

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

Page 1 of 2

VOLUME 10343 FOLIO 291

Security no : 124132913543L
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LAND DESCRIPTION

Lot 2 on Plan of Subdivision 315155P.
PARENT TITLE Volume 09845 Folio 485
Created by instrument PS315155P 26/08/1997

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AD929009E 11/10/2005

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AD929010V 11/10/2005
WESTPAC BANKING CORPORATION

CAVEAT BA076170Q 30/01/2026

Caveator

BUNYIP NORTH PROJECT CO PTY LTD ACN: 688916672

Grounds of Claim

OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

03/09/2025

Estate or Interest

EXECUTORY OR CONTINGENT INTEREST

Prohibition

ABSOLUTELY

Lodged by

ASHURST AUSTRALIA

Notices to

ASHURST AUSTRALIA of "SOUTH TOWER" LEVEL 16 80 COLLINS STREET MELBOURNE VIC 3000

**ADVERTISED
PLAN**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS315155P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
BA076170Q (E)	CAVEAT	Registered	30/01/2026

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

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

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

Page 2 of 2

Street Address: 30 TONIMBUK ROAD BUNYIP NORTH VIC 3815

ADMINISTRATIVE NOTICES

NIL

eCT Control 16320Q WESTPAC BANKING CORPORATION
Effective from 23/10/2016

DOCUMENT END

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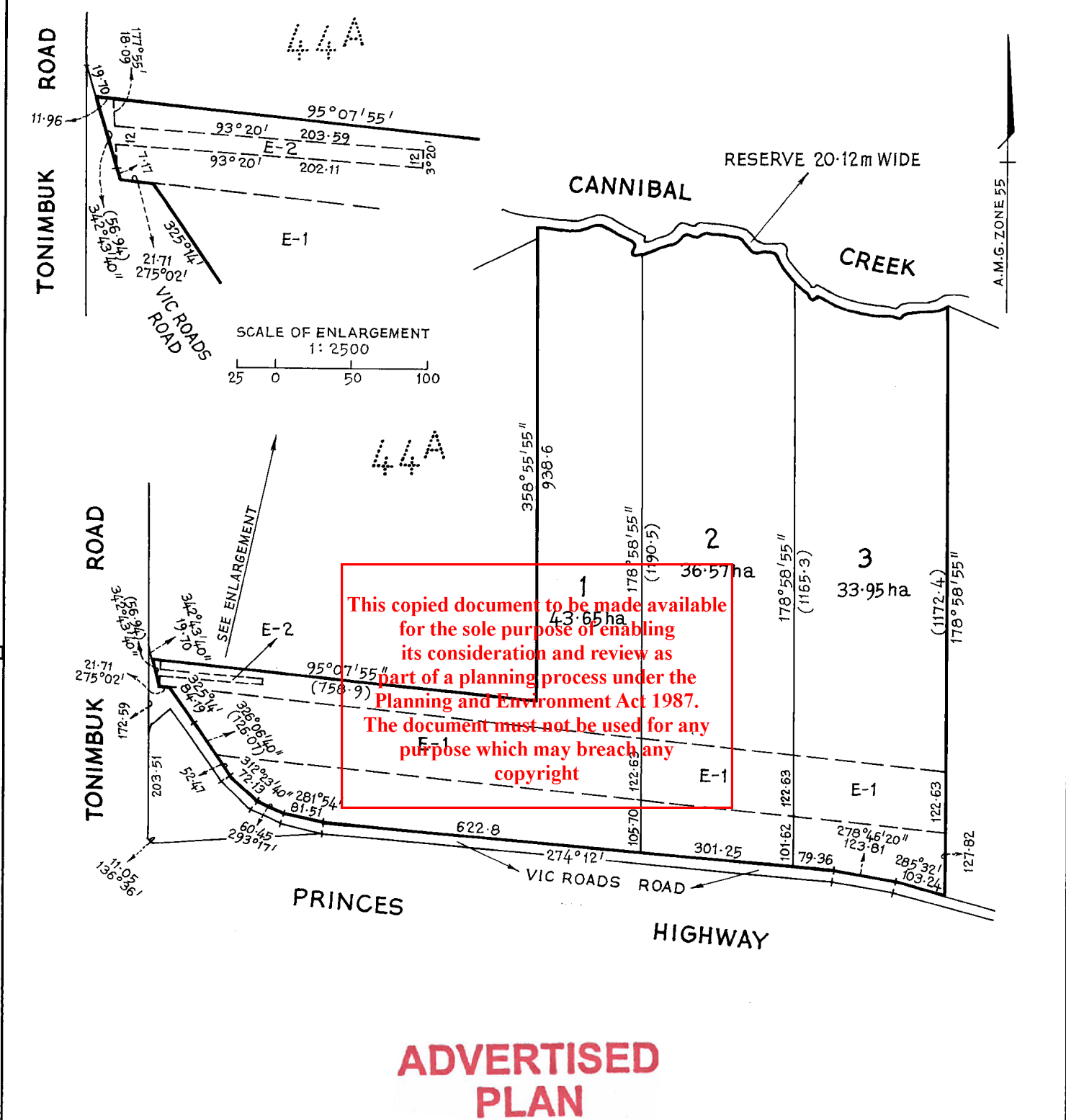
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**ADVERTISED
PLAN**

PLAN OF SUBDIVISION		STAGE NO. 	LTO use only EDITION 1	Plan Number PS 315155P	
Location of Land Parish: BUNYIP Township: _____ Section: _____ Crown Allotment: 44 ^B (PART) Crown Portion: _____ LTO Base Record: PARISH PLAN (2290) Title Reference: VOLUME 9846 FOLIO 485 Last Plan Reference: L.P. 96462 LOT 2 (PART) Postal Address: CNR. PRINCES HIGHWAY AND (at time of subdivision) TONIMBUK ROAD BUNYIP 3815 AMG Co-ordinates E 388 300 Zone: 55 (of approx. centre of land in plan) N 5 785 400		Council Certificate and Endorsement Council Name: SHIRE OF PAKENHAM Ref: P 25558 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 26 / 8 / 1992 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.					
ADVERTISED PLAN		Notations Staging This is/is not a staged subdivision Planning Permit No. P 2555 B Depth Limitation DOES NOT APPLY. LAND BEING SUBDIVIDED IS ENCLOSED WITHIN THICK CONTINUOUS LINES. PART OF THE LAND IS SUBJECT TO INUNDATION. WATERWAY NOTATION: LAND IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE copyright Survey This plan is/is not based on survey This survey has been connected to permanent marks no(s) 103 & 105. In Proclaimed Survey Area No. _____			
Easement Information					
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
LTO use only					
Statement of Compliance/ Exemption Statement					
Received ☒					
Date 22 / 8 / 97					
LTO use only					
PLAN REGISTERED					
TIME 9.50					
DATE 26 / 8 / 97					
K. Osborn Assistant Registrar of Titles					
Sheet 1 of 2 Sheets					
CLIVE SINGLETON & ASSOCIATES PTY. LTD. A.C.N. 005 435 138 SURVEYORS • ENGINEERS • TOWN PLANNERS 596 NORTH ROAD ORMOND PH(03) 578 0829 FAX(03) 578 1838 61 BULL STREET BENDIGO PH(054) 43 3188 FAX(054) 43 3703 44 WATTON STREET WERRIBEE PH(03) 741 3508 256 BARKER STREET CASTLEMAINE PH(054) 72 1024		Ross David Singleton LICENSED SURVEYOR (PRINT) SIGNATURE..... DATE / / REF 87436 VERSION			DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3

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PLAN OF SUBDIVISION	Stage No.	Plan Number PS 315155P
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SURVEYORS • ENGINEERS • TOWN PLANNERS
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 61 BULL STREET BENDIGO PH(054) 43 3188 FAX(054) 43 3703
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ORIGINAL		SCALE		LICENSED SURVEYOR (PRINT) <u>Ross David Singleton</u> SIGNATURE..... DATE / / REF 87436 VERSION		Sheet 2 of 2 sheets DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3	
SCALE	SHEET SIZE A3	75 0 150 300 LENGTHS ARE IN METRES					

0 10 20 30 40 50 60 70 80 90 100 mm

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

Page 1 of 1

VOLUME 09741 FOLIO 780

Security no : 124132912695H
Produced 12/03/2026 05:00 PM

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 871515R.

PARENT TITLES :

Volume 06870 Folio 851 Volume 08961 Folio 422

Created by instrument M542034J 30/10/1986

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

ROADS CORPORATION of 60 DENMARK STREET KEW VIC 3101

AM708497S 16/04/2016

ENCUMBRANCES, CAVEATS AND NOTICES

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DIAGRAM LOCATION

SEE TP871515R 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 00026E HEAD, TRANSPORT FOR VICTORIA
Effective from 19/04/2016

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TITLE PLAN		EDITION 1	TP 871515R			
LOCATION OF LAND Parish: BUNYIP Township: - Section: - Crown Allotment: 44A (PT) & 44B (PT) Crown Portion: - Last Plan Reference: LP 96462 Derived From: VOL. 9741 FOL. 780 Depth Limitation: -		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN				
Description of Land/Easement Information ENCUMBRANCES As to the land shown marked E-1 - - - - - THE EASEMENT to State Electricity - - - - - Commission of Victoria created by - - - - - Instrument A109231 - - - - -		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date: 26/07/2006 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>				
ADVERTISED PLAN <u>FOR DIAGRAM SEE SHEET 2</u> 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						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; font-size: 0.8em;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td style="font-size: 0.7em;"> WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 </td> </tr> <tr> <td style="font-size: 0.7em;"> LOT 1 = CROWN ALLOT 44A (PT) LOT 2 = LOT 2 (PT) ON LP 96462 </td> </tr> </table>				TABLE OF PARCEL IDENTIFIERS	WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	LOT 1 = CROWN ALLOT 44A (PT) LOT 2 = LOT 2 (PT) ON LP 96462
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LENGTHS ARE IN METRES	Metres = 0.3048 Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets				

