

City of Canada Bay Council  
1A Marlborough Street  
Drummoyne NSW 1470

Dear Sir / Madam,

**Owners Consent to lodgement of Development Application  
1E Spencer St, Five Dock NSW  
Lot C in DP 332646 (Substation No 370)**

Alpha Distribution Ministerial Holding Corporation ABN 67 505 337 385 (ADMHC) owns the property known as 1E Spencer St, Five Dock NSW being Lot C in DP 332646 (the **Land**).

ADMHC, as owner and lessor of the Land, hereby authorises and consents to Deicorp Projects (Five Dock) Pty Ltd (or its agents, employees or consultants) lodging a Development Application (including modifications), and making enquiries, in relation to the Land with Canada Bay Council, the NSW Department of Planning, Housing and Infrastructure and other relevant authorities.

ADMHC also permits any duly authorised Council Officers to enter the Land for the purpose of conducting inspections relative to the Development Application.

Yours sincerely



17/4/25

**Angelo Kriketos**

As agent for Michael Coutts-Trotter, NSW Treasury Secretary  
(NSW Treasurer's delegate under delegation dated 7 February 2023)  
on behalf of Alpha Distribution Ministerial Holding Corporation

**ASIC Data Extracted 02/07/2025 at 15:43**

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

No changes to the company information have been detected since last extracted.

**- 668 294 344 DEICORP PROJECTS (FIVE DOCK) PTY LTD -**

<b>ACN (Australian Company Number):</b>	668 294 344	<b>Document No.</b>
<b>ABN:</b>	82 668 294 344	
<b>Current Name:</b>	DEICORP PROJECTS (FIVE DOCK) PTY LTD	
<b>Registered in:</b>	New South Wales	
<b>Registration Date:</b>	26/05/2023	
<b>Review Date:</b>	14/09/2025	
<b>Company Bounded By:</b>		

**- Current Organisation Details -**

<b>Name:</b>	DEICORP PROJECTS (FIVE DOCK) PTY LTD	032152309
<b>Name Start Date:</b>	26/05/2023	
<b>Status:</b>	Registered	
<b>Type:</b>	Australian Proprietary Company	
<b>Class:</b>	Limited By Shares	
<b>Sub Class:</b>	Proprietary Company	

**- Company Addresses -**

<b>- Registered Office</b>		6EBX92154
<b>Address:</b>	C/- DEICORP LEVEL 2 161 REDFERN STREET REDFERN NSW 2016	
<b>Start Date:</b>	26/05/2023	
<b>- Principal Place of Business</b>		6EBX92154
<b>Address:</b>	LEVEL 2 161 REDFERN STREET REDFERN NSW 2016	
<b>Start Date:</b>	26/05/2023	

**- Company Officers -**

**Note:**

A date or address shown as UNKNOWN has not been updated since ASIC took over the records in 1991. For details, order the appropriate historical state or territory documents, available in microfiche or paper format.

\* Check documents listed under ASIC Documents Received for recent changes.

## Director

**Name:** FOUAD DEIRI 7ECO82083  
**Address:** '1701' 1A LAWSON SQUARE REDFERN NSW 2016  
**Birth Details:** 24/12/1970 SYDNEY NSW  
**Appointment Date:** 26/05/2023  
**Cease Date:**

## Secretary

**Name:** FOUAD DEIRI 7ECO82083  
**Address:** '1701' 1A LAWSON SQUARE REDFERN NSW 2016  
**Birth Details:** 24/12/1970 SYDNEY NSW  
**Appointment Date:** 26/05/2023  
**Cease Date:**

## Ultimate Holding Company

**Name:** 121 744 456 DEIRI NOMINEES PTY. LIMITED 6EBX92154  
**Address:**  
**Appointment Date:**  
**Cease Date:**

## **- Share Structure -**

### Current

**Class:** ORDINARY 6EBX92154  
**Number of Shares Issued:** 50  
**Total Amount Paid / Taken to be Paid:** \$50.00  
**Total Amount Due and Payable:** \$0.00

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#### **Note:**

For each class of shares issued by a company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

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## **- Share/Interest Holding -**

## Current

### - Holding -

<b>Class:</b>	ORD	<b>Number Held:</b>	50	6EBX92154
<b>Beneficially Owned:</b>	Yes	<b>Fully Paid:</b>	Yes	

### - Members -

<b>Name:</b>	COMBINED PROJECTS (FIVE DOCK) PTY LTD
<b>ACN:</b>	668 293 669
<b>Address:</b>	C/- DEICORP LEVEL 2 161 REDFERN STREET REDFERN NSW 2016
<b>Joint Holding:</b>	No

### - External Administration Documents -

[There are no external administration documents held for this organisation.](#)

### - Charges -

[There are no charges held for this organisation.](#)

### Notes:

On 30 January 2012, the Personal Property Securities Register (PPS Register) commenced. At that time ASIC transferred all details of current charges to the PPS Registrar. ASIC can only provide details of satisfied charges prior to that date. Details of current charges, or charge satisfied since 30 January 2012 can be found on the PPS Register, [www.ppsr.gov.au](http://www.ppsr.gov.au). InfoTrack may cap documents for on-file searches to 250.

### - Document List -

#### Notes:

- \* Documents already listed under Registered Charges are not repeated here.
- \* Data from Documents with no Date Processed are not included in this Extract.
- \* Documents with '0' pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- \* The document list for a current/historical extract will be limited unless you requested ALL documents for this extract.
- \* In certain circumstances documents may be capped at 250.

Form Type	Date Received	Date Processed	No. Pages	Effective Date	Document No.
484	20/02/2024	20/02/2024	2	20/02/2024	7ECO82083
484A1	Change to Company Details Change Officeholder Name Or Address				
488	06/02/2024	13/09/2024	7	06/02/2024	032152309
488N	Application to Change Review Date of an Entity Synchronise Review Date By Office Holder - No Fee				
201	26/05/2023	26/05/2023	3	26/05/2023	6EBX92154
201C	Application For Registration as a Proprietary Company				

**- Company Contact Addresses -**

\*\*\* End of Document \*\*\*



FOLIO: 1/73026

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	6	10/7/2023

LAND

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LOT 1 IN DEPOSITED PLAN 73026  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP73026

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AQ326445 LEASE TO A M R MOTORS PTY LIMITED EXPIRES:  
29/2/2024.  
AS104902 VARIATION OF LEASE AQ326445
- \* 3 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1/82068

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2025	10:58 AM	18	21/11/2024

LAND

LOT 1 IN DEPOSITED PLAN 82068  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP82068

FIRST SCHEDULE

CITI GLOBAL INVESTMENTS PTY LIMITED  
CITI GLOBAL PROPERTY GROUP PTY LIMITED  
AS TENANTS IN COMMON IN EQUAL SHARES (CN AE840511)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W128164 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO 6121 AS SHOWN IN DP116129 TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXP 31-12-2034
  - AK971351 LEASE OF LEASE W128164 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
  - AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
  - AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
  - AK971571 CHANGE OF NAME AFFECTING LEASE W128164 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- 3 AQ401137 LEASE TO REFIRE GROUP PTY LTD OF UNIT E, WAREHOUSE AND OFFICE AND UNIT C, WAREHOUSE, 131 PARRAMATTA ROAD, FIVE DOCK. EXPIRES: 31/7/2025.
- 4 AS403616 LEASE TO ITASTE PTY LIMITED OF UNIT B, 131 PARRAMATTA ROAD, FIVE DOCK. EXPIRES: 21/4/2026.

END OF PAGE 1 - CONTINUED OVER

FOLIO: 1/82068

PAGE 2

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SECOND SCHEDULE (6 NOTIFICATIONS) (CONTINUED)

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\* 5 AT245619 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD  
\* AU599733 CAVEATOR CONSENTED  
6 AU599733 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

-----  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

25.0208...

PRINTED ON 9/7/2025

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FOLIO: 1/176163

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	6	10/7/2023

LAND

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LOT 1 IN DEPOSITED PLAN 176163  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP176163

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AQ326445 LEASE TO A M R MOTORS PTY LIMITED EXPIRES:  
29/2/2024.  
AS104902 VARIATION OF LEASE AQ326445
- \* 3 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1/176343

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	7	10/7/2023

LAND

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LOT 1 IN DEPOSITED PLAN 176343  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP176343

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1/180829

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2025	10:58 AM	18	5/12/2024

LAND

LOT 1 IN DEPOSITED PLAN 180829  
AT FIVE DOCK  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP180829

FIRST SCHEDULE

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AP213382 LEASE TO CITIZENBLUE DEPOT PTY LIMITED OF UNITS E & F, 53-75 QUEENS ROAD, FIVE DOCK. EXPIRES: 13/12/2022. OPTION OF RENEWAL: 4 YEARS.  
AS335710 VARIATION OF LEASE AP213382 EXPIRY DATE NOW 13/12/2026. OPTION OF RENEWAL: RELINQUISHED.
- 3 AN712769 LEASE TO PRESTIGE REPAIR WORKS PTY LIMITED OF AREA 'H', 53-75 QUEENS RD, FIVE DOCK. EXPIRES: 21/8/2021. OPTION OF RENEWAL: 2 YEARS.  
AR656614 VARIATION OF LEASE AN712769 EXPIRY DATE NOW 21/8/2024. OPTION OF RENEWAL: 3 YEARS.  
AU640918 VARIATION OF LEASE AN712769 EXPIRY DATE NOW 21/8/2027. OPTION OF RENEWAL: RELINQUISHED.
- \* 4 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD
- \* AU640918 CAVEATOR CONSENTED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1/191889

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	9	10/7/2023

LAND

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LOT 1 IN DEPOSITED PLAN 191889  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP191889

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AQ326445 LEASE TO A M R MOTORS PTY LIMITED EXPIRES:  
29/2/2024.  
AS104902 VARIATION OF LEASE AQ326445
- \* 3 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1/591225

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	12	9/8/2023

LAND

-----

LOT 1 IN DEPOSITED PLAN 591225  
AT FIVE DOCK  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP591225

FIRST SCHEDULE

-----

G & J DRIVAS PTY LTD  
IN 2/4 SHARE  
CITI GLOBAL PROPERTY GROUP PTY LTD  
IN 1/4 SHARE  
CITI GLOBAL INVESTMENTS PTY LTD  
IN 1/4 SHARE  
AS TENANTS IN COMMON (T AI697811)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP591225 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING  
LINE OF PIPES AFFECTING THE PART(S) SHOWN SO BURDENED  
IN THE TITLE DIAGRAM
- 3 DP591225 RESTRICTION(S) ON THE USE OF LAND
- \* 4 AT245621 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 1/872782

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	7	10/7/2023

LAND

-----

LOT 1 IN DEPOSITED PLAN 872782  
AT FIVE DOCK  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP872782

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 3785410 EASEMENT FOR UNDERGROUND CABLES 6.095 WIDE  
AFFECTING THE SITE DESIGNATED "A" IN THE TITLE DIAGRAM
- \* 2 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: 2/591225

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	15	21/11/2024

LAND

-----

LOT 2 IN DEPOSITED PLAN 591225  
AT FIVE DOCK  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP591225

FIRST SCHEDULE

-----

CITI GLOBAL INVESTMENTS PTY LIMITED  
CITI GLOBAL PROPERTY GROUP PTY LIMITED  
AS TENANTS IN COMMON IN EQUAL SHARES (CN AE840511)

SECOND SCHEDULE (5 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP591225 EASEMENT FOR WATER SUPPLY PURPOSES OVER EXISTING  
LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 W128164 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION  
PREMISES NO 6121 AS SHOWN IN DP116129 TOGETHER WITH  
RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES  
OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES  
31-12-2034
  - AK971351 LEASE OF LEASE W128164 TO BLUE ASSET PARTNER PTY  
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC  
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA  
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET  
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE  
2.3 (b) (ii).
  - AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY  
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,  
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC  
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA  
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE  
DEALING. CLAUSE 12.1
  - AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY  
SERVICES PTY LTD
  - AK971571 CHANGE OF NAME AFFECTING LEASE W128164 LESSEE  
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION
- \* 4 AT245619 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD
- \* AU599733 CAVEATOR CONSENTED

END OF PAGE 1 - CONTINUED OVER

FOLIO: 2/591225

PAGE 2

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SECOND SCHEDULE (5 NOTIFICATIONS) (CONTINUED)

-----  
5 AU599733 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

-----  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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FOLIO: AUTO CONSOL 5365-82

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	1	10/7/2023

LAND

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LAND DESCRIBED IN SCHEDULE OF PARCELS  
AT FIVE DOCK  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP1097688

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 D261790 COVENANT
- \* 3 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS

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LOTS 40-41 IN DP1097688.

\*\*\* END OF SEARCH \*\*\*



FOLIO: A/332646

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	15	21/11/2024

LAND

-----

LOT A IN DEPOSITED PLAN 332646  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP332646

FIRST SCHEDULE

-----

CITI GLOBAL INVESTMENTS PTY LIMITED  
CITI GLOBAL PROPERTY GROUP PTY LIMITED  
AS TENANTS IN COMMON IN EQUAL SHARES (CN AE840511)

SECOND SCHEDULE (4 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W128164 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION  
PREMISES NO 6121 SHOWN IN DP116129 WITH A RIGHT OF WAY  
& EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART  
OF THE LAND ABOVE DESCRIBED. EXPIRES 31-12-2034
- AK971351 LEASE OF LEASE W128164 TO BLUE ASSET PARTNER PTY  
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC  
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA  
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET  
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE  
2.3 (b) (ii).
- AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY  
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,  
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC  
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA  
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE  
DEALING. CLAUSE 12.1
- AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY  
SERVICES PTY LTD
- AK971571 CHANGE OF NAME AFFECTING LEASE W128164 LESSEE  
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION
- \* 3 AT245619 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD
- \* AU599733 CAVEATOR CONSENTED
- 4 AU599733 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

END OF PAGE 1 - CONTINUED OVER

FOLIO: A/332646

PAGE 2

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NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

25.0208...

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FOLIO: A/401689

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SEARCH DATE	TIME	EDITION NO	DATE
9/7/2025	10:58 AM	6	10/7/2023

LAND

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LOT A IN DEPOSITED PLAN 401689  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP401689

FIRST SCHEDULE

-----

G & J DRIVAS PTY LIMITED (T 8912659)

SECOND SCHEDULE (6 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 J281020 LEASE TO SYDNEY COUNTY COUNCIL OF LOT 1 ON DP502703  
TOGETHER WITH RIGHT OF WAY AND EASEMENT
- 3 V580384 RESTRICTION(S) ON THE USE OF LAND
- 4 W128164 LEASE TO SYDNEY COUNTY COUNCIL OF SUBSTATION  
PREMISES NO 6121 AS SHOWN IN DP116129 TOGETHER WITH A  
RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES  
OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES  
31-12-2034
- 5 AQ326445 LEASE TO A M R MOTORS PTY LIMITED OF UNITS 1, 2 & 3,  
53-75 QUEENS ROAD, FIVE DOCK. EXPIRES: 29/2/2024.  
AS104902 VARIATION OF LEASE AQ326445
- \* 6 AT245617 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: B/332646

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SEARCH DATE	TIME	EDITION NO	DATE
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9/7/2025	10:58 AM	12	9/8/2023

LAND

-----

LOT B IN DEPOSITED PLAN 332646  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP332646

FIRST SCHEDULE

-----

G & J DRIVAS PTY LTD  
IN 2/4 SHARE  
CITI GLOBAL PROPERTY GROUP PTY LTD  
IN 1/4 SHARE  
CITI GLOBAL INVESTMENTS PTY LTD  
IN 1/4 SHARE  
AS TENANTS IN COMMON (T AI697811)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- \* 2 AT245621 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



FOLIO: X/386093

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2025	10:58 AM	17	21/11/2024

LAND

LOT X IN DEPOSITED PLAN 386093  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP386093

FIRST SCHEDULE

CITI GLOBAL INVESTMENTS PTY LIMITED  
CITI GLOBAL PROPERTY GROUP PTY LIMITED  
AS TENANTS IN COMMON IN EQUAL SHARES (CN AE840511)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 W128164 LEASE TO THE SYDNEY COUNTY COUNCIL OF SUBSTATION PREMISES NO 6121 AS SHOWN IN DP116129 TOGETHER WITH A RIGHT OF WAY AND EASEMENT FOR ELECTRICITY PURPOSES OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED. EXPIRES 31.12.2034
  - AK971351 LEASE OF LEASE W128164 TO BLUE ASSET PARTNER PTY LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).
  - AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1
  - AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD
  - AK971571 CHANGE OF NAME AFFECTING LEASE W128164 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION
- \* 3 AT245619 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD
- \* AU599733 CAVEATOR CONSENTED
- 4 AU599733 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

FOLIO: X/386093  
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PAGE 2

NOTATIONS  
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UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

25.0208...

PRINTED ON 9/7/2025

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



FOLIO: Y/386093

SEARCH DATE	TIME	EDITION NO	DATE
9/7/2025	10:58 AM	12	3/12/2024

LAND

LOT Y IN DEPOSITED PLAN 386093  
LOCAL GOVERNMENT AREA CANADA BAY  
PARISH OF CONCORD COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP386093

FIRST SCHEDULE

CITI GLOBAL INVESTMENTS PTY LIMITED  
CITI GLOBAL PROPERTY GROUP PTY LIMITED  
G & J DRIVAS PTY LTD  
AS TENANTS IN COMMON IN EQUAL SHARES (T AN613607)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AN613608 MORTGAGE TO WESTPAC BANKING CORPORATION
- 3 AN755883 LEASE TO PRESTIGE REPAIR WORKS PTY LIMITED EXPIRES:  
21/8/2021. OPTION OF RENEWAL: 2 YEARS.  
AR707480 VARIATION OF LEASE AN755883 EXPIRY DATE NOW  
21/8/2024. OPTION OF RENEWAL: 3 YEARS.  
AU632412 VARIATION OF LEASE AN755883 EXPIRY DATE NOW  
21/8/2027. OPTION OF RENEWAL: RELINQUISHED.
- \* 4 AT245620 CAVEAT BY DEICORP PROJECTS (FIVE DOCK) PTY LTD
- \* AU632412 CAVEATOR CONSENTED

NOTATIONS

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

# Citi Global Investments Citi Global Property Group

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## Consent to lodgement of S455 modification application

To: Canada Bay Council and Minister for Planning and any other consent authority

**Re: 131 Parramatta Road, Five Dock**


Citi Global Investments Pty Limited ACN 100 153 786 and Citi Global Property Group Pty Limited ACN 100 153 795, registered proprietor of the property situated 131 Parramatta Road, Five Dock comprised in certificates of title folio identifiers X/386093, 1/82068, 2/591225 and A/332646 (**Land**) consent to Deicorp Projects (Five Dock) Pty Ltd and any of its consultants, representatives and agents:

- (a) making any enquiries and receiving any information in relation to the Land;
- (b) lodging any application, including any development application and tree removal application, in respect of or relating to the Land;
- (c) lodging any application to vary any approval, including any development consent, arising from such applications; and
- (d) lodging any other documents or submitting any other correspondence in relation to any application or approval referred to in paragraphs (b) and (c) above.

**Executed by Citi Global Investments Pty Limited ACN 100 153 786** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Full name (print)

DocuSigned by:  



\_\_\_\_\_  
Signature of Sole Director/Company Secretary

\_\_\_\_\_  
Theresa Dodaro  
Full name (print)

**Executed by Citi Global Property Group Pty Limited ACN 100 153 795** in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

\_\_\_\_\_  
Signature of Director

\_\_\_\_\_  
Full name (print)

DocuSigned by:  


\_\_\_\_\_  
Signature of Sole Director/Company Secretary

\_\_\_\_\_  
Robert Andrew Dodaro  
Full name (print)

Dated: 8 July 2025

## Consent to lodgement of S455 modification application

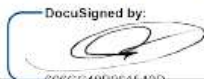
To: Canada Bay Council and Minister for Planning and any other consent authority

**Re: 53-75 Queens Road, Five Dock**

G & J Drivas Pty Ltd ACN 002 544 372, registered proprietor of the property situated 53-75 Queens Road, Five Dock comprised in certificates of title folio identifiers 1/180829, 1/176343, 1/191889, 1/176163, 1/73026, A/401689, 1/872782, 40/1097688 and 41/1097688 (**Land**) consent to Deicorp Projects (Five Dock) Pty Ltd and any of its consultants, representatives and agents:

- (a) making any enquiries and receiving any information in relation to the Land;
- (b) lodging any application, including any development application and tree removal application, in respect of or relating to the Land;
- (c) lodging any application to vary any approval, including any development consent, arising from such applications; and
- (d) lodging any other documents or submitting any other correspondence in relation to any application or approval referred to in paragraphs (b) and (c) above.

Executed by G & J Drivas Pty Ltd ACN  
002 544 372 in accordance with section 127  
of the *Corporations Act 2001* (Cth) by:

DocuSigned by:  


Signature of Director

Dimitris Drivas

Full name (print)

DocuSigned by:  


Signature of Director/Company Secretary

Kostandina Drivas

Full name (print)

Dated: 8 July 2025

## Consent to lodgement of development application

To: Canada Bay Council and Minister for Planning and any other consent authority

**Re: 129 and 147-153 Parramatta Road, Five Dock**

G & J Drivas Pty Ltd ACN 002 544 372, Citi Global Investments Pty Limited ACN 100 153 786 and Citi Global Property Group Pty Limited ACN 100 153 795, registered proprietor of the property situated at 129 and 147-153 Parramatta Road, Five Dock comprised in certificates of title folio identifiers Y/386093, B/332646 and 1/591225] **(Land)** consent to Deicorp Projects (Five Dock) Pty Ltd and any of its consultants, representatives and agents:

- (a) making any enquiries and receiving any information in relation to the Land;
- (b) lodging any application, including any development application and tree removal application, in respect of or relating to the Land;
- (c) lodging any application to vary any approval, including any development consent, arising from such applications; and
- (d) lodging any other documents or submitting any other correspondence in relation to any application or approval referred to in paragraphs (b) and (c) above.

**Executed** by G & J Drivas Pty Ltd ACN 002 544 372 in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

DocuSigned by:  
  
80BCC40B061540D

Signature of Director

Dimitris Drivas

Full name (print)

DocuSigned by:  
  
7AD75F1EB1E443D

Signature of Company Secretary

Kostandina Drivas

Full name (print)

**Executed** by Citi Global Investments Pty Limited ACN 100 153 786 in accordance with section 127 of the *Corporations Act 2001* (Cth) by:

DocuSigned by:  
  
D24785E943DE455

Signature of Sole Director/Company Secretary

Theresa Dodaro

Full name (print)

**Executed** by Citi Global Property Group Pty  
Limited ACN 100 153 795 in accordance  
with section 127 of the *Corporations Act*  
2001 (Cth) by:

DocuSigned by:  
  
0BEEF18E3C01A50

Signature of Sole Director/Company  
Secretary

Robert Andrew Dodaro

Full name (print)

Dated: 8 July 2025