

FORM 605

Corporations Act 2001

Section 671B

Notice of ceasing to be a substantial holder**To: Company Name/Scheme: AUSTRALAND PROPERTY GROUP**1. ACN/ARSN: ACN **008 443 696** ARSN **106 680 424** ARSN **108 254 413** ARSN **108 254 771****2. Details of substantial holder**

Name: Commonwealth Bank of Australia ACN 123 123 124 (CBA) and its related bodies corporate listed in annexure A

The holder ceased to be a substantial holder on: **12/06/2014**The previous notice was given to the company on: **12/06/2014**The previous notice was dated: **11/06/2014****3. Changes in relevant interests**

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
See annexure B to this notice					

4. Changes in association

The persons who have become associates of, ceased to be associates of, or have changed the nature of their association with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association

5. Addresses

The addresses of persons named in this form are as follows:

Name	Address
ASB Group Investments Limited Company Number 533945	12 Jellicoe Street, Auckland, New Zealand
CBA Equities Limited ACN 003 485 952	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia
Commonwealth Bank Officers Superannuation Corporation Pty Limited ACN 074 519 798	Level 11 Tower 1, 201 Sussex St Sydney NSW 2001
Acadian Asset Management (Australia) Limited ACN 114 200 127	Level 40, 264-278 George Street, Sydney, NSW, 2000, Australia
Colonial First State Asset Management (Australia) Limited ACN 114 194 311	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia
Colonial First State Investments Limited ACN 002 348 352	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia
Avanteos Investments Limited ACN 096 259 979	105 Camberwell Road Hawthorn East Vic 3123
Realindex Investments Pty Limited ACN 133 312 017	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia
Sovereign Services Limited ACN 969417	Level 28 ASB Bank Centre, 135 Albert Street, Auckland, New Zealand
The Colonial Mutual Life Assurance Society Limited ACN 004 021 809	Ground Floor Tower 1, 201 Sussex Street, Sydney, NSW, 2000, Australia

6. Signature

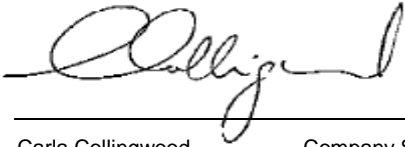


Carla Collingwood-Company Secretary

Dated the 13 day of June 2014

Annexure A

This is annexure A referred to in Form 605, Notice of ceasing to be a substantial holder dated **12/06/2014**



Carla Collingwood

Company Secretary

Dated the 13 June 2014

SCHEDULE

ACADIAN ASSET MANAGEMENT (AUSTRALIA) LIMITED	CBA (EUROPE) FINANCE LTD
ADVICE ESSENTIALS PTY LIMITED	CBA A320 4077 Pty Limited
AEGIS CORRECTIONAL PARTNERSHIP PTY LTD	CBA A320 5156 PTY LIMITED
AEGIS LIMITED	CBA A320 5249 PTY LTD
AHL HOLDINGS PTY LIMITED	CBA A320 5289 PTY LTD
ALTONA V6 PTY LIMITED	CBA A320 5638 PTY LTD
ASB BANK LIMITED	CBA A330 1427 Pty Ltd
ASB CAPITAL LIMITED	CBA A330 1453 PTY LIMITED
ASB CAPITAL LIMITED (NZX-ASBPA)	CBA AIR A320 2714 PTY LTD
ASB CAPITAL NO.2 LIMITED	CBA AIR PTY LTD
ASB CAPITAL NO.2 LIMITED (NZX-ASBPB)	CBA ASIA LIMITED (IN DISSOLUTION)
ASB FINANCE LIMITED	CBA ASSET FINANCE (NZ) LIMITED
ASB FUNDING LIMITED	CBA ASSET HOLDINGS (NZ) LIMITED
ASB FUNDING LIMITED	CBA B377 37091 PTY LTD
ASB GROUP (LIFE) LIMITED	CBA CAPITAL AUSTRALIA (NO 2) PTY LIMITED
ASB GROUP INVESTMENTS LIMITED	CBA CAPITAL AUSTRALIA LIMITED
ASB HOLDINGS LIMITED	CBA CAPITAL HOLDINGS INC.
ASB HOLDINGS LIMITED	CBA CAPITAL TRUST I
ASB MANAGEMENT SERVICES LIMITED	CBA CAPITAL TRUST II
ASB NOMINEES LIMITED	CBA CORPORATE SERVICES (NSW) PTY LIMITED
ASB SECURITIES LIMITED	CBA CORPORATE SERVICES (VIC) PTY LIMITED
ASB SMART CARDS LIMITED	CBA EQUITIES LIMITED
ASKLEPIOS LIMITED	CBA EUROPE LIMITED
ASPIRE SCHOOLS FINANCING (QLD) PTY LIMITED	CBA FUNDING (NZ) LIMITED
ASPIRE SCHOOLS HOLDINGS (QLD) PTY LIMITED	CBA FUNDING HOLDINGS PTY LTD
AUSIEX MANAGEMENT SERVICES PTY LTD	CBA FUNDING TRUST I
AUSIEX NOMINEES PTY LIMITED	CBA INTERNATIONAL FINANCE PTY. LIMITED
AUSTRALIAN BANK PTY LIMITED	CBA INVESTMENTS (NO 2) PTY LTD
AUSTRALIAN INVESTMENT EXCHANGE LIMITED	CBA INVESTMENTS (NO.4) LIMITED
AVANTEOS INVESTMENTS LIMITED	CBA INVESTMENTS PTY LIMITED
AVANTEOS PTY LTD	CBA IT CO PTY LIMITED
BANK OF HANGZHOU CO., LTD	CBA MTE RAIL COMPANY PTY LIMITED
BANKWEST FOUNDATION LIMITED	CBA NZ HOLDING LIMITED
BOCOMMLIFE INSURANCE COMPANY LIMITED	CBA RAIL & TRAM COMPANY PTY LIMITED
BOND INVESTMENTS NO 1 LIMITED	CBA REAL ESTATE FUNDING (NZ) LIMITED
BOND INVESTMENTS UK LIMITED	CBA SERVICES SINGAPORE PTE LTD
BURDEKIN INVESTMENTS LIMITED	CBA SPECIALISED FINANCING PTY LIMITED
BW FINANCIAL ADVICE LIMITED	CBA STAFF COMMUNITY FUND LIMITED
BW SECURITISATION MANAGEMENT PTY LTD	CBA USD FUNDING LIMITED
BWA GROUP SERVICES PTY LTD	CBA USD INVESTMENTS PTY LIMITED
BWA INTELLECTUAL PROPERTY HOLDINGS LIMITED	CB-CLA LIMITED
CABLE BEACH PTY LIMITED	CB-CLHA PTY LIMITED
CAPITAL 121 PTY LIMITED	CBFC LEASING PTY. LIMITED
CARDS NZ LIMITED	CBFC LIMITED
	CFS MANAGED PROPERTY LIMITED
	CFS Newham Limited

CFSPAI EUROPE CO LIMITED (formerly known as
 CFSPAI MALTA CO LIMITED)
 CFSPAI EUROPE HOLDCO LIMITED (formerly known
 as CFSPAI MALTA HOLDCO LIMITED)
 CHRISTMAS BREAK PTY LTD
 CHULLORA EQUITY INVESTMENT (NO 1) PTY
 LIMITED
 CHULLORA EQUITY INVESTMENT (NO 2) PTY
 LIMITED
 CHULLORA EQUITY INVESTMENT (NO 3) PTY
 LIMITED
 CIPL ARARAT PTY LTD
 CIPL SA SCHOOLS PTY LTD
 CIPL SENTINEL HOLDINGS PTY LTD
 CIPL SENTINEL PTY LTD
 CISL (HAZELWOOD) PTY. LIMITED
 CMG ASIA LIFE HOLDINGS LIMITED
 CMG ASIA PTY LTD
 CM-SOMERTON PTY. LTD.
 COLLATERAL LEASING PTY LTD
 Colonial (UK) Trustees Limited
 COLONIAL FINANCE LIMITED
 COLONIAL FINANCIAL CORPORATION PTY LIMITED
 COLONIAL FIRST STATE ASSET MANAGEMENT
 (AUSTRALIA) LIMITED
 COLONIAL FIRST STATE GROUP LIMITED
 Colonial First State Investment Managers (UK) Limited
 COLONIAL FIRST STATE INVESTMENTS (NZ)
 LIMITED (PENDING DEREGISTRATION)
 COLONIAL FIRST STATE INVESTMENTS LIMITED
 COLONIAL FIRST STATE PRIVATE EQUITY PTY
 LIMITED
 COLONIAL FIRST STATE PROPERTY LIMITED
 COLONIAL FIRST STATE PROPERTY RETAIL PTY
 LIMITED
 COLONIAL HOLDING COMPANY LIMITED
 COLONIAL LGA HOLDINGS PTY LIMITED
 COLONIAL MUTUAL SUPERANNUATION PTY. LTD.
 COLONIAL PTY LIMITED
 COLONIAL SERVICES PTY LIMITED
 COMMBANK EUROPE LIMITED
 COMMBANK MANAGEMENT CONSULTING (ASIA)
 COMPANY LIMITED
 COMMBANK MANAGEMENT CONSULTING
 (SHANGHAI) COMPANY LIMITED
 COMMCAPITAL S.A.R.L
 COMMFOUNDATION PTY LIMITED
 COMMINTERNATIONAL LIMITED
 COMMONWEALTH AUSTRALIA SECURITIES LLC
 COMMONWEALTH BANK OF AUSTRALIA
 Commonwealth Bank of Australia (Cixian) County Bank
 Co., Ltd
 Commonwealth Bank of Australia (Dengfeng) County
 Bank Co., Ltd
 Commonwealth Bank of Australia (Jiyuan) County Bank
 Co., Ltd
 Commonwealth Bank of Australia (Lankao) County
 Bank Co., Ltd
 Commonwealth Bank of Australia (Mianchi) County
 Bank Co., Ltd
 COMMONWEALTH BANK OF AUSTRALIA (UK)
 STAFF BENEFITS SCHEME TRUSTEE COMPANY
 LIMITED
 Commonwealth Bank of Australia (Wenxian) County
 Bank Co., Ltd
 Commonwealth Bank of Australia (Xinji) County Bank
 Co., Ltd
 Commonwealth Bank of Australia (Yichuan) County
 Bank Co., Ltd
 Commonwealth Bank of Australia (Yongcheng) County
 Bank Co. Ltd
 Commonwealth Bank of Australia (Yongnian) County
 Bank Co., Ltd
 COMMONWEALTH BANK OFFICERS
 SUPERANNUATION CORPORATION PTY LIMITED
 COMMONWEALTH CUSTODIAL SERVICES LIMITED
 COMMONWEALTH DEVELOPMENT BANK OF
 AUSTRALIA PTY LIMITED
 COMMONWEALTH FINANCIAL PLANNING LIMITED
 COMMONWEALTH INSURANCE HOLDINGS LIMITED
 COMMONWEALTH INSURANCE LIMITED
 COMMONWEALTH INVESTMENT SERVICES PTY
 LIMITED
 COMMONWEALTH INVESTMENTS PTY LIMITED
 COMMONWEALTH PRIVATE LIMITED
 COMMONWEALTH SECURITIES LIMITED
 COMMONWEALTH INTERNATIONAL HOLDINGS PTY
 LIMITED
 COMSEC NOMINEES PTY LIMITED
 COPACABANA BEACH PTY LTD
 CORE EQUITY SERVICES NOMINEES PTY LIMITED
 COUNT FINANCE PTY LIMITED
 COUNT FINANCIAL LIMITED
 CPHF HOTELS PTY LIMITED
 CPPIB AUSTRALIAN HOLDINGS NO. 1 PTY LIMITED
 CRYSTAL AVENUE PTY LIMITED
 CTB AUSTRALIA LIMITED
 DAWNRACTOR PTY LTD ATF DAWNRACTOR
 TRUST
 EMERALD HOLDING COMPANY PTY LIMITED
 EQUIGROUP HOLDINGS PTY LIMITED
 FINANCIAL WISDOM LIMITED
 FINCONNECT (AUSTRALIA) PTY LTD
 FIRST STATE (HONG KONG) LLC
 FIRST STATE CINDA FUND MANAGEMENT
 COMPANY LIMITED
 First State Diversified Hedge Fund Limited
 First State European Diversified Infrastructure Sarl
 First State Funds Plc
 First State Global Umbrella Fund Public Limited
 Company
 First State Hedge Funds SPC Limited
 First State Infrastructure S.à r.l.
 First State Investment Management (UK) Limited
 FIRST STATE INVESTMENT MANAGERS (ASIA)
 LIMITED
 First State Investment Services (UK) Limited
 First State Investments (America) Limited (formerly
 known as First State Investments (Cayman) Limited)
 FIRST STATE INVESTMENTS (HONG KONG)
 LIMITED

FIRST STATE INVESTMENTS (JAPAN) LIMITED	PREMIUM ALTERNATIVE INVESTMENTS PTY LIMITED
FIRST STATE INVESTMENTS (NZ) LIMITED	PREMIUM CUSTODY SERVICES PTY LTD
FIRST STATE INVESTMENTS (SINGAPORE)	PREMIUM PLANTATIONS PTY LIMITED
First State Investments (UK Holdings) Limited	PREMIUM PLANTATIONS SERVICES PTY LTD
First State Investments (UK) Limited	PT BANK COMMONWEALTH
FIRST STATE INVESTMENTS (US) LLC	PT COMMONWEALTH LIFE
First State Investments Fund Management Sarl	PT FIRST STATE INVESTMENTS INDONESIA
First State Investments GIP Management Sarl	Purangi Developments Limited
FIRST STATE INVESTMENTS HOLDINGS (SINGAPORE) LIMITED	QILU BANK CO., LTD.
First State Investments ICVC	REALINDEX INVESTMENTS PTY LIMITED
First State Investments International Inc	RELIANCE ACHIEVER PTY LIMITED
First State Investments International Limited	RESIDENTIAL MORTGAGE GROUP PTY LTD
FIRST STATE INVESTMENTS US HOLDINGS PTY LIMITED	ROCK & RUBBLE (DEBT VEHICLE) PTY LIMITED
FIRST STATE NOMINEES (HONG KONG) LIMITED	ROCK & RUBBLE (EXISTING) PTY LIMITED
FSIB LTD (formerly known as FIRST STATE INVESTMENTS (BERMUDA) LIMITED)	ROCK & RUBBLE (NEW) PTY LIMITED
GT OPERATING NO. 4 PTY LIMITED	SAF Mining No1 Pty Limited
GT OPERATING NO.2 PTY LIMITED	SAFE NO1 PTY LTD
GT USD FUNDING PTY LIMITED	SAFE NO17 PTY LIMITED
HARBOARD BEACH PTY LTD	SAFE NO2 PTY LTD
HAZELWOOD INVESTMENT COMPANY PTY LIMITED	SAFE NO3 PTY LTD
HOMEPATH PTY LIMITED	SAFE NO4 PTY LIMITED
INVERLOCH LEASING PTY LIMITED	SAFE NO9 PTY LIMITED
INVESTMENT CUSTODIAL SERVICES LIMITED	SAFE USD HOLDINGS PTY LTD
INVESTOR SECURITIES PTY LTD	SBN NOMINEES PTY. LIMITED
INVESTORWEB.COM. PTY LIMITED	SECURITISATION ADVISORY SERVICES PTY. LIMITED
IPERE INVESTING MALTA LIMITED	SECURITISATION MANAGEMENT SERVICES LIMITED
IWL BROKING SOLUTIONS LIMITED	SECURITY HOLDING INVESTMENT ENTITY LINKING DEALS LIMITED
IWL LIMITED	SENBARY PTY LIMITED
IWL MANAGEMENT SERVICES PTY LTD	SHARE DIRECT NOMINEES PTY LIMITED
JACQUES MARTIN ADMINISTRATION AND CONSULTING PTY LTD	SHARE INVESTMENTS PTY LIMITED
JACQUES MARTIN PTY. LTD.	SI Holdings Limited
JDV PTY LIMITED	SIF RAILWAY NO.1 PTY LIMITED (EXTERNAL ADMINISTRATION)
KIP NZ LIMITED (PENDING DEREGISTRATION)	SIF RAILWAY NO.2 PTY LIMITED (EXTERNAL ADMINISTRATION)
KIWI HOME LOANS (NZ) LIMITED	SOUTH AUSTRALIAN FLEET LEASE ARRANGER PTY LTD
KPM NZ LIMITED (PENDING DEREGISTRATION)	SOVEREIGN ASSURANCE COMPANY LIMITED
Lochness Holdings Limited	SOVEREIGN FINANCIAL SERVICES LIMITED
LOFT NO 1 PTY LIMITED	SOVEREIGN LIMITED
LOFT NO 2 PTY LIMITED	SOVEREIGN SERVICES LIMITED
LOFT NO.3 PTY LIMITED	SOVEREIGN SUPERANNUATION FUNDS LIMITED
M M A L FLEET LEASE ARRANGER PTY LTD	SOVEREIGN SUPERANNUATION TRUSTEES LIMITED
MIS FUNDING NO.1 PTY LIMITED	SPARAD (NO.24) PTY. LIMITED
MORTGAGE HOLDING TRUST COMPANY LIMITED	ST ANDREW'S AUSTRALIA PTY LTD
MTE DEBT VEHICLE PTY LTD	STATE NOMINEES LTD
MTE LESSOR 1 PTY LTD	SWAN SECURITISATION FINANCE PTY LIMITED
MTE LESSOR 2 PTY LTD	SWAN SECURITISATION INVESTMENTS PTY LTD.
MTE LESSOR 3 PTY LTD	T.W. CUSTODIANS LIMITED
MTE LESSOR 4 PTY LTD	TANKSTREAM RAIL (BY - 1) PTY LIMITED
MTE LESSOR 5 PTY LTD	TANKSTREAM RAIL (BY - 2) PTY LIMITED
MTE NOMINEE PARTNER PTY LTD	TANKSTREAM RAIL (BY - 3) PTY LIMITED
NETSHARE NOMINEES PTY LTD	TANKSTREAM RAIL (BY - 4) PTY LIMITED
NEWPORT LIMITED	TANKSTREAM RAIL (SW - 1) PTY LIMITED
NIMITZ NOMINEES PTY LIMITED	TANKSTREAM RAIL (SW - 2) PTY LIMITED
ORE & OVERBURDEN PTY LIMITED	TANKSTREAM RAIL (SW - 3) PTY LIMITED
PINNACLE EDUCATION SA HOLDING COMPANY PTY LIMITED	
PREFERRED CAPITAL LIMITED	

TANKSTREAM RAIL (SW - 4) PTY LIMITED
TANKSTREAM RAIL (VICTORIA) PTY LIMITED
THE COLONIAL MUTUAL LIFE ASSURANCE
SOCIETY LIMITED
TORQUAY BEACH PTY LTD
TOTAL KEEN INVESTMENT LIMITED
VH-VZF PTY LTD
VH-VZG PTY LTD

VH-VZH PTY LTD
VICTORIAN FLEET LEASE ARRANGER PTY LTD
VIETNAM INTERNATIONAL BANK (VIETNAM
INTERNATIONAL COMMERCIAL JOINT STOCK
BANK)
VIPRO PTY LIMITED
WESTSIDE PROPERTIES LIMITED
WHITTAKER MACNAUGHT PTY. LTD.

Annexure B

This is annexure B referred to in Form 605, Notice of ceasing to be a substantial holder dated **12/06/2014**



Carla Collingwood

Company Secretary

Dated the 13 June 2014

Date of change	Person whose relevant interest changed	Nature of change	Consideration given in relation to change	Class and number of securities affected	Person's votes affected
Thursday, 12 June 2014	CBA Equities Limited ACN 003 485 952	Sale	14,027.04	3,056 Stapled Securities	3,056
Thursday, 12 June 2014	CBA Equities Limited ACN 003 485 952	Sale	6,017.49	1,311 Stapled Securities	1,311
Thursday, 12 June 2014	CBA Equities Limited ACN 003 485 952	Sale	10,758.96	2,344 Stapled Securities	2,344
Thursday, 12 June 2014	Colonial First State Asset Management (Australia) Limited ACN 114 194 311	Sale	18,515,362.32	4,033,848 Stapled Securities	4,033,848
Thursday, 12 June 2014	Colonial First State Asset Management (Australia) Limited ACN 114 194 311	Sale	15,618,356.28	3,402,692 Stapled Securities	3,402,692
Thursday, 12 June 2014	Colonial First State Asset Management (Australia) Limited ACN 114 194 311	Purchase	9,476.02	2,069 Stapled Securities	2,069
Thursday, 12 June 2014	Colonial First State Investments Limited (Note 1) ACN 002 348 352	Sale	1,160,472.67	253,102 Stapled Securities	253,102
Thursday, 12 June 2014	Colonial First State Investments Limited (Note 1) ACN 002 348 352	Sale	29,050.11	6,329 Stapled Securities	6,329
Thursday, 12 June 2014	Colonial First State Investments Limited (Note 1) ACN 002 348 352	Sale	1,211,039.37	263,843 Stapled Securities	263,843

Thursday, 12 June 2014	Colonial First State Investments Limited (Note 1) ACN 002 348 352	Sale	45,874.00	10,000 Stapled Securities	10,000
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