

## Certificate of Title

**Title Reference** CT 6104/689

**Status** CURRENT

**Easement** NO

**Owner Number** 70946432

**Address for Notices** 22 ISLA CCT MAWSON LAKES, SA 5095

**Area** 71M<sup>2</sup> (CALCULATED)

## Estate Type

Fee Simple

## Registered Proprietor

G FRANCIS SMSF PTY. LTD. (ACN: 166 915 215)  
OF 22 ISLA CIRCUIT MAWSON LAKES SA 5095

## Description of Land

LOT 11 PRIMARY COMMUNITY PLAN 27585  
IN THE AREA NAMED MAWSON LAKES  
HUNDRED OF YATALA

PORTIONS OF THE WITHIN LAND MARKED X AND Y ON CP 27585 ARE LIMITED TO  
REDUCED LEVELS A.H.D. AS DESCRIBED ON CP 27585

## Last Sale Details

**Dealing Reference** TRANSFER (T) 12115041

**Dealing Date** 09/04/2014

**Sale Price** \$200,000

**Sale Type** TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

## Constraints

### Encumbrances

Dealing Type	Dealing Number	Beneficiary
ENCUMBRANCE	11827007	URBAN RENEWAL AUTHORITY

### Stoppers

NIL

## Valuation Numbers

Valuation Number	Status	Property Location Address
445001183*	CURRENT	11D METRO PARADE, MAWSON LAKES, SA 5095

## Notations

## Dealings Affecting Title

NIL

## Notations on Plan

Lodgement Date	Dealing Number	Descriptions	Status
21/11/2012 11:51	11851878	BY-LAWS	FILED
21/11/2012 11:51	11851879	SCHEME DESCRIPTION	FILED
21/11/2012 11:51	11851880	DEVELOPMENT CONTRACT	FILED

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

<b>Valuation Number</b>	445001183*
<b>Type</b>	Site & Capital Value
<b>Date of Valuation</b>	01/01/2021
<b>Status</b>	CURRENT
<b>Operative From</b>	01/07/2013
<b>Property Location</b>	11D METRO PARADE, MAWSON LAKES, SA 5095
<b>Local Government</b>	SALISBURY
<b>Owner Names</b>	G FRANCIS SMSF PTY. LTD.
<b>Owner Number</b>	70946432
<b>Address for Notices</b>	22 ISLA CCT MAWSON LAKES, SA 5095
<b>Zone / Subzone</b>	UN - Urban Neighbourhood\\
<b>Water Available</b>	Yes
<b>Sewer Available</b>	Yes
<b>Land Use</b>	2500 - Office (Buildings)
<b>Description</b>	SHOP
<b>Local Government Description</b>	Commercial - Office

## Parcels

Plan/Parcel	Title Reference(s)
C27585 LOT 11	CT 6104/689

## Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$128,000	\$210,000			
Previous	\$128,000	\$215,000			

## Building Details

<b>Valuation Number</b>	445001183*
<b>Building Style</b>	Not Available
<b>Year Built</b>	2013
<b>Building Condition</b>	Very Good
<b>Wall Construction</b>	Concrete & Other
<b>Roof Construction</b>	Not Available
<b>Equivalent Main Area</b>	63 sqm
<b>Number of Main Rooms</b>	Not Available

*Note – this information is not guaranteed by the Government of South Australia*