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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 04414 FOLIO 741

Security no : 124129984642Y
Produced 18/11/2025 12:36 AM

LAND DESCRIPTION

Lot 1 on Title Plan 253930B.
PARENT TITLE Volume 03020 Folio 976
Created by instrument 0968878 16/12/1920

**ADVERTISED
PLAN**

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ACADEMY MANOR PTY LTD of 0 BRYANTS GAP ROAD TALLANGATTA VIC 3700
AU020472Y 05/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU394432W 28/05/2021
NATIONAL AUSTRALIA BANK LTD

CAVEAT AZ404544S 22/07/2025

Caveator
BE PRO J PTY LTD ACN: 624192338
Grounds of Claim
OPTION TO LEASE WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
07/07/2023
Estate or Interest
EXECUTORY OR CONTINGENT INTEREST
Prohibition
ABSOLUTELY
Lodged by
INTEGRO LAWYERS
Notices to
INTEGRO LAWYERS of LEVEL 2 250 QUEEN STREET MELBOURNE VIC 3000

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its consideration and review as
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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 TP253930B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AZ404544S (E)	CAVEAT Registered	22/07/2025

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

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

Street Address: WANGARATTA-KILFEERA ROAD LACEBY VIC 3678

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 28/05/2021

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 253930B						
Location of Land Parish: LACEBY Township: Section: 29 Crown Allotment: 26A(PT) Crown Portion: Last Plan Reference: Derived From: VOL 4414 FOL 741 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information E-1 = EASEMENT TO SEC CREATED BY C/E F688623		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 22/12/1999 VERIFIED: M.P							
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2" style="font-size: small;">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 colspan="2" style="font-size: small;">PARCEL 1 = CA 26A (PT)</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		PARCEL 1 = CA 26A (PT)	
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 = CA 26A (PT)									
LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

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Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 18/11/2025 12:36:40 AM

Status	Registered	Dealing Number	AU020472Y
Date and Time Lodged	05/02/2021 02:47:07 PM		

Lodger Details

Lodger Code	20620D
Name	HERBERT SMITH FREEHILLS KRAMER
Address	
Lodger Box	
Phone	
Email	
Reference	

**ADVERTISED
PLAN**

TRANSFER

Jurisdiction	VICTORIA
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Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

4414/741

Transferor(s)

Given Name(s)	GERARD HERBERT
Family Name	WHITTY
Given Name(s)	KATHLEEN VERONICA
Family Name	WHITTY

Estate and/or Interest being transferred

Fee Simple

Consideration

\$AUD 1600000.00

Transferee(s)

Tenancy (inc. share)	Sole Proprietor
Name	ACADEMY MANOR PTY LTD
ACN	006242977
Address	



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Street Number 0
Street Name BRYANTS GAP
Street Type ROAD
Locality TALLANGATTA
State VIC
Postcode 3700

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Duty Transaction ID
5016626

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	ACADEMY MANOR PTY LTD
Signer Name	DAVID SINN
Signer Organisation	HERBERT SMITH FREEHILLS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	05 FEBRUARY 2021

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	GERARD HERBERT WHITTY KATHLEEN VERONICA WHITTY
Signer Name	JANEEN MARY MILNE
Signer Organisation	MILNE LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	05 FEBRUARY 2021

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 18/11/2025 12:36:40 AM

Status	Registered	Dealing Number	AZ404544S
Date and Time Lodged	22/07/2025 02:29:38 PM		

Lodger Details

Lodger Code	25367L
Name	INTEGRO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	2025/0819

**ADVERTISED
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CAVEAT

Jurisdiction	VICTORIA
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Land Title Reference

4414/741

Caveator

Name	BE PRO J PTY LTD
ACN	624192338

Grounds of claim

Option to lease with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

07/07/2023

Estate or Interest claimed

Executory or Contingent Interest

Prohibition

Absolutely

Name and Address for Service of Notice

Integro Lawyers



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Address

Floor Type	LEVEL
Floor Number	2
Street Number	250
Street Name	QUEEN
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	BE PRO J PTY LTD
Signer Name	MICHAEL KOK-LEONG WONG
Signer Organisation	INTEGRO LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	22 JULY 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

**ADVERTISED
PLAN**