
Form 604Corporations Law
Section 671B**Notice of change of interests of substantial holder**

To Company Name/Scheme INVESTA PROPERTY GROUP

ACN/ARSN 54 084 241 ABN

1. Details of substantial holder(1)

Name WESTPAC BANKING CORPORATION (WBC)

ACN/ARSN (if applicable) 007 457 141

There was a change in the interests of the substantial holder on 24/7/03

The previous notice was given to the company on 13/6/03

The previous notice was dated 5/603

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice in the company or scheme, are as follows:

Class of securities (4)	Previous Notice		Present Notice	
	Person's votes	Voting Power	Person's votes	Voting Power (5)
Ordinary Units	64,763,383	7.31%	74,613,208	8.43%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
24/7/03	WBC & its Associates Westpac Financial Services Group Limited (WFSG), Sagitta Wealth Management Limited (SWML), BT Financial Group Pty Limited (BTFG) & BT Funds Management Limited (BTFM)	See Schedule	See Schedule	See Schedule	See Schedule

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Nature of relevant interest (6)	Number of securities	Class of Securities
BT Financial Group Limited	JP Morgan Custodial Services Ltd	BT Funds Management Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts and, in that capacity, can exercise the power to vote or dispose of the shares.	6,717,246	Ordinary Units
Westpac Investment Management Limited	Westpac Custodian Nominees Limited	Westpac Investment Management Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts and, in that capacity, can exercise the power to vote or dispose of the shares.	33,234,722	Ordinary Units
Sagitta Investment Management Ltd	RBC Global Services Australia Pty Limited	Sagitta Investment Management Limited is the manager of various superannuation funds, institutional investor portfolios and unit trusts and, in that capacity, can exercise the power to vote or dispose of the shares.	34,665,655	Ordinary Units

5. Changes in association

The persons who have become associates (2) of, or ceased to be associates of, or have changed the nature of their association (9) with, the holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
Westpac Banking Corporation (WBC)	Level 25, 60 Martin Place, Sydney NSW 2000
Westpac Financial Services Group Limited (WFSG)	Level 25, 60 Martin Place, Sydney NSW 2000
Sagitta Wealth Management Limited (SWML)	Level 25, 60 Martin Place, Sydney NSW 2000
BT Financial Group Pty Limited (BTFG)	Level 15, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
BT Funds Management Limited (BTFM)	Level 15, Chifley Tower, 2 Chifley Square, Sydney NSW 2000
Investa Property Group	Level 17, 135 King Street, Sydney NSW 2000

Signature

print name Michelle Marchhart capacity Company Secretary

sign here _____ date 25/8/03

SCHEDULE 2

Sales & Purchases for the period : 24/06/03 to 24/07/03

SECURITY: IPG

Sagitta Wealth Management

Date	Registered Company	Quantity	Value
26-Jun-2003	CITICORP NOMINEES PTY LTD	58,700	117,987
30-Jun-2003	CITICORP NOMINEES PTY LTD	65,000	128,700
1-Jul-2003	CITICORP NOMINEES PTY LTD	100,000	197,000
9-Jul-2003	CITICORP NOMINEES PTY LTD	91,600	178,849
10-Jul-2003	CITICORP NOMINEES PTY LTD	29,300	57,428
Total		344,600	679,964

Date	Registered Company	Quantity	Value
26-Jun-2003	COMMONWEALTH CUSTODIAL SERVICES LIMITED	50,000	100,500
30-Jun-2003	COMMONWEALTH CUSTODIAL SERVICES LIMITED	45,000	89,100
1-Jul-2003	COMMONWEALTH CUSTODIAL SERVICES LIMITED	88,000	173,360
4-Jul-2003	COMMONWEALTH CUSTODIAL SERVICES LIMITED	-3,300	-6,518
9-Jul-2003	COMMONWEALTH CUSTODIAL SERVICES LIMITED	64,600	126,132
10-Jul-2003	COMMONWEALTH CUSTODIAL SERVICES LIMITED	19,500	38,220
Total		263,800	520,794

Date	Registered Company	Quantity	Value
26-Jun-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	1,400	2,814
26-Jun-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	2,300	4,623
26-Jun-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	81,900	164,619
30-Jun-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	75,000	148,500
1-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	3,000	5,910
1-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	6,000	11,820
1-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	142,000	279,740
4-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	-4,500	-8,888
9-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	2,000	3,905
9-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	2,500	4,881
9-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	101,900	198,960
10-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	400	784
10-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	500	980
10-Jul-2003	NATIONAL AUSTRALIA CUSTODIAN SERVICES	30,800	60,368
Total		445,200	879,016

Date	Registered Company	Quantity	Value
26-Jun-2003	PERMANENT TRUSTEES AUSTRALIA LIMITED	14,000	28,140
1-Jul-2003	PERMANENT TRUSTEES AUSTRALIA LIMITED	39,000	76,830
3-Jul-2003	PERMANENT TRUSTEES AUSTRALIA LIMITED	-10,100	-19,998
9-Jul-2003	PERMANENT TRUSTEES AUSTRALIA LIMITED	25,800	50,375
10-Jul-2003	PERMANENT TRUSTEES AUSTRALIA LIMITED	7,100	13,916
Total		75,800	149,263

Date	Registered Company	Quantity	Value
24-Jun-2003	RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-2,400	-5,088

24-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-20,600	-43,672
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	3,300	6,633
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	7,800	15,678
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	46,800	94,068
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,100	2,211
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,000	2,010
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	26,700	53,667
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	10,200	20,502
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,300	2,613
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	18,700	37,587
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	391,800	787,518
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	73,500	147,735
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	13,200	26,532
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,000	2,010
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	4,500	9,045
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	43,000	86,430
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	8,100	16,281
26-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	6,200	12,462
28-Jun-2003RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-772,000	-1,544,000
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	9,000	17,730
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	20,000	39,400
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	120,000	236,400
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	4,000	7,880
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	2,000	3,940
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	68,000	133,960
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	27,000	53,190
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	4,000	7,880
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-2,048,000	-4,034,560
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	260,000	512,200
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	36,000	70,920
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	2,000	3,940
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	81,000	159,570
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	16,000	31,520
1-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	16,000	31,520
4-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-500	-988
4-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-195,200	-385,520
7-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-1,510,000	-2,989,800
7-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-240,000	-468,000
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	2,300	4,491
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	8,600	16,792
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	48,300	94,306
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	2,400	4,686
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,300	2,538
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	32,900	64,237
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	14,600	28,507
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,700	3,319
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	31,600	61,699
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	503,700	983,474
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	88,100	172,015
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	19,900	38,855
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,500	2,929

9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	7,800	15,230
9-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	7,000	13,668
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	500	980
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,800	3,528
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	10,200	19,992
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	500	980
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	200	392
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	7,000	13,720
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	3,100	6,076
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	300	588
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	8,800	17,248
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	149,700	293,412
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	30,000	58,800
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	4,100	8,036
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	300	588
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	2,100	4,116
10-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	1,500	2,940
17-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-32,500	-64,350
17-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	110,000	217,800
17-Jul-2003 RBC GLOBAL SERVICES AUSTRALIA NOMINEES PTY LIMITED	-77,500	-153,450
Total	-2,473,700	-4,900,454

Date	Registered Company	Quantity	Value
26-Jun-2003	STATE STREET AUSTRALIA LIMITED	133,500	268,335
30-Jun-2003	STATE STREET AUSTRALIA LIMITED	176,000	348,480
1-Jul-2003	STATE STREET AUSTRALIA LIMITED	155,000	305,350
4-Jul-2003	STATE STREET AUSTRALIA LIMITED	-9,500	-18,763
9-Jul-2003	STATE STREET AUSTRALIA LIMITED	139,900	273,155
10-Jul-2003	STATE STREET AUSTRALIA LIMITED	42,300	82,908
Total		637,200	1,259,465

Sagitta Wealth Management TOTAL: -707,100 -1,411,952

Westpac Investment Management

Date	Registered Company	Quantity	Value
7-Jul-2003	Westpac Custodian Nominees	-100,000	-197,000
7-Jul-2003	Westpac Custodian Nominees	100,000	197,000
11-Jul-2003	Westpac Custodian Nominees	-2,700	-5,292
11-Jul-2003	Westpac Custodian Nominees	-900	-1,764
11-Jul-2003	Westpac Custodian Nominees	-38,000	-74,480
11-Jul-2003	Westpac Custodian Nominees	-95,100	-186,396
11-Jul-2003	Westpac Custodian Nominees	-800	-1,568
11-Jul-2003	Westpac Custodian Nominees	-579,800	-1,136,408
11-Jul-2003	Westpac Custodian Nominees	-382,700	-750,092
11-Jul-2003	Westpac Custodian Nominees	-40,000	-77,600
24-Jul-2003	Westpac Custodian Nominees	47,954	93,510
24-Jul-2003	Westpac Custodian Nominees	427,996	834,592
24-Jul-2003	Westpac Custodian Nominees	5,127,772	9,999,155
24-Jul-2003	Westpac Custodian Nominees	903,114	1,761,072
24-Jul-2003	Westpac Custodian Nominees	12,921	25,196

24-Jul-2003 Westpac Custodian Nominees	13,785	26,881
24-Jul-2003 Westpac Custodian Nominees	4,568,178	8,907,947
Total	9,961,720	19,414,753

Date	Registered Company	Quantity	Value
15-Jul-2003	Winston Churchill	-38,920	-77,840
Total		-38,920	-77,840

Westpac Investment Management TOTAL: 9,922,800 19,336,913

BT Funds Management

Date	Registered Company	Quantity	Value
2/07/2003	JP Morgan Custodians Pty Limited	-6,557	-12,854
3/07/2003	JP Morgan Custodians Pty Limited	-6,557	-13,010
4/07/2003	JP Morgan Custodians Pty Limited	-6,556	-12,963
7/07/2003	JP Morgan Custodians Pty Limited	34,000	67,320
7/07/2003	JP Morgan Custodians Pty Limited	276,000	546,480
7/07/2003	JP Morgan Custodians Pty Limited	50,000	99,000
7/07/2003	JP Morgan Custodians Pty Limited	221,000	437,580
7/07/2003	JP Morgan Custodians Pty Limited	118,000	233,640
7/07/2003	JP Morgan Custodians Pty Limited	64,000	126,720
7/07/2003	JP Morgan Custodians Pty Limited	24,000	47,520
7/07/2003	JP Morgan Custodians Pty Limited	36,000	71,280
7/07/2003	JP Morgan Custodians Pty Limited	8,000	15,840
7/07/2003	JP Morgan Custodians Pty Limited	29,000	57,420
7/07/2003	JP Morgan Custodians Pty Limited	323,000	639,540
7/07/2003	JP Morgan Custodians Pty Limited	27,000	53,460
7/07/2003	JP Morgan Custodians Pty Limited	48,000	95,040
7/07/2003	JP Morgan Custodians Pty Limited	12,000	23,760
7/07/2003	JP Morgan Custodians Pty Limited	152,000	300,960
7/07/2003	JP Morgan Custodians Pty Limited	64,000	126,720
7/07/2003	JP Morgan Custodians Pty Limited	24,000	47,520
7/07/2003	JP Morgan Custodians Pty Limited	-4,290	-8,483
Total		1,486,040	2,942,491

BT Funds Management TOTAL: 1,486,040 2,942,491
