

Orig. LF 10679614



10:30 13-Apr-2007

2 of 3

Fees: \$0.00

Prefix
LF
Series No

321

LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

**BELOW THIS LINE FOR AGENT USE ONLY**

Lodged by: OXFD AGENT CODE

Correction to: OXFD

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH  
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....
- 2.....
- 3.....
- 4.....

**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

R-G 250505

PICK-UP NO.	
CP23056 DV15	
CORRECTION 24-4-2007	PASSED 
FILED 6-9-2007  REGISTRAR-GENERAL SOUTH AUSTRALIA	

- \* NOTICE OF AMENDMENT OF SCHEME DESCRIPTION
- \* ~~NOTICE OF VARIATION OF BY-LAWS~~
- \* ~~APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT~~

INSTRUMENT AFFECTED

10274313

PLAN No.

23056

**Certification of scheme description as amended**

(Pursuant to section 31(2) of the Community Titles Act 1996)

To the Registrar-General

I, MANFRED LOHER - 7/10-22 ANGUS-ST. HILBERTON

(name and address of person certifying), being an officer of Community Corporation No 23056 Incorporated, certify that:

- (1) in accordance with section 31 of the Community Titles Act 1996 Community Corporation No 23056 Incorporated has by unanimous resolution at a duly convened meeting of the corporation held at 4 DENTLAND ROAD - SALISBURY SOUTH on 5<sup>TH</sup> day of DECEMBER 2006 amended Scheme Description No 10274313 and a true copy of the scheme description as amended is attached to this certificate;
- (2) the persons whose consents are required by section 32 of the Community Titles Act 1996 have consented to the amendment.

Dated the

6<sup>TH</sup> day of SEPTEMBER

2006


[Signature]  
 (Signature of Person Certifying)

"This is the copy of the scheme description referred to in the attached certificate"

[Signature]  
 (Signature of Person Certifying)

**Minutes of the Extraordinary General Meeting**

of

**Strata Corporation 23056 Incorporated**

14 Bradbury St Parafield Gardens

Held at the offices of Strata Data,  
647 Portrush Road Glen Osmond

on

**The 31<sup>st</sup> Day of August 2007 at 2:00 Pm**

<b>DO NOT DETACH</b>	
Doc. No.	1067944
Initials	
Date	6.9.07

A quorum was present and the meeting opened at 2:00 pm with 10 of the 15 units in attendance in person or by Proxy. Moved Mr H Hamra By Proxy seconded Mr & Mrs Colquhoun By Proxy "that Mark Tonellato of Strata Data assist the Presiding Officer by conducting the meeting." **Carried Unanimously**

**Present In Person**

None.

**Present By Proxy**

M Moradi By Proxy	( To Strata Data )	Lot 1
Mr & Mrs Smith By Proxy	( To Strata Data )	Lot 4
Ms M Foster By Proxy	( To Strata Data )	Lot 5
Ms S Riley By Proxy	( To Strata Data )	Lot 7
Mr & Mrs Colquhoun By Proxy	( To Strata Data )	Lot 9
Mr N Najjar By Proxy	( To Strata Data )	Lot 10
Mr M Arroyo & Ms Tansing By Proxy	( To Strata Data )	Lot 11
Mr & Mrs Bonnes By Proxy	( To Strata Data )	Lot 12
Mr C Hamra By Proxy	( To Strata Data )	Lot 13
Mr H Hamra By Proxy	( To Strata Data )	Lot 14

**In Attendance**

Mark Tonellato representing Strata Data.

**Apologies**

None.

**Unanimous Resolution : Alteration To Community Plan No. 23056**

**RESOLUTION:** Moved Mr H Hamra By Proxy, seconded Mr & Mrs Colquhoun By Proxy that: In pursuance of a unanimous resolution duly passed at a properly convened meeting of the Community Corporation No. 23056 and dated 31<sup>st</sup> Day of August 2007 it has been passed that the Community Corporation No. 23056 in accordance with the plan attached hereto and marked Development No. 361/Co4o/04 and 361/C048/06 over Community Lots 16 & Common Property C1 and further consents to the amendments to the Scheme Description and Development Contract. **Carried Unanimously**

**Closure**

There being no further business the meeting closed at 2:15 pm.



" This is a copy of the Resolution of the Corporation referred to in the application"

**TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLE OFFICE**

**SCHEME DESCRIPTION  
Development No. 361/C040/04**

**SCHEME DESCRIPTION**

CP 23056

**CNR. KINGS & MARTINS ROADS  
PARAFIELD GARDENS**

**TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLE OFFICE**

**SCHEME DESCRIPTION  
Development No. 361/C040/04**

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**TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLE OFFICE**

**SCHEME DESCRIPTION  
Development No. 361/C040/04**

**COMMUNITY TITLES ACT, 1996**

**SCHEME DESCRIPTION**

**DESCRIPTION OF LAND TO BE DEVELOPED UNDER THE SCHEME**

The whole of the land comprised in Certificate of Title Register Book Volume 5089 Folio 399 and Volume 5089 Folio 400 being Allotment 2 & 3 in D.P. 34842 in the Hundred of Yatala and known as Allotments 2 & 3 Cnr. Kings & Martins Roads, Parafield Gardens Sth. Australia and 118 Kings Road, Parafield Gardens Sth. Aust. 5107 being the whole of the land comprised in Certificate of Title Register Book Volume 5089 Folio 398.

**NATURE OF PROPOSED DEVELOPMENT**

The development is comprised of

*eighteen 18*  
~~nineteen (19)~~ community lots.

**PURPOSE FOR WHICH THE LOTS AND COMMON PROPERTY MAY BE  
USED**

- All Lots (apart from the Common Property Lot) are for residential purposes.
- All lots will have two storey dwellings.
- The Common Property in the attached plan shall be constructed and maintained by the Community Corporation and shall be completed prior to the occupation of any of the dwellings in accordance with City of Salisbury Development Application No.361/326/2004/3A approved on the 28<sup>th</sup> February, 2005.

The Common Property is to be used by the proprietors and occupiers of the community lots and service providers and persons authorised by the proprietors from time to time in accordance with the By-Laws of the Community Scheme.

- visitor carparking is to be located: on the western boundary of the Common Property.  
(See attached Building Approval Plans comprising 4 pages).

Erection of the dwellings will be in accordance with the City of Salisbury Development Approval numbered 361/326/2004/3A comprising 5 pages and dated 28<sup>th</sup> February, 2005. Copies of this approval can be obtained from the City of Salisbury and further information may be made available from the Council.

**TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLE OFFICE**

**SCHEME DESCRIPTION  
Development No. 361/C040/04**

### **STANDARD OF BUILDINGS AND OTHER IMPROVEMENTS**

Upon each lot will be constructed a dwelling of two storey design.  
Refer to attached plans for details.

Each dwelling will be of brick veneer design with sheet roof timber trusses with black colorbond iron roofing.

### **STAGING OF DEVELOPMENT**

The development works will be completed and the proposed buildings will be completed and available for occupation by June 2008.

The developer will ensure that the development is screened adequately during construction to minimise noise, dust and other detrimental effects to the Lot owners and occupiers of adjacent land.

### **TIMING OF DEVELOPMENT WORK**

1. The Developer must cause and the owners and occupiers of a primary lot and the primary community corporation must allow the building work to be carried out on the community lots and the common property by the Developer's workers and contractors:

Between Monday to Saturday of each week between the hours of 7 am and 5.30 pm: and  
Between 9am and 5pm on Sundays and public holidays

The Developer anticipates completion of the Development by 30<sup>th</sup> June 2008 subject to demand.

Access to the Development shall be via access from Bradbury Street.

### **CONDITIONS OF APPROVAL**

The Scheme has been approved by the City of Salisbury with conditions to be met by the developer. A copy of the Development Application Decision Notification Form conditions is included in this Scheme Description. See following pages (to be inserted).

There are also conditions relating to the Provisional Development Plan Consent and a copy of the Decision Notification Form conditions is included in this Scheme Description. See following pages more particularly within the Decision Notification attached hereto (to be inserted).

Further particulars about the details of this Scheme may be available from the City of Salisbury.


**TERMS OF INSTRUMENT NOT  
CHECKED BY LANDS TITLE OFFICE**

**SCHEME DESCRIPTION  
Development No. 361/C040/04**


It is certified:

All the consents or approvals required under the Development Act 1993 in relation to the division of the land (and a change in the use of the land (if any)) in accordance with this scheme description and the relevant plan of community division under the Community Titles Act 1996 have been granted.

This endorsement does not limit a relevant authority's right to refuse, or to place conditions on, development authorisation under the Development Act 1993 in relation to any other development envisaged by this Scheme Description.

  
.....  
Execution by the Council authorised person

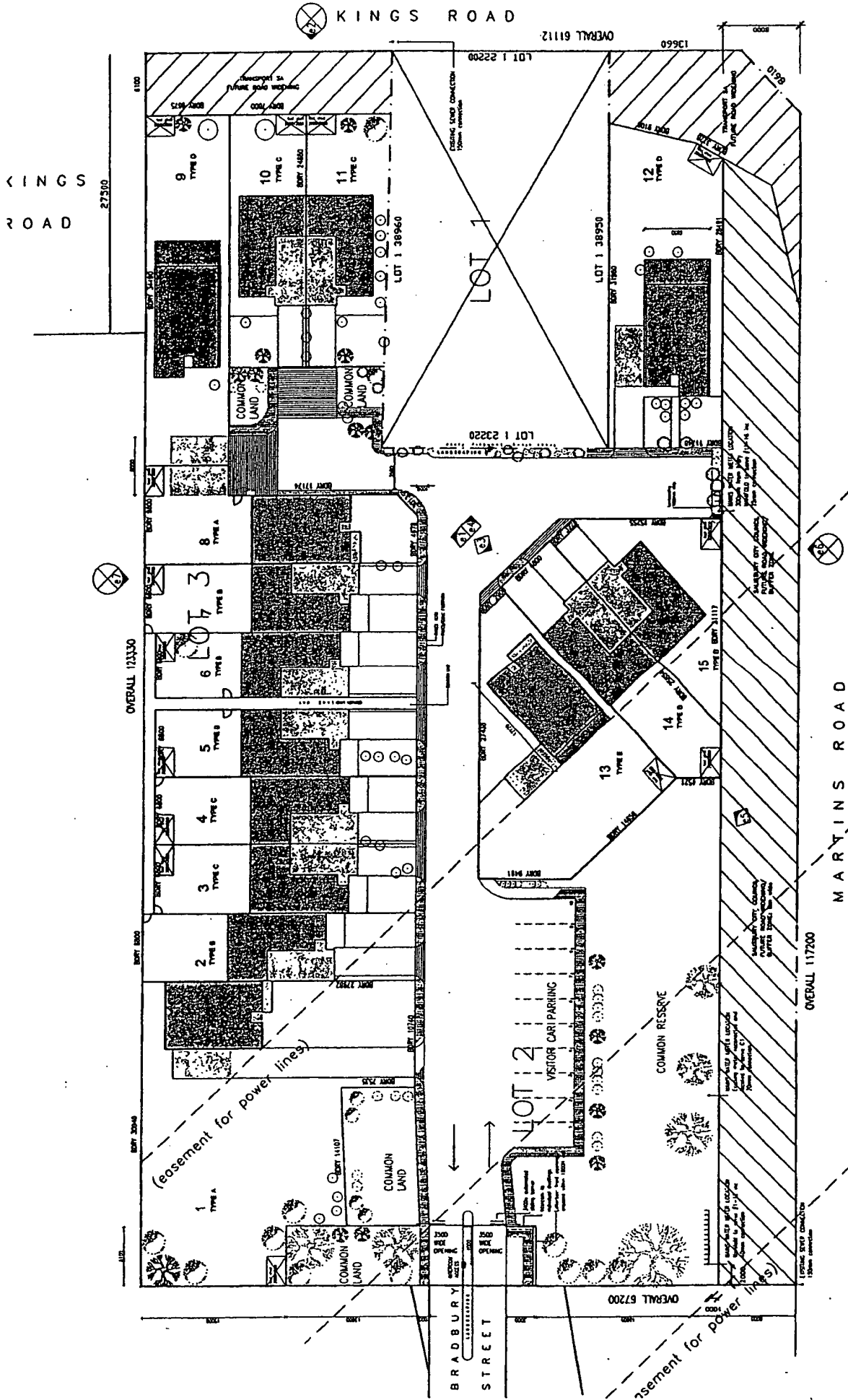
Dated 31/8/06.....

as amended  
Sign: .....

Dated: 3/5/07



page 5A of 15  
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1/1

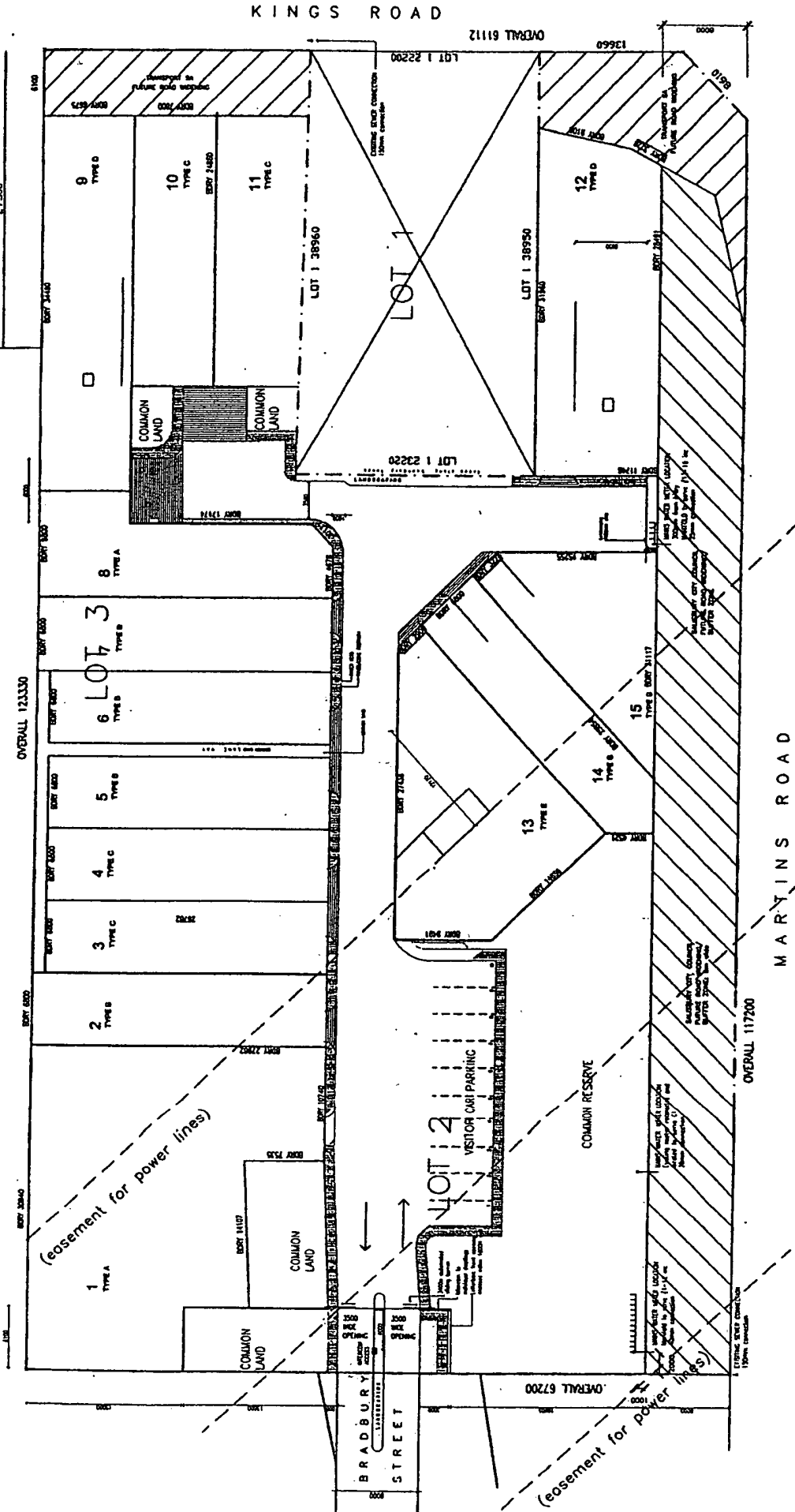
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100	PLANT AND EQUIPMENT (COMMON)	10.00

SITE PLAN 1:250



THE DEVELOPMENTS SHALL BE HELD BY THE LANDLORD WITH ALL  
 ASSUMED OBLIGATIONS OF A LANDLORD AND ANY  
 OBLIGATIONS TO BE DIRECTED TO THE DEVELOPER AT ALL  
 TIMES.

NGS  
DAD



SITE PLAN 1:250



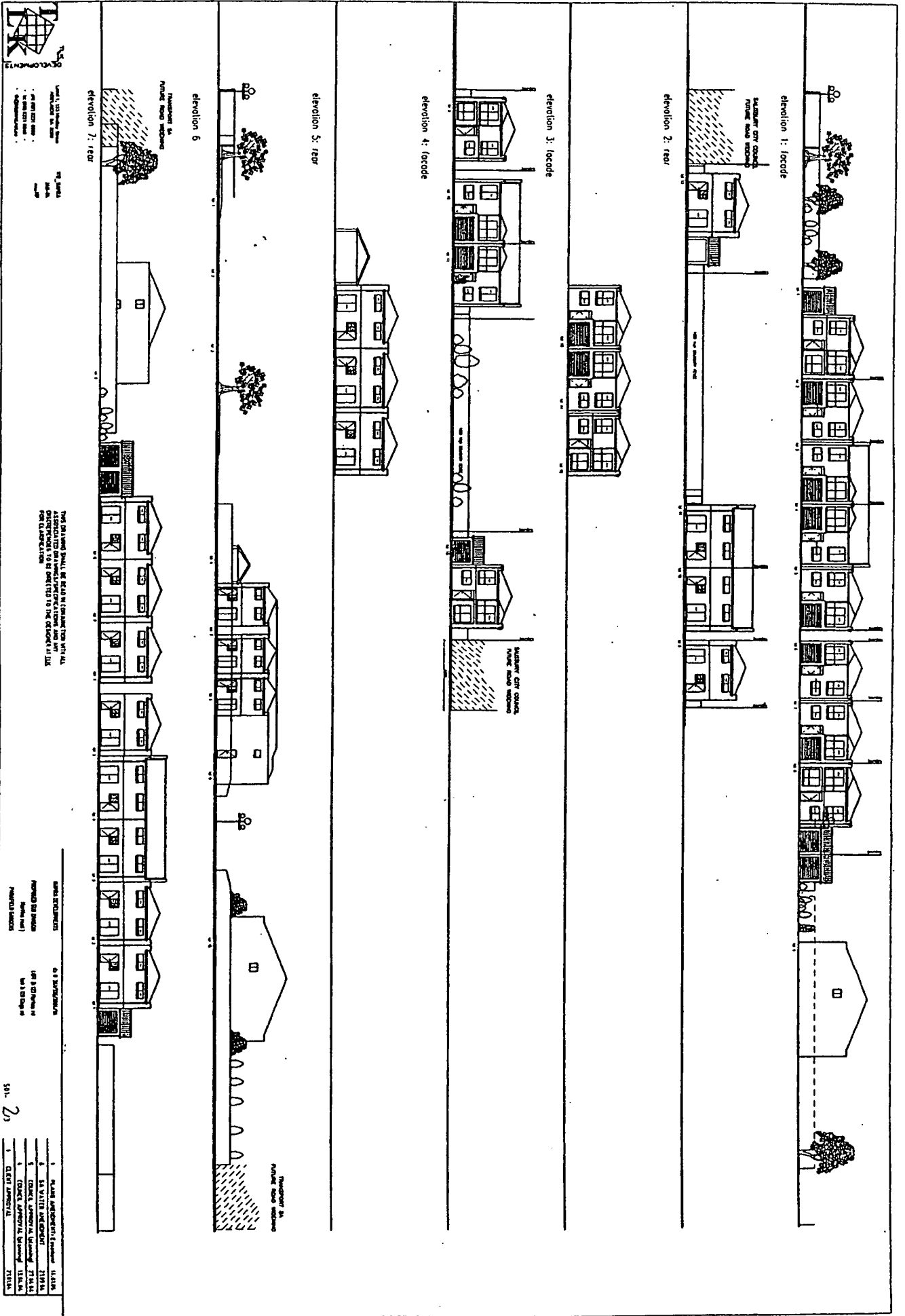
Scale 1:250  
Date: 10/10/10  
Drawn by: [Signature]  
Checked by: [Signature]  
Approved by: [Signature]

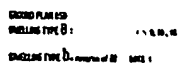
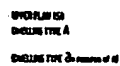
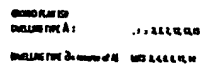
THIS DRAWING SHALL BE USED IN CONJUNCTION WITH ALL  
ASSOCIATED DOCUMENTS AND THE DEVELOPER SHALL BE  
RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION  
FOR CLARIFICATION

NOTES:  
1. ALL LOTS ARE TO BE DEVELOPED WITHIN THE  
TIME FRAME OF 12 MONTHS FROM THE DATE OF  
ISSUE OF THIS PLAN.  
2. ALL LOTS ARE TO BE DEVELOPED WITHIN THE  
TIME FRAME OF 12 MONTHS FROM THE DATE OF  
ISSUE OF THIS PLAN.  
3. ALL LOTS ARE TO BE DEVELOPED WITHIN THE  
TIME FRAME OF 12 MONTHS FROM THE DATE OF  
ISSUE OF THIS PLAN.

NO.	DESCRIPTION	DATE
1	PLANNING AND DESIGN (Landscape)	10/10/10
2	PLANNING AND DESIGN (Structural)	10/10/10
3	PLANNING AND DESIGN (Civil)	10/10/10
4	PLANNING AND DESIGN (Electrical)	10/10/10
5	PLANNING AND DESIGN (Mechanical)	10/10/10
6	PLANNING AND DESIGN (Environmental)	10/10/10
7	PLANNING AND DESIGN (Traffic)	10/10/10
8	PLANNING AND DESIGN (Safety)	10/10/10
9	PLANNING AND DESIGN (Security)	10/10/10
10	PLANNING AND DESIGN (Accessibility)	10/10/10
11	PLANNING AND DESIGN (Sustainability)	10/10/10
12	PLANNING AND DESIGN (Innovation)	10/10/10
13	PLANNING AND DESIGN (Flexibility)	10/10/10
14	PLANNING AND DESIGN (Scalability)	10/10/10
15	PLANNING AND DESIGN (Adaptability)	10/10/10

10/10/10





## DATA DEVELOPMENT

**PROPOSED NEW LOCATION**  
**Surfside road | PISCATAWAY GARDENS**

5	COUNCIL APPROVAL (planning)	27.04.04
4	COUNCIL APPROVAL (planning)	02.04.04
3	COUNCIL APPROVAL (planning)	23.02.04
1	CLIENT APPROVAL	19.01.04

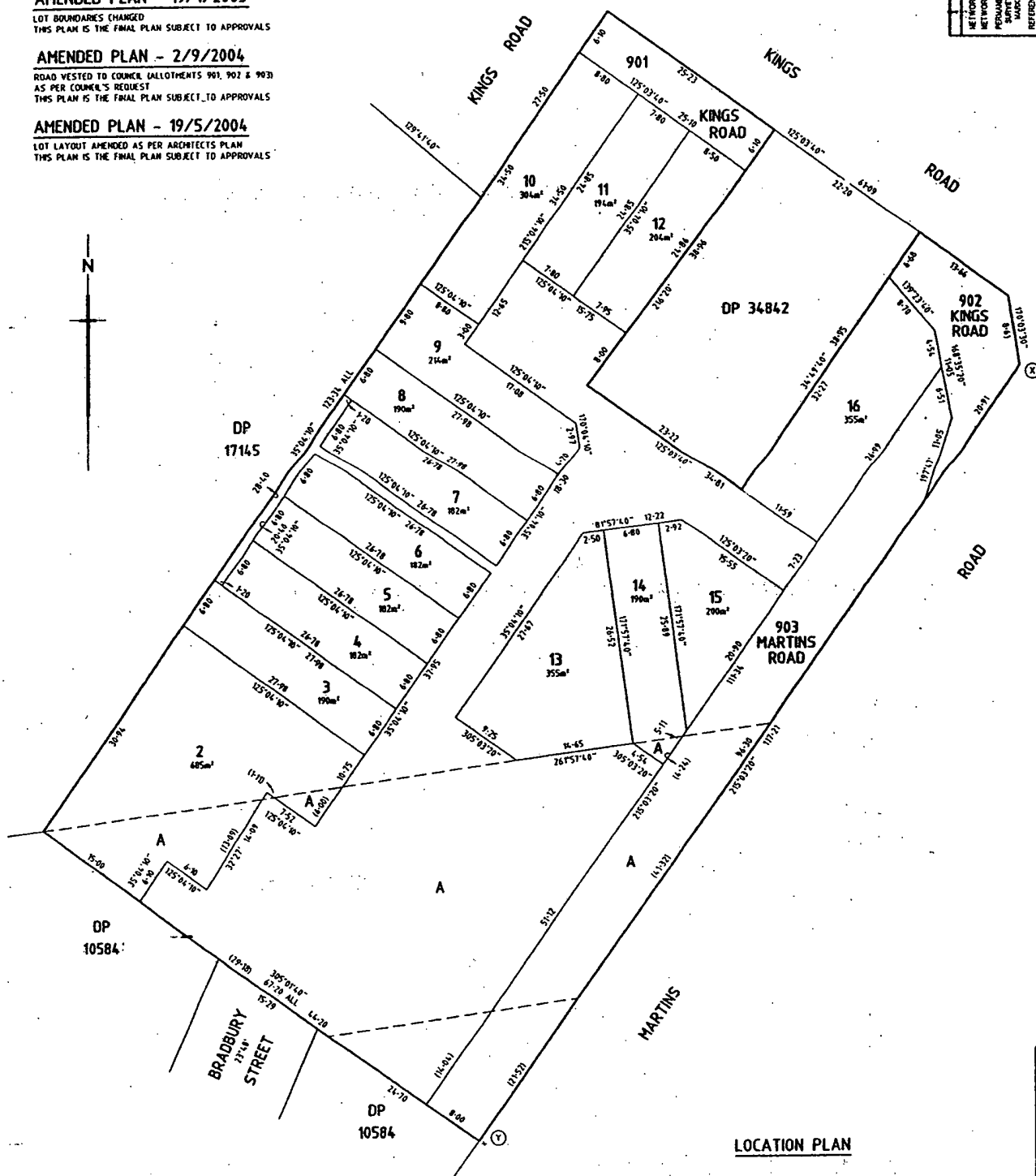
PLAN TYPE		PRIMARY	
THIS IS SHEET		1	OF 2
SHEETS			
REPORTED		/ /	
CLOSURE		PRO REGISTERED GENERAL	
SECURED	PLAN	PLAN APPROVED	PLAN APPROVED
LOADED			
TITLE REFERENCE C/T 5087/339 5089/400			
LAND DESCRIPTION			
ALLOTMENTS 2 AND 3 IN DP 34842			
OF PART SECTION 2267			
IRIGATION AREA: DIVISION: ---			
MAMORO, YATALLA			
AREA: PARAFIELD GARDENS			
COWAR, CITY OF SALISBURY			
MAP REF. 6478-29-A & J			
GA. PP 43751	TOTAL AREA 7323m <sup>2</sup>		
DEV. No. 361/0040/01			
SCALE	METRES		
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30			
ANNOTATIONS			
PORTIONS OF LOT 7 AND PORTION OF THE COMMON PROPERTY, LOT 14 & 803 (HARTING ROAD) HARBED A IS SUBJECT TO AN EASEMENT TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED SHD PART SUBJECT TO LEASE KWHASHO AND ELECTRAHET PTY LTD OF 1 UNDIVIDED SHD PART (IT 2498964)			
EASEMENTS FOR WATER SUPPLY AND ELECTRICITY SUPPLY PURPOSES (RE 7327736) ARE TO BE EXTINGUISHED BY SECTION 90C OF THE REAL PROPERTY ACT 1896			
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 15TH FEBRUARY 2004.			
ALL DISTANCES ARE GROUND DISTANCES			
COMBINED SCALE FACTOR			
BEARING DATUM			
DEPARTED FROM PP 43751			
CENTRIFUGAL OF LEASED BAYVIEW			
PORTO CAVALLO			
A Standard Reference under the Survey Act 1987, which has been approved by the Survey Department of the Commonwealth of Australia. It is a State prescribed by regulation.			
Date of 15TH FEB 2004			
Licensed Surveyor			

LOT 13 AND LOT 15 BOUNDARIES CHANGED  
TO ACCOMMODATE ROLLOVER KERBING WITHIN COMMON PROPERTY

LOT BOUNDARIES CHANGED  
THIS PLAN IS THE FINAL PLAN SUBJECT TO APPROVALS

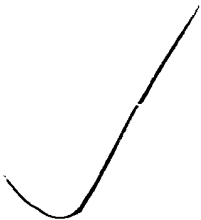
ROAD VESTED TO COUNCIL ALLOTMENTS 901, 902 & 903)  
AS PER COUNCIL'S REQUEST  
THIS PLAN IS THE FINAL PLAN SUBJECT TO APPROVALS

LOT LAYOUT AMENDED AS PER ARCHITECTS PLAN  
THIS PLAN IS THE FINAL PLAN SUBJECT TO APPROVALS

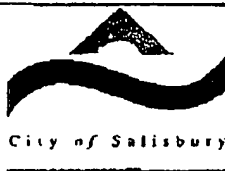


### LOCATION PLAN

**STATE SURVEYS**  
INCORPORATING CAYALLO FOREST & ASSOCIATES  
415/W SOUTH ROAD, KESWICK, S.A. 5033  
PHONE (08 8273 2739 FAX (08 8273 2749  
EMAIL INFO@STATESURVEYS.COM.AU  
VERSIOM: 19/3/05



2000

**CITY OF SALISBURY  
DECISION NOTIFICATION FORM**

Development Number: 361/326/2004/3A

FOR DEVELOPMENT APPLICATION

DATED 27-Jan-2004

REGISTERED ON 02-Feb-2004

**APPLICANT** TLK Developments Pty Ltd  
Level 1  
153 Hindley St  
ADELAIDE SA 5000

**LOCATION OF PROPOSED DEVELOPMENT:****Subject Site:** 123 Martins Road , Parafield Gardens SA 5107**Parcel:** Lot 2 DP 34842 Sec S2267**Certificate of Title:** CT-5089/399**Nature of Proposed Development:****SIXTEEN TWO STOREY DWELLINGS WITH ASSOCIATED CARPARKING AND  
LANDSCAPING**

In respect of this proposed development you are informed that:

Nature of Decision	Consent Granted	No. of Conditions
Provisional Development Plan Consent	GRANTED	ELEVEN
Provisional Building Rules Consent	STILL REQUIRED	-
Other	-	-
DEVELOPMENT APPROVAL	STILL REQUIRED	-

No. of representations: 2

If there were third party representations, any consent/approval or consent/approval with conditions does not operate until the periods specified in the Act have expired. Reasons for this decision, any conditions imposed, and the reasons for imposing those conditions are set out on the attached sheet.

No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Notification form, you must not start any site works or building work or change the use of the land until you have also received notification of a Development Approval.

Date of Decision: 03-May-2004

Signed:

A handwritten signature in cursive script, likely belonging to Chantal Milton.

Delegated Officer: Chantal Milton



**CITY OF SALISBURY  
DEVELOPMENT PLAN CONSENT  
SCHEDULE OF CONDITIONS**

**Regulation 42 Eleventh Schedule****Development No: 361/326/2004/3A**

Council considers the conditions are necessary to ensure that the use of land and activities associated with that use do not injuriously or detrimentally affect the amenity of the locality or the zone.

**PROVISIONAL DEVELOPMENT PLAN CONDITIONS:**

1. The proposal shall be developed in accordance with the plans (Site Plan: 1112\_Hamra dated amendment 27th April 2004 lodged with the application, except where varied by the conditions herein.

*Reason: To ensure the proposal is established in accordance with the submitted plans.*

2. Site work, demolition work and building work shall be carried out only between the hours of 7.00am to 7.00pm Monday to Friday and 9.00am to 5.00pm Saturday.

*Reason: To limit the effect of construction on the amenity of the locality.*

3. During the period that the development is being undertaken all paper, rubbish and other waste material associated with the building work shall be appropriately secured to ensure that it is contained within the subject land which is to be kept in a generally neat and tidy condition to the reasonable satisfaction of the Council.

*Reason: To maintain the tidiness and amenity of the locality.*

4. The designated landscaping areas shall be planted with shade trees, shrubs and ground covers as appropriate to achieve a high level of residential amenity. Those trees depicted on the site plan with a diameter greater than 5 metres, when planted shall be a minimum of 1.5 metres in height. All landscaping shall be maintained (including the replacement of diseased or dying plants and the removal of weeds and pest plants) to the reasonable satisfaction of Council. All landscaping is to be completed within 3 months of the approved use commencing.

*Reason: To ensure the subject land is landscaped so as to enhance the visual and environmental amenity of the locality.*

5. A detailed landscape schedule shall be submitted to Council for approval indicating the species of proposed trees and shrubs on the site, prior to the Provisional Building Rules Consent being issued.

*Reason: To ensure appropriate landscaping is planted.*

**PROVISIONAL DEVELOPMENT PLAN CONDITIONS CONTINUED:**

6. All driveways and carparking areas shall be constructed with either brick paving or concrete with individual carparks clearly identified. Driveways and carparking areas shall be established prior to the occupation of any dwelling and maintained at all times to the satisfaction of Council.

*Reason: To ensure access and carparking is provided on the site in a manner that maintains and enhances the amenity of the locality.*

7. Facilities shall be provided on the subject land to illuminate walkways, carparking areas and driveways prior to occupation of the subject land.

*Reason: To provide for safe and convenient night time access and on site vehicle movement.*

8. Windows and balconies facing the rear and side yards of adjoining neighbours on the upper floor of the dwelling shall comprise awning window frames with the sash being hinged at the top and moves outwards at the bottom and contain translucent glass or alternative screening product to a minimum height of 1500 mm above the level of the first floor.

*Reason: To minimise the impact on the privacy of the resident of the adjacent dwellings.*

9. All perimeter and internal fencing shall be 1800mm high, double-sided, capped, pre-coloured sheet metal and shall be kept in good condition at all times to the reasonable satisfaction of Council.

*Reason: To maintain the privacy of adjoining dwellings by preventing overlooking and enhance the visual amenity of the locality.*

10. Detailed designs and specifications for all civil engineering works, including roads, culverts, footpaths, stormwater drainage, lighting, signage, linemarking and pramways are to be submitted to Council for approval. Such work cannot commence prior to the written approval of Council's Development Engineering Division.

*Reason: To ensure that the development complies with Standards, Best Engineering Practice and Council Policy.*

11. It is the responsibility of the applicant to provide written proof that the final form of this development proposal provided to Council for Building Rules Consent adequately complies with the Electricity Act 1996. In this respect you will need to liaise directly with Adrian Tero of Electranet on 8404 7450 and provide details to Council prior to release of full Development Approval.

*Reason: To ensure adequate compliance with the Electricity Act 1996.*

**PROVISIONAL BUILDING RULES CONDITIONS:**

Still Required

Signed:



Delegated Officer: Chantal Milton

Decision Date: 03-May-2004



Our Ref: 361/326/2004/3A  
Contact: Chantal Milton

4 May 2004

TLK Developments Pty Ltd  
Level 1  
153 Hindley St  
ADELAIDE SA 5000

Dear Sir/Madam

**DEVELOPMENT NO:** 361/326/2004/3A  
**APPLICANT:** TLK Developments Pty Ltd  
**PROPOSAL:** Sixteen Two Storey Dwellings With Associated Carparking And Landscaping  
**SUBJECT LAND:** 123 Martins Road , Parafield Gardens SA 5107

Attached is the Decision Notification for your abovementioned application. Should you have any questions in regard to your application or the enclosed Decision Notification, please do not hesitate to contact me.

You are reminded that Section 86(1)(a) of the Development Act, 1993 provides for a right of appeal to the Environment, Resources and Development Court against this decision, or the imposition of conditions attaching to the authorisation, **within two months** after receipt of this notice (Section 86(4) of the Act).

Please note that any appeal has to be lodged with the Court and **not** with the Council.

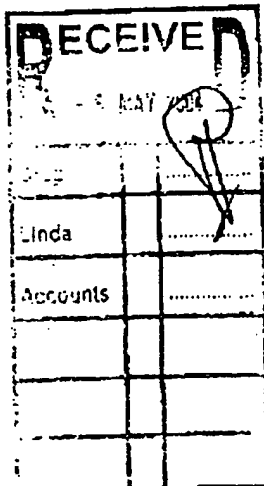
Council will not act as a representative for other parties before the Court and Council Officers can provide preliminary advice only regarding the Court's procedures. If you wish to pursue an appeal, you are strongly urged to take professional advice on the matter.

For assistance in lodging an appeal, it is suggested that you contact the Court which is located in the Sir Samuel Way Building, Victoria Square, Adelaide or phone the Court on (08) 204 0300.

**Please note that no work can commence on the land as a result of this decision - this consent is for provisional development plan consent only and relates solely to the assessment of the provisions of the development plan**

Yours faithfully

Chantal Milton  
DEVELOPMENT OFFICER



12 James Street Salisbury  
South Australia 5108

ABN 82 615 416 895

PO Box 8 Salisbury SA 5108

telephone 08 8406 8222

facsimile 08 8281 5466

TTY (for deaf & hearing impaired)  
08 8406 8596

[www.salisbury.sa.gov.au](http://www.salisbury.sa.gov.au)

email [city@salisbury.sa.gov.au](mailto:city@salisbury.sa.gov.au)

Sent  
copy to [unclear]

COUNTY PLAN NUMBER  
**CP 23056**

PLAN TYPE	PRIMARY
THIS IS SHEET	1 OF 2
PROPOSED	PROPOSED
CLOSURE	PLAN APPROVED
CHECKED	P.A.S. APPROVED
TITLE REFERENCE	CAT 5089/398 5089/399 5089/400
LAND DESCRIPTION	ALLOTMENTS 1, 2 AND 3 IN DP 34842

PRODUCTION AREA	HAZARD	PARAFIELD GARDENS
AREA	COUNCIL	CITY OF SALISBURY
MAP REF.	6628-29-H & J	
Q.A. REF.	45751	
Q.A. NO.	361/0040/04	
Q.A. DATE	361/0048/08	
Q.A. AREA	8267m <sup>2</sup>	
Q.A. SCALE	1:1000	
Q.A. METRES	0 5 10 15 20 25 30	

PORTIONS OF LOT 2 AND PORTION OF THE COMMON PROPERTY, LOT 14 & ALLOTMENT 93 (MARTINS ROAD) MARKED A IS SUBJECT TO AN EASEMENT TO TRANSMISSION LESSOR CORPORATION OF 1 UNDIVIDED PART SUBJECT TO LEASE 9001500 AND ELECTRICITY PITY LTD OF 1 UNDIVIDED PART (T 24/09/84)

EASEMENTS FOR WATER SUPPLY AND ELECTRICITY SUPPLY PURPOSES (RE 732726) ARE TO BE EXTINGUISHED BY SECTION 106 OF THE REAL PROPERTY ACT 1989

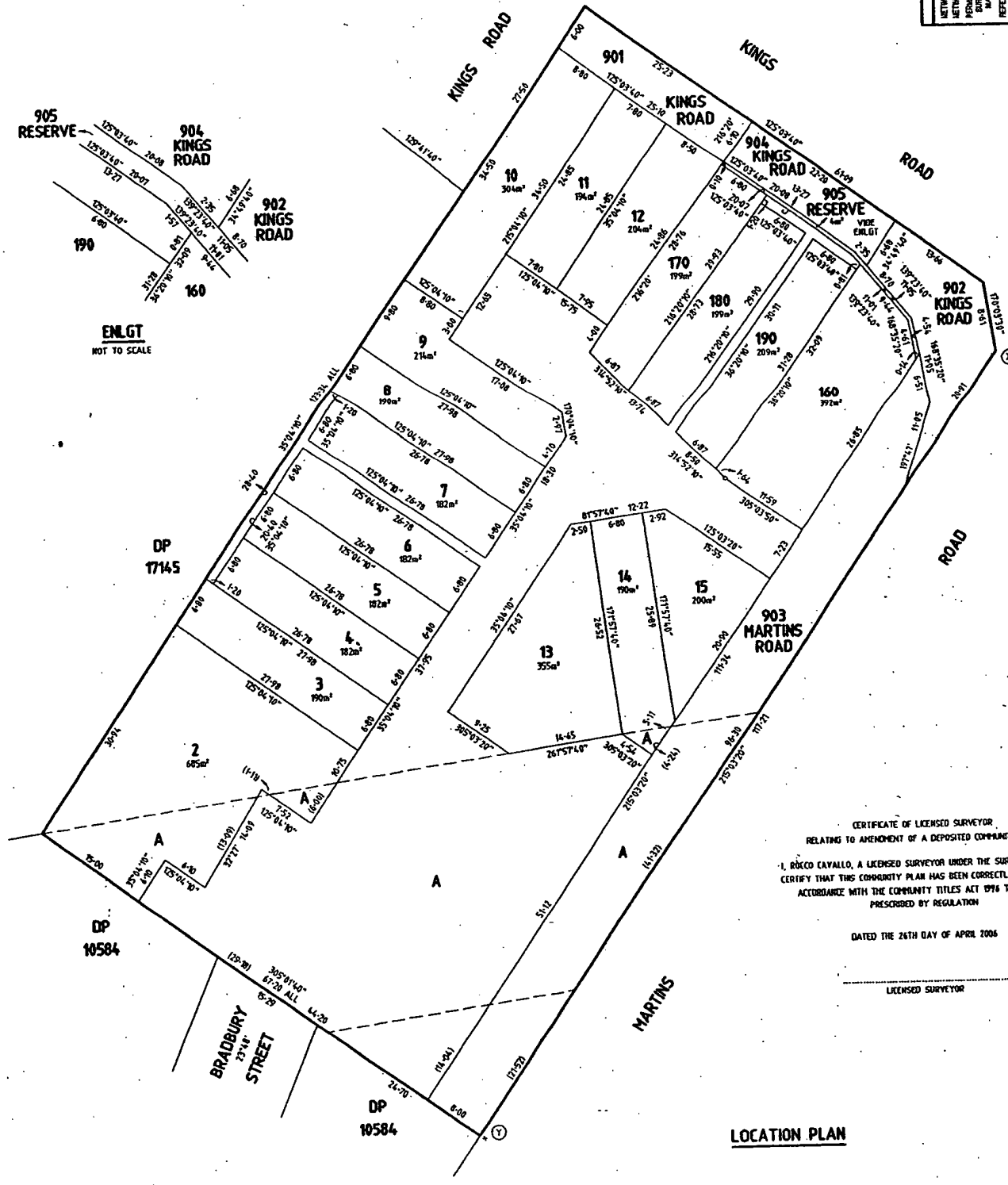
THE SERVICE INFRASTRUCTURE WAS NOT IN PLACE AS AT 15TH FEBRUARY 2004

Development Assessment Commission  
LAND DIVISION (COMMUNITY TITLES) CERTIFICATE  
The building/structure was erected  
on-veccant  
The postal address of the site is  
118 Kings Road, PARAFIELD GARDENS  
Approved in accordance with the requirements of Section 81 of the Development Act 1983  
Signed: [Signature]  
Description of signature: Supervisor of Land Divisions as delegate of D.A.C.  
Dated: 18/02/2007 09:27 AM

ALL DISTANCES ARE UNLESS OTHERWISE STATED	
COUNTED SCALE FACTOR	1:1000
BEARING DATUM	1983
ORIGIN	FROM EP 45751
CERTIFICATE OF LICENSED SURVEYOR	
I, Rocco Cayallo, a Licensed Surveyor under the Survey Act 1992, certify that the community plan has been correctly prepared in accordance with the Community Titles Act 1996 to a scale prescribed by regulation.	
Dated the	26th day of April 2006
Licensee	Rocco Cayallo

NETWORK PLAN	PLACED	20-25
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SUBSTITUTE SHEET



CERTIFICATE OF LICENSED SURVEYOR  
RELATING TO AMENDMENT OF A DEPOSITED COMMUNITY PLAN  
I, ROCCO CAYALLO, A LICENSED SURVEYOR UNDER THE SURVEY ACT 1992,  
CERTIFY THAT THIS COMMUNITY PLAN HAS BEEN CORRECTLY PREPARED IN  
ACCORDANCE WITH THE COMMUNITY TITLES ACT 1996 TO A SCALE  
PRESCRIBED BY REGULATION  
DATED THE 26TH DAY OF APRIL 2006  
LICENSED SURVEYOR

LOCATION PLAN

To be completed by lodging party	NUMBER
ANNEXURE to AP5 dated	Office use only
over Certificate of Title Volume: 5947 Folio: 458	

**LAND:** CP 23056 ✓

**APPLICANTS:** COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield Gardens SA 5107 ✓

**DEALING:** REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT CONTRACT ✓

**PERPETUAL TRUSTEES VICTORIA LTD. (ACN 004 027 258)** of P.O. Box 626 Collins Street West Melbourne VICTORIA 8007 as mortgagee under and by virtue of Memorandum of Mortgage No's 10299368 and 10711230 hereby consents to the within Amendment of Scheme Description and Development Contract.

Assistant Manager

Signed in my presence for and on behalf of Perpetual Trustees Victoria Limited (A.C.N. 004 027 258) by its Attorneys..... **David Gore**.....  
Ben William Swannell..... and.....  
who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated..... (Registration No. ....) and that he/she has no notice of the revocation of his/her powers.  
Signature of Witness .....  
**MARITES**  
Full name of Witness .....  
Signature of Attorney .....

Assistant Manager

all of 360 Collins Street Melbourne VIC 3000  
ph: (03) 86280400

<p>To be completed by lodging party</p> <p>ANNEXURE to AP5 dated</p> <p>over Certificate of Title Volume: Folio:</p>	<p>NUMBER</p> <p>Office use only</p>				
<p><b>LAND:</b> CP 23056 ✓</p> <p><b>APPLICANTS:</b> COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield Gardens SA 5107 ✓</p> <p><b>DEALING:</b> REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT CONTRACT ✓</p> <p><b>PERPETUAL TRUSTEES AUSTRALIA LTD. (ACN 000431827 )</b> 10749917 of level 28, 360 Collins Street Melbourne Victoria 3000 as mortgagee under and by virtue of Memorandum of Mortgage No's 10306868 and 10313539 hereby consents to the within Amendment of Scheme Description and Development Contract. ^</p> <div data-bbox="263 929 1220 1299"><table><tr><td data-bbox="263 929 375 1299" style="writing-mode: vertical-rl; transform: rotate(180deg);">Assistant Manager Corporate Trust</td><td data-bbox="375 929 710 1299"><p>Signed in my presence for and on behalf of Perpetual Limited (A.C.N. 000 431 827) by its Attorneys ..... Carolyn Margaret Luck ..... Ben William Swannell ..... who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated ..... (Registration No. 10055894) and that he/she has no notice of the revocation of his/her powers.</p><p>Signature of WITNESSES <b>MANZANO</b></p><p>Full name of Witness</p></td><td data-bbox="710 929 1061 1299"><p>Signature of Attorney <i>[Signature]</i></p><p>Signature of Attorney <i>[Signature]</i></p></td><td data-bbox="1061 929 1220 1299" style="writing-mode: vertical-rl; transform: rotate(180deg);">Assistant Manager Corporate Trust</td></tr></table></div> <p>all of 360 Collins Street Melbourne Vic 3000</p> <p>tel (03) 86280400</p>		Assistant Manager Corporate Trust	<p>Signed in my presence for and on behalf of Perpetual Limited (A.C.N. 000 431 827) by its Attorneys ..... Carolyn Margaret Luck ..... Ben William Swannell ..... who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated ..... (Registration No. 10055894) and that he/she has no notice of the revocation of his/her powers.</p> <p>Signature of WITNESSES <b>MANZANO</b></p> <p>Full name of Witness</p>	<p>Signature of Attorney <i>[Signature]</i></p> <p>Signature of Attorney <i>[Signature]</i></p>	Assistant Manager Corporate Trust
Assistant Manager Corporate Trust	<p>Signed in my presence for and on behalf of Perpetual Limited (A.C.N. 000 431 827) by its Attorneys ..... Carolyn Margaret Luck ..... Ben William Swannell ..... who are personally known to me and each of whom declares that he/she has been appointed by the Board of Directors of that company as an attorney of the company for the purposes of the Power of Attorney dated ..... (Registration No. 10055894) and that he/she has no notice of the revocation of his/her powers.</p> <p>Signature of WITNESSES <b>MANZANO</b></p> <p>Full name of Witness</p>	<p>Signature of Attorney <i>[Signature]</i></p> <p>Signature of Attorney <i>[Signature]</i></p>	Assistant Manager Corporate Trust		


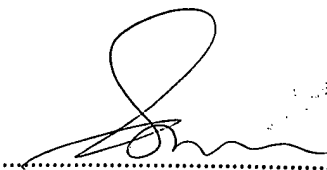
To be completed by lodging party	<b>NUMBER</b> Office use only
<b>ANNEXURE</b> to AP5 dated	
over Certificate of Title Volume: Folio:	

**LAND:** CP 23056 ✓

**APPLICANTS:** COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield Gardens SA 5107 ✓

**DEALING:** REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT CONTRACT ✓

**BANK OF WESTERN AUSTRALIA LTD. (ACN 050 494 454)** of Level 5, 151 Pirie Street, Adelaide SA 5000 as mortgagee under and by virtue of Memorandum of Mortgage No 10480057 hereby consents to the within Amendment of Scheme Description and Development Contract.

EXECUTED by BANK OF WESTERN AUSTRALIA LTD ACN 050 494 454 by its Attorney(s)  TANIA DAWN SMITH ✓  its duly constituted Attorney under Power of Attorney No. 9079052 Dated 10 April, 2001 who at the date hereof had no notice of revocation of such Power in the presence of:   ..... JULIA TABONE An Officer of the Bank LENDING SERVICES OFFICER Ch 151 Pirie St Adelaide SA 5000 Ph: 8419 1189.	BANK OF WESTERN AUSTRALIA LTD by its Attorney(s):   ..... TANIA DAWN SMITH ✓ MANAGER - LENDING SERVICES Ch 151 Pirie Street Adelaide SA 5000 Ph: 8419 1189.
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To be completed by lodging party	NUMBER
ANNEXURE to AP5 dated	Office use only
over Certificate of Title Volume: Folio:	

**LAND:** CP 23056

**APPLICANTS:** COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield Gardens SA 5107

**DEALING:** REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT CONTRACT

**COMMONWEALTH BANK OF AUSTRALIA** of 96 King William Street Adelaide SA 5000 as mortgagee under and by virtue of Memorandum of Mortgage No 's 10485410, 10388576, 10299534 and 10501190 hereby consents to the within Amendment of Scheme Description and Development Contract.

Signed in South Australia on behalf of  
COMMONWEALTH BANK OF AUSTRALIA  
by its duly constituted Attorney  
**Sue-Anne Newman** ✓  
of 63 Pirie Street Adelaide 5000  
who certifies that he/she is the  
CONVEYANCING OFFICER ✓  
in South Australia of  
COMMONWEALTH BANK OF AUSTRALIA

*Newman*  
Power of Attorney No. 9059589  
in the presence of

*DDun*  
Name **DEBBIE DUNN** ✓  
Address  
Phone No.

63 Pirie Street  
Adelaide SA 5000  
Telephone 8220 4420  
8220 4420

To be completed by lodging party

NUMBER

Office use only

ANNEXURE to AP5

dated

over Certificate of Title Volume:

Folio:

**LAND:** CP 23056**APPLICANTS:** COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield/  
Gardens SA 5107**DEALING:** REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT  
CONTRACT**ST. GEORGE BANK LTD. (ACN 055 513 070)** of 97 King William Street Adelaide SA 5000  
as mortgagee under and by virtue of Memorandum of Mortgage No 10528458 hereby consents to  
the within Amendment of Scheme Description and Development Contract. 10617191

St. George Bank Limited ACN 055 513 070

of 97 King William Street, Adelaide 5000

By its Attorney AMANDA LOUIE WILSON /

of 97 King William Street, Adelaide 5000

who certifies that he/she is the TEAM LEADER  
VARIATIONS DISCHARGES /of the said Bank and that he/she has no notice of  
any revocation of the said Power of Attorney.

Power of Attorney No.

845903 /

Signature of Witness

Full Name of Witness

ELAINE MONNA DOWNS /

97 King William St. Adelaide

Address

Telephone No:

84245699 /

FORM B1

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left hand corner

Page

To be completed by lodging party

NUMBER

Office use only

ANNEXURE to AP5

dated

over Certificate of Title Volume:

Folio:

LAND: CP 23056

APPLICANTS: COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield  
Gardens SA 5107DEALING: REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT  
CONTRACT

PERPETUAL TRUSTEES VICTORIA LTD. (ACN 004 027 258) of P.O. Box 626 Collins Street  
West Melbourne VICTORIA 8007 as mortgagee under and by virtue of Memorandum of  
Mortgage No's 10299368 and 10435635 hereby consents to the within Amendment of Scheme  
Description and Development Contract.

Signed in my presence for and on behalf of Perpetual Trustees Victoria  
Limited (A.C.N. 004 027 258) by its Attorneys.....

~~Ben William Swannell~~.....and.....~~Alexander Boyle~~.....  
who are personally known to me and each of whom declares that he/she  
has been appointed by the Board of Directors of that company as an  
attorney of the company for the purposes of the Power of Attorney  
dated..... (Registration No. ....) and that  
he/she has no notice of the revocation of his/her powers.

-ASSISTANT MANAGER

Signature of Witness

MANZANO

Full name of Witness

Signature of Attorney

Signature of Attorney

-ASSISTANT MANAGER

all of 360 Collins Street Melbourne VIC 3000  
ph: (03) 86280542

FORM B1

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To be completed by lodging party

ANNEXURE to AP5

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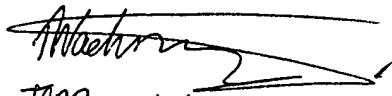
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**LAND:** CP 23056**APPLICANTS:** COMMUNITY CORPORATION NO. 23056 INC. of 120 Kings Road Parafield Gardens SA 5107**DEALING:** REQUEST FOR AMENDMENT OF SCHEME DESCRIPTION AND DEVELOPMENT CONTRACT

ABN 54 061 461 550

**ADELAIDE BANK LTD. (ACN** ) of 169 Pirie Street Adelaide SA 5000 as mortgagee under and by virtue of Memorandum of Mortgage No's 10331419, 10575768 and 10577178 hereby consents to the within Amendment of Scheme Description and Development Contract.ADELAIDE BANK LIMITED  
ABN: 54 061 461 550 by its  
appointed AttorneyCELESTE SOULSBY  
of 169 Pirie Street Adelaide 5000  
under Power of Attorney No. 10401368**IN THE PRESENCE OF**  
TODD WACHOWICZAdelaide Bank Ltd.  
Loan Servicing  
Level 2 / 169 Pirie Street  
Adelaide SA 5000

PH 08 8220 7338

To be completed by lodging party

**ANNEXURE** to

dated

over Certificate of Title Volume: 0

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**NUMBER**

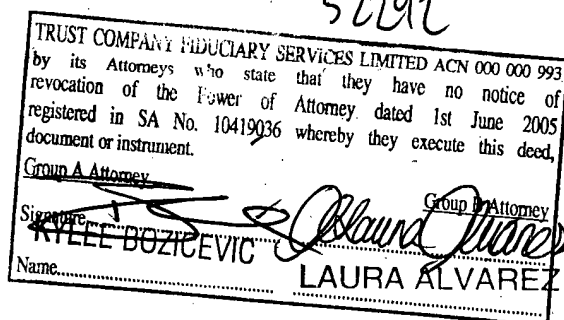
Office use only

Land: CP 23056

APPLICANTS: COMMUNITY CORPORATION No. 23056 INC of 120  
Kings Road Parafield Gardens SA 5107:

DEALING: REQUEST FOR AMENDMENT OF SCHEME  
DESCRIPTION AND DEVELOPMENT CONTRACT

Trust Company Fiduciary Services Limited ACN 000 000 993 of 35 Clarence Street,  
Sydney NSW 2000 hereby consents to the within Amendment of Scheme Description  
and Development Contract pursuant to M 10396141



*Annabel Powell*

ANNABEL POWELL

DOCUMENT  
MANAGEMENT OFFICER

35 CLARENCE STREET, SYDNEY, 2000

(02) 8245 8868

Form LF2

- \* NOTICE OF AMENDMENT OF SCHEME DESCRIPTION
- \* NOTICE OF VARIATION OF BY-LAWS
- \* APPLICATION TO FILE VARIATION OF DEVELOPMENT CONTRACT

INSTRUMENT AFFECTED  
10274313

PLAN No.  
23056

**Certification of scheme description as amended**  
(Pursuant to section 31(2) of the Community Titles Act 1996)

To the Registrar-General

I, Barry Colquhoun  
(name and address of person certifying), being an officer of Community Corporation No 23056 Incorporated, certify that:

- (1) in accordance with section 31 of the *Community Titles Act 1996* Community Corporation No 23056 Incorporated has by unanimous resolution at a duly convened meeting of the corporation held at 647 Port Rush Rd Glen Osmond on 31<sup>st</sup> day of August 2006 amended Scheme Description No 10274313 and a true copy of the scheme description as amended is attached to this certificate;
- (2) the persons whose consents are required by section 32 of the *Community Titles Act 1996* have consented to the amendment.

Dated the 31 day of 8 20 07

[Signature]  
(Signature of Person Certifying)

"This is the copy of the scheme description referred to in the attached certificate"

[Signature]  
(Signature of Person Certifying)



LANDS TITLES REGISTRATION  
OFFICE  
SOUTH AUSTRALIA

LODGEMENT FOR FILING UNDER THE  
COMMUNITY TITLES ACT 1996

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &  
STAMP DUTY PURPOSES ONLY**

Prefix
LF
Series No

**BELOW THIS LINE FOR AGENT USE ONLY**

Lodged by:                      OXFD                      AGENT CODE

Correction to:

TITLES, CROWN LEASES, DECLARATIONS ETC. LODGED WITH  
INSTRUMENT (TO BE FILLED IN BY PERSON LODGING)

- 1.....  
2.....  
3.....  
4.....

**DELIVERY INSTRUCTIONS** (Agent to complete)  
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE  
UNDERMENTIONED AGENT(S)

ITEM	AGENT CODE

R-G 260505

PICK-UP NO.	
CORRECTION	PASSED
FILED	
REGISTRAR-GENERAL	