

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Produced 15/06/2024 12:17 PM

Volume 10469 Folio 805

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08056 Folio 742 to Volume 08056 Folio 743

Volume 08056 Folio 742 to Volume 08056 Folio 743 Volume 08560 Folio 103 Volume 09415 Folio 630

Volume 09797 Folio 902

RECORD OF HISTORICAL DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged | Dealing Type and Details |
|------------------------------|---------------------------|---------|--------|--------------------------|
|------------------------------|---------------------------|---------|--------|--------------------------|

RECORD OF VOTS DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged |
|------------------------------|---------------------------|---------|--------|
|------------------------------|---------------------------|---------|--------|

| | | | |
|------------|------------|-----------|---|
| 08/08/2006 | 08/08/2006 | AE532544J | Y |
|------------|------------|-----------|---|

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
U885954W

| | | | |
|------------|------------|-----------|---|
| 08/08/2006 | 08/08/2006 | AE532545G | Y |
|------------|------------|-----------|---|

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
V953318B

| | | | |
|------------|------------|-----------|---|
| 12/09/2006 | 12/09/2006 | AE602197Q | Y |
|------------|------------|-----------|---|

MORTGAGE OF LAND
MORTGAGE AE602197Q 12/09/2006
WESTPAC BANKING CORPORATION

| | | | |
|------------|------------|-----------|---|
| 28/07/2009 | 28/07/2009 | AG656520P | N |
|------------|------------|-----------|---|

RECTIFY OWNERS CORPORATION

OWNERS CORPORATIONS ALTERED

OWNERS CORPORATION 1 PLAN NO. PS415064K

| | | | |
|------------|------------|-----------|---|
| 16/02/2010 | 16/02/2010 | AH039144A | N |
|------------|------------|-----------|---|

RECTIFY OWNERS CORPORATION

OWNERS CORPORATIONS ALTERED

OWNERS CORPORATION 3 PLAN NO. PS415064K

OWNERS CORPORATION RULES

REMOVED:

PLAN OF SUBDIVISION PS415064K

HISTORICAL SEARCH STATEMENT

Land Use Victoria

25/09/2010 25/09/2010 AH519481F Y

CHANGE OF ADDRESS FOR NOTICE SECTION 34 SUBDIVISION ACT 1988

18/03/2011 18/03/2011 AH847489G Y

CAVEAT

CAVEAT AH847489G 18/03/2011
 Caveator
 YARRA VALLEY PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 LANDER & ROGERS
 Notices to
 LANDER & ROGERS LAWYERS of LEVEL 12 600 BOURKE STREET MELBOURNE VIC 3000

29/03/2011 29/03/2011 AH865669C N

RECTIFICATION MODIFY CAVEAT

CAVEAT AH847489G 18/03/2011
 Caveator
 YARRA VALLEY GOLF PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 LANDER & ROGERS
 Notices to
 LANDER & ROGERS LAWYERS of LEVEL 12 600 BOURKE STREET MELBOURNE VIC 3000

29/03/2011 29/03/2011 AH866060S Y

WITHDRAWAL OF CAVEAT

CAVEAT AH847489G REMOVED

29/03/2011 29/03/2011 AH866061Q Y

CAVEAT

CAVEAT AH866061Q 29/03/2011
 Caveator
 GOLDEN HERITAGE GOLF PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 LANDER & ROGERS
 Notices to
 LANDER & ROGERS of LEVEL 12 600 BOURKE STREET MELBOURNE VIC 3000

14/04/2011 14/04/2011 AH897234K Y

LAND TAX CHARGE

STATUTORY CHARGE Section 96(1) Land Tax Act 2005
 AH897234K 14/04/2011

15/07/2011 15/07/2011 AJ072926M Y

CAVEAT

CAVEAT AJ072926M 15/07/2011
 Caveator
 LEZAK NOMINEES PTY LTD
 BINSTED PTY LTD
 OLLSON PTY LTD
 BROWNBEE PTY LTD
 Capacity MORTGAGEE
 Date of Claim 15/07/2011
 Lodged by
 MEERKIN & APEL

HISTORICAL SEARCH STATEMENT

Land Use Victoria

Notices to
MEERKIN & APEL of 56 GREVILLE STREET PRAHRAN VIC 3181

31/01/2012 31/01/2012 AJ455971X Y

CHANGE OF ADDRESS FOR NOTICE SECTION 34 SUBDIVISION ACT 1988

21/03/2012 21/03/2012 AJ557285X Y

CAVEAT

CAVEAT AJ557285X 21/03/2012

Caveator

GLENBELLE PTY LTD

Capacity SEE CAVEAT

Lodged by

KING & WOOD MALLESONS

Notices to

KING & WOOD MALLESONS of LEVEL 50 600 BOURKE STREET MELBOURNE VIC 3000

17/04/2012 17/04/2012 AJ604154F Y

DISCHARGE LAND TAX CHARGE

STATUTORY CHARGE AH897234K REMOVED

17/04/2012 17/04/2012 AJ604156B Y

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)

MORTGAGE AE602197Q

17/04/2012 17/04/2012 AJ604159U Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:

YARRA VALLEY GOLF PTY LTD

TO:

GOLDEN HERITAGE GOLF PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

GOLDEN HERITAGE GOLF PTY LTD of "FALCOLN CORPORATE ADVISORY "

LEVEL 3 600 BOURKE STREET MELBOURNE VIC 3000

AJ604159U 17/04/2012

AND LAPSING OF CAVEAT AH866061Q

17/04/2012 17/04/2012 AJ604161J Y

MORTGAGE OF LAND

MORTGAGE AJ604161J 17/04/2012

LEZAK NOMINEES PTY LTD

BINSTED PTY LTD

OLLSON PTY LTD

BROWNBEE PTY LTD

AND LAPSING OF CAVEAT AJ072926M

17/08/2012 17/08/2012 AJ861215Y Y

TRANSFER OF MORTGAGE

MORTGAGE AJ604161J 17/04/2012

LEZAK NOMINEES PTY LTD

OLLSON PTY LTD

BROWNBEE PTY LTD

TRANSFER OF MORTGAGE AJ861215Y 17/08/2012

HISTORICAL SEARCH STATEMENT

Land Use Victoria

30/11/2012 11/01/2013 AK055921L Y

MORTGAGE OF LAND

MORTGAGE AK055921L 30/11/2012
 GLENBELLE PTY LTD
 AND LAPSING OF CAVEAT AJ557285X

10/07/2013 10/07/2013 AK456418K Y

CAVEAT

CAVEAT AK456418K 10/07/2013
 Caveator
 HUA WANG
 Capacity MORTGAGEE
 Date of Claim 24/06/2013
 Lodged by
 MADGWICKS
 Notices to
 MADGWICKS of LEVEL 33 140 WILLIAM STREET MELBOURNE VIC 3000

30/07/2013 30/07/2013 AK492166G Y

TRANSFER OF MORTGAGE

MORTGAGE AJ604161J 17/04/2012
 MORLEND FINANCE CORPORATION (VIC) PTY LTD
 TRANSFER OF MORTGAGE AJ861215Y 17/08/2012
 TRANSFER OF MORTGAGE AK492166G 30/07/2013

01/08/2013 01/08/2013 AK499000F Y

TRANSFER OF MORTGAGE

MORTGAGE AK055921L 30/11/2012
 MORLEND FINANCE CORPORATION (VIC) PTY LTD
 TRANSFER OF MORTGAGE AK499000F 01/08/2013

29/11/2013 29/11/2013 AK746256T Y

CAVEAT

CAVEAT AK746256T 29/11/2013
 Caveator
 FALCON CORPORATE ADVISORY PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 HDME LAWYERS
 Notices to
 HDME LAWYERS of LEVEL 1 600 ST KILDA ROAD MELBOURNE VIC 3004

23/12/2013 23/12/2013 AK803527X Y

WITHDRAWAL OF CAVEAT

CAVEAT AK746256T REMOVED

05/02/2014 05/02/2014 AK878701L Y

CAVEAT

CAVEAT AK878701L 05/02/2014
 Caveator
 FALCONE CORPORATE ADVISORY PTY LTD
 Capacity MORTGAGEE
 Date of Claim 01/11/2012
 Lodged by
 HDME LAWYERS
 Notices to
 HDME LAWYERS of LEVEL 1 600 ST KILDA ROAD MELBOURNE VIC 3004

HISTORICAL SEARCH STATEMENT

Land Use Victoria

04/03/2014 04/03/2014 AK944773S Y

WITHDRAWAL OF CAVEAT
CAVEAT AK456418K REMOVED

15/04/2014 15/04/2014 AL027009P Y

CAVEAT
CAVEAT AL027009P 15/04/2014
Caveator
WELL LINK HOLDINGS PTY LTD
Capacity SEE CAVEAT
Lodged by
EVANS ELLIS LAWYERS
Notices to
EVANS ELLIS LAWYERS of LEVEL 2 455 BOURKE STREET MELBOURNE VIC 3000

17/04/2014 17/04/2014 AL033253S Y

CAVEAT
CAVEAT AL033253S 17/04/2014
Caveator
HGC PROPERTIES PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
ZAITMAN LAWYERS
Notices to
ZAITMAN LAWYERS of "THE METROPOLIS" LEVEL 1 480 ST KILDA ROAD MELBOURNE VIC 3004

23/04/2014 23/04/2014 AL038262P Y

TRANSFER BY MORTGAGEE/CHARGE
FROM:
GOLDEN HERITAGE GOLF PTY LTD
TO:
HGC PROPERTIES PTY LTD

RESULTING PROPRIETORSHIP:
Estate Fee Simple
Sole Proprietor
HGC PROPERTIES PTY LTD of LEVEL 2 428 LITTLE BOURKE STREET
MELBOURNE VIC 3000
AL038262P 23/04/2014
AND REMOVAL OF MORTGAGE AJ604161J
AND REMOVAL OF MORTGAGE AK055921L
AND LAPSING OF CAVEAT AK878701L
AND LAPSING OF CAVEAT AL027009P
AND LAPSING OF CAVEAT AL033253S

24/04/2014 24/04/2014 AL039439U Y

CAVEAT
CAVEAT AL039439U 24/04/2014
Caveator
Z4 CAPITAL PTY LTD
Capacity MORTGAGEE
Date of Claim 23/04/2014
Lodged by
IMPEX LAWYERS & ADVISERS
Notices to
IMPEX LAWYERS & ADISERS of LEVEL 9 446 COLLINS STREET MELBOURNE VIC 3000

24/04/2014 24/04/2014 AL040640U Y

HISTORICAL SEARCH STATEMENT

Land Use Victoria

MORTGAGE OF LAND

MORTGAGE AL040640U 24/04/2014
 Z4 CAPITAL PTY LTD
 AND LAPSING OF CAVEAT AL039439U

12/05/2014 12/05/2014 AL072527K Y

CAVEAT AFFECTING INSTRUMENT

MORTGAGE AL040640U 24/04/2014
 Z4 CAPITAL PTY LTD

CAVEAT AL072527K 12/05/2014
 Caveator
 GALAXY SECURITIES PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 SLADEN LEGAL
 Notices to
 BOSS PRIVATE CLIENTS of LEVEL 2 428 LITTLE BOURKE STREET MELBOURNE VIC 3000

14/05/2014 14/05/2014 AL081175P Y

CAVEAT

CAVEAT AL081175P 14/05/2014
 Caveator
 COSMIC PROPERTIES PTY LTD
 Capacity SEE CAVEAT
 Lodged by
 SLADEN LEGAL
 Notices to
 BOSS PRIVATE CLIENTS of LEVEL 2 428 LITTLE BOURKE STREET MELBOURNE VIC 3000

29/05/2014 29/05/2014 AL117545M Y

CAVEAT

CAVEAT AL117545M 29/05/2014
 Caveator
 GALAXY SECURITIES PTY LTD
 Capacity MORTGAGEE
 Date of Claim 22/05/2014
 Lodged by
 IMPEX LAWYERS & ADVISORS
 Notices to
 IMPEX LAWYERS & ADVISORS of LEVEL 9 446 COLLINS STREET MELBOURNE VIC 3000

02/06/2014 02/06/2014 AL123094K Y

CAVEAT

CAVEAT AL123094K 02/06/2014
 Caveator
 KYLIE BAO
 Capacity SEE CAVEAT
 Lodged by
 MACPHERSON & KELLEY
 Notices to
 MACPHERSON & KELLEY of LEVEL 22 114 WILLIAM STREET MELBOURNE VIC 3000

06/11/2014 06/11/2014 AL469964Y Y

WITHDRAWAL OF CAVEAT

CAVEAT AL081175P REMOVED

10/11/2014 10/11/2014 AL475447L Y

WITHDRAWAL OF CAVEAT

CAVEAT AL072527K REMOVED

HISTORICAL SEARCH STATEMENT

Land Use Victoria

| | | | |
|--|------------|---------------|---|
| 12/11/2014 | 12/11/2014 | AL482605E | Y |
| WITHDRAWAL OF CAVEAT CAVEAT AL117545M REMOVED | | | |
| 26/11/2018 | 26/11/2018 | AR691525J | N |
| RECTIFICATION MODIFY CAVEAT CAVEAT AL123094K 02/06/2014 Caveator KYLIE BAO Capacity SEE CAVEAT Lodged by MACPHERSON & KELLEY Notices to MACPHERSON & KELLEY of LEVEL 22 114 WILLIAM STREET MELBOURNE VIC 3000 | | | |
| 16/04/2021 | 16/04/2021 | AU242808C (E) | N |
| CONVERT PCT AND NOMINATE ECT TO LODGEMENT CASE LC Id: 206203495 Removed by Dealing AU243681U | | | |
| 16/04/2021 | 21/04/2021 | AU243681U (E) | N |
| WITHDRAWAL OF CAVEAT CAVEAT AL123094K REMOVED | | | |
| 16/04/2021 | 21/04/2021 | AU243682S (E) | N |
| DISCHARGE OF MORTGAGE AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S) MORTGAGE AL040640U | | | |
| 21/05/2021 | 21/05/2021 | AU370434C (E) | N |
| TRANSFER OF LAND BY ENDORSEMENT FROM: HGC PROPERTIES PTY LTD TO: RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor DOMINICUS INTERNATIONAL PTY LTD of 21 HERITAGE AVENUE CHIRNSIDE PARK VIC 3116 AU370434C 21/05/2021 | | | |
| 22/02/2024 | 22/02/2024 | AX753778H | Y |
| CHANGE OF ADDRESS FOR NOTICE SECTION 34 SUBDIVISION ACT 1988 | | | |
| 22/02/2024 | 22/02/2024 | AX753986A | Y |
| OWNERS CORPORATION ACT RULES OWNERS CORPORATIONS ALTERED ----- OWNERS CORPORATION 1 PLAN NO. PS415064K ADDRESS FOR SERVICE OF NOTICES FROM : LEVEL 1 664 MOUNTAIN HIGHWAY BAYSWATER VIC 3153 TO : LEVEL 1 664 MOUNTAIN HIGHWAY BAYSWATER VIC 3153 OWNERS CORPORATION RULES ADDED: OWNERS CORPORATION RULES AX753986A REMOVED: PLAN OF SUBDIVISION PS415064K | | | |

HISTORICAL SEARCH STATEMENT

Land Use Victoria

OWNERS CORPORATION DEALINGS
ADDED:
PLAN OF SUBDIVISION PS415064K

07/03/2024 07/03/2024 AX795556Q N

RECTIFICATION ADDRESS OF OWNERS CORPORATION
OWNERS CORPORATIONS ALTERED

OWNERS CORPORATION 1 PLAN NO. PS415064K
ADDRESS FOR SERVICE OF NOTICES
FROM : "MELBOURNE BODY CORPORATE MANAGEMENT HEALESVILLE" 22 UNSWORTH
ROAD RINGWOOD VIC 3134
TO : "MELBOURNE BODY CORPORATE MANAGEMENT HEALESVILLE" 22 UNSWORTH
ROAD RINGWOOD VIC 3134

STATEMENT END

VOTS Snapshot

Volume 10469 Folio 805
124018712577V
Produced 08/08/2006 03:26 pm

LAND DESCRIPTION

Lot S11 on Plan of Subdivision 415064K.
PARENT TITLES :
Volume 08056 Folio 742 to Volume 08056 Folio 743
Volume 08560 Folio 103 Volume 09415 Folio 630 Volume 09797 Folio 902
Created by instrument PS415064K 22/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
YARRA VALLEY GOLF PTY LTD
PS415064K 22/09/1999

ENCUMBRANCES, CAVEATS AND NOTICES

- 1. MORTGAGE V953318B 22/03/1999
ST GEORGE BANK LIMITED
- 2. MORTGAGE U885954W 22/07/1997
JUDY MICHELLE TAUBER

VARIATION OF PRIORITY V960108D 25/03/1999

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 PS415064K FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

10469/805 - Version 0, Date 21/04/2000

ORIGINAL

**NOT TO BE TAKEN FROM THE OFFICE
OF TITLES**



REGISTER BOOK

VOL. 10469 FOL. 805

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

YARRA VALLEY GOLF PTY. LTD. is the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in all that piece of land in the Parish of Warrandyte being Lot S11 on Plan of Subdivision No 415064K

Derived From
Vol8056 Fol742 Vol8056 Fol743 Vol8560 Fol103
Vol9415 Fol630 Vol9797 Fol902
22/9/99



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

MORTGAGE U885954W 22/7/97 Judy Michelle Tauber
MORTGAGE V953318B 22/3/99 ST. George Bank Limited
The above Mortgages now rank in the following order of priority
1. Mortgage V953318B
2. Mortgage U885954W
Vide V960108D

Any encumbrances created by Section 98 of the Transfer of Land Act 1958 or Section 24 of the Subdivision Act 1988-

Any other encumbrances shown or entered on the said Plan-

SEE PS415064K FOR BOUNDARIES AND OTHER DETAILS



T10469-805-1-3

VOL.

FOL.

