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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 07498 FOLIO 181

Security no : 124136135337L
Produced 01/07/2026 05:15 PM

LAND DESCRIPTION

Crown Allotment 78C Section 7 Parish of Cut-paw-paw.
PARENT TITLE Volume 02812 Folio 214
Created by instrument 2276757 22/12/1949

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

SPOTSWOOD LANDOWNER 1 PTY LTD of 104-108 VICTORIA ROAD ROZELLE NSW 2039
AY133526M 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA120624J 13/02/2026
MSC CAPITAL PTY LTD

CAVEAT AZ789119G 10/11/2025

Caveator
44 SIMCOCK PTY LTD ACN: 684364565
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
05/11/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
NORTON ROSE FULBRIGHT AUSTRALIA
Notices to
JETHRO FOX of "OLDERFLEET" LEVEL 38 477 COLLNS STREET MELBOURNE VIC 3000

**ADVERTISED
PLAN**

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

DIAGRAM LOCATION

SEE TP541507H 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: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

ADMINISTRATIVE NOTICES

NIL

eCT Control 21128C MADDOCKS
Effective from 17/02/2026

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Department of Transport and Planning

Electronic Instrument Statement

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Produced 01/07/2026 05:16:38 PM

Status	Registered	Dealing Number	AZ789119G
Date and Time Lodged	10/11/2025 12:53:05 PM		

Lodger Details

Lodger Code	17700Y
Name	NORTON ROSE FULBRIGHT AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	4077968 - Caveat

Jurisdiction

VICTORIA

Privacy Collection Statement

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Land Title Reference

5107/399
5419/693
5419/694
7498/181
8777/531
9841/479

**ADVERTISED
PLAN**

Caveator

Name	44 SIMCOCK PTY LIMITED
ACN	684364565

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/11/2025

Estate or Interest claimed

Freehold Estate



Department of Transport and Planning

Electronic Instrument Statement

Prohibition

Absolutely

Address for Service of Notice

Address

Property Name	OLDERFLEET
Floor Type	LEVEL
Floor Number	38
Street Number	477
Street Name	COLLNS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**ADVERTISED
PLAN**

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	44 SIMCOCK PTY LIMITED
Signer Name	ADRIAN JONES
Signer Organisation	NORTON ROSE FULBRIGHT AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

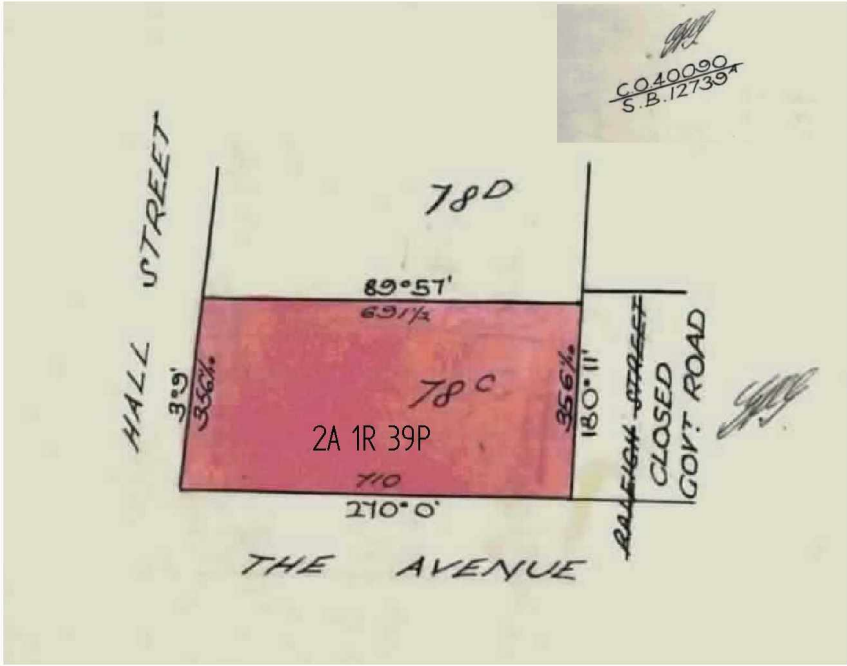
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TITLE PLAN		EDITION 1	TP 541507H
Location of Land Parish: CUT-PAW-PAW Township: 7 Section: 78C Crown Allotment: 78C Crown Portion: Last Plan Reference: Derived From: VOL 7498 FOL 181 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT 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: 21/06/2000 VERIFIED: C.L.	
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

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

VOLUME 08777 FOLIO 531

Security no : 124136135357P
Produced 01/07/2026 05:15 PM

LAND DESCRIPTION

Crown Allotment 78D Section 7 Parish of Cut-paw-paw.
PARENT TITLE Volume 02812 Folio 214
Created by instrument D362959 15/04/1969

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

SPOTSWOOD LANDOWNER 1 PTY LTD of 104-108 VICTORIA ROAD ROZELLE NSW 2039
AY133526M 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA120624J 13/02/2026
MSC CAPITAL PTY LTD

CAVEAT AZ789119G 10/11/2025

Caveator
44 SIMCOCK PTY LTD ACN: 684364565
Grounds of Claim
PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.
Parties
THE REGISTERED PROPRIETOR(S)
Date
05/11/2025
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
NORTON ROSE FULBRIGHT AUSTRALIA
Notices to
JETHRO FOX of "OLDERFLEET" LEVEL 38 477 COLLNS STREET MELBOURNE VIC 3000

**ADVERTISED
PLAN**

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

DIAGRAM LOCATION

SEE TP445368F 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: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

ADMINISTRATIVE NOTICES

NIL

eCT Control 21128C MADDOCKS
Effective from 17/02/2026

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Status	Registered	Dealing Number	AZ789119G
Date and Time Lodged	10/11/2025 12:53:05 PM		

Lodger Details

Lodger Code	17700Y
Name	NORTON ROSE FULBRIGHT AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	4077968 - Caveat

Jurisdiction

VICTORIA

Privacy Collection Statement

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Land Title Reference

5107/399
5419/693
5419/694
7498/181
8777/531
9841/479

**ADVERTISED
PLAN**

Caveator

Name	44 SIMCOCK PTY LIMITED
ACN	684364565

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/11/2025

Estate or Interest claimed

Freehold Estate



Department of Transport and Planning

Electronic Instrument Statement

Prohibition

Absolutely

Name and Address for Service of Notice

Jethro Fox

Address

Property Name	OLDERFLEET
Floor Type	LEVEL
Floor Number	38
Street Number	477
Street Name	COLLNS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**ADVERTISED
PLAN**

The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	44 SIMCOCK PTY LIMITED
Signer Name	ADRIAN JONES
Signer Organisation	NORTON ROSE FULBRIGHT AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

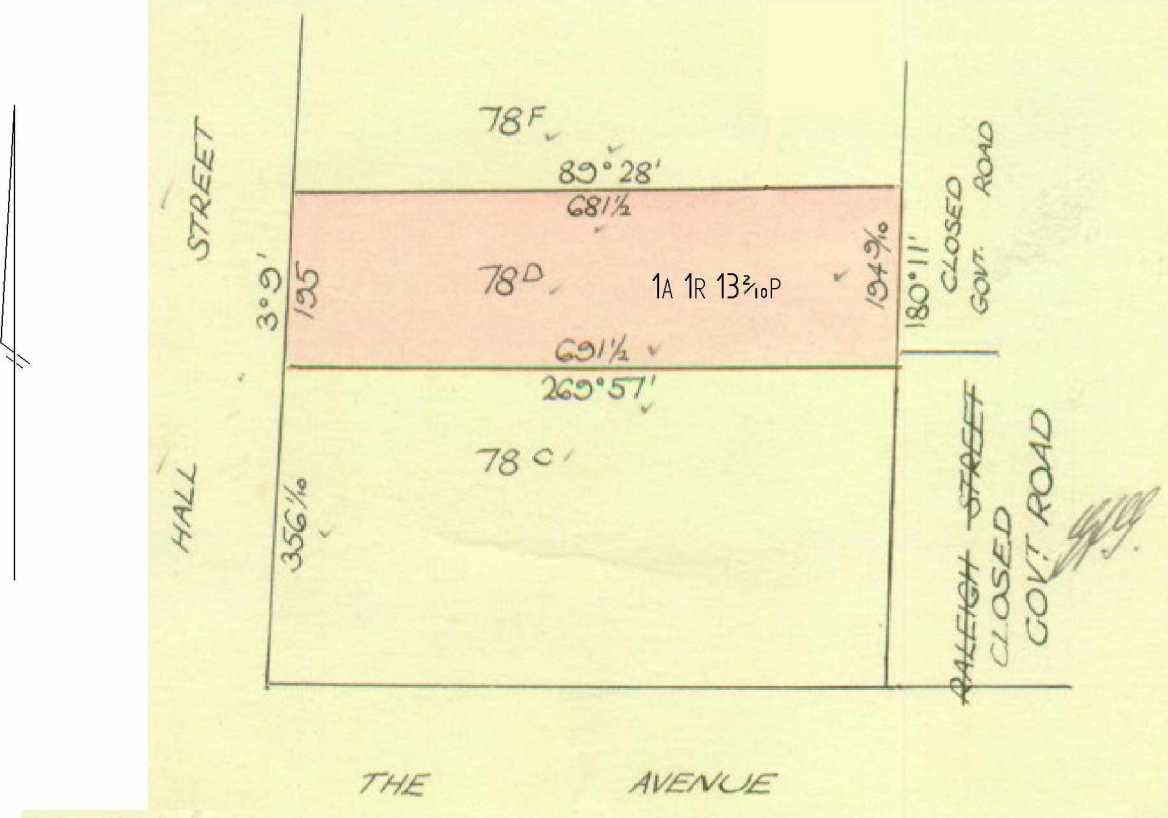
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TITLE PLAN		EDITION 1	TP 445368F
Location of Land Parish: CUT-PAW-PAW Township: Section: 7 Crown Allotment: 78D Crown Portion: Last Plan Reference: Derived From: VOL 8777 FOL 531 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 30/05/2000 VERIFIED: GB	
 ADVERTISED PLAN			
LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets

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

VOLUME 05419 FOLIO 694

Security no : 124136135389E
Produced 01/07/2026 05:16 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 78E Section 7 Parish of Cut-paw-paw.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SPOTSWOOD LANDOWNER 1 PTY LTD of 104-108 VICTORIA ROAD ROZELLE NSW 2039
AY133526M 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA120624J 13/02/2026

MSC CAPITAL PTY LTD

CAVEAT AZ789119G 10/11/2025

Caveator

44 SIMCOCK PTY LTD ACN: 684364565

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

05/11/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

NORTON ROSE FULBRIGHT AUSTRALIA

Notices to

JETHRO FOX of "OLDERFLEET" LEVEL 38 477 COLLNS STREET MELBOURNE VIC 3000

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PLAN

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DIAGRAM LOCATION

SEE TP688256K 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: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

ADMINISTRATIVE NOTICES

NIL

eCT Control 21128C MADDOCKS

Effective from 17/02/2026

DOCUMENT END

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Department of Transport and Planning

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Status	Registered	Dealing Number	AZ789119G
Date and Time Lodged	10/11/2025 12:53:05 PM		

Lodger Details

Lodger Code	17700Y
Name	NORTON ROSE FULBRIGHT AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	4077968 - Caveat

Jurisdiction	VICTORIA
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Land Title Reference

5107/399
5419/693
5419/694
7498/181
8777/531
9841/479

**ADVERTISED
PLAN**

Caveator

Name	44 SIMCOCK PTY LIMITED
ACN	684364565

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/11/2025

Estate or Interest claimed

Freehold Estate



Department of Transport and Planning

Electronic Instrument Statement

Prohibition

Absolutely

Name and Address for Service of Notice

Jethro Fox

Address

Property Name	OLDERFLEET
Floor Type	LEVEL
Floor Number	38
Street Number	477
Street Name	COLLNS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**ADVERTISED
PLAN**

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Executed on behalf of	44 SIMCOCK PTY LIMITED
Signer Name	ADRIAN JONES
Signer Organisation	NORTON ROSE FULBRIGHT AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

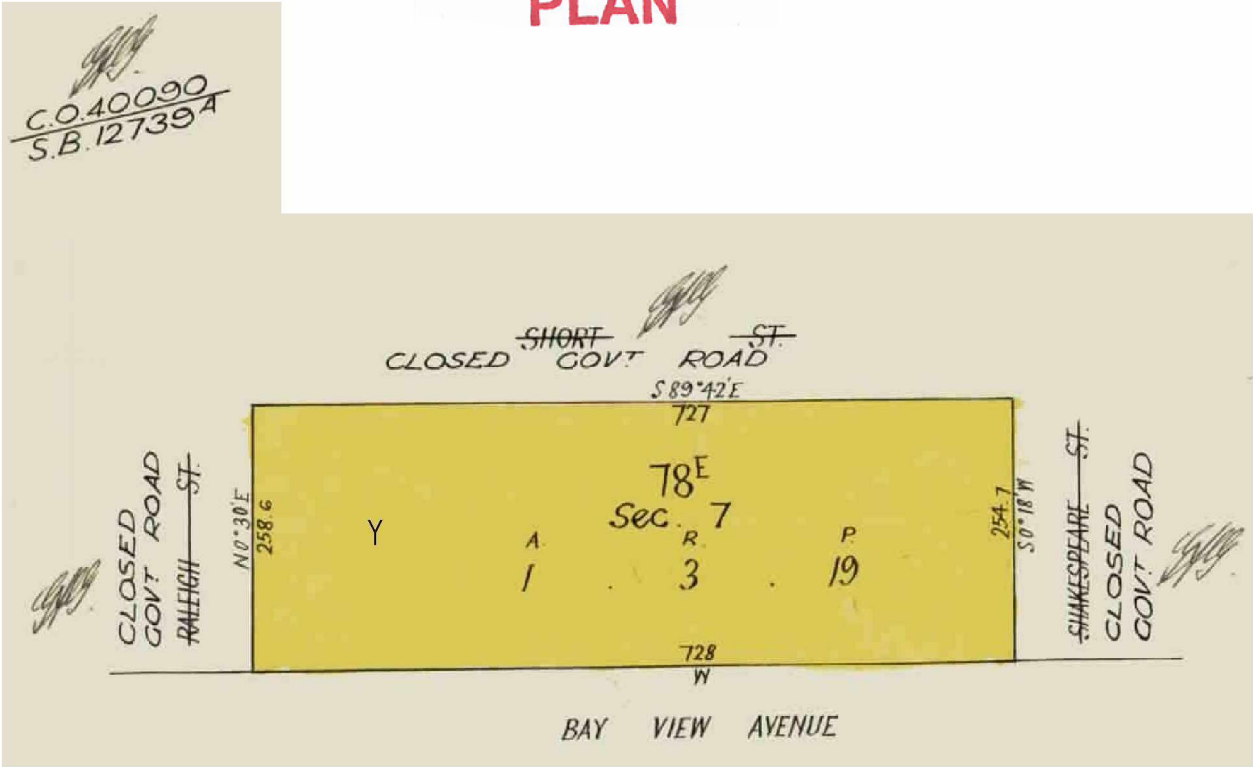
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TITLE PLAN		EDITION 1	TP 688256K
Location of Land Parish: AT SPOTSWOOD CITY OF WILLIAMSTOWN PARISH OF CUT-PAW-PAW Township: Section: 7 Crown Allotment: 78E Crown Portion: Last Plan Reference: Derived From: VOL 5419 FOL 694 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5419 FOL. 694 AND NOTED 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		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/11/2000 VERIFIED: MP	
ADVERTISED PLAN 		COLOUR CODE Y=YELLOW	
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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 05107 FOLIO 399

Security no : 124136135373W
Produced 01/07/2026 05:16 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 78F Section 7 Parish of Cut-paw-paw.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

SPOTSWOOD LANDOWNER 1 PTY LTD of 104-108 VICTORIA ROAD ROZELLE NSW 2039
AY133526M 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA120624J 13/02/2026
MSC CAPITAL PTY LTD

CAVEAT AZ789119G 10/11/2025

Caveator

44 SIMCOCK PTY LTD ACN: 684364565

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

05/11/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

NORTON ROSE FULBRIGHT AUSTRALIA

Notices to

JETHRO FOX of "OLDERFLEET" LEVEL 38 477 COLLNS STREET MELBOURNE VIC 3000

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**ADVERTISED
PLAN**

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DIAGRAM LOCATION

SEE TP487227N 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: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

ADMINISTRATIVE NOTICES

NIL

eCT Control 21128C MADDOCKS

Effective from 17/02/2026

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**ADVERTISED
PLAN**



Department of Transport and Planning

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Status	Registered	Dealing Number	AZ789119G
Date and Time Lodged	10/11/2025 12:53:05 PM		

Lodger Details

Lodger Code	17700Y
Name	NORTON ROSE FULBRIGHT AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	4077968 - Caveat

Jurisdiction	VICTORIA
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Land Title Reference

5107/399
5419/693
5419/694
7498/181
8777/531
9841/479

**ADVERTISED
PLAN**

Caveator

Name	44 SIMCOCK PTY LIMITED
ACN	684364565

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/11/2025

Estate or Interest claimed

Freehold Estate



Department of Transport and Planning

Electronic Instrument Statement

Prohibition

Absolutely

Name and Address for Service of Notice

Jethro Fox

Address

Property Name	OLDERFLEET
Floor Type	LEVEL
Floor Number	38
Street Number	477
Street Name	COLLNS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**ADVERTISED
PLAN**

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3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	44 SIMCOCK PTY LIMITED
Signer Name	ADRIAN JONES
Signer Organisation	NORTON ROSE FULBRIGHT AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

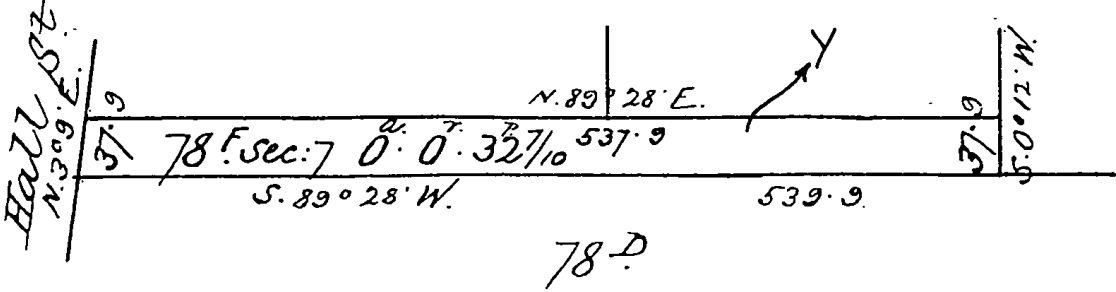
File Notes:

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TITLE PLAN		EDITION 1	TP 487227N
Location of Land Parish : CUT PAW PAW Township: - Section: 7 Crown Allotment: 78F Crown Portion: - Last Plan Reference : - Derived From : VOL. 5107 FOL. 399 Depth Limitation : 50 FEET BELOW THE SURFACE		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 5107 FOL. 399 AND NOTED 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			THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES COMPILED: Date 23/10/07 VERIFIED: A DALLAS Assistant Registrar of Titles
ADVERTISED PLAN 			COLOUR CODE Y = YELLOW
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LENGTHS ARE IN LINKS		Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 Sheets

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

VOLUME 09841 FOLIO 479

Security no : 124136149760J
Produced 02/07/2026 11:09 AM

CROWN GRANT

LAND DESCRIPTION

Lot 1 on Title Plan 967395Q.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SPOTSWOOD LANDOWNER 1 PTY LTD of 104-108 VICTORIA ROAD ROZELLE NSW 2039
AY133526M 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA120624J 13/02/2026

MSC CAPITAL PTY LTD

CAVEAT AZ789119G 10/11/2025

Caveator

44 SIMCOCK PTY LTD ACN: 684364565

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

05/11/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

NORTON ROSE FULBRIGHT AUSTRALIA

Notices to

JETHRO FOX of "OLDERFLEET" LEVEL 38 477 COLLNS STREET MELBOURNE VIC 3000

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 TP967395Q 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: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

ADMINISTRATIVE NOTICES

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NIL

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Produced 02/07/2026 11:09:36 AM

Status	Registered	Dealing Number	AZ789119G
Date and Time Lodged	10/11/2025 12:53:05 PM		

Lodger Details

Lodger Code	17700Y
Name	NORTON ROSE FULBRIGHT AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	4077968 - Caveat

Jurisdiction

VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

5107/399
5419/693
5419/694
7498/181
8777/531
9841/479

**ADVERTISED
PLAN**

Caveator

Name	44 SIMCOCK PTY LIMITED
ACN	684364565

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/11/2025

Estate or Interest claimed

Freehold Estate



Department of Transport and Planning

Electronic Instrument Statement

Prohibition

Absolutely

Name and Address for Service of Notice

Jethro Fox

Address

Property Name	OLDERFLEET
Floor Type	LEVEL
Floor Number	38
Street Number	477
Street Name	COLLNS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

**ADVERTISED
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The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	44 SIMCOCK PTY LIMITED
Signer Name	ADRIAN JONES
Signer Organisation	NORTON ROSE FULBRIGHT AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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TITLE PLAN			EDITION 3	TP967395Q	
LOCATION OF LAND PARISH : CUT-PAW-PAW TOWNSHIP: --- SECTION : 7 CROWN ALLOTMENT : 70A LAST PLAN REFERENCE: TP302909W DERIVED FROM: VOL. 9841 FOL.479 DEPTH LIMITATION : 15 METRES			NOTATIONS: SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 9841 FOL 479 AND NOTED ON SHEET 3 OF THIS PLAN Dimensions are based on survey refer Roads Corporation SP23732		
EASEMENT INFORMATION				THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES. Checked by: NT Date: 8 / 04 / 2020 Assistant Registrar of Titles	
E- ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A- APPURTENANT EASEMENT					
Easement Reference	Purpose	Width (Metres)	Origin		Land benefited/in favour of
ADVERTISED PLAN DIAGRAM ON SHEET 2 This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright					
LENGTHS ARE IN METRES		SCALE	DEALING/FILE No: AT126263C GOVERNMENT GAZETTE No: S100 20 MARCH 2019 Page 1		
			DEALING CODE: MTPFA SHEET 1 OF 3		

 MGA 94 ZONE 55



TITLE PLAN

EDITION 3

TP967395Q

LAND DESCRIPTION INCLUDING RESERVATIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all that piece of land in the said State being Allotment seventy A of Section seven in the Parish of Cut-Paw-Paw County of Bourke

and being the land shown enclosed by continuous lines in the map hereon

Provided that this Grant is made subject to -

(a) the reservation to Us Our heirs and successors of -

(i) all gold silver uranium thorium and minerals within the meaning of the *Mines Act* 1958 and petroleum within the meaning of the *Petroleum Act* 1958 (hereunder called "the reserved minerals");

(ii) rights of access for the purposes of searching for and obtaining the reserved minerals in any part of the said land;

(iii) rights of access and for pipe-lines works and other purposes necessary for obtaining and conveying on and from the said land any of the reserved minerals which is obtained in any part of the said land;

(b) the right to resume the said land for mining purposes pursuant to section 205 of the *Land Act* 1958;

(c) 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* 1958 or any corresponding previous enactment to enter on the said land and to mine for gold or minerals within the meaning of that Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those under which such person has now the right to mine for gold and silver in and upon Crown lands provided that compensation as prescribed by Part II of that Act is paid for the surface damage to be done to the said land by reason of mining thereon.

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ADVERTISED PLAN

LENGTHS ARE IN
METRES

SCALE

DEALING/FILE No:

DEALING CODE: MTPFA

GOVERNMENT GAZETTE No: S100 20 MARCH 2019 Page 1

SHEET 3 OF 3

MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

TP967395Q

ADVERTISED PLAN

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CROWN FOLIO STATEMENT

VOLUME 12206 FOLIO 997
No Coft exists

Security no : 124136508139R
Produced 14/07/2026 01:38 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2243 Parish of Cut-paw-paw.
PARENT TITLES :
Volume 12200 Folio 502 to Volume 12200 Folio 503
Created by instrument AT199674S 30/04/2020

CROWN LAND ADMINISTRATOR

SECRETARY (WITHIN THE MEANING OF THE TRANSPORT INTEGRATION ACT 2010) of 1
SPRING STREET MELBOURNE VIC 3000
AT203792U 30/04/2020

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION AT203038G 30/04/2020
TEMPORARY
PUBLIC PURPOSES (WEST GATE TUNNEL PROJECT)

DIAGRAM LOCATION

SEE CD121614V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

DOCUMENT END

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Department of Transport and Planning

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Produced: 14/07/2026 01:39:13 PM

Dealing Number: AT534683C

Rectification Date: 21/08/2020

Rectification Category: Crn Prp: Mod Land Admin

Status: Registered

RECTIFICATION

Raised By: REGISTRAR OF TITLES
DX 250639 MELBOURNE

Folio Affected CofT Supplied Controlling Party

11777/057	No
12200/841	No
12176/566	No
12175/527	No
12149/019	No
12148/195	No
12153/493	No
12182/811	No
12200/896	No
12206/997	No
12206/998	No
12207/125	No
12188/703	No

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Details of Rectification

AMEND LAND ADMINISTRATOR FROM 'SECRETARY TO THE DEPARTMENT OF TRANSPORT' TO THE 'SECRETARY (WITHIN THE MEANING OF THE TRANSPORT INTERGRATION ACT 2010)' VIDE SECTION 34 & 35 OF THE TRANSPORT INTERGRATION ACT 2010.

Statement End.

**ADVERTISED
PLAN**

Crown – Land Parcel Restructure

AT203792U

Legislation: s.42(1)(j) Surveying Act 2004

Lodged by

Name: Land Registry Services

Phone:

Address:

Reference:

Customer Code: 21102W

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Land: *(volume and folio reference, SPI reference and/or Crown description)*

Vol. 12205 Fol. 425, SPI A\TP966319, Lot A on Title Plan 966319N.

New and/or Retained Land description: *(SPI(s) or Full Crown description)*

SPI 2205\PP2478, Crown Allotment 2205 Parish of Cut-paw-paw.

Plan Reference:

OP125296

Date: 30/04/2020

.....
Signature of Land Administrator's Representative:

Full name:

Position:

Legal entity:

35051411A

P1

Page 1 of 1

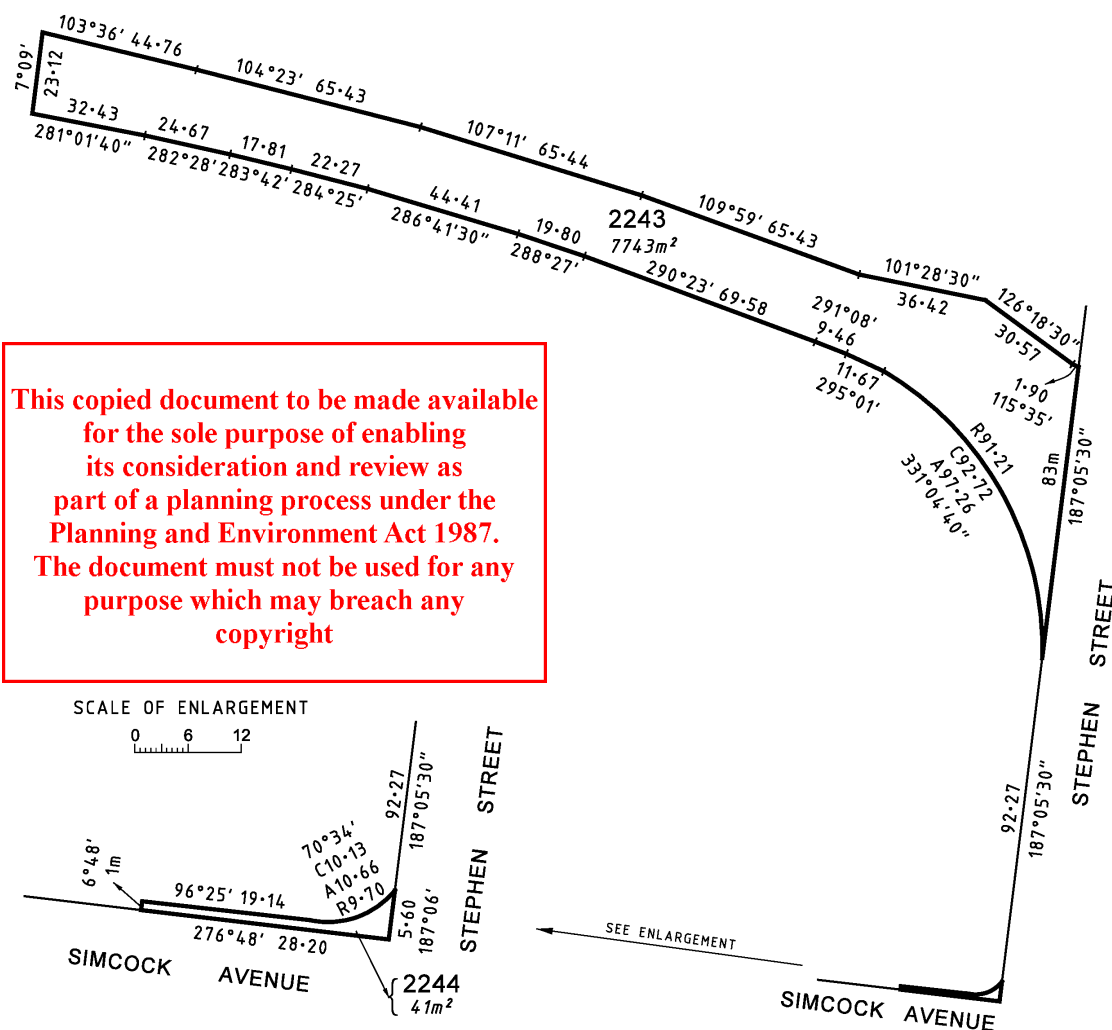
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CROWN DIAGRAM	EDITION 1	CD121614V
LOCATION OF LAND PARISH: CUT-PAW-PAW (2478) TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 2243, 2244 LAST PLAN REFERENCE: TP967395Q, TP967396N DERIVED FROM: VOL. 12200 FOL. 502, VOL. 12200 FOL. 503 SPI: 2243\PP2478, 2244\PP2478	NOTATIONS	
		THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES Checked by: NT Date: 30 / 04 / 2020
ADVERTISED PLAN FOR DIAGRAM INFORMATION SEE OP124951 ATTACHED This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright		
LENGTHS ARE IN METRES	DEALING / FILE No: AT199674S	CODE: P1
		SHEET 1 OF 1

PLAN OF CROWN ALLOTMENT	EDITION 1	OP124951
LOCATION OF LAND COUNTY : BOURKE PARISH : CUT-PAW-PAW (2478) CROWN ALLOTMENT: 2243 AND 2244 SPI : 2243\PP2541, 2244\PP2478 TITLE REFERENCE :CT VOL. 12200 FOL.502 AND CT VOL. 12200 FOL.503	NOTATIONS:	
	Prepared from: VDP, C345(18), TP967395Q, TP967396N, (R.C.)SP23731 AND (R.C.)SP23732	

MGA94
ZONE 55


ORIGINAL SHEET SIZE: A3		CERTIFICATION BY SURVEYOR		SHEET 1 OF 1
SCALE 1:1500	15 0 15 30 45 60 LENGTHS ARE IN METRES	NS	I, KENNETH DOUGLAS ADAMS of WEST GATE TUNNEL PROJECT, LEVEL 26 80 COLLINS STREET MELBOURNE certify that this plan correctly represents the information obtained by me from the sources indicated on this plan.	
FILE REF: PO-14634 SURVEYORS REF: OP124951.dgn DRAWN: KDA 28/04/2020 EXAMINED: RBB 21/04/2020		Dated : 28/ 04 /2020		 Licensed Surveyor Surveying Act 2004
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		Certified by Craig Leslie Sandy Surveyor-General 11:42 AM 29/04/2020		

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CROWN FOLIO STATEMENT

VOLUME 12206 FOLIO 998
No Coft exists

Security no : 124136507790V
Produced 14/07/2026 01:35 PM

CROWN FOLIO

LAND DESCRIPTION

Crown Allotment 2244 Parish of Cut-paw-paw.
PARENT TITLE Volume 12200 Folio 503
Created by instrument AT199674S 30/04/2020

CROWN LAND ADMINISTRATOR

SECRETARY (WITHIN THE MEANING OF THE TRANSPORT INTEGRATION ACT 2010) of 1
SPRING STREET MELBOURNE VIC 3000
AT203792U 30/04/2020

STATUS, ENCUMBRANCES AND NOTICES

RESERVATION AT203038G 30/04/2020
TEMPORARY
PUBLIC PURPOSES (WEST GATE TUNNEL PROJECT)

DIAGRAM LOCATION

SEE CD121614V FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

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Produced: 14/07/2026 01:35:18 PM

Dealing Number: AT534683C

Rectification Date: 21/08/2020

Rectification Category: Crn Prp: Mod Land Admin

Status: Registered

RECTIFICATION

Raised By: REGISTRAR OF TITLES
DX 250639 MELBOURNE

Folio Affected CofT Supplied Controlling Party

11777/057	No
12200/841	No
12176/566	No
12148/195	No
12153/493	No
12206/997	No
12206/998	No
12207/125	No
12188/703	No
12175/527	No
12149/019	No
12182/811	No
12200/896	No

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Statement End.

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PLAN**

Crown – Land Parcel Restructure

AT203792U

Legislation: s.42(1)(j) Surveying Act 2004

Lodged by

Name: Land Registry Services

Phone:

Address:

Reference:

Customer Code: 21102W

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Vol. 12205 Fol. 425, SPI A\TP966319, Lot A on Title Plan 966319N.

New and/or Retained Land description: *(SPI(s) or Full Crown description)*

SPI 2205\PP2478, Crown Allotment 2205 Parish of Cut-paw-paw.

Plan Reference:

OP125296

Date: 30/04/2020

.....
Signature of Land Administrator's Representative:

Full name:

Position:

Legal entity:

35051411A

P1

Page 1 of 1

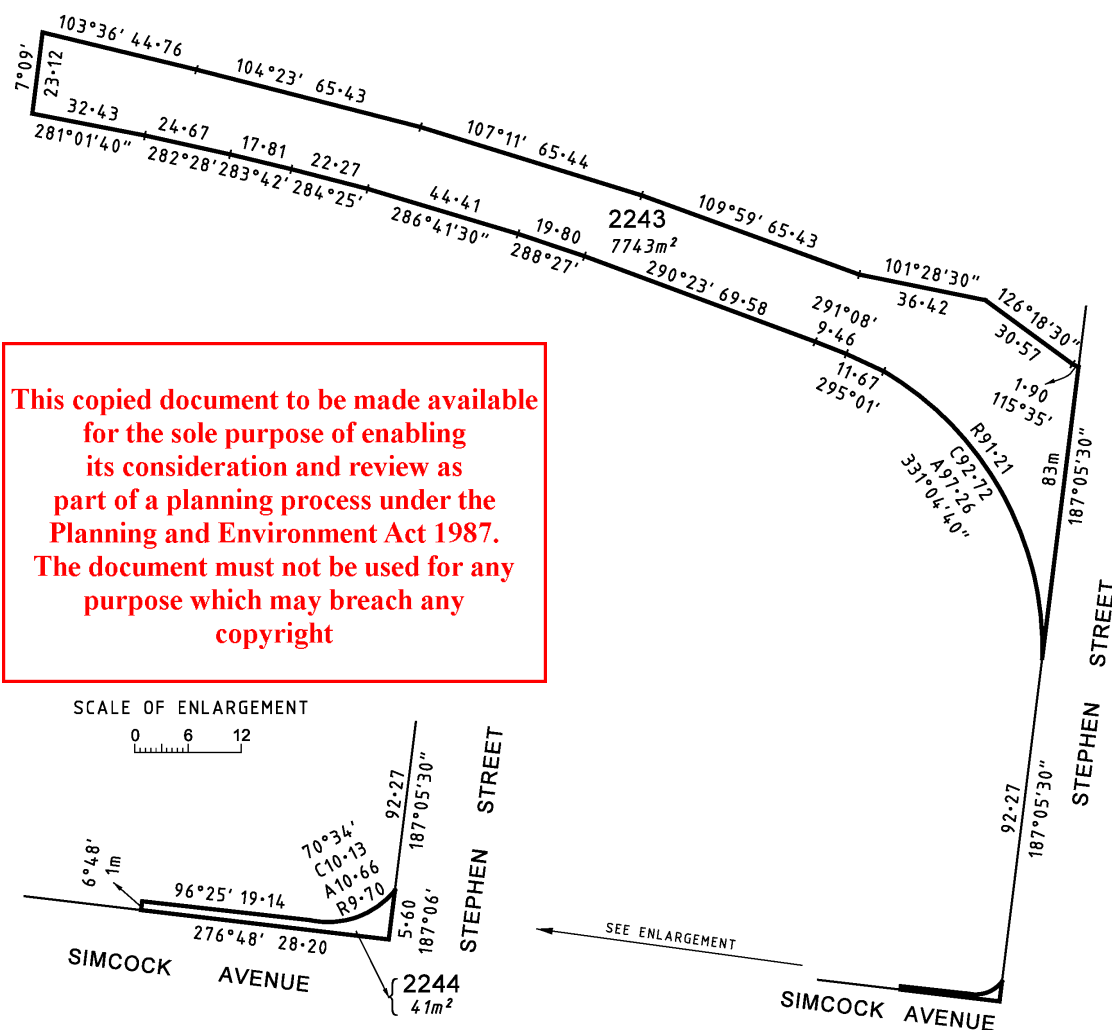
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CROWN DIAGRAM	EDITION 1	CD121614V
LOCATION OF LAND PARISH: CUT-PAW-PAW (2478) TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 2243, 2244 LAST PLAN REFERENCE: TP967395Q, TP967396N DERIVED FROM: VOL. 12200 FOL. 502, VOL. 12200 FOL. 503 SPI: 2243\PP2478, 2244\PP2478	NOTATIONS	
		THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR CROWN DIAGRAM PURPOSES Checked by: NT Date: 30 / 04 / 2020
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		SHEET 1 OF 1

PLAN OF CROWN ALLOTMENT	EDITION 1	OP124951
LOCATION OF LAND COUNTY : BOURKE PARISH : CUT-PAW-PAW (2478) CROWN ALLOTMENT: 2243 AND 2244 SPI : 2243\PP2541, 2244\PP2478 TITLE REFERENCE :CT VOL. 12200 FOL.502 AND CT VOL. 12200 FOL.503	NOTATIONS: Prepared from: VDP, C345(18), TP967395Q, TP967396N, (R.C.)SP23731 AND (R.C.)SP23732	

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ZONE 55


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ORIGINAL SHEET SIZE: A3	CERTIFICATION BY SURVEYOR	SHEET 1 OF 1
SCALE 1:1500 15 0 15 30 45 60 LENGTHS ARE IN METRES	NS	
FILE REF: PO-14634 SURVEYORS REF: OP124951.dgn DRAWN: KDA 28/04/2020 EXAMINED: RBB 21/04/2020	I, KENNETH DOUGLAS ADAMS of WEST GATE TUNNEL PROJECT, LEVEL 26 80 COLLINS STREET MELBOURNE certify that this plan correctly represents the information obtained by me from the sources indicated on this plan. Dated : 28/ 04 /2020	  Licensed Surveyor Surveying Act 2004
SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING		Certified by Craig Leslie Sandy Surveyor-General 11:42 AM 29/04/2020

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

VOLUME 05419 FOLIO 693

Security no : 124136508644S
Produced 14/07/2026 01:44 PM

CROWN GRANT

LAND DESCRIPTION

Lot 1 on Title Plan 967396N.

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

SPOTSWOOD LANDOWNER 1 PTY LTD of 104-108 VICTORIA ROAD ROZELLE NSW 2039
AY133526M 24/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE BA120624J 13/02/2026

MSC CAPITAL PTY LTD

CAVEAT AZ789119G 10/11/2025

Caveator

44 SIMCOCK PTY LTD ACN: 684364565

Grounds of Claim

PURCHASERS' CONTRACT WITH THE FOLLOWING PARTIES AND DATE.

Parties

THE REGISTERED PROPRIETOR(S)

Date

05/11/2025

Estate or Interest

FREEHOLD ESTATE

Prohibition

ABSOLUTELY

Lodged by

NORTON ROSE FULBRIGHT AUSTRALIA

Notices to

JETHRO FOX of "OLDERFLEET" LEVEL 38 477 COLLNS STREET MELBOURNE VIC 3000

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DIAGRAM LOCATION

SEE TP967396N 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: 44-76 SIMCOCK AVENUE SPOTSWOOD VIC 3015

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Department of Transport and Planning

Electronic Instrument Statement

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 14/07/2026 01:44:35 PM

Status	Registered	Dealing Number	AZ789119G
Date and Time Lodged	10/11/2025 12:53:05 PM		

Lodger Details

Lodger Code	17700Y
Name	NORTON ROSE FULBRIGHT AUSTRALIA
Address	
Lodger Box	
Phone	
Email	
Reference	4077968 - Caveat

Jurisdiction

VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

5107/399
5419/693
5419/694
7498/181
8777/531
9841/479

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Caveator

Name	44 SIMCOCK PTY LIMITED
ACN	684364565

Grounds of claim

Purchasers' contract with the following Parties and Date.

Parties

The Registered Proprietor(s)

Date

05/11/2025

Estate or Interest claimed

Freehold Estate



Department of Transport and Planning

Electronic Instrument Statement

Prohibition

Absolutely

Name and Address for Service of Notice

Jethro Fox

Address

Property Name	OLDERFLEET
Floor Type	LEVEL
Floor Number	38
Street Number	477
Street Name	COLLNS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

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The caveator claims the estate or interest specified in the land described on the grounds set out. This caveat forbids the registration of any instrument affecting the estate or interest to the extent specified.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the caveator or his, her or its administrator or attorney.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant law and any Prescribed Requirement.

Executed on behalf of	44 SIMCOCK PTY LIMITED
Signer Name	ADRIAN JONES
Signer Organisation	NORTON ROSE FULBRIGHT AUSTRALIA
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	10 NOVEMBER 2025

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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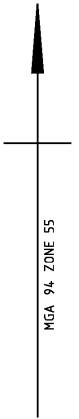
TITLE PLAN				EDITION 2	TP967396N
LOCATION OF LAND PARISH : CUT-PAW-PAW TOWNSHIP: --- SECTION : 7 CROWN ALLOTMENT : 70 (Pt) LAST PLAN REFERENCE: TP761596C DERIVED FROM: VOL. 5419 FOL.693 DEPTH LIMITATION : 15.24 METRES				NOTATIONS: SUBJECT TO THE RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL 9841 FOL 479 AND NOTED ON SHEET 3 OF THIS PLAN Dimensions are based on survey refer Roads Corporation SP23731	
EASEMENT INFORMATION					THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES. Checked by: NT Date: 8 / 04 / 2020 Assistant Registrar of Titles
E- ENCUMBERING EASEMENT R- ENCUMBERING EASEMENT (ROAD) A- APPURTENANT EASEMENT					
Easement Reference	Purpose	Width (Metres)	Origin	Land benefited/in favour of	
ADVERTISED PLAN DIAGRAM ON SHEET 2 This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright					
LENGTHS ARE IN METRES		SCALE		DEALING/FILE No: AT126263C	
				DEALING CODE: MTPFA	
GOVERNMENT GAZETTE No: S100 20 MARCH 2019 Page 1				SHEET 1 OF 3	

TITLE PLAN

EDITION 2

TP967396N

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TOTAL AREA LOT A
3789m²



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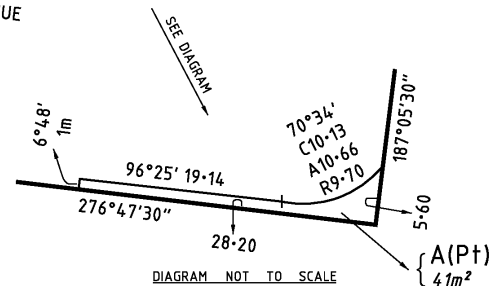


DIAGRAM NOT TO SCALE

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GOVERNMENT GAZETTE No: S100 20 MARCH 2019 Page 1

DEALING CODE: MTPFA

SHEET 2 OF 3

TITLE PLAN**EDITION 2****TP967396N**

LAND DESCRIPTION INCLUDING RESERVATIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

all that piece of land in the said State of Victoria being part of Allotment seventy of Section seven in the Parish of Cut-Paw-Paw County of Bourke delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein coloured

Provided nevertheless that the grantee shall be entitled to sink wells for water and to use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purpose as though it held the land without limitations as to depth

EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and auriferous and argentiferous earth and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under or 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 said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores lying 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 copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act* 1915.

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 licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. PROVIDED that compensation shall be paid to the said GRANTEE its assigns or transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

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**LENGTHS ARE IN
METRES**

SCALE

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SHEET 3 OF 3

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