



## Certificate of Title

|                     |                              |
|---------------------|------------------------------|
| Title Reference     | CT 5077/690                  |
| Status              | CURRENT                      |
| Easement            | NO                           |
| Owner Number        | 01845769                     |
| Address for Notices | 55 HEWITT AVE ROSE PARK 5067 |
| Area                | NOT AVAILABLE                |

## Estate Type

Fee Simple

## Registered Proprietor

DONALD JOHN INGLIS  
OF 76 ALEXANDRA AVENUE ROSE PARK SA 5067

## Description of Land

ALLOTMENT 4 FILED PLAN 100031  
IN THE AREA NAMED NORWOOD  
HUNDRED OF ADELAIDE

## Last Sale Details

There are no sales details recorded for this property

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address               |
|------------------|---------|---|
| 1500197000       | CURRENT | 71 KENSINGTON ROAD,<br>NORWOOD, SA 5067 |

## Notations

### Dealings Affecting Title

NIL

### Notations on Plan



NIL

## Registrar-General's Notes

CONVERTED TITLE WITH NEXT DEALING LODGE CT 4292/294

## Administrative Interests

NIL

## Valuation Record

|                              |  |
|------------------------------|--|
| Valuation Number             | 1500197000                                   |
| Type                         | Site & Capital Value                         |
| Date of Valuation            | 01/01/2015                                   |
| Status                       | CURRENT                                      |
| Operative From               | 01/07/1966                                   |
| Property Location            | 71 KENSINGTON ROAD, NORWOOD, SA 5067         |
| Local Government             | NORWOOD PAYNEHAM & ST PETERS                 |
| Owner Names                  | DONALD JOHN INGLIS                           |
| Owner Number                 | 01845769                                     |
| Address for Notices          | 55 HEWITT AVE ROSE PARK 5067                 |
| Zone / Policy / Precinct     | MU(B) - Mixed Use B\8.1 - Kensington Road\   |
| Water Available              | Yes  |
| Sewer Available              | Yes  |
| Land Use                     | 2730 - Accounting / Auditing And Bookkeeping |
| Description                  | OFFICES                                      |
| Local Government Description | Commercial - Office                          |

## Parcels

| Plan/Parcel         | Title Reference(s) |
|---------------------|--------------------|
| F100031 Allotment 4 | CT 5077/690        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$620,000  | \$850,000     |                     |                        |               |
| Previous       | \$590,000  | \$810,000     |                     |                        |               |



## Occupants

| Occupant Id | Property Id   | Occupant Name | Land Use                                     | Local Government Description | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|-------------|---------------|---------------|--|------------------------------|------------|---------------|---------------------|------------------------|---------------|
| 10          | 71 KENSINGTON | ACCOUNTANTS   | 2730 - Accounting / Auditing And Bookkeeping | Commercial - Office          | \$620,000  | \$850,000     |                     |                        |               |

## Building Details

|                      |                       |
|----------------------|-----------------------|
| Valuation Number     | 1500197000            |
| Building Style       | Return Verandah Villa |
| Year Built           | 1900                  |
| Building Condition   | Good                  |
| Wall Construction    | Stone; Freestone      |
| Roof Construction    | Galvanised Iron       |
| Equivalent Main Area | 178 sqm               |
| Number of Main Rooms | 5                     |