber

**PEXA Subscriber Number:**14960

**Customer Account Number:**501746

**Date:** 04/07/2019



**System Document Identification**

**Form Number:**08WX-e  
**Template Number:** WX\_nsw06  
**ELN Document ID:**545258135

**Land Registry Document Identification**

# WITHDRAWAL OF CAVEAT

# AP372973

## New South Wales Section 74F Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**LODGED BY:**

**Responsible Subscriber:** MINTER ELLISON ABN 91556716819  
**Address:** Governor Macquarie Tower  
L40, 1 Farrer PL  
Sydney 2000  
**Telephone:**  
**PEXA Subscriber Number:** 8084  
**Customer Account Number:** 501304J  
**Document Collection Box:** 1W  
**Client Reference:** DZW KXR 1258823

**LAND TITLE REFERENCE**

101/624798

**CAVEATOR**

THIRTY FOUR WALKER STREET PTY LTD ACN 165847076  
Registered company

**CAVEAT WITHDRAWN**

AM416665

The Caveator withdraws the above Caveat so far as it affects the land specified in this Instrument.

**SIGNING**

**Signing Party Role:** Relinquishing

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the caveator.

**Party Represented by Subscriber:**

THIRTY FOUR WALKER STREET PTY LTD

**Signed By:** Luke Woodward  
**PEXA Signer Number:**37131

**Signer Capacity:**Practitioner Certifier  
**Digital Signing Certificate Number:**41967

**Signed for Subscriber:** PARTNERS OF SPARKE HELMORE ABN 78848387938  
SPARKE HELMORE LAWYERS

**Subscriber Capacity:**Representative Subscriber

**PEXA Subscriber Number:**14960

**Customer Account Number:**501746

**Date:** 04/07/2019

**System Document Identification**

**Form Number:**01T-e  
**Template Number:**T\_nsw16  
**ELN Document ID:**545236558  
**ELN NOS ID:**545236560

**TRANSFER**

**New South Wales**  
**Real Property Act 1900**

**Land Registry Document Identification****AP372974****Stamp Duty:** 9132457-001

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**LODGED BY:**

**Responsible Subscriber:** MINTER ELLISON ABN 91556716819  
**Address:** Governor Macquarie Tower  
L40, 1 Farrer PL  
Sydney 2000  
**Telephone:**  
**PEXA Subscriber Number:** 8084  
**Customer Account Number:** 501304J  
**Document Collection Box:** 1W  
**Client Reference:** DZW KXR 1258823

**LAND TITLE REFERENCE**

101/624798

**TRANSFEROR**

MIFARE PTY. LIMITED ACN 002041205  
Registered company

**TRANSFeree**

THIRTY FOUR WALKER STREET PTY LTD ACN 165847076  
Registered company

**Tenancy:** Sole Proprietor**CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$1.00

**ESTATE TRANSFERRED**

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

**SIGNING FOR TRANSFEROR**

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor.

**Party Represented by Subscriber:**

MIFARE PTY. LIMITED

**Signed By:**Ronald William Moss  
**PEXA Signer Number:**62537

**Signer Capacity:**Practitioner Certifier  
**Digital Signing Certificate Number:**35656

**Signed for**  
**Subscriber:** RONALD WILLIAM MOSS ABN 52947217466  
RON MOSS LEGAL

**Subscriber Capacity:**Representative Subscriber

**PEXA Subscriber Number:**24518

**Customer Account Number:**503699

**Date:** 04/07/2019

### SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee.

### Party Represented by Subscriber:

THIRTY FOUR WALKER STREET PTY LTD

**Signed By:** Luke Woodward

**Signer Capacity:**Practitioner Certifier

**PEXA Signer Number:**37131

**Digital Signing Certificate Number:**41967

**Signed for  
Subscriber:**

PARTNERS OF SPARKE HELMORE ABN 78848387938

SPARKE HELMORE LAWYERS

**Subscriber Capacity:**Representative Subscriber

**PEXA Subscriber Number:**14960

**Customer Account Number:**501746

**Date:** 04/07/2019



Order number: 67360010  
Your Reference: aw for aw  
01/04/21 15:22



NSW LRS - Title Search

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 101/624798

SEARCH DATE	TIME	EDITION NO	DATE
1/4/2021	3:22 PM	6	29/8/2019

LAND

LOT 101 IN DEPOSITED PLAN 624798  
AT RHODES  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP624798

FIRST SCHEDULE

THIRTY FOUR WALKER STREET PTY LTD (T AP372974)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 S398271 COVENANT
- 3 DP624798 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 AP372975 MORTGAGE TO AMAL SECURITY SERVICES PTY LIMITED
- 5 AP408380 PLANNING AGREEMENT PURSUANT TO SECTION 7.6 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979  
AP408381 VARIATION OF PLANNING AGREEMENT

NOTATIONS

UNREGISTERED DEALINGS: PP DP1256346.

\*\*\* END OF SEARCH \*\*\*

PRINTED ON 1/4/2021

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

SAI Global Property Division an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with section 96B(2) of the Real Property Act 1900.