

Quality Checklist for Customers submitting a Deed of Agreement for Easement/Lease



Checklist

- 1. Complete the Reference Schedule (follow tips below)
- 2. Do not change or remove/delete any element unless instructed to do so. If you think there is a component that needs to change or is not relevant, please discuss that with Ausgrid first
- 3. Sign the Deed on pages 4/5 (depending if Individual or Company Landowner)
- 4. Attach Land Registry Services Title Search record (example on page 4)
- 5. Attach Company Directors Search records (example on page 5)
- 6. Attach Interested Party Letter from your lender if there is a mortgage on the title (example on page 6) or any other relevant instrument registered on title
- 7. Attach draft Easement / Lease Plan as Annexure A (example on page 7))
- 8. If you are going to sign under POA, please provide a copy of the registered POA (example on page 8)

1. Complete the Reference Schedule (follow tips below)

Reference Schedule

ITEM 1	Parties details	
	AOP	
	Name	Ausgrid Operator Partnership (AOP)
	ABN	78 508 211 731
	Address	24-28 Campbell St Sydney 2000
	Email and telephone number	AUSGRID USE ONLY
	Representative	AUSGRID USE ONLY
	Landowner	
	Name	SHOWN AS PER TITLE SEARCH
	ABN/ACN	SHOWN AS PER ASIC SEARCH
	Address	REQUIRED
	Email and telephone number	REQUIRED
	Representative	REQUIRED
ITEM 2	Property details	
	Address	REQUIRED
	Title Particulars	REQUIRED
ITEM 3	Date	
	Date of this deed	AUSGRID USE ONLY
ITEM 4	Connection Customer [insert details, or insert "same as Landowner" next to "Name"]	
	Name	INSERT CONNECTION CUSTOMER NAME EXACTLY AS PER CONNECTION CONTRACT OR INSERT "SAME AS LANDOWNER"
	ABN/ACN	INSERT ABN/ACN OF CONNECTION CUSTOMER IF CONNECTION CUSTOMER IS A COMPANY
	Address	REQUIRED
	Email and telephone number	REQUIRED
	Representative	REQUIRED

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2. Sign the Deed on pages 4/5 (depending if Individual or Company Landowner)

Landowner

Note: If the Landowner is an individual use the execution clause below and if not, the clause should be struck out.

Signed sealed and delivered by

.....
[Note: insert name of Landowner above]

in the presence of:

Signature of Witness

Name of Witness in full

Signature

***ONLY SIGN IF LANDOWNER IS AN INDIVIDUAL**

OR

Note: If the Landowner is a corporation use the execution clause below and if not, the clause should be struck out.

Executed by

.....
[Note: insert name of Landowner above]

in accordance with section 127 of the Corporations Act
by or in the presence of:

Signature of Secretary/other Director

Name of Secretary/other Director in full

***TO BE SIGNED BY DIRECTORS/SECRETARY OF COMPANY AS SHOWN ON COMPANY SEARCH**

Signature of Director or Sole Director and Secretary

Name of Director or Sole Director and Secretary in full

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OR

Note: If the Landowner signs under power of attorney use the execution clause below and if not, the clause should be struck out.

Signed sealed and delivered for

.....

[Note: insert name of Landowner above]

under power of attorney in the presence of:

Signature of witness

Name

***IF SIGNING UNDER A BOOK NUMBER UNDER POA**

Signature of attorney

Name

Date of power of attorney

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3. Attach Land Registry Services Title Search record (example below)



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 40/804319

SEARCH DATE	TIME	EDITION NO	DATE
30/9/2021	1:50 PM	16	9/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 40 IN DEPOSITED PLAN 804319
AT BURWOOD
LOCAL GOVERNMENT AREA BURWOOD
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP804319

FIRST SCHEDULE

SECOND SCHEDULE (9 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- B492747 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- B492747 RIGHT OF WAY APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- B700406 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- B700406 RIGHT OF WAY APPURTENANT TO THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE TITLE DIAGRAM
- DP776590 EASEMENT FOR SUPPORT 0.38 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN IN DP776590
- 3830853 LEASE TO OPTUS MOBILE PTY LIMITED OF PREMISES SHOWN HATCHED IN PLAN WITH 3830853 COMMENCING 15.10.2011. EXPIRES: 14/10/2016.
- AK899943 LEASE TO SANG DO HAN OF UNIT 2, 105-111 LIVERPOOL ROAD, ENFIELD. EXPIRES: 29/8/2019.
- AM383763 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

RE

PRINTED ON 30/9/2021

* 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. 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.

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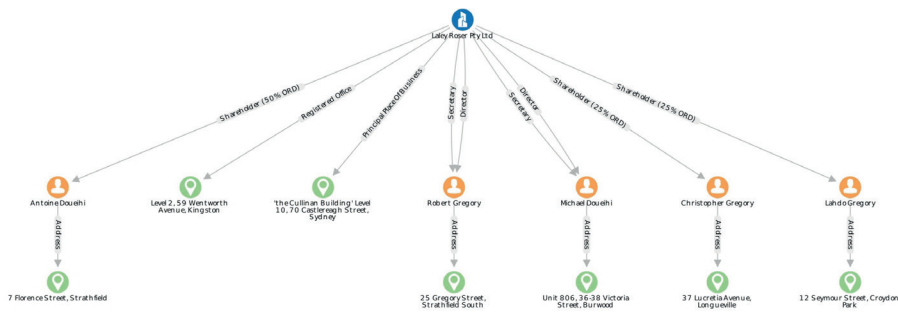
4. Attach Company Directors Search records (example below)

ASIC EXTRACT SNAPSHOT	CURRENT ORGANISATION DETAILS
Date Extracted: 30/09/2021	Start Date: 10/06/2015
ACN: [REDACTED]	Name: [REDACTED]
ABN: -	Name Start Date: 10/06/2015
Current Name: [REDACTED]	Status: Registered
Registered In: Australian Capital Territory	Type: Australian Proprietary Company
Registration Date: 10/06/2015	Class: Limited By Shares
Review Date: 10/06/2022	Sub Class: Proprietary Company
Company Type: ACN (Australian Company Number)	Disclosing Entity: No
Current Directors: 2	Document No.: 2E1952384
Current Secretaries: 2	

Share Structure (Displaying Top 4 Only) [Go to Full ASIC Results](#)

Class	Class Type	Shares Issued	Amount Paid
ORD	ORDINARY	40	\$40.00

REVEAL - Company Visualisation [Go to full workspace](#)



5. Attach Interested Party Letter from your lender if there is a mortgage on the title (example below)

Annexure B - Draft Letter of Consent (Clause 5)

[ON LETTERHEAD OF INTERESTED PARTY]

Ausgrid Operator Partnership (ABN 78 508 211 731), trading as Ausgrid

Dear Sir/Madam

Consent to lease **Property: (*insert address of property*)**

[*Insert details of Interested Party*] consents to the grant to Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385 of the Lease as contemplated in the Deed of Agreement for Lease between Ausgrid Operator Partnership (ABN 78 508 211 731) and **[*Insert details of the Landowner*]** dated **[*Insert Date*]** and acknowledges the rights of Ausgrid Operator Partnership (ABN 78 508 211 731) under the Deed of Agreement for Lease.

[*Insert details of Interested Party*] agrees to sign or do anything to facilitate registration of the Lease.

Signed by an Authorised Representative

Dated
