

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

Page 1 of 2

VOLUME 10246 FOLIO 739

Security no : 124122199422U
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LAND DESCRIPTION

Lot 1 on Plan of Subdivision 342920W.
PARENT TITLE Volume 10245 Folio 495
Created by instrument PS342920W 28/08/1995

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROSS SYDNEY DUMESNY
VERONICA JEAN DUMESNY both of 1771 HAMILTON-PORT FAIRY ROAD PORT FAIRY VIC
3282
AB831574H 24/01/2003

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY772703A 13/01/2025
Caveator
RYAN CORNER DEVELOPMENT PTY LTD ACN: 130542915
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/11/2024
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
BAKER & MCKENZIE
Notices to
BAKER MCKENZIE - JOSH BALDACCHINO of LEVEL 19 181 WILLIAM STREET MELBOURNE
VIC 3000

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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 PS342920W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY772703A (E)	CAVEAT	Registered	13/01/2025
AY785818J (E)	WITHDRAWAL OF CAVEAT	Registered	15/01/2025

-----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: HAMILTON-PORT FAIRY ROAD PORT FAIRY VIC 3284

DOCUMENT END

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

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VOLUME 10246 FOLIO 741

Security no : 124122202457V
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LAND DESCRIPTION

Lot 3 on Plan of Subdivision 342920W.
PARENT TITLE Volume 10245 Folio 495
Created by instrument PS342920W 28/08/1995

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROSS SYDNEY DUMESNY
VERONICA JEAN DUMESNY both of 1771 HAMILTON-PORT FAIRY ROAD PORT FAIRY VIC
3282
AB831575F 24/01/2003

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY772703A 13/01/2025
Caveator
RYAN CORNER DEVELOPMENT PTY LTD ACN: 130542915
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/11/2024
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ABSOLUTELY
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BAKER MCKENZIE - JOSH BALDACCHINO of LEVEL 19 181 WILLIAM STREET MELBOURNE
VIC 3000

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24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS342920W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY772703A (E)	CAVEAT	Registered	13/01/2025
AY785818J (E)	WITHDRAWAL OF CAVEAT	Registered	15/01/2025
AY785819G (E)	WITHDRAWAL OF CAVEAT	Registered	15/01/2025

-----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

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VOLUME 10246 FOLIO 742

Security no : 124122203442A
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LAND DESCRIPTION

Lot 4 on Plan of Subdivision 342920W.
PARENT TITLE Volume 10245 Folio 495
Created by instrument PS342920W 28/08/1995

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
ROSS SYDNEY DUMESNY
VERONICA JEAN DUMESNY both of 91 FAULKNERS NORTH ROAD TARRONE VIC 3283
AG217319H 27/11/2008

ENCUMBRANCES, CAVEATS AND NOTICES

CAVEAT AY772703A 13/01/2025
Caveator
RYAN CORNER DEVELOPMENT PTY LTD ACN: 130542915
Grounds of Claim
LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
01/11/2024
Estate or Interest
LEASEHOLD ESTATE
Prohibition
ABSOLUTELY
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AGREEMENT Section 173 Planning and Environment Act 1987
AL876796X 12/05/2015

DIAGRAM LOCATION

SEE PS342920W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY772703A (E)	CAVEAT	Registered	13/01/2025
AY785818J (E)	WITHDRAWAL OF CAVEAT	Registered	15/01/2025
AY785819G (E)	WITHDRAWAL OF CAVEAT	Registered	15/01/2025

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

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

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

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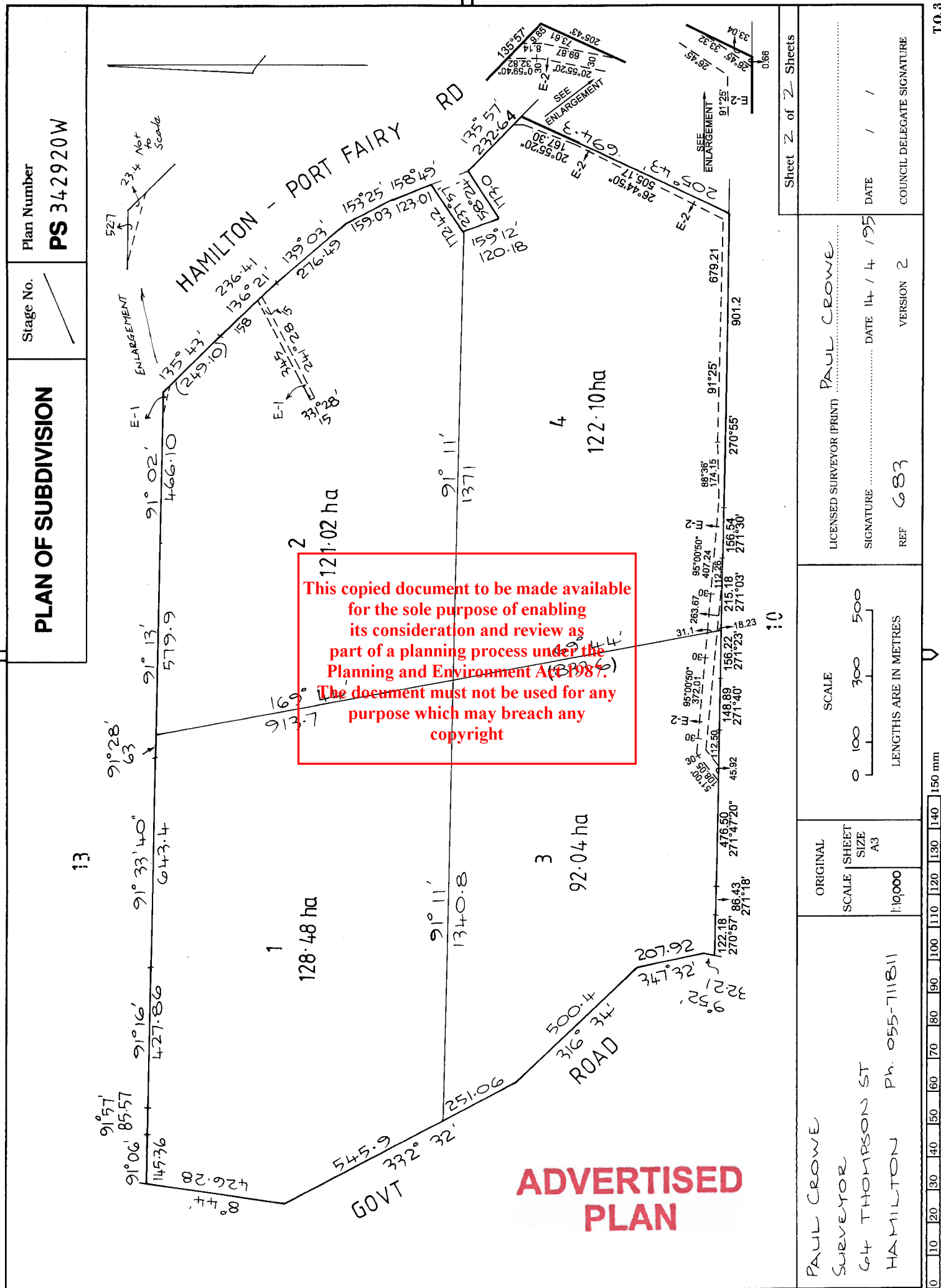
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PLAN OF SUBDIVISION		STAGE NO. <div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto;"></div>	LTO use only EDITION 3	Plan Number PS 342920 W													
Location of Land Parish: YAMBUK Township: _____ Section: B Crown Allotment: 11 & 12 (PARTS) Crown Portion: _____ LTO Base Record: PARISH OF YAMBUK (3942) Title Reference: V.10245 - F.495 Last Plan Reference: TP 3262Q Postal Address: HAMILTON - PORT FAIRY RD (at time of subdivision) ORFORD 3284 AMG Co-ordinates E 599000 Zone: 54 (of approx. centre of land in plan) N 5762500		Council Certificate and Endorsement Council Name: MOYNE SHIRE COUNCIL Ref: S 186 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 21 / 6 / 1995 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date 21 / 6 / 95															
Vesting of Roads and/or Reserves <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 20%;">Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>		Identifier	Council/Body/Person	NIL	NIL	Notations Staging This is /is not a staged subdivision Planning Permit No. P 229 Depth Limitation											
Identifier	Council/Body/Person																
NIL	NIL																
ADVERTISED PLAN		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															
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 Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">Easement Reference</th> <th style="width: 20%;">Purpose</th> <th style="width: 10%;">Width (Metres)</th> <th style="width: 20%;">Origin</th> <th style="width: 40%;">Land Benefited/In Favour Of</th> </tr> <tr> <td>E-1</td> <td>POWERLINE</td> <td>SEE DIAG</td> <td rowspan="2">THIS PLAN - SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993 AK562401L</td> <td>POWERCOR</td> </tr> <tr> <td>E-2</td> <td>TRANSMISSION OF ELECTRICITY</td> <td>SEE DIAG.</td> <td>VOL.10244 FOL.080</td> </tr> </table>		Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	E-1	POWERLINE	SEE DIAG	THIS PLAN - SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993 AK562401L	POWERCOR	E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG.	VOL.10244 FOL.080	LTO use only Statement of Compliance/ Exemption Statement Received <input checked="" type="checkbox"/> Date 25 / 7 / 95 LTO use only PLAN REGISTERED TIME 8.30 DATE 28 / 8 / 95 Assistant Registrar of Titles Sheet 1 of 2 Sheets	
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of													
E-1	POWERLINE	SEE DIAG	THIS PLAN - SECTION 44 OF THE ELECTRICITY INDUSTRY ACT 1993 AK562401L	POWERCOR													
E-2	TRANSMISSION OF ELECTRICITY	SEE DIAG.		VOL.10244 FOL.080													
PAUL CROWE SURVEYOR 64 THOMPSON ST HAMILTON Ph. 055-711811		LICENSED SURVEYOR (PRINT).....PAUL CROWE..... SIGNATURE..... DATE 14 / 4 / 95 REF 683 VERSION 2		DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3													



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