

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

VOLUME 11898 FOLIO 631

Security no : 124072449229R
Produced 19/06/2018 05:59 pm

LAND DESCRIPTION

Lot A on Plan of Subdivision 648227G.
Created by instrument AQ043687G 14/07/2017

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MANGOMERO PTY LTD of 1/26 SHAFTESBURY AVENUE MALVERN VIC 3144
AQ043687G 14/07/2017

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS648227G 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: 291-295 SWAN STREET RICHMOND VIC 3121

ADMINISTRATIVE NOTICES

NIL

eCT Control 13645B ROBERTSON CONVEYANCING
Effective from 04/08/2017

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS648227G
Number of Pages (excluding this cover sheet)	7
Document Assembled	19/06/2018 18:02

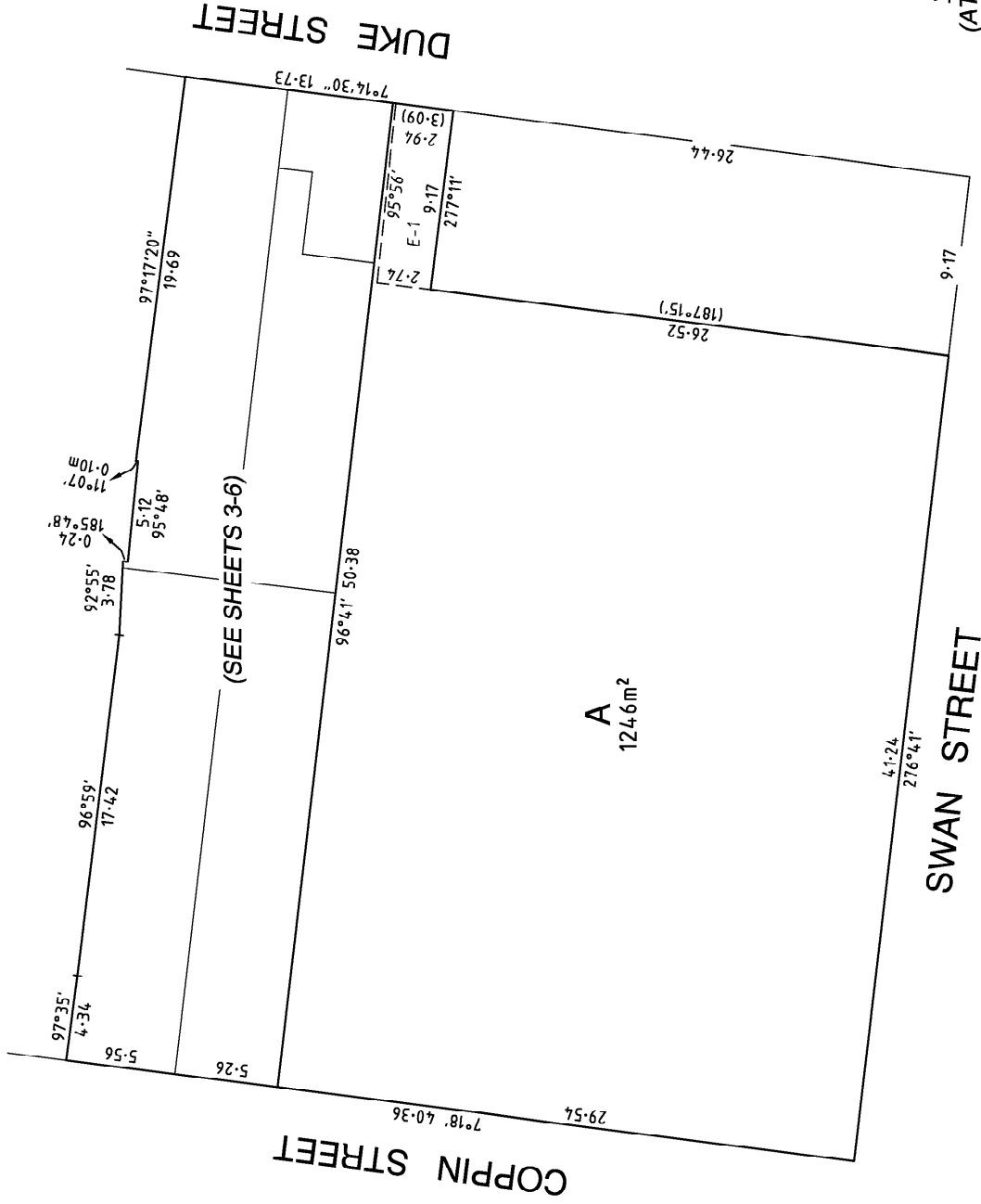
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PLAN OF SUBDIVISION		EDITION 1	PS 648227 G	
LOCATION OF LAND PARISH : JIKA JIKA SECTION : - - - - CROWN ALLOTMENT : - - - - CROWN PORTION : 19 (PART) TITLE REFERENCE : VOL.11220 FOL.504, VOL.11220 FOL.505, VOL.11220 FOL.506, VOL.11220 FOL.507 & VOL.11220 FOL.508 LAST PLAN REFERENCE : TP 946391 S (LOTS 1-5) POSTAL ADDRESS : 291-295 SWAN STREET, (At time of subdivision) 213 COPPIN STREET & 86 DUKE STREET RICHMOND, 3121 MGA94 Co-ordinates (of approx centre of land in plan) E 324 240 ZONE: 55 N 5811 615 GDA 94		COUNCIL NAME: YARRA CITY COUNCIL		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	DEPTH LIMITATION DOES NOT APPLY.		
NIL	NIL	SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. SP11/0059 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No.		
NOTATIONS				
BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS. LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: UNDERSIDE OF SLAB : BOUNDARIES MARKED 'U' EASTERN FACE OF WALL : BOUNDARIES MARKED 'E' SOUTHERN FACE OF WALL : BOUNDARIES MARKED 'S' MEDIAN : BOUNDARIES MARKED 'M' UPPER FACE OF THE GROUND STOREY SLAB: BOUNDARIES MARKED 'T' INTERIOR FACE : <i>All other boundaries</i> - - - - DENOTES STRUCTURE (NON BOUNDARY)		COMMON PROPERTY No.1 IS ALL THE LAND IN THE PLAN EXCEPT THE LOTS, AND INCLUDES THE WALLS, FLOORS, CEILINGS AND STRUCTURES THAT DEFINE BOUNDARIES OF THE BUILDING BELOW THE UPPER FACE OF THE GROUND STOREY SLAB. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS - SEE OWNERS CORPORATION SEARCH REPORT FOR DETAILS. REDUCED LEVELS (R.L.) SHOWN HEREON ARE ON A.H.D. VIDE MMB.253 R.L.11.96 (20/02/2011)		
EASEMENT INFORMATION				
LEGEND		A - Appurtenant Easement	E - Encumbering Easement	R - Encumbering Easement (Road)
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE LAND IN THIS PLAN EXCEPT LOT A				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	CARRIAGEWAY	SEE PLAN	INST. 1154485	VOL.9203 FOL.412 & VOL.11007 FOL.777
TGM Group 765 Glenferrie Road (PO Box 2304) Hawthorn Vic 3122 T 03 8862 9333 F 03 9819 4909 ABN 11 125 568 461 www.lgmgroup.com JAG-ANZ Accredited: Quality ISO 9001 - OH&S AS/NZS 4801 - Environment ISO 14001		SURVEYORS FILE REF: 3769-04 DATE: 06/07/2017 BRENT KEVIN O'GRADY / VERSION No.6		ORIGINAL SHEET SIZE: A3 Sheet 1 of 6 Sheets PLAN REGISTERED TIME: 09:32 DATE: 14/07/17 B.J.S. Assistant Registrar of Titles

PS 648227 G



SITE PLAN
(AT GROUND LEVEL)

TGM Group
765 Glenferrie Road (PO Box 2304)
Hawthorn Vc 3122
T 03 8862 9333
F 03 9819 4908
ABN 11 125 556 461
www.tgmgroup.com



Signed by: Brent Kevin O'Grady (TGM Group Pty Ltd - Hawthorn) Surveyor's Plan Version (6) SPEAR Ref: S016253B 29/06/2017. Amended by: Brent Kevin O'Grady, 10/07/2017.

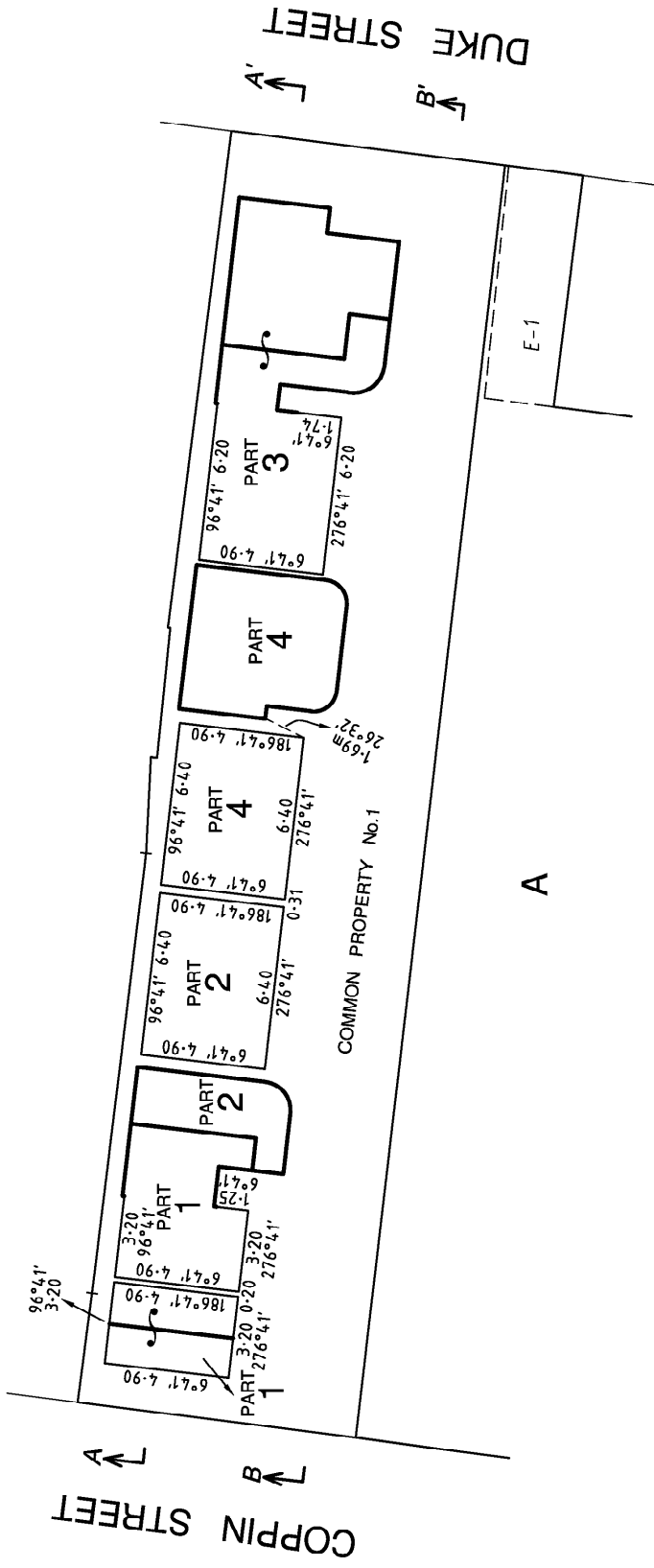
BRENT KEVIN O'GRADY / VERSION No.6

SCALE 1:250	2.5	0	2.5	5	7.5	10
LENGTHS ARE IN METRES						

ORIGINAL SHEET SIZE: A3	SHEET 2
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PS 648227 G

M.G.A.94
ZONE 55



BASEMENT LEVEL

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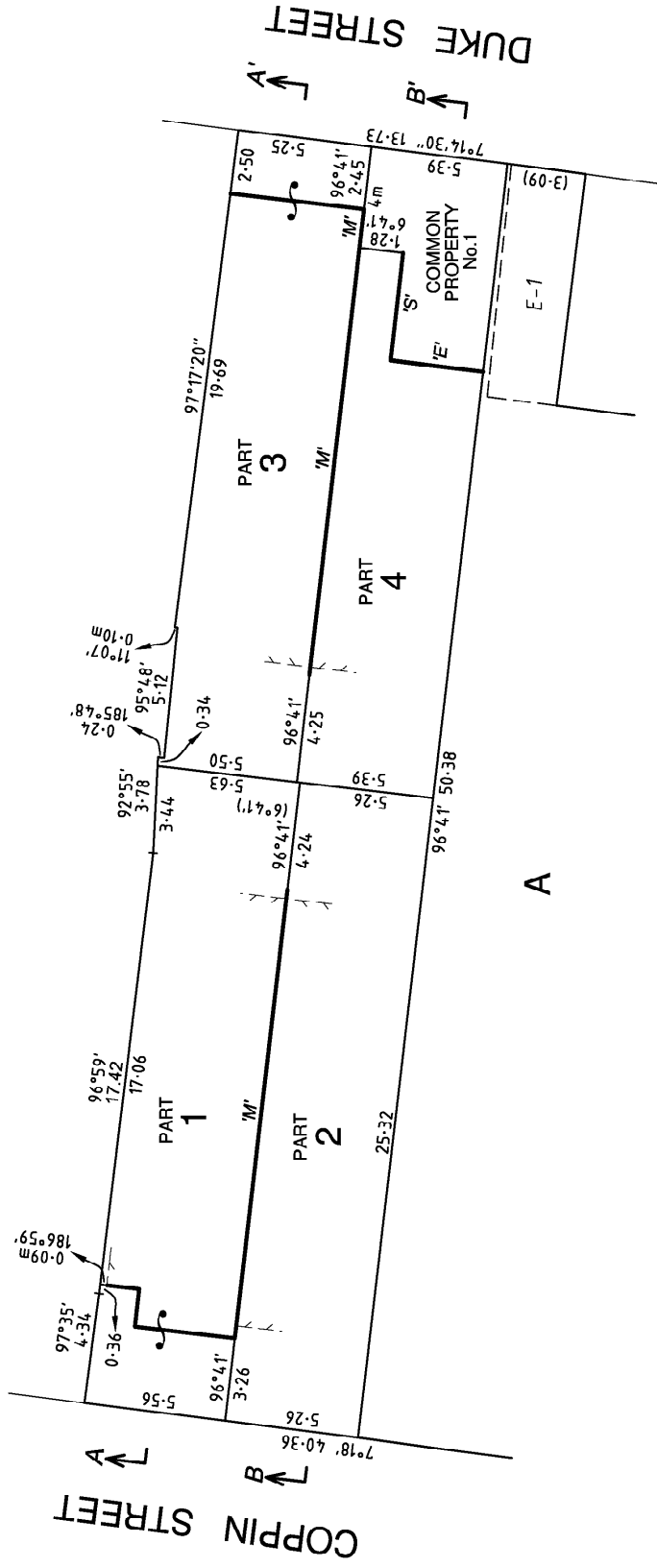
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SCALE 1:200	2 0 2 4 6 8 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 3
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M.G.A.94
ZONE 55



GROUND LEVEL

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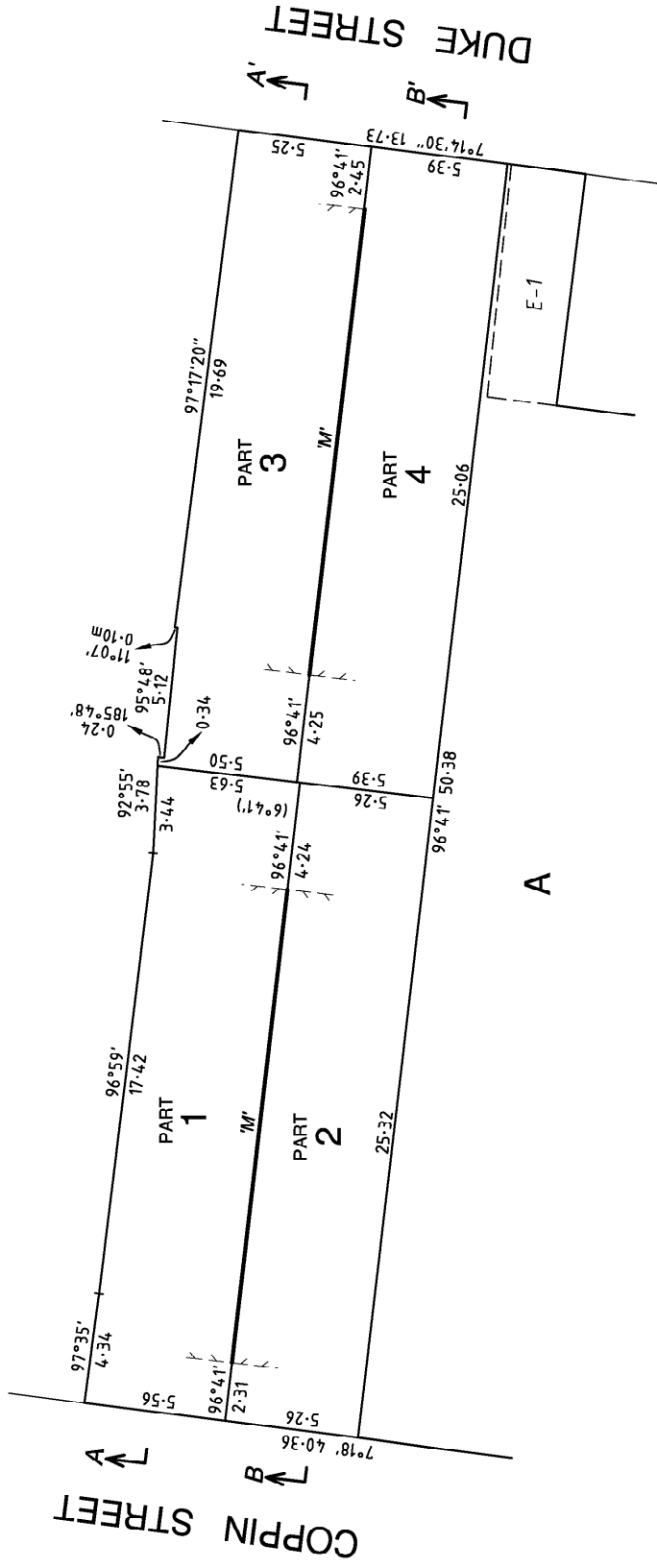
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SCALE 1:200
LENGTHS ARE IN METRES
2 0 2 4 6 8

ORIGINAL SHEET SIZE: A3
SHEET 4

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M.G.A.94
ZONE 55



LEVEL ONE & TWO

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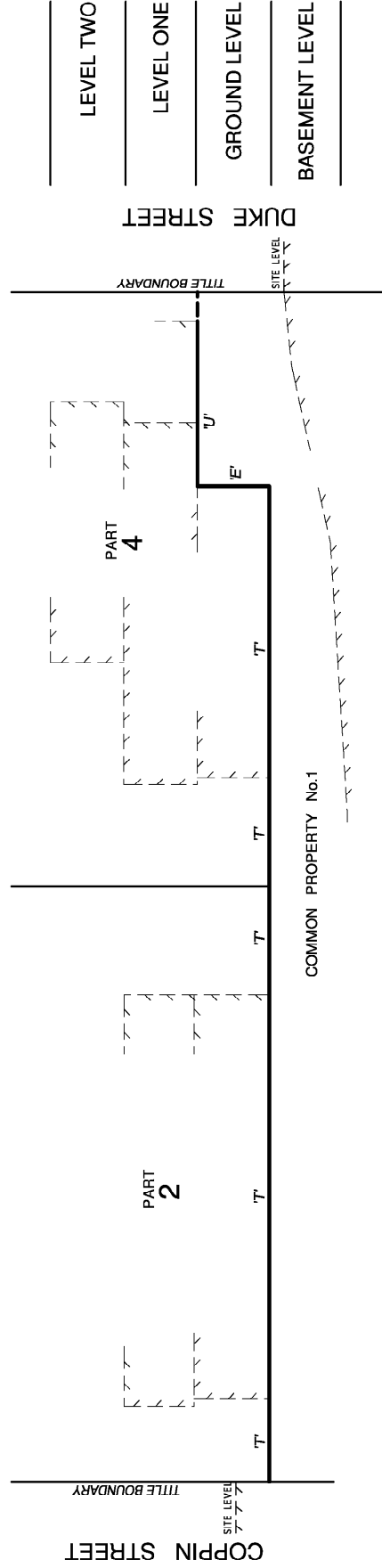
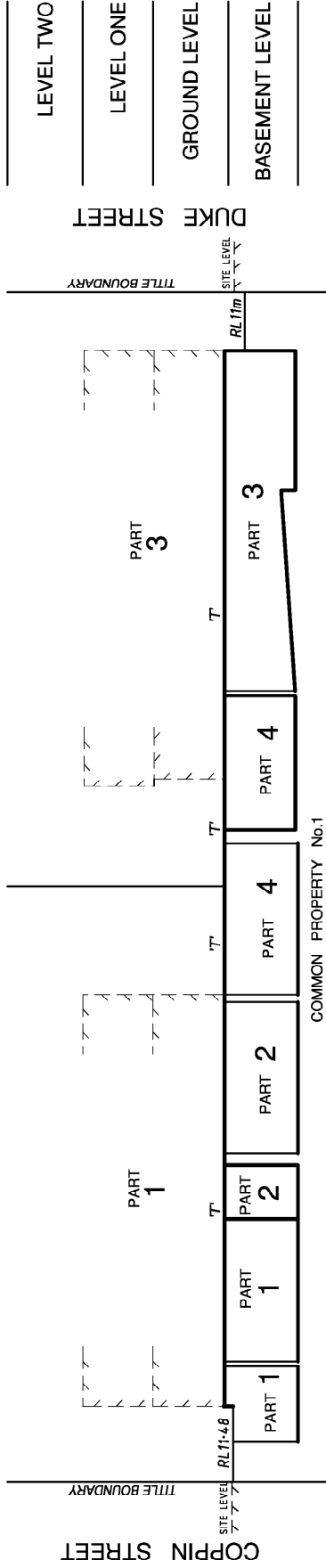
SCALE 1:200

2 0 2 4 6 8
 LENGTHS ARE IN METRES

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SHEET 5

PS 648227 G



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NOT TO SCALE

BRENT KEVIN O'GRADY / VERSION No.6

ORIGINAL SHEET SIZE: A3

SHEET 6

Plan of Subdivision PS648227G
Certifying a New Version of an Existing Plan
concurrently with Statement of Compliance (Form 12)



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S016253B
Plan Number: PS648227G
Responsible Authority Name: Yarra City Council
Responsible Authority Reference Number 1: SP11/0059
Responsible Authority Reference Number 2: SC11/0075
Surveyor's Plan Version: 6

Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988
Date of original certification under section 6: 19/07/2012
Date of previous recertifications under Section 11(7): 05/04/2017

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

has been made and the requirement has been satisfied at Certification

Digitally signed by Council Delegate: Vasiliky Grillakis
Organisation: Yarra City Council
Date: 29/06/2017