

VIC Lot Plan Search: 2 LP140470

Related Addresses

Order Details

Address	Municipality	Council Property Number
1320 LITTLE RIVER-RIPLEY ROAD, BALLIANG 3340	GREATER GEELONG	284402

Related Titles

Order Details

Volume/Folio	Status
9573/850	OK

PRINTED ON 13/10/2024

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

VOLUME 09573 FOLIO 850

Security no : 124118997530M
Produced 14/10/2024 09:33 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 140470.
PARENT TITLE Volume 09418 Folio 658
Created by instrument L219207P 22/08/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DOMENICO COVELLI of 25 MARSH STREET ALTONA NORTH VIC 3025
AU331880X 12/05/2021

**ADVERTISED
PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV505960Y 06/04/2022

Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD
4000

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DIAGRAM LOCATION

SEE LP140470 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1320 LITTLE RIVER-RIPLEY ROAD BALLIANG VIC 3340

ADMINISTRATIVE NOTICES

NIL

eCT Control 17401K WILCKENS ROCHE LAWYERS
Effective from 12/05/2021

DOCUMENT END

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LP140470

EDITION 1

APPROVED 1/7/82

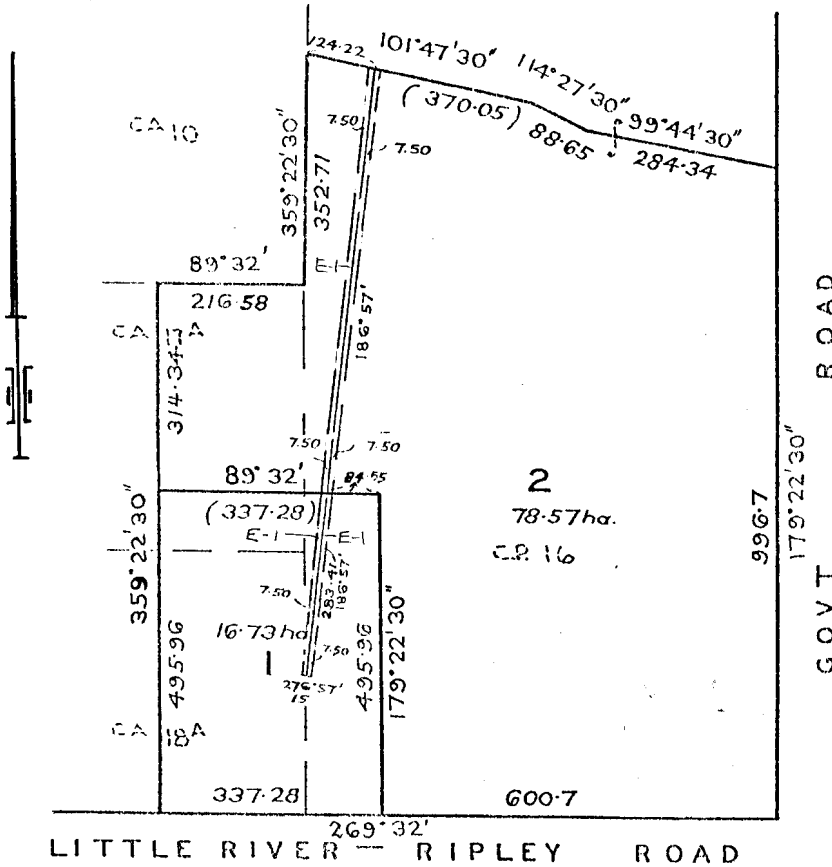
<p>PLAN OF SUBDIVISION OF: PART OF CROWN ALLOTS 17A & 18A SEC. 16 AND PART OF CROWN PORTION 16 PARISH OF LARA COUNTY OF GRANT</p> <p>200 100 0 200 400 LENGTHS ARE IN METRES</p>	<p>APPROPRIATIONS</p> <p><i>Blue: Supply of Electricity</i></p>
---	--

LITHO WA

VOL. 9284 FOL. 56B
 VOL. 9418 FOL. 658

COLOUR CONVERSION
 E-1 = BLUE

APPROVED
 1-7-1982



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ADVERTISED PLAN

VIC Lot Plan Search: 1 PS434520

Related Addresses

Order Details

Address	Municipality	Council Property Number
1150-1190 LITTLE RIVER-RIPLEY ROAD, LITTLE RIVER 3211	GREATER GEELONG	311603

Related Titles

Order Details

Volume/Folio	Status
10533/121	OK

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

VOLUME 10533 FOLIO 121

Security no : 124118997620P
Produced 14/10/2024 09:36 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 434520C.
PARENT TITLES :
Volume 10483 Folio 719 Volume 10483 Folio 785
Created by instrument PS434520C 20/07/2000

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SAMUEL GALEA
PAULINE GALEA both of 107 BEATTYS ROAD HILLSIDE VIC 3037
AH155153A 13/04/2010

**ADVERTISED
PLAN**

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV505952X 06/04/2022
Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD 4000

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DIAGRAM LOCATION

SEE PS434520C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

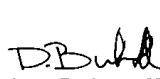
NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1150-1190 LITTLE RIVER-RIPLEY ROAD LITTLE RIVER VIC 3211

DOCUMENT END

PLAN OF SUBDIVISION		STAGE No XXXX	LTO USE ONLY EDITION 1	PLAN NUMBER PS434520C
LOCATION OF LAND PARISH: BALLIANG CROWN SECTION: 1 PARISH: WURDI-YOuang CROWN PORTION: 20 LTO BASE RECORD: SDMB (RURAL) TITLE REFERENCES: VOL. FOL. VOL. FOL. LAST PLAN REFERENCE/S: TP.I5944U & TP.I5941B POSTAL ADDRESS: LITTLE RIVER - RIPLEY ROAD (At time of subdivision) LITTLE RIVER 3211 AMG Co-ordinates (of approx centre of land in plan) E 269 570 N 5 802 950 ZONE: 55		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: CITY OF GREATER GEELONG REF: 4728 1. This plan is certified under Section 6 of the Subdivision Act 1988 2. This plan is certified under Section 11(7) of the Subdivision Act 1988 Date of original certification under Section 6 / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988 OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made (ii) The requirement has been satisfied (iii) The requirement is to be satisfied in Stage Council Delegate Council Seal Date 15/3/2000 Re-certified under Section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS				
STAGING This is/is not a staged subdivision Planning permit No. DEPTH LIMITATION DOES NOT APPLY LOT 2 DIMENSIONS DERIVED BY DEDUCTION & ARE NOT BASED ON SURVEY.				
<div style="border: 2px solid red; padding: 10px; color: red; font-weight: bold;"> This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright </div>				
ADVERTISED PLAN				
SURVEY THIS PLAN IS IS NOT BASED ON SURVEY THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No(s) IN PROCLAIMED SURVEY AREA No				
EASEMENT INFORMATION			LTO USE ONLY	
Legend: E - Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A - Appurtenant Easement R - Encumbering Easement (Road)			STATEMENT OF COMPLIANCE EXEMPTION STATEMENT	
Subject Land	Purpose	Width (Metres)	Origin	Land Benefitted/In Favour Of
E-1	TRANSMISSION OF ELECTRICITY	SEE PLAN	BOOK 822 No.437	SEE BOOK 822 No.437
RECEIVED <input checked="" type="checkbox"/>				
DATE 31/7/2000				
LTO USE ONLY PLAN REGISTERED TIME 7.10pm DATE 27/12/2000  Assistant Registrar of Titles				
SHEET 1 OF 2 SHEETS				
GRANT ST QUENTIN SURVEYORS 76 LITTLE RYRIE STREET GEELONG 3220 PO BOX 919 GEELONG 3220 PH (03)52292011 FAX (03)52292909			LICENSED SURVEYOR (PRINT) WILLEM NAGEL SIGNATURE DATE 9/3/2000 REF 4558/99 VERSION 02	
			DATE 15/3/2000 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3	

PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

PS4 34520C

GOVERNMENT ROAD

89°42'
494.47

147°20'
574.9

2
140.3 ha.

180°00'
1411.3

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BALLIANG

WURDI-YOANG

LITTLE RIVER

RIVER

ADVERTISED PLAN

98°34'
815.5

359°50'30"
(1225.1)
183.44
312.20

49°06'30"
49°06'30"

44°06'30"
44°06'30"

110.0 ha.

179°46'50"
(246.97)

179°46'50"
(1055.6)

807.5
269°48'

LITTLE RIVER - RIPLEY ROAD

GRANT ST QUENTIN

SURVEYORS

76 LITTLE RYRIE STREET GEELONG 3220
PO BOX 919 GEELONG 3220
PH (03)52292011 FAX (03)52292909

100 0 100 200 300 400 500
LENGTHS ARE IN METRES

ORIGINAL
SCALE SHEET SIZE
1:10,000 A3

LICENSED SURVEYOR(PRINT) WILLEM NAGEL

SIGNATURE DATE 9 13 12000
REF 4558/99 VERSION 02

SHEET 2 OF 2 SHEETS

DATE 15/3/2000
COUNCIL DELEGATE SIGNATURE

VIC Lot Plan Search: 1 TP15944

Related Addresses

Order Details

Address	Municipality	Council Property Number
1150-1190 LITTLE RIVER-RIPLEY ROAD, LITTLE RIVER 3211	GREATER GEELONG	311603

Related Titles

Order Details

Volume/Folio	Status
10483/783	OK

PRINTED ON 13/10/2024

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

VOLUME 10483 FOLIO 783

Security no : 124118997672H
Produced 14/10/2024 09:37 AM

LAND DESCRIPTION

Lot 1 on Title Plan 015944U.
Created by Application No. 107452R 27/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SAMUEL GALEA
PAULINE GALEA both of 107 BEATTYS ROAD HILLSIDE VIC 3037
AH155153A 13/04/2010

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV505952X 06/04/2022

Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD
4000

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DIAGRAM LOCATION

SEE TP015944U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1150-1190 LITTLE RIVER-RIPLEY ROAD LITTLE RIVER VIC 3211

DOCUMENT END

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EDITION 1 TITLE PLAN TPI5944U

Location of Land
 Parish: WURDI-YOANG
 Township:
 Crown Allotment:
 Section:
 Crown Portion: 20, 21 & 24
 LTO base record: S.D.M.B.-C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

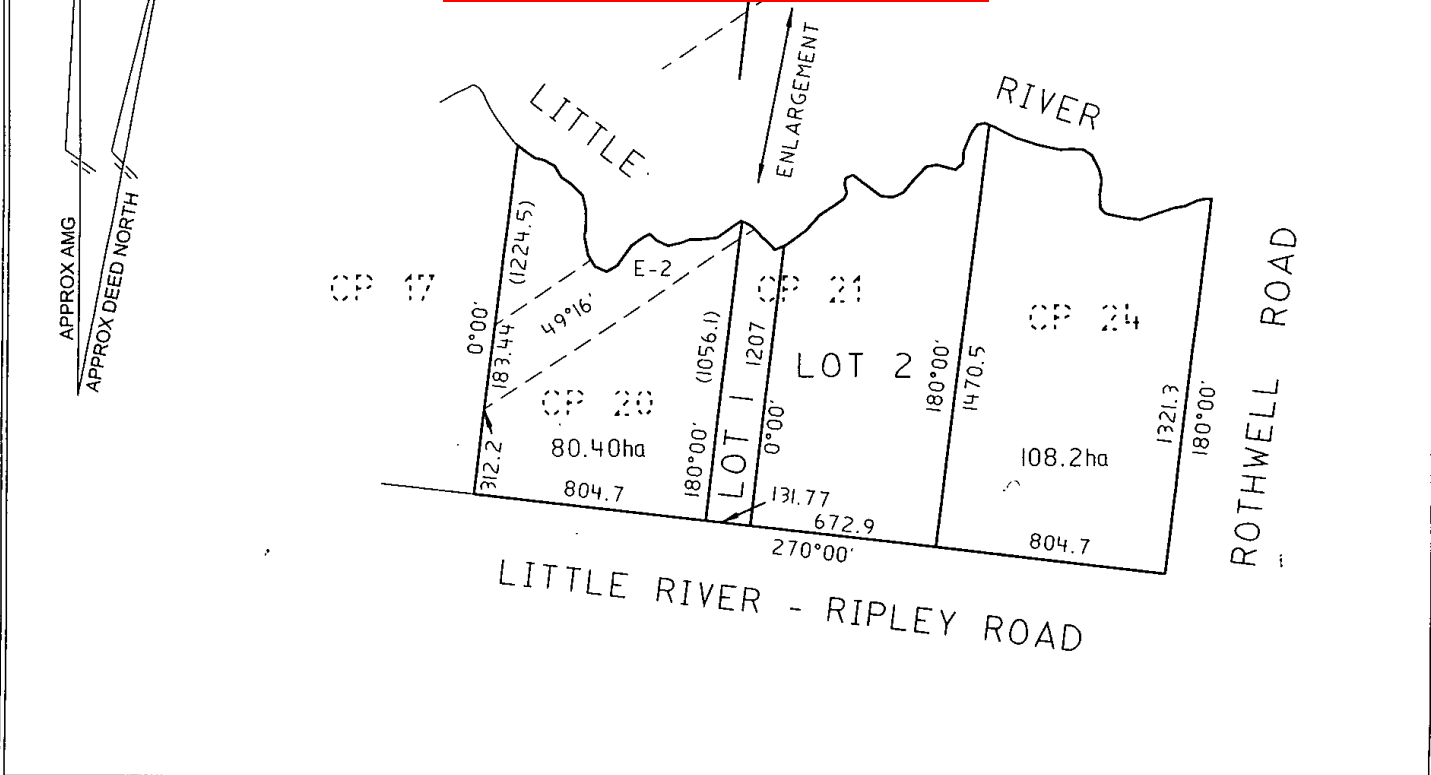
Notations
 Warning as to dimensions :
 Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.
 THE ABOVE WARNING ONLY APPLIES TO LOTS 1 & 2 HEREIN

Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
 Checked by
 Date 1.12.99
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 822 NO 438	SEE BOOK 822 NO 438
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 822 NO 437	SEE BOOK 822 NO 437

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VIC Lot Plan Search: 2 TP15944

Related Addresses

Order Details

Address	Municipality	Council Property Number
1050 LITTLE RIVER-RIPLEY ROAD, LITTLE RIVER 3211	GREATER GEELONG	313290

Related Titles

Order Details

Volume/Folio	Status
10483/784	OK

PRINTED ON 13/10/2024

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

VOLUME 10483 FOLIO 784

Security no : 124118997717J
Produced 14/10/2024 09:38 AM

LAND DESCRIPTION

Lot 2 on Title Plan 015944U.
Created by Application No. 107452R 27/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SAMUEL GALEA
PAULINE GALEA both of 107 BEATTYS ROAD HILLSIDE VIC 3037
AH040672Q 16/02/2010

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV505952X 06/04/2022

Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD
4000

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DIAGRAM LOCATION

SEE TP015944U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1050 LITTLE RIVER-RIPLEY ROAD LITTLE RIVER VIC 3211

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EDITION 1 **TITLE PLAN** **TPI5944U**

Location of Land
 Parish: WURDI-YOuang
 Township:
 Crown Allotment:
 Section:
 Crown Portion: 20, 21 & 24
 LTO base record: S.D.M.B.-C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

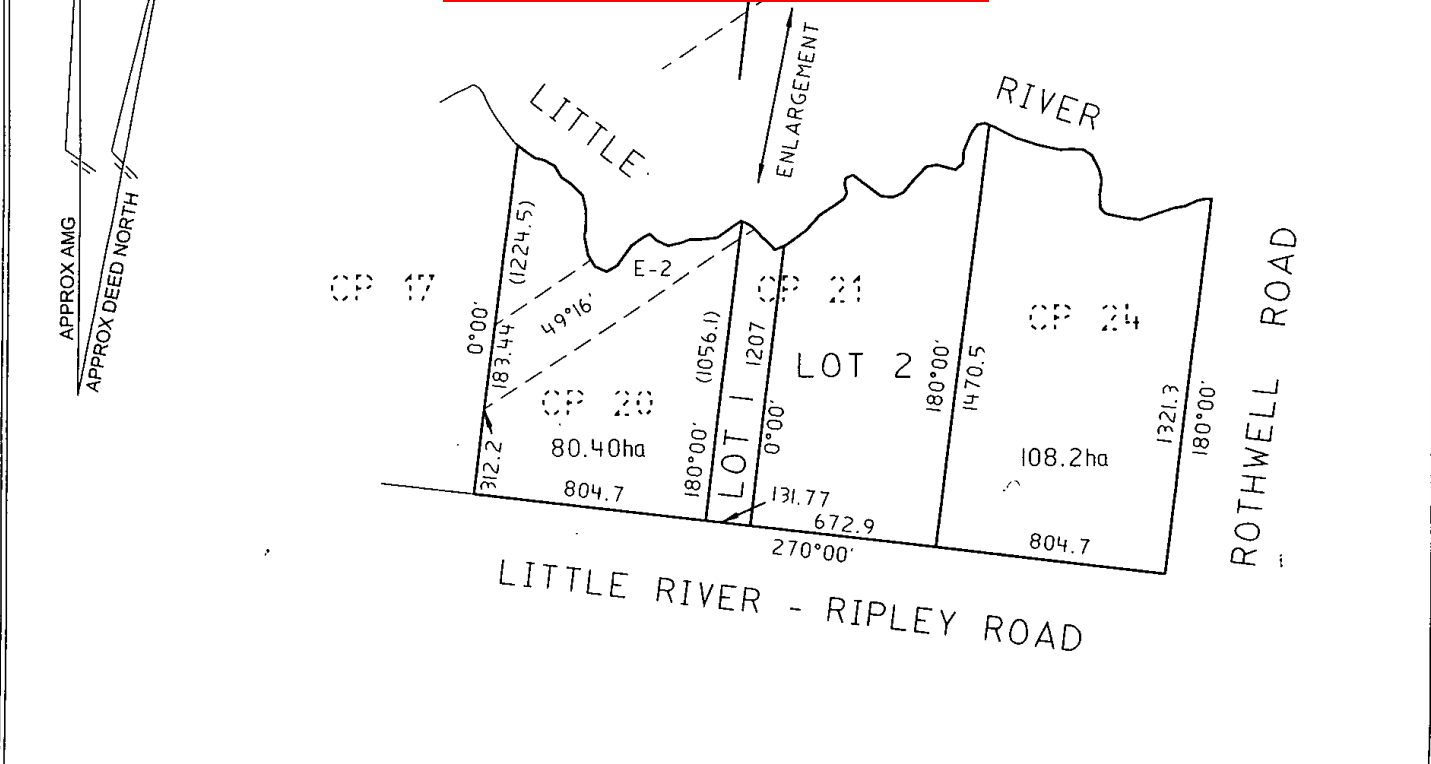
Notations
 Warning as to dimensions :
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Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
 Checked by
 Date 1.12.99
R. R. ...
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 822 NO 438	SEE BOOK 822 NO 438
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 822 NO 437	SEE BOOK 822 NO 437

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LENGTHS ARE IN METRES NOT TO SCALE SHEET SIZE A3 DEALING No: API07452R DEALING CODE 14

National Property Information - VIC Plan

Order Details

Order ID:	OR-17DTYCFUKQUCUI
User ID:	dda340101
Matter/File Reference:	P0031400
Search Criteria:	TP015943W App Number: 74559765
Message:	Document requested from Authority - document not yet available

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

VOLUME 10483 FOLIO 781

Security no : 124118997968L
Produced 14/10/2024 09:43 AM

LAND DESCRIPTION

Portion 22 Parish of Wurdi-Youang.
Created by Application No. 107452R 27/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
SHAGUN & LAGAN FARMING GROUP PTY LTD of 50 ELEANOR DRIVE HOPPERS CROSSING
VIC 3029
AE367313X 22/05/2006

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE367314V 22/05/2006
NATIONAL AUSTRALIA BANK LTD

CAVEAT AV505951A 06/04/2022

Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim

CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties
THE REGISTERED PROPRIETOR(S)
Date

29/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition

ABSOLUTELY
Lodged by
THOMSON GEER

Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD
4000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP015943W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1145-1215 LITTLE RIVER-RIPLEY ROAD LITTLE RIVER VIC 3211

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 10483 FOLIO 782

Security no : 124119238841S
Produced 22/10/2024 03:44 PM

LAND DESCRIPTION

Portion 23 Parish of Wurdi-Youang.
Created by Application No. 107452R 27/10/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRIAN MAXWELL SPALDING
JANIECE MAREE SPALDING both of 5 GREENLEAF DRIVE LARA VIC 3212
AE258304H 24/03/2006

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV505961W 06/04/2022

Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD 4000

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DIAGRAM LOCATION

SEE TP015943W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1085-1135 LITTLE RIVER-RIPLEY ROAD LITTLE RIVER VIC 3211

DOCUMENT END

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**ADVERTISED
PLAN**



Department of Environment, Land, Water & Planning

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Produced 22/10/2024 03:44:56 PM

Status	Registered	Dealing Number	AV505961W
Date and Time Lodged	06/04/2022 04:22:44 PM		

Lodger Details

Lodger Code	19065N
Name	THOMSON GEER
Address	
Lodger Box	
Phone	
Email	
Reference	AYB 4595290 (Spaldin)

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CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement

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Land Title Reference

10483/782

Caveator

Name	EEAPV4 PTY LTD
ACN	637114231

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

28/10/2021

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely

Name and Address for Service of Notice

Tim Averill





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Property Name	WATERFRONT PLACE
Floor Type	LEVEL
Floor Number	10
Street Number	1
Street Name	EAGLE
Street Type	STREET
Locality	BRISBANE CITY
State	QLD
Postcode	4000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

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 has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	EEAPV4 PTY LTD
Signer Name	CHRISTOPHER KELLY
Signer Organisation	THOMSON GEER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 APRIL 2022

File Notes:

NIL

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Statement End.

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EDITION 1 TITLE PLAN TP15943W

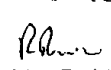
Location of Land
 Parish: WURDI-YOANG
 Township:
 Crown Allotment:
 Section:
 Crown Portion: 19 (PT), 22 & 23
 LTO base record: S.D.M.B. -C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

Notations
 Warning as to dimensions :
 Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.
 THE ABOVE WARNING ONLY APPLIES TO LOT 1 HEREIN

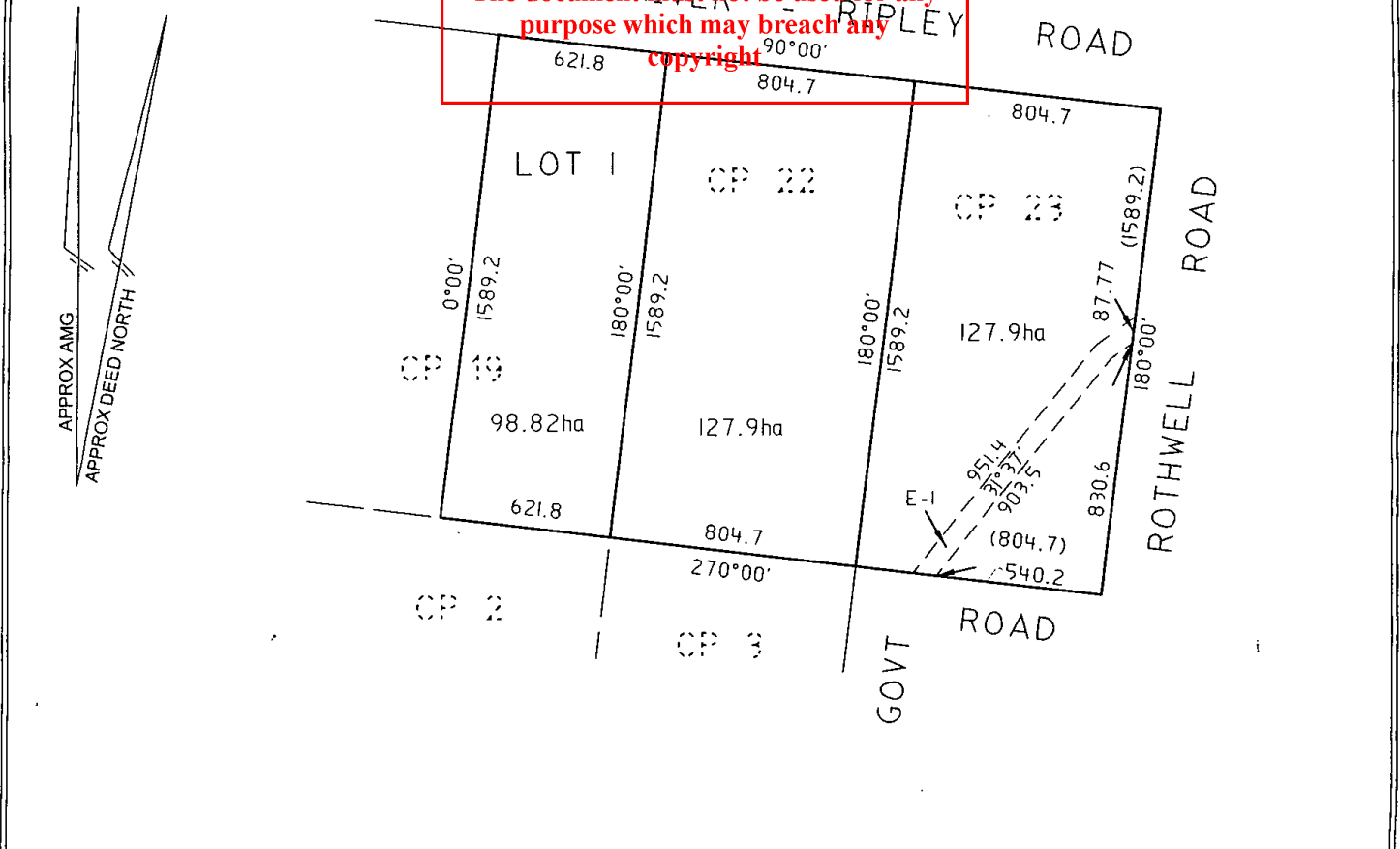
Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 655 NO 933	SEE BOOK 655 NO 933

Checked by
 Date 1.12.19

 Assistant Registrar of Titles

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 11040 FOLIO 564

Security no : 124119238870L
Produced 22/10/2024 03:45 PM

LAND DESCRIPTION

Portion 24 Parish of Wurdi-Youang.
PARENT TITLE Volume 10483 Folio 982
Created by instrument AF496282B 27/11/2007

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SAMUEL GALEA
PAULINE GALEA both of 107 BEATTYS ROAD HILLSIDE VIC 3037
AH040646R 16/02/2010

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV505952X 06/04/2022
Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
28/10/2021
Estate or Interest
INTEREST AS CHARGEE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE CITY QLD
4000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP015944U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1000 LITTLE RIVER-RIPLEY ROAD LITTLE RIVER VIC 3211

DOCUMENT END

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 22/10/2024 03:45:40 PM

Status	Registered	Dealing Number	AV505952X
Date and Time Lodged	06/04/2022 04:21:30 PM		

Lodger Details

Lodger Code	19065N
Name	THOMSON GEER
Address	
Lodger Box	
Phone	
Email	
Reference	AYB 4595290 (Galea)

ADVERTISED PLAN

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CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement

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Land Title Reference

10483/783
 10483/784
 10533/121
 11040/564

Caveator

Name	EEAPV4 PTY LTD
ACN	637114231

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

28/10/2021

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely





Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Name and Address for Service of Notice

Tim Averill

Address

Property Name	WATERFRONT PLACE
Floor Type	LEVEL
Floor Number	10
Street Number	1
Street Name	EAGLE
Street Type	STREET
Locality	BRISBANE CITY
State	QLD
Postcode	4000

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The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

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 has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	EEAPV4 PTY LTD
Signer Name	CHRISTOPHER KELLY
Signer Organisation	THOMSON GEER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 APRIL 2022

File Notes:

NIL

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Statement End.

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EDITION 1 **TITLE PLAN** **TPI5944U**

Location of Land
 Parish: WURDI-YOANG
 Township:
 Crown Allotment:
 Section:
 Crown Portion: 20, 21 & 24
 LTO base record: S.D.M.B.-C (RURAL)
 Last plan Reference:
 Title Reference:
 Depth Limitation: NIL

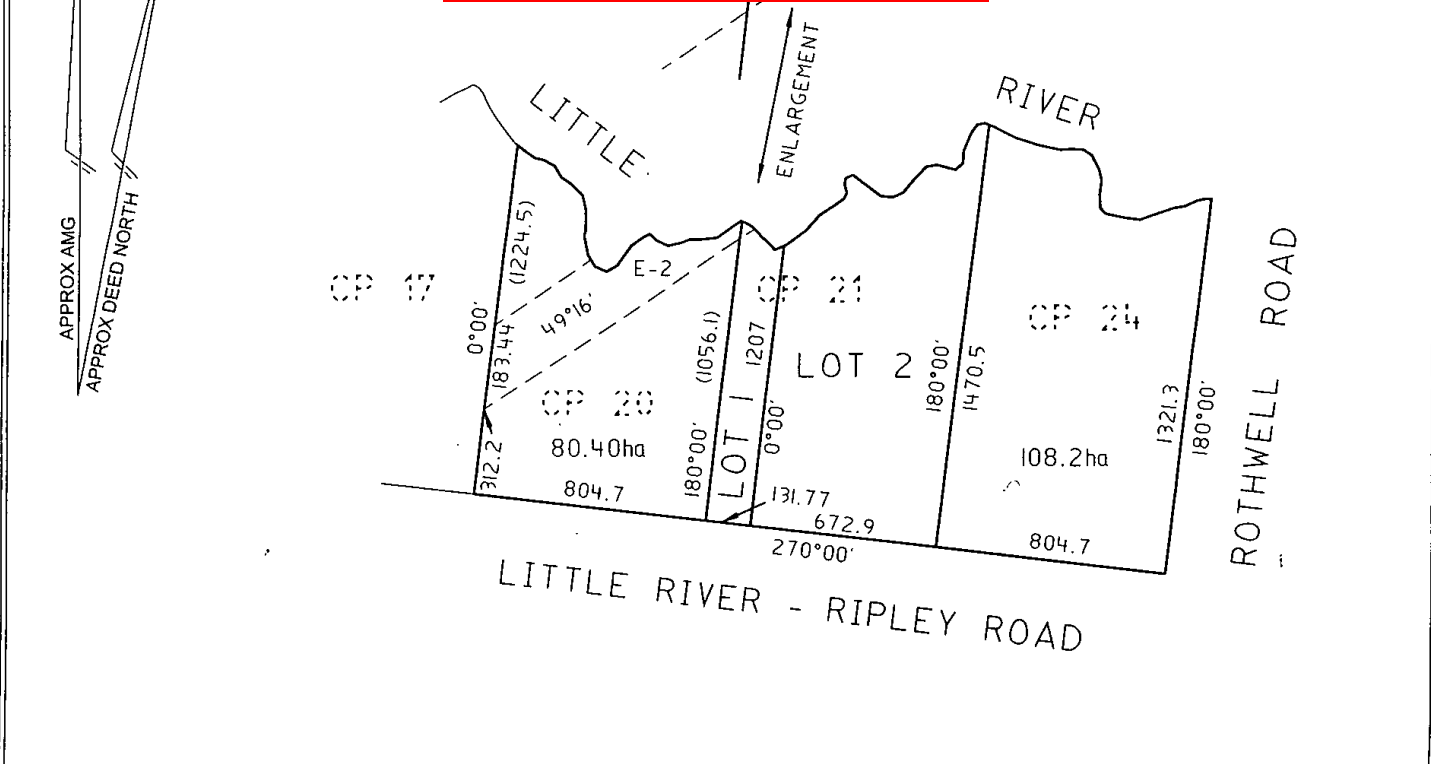
Notations
 Warning as to dimensions :
 Any dimension and connection distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.
 THE ABOVE WARNING ONLY APPLIES TO LOTS 1 & 2 HEREIN

Easement Information
 E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES
 Checked by
 Date 1.12.99
 Assistant Registrar of Titles

Easement Reference	Purpose/Authority	Width	Origin	Land benefitted/In favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 822 NO 438	SEE BOOK 822 NO 438
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAGRAM	BOOK 822 NO 437	SEE BOOK 822 NO 437

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

VOLUME 12363 FOLIO 977

Security no : 124119238932T
Produced 22/10/2024 03:46 PM

LAND DESCRIPTION

Portion 17 Parish of Wurdi-Youang.
Created by Application No. 145463V 17/03/2022

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MASENTI PTY LTD of 300 AGARS ROAD BALLIANG EAST VIC 3340
Application No. 145463V 17/03/2022

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AV578552D 29/04/2022
Caveator
EEAPV4 PTY LTD ACN: 637114231
Grounds of Claim
CHARGE CONTAINED IN AN AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
29/10/2021
Estate or Interest
INTEREST AS CHARGE
Prohibition
ABSOLUTELY
Lodged by
THOMSON GEER
Notices to
TIM AVERILL of "WATERFRONT PLACE" LEVEL 10 1 EAGLE STREET BRISBANE QLD 4000

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP970608G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 20527S VINCI SOLICITORS & CONVEYANCERS
Effective from 08/04/2022

DOCUMENT END

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**ADVERTISED
PLAN**

**Application to bring land under the Transfer of Land Act
Section 14 Transfer of Land Act 1958**

Privacy Collection Statement

The information from this form is

AP145463V

registers and indexes.

Lodged by

Name:

QUAYLES BLACK
~~VINCI SOLICITORS & CONVEYANCERS~~

Phone:

~~03 5222 6295~~

Address:

~~21 LITTLE MYERS STREET GEELONG VICTORIA 3220~~

Reference:

~~FVAV 222577 (1)~~

Customer code:

~~036458 19077F~~

The applicant applies to bring the land under the operation of the Act, subject to the encumbrances set out in the legal practitioner's certificate.

Land: (volume and folio)

INDENTURE OF CONVEYANCE BOOK 864 NUMBER 761

Applicant: (full name and address, including postcode)

MASENTI PTY LTD A.C.N. 006 169 928 OF 300 AGARS ROAD BALLIANG EAST VICTORIA 3340

Certifying legal practitioner: (full name and firm name)

FRANK PATRICK VINCI OF VINCI SOLICITORS & CONVEYANCERS OF 21 LITTLE MYERS STREET
GEELONG IN THE STATE OF VICTORIA

Date of certificate:

24/02/2022

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35271702A

14TLA

Page 1 of 2

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Application to bring land under the Transfer of Land Act Section 14 Transfer of Land Act 1958

Privacy Collection Statement
The information from this form is
AP145463V
registers and indexes.

Certifications

- 1.The Certifier has taken reasonable steps to verify the identity of the applicant.
- 2.The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
- 3.The Certifier has retained the evidence supporting this Registry Instrument or Document.
- 4.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.

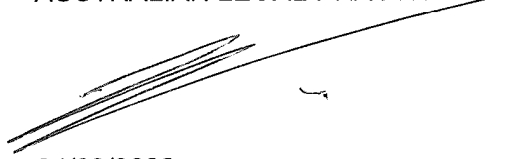
Executed on behalf of MASENTI PTY LTD A.C.N. 006 169 928

Signer Name FRANK PATRICK VINCI

Signer Organisation VINCI SOLICITORS & CONVEYANCERS

Signer Role AUSTRALIAN LEGAL PRACTITIONER

Signature



Execution Date 24/02/2022

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**ADVERTISED
PLAN**

35271702A

14TLA

Page 2 of 2

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Department of Environment, Land, Water & Planning

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Produced 22/10/2024 03:46:39 PM

Status	Registered	Dealing Number	AV578552D
Date and Time Lodged	29/04/2022 02:43:27 PM		

Lodger Details

Lodger Code	19065N
Name	THOMSON GEER
Address	
Lodger Box	
Phone	
Email	
Reference	SB:4595290 Griffiths

ADVERTISED PLAN

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CAVEAT

Jurisdiction VICTORIA

Privacy Collection Statement

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Land Title Reference

12363/977

Caveator

Name	EEAPV4 PTY LTD
ACN	637114231

Grounds of claim

Charge contained in an agreement with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

29/10/2021

Estate or Interest claimed

Interest as Chargee

Prohibition

Absolutely

Name and Address for Service of Notice

Tim Averill



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Property Name	WATERFRONT PLACE
Floor Type	LEVEL
Floor Number	10
Street Number	1
Street Name	EAGLE
Street Type	STREET
Locality	BRISBANE
State	QLD
Postcode	4000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

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 has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.

Executed on behalf of	EEAPV4 PTY LTD
Signer Name	CHRISTOPHER KELLY
Signer Organisation	THOMSON GEER
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	29 APRIL 2022

File Notes:

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Statement End.

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<h1>TITLE PLAN</h1>	EDITION 1	<h1>TP 970608G</h1>
---------------------	-----------	---------------------

<p>LOCATION OF LAND PARISH: WURDI-YOANG TOWNSHIP: - SECTION: - CROWN ALLOTMENT: - CROWN PORTION: 17 LAST PLAN REFERENCE: - DERIVED FROM: - DEPTH LIMITATION: NIL</p>	<p>NOTATIONS</p>
---	-------------------------

EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by: NT Date: 18 / 03 / 2022 Assistant Registrar of Titles
E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT					
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited / In favour of	
E-1	TRANSMISSION LINE	SEE DIAGRAM	Y9689Y (BOOK. 822 No. 749)	S.E.C.V.	

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