

**Lodger Details**

Lodger Code  
 Name  
 Address  
 Lodger Box  
 Phone  
 Email  
 Reference 780488 PEXA

For Office Use Only

**THE BACK OF THIS FORM  
 MUST NOT BE USED**

**MORTGAGE**

**Jurisdiction** NEW SOUTH WALES

**Privacy Collection Statement**

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

**Estate and/or interest being mortgaged**

FEE SIMPLE

**Land Title Reference** Part Land Affected? Land Description  
 1/745647

**Mortgagor**

Name ALBITOM PTY LTD  
 ACN 654010429

**Mortgagee**

Name REGIONAL AUSTRALIA BANK LTD  
 ACN 087650360  
 Australian Credit Licence 241167

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

**Terms and Conditions of this Mortgage**

(a) Document Reference AN940746  
 (b) Additional terms and conditions NIL

**Mortgagor Execution**

Certified correct for the purposes of the Real Property Act 1900 by the mortgagor or their representatives.

Executed on behalf of ALBITOM PTY LTD

Signer Name WILLIAM JOHN WILLIAMSON

Signer Role DIRECTOR

Signature

*WJ Williamson*

Execution Date

*16/11/2021*

Executed on behalf of ALBITOM PTY LTD  
 Signer Name ALISON SARAH WILLIAMSON  
 Signer Role DIRECTOR/SECRETARY

Signature *Alison Williamson*

Execution Date 16.11.2021.

### Mortgagee Execution

1. The Certifier, or the Certifier is reasonably satisfied that the mortgagee it represents, has taken reasonable steps to verify the identity of the mortgagor, or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. 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.

I certify that I am an eligible witness and that the mortgagee (or their attorney) who I have either known for more than 12 months, or I have sighted identifying documentation signed this mortgage in my presence.

Executed on behalf of REGIONAL AUSTRALIA BANK LTD

under power of attorney BOOK:4753 NO:811

Signer Name William John Williamson

Full Name of Witness KIM FURNEY

Signature *William John Williamson*

Witness Signature *KFurney*

Execution Date 16/11/2021

Witness Address 524 EUROMEDAH ROAD  
NARROMINE 2821

I certify that I am an eligible witness and that the mortgagee (or their attorney) who I have either known for more than 12 months, or I have sighted identifying documentation signed this mortgage in my presence.

Executed on behalf of REGIONAL AUSTRALIA BANK LTD

under power of attorney BOOK:4753 NO:811

Signer Name ALISON SARAH WILLIAMSON

Full Name of Witness KIM FURNEY

Signature *Alison Williamson*

Witness Signature *KFurney*

Execution Date 16.11.2021.

Witness Address 524 EUROMEDAH ROAD, NARROMINE 2821

## MORTGAGE WITNESSING REQUIREMENTS IN NSW

PARTY TO MORTGAGE	WHO MAY EXECUTE MORTGAGE?	DOES SIGNATURE HAVE TO BE WITNESSED?	WHO MAY BE THE WITNESS?
Mortgagor	The Mortgagor (individual).	Yes*	<p>An "eligible witness", namely a person who:</p> <ol style="list-style-type: none"> <li>1. is over 18 years of age;</li> <li>2. is not a party to the mortgage; and</li> <li>3. has known the person who is signing the mortgage for at least a year or has taken reasonable steps to confirm the identity of the person.</li> </ol> <p>See s117(4) <i>Real Property Act 1900</i> (NSW).</p> <p>The full name and address of the witness should be stated. (A PO Box or DX is not acceptable).</p>
	The Mortgagor (corporation).	Depends on the method of execution.	<p>Depends on the method of execution.</p> <p>For example, if a corporation executes a mortgage without using a common seal pursuant to section 127(1) of the <i>Corporations Act 2001</i> (Cth), the signatures of the directors and company secretary, as the case may be, do not need to be witnessed.</p> <p>If a corporation executes a mortgage with a common seal pursuant to section 127(2) of the <i>Corporations Act 2001</i> (Cth), the affixing of the seal must be witnessed by:</p> <ol style="list-style-type: none"> <li>1. 2 directors; or</li> <li>2. a director and a company secretary; or</li> <li>3. for a proprietary company that has a sole director who is also the sole company secretary - that director.</li> </ol> <p>Other methods of execution authorised by a corporation's constitution or special resolution may require additional evidence to support the authority.</p>
	An attorney (individual) on behalf of the Mortgagor.	Yes*	An eligible witness
	An attorney (corporation) on behalf of the Mortgagor.	Yes*	Same as for a Mortgagor who is a corporation.
Mortgagee	The Mortgagee (individual).	Yes	An eligible witness.
	The Mortgagee (corporation).	Depends on the method of execution.	Same as for a Mortgagor who is a corporation.
	An attorney (individual) on behalf of the Mortgagee.	Yes	An eligible witness.
	An attorney (corporation) on behalf of the Mortgagee.	Depends on the method of execution.	Same as for a Mortgagor who is a corporation.
	An Australian Legal Practitioner	No	-
	A Licensed Conveyancer.	No	-
<p>* Witnessing is not required for the mortgage signed by the mortgagor and held by the mortgagee if the mortgage is being lodged in accordance with section 56(1A) of the <i>Real Property Act 1900</i>.</p>			