



Valuation Report

Lot 2, 1 Olive Avenue
Normanville SA

Date of Valuation: 16 February 2016



REPORT SUMMARY

Address	Lot 2, 1 Olive Avenue, Normanville South Australia
Client Details	Dr. Alexander Stabolidis Wyfield Holdings Pty Ltd PO Box 902 Normanville SA 5204
Instructions	<p>To determine the current market value of the abovementioned properties with reference to an application for first mortgage finance from BOQ Specialist Bank Ltd.</p> <p>We confirm that the report may be relied upon by BOQ Specialist Bank Ltd.</p> <p>Our report is also extended for use by Wyfield Holdings Pty Ltd for Superannuation Fund purposes.</p> <p>We confirm the report has been prepared in accordance with the Australian Property Institute's 'Australian & New Zealand Valuation and Property Standards'.</p>
Our Reference	1647989
Description	The property comprises a former ranch style dwelling converted for use as five (5) consulting rooms and a reception area with a gross building area of 121 square metres and forming a part of a mixed use three (3) lot Community titled development located in the southern Fleurieu Peninsula coastal township of Normanville approximately 80 kilometres south of the City of Adelaide.
Interest Valued	Fee simple
Date of Valuation/Inspection	16 February 2016
Basis of Valuation	<ul style="list-style-type: none"> • Current Market Value (subject to vacant possession)
Market Value Assessment	\$300,000 (exclusive of GST)
Valuer	Rachel Elliott B Bus Prop (Val & PRM), AAPI Certified Practising Valuer

Risk Summary

PROPERTY RISK	1	2	3	4	5	MARKET RISK	1	2	3	4	5
Location & Neighbourhood		X				Recent Market Direction (price)			X		
Land (inc. planning, title)		X				Market Volatility		X			
Environmental Issues		X				Local Economy Impact		X			
Improvements		X				Market Segment Conditions				X	
RISK RATINGS	1 = Low	2 = Low to Medium		3 = Medium		4 = Medium to High		5 = High			

This valuation is prepared on the assumption that the lender as referred to in the valuation report (and no other), may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risks for any potential borrower, including the borrower's ability to service and repay any mortgage loan.

Further, the valuation is prepared on the assumption that any such lender is providing mortgage financing at a conservative and prudent loan to value ratio. This clause (Prudent Lenders Clause) only applies if the lender is not a lender regulated by the Banking Act of 1959.

1.0 LEGAL DESCRIPTION

Details	
Title Details	Volume 6133 Folio 93 Lot 2 Primary Community Plan 27927
Registered Proprietor	Wyfield Holdings Pty Ltd
Easements	Nil.
Schedule of Dealings	<ul style="list-style-type: none"> 10873317 Mortgage to Investec Professional Finance Pty Ltd <p>The valuation assumes that the property is not affected by any additional easements, encumbrances, or covenants that have not been disclosed by a search of the Title that may otherwise detrimentally affect the value of the property.</p>
Notations	<ul style="list-style-type: none"> 11991595 By-laws 11991596 Scheme Description
Lot Entitlement	2,795/10,000
Lot Subsidiaries	Nil

2.0 SITE DETAILS

2.0.1 Location

The subject property is located at Normanville approximately 80 kilometres south of the City of Adelaide. More particularly, the property is located to the north eastern side of Olive Avenue adjacent the intersection with Mary Street as depicted by the aerial photograph below.



Source: © Land Services Group (Department of Planning, Transport and Infrastructure)

Normanville has an approximate population of 1,357 (Source: Australian Bureau of Statistics 2011 Census), and further is a popular holiday destination with its population particularly swelling during peak holiday periods.

The majority of surrounding development immediately to the north and west (at the rear of the property) comprise a range of residential development whilst immediately opposite the property across Olive Avenue and Mary Streets are a range of commercial and retail premises/centres including the Normanville Foodland complex (also including a pharmacy, bakery and newsagency/Post Office) and a shopping complex containing a Mitre 10 hardware store and five shops (including Police Station).

Olive Avenue and Mary Streets are both minor residential 'no through roads'. Both roads are bitumen sealed with concrete kerbing and gutters. Access to the subject property is considered to be good, both in relation to proximity to other nearby localities including Carrickalinga, located some 5 kilometres to the north and the township of Yankalilla located some 5 kilometres to the east, but also within the township of Normanville itself.

Further, the property is considered to be readily accessible from the City of Adelaide and southern metropolitan suburbs of Adelaide, noting that the major southern metropolitan regional centre of Noarlunga Centre lies approximately 45 kilometres further north and where a diverse array of services and facilities are available.

2.0.2 Services

Services	
Electricity	Connected
Reticulated Water	Connected
Sewerage	Connected
Telephone	Connected

2.0.3 Site Dimensions and Physical Characteristics

Site Characteristics	
Configuration & Topography	Irregular with level topography.

The subject property has been identified by reference to the relevant Certificates of Title and Community Plan and appears to conform substantially with the identifying features shown on the plan provided. Building structures appear to stand on or within said plan boundaries.

The valuation is made on the assumption that there are no encroachments by or upon the property. If any encroachment or other affectation is noted in the event of a surveyor's report being commissioned, the Valuer should be consulted to assess any effect on the value stated in this report.

2.0.4 Environmental Issues

Environmental Issues	
Current use/operations	Consulting rooms
Contamination Sites Register	Not listed
Current use of concern	No
Previous use/s of concern	No
Further investigations recommended	No
Flooding	The site does not appear to be prone to flooding under normal climatic conditions.

2.0.5 Planning

Local Government Area	District Council of Yankalilla
Zoning Designation	Town Centre
Conforming use/consent use	Yes
Heritage	Nil

3.0 IMPROVEMENTS

3.0.1 General Description

The property comprises a Community titled consulting room premises forming part of a three (3) lot mixed use development.

Construction	
Structure	Single storey
External Walls	Rendered clay brick and Hardi-tex
Roof	Concrete tile
Floors	Concrete
Windows	Aluminium framed
Internal Walls	Plasterboard
Floor Coverings	Ceramic tiles
Ceilings	Plasterboard
Lighting	LED down lights
Air Conditioning	Split system air conditioners
Fire Services	Fire exist signs, smoke detectors and hand held extinguishers
Security	Motion detector alarm system



3.0.2 Accommodation

The property provides a **reception/waiting room, five (5) offices/consulting rooms, documents store, kitchen and single toilet amenity** with disabled access.

The amenities and appointments of a modern standard and generally appear in good condition inclusive of ceramic tiled flooring throughout, slimline venetian blinds, split system wall mounted air conditioners fitted to the waiting room and three (3) offices.

The building was constructed circa 1978, further being extended at various stages, and based on our inspection of the subject property the improvements appeared to be in sound structural condition throughout.

We have only carried out an inspection of the exposed and readily accessible areas of the improvements. However, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. For the purpose of this report, we have assumed there are no structural defects which would impact upon our valuation.

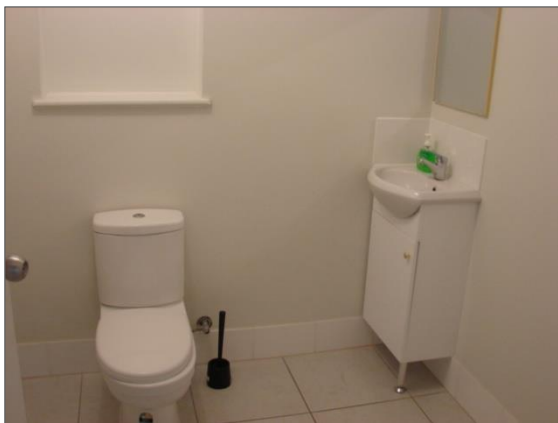
The improvements are more particularly depicted within the photographs contained below:



Reception



Kitchen



Bathroom



Rear car park

3.0.3 Building Area

Based on our physical measurements taken and plans provided the subject property has a gross building area of approximately 121 square metres.

3.0.4 Site Improvements

A brief summary of site improvements is as follows:

- Front verandah
- Shared concrete / bitumen paved car parking for up to 12 vehicles, concrete paved pathways.
- Garden shed to car park
- Minor metal deck fencing to northern side boundary of Community Plan
- Landscaped common area gardens.

3.0.5 Asbestos

Asbestos	
Register Compiled	No
Comments	<p>No asbestos register has been prepared for the subject property in accordance with statutory requirements. Our inspection of the property did not however reveal any obvious asbestos materials which are likely to have a negative impact on value, however we are not qualified to comment as to the presence of any such asbestos materials within the property.</p> <p>We recommend that an asbestos register be prepared as soon as possible, if one has not already been commissioned.</p>

4.0 TENANCY DETAILS

As at the date of valuation, four (4) individual office/consulting rooms within the subject property are tenanted on an 'informal monthly arrangement' basis only, one room currently vacant and used as shared meeting space when required.

We understand from the applicant that the rooms are leased at rates of between \$80 and \$150 per week, with the rental rate being all inclusive of power, water and all property outgoings.

In accordance with the Australian Property Institute's practice standards for mortgage security valuations, we have valued the subject property on a 'vacant possession' basis.

5.0 MARKET EVIDENCE

Based on research undertaken, a sample of sales evidence of broadly comparable residential units and dwellings is summarised as follows:

Address	Sale Price	Sale Date	Building Area (m ²)	Site Area (m ²)	Sale Price (\$/m ² building area)	Comments
Unit 1, 91 Main Rd, Normanville	\$300,000	Aug 15	96	N/A	\$2,222	A Strata Titled retail unit, being 1 of 2 units within the development. Superior commercial location within Normanville. Purchased with vacant possession by an owner occupier.
102 Main South Road, Yankalilla	\$355,000	Aug 15	193	510	\$1,839	A two storey mixed use property with retail/offices to ground floor and first floor 2 bedroom residence. Significant renovations underway since sale. Zoned 'Town Centre'.

Address	Sale Price	Sale Date	Building Area (m ²)	Site Area (m ²)	Sale Price (\$/m ² building area)	Comments
14 Victoria Street, Victor Harbor	\$401,500	April 15	104	460	\$3,860	Circa 1920 cottage with full internal upgrade for consulting room use. Zoned 'Regional Town Centre Business Policy Area 15'.
55 Main South Rd, Myponga	\$262,000	Jan 15	110	1,012	\$2,381	A circa 1970's former banking chamber located in a main street position. Includes fully renovated kitchen. Potential for further commercial and/or residential site development. Sold with vacant possession. Zoned 'Country Township'.
77 Main South Rd, Normanville	\$305,000	Nov 14	156	860	\$1,955	Circa 1960 former dwelling converted to office accommodation providing reception, three (3) offices and boardroom, disabled toilet, onsite car parking, rear shedding and dual access. Zoned 'Historic Conservation – Town Centre'.
Unit 2, 85 Main Road, Normanville	\$220,000	Sept 14	100 (est)	N/A	\$2,200	Circa 1985 Strata titled semi-detached commercial unit located within the Normanville Foodland centre. Sold with vacant possession to an owner occupier. Zoned 'Town Centre'.
Unit 2, 72 Ocean Street, Victor Harbor	\$205,000	Sept 14	50	N/A	\$4,100	Older style ground floor strata unit in group of four (4) units (2 commercial units to ground, 2 residential units to upper level) shared rear car park. Main street position. Zoned 'Regional Town Centre'.

* All sale prices are quoted exclusive of GST

The sales information quoted has been obtained from a number of sources including published sales information provided by the Land Services Group of Department for Planning, Transport and Infrastructure (DPTI) and RP Data Ltd. Whilst we understand the information to be reliable, we are unable to guarantee the accuracy. Where the information has been available to us, we have made appropriate adjustments for GST but the recorded sale prices may include all, a part of, or no GST depending on the circumstances and tax liability of the parties to each transaction.

6.0 MARKET POSITION OF THE PROPERTY

6.0.1 General Comments

- The subject comprises a former ranch style dwelling positioned within central Normanville, some 80 kilometres to the south of the Adelaide GPO, which has been extended and Community titled to comprise a mixed use three (3) lot development, and within which the subject Lot 2 has been converted for use as consulting rooms.
- The property is positioned within the central business area of Normanville, albeit set back from the main street, and is close to a range of complementary commercial and retail land uses.
- The property is currently leased on a room by room basis to four tenants including a physiotherapist, conveyancer and acupuncturist at weekly rates of between \$80 and \$150. The weekly rentals represent a gross rental amount inclusive of all property outgoings including electricity and water charges. There is further potential to increase the rental income from the property by the letting of the fifth consulting room.
- Typical of country township localities, there is a dearth of quality commercial tenants in Normanville, particularly tenants with the capacity to commit to long term leases, further noting that demand in this location is generally from smaller space users with limited demand for larger tenancies. As such, it is considered that the leasing of the offices individually may generate a higher gross income over the longer term than would be achievable from a single tenant, albeit with an increased management input / requirement.
- From a selling perspective, the property may appeal to an investor who is prepared to actively manage the room by room tenancies and may also appeal to an owner occupier given its central location, modern fit out, low maintenance grounds and lower price tier.
- We consider that in the event that it was placed on the market for sale, the subject would likely exhibit reasonable appeal assuming it is appropriately marketed and priced primarily to the owner occupier and/or investor market.

6.0.2 Selling Period

It is considered that the most appropriate method of sale for a property of this nature is by private treaty. Given the salient factors, it is also considered that a selling period in the order of six (6) months would be appropriate for a property of this nature.

6.0.3 Sales History

Information provided by the Land Services Group of Department of Planning, Transport and Infrastructure reveals the property has not sold within the past three (3) years.

7.0 VALUATION APPROACH

The most appropriate method of valuation for a property of this nature is by Direct Comparison where the subject property is compared directly with sales of other properties in similar locations and adjustments made for perceived points of difference. In this regard, the property has been considered firstly on a rate per square metre basis, and secondly as a 'check' on a quantum value basis.

The analysed sales indicate that the prices generally lie within the quantum price range of between \$205,000 and \$401,500 which equate to price levels that range from between \$1,839 and \$4,100 per square metre of building area.

Variations in the level of price achieved chiefly appear attributable due to such factors including site and accommodation proportions, condition/standard of accommodation, position/exposure.

Having regard to the sales evidence presented above, the most comparable sales are considered to be those of **Unit 1, 91 Main Road, Normanville** in August 2015 for \$300,000 (\$2,222/m²), being a single commercial tenancy of smaller proportions to the subject positioned in a high profile main street location and requiring major renovation, and the sale of a former real estate office at **77 Main South Road, Normanville** in November 2014 for \$305,000 (\$1,955/m²) being larger space with similar potential for consulting room use, albeit requiring upgrading/renovation.

We also reference the sale of **Unit 2, 85 Main Road, Normanville** in September 2014 for \$220,000 (\$2,200/m²) which while somewhat smaller than the subject does represent a single tenancy unit in a rear position.

The balance of the sales evidence represent a range of accommodation styles and location, many with similar potential for consulting room uses similar to the subject.

In the case of the subject, we are mindful of its size, recently renovated interior and rear position within the Normanville central business area and suggest that its potential value level lies to the lower to middle of the value range achieved by the most comparable Normanville sales, namely in the order of \$2,400 to \$2,600 per square metre which deduces the following potential range in market value:

	GLA (m ²)	Rate (\$/m ²)	Value (\$)
Low	121	\$2,400	\$290,400
Mid		\$2,500	\$302,500
High		\$2,600	\$314,600

Adopting a mid-level value (rounded) of **\$300,000 (Three Hundred Thousand Dollars)** exclusive of GST, equates to a value level of \$2,479 per square metre of lettable area.

As a secondary 'check' we have then evaluated this value assessment with the quantum value level achieved for broadly comparable property, taking into account that the market for smaller commercial property in regional areas such as Normanville is typically constrained by affordability issues, with property in these markets typically transacting in the sub \$500,000 price bracket.

In this regard the assessed value of \$300,000 sits within the range indicated by the sales quoted and broader market data considered.

8.0 VALUATION

We are of the opinion that the current market value of the property situated at **Lot 2, 1 Olive Avenue, Normanville, South Australia** on the basis set out herein and subject to the comments contained within this report, **as at 16 February 2016**, for first mortgage security purposes is noted as follows:

\$300,000
(Three Hundred Thousand Dollars)
exclusive of GST

m3property



Rachel Elliott B Bus Prop (Val & PRM), AAPI
Certified Practising Valuer

GENERAL TERMS AND CONDITIONS

Client Details & Instructions	We confirm that this 'short form' report has been prepared in accordance with the Australian Property Institute's 'Australian & New Zealand Valuation and Property Standards' and as per BOQ Specialist Bank reporting requirements. We note a more detailed report can be prepared if required, albeit at an additional cost.
Certification	We confirm that the valuation has been prepared by a Valuer that: (i) Confirms the valuation has been prepared for first mortgage security purposes. (ii) Is authorised under the Law of the State of South Australia to practise as a Valuer.
Date of Valuation	This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of general market movements and factors specific to the particular property). We do not accept responsibility or liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume responsibility or accept liability where the valuation is relied upon after the relevant date of the valuation if you become aware of any factors that have an effect on the valuation.
Basis of Valuation	Market Value This valuation has been prepared in accordance with the definition of Market Value adopted by the International Valuation Standards Committee (IVSC) and endorsed by the Australian Property Institute (API) as set out below: <i>"Market Value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the parties had each acted knowledgeably, prudently and without compulsion."</i> Included in the amount of this valuation are items of building fixtures, fittings, together with all building plant and equipment.
GST	Our valuation of this property has been prepared on a GST exclusive basis with no provision included for the payment of GST by the supplier (vendor) on its sale. All sales, rentals and valuation calculations quoted in this report are exclusive of GST obligations.
General Disclaimers	m3property and the individual Valuers involved in the preparation of this valuation do not have pecuniary interests in the subject property that would conflict with the valuation of the property. In undertaking our valuation, we have relied upon various financial and other information submitted by the applicant. Where possible within the scope of our retainer and limited to our expertise as Valuers, we have reviewed this information including by analysis against industry standards. Based upon that review, we have no reason to believe that the information is not fair and reasonable or that material facts have been withheld. However, our enquiries are necessarily limited by the nature of our role and we do not warrant that we have identified or verified all of the matters which a full audit, extensive examination or 'due diligence' investigation might disclose. For the purpose of our valuation assessment, we have assumed that this information is correct.
Lot Subsidiaries	A search of the Body Corporate records has not been undertaken, therefore this valuation is made without knowledge of matters that may be contained within the Body Corporate records and on the assumption that there are no such matters which may have an adverse effect upon the value and marketability of the subject Community Title Lot. Any matter or matters having an adverse effect on the value or the marketability revealed by a search of the Body Corporate records should be referred to the Valuer for comment and possible amendment of the valuation.
Identification	The subject property has been identified by reference to the relevant Certificate of Title and Community Plan. The subject property appears to conform substantially with the identifying features shown on the Community Plan provided unless noted otherwise.

Encroachments	<p>The valuation is made on the assumption that there are no encroachments by or upon the property. There appears to be no encroachments by the existing improvements, however this has not been confirmed by a current survey report and/or advice from a registered surveyor. If any encroachment or other affectation is noted in the event of a surveyor's report being commissioned, the Valuer should be consulted to assess any effect on the value stated in this report.</p>
Environmental Issues	<p>Soil Contamination</p> <p>The Environment Protection Authority (EPA) in South Australia does not currently maintain a list or register of contaminated sites.</p> <p>The EPA does however provide a Public Register Directory in the form of a Site Contamination Groundwater Notifications Index. This index is a list of notifications of actual or potential groundwater contamination which have been received by the EPA since 1 July 2009 (referred to as s83A notifications under the Environmental Protection Act 1993). These are notifications only, and are not evidence that contamination has been confirmed. Our enquiry indicates that the subject property is <u>not included</u> on this Site Contamination Groundwater Notifications Index.</p> <p>No obvious environmental problems were apparent on inspection. However, no soil tests nor environmental studies or reports have been made available to us. Accordingly, our valuation is made on the assumption that there are no environmental problems in any way affecting the property, including surface or below ground conditions, toxic or hazardous wastes or building material hazards. Any such matters may adversely affect the property or its use and our assessment of value. Should any such matters be known or discovered no reliance should be placed on our assessment of value unless we have been advised of these matters and we have confirmed that our assessment is not affected.</p> <p>While there are no visible signs of contamination to the subject property, however the only way that it could be certified that there is no contamination is by an independent environment survey by an appropriate expert. This valuation assumes that the subject property is unaffected by current or previous land uses.</p>
Building/Lettable Areas	<p>It must however be noted that a detailed survey of areas has not been commissioned in this regard. We advise that we have relied upon the above areas and have assumed, for the purpose of this valuation, that a survey of the building would not reveal any material difference in area.</p>
Presentation / Condition & Utility	<p>Building Structure</p> <p>We have only carried out an inspection of the exposed and readily accessible areas of the improvements. However, the Valuer is not a building construction or structural expert and is therefore unable to certify the structural soundness of the improvements. For the purpose of this report, we have assumed that there are no structural defects which would impact upon our valuation.</p> <p>Asbestos</p> <p>Readers of this report should be reminded that it is an owner's responsibility to comply with the Work Health and Safety Regulations 2012 and to prepare and maintain an asbestos register for all non-residential properties built before 31 December 2003.</p> <p>No asbestos register has been prepared for the subject property in accordance with statutory requirements. Our inspection of the property did not however reveal any obvious asbestos materials which are likely to have a negative impact on value, however we are not qualified to comment as to the presence of any such asbestos materials within the property.</p> <p>Asbestos materials are generally regarded as being injurious to health and may be the subject of demands by various bodies or authorities for its removal. The valuation is predicated on the assumption that the level of asbestos (if any) contained within the property does not have a material impact on the value determined herein. Should this assumption not be correct, we recommend that the Valuer be consulted to assess any effect on the value stated in this report.</p>

Pest Affectation

Although our visual inspection of the property did not disclose any obvious indications of vermin infestation, we are not pest inspection experts. This valuation is made on the assumption that the property is not affected by pest infestation.

Work Health and Safety

There are no obvious matters affecting Work Health and Safety.

Sales Evidence

The sales information quoted has been obtained from a number of sources including published sales information provided by the Land Services Group of Department of Planning, Transport and Infrastructure (DPTI) and RP Data Ltd. Whilst we understand the information to be reliable, we are unable to guarantee the accuracy. Where the information has been available to us, we have made appropriate adjustments for GST but the recorded sale prices may include all, a part of, or no GST depending on the circumstances and tax liability of the parties to each transaction.

Valuation

This valuation is for the private and confidential use only of BOQ Specialist Bank Ltd and for the specific purpose for which it has been requested. No third party is entitled to use or rely upon this report in any way and neither the Valuer nor m3property shall have any liability to any third party who does.

Only a signed original of this valuation should be relied upon and no responsibility will be accepted for photocopies of the report.

No part of this valuation or any reference to it may be included in any other document or reproduced or published in any way without written approval of the form and context in which it is to appear.

Liability limited by a scheme approved under Professional Standards Legislation.

ANNEXURES

**Letter of Instruction
Certificate of Title and Check Search
Community Plan**



Ms Rachel Elliott
Senior Valuer
m3property (SA)
GPO Box 2835
ADELAIDE SA 5000

Dear Rachel,

As discussed, I confirm my instructions to you to value the property located at **Lot 2 Olive Avenue, Normanville SA** in order to determine the current market value for Superannuation Fund and finance purposes and hereby accept your total quoted fee of **\$2,240 (inclusive of GST and title disbursements)**.

I agree to the enclosed proposal and terms of business including payment in full prior to release of this report.

Name

Signature 

Date..... 11 / 2 / 16

Entity for addressing Tax Invoice

ABN

Postal Address

Telephone

Email



Title Register Search

LANDS TITLES OFFICE, ADELAIDE

For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 6133 FOLIO 93 *

COST : \$26.50 (GST exempt)	PARENT TITLE : CT 6119/73
REGION : EMAIL	AUTHORITY : DDA 12082255
AGENT : M3SA BOX NO : 055	DATE OF ISSUE : 05/03/2014
SEARCHED ON : 04/12/2014 AT : 13:29:04	EDITION : 1
CLIENT REF 1446700	

REGISTERED PROPRIETOR IN FEE SIMPLE

 WYFIELD HOLDINGS PTY. LTD. OF 1 MARY STREET NORMANVILLE SA 5204

DESCRIPTION OF LAND

 LOT 2 PRIMARY COMMUNITY PLAN 27927
 IN THE AREA NAMED NORMANVILLE
 HUNDRED OF YANKALILLA

EASEMENTS

 NIL

SCHEDULE OF ENDORSEMENTS

 10873317 MORTGAGE TO INVESTEC PROFESSIONAL FINANCE PTY. LTD.

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

 NIL

DOCUMENTS FILED/LODGED WITH PLAN

11991595	BY-LAWS	FILED
11991596	SCHEME DESCRIPTION	FILED

REGISTRAR-GENERAL'S NOTES

 AMENDED TITLE - WITH NEXT DEALING LODGE CT 6119/73

END OF TEXT.

Certificate of Title

Title Reference: CT 6133/93
Status: CURRENT
Edition: 1

Dealings

No Unregistered Dealings and no Dealings completed in the last 90 days for this title

Priority Notices


NIL

Notations on Plan

Lodgement Date	Completion Date	Dealing Number	Description	Status	Plan
19/08/2013	12/09/2013	11991595	BY-LAWS	Filed	C27927
19/08/2013	12/09/2013	11991596	SCHEME DESCRIPTION	Filed	C27927

Registrar-General's Notes

AMENDED TITLE WITH NEXT DEALING LODGE CT 6119/73

PURPOSE:	PRIMARY COMMUNITY	AREA NAME:	NORMANVILLE	APPROVED:	STEVE ANDREWS 16/08/2013	 C27927 SHEET 1 OF 2 39158_text_01_v03_Version_3
MAP REF:	6527/44/R	COUNCIL:	THE DISTRICT COUNCIL OF YANKALILLA	DEPOSITED:	SEAN FROST 11/09/2013	
LAST PLAN:	F57891	DEVELOPMENT NO:	260/C013/12/001/35857			

AGENT DETAILS:	STATE SURVEYS PTY LTD 465B SOUTH ROAD KESWICK SA 5035 PH: 82932939 FAX: 82932949	SURVEYORS CERTIFICATION:	I RUHI AFNAN , a licensed surveyor under the Survey Act 1992, certify that (a) I am uncertain about the location of that part of the service infrastructure shown between the points marked > and < on the plan; and (b) This community plan has been correctly prepared in accordance with the Community Titles Act 1996 16th day of August 2013 Ruhi Afnan Licensed Surveyor
AGENT CODE:	SSU9		
REFERENCE:	12215		

SUBJECT TITLE DETAILS:

PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	5239	700		ALLOTMENT(S)	52	D	3480 YANKALILLA		SECTION 1015

OTHER TITLES AFFECTED: CT 1138/84

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION

ANNOTATIONS: ENCROACHMENT OF BUILDING AND YARD OCCURS OVER OLIVE AVENUE

C27927

SHEET 2 OF 2

39158_pland_1_V01_Version_3

BEARING DATUM: ① - ② 332°10'10"
DERIVATION: F57891 ADOPTED

TOTAL AREA: 1002m²

THE UPPER LIMITS OF A LOT CONTAINED WITHIN THE SINGLE STOREY BUILDING IS THE UNDER SURFACE OF THE CEILING.

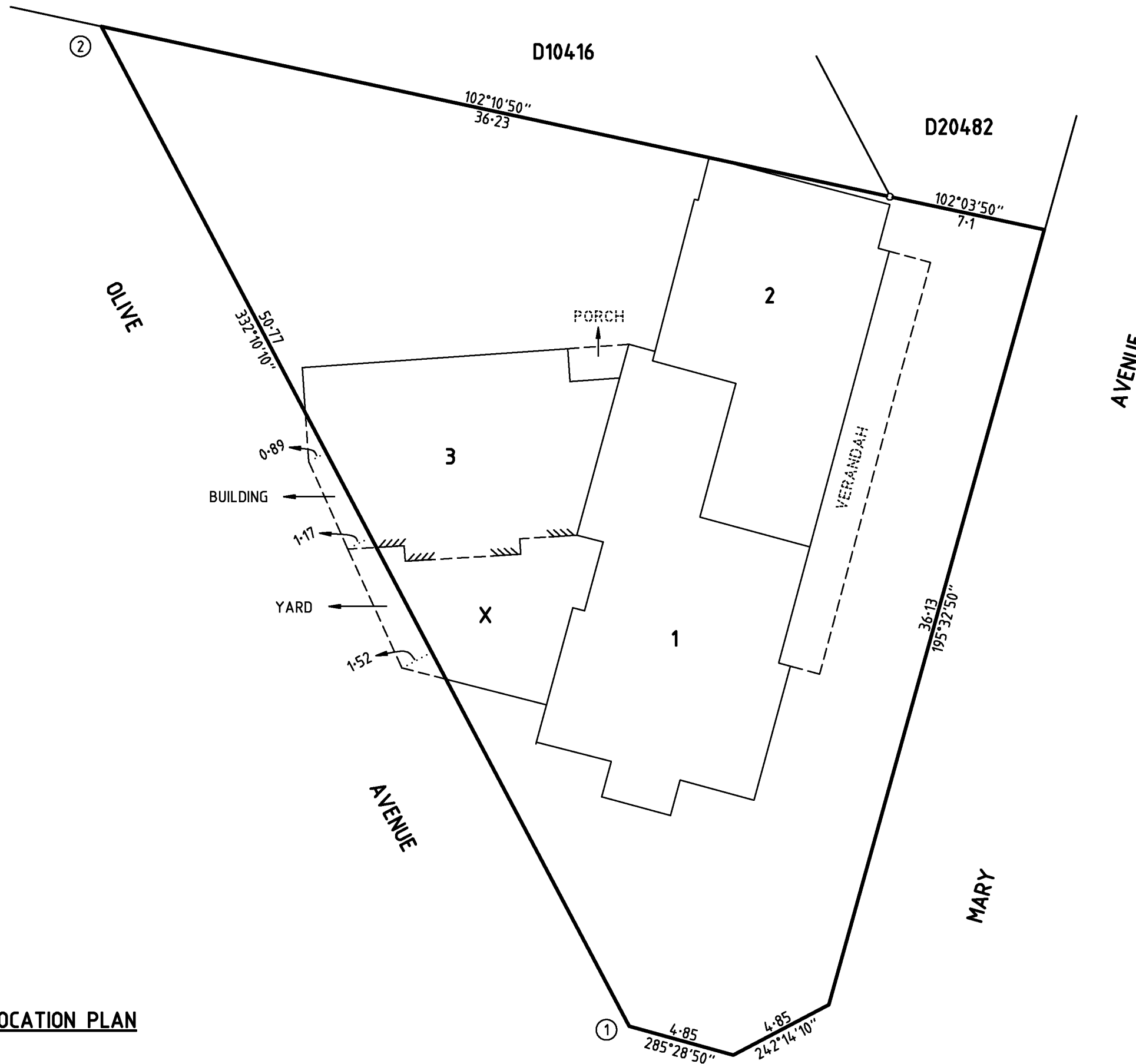
WHERE LOTS SHARE A COMMON BOUNDARY THE BOUNDARY IS DEFINED AS THE CENTRELINE OF WALL.

UNLESS STATED OTHERWISE THE BOUNDARY OF A LOT IS THE OUTSIDE FACE OF WALL.

THE LOWER AND UPPER LIMITS OF PORTION OF LOT 3 MARKED X IS 0.3 METRES BELOW EXISTING GROUND LEVEL AND 3 METRES ABOVE THE SAME RESPECTIVELY UNLESS LIMITED IN HEIGHT BY OVERHANGING STRUCTURES BELOW 3 METRES.

LOT 3 EXCLUDING THAT PORTION MARKED X AND LOTS 1 & 2 ARE WHOLLY WITHIN A SINGLE STOREY BUILDING.

----- DENOTES THAT PART OF A SINGLE STOREY BUILDING THAT DOES NOT FORM PART OF A LOT BOUNDARY



LOCATION PLAN

SCALE METRES
0 2 4 6 8 10

STATE SURVEYS PTY LTD
465 South Road, Keswick SA 5035
Phone 8293 2939 Fax 8293 2949
info@statesurveys.com.au

REFERENCE: 12215
VERSION: 8/08/2013 DRAWN: ADL

LOT ENTITLEMENT SHEET

COMMUNITY PLAN NUMBER

CP 27927

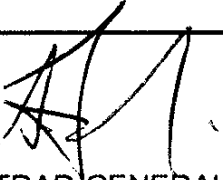
THIS IS SHEET 1 OF 1 SHEETS

APPROVED



DEPOSITED

9/11/2013



PRO REGISTRAR-GENERAL


APPLICATION ACT 11991594

SCHEDULE OF LOT ENTITLEMENTS		
LOT	LOT ENTITLEMENT	SUBDIVIDED
1	3655	
2	2795	
3	3550	
AGGREGATE	10,000	

CERTIFICATE OF LAND VALUER

I, GEOFFREY PAUL KURTZE being a land valuer within the meaning of the Land Valuers Act 1994 certify that this schedule is correct for the purposes of the Community Titles Act 1996

Dated the 12TH day of AUGUST 2013



Signature of Land Valuer



Adelaide

Level 3 | 44 Waymouth Street
Adelaide SA 5000
Telephone 08 7099 1800 Facsimile 08 7099 1850

Brisbane

Level 2 | 15 James Street
Fortitude Valley QLD 4006
Telephone 07 3620 7900 Facsimile 07 3620 7999

Melbourne

Level 29 | 600 Bourke Street
Melbourne VIC 3000
Telephone 03 9605 1000 Facsimile 03 9670 1658

Perth

Unit 2 | 168 Stirling Highway
Nedlands WA 6009
Telephone 08 6500 3600 Facsimile 08 6500 3698

Sydney

Level 23, MLC Centre | 19 Martin Place
Sydney NSW 2000
Telephone 02 8234 8100 Facsimile 02 9232 5144

info@m3property.com.au

www.m3property.com.au



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