

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

Page 1 of 1

VOLUME 10585 FOLIO 323

Security no : 124122209152T
Produced 20/02/2025 01:57 PM

LAND DESCRIPTION

Lot 38 on Plan of Subdivision 004537.
PARENT TITLE Volume 06013 Folio 590
Created by instrument X426366N 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

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP482365C 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: 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

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

Page 1 of 2

VOLUME 10585 FOLIO 319

Security no : 124122209343L
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LAND DESCRIPTION

Lot 57 on Plan of Subdivision 004537.
PARENT TITLE Volume 08738 Folio 308
Created by instrument X426360H 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

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

DIAGRAM LOCATION

SEE TP482364E 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

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Document Type	Plan
Document Identification	TP482365C
Number of Pages (excluding this cover sheet)	1
Document Assembled	20/02/2025 13:57

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**ADVERTISED
PLAN**

TITLE PLAN		EDITION 1		TP 482365C	
Location of Land			Notations		
Parish : YAMBUK			<div>ADVERTISED PLAN</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>		
Township : -					
Crown Portion : -					
Section : -					
Portion : -					
Base record : DCMB					
Last Plan Reference : LOT 38 ON LP 4537					
Derived From : VOL. 10585 FOL. 323					
Depth Limitation : NIL					
Description of Land/ Easement Information					
all that piece of land in the Parish of Yambuk being Lot					
38 on Plan of Subdivision No 4537 which land is shown enclosed by continuous lines on the map hereon					
Together with a right of carriage way over the roads coloured brown on C/T Volume 6013 Folio 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 on the map					
hereon 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 Volume 6013 Folio 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 channel					
<div>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 24/06/05 VERIFIED: A. DALLAS Assistant Registrar of Titles</div>					
<div>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>					
<p>Diagram showing Lot 38 (194.9ha) and surrounding roads. The diagram includes boundary measurements and bearings. A north arrow is present.</p> <p>Boundary measurements (metres):</p> <ul style="list-style-type: none">North boundary: 1979.4West boundary: 908.3South boundary: 507.7, 603, 254.48, 330.54, 475.96East boundary: 388.01, 279.36, 209.10 <p>Bearings:</p> <ul style="list-style-type: none">North boundary: 91°20'West boundary: 0°15'South boundary: 282°09', 281°12', 258°33', 277°37'East boundary: 270°03', 185°33', 185°45'					
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 Sheets	

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Document Type	Plan
Document Identification	TP482364E
Number of Pages (excluding this cover sheet)	2
Document Assembled	20/02/2025 14:00

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**ADVERTISED
PLAN**

TITLE PLAN		EDITION 2		TP 482364E	
Location of Land Parish : YAMBUK Township : - Crown Portion : - Section : - Portion : - Base record : DCMB Last Plan Reference : LOT 57 ON LP 4537 Derived From : VOL. 10585 FOL. 319 Depth Limitation : NIL				Notations 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 in the Parish of Yambuk being Lot 57 on Plan of Subdivision No 4537 which land is shown enclosed by continuous lines on the map hereon Together with a right of carriage way over the roads coloured brown on C/T Volume 8738 Folio 308 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 on the map hereon 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 Volume 8738 Folio 308 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 channel				THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 24/06/05 VERIFIED: A. DALLAS <i>Assistant Registrar of Titles</i>	
EASEMENT INFORMATION					
Legend: A - Appurtenant Easement E - Encumbering Easement R- Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of	
E-1	TRANSMISSION OF ELECTRICITY	SEE DIAG.	AK61687/L	VOL. 10244 FOL. 080	
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<p style="text-align: center; font-weight: bold; font-size: 1.2em;">LOT 57 139.1 ha</p>					
ADVERTISED PLAN					
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 Sheets	

