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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 08589 FOLIO 859

Security no : 124133593752D
Produced 08/04/2026 10:21 AM

LAND DESCRIPTION

Lot 1 on Title Plan 372526T (formerly known as part of Portion 5 Parish of Jika Jika).

PARENT TITLES :

Volume 08298 Folio 040 Volume 08567 Folio 210
Created by instrument C281720 05/08/1965

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

FENWICK 84 PTY LTD of FLOOR 1 329 LITTLE COLLINS STREET MELBOURNE VIC 3000
AD546526R 08/04/2005

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY656850K 02/12/2024

Caveator
188 SWAN STREET HOLDINGS PTY LTD ACN: 682693287
Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties

THE REGISTERED PROPRIETOR(S)

Date
30/11/2024

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

NATHAN KUPERHOLZ

Notices to

NATHAN KUPERHOLZ of LEVEL 6 607 BOURKE STREET MELBOURNE VIC 3000

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 TP372526T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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**ADVERTISED
PLAN**

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Document Type	Plan
Document Identification	TP372526T
Number of Pages (excluding this cover sheet)	1
Document Assembled	08/04/2026 10:24

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**ADVERTISED
PLAN**

TITLE PLAN	EDITION 1	TP 372526T
------------	-----------	------------

Location of Land

Parish: JIKA JIKA
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 5(PT)

Last Plan Reference:
 Derived From: VOL 8589 FOL 859
 Depth Limitation: NIL

Notations

ADVERTISED PLAN

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

ALL THAT piece of land delineated and coloured red and blue - on the map in the margin being part of Crown Portion 5 Parish of - - - - - Jika Jika County of Bourke - As to the land coloured red Together with a right of carriage way over the roads coloured brown and brown-hatched on the said map - As to the land coloured blue Together with a right of carriage way over the road coloured brown-hatched on the said map - - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 29/03/2000
 VERIFIED: CP

COLOUR CODE
 R=RED
 BR=BROWN
 BL = BLUE H = HATCHED

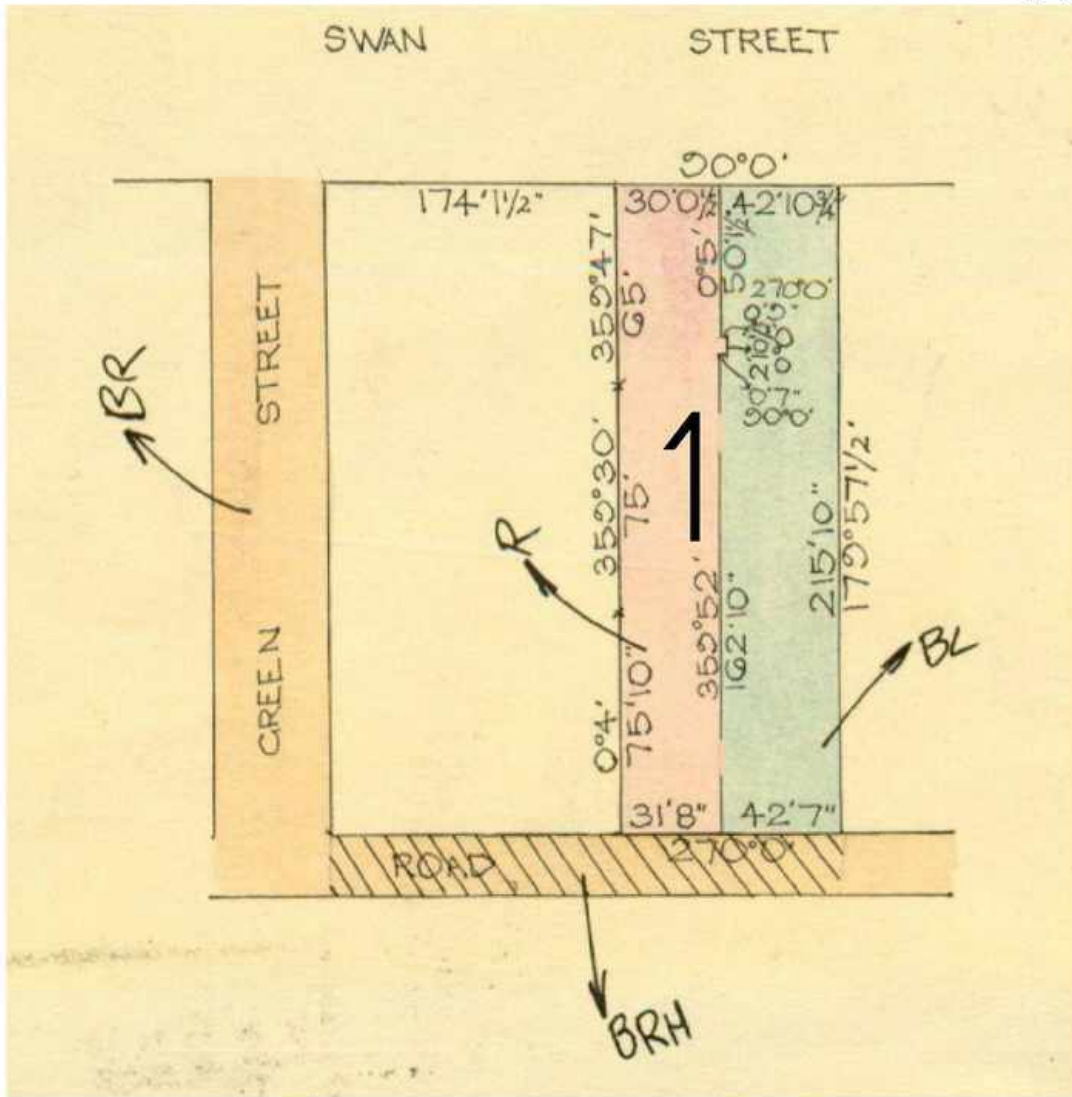


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CP5 (PT)	

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

VOLUME 10332 FOLIO 942

Security no : 124133593832R
Produced 08/04/2026 10:22 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 348063J.
PARENT TITLE Volume 10297 Folio 833
Created by instrument PS348063J 18/06/1997

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
FENWICK 84 PTY LTD of FLOOR 1 329 LITTLE COLLINS STREET MELBOURNE VIC 3000
AD546526R 08/04/2005

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY656850K 02/12/2024

Caveator
188 SWAN STREET HOLDINGS PTY LTD ACN: 682693287
Grounds of Claim
AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
30/11/2024
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
NATHAN KUPERHOLZ
Notices to
NATHAN KUPERHOLZ of LEVEL 6 607 BOURKE STREET MELBOURNE VIC 3000

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DIAGRAM LOCATION

SEE PS348063J FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

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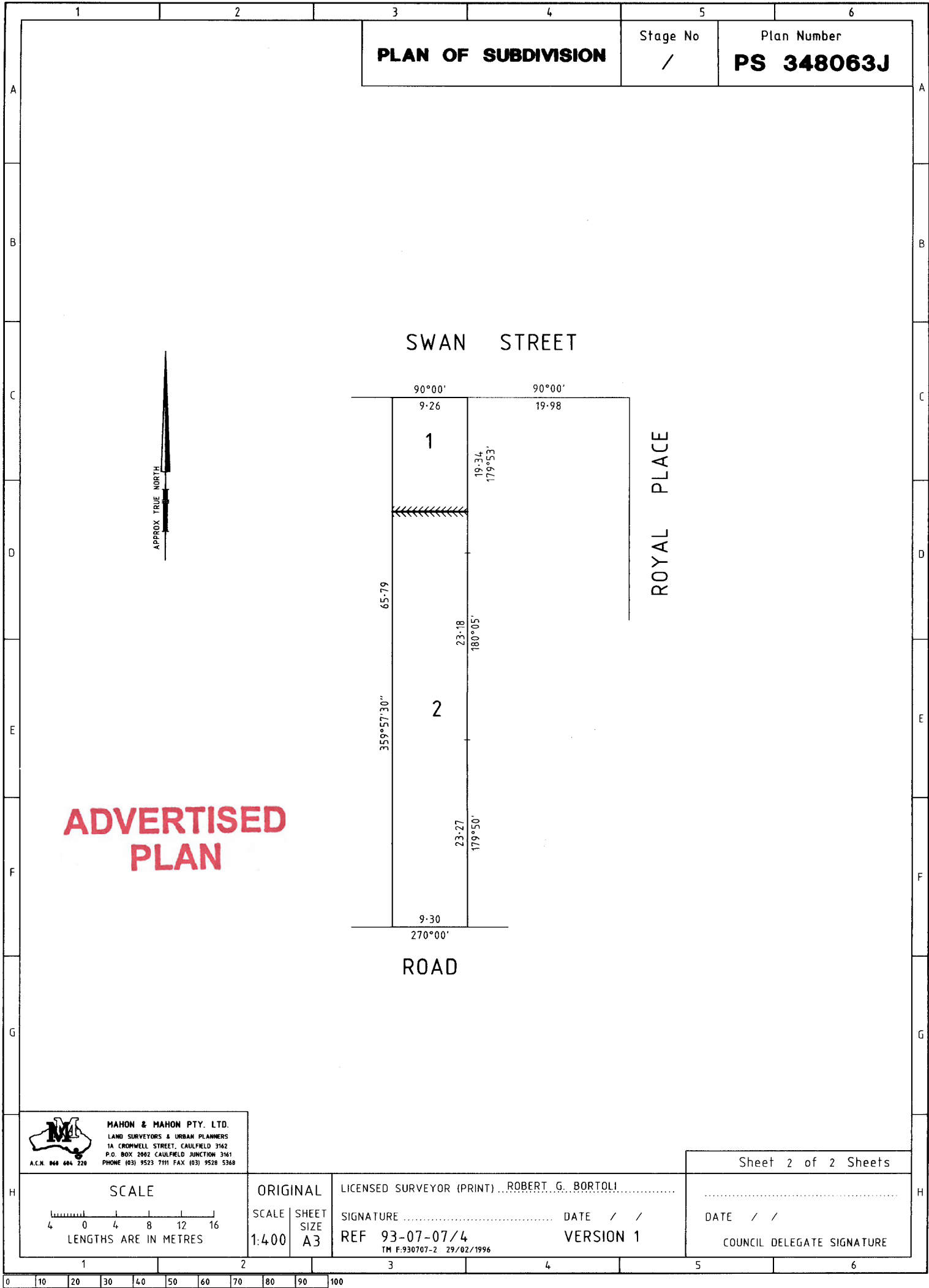
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Document Identification	PS348063J
Number of Pages (excluding this cover sheet)	2
Document Assembled	08/04/2026 10:24

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PLAN OF SUBDIVISION Stage No / Plan Number
PS 348063J

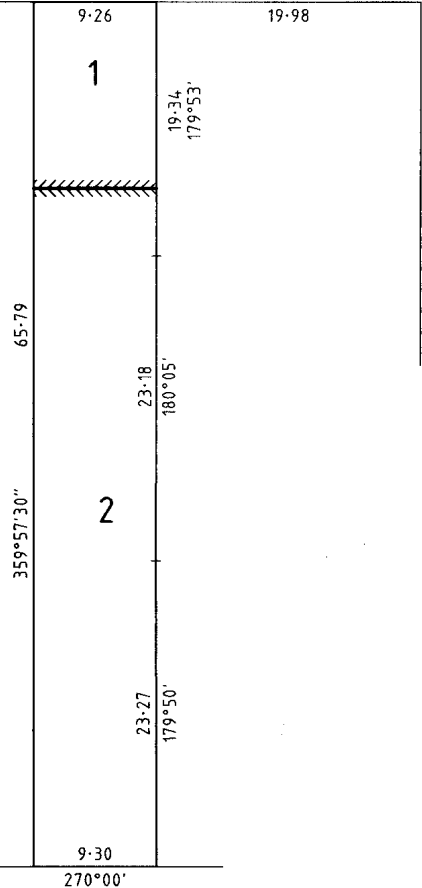
SWAN STREET

ROYAL PLACE

ROAD

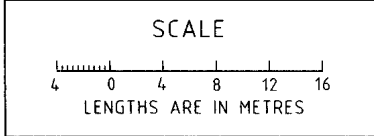
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90°00' 9-26 90°00' 19-98



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 LAND SURVEYORS & URBAN PLANNERS
 1A CROMWELL STREET, CAULFIELD 3162
 P.O. BOX 2002 CAULFIELD JUNCTION 3161
 A.C.N. 800 644 220 PHONE (03) 9523 7111 FAX (03) 9520 5368

Sheet 2 of 2 Sheets



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 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) ROBERT G. BORTOLI
 SIGNATURE DATE / /
 REF 93-07-07/4 VERSION 1
TM F.930707-2 29/02/1996

DATE / /
 COUNCIL DELEGATE SIGNATURE

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

VOLUME 10561 FOLIO 284

Security no : 124133593862J
Produced 08/04/2026 10:23 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 335544P.

PARENT TITLES :

Volume 06598 Folio 413 Volume 09132 Folio 512 Volume 10559 Folio 180
Created by instrument PS335544P 27/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

188 SWAN STREET HOLDINGS PTY LTD of 100 YORK STREET SOUTH MELBOURNE VIC 3205
BA151413X 24/02/2026

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS335544P FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
BA138282L (E)	WITHDRAWAL OF CAVEAT	Registered	19/02/2026
BA144389G (E)	CONV PCT & NOM ECT TO LC	Completed	23/02/2026
BA151413X (E)	TRANSFER	Registered	24/02/2026

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

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

Street Address: 202 SWAN STREET CREMORNE VIC 3121

ADMINISTRATIVE NOTICES

NIL

eCT Control 21165V NATHAN KUPERHOLZ
Effective from 24/02/2026

DOCUMENT END

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Document Type	Plan
Document Identification	PS335544P
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Document Assembled	08/04/2026 10:24

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PLAN**

PLAN OF SUBDIVISION

Stage No.

LTO use only

Plan Number

EDITION

PS 335544P

Location of Land

Parish: JIKA JIKA
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 5 & 6 (PARTS)
 LTO base record: CHART 11 & 12
 Title References:
 c\T VOL 6598 FOL 413, VOL 9132 FOL 512
 VOL 8456 FOL 718
 Last Plan Reference:
 Postal Address: 5-7 ROYAL PLACE &
 202 SWAN STREET
 (At time of subdivision) RICHMOND 3121

AMG Co-ordinates: E 323 540 Zone:55
 (Of approx. centre of plan) N 5 811 430

Council Certification and Endorsement

Council Name: CITY OF YARRA Ref: S00373

- This Plan is certified under Section 6 of the Subdivision Act 1988.
- ~~This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / /~~
- 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 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 13 / 1 / 2000
 Re-certified under section 11(7) of the Subdivision Act 1988
 Council delegate _____
 Council seal _____
 Date / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
R-1	CITY OF YARRA

Notations

Depth Limitations: DOES NOT APPLY

Staging: This is not a staged subdivision
 Planning permit No.

ADVERTISED PLAN

Survey This plan is based on survey.
 (To be completed where applicable)
 This survey has been connected to permanent marks no(s).
 in Proclaimed Survey Area no.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of

LTO use only

Statement of compliance/
 Exemption Statement

Received

Date: 10 / 7 / 2000

LTO use only

PLAN REGISTERED

TIME 4:30 PM

DATE 27 / 1 / 2000

Terry J Mawson
 Assistant Registrar of Titles.

Sheet 1 of 2 Sheets



Engineering & Surveying
 Town Planning & Design
 Project Management
 Landscape Architecture
 24 Albert Road South Melbourne Vic 3205 Australia
 AOH 054 829 835 Tel (61 3) 9690 1966 Fax (61 3) 9690 4569
 Email consult@coomes.com.au Web www.coomes.com.au

LICENSED SURVEYOR (PRINT) TERRY J MAWSON

SIGNATURE _____ DATE / /

REF: 9129/01

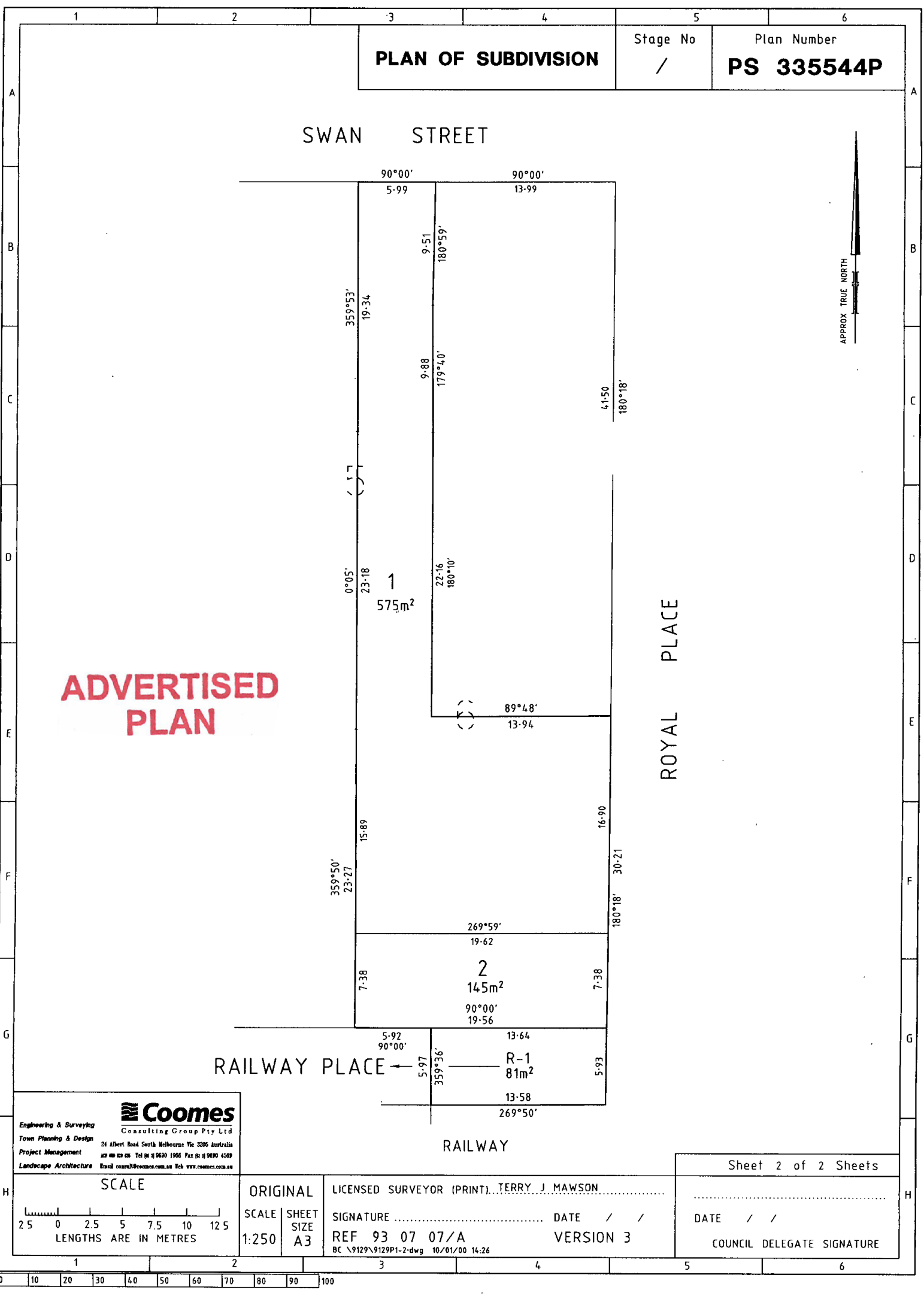
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DATE / /

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PLAN OF SUBDIVISION

Stage No / Plan Number
PS 335544P

SWAN STREET

ROYAL PLACE

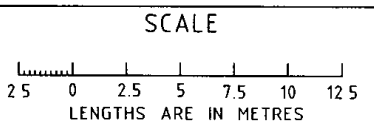
RAILWAY PLACE

RAILWAY

ADVERTISED
PLAN



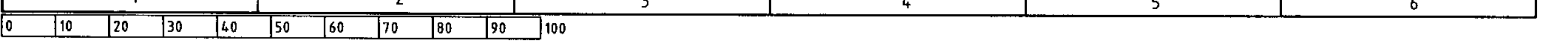
Coomes
Engineering & Surveying
Town Planning & Design
Project Management
Landscape Architecture
Consulting Group Pty Ltd
24 Albert Road South Melbourne Vic 3206 Australia
Tel (61) 03 9620 1966 Fax (61) 03 9690 4589
Email coomes@coomes.com.au Web www.coomes.com.au



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

VOLUME 10561 FOLIO 285

Security no : 124133593883L
Produced 08/04/2026 10:23 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 335544P.

PARENT TITLES :

Volume 06598 Folio 413 Volume 09132 Folio 512 Volume 10559 Folio 180
Created by instrument PS335544P 27/12/2000

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

FENWICK 84 PTY LTD of FLOOR 1 329 LITTLE COLLINS STREET MELBOURNE VIC 3000
AD546526R 08/04/2005

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY656850K 02/12/2024

Caveator

188 SWAN STREET HOLDINGS PTY LTD ACN: 682693287

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

30/11/2024

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

NATHAN KUPERHOLZ

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DIAGRAM LOCATION

SEE PS335544P 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: 202 SWAN STREET CREMORNE VIC 3121

DOCUMENT END

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PLAN**

PLAN OF SUBDIVISION

Stage No.

LTO use only

Plan Number

EDITION

PS 335544P

Location of Land

Parish: JIKA JIKA
 Township:
 Section:
 Crown Allotment:
 Crown Portion: 5 & 6 (PARTS)
 LTO base record: CHART 11 & 12
 Title References:
 c\T VOL 6598 FOL 413, VOL 9132 FOL 512
 VOL 8456 FOL 718
 Last Plan Reference:
 Postal Address: 5-7 ROYAL PLACE &
 202 SWAN STREET
 (At time of subdivision) RICHMOND 3121

AMG Co-ordinates: E 323 540 Zone:55
 (Of approx. centre of plan) N 5 811 430

Council Certification and Endorsement

Council Name: CITY OF YARRA Ref: S00373

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.
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 (ii) ~~The requirement has been satisfied.~~
 (iii) ~~The requirement is to be satisfied in Stage~~
 Council delegate _____
 Council seal _____
 Date 13 / 1 / 2000
 Re-certified under section 11(7) of the Subdivision Act 1988
 Council delegate _____
 Council seal _____
 Date / /

Vesting of Roads or Reserves

Identifier	Council/Body/Person
R-1	CITY OF YARRA

Notations

Depth Limitations: DOES NOT APPLY

Staging: This is not a staged subdivision
 Planning permit No.

ADVERTISED PLAN

Survey This plan is based on survey.
 (To be completed where applicable)
 This survey has been connected to permanent marks no(s).
 in Proclaimed Survey Area no.

Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/in Favour Of

LTO use only

Statement of compliance/
 Exemption Statement

Received

Date: 10 / 7 / 2000

LTO use only

PLAN REGISTERED

TIME 4:30 PM

DATE 27 / 1 / 2000

[Signature]
 Assistant Registrar of Titles.

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 24 Albert Road South Melbourne Vic 3205 Australia
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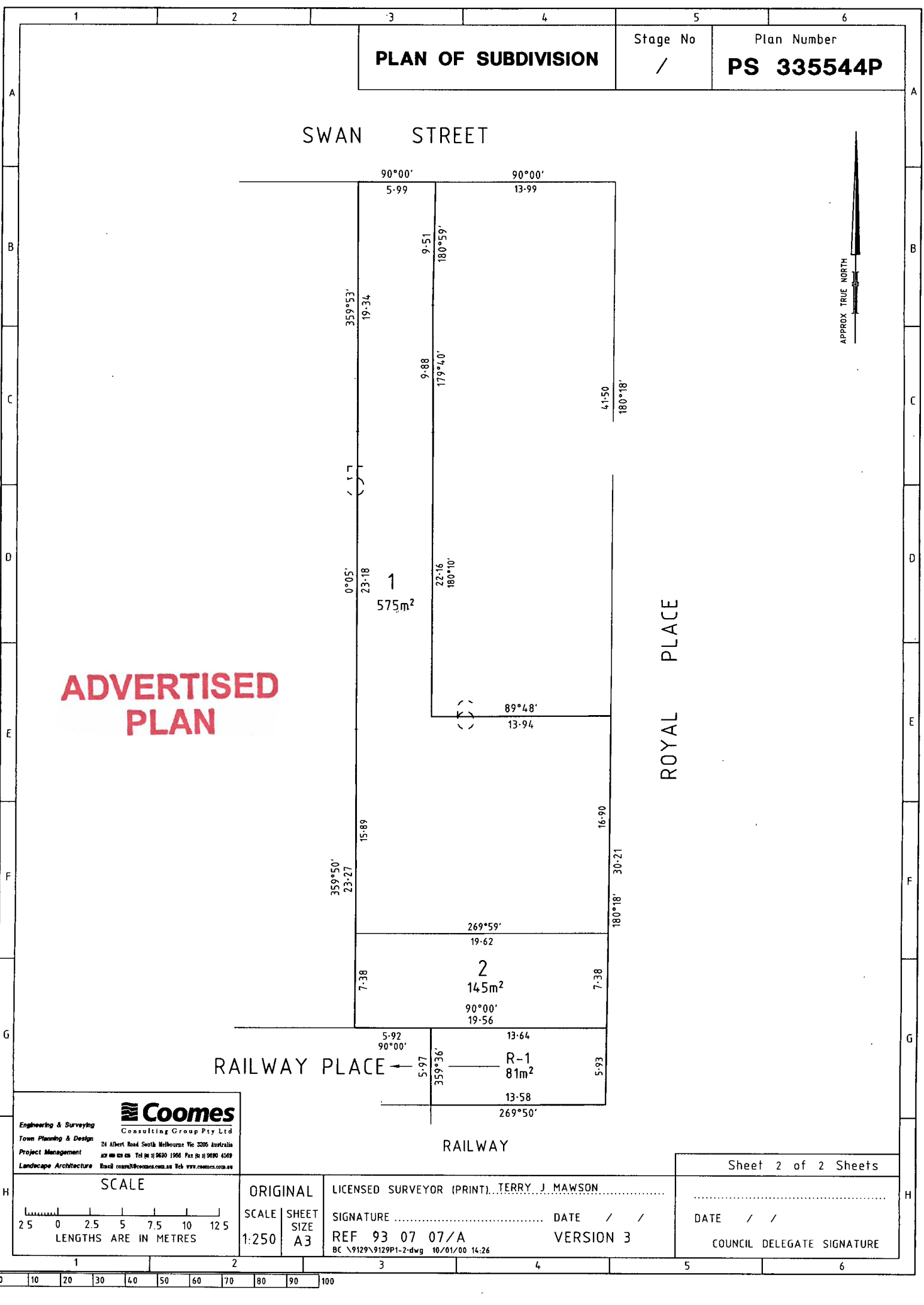
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PLAN OF SUBDIVISION

Stage No / Plan Number
PS 335544P

SWAN STREET

ROYAL PLACE

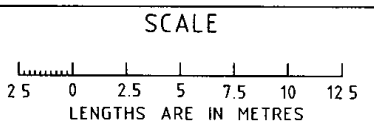
RAILWAY PLACE

RAILWAY

ADVERTISED
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24 Albert Road South Melbourne Vic 3206 Australia
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