

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

Page 1 of 2

VOLUME 05793 FOLIO 418

Security no : 124136342892H

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**ADVERTISED
PLAN**

CROWN GRANT

LAND DESCRIPTION

Lot 1 on Title Plan 514439B.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

49 NEWCOMBE STREET PTY LTD

AS216294X 31/05/2019

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ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX761617N 23/02/2024

NATIONAL AUSTRALIA BANK LTD

CAVEAT AX761812Q 23/02/2024

Caveator

VELISHA SUPERANNUATION PTY LTD ACN: 616223262

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

20/02/2024

Estate or Interest

INTEREST AS MORTGAGEE

Prohibition

ABSOLUTELY

Lodged by

MANN LEGAL

Notices to

DIANA DIMOVSKI of 40 MYERS STREET GEELONG VIC 3220

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

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 TP514439B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Page 2 of 2

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

Street Address: 49 NEWCOMBE STREET PORTARLINGTON VIC 3223

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/02/2024

DOCUMENT END

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Document Type	Plan
Document Identification	TP514439B
Number of Pages (excluding this cover sheet)	2
Document Assembled	08/07/2026 14:22

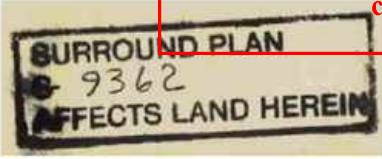
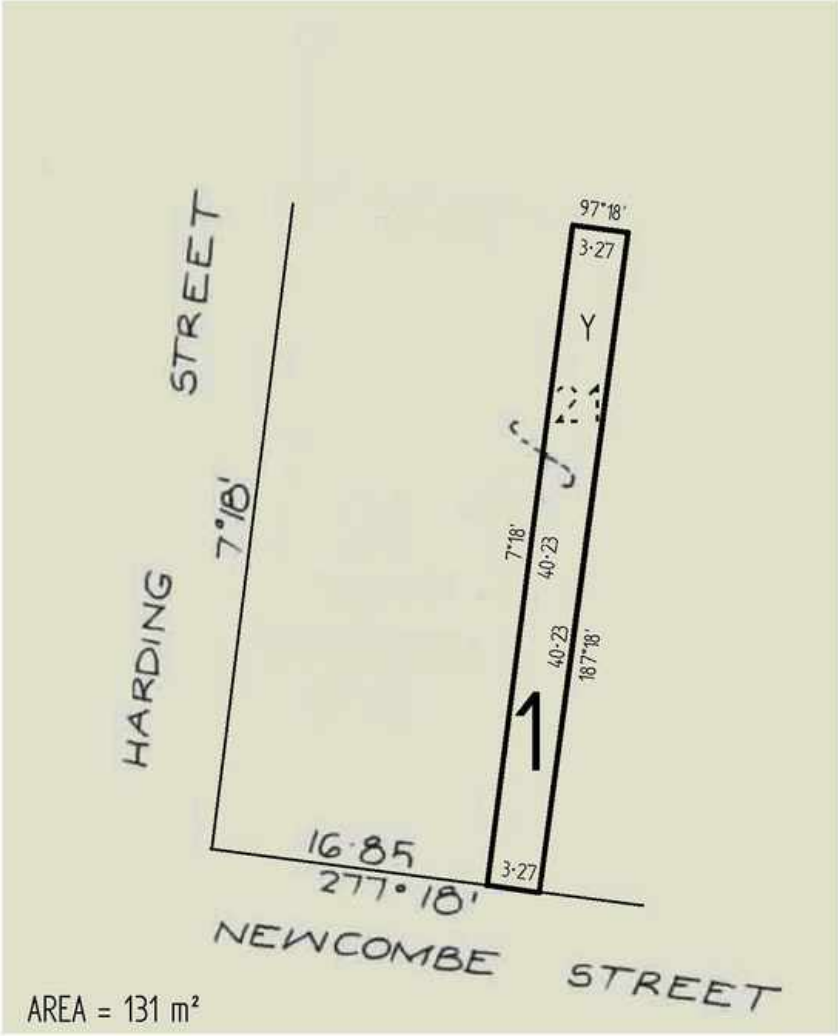
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TITLE PLAN		EDITION 1		TP 514439B						
Location of Land Parish: BELLARINE Township: PORTARLINGTON Section: 1B Crown Allotment: 21 (PT) Crown Portion: Last Plan Reference: Derived From: VOL 5793 FOL 418 Depth Limitation: 150 FEET			SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN ACT 1954 AND 1961 AND ON SHEET 2 OF THIS PLAN  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information ADVERTISED PLAN			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 01/06/2000 VERIFIED: HG							
			COLOUR CODE Y = YELLOW							
 AREA = 131 m²										
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">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">PARCEL 1 = CA 21 (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 21 (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 21 (PT)										
LENGTHS ARE IN METRES		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets							

TITLE PLAN		TP 514439B
LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT BEING PART <i>Attornment Twenty one of Section one B in the Town of Portarlington Parish of Bellavine County of</i> <i>Ordnance</i> ALL THAT PIECE OF LAND in the said State containing delimited with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow Together with all the rights members privileges and appurtenances whatsoever to the same belonging or in anywise appertaining: PROVIDED nevertheless that the Commonwealth and its transferees shall be entitled to sink wells for water and to the use and enjoyment of any wells and springs of water which may at any time be upon the said land and which supply water or may hereafter supply water for domestic farming agricultural manufacturing or irrigation purposes and shall have such rights with respect to such wells and springs as though it or they held the said land without any limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the <i>Mines Act</i> 1928 in upon and under and within the boundaries of the land hereby granted: AND ALSO reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals and the mines metals and minerals in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted: AND ALSO reserving and excepting the use of all such parts of the said land as shall be required for making railways canals water-courses reservoirs drains or sewers over in upon or through the same with full and free liberty of ingress egress and regress into out of and upon the said land for such purposes. AND ALSO reserving and excepting unto our subjects and people in the said State the public use of all such parts of the said land as shall from time to time be proclaimed as or otherwise become either a main or district road or other public highway or thoroughfare. PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the <i>Land Act</i> 1928 of the Parliament of our said State: PROVIDED ALSO and we do hereby expressly declare that this our Royal Grant is and shall be subject to the conditions provisions and declarations hereinafter mentioned (that is to say): That the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the <i>Mines Act</i> 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as these to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED That compensation shall be paid to the Commonwealth or its transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.		
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LENGTHS ARE IN METRES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 2 of 2 sheets

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

Page 1 of 2

VOLUME 08085 FOLIO 098

Security no : 124136342459D

Produced 08/07/2026 02:17 PM

**ADVERTISED
PLAN**

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 22 Section 1B Township of Portarlington Parish of Bellarine.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

49 NEWCOMBE STREET PTY LTD

AS216294X 31/05/2019

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AX761617N 23/02/2024

NATIONAL AUSTRALIA BANK LTD

CAVEAT AX761812Q 23/02/2024

Caveator

VELISHA SUPERANNUATION PTY LTD ACN: 616223262

Grounds of Claim

AGREEMENT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

20/02/2024

Estate or Interest

INTEREST AS MORTGAGEE

Prohibition

ABSOLUTELY

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Notices to

DIANA DIMOVSKI of 40 MYERS STREET GEELONG VIC 3220

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP330940U 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)

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

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ADMINISTRATIVE NOTICES

NIL

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Effective from 23/02/2024

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Document Identification	TP330940U
Number of Pages (excluding this cover sheet)	2
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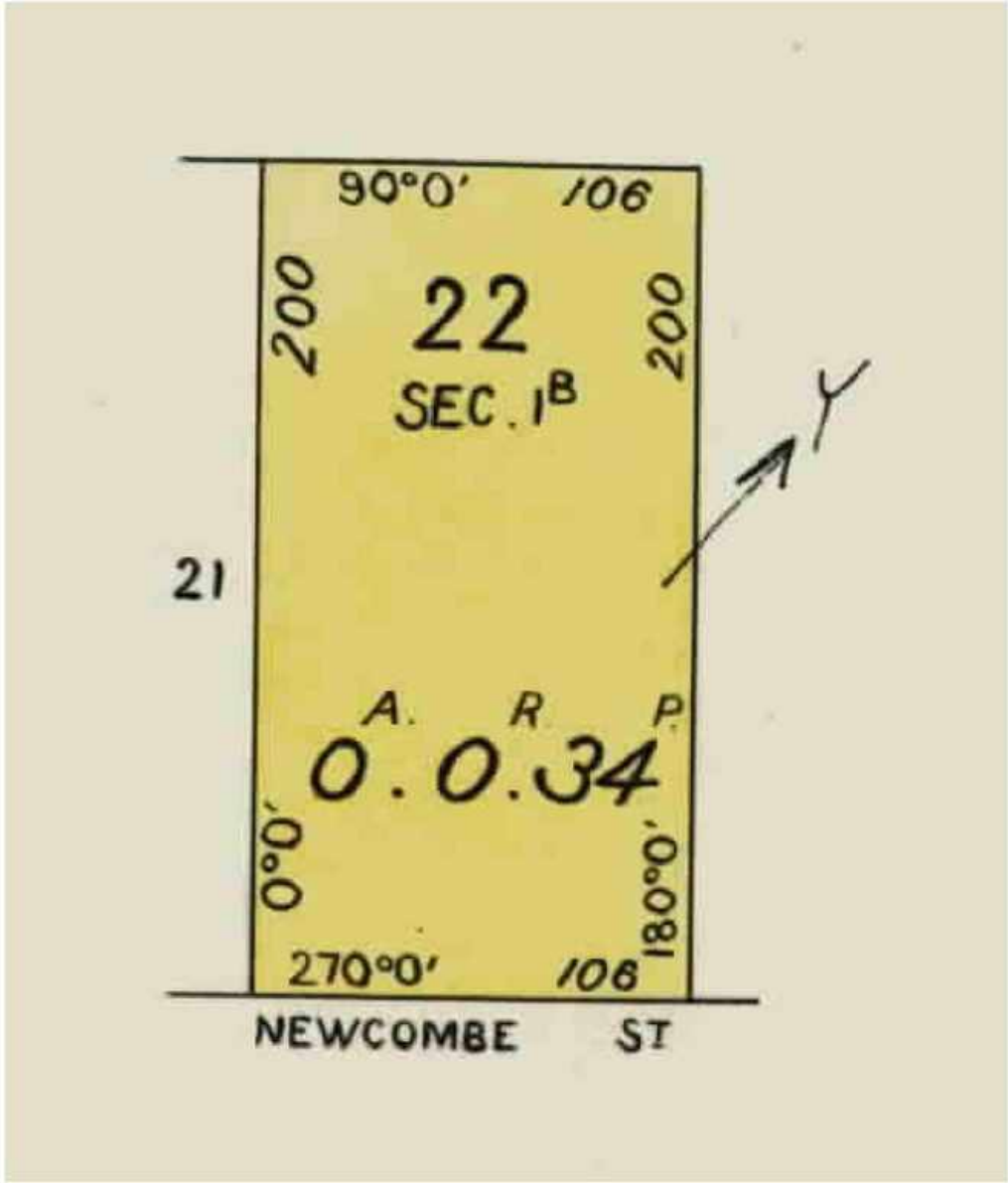
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TITLE PLAN		EDITION 1	
Location of Land Parish: BELLARINE Township: PORTARLINGTON Section: 1B Crown Allotment: 22 Crown Portion: Last Plan Reference: Derived From: VOL 8085 FOL 098 Depth Limitation: 150 FEET		SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANTS, EASEMENTS AND ETC. ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information ADVERTISED PLAN		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 24/02/2000 VERIFIED: BH	
		COLOUR CODE Y = YELLOW	
LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 2 sheets	

TITLE PLAN	TP 330940U
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LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

THAT PIECE OF LAND in the said State containing thirty-four perches more or less being Allotment
twenty-two of Section one^B in the Township of Portarlington Parish of Bellarine County of Grant

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the Commonwealth shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though it held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act 1935* on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the Commonwealth or its transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

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PLAN**

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