

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

Page 1 of 2

VOLUME 10585 FOLIO 322

Security no : 124122203844N
Produced 20/02/2025 12:04 PM

LAND DESCRIPTION

Lot 1 on Title Plan 020873M.
PARENT TITLE Volume 08738 Folio 308
Created by instrument X426361E 19/04/2001

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HOGAN PASTORAL CO PTY LTD of 194 HIGH STREET BELMONT VIC 3216
AJ929039S 25/09/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK801884H 23/12/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AY772704X 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
20/12/2024
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

**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**

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 TP020873M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY772704X (E)	CAVEAT	Registered	13/01/2025
AY785795T (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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END

**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**

**ADVERTISED
PLAN**

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

Page 1 of 2

VOLUME 10585 FOLIO 312

Security no : 124122203961L
Produced 20/02/2025 12:06 PM

LAND DESCRIPTION

Lot 2 on Title Plan 020873M.
PARENT TITLE Volume 08738 Folio 308
Created by instrument X426358L 19/04/2001

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HOGAN PASTORAL CO PTY LTD of 194 HIGH STREET BELMONT VIC 3216
AJ929039S 25/09/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK801884H 23/12/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AY772704X 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
20/12/2024
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

**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**

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 TP020873M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY772704X (E)	CAVEAT	Registered	13/01/2025
AY785795T (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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END

**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**

**ADVERTISED
PLAN**

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

Page 1 of 2

VOLUME 10585 FOLIO 315

Security no : 124122204095Q
Produced 20/02/2025 12:08 PM

LAND DESCRIPTION

Lot 3 on Title Plan 020873M.
PARENT TITLE Volume 08738 Folio 308
Created by instrument X426359H 19/04/2001

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HOGAN PASTORAL CO PTY LTD of 194 HIGH STREET BELMONT VIC 3216
AJ929039S 25/09/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK801884H 23/12/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AY772704X 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
20/12/2024
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

**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**

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 TP020873M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY772704X (E)	CAVEAT	Registered	13/01/2025
AY785795T (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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END

**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**

**ADVERTISED
PLAN**

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

Page 1 of 2

VOLUME 10585 FOLIO 324

Security no : 124122209026F
Produced 20/02/2025 01:54 PM

LAND DESCRIPTION

Lot 4 on Title Plan 020873M.
PARENT TITLE Volume 06013 Folio 590
Created by instrument X426367K 19/04/2001

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
HOGAN PASTORAL CO PTY LTD of 194 HIGH STREET BELMONT VIC 3216
AJ929039S 25/09/2012

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AK801884H 23/12/2013
AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

CAVEAT AY772704X 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
20/12/2024
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

**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**

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 TP020873M FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	CAVEAT	STATUS	DATE
AY772704X (E)	CAVEAT	Registered	13/01/2025
AY785795T (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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Effective from 22/10/2016

DOCUMENT END

**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**

**ADVERTISED
PLAN**

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	TP020873M
Number of Pages (excluding this cover sheet)	3
Document Assembled	20/02/2025 12:04

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

**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**

**ADVERTISED
PLAN**

TITLE PLAN		EDITION 2	TP20873M	
<p style="text-align: center;"><u>Location of Land</u></p> <p>Parish: Yambuk C.A.'s 5(Pt), 5A(Pt), 8(Pt), 9(Pt) & 10(Pt) Section B Parish: Belfast C.A. 34(Pt) Parish: Bootahpool C.A. 23(Pt) Last Plan Reference: LP4537 Part of lots 53, 54, 55 & 58 Title Reference: Vol. 6013 Fol. 590 Vol.8738 Fol.308 Depth Limitation: NIL</p>		<p style="text-align: center;">Notations</p> <p>APPURTENANCY The whole of the land in this plan has a right of carriageway over the roads coloured brown on C/T Vol. 8738 Fol. 308 & Vol. 6013 Fol. 590 and together with a right to allow all storm flood or other water which may fall or be on or pass through or over the land in this plan to flow through and pass over or along any drains and/or channels now existing or which may hereafter exist in upon or under the land coloured yellow on C/T Vol. 8738 Fol. 308 & Vol. 6013 Fol. 590 and together with a right to enter upon the said land coloured yellow with or without horses carts and/or other vehicles and to dig cut excavate and make any drain or channel therein or thereon and to repair or alter any drain or channel</p>		
Easement Information				
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefited / In favour of
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AK616877L	VOL.10244 FOL.080

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

Checked by

Date 14 / 6 / 2001
Assistant Registrar of Titles

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

SEE DIAGRAM ON SHEET 2

ADVERTISED PLAN

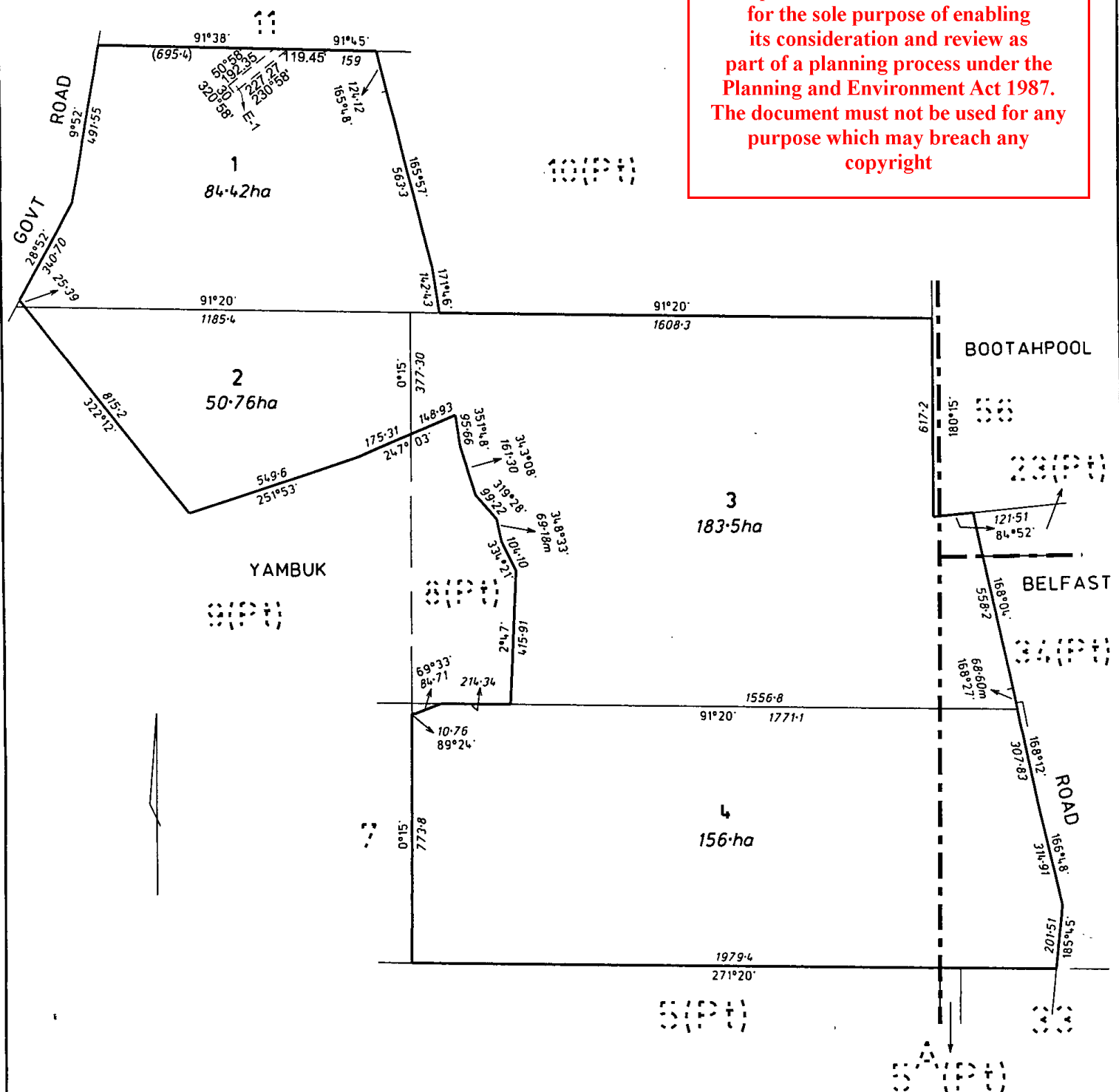
LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	FILE NO: X426358L
<p>LAND VICTORIA 283 Queen Street Melbourne</p>		<p>Drawn By: M.Briffa</p>	<p>DEALING CODE: 45</p>
			<p>Sheet 1 of 2</p>

TITLE PLAN

EDITION 1

TP 20873M

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



ADVERTISED
PLAN

SCALE
125 0 125 250 375 500
LENGTHS ARE IN METRES

SCALE
1:12500

SHEET SIZE
A3

Sheet 2 of 2 sheets

