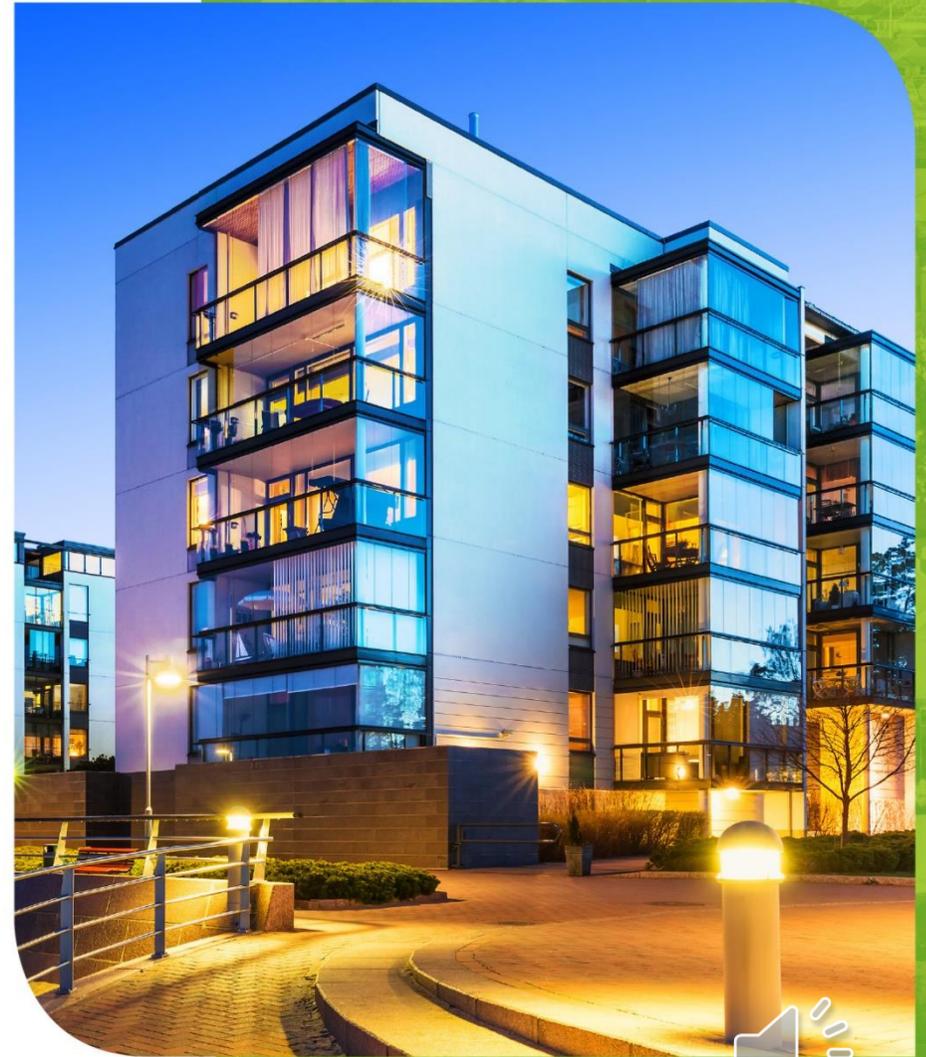




Industry Education Webinar:
Certificate of Consent Forms



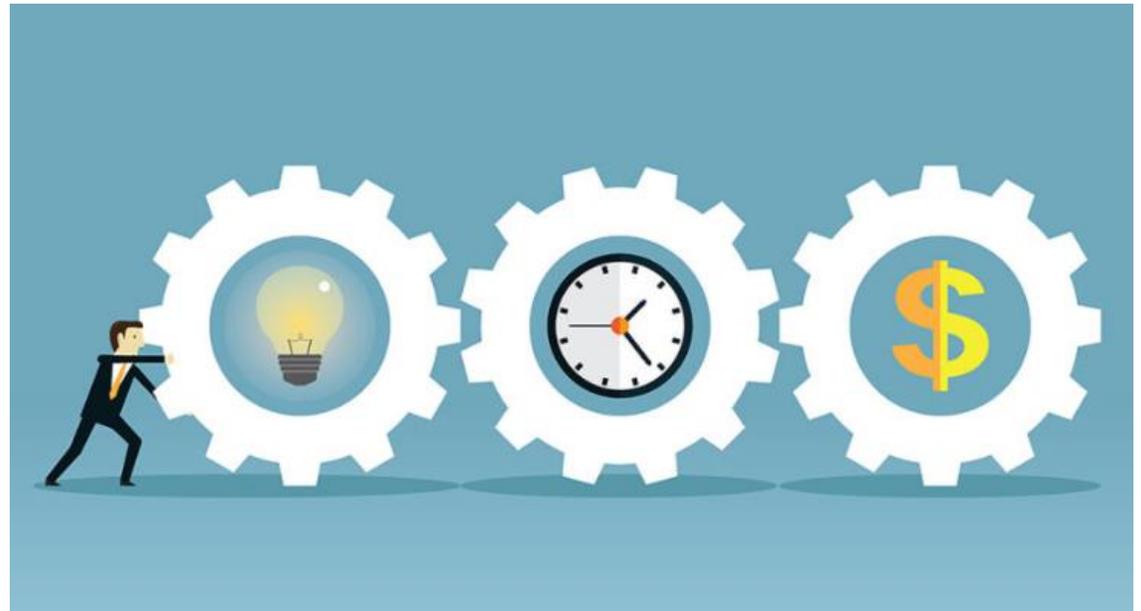


Industry Education Program

Land Services SA is committed to providing an excellent Customer Experience. One way we continue to deliver value to the Industry is through our Industry Education Program, where we produce a range of helpful educational materials, hold regular webinars and Industry Events.

Why are we doing this?

- ✓ Assist in educating the industry by providing regular training updates
- ✓ Assist in reducing requisitions across your business, saving you time and money
- ✓ Supporting you to deliver excellent service to your clients





About our Land Services SA Team

John Ikonomopoulos is a Property Examiner within Land Services SA. He has over 27 years of experience in numerous areas of Land Information Services. Current area of focus are examining division applications and studying to become a Registered Conveyancer.



Sandy Beaglehole is a Property Examiner within Land Services SA. She has over 40 years of experience in numerous positions within Land Services SA and has spent the last 10 years as a Property Examiner.



Jaymie Heinrich is a Property Examiner within Land Services SA. She has over 20 years of experience in numerous positions within Land Services SA and has spent the last 3 years in the role as a Property Examiner.



Brad Cortvriend is a Property Examiner within Land Services SA. He has 3 years of plan examination experience in the Division team and has spent the last 18 months as a Property Examiner focusing on examination of division documents.



CONTENTS

- Who consents?
- The generic adjustment statement and when to use it
- The easement statement and when to use it
- Example – No Adjustments
- Example – Adjustment of a registered Land Management Agreement
- Example – Adjustment of Mortgages and Consent of authority for an easement in gross





Consent to plan of division

Who consents to a plan of division?

Under Part **19AB** of the Real Property Act 1886 any party affected by the plan of division, other than the registered proprietors of the land being divided **must consent to the plan** – Section 223LH.





Consent to Plan of Division

Consenting parties of land being divided include:

Consenting Parties

Mortgagees, Encumbrancees

Caveators

Lessees

Authorities to Agreements

Lienors – Workers Liens

Caveat must be checked to ascertain if absolute or permissive:

- *Permissive caveat – Caveator must consent*
- *Absolute caveat – Caveat will prevent registration of division application and must therefore be withdrawn or removed prior to the division application*
- *caveats can not be adjusted using a certificate of consent form*





Consent to Plan of Division

It is important to note that consents are not only required from registered interests of the land being divided but also when:

Type	Consenting Parties
Creating a service easement where there is no SCAP approval.	The authority receiving the service easement.
Extinguishing an easement/right of way over a Reserve.	The registered proprietor and registered interest of the dominant land / gross title.
Extinguishing an easement over a Public Road.	The registered proprietor and registered interests of the dominant land / gross title.
Vesting land in the Crown.	The party gaining ownership of the land.
Consent to an Easement in Gross Title.	The authority receiving the easement must consent.

If a Right of Way is extinguished over a Public Road. No consents are required as this is considered to be automatic (Section 90E of the RPA).





Consent to Plan of Division

It is important to note that consents are not only required from registered interests of the land being divided but also when:

Type	Consenting Parties
Creating a private easement appurtenant to land or over land outside of the land being divided.	The registered proprietor and registered interests of the land outside of the division
Creating a service easement over a redesignated parcel.	The registered proprietor and registered interests of the redesignated land.
Extinguishing an easement or right of way over land within or outside the division.	The registered proprietors and registered interests of the land outside of the division.
Vesting of land as Public Road pursuant to Section 223LF of the RPA (eg road widening) for consideration. Notice to Lodging Parties No 136.	The Council for the area.





Consent to Plan of Division

The Generic Statements

The Certificate of Consent Form

The Generic Statements have been inserted on the Certificate of Consent Form with the view of reducing requisitions and simplifying the form.

The registered interest of the land being divided is simply agreeing to the outcomes disclosed on the Schedule of Mode of Issue. Therefore all details on the Schedule of Mode of Issue must be correct.





Consent to Plan of Division

Use of the Generic Statements

Generic Statements

Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue

To be used when a registered interest on the title(s) is to have their interest adjusted:

- Discharged/Rescind to free the Allotment from the registered interest
- Extended to cover the whole of the Allotment with the registered interest.

A Mortgage/Encumbrance can be *fully discharged* on an RTC.





Consent to Plan of Division

Use of the Generic Statements

When **not** to use the Generic Statements

- Land Management Agreement (AG) and Heritage Agreement (AH) is only registered over portion of the land in the Certificate of Title:
 - Rescind to free the Allotment of the agreement
 - Extend to cover the whole of the Allotment with the agreement
- Lease is only registered over portion of the land in the Certificate of Title:
 - Surrendered to free the Allotment of the lease
 - Extended to cover the whole of the Allotment
- Vesting of Land to a Crown Authority
- Affect on Registered Proprietors interest (when land is outside of land being divided)





Consent to Plan of Division

Use of the Generic Statements

Generic Statements

Extinguishment/Variation/Creation of easements as set out on the accompanying plan

- To be used when an easement(s) / right(s) of way is being extinguished or varied by the Plan of Division.
- To be used when registered proprietors / registered interest of land outside of the land being divided is being affected by the extinguishment, variation or creation of the easement(s) / right(s) of way.





Example – No Adjustments

Plan of Division

APPROVED - NOT YET DEPOSITED

PURPOSE: DIVISION		AREA NAME: MARION		APPROVED: 29/09/2020		 D123798 SHEET 1 OF 2 <small>104066_text_01_v02_Version_2</small>			
MAP REF: 6628		COUNCIL: THE CORPORATION OF THE CITY OF MARION		DEPOSITED:					
LAST PLAN:		DEVELOPMENT NO: 252/D212/20/001/59685							
AGENT DETAILS: LSG DEMO & TEST 101 GRENFELL ST ADELAIDE TAZ 6000 PH: 8226 3178 FAX: PETER.LAWSON3@SA.GOV		SURVEYORS CERTIFICATION: I John Surveyor , a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 28th day of September 2020 29th day of September 2020 John Ikonomopoulos Licensed Surveyor							
AGENT CODE: LTRO		REFERENCE: 1515							
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6236	673		ALLOTMENT(S)	1	D	120832 ADELAIDE		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
NEW	100	SHORT	EASEMENT(S)	A	PARTY WALL RIGHTS	B			
NEW	101	SHORT	EASEMENT(S)	B	PARTY WALL RIGHTS	A			
ANNOTATIONS:									

Certificate of Title being divided:

- CT 6236/673.

Easements:

- Creation of Party Wall Rights.

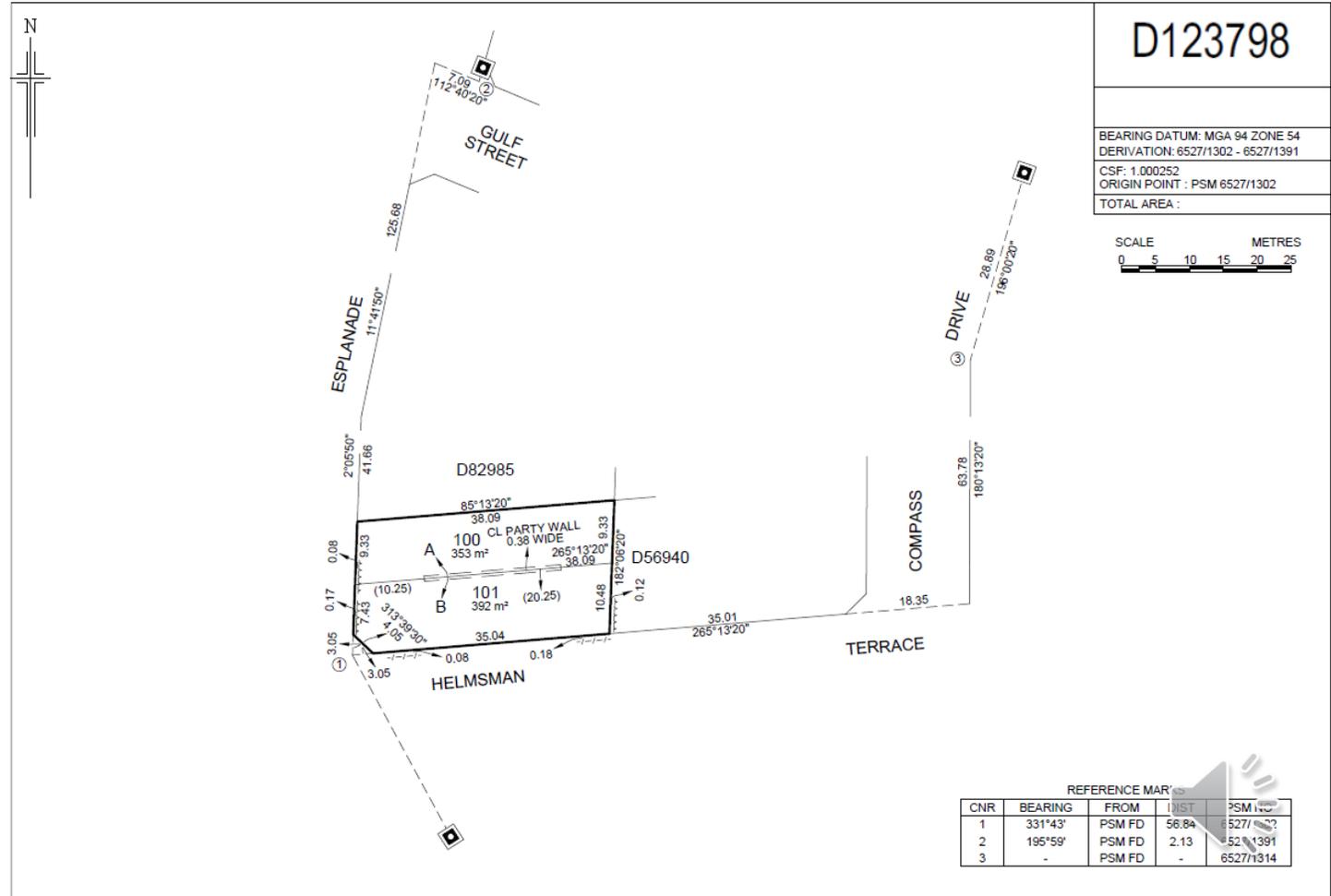




Example – No Adjustments

Plan of Division

- Creation of 2 new Allotments.
- Creation of Easements.





Example – No Adjustments

Plan of Division

Registered Interests:

- E 12740298
- M 12759094

Plan outcome

- E 12740298 and M 12759094 are to be carried forward onto the 2 new Allotments being created by the Plan of Division.
- Therefore there are NO ADJUSTMENTS.

LAND SERVICES SA

Product Date/Time Register Search (CT 6236/673) 29/09/2020 09:42AM

REAL PROPERTY ACT 1936

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6236 Folio 673

Parent Title(s) CT 6222/855

Creating Dealing(s) RT 13286599

Title Issued 29/09/2020 Edition 1 Edition Issued 29/09/2020

Diagram Reference

Estate Type
FEE SIMPLE

Registered Proprietor
JOHN CITIZEN
OF 101 GRENFELL STREET ADELAIDE SA 5000

Description of Land
ALLOTMENT 1 DEPOSITED PLAN 120832
IN THE AREA NAMED MARION
HUNDRED OF ADELAIDE

Easements
NIL

Schedule of Dealings

Dealing Number	Description
12740298	ENCUMBRANCE TO HICKINBOTHAM HOMES PTY. LTD. (ACN: 007 618 797)
12759094	MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA (ACN: 123 123 124)

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes
APPROVED D123798

Administrative Interests NIL





Example – No Adjustments

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

Hickinbotham Homes Pty. Ltd. (ACN: 007 618 797) of 25 North Terrace Hackney SA 5069

Consent of Encumbrancee

Full name, ACN/ABN and address to be supplied

NATURE OF ESTATE OR INTEREST HELD

As Encumbrancee

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
E 12740298	Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue Extinguishment*/Variation*/Creation* of easements as set out on the accompanying plan NIL	NIL

No adjustments occurring

Strike through and shown NIL

*strike through the inapplicable ** insert relevant effect on estate or interest

I/We the consenting party

- certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED:03/10/2020.....

Executed by Hickinbotham Homes Pty.Ltd. (ACN: 123 123 124) in accordance with Section 127(1) of the Corporations Act 2001:

...John Boss.....
Director – John Boss

...Sandy Owner.....
Secretary – Sandy Owner

Execution by Company

In accordance with the Corporations Act 2001





Example – No Adjustments

CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

Commonwealth Bank of Australia (ACN: 123 123 124) of Level 2, 100 King William Street Adelaide SA 5000

Consent of Mortgagee

Full name, ACN/ABN and address to be supplied

NATURE OF ESTATE OR INTEREST HELD

As Mortgagee

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
M 12759094	Adjusted to cover the parcels as set out on the accompanying plan / Mode of issue Extinguishment / Variation / Creation of easements as set out on the accompanying plan NIL	NIL

No adjustments occurring

Strike through and shown NIL

I/We the consenting party

- certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED: 03/10/2020

COMMONWEALTH BANK OF AUSTRALIA by
its duly constituted attorney
Sally Banker

of 150 George Street Parramatta NSW 2150
who certifies he/she is the
CONVEYANCING OFFICER
In New South Wales of
COMMONWEALTH BANK OF AUSTRALIA
Bank Reference 555555555

... Sally Banker
Power of Attorney Number 9059589
in the presence of

... John Witness
Witness Signature

... John Witness
Witness Full Name

... 150 George Street Parramatta NSW 2150.
Address
Telephone Number ...8423 5000.....

Execution by Attorney –

- Current Power of Attorney lodged in the LTO
- Full name of Attorney
- Position of Attorney
- Address of Attorney
- Witness to supply full name, address and business hours telephone number

Example - Adjustment of a registered Land Management Agreement



Plan of Division

APPROVED - NOT YET DEPOSITED

PURPOSE:	DIVISION		AREA NAME:	SEAFORD		APPROVED:	29/09/2020		 D123799 SHEET 1 OF 2 <small>104068_text_01_v02_Version_2</small>	
MAP REF:	6628		COUNCIL:	CITY OF ONKAPARINGA		DEPOSITED:				
LAST PLAN:			DEVELOPMENT NO:	252/D212/20/001/59685						
AGENT DETAILS:	LSG DEMO & TEST 101 GRENFELL ST ADELAIDE TAZ 6000 PH: 8226 3178 FAX: PETER.LAWSON3@SA.GOV			SURVEYORS CERTIFICATION:	I John Surveyor, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 28th day of September 2020 29th day of September 2020 John Ikonomopoulos Licensed Surveyor					
AGENT CODE:	LTRO		REFERENCE:	DPL-953 1						
SUBJECT TITLE DETAILS:										
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER	HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6236	674		ALLOTMENT(S)	2	D	119692	WILLUNGA		
OTHER TITLES AFFECTED:										
EASEMENT DETAILS:										
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION			
ANNOTATIONS:										

Certificate of Title being divided:

- CT 6236/674.

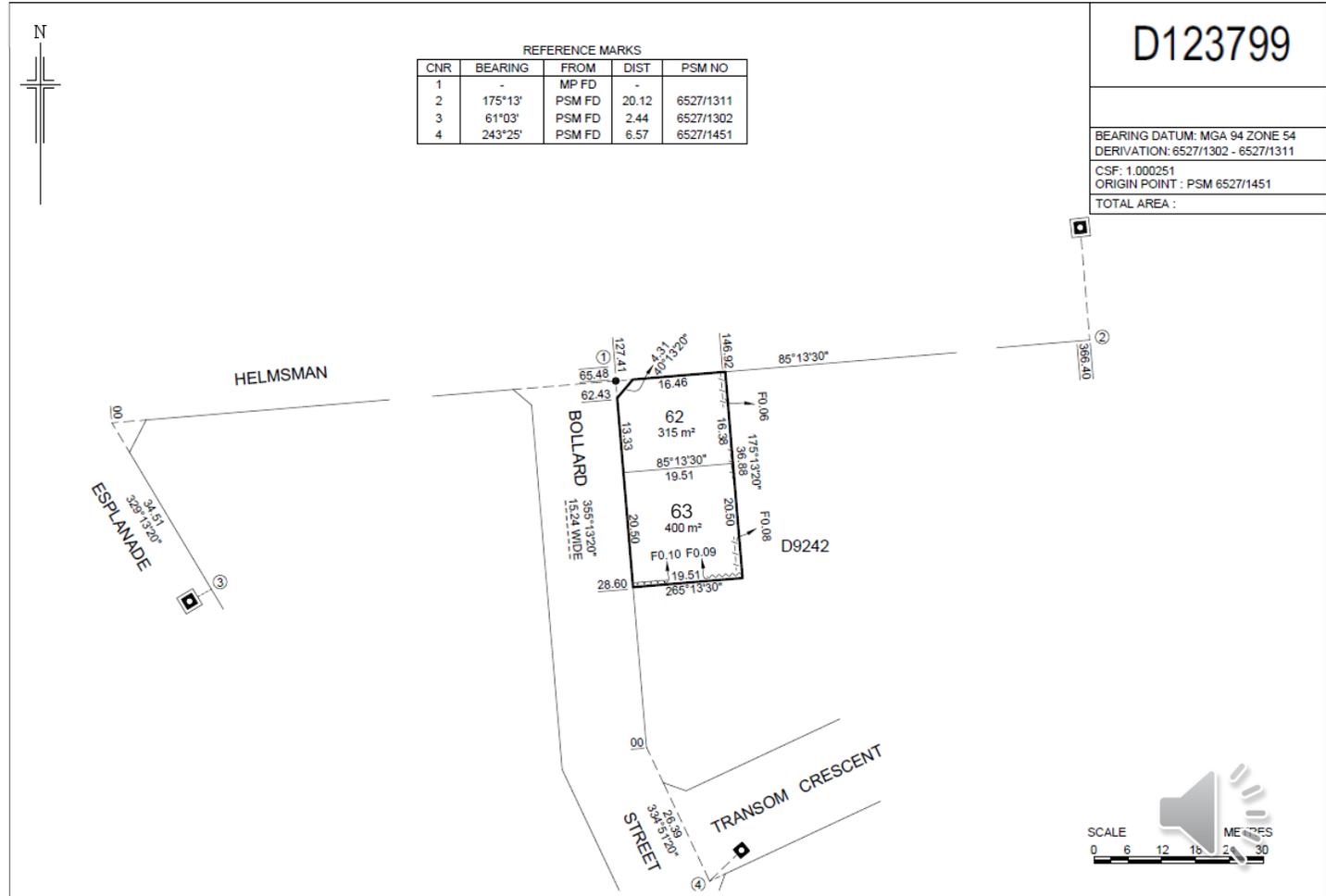


Example - Adjustment of a registered Land Management Agreement



Plan of Division

- Creation of 2 new Allotments.



Example - Adjustment of a registered Land Management Agreement



Plan of Division

Registered Interests:

- AG 12038326

Plan outcome

- AG 12038326 is to be rescinded over Allotment 62 in the Plan of Division.
- Therefore there is an adjustment of a registered interest.

LAND SERVICES SA Product Date/Time Register Search (CT 6236/674) 29/09/2020 02:10PM

REAL PROPERTY ACT, 1986
The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6236 Folio 674

Parent Title(s) CT 6216/705
Creating Dealing(s) RT 13286600
Title Issued 29/09/2020 Edition 1 Edition Issued 29/09/2020
Diagram Reference

Estate Type
FEE SIMPLE

Registered Proprietor
JOANNE CITIZEN
OF 101 GRENFELL STREET ADELAIDE SA 5000

Description of Land
ALLOTMENT 2 DEPOSITED PLAN 119692
IN THE AREA NAMED SEAFORD
HUNDRED OF WILLUNGA

Easements
NIL

Schedule of Dealings

Dealing Number	Description
12038326	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

Registrar-General's Notes
APPROVED D123799

Administrative Interests NIL

Land Services SA Page 1 of 1
Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sa/sa-terms-of-use



Example - Adjustment of a registered Land Management Agreement



CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

City of Onkaparinga of PO Box 1 Noarlunga Centre SA 5168

Consent of Party to the Agreement.

Full name and address

NATURE OF ESTATE OR INTEREST HELD

As Party to the Agreement

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
AG 12038326	*Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue *Extinguishment/Variation/Creation of easements as set out on the accompanying plan	NIL

Agreement is being adjusted.

The generic adjustment statement is shown

*strike through the inapplicable ** Insert relevant effect on estate or interest

I/We the consenting party

- certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED: 03/10/2020

Signed as Delegate for the City of Onkaparinga under Section 100 of the Planning, Development and Infrastructure Act 2016

...Mike Council.....
Signature

...Mike Council.....
Print Full Name

...Senior Planner.....
Position Held

I Mike Council of PO Box 1 Noarlunga Centre SA 5168 certify that the requirements of 192(15) of the Planning, Development and Infrastructure Act 2016 to rescind Agreement 12038326 have been complied with.

...Mike Council.....
Signature

Execution by Council

Delegation under Section 100 of the Planning, Development and Infrastructure Act 2016 or Section 44 of the Local Government Act 1999



Additional Certification required due to agreement being rescinded over Allotment 62

Notice to Lodging Parties No. 158.

Example - Adjustment of Mortgages and Consent of authority for an easement in gross



Plan of Division

APPROVED - NOT YET DEPOSITED

PURPOSE:	DIVISION	AREA NAME:	ELIZABETH GROVE	APPROVED:	05/10/2020	 D124822 SHEET 1 OF 3 104555_text_01_v02_Version_2			
MAP REF:	6628	COUNCIL:	CITY OF PLAYFORD	DEPOSITED:					
LAST PLAN:		DEVELOPMENT NO:							
AGENT DETAILS:	LSG DEMO & TEST 101 GRENFELL ST ADELAIDE TAZ 5000 PH: 8228 3178 FAX: PETER.LAWSON3@SA.GOV		SURVEYORS CERTIFICATION:	I John Surveyor, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 5th day of October 2020 5th day of October 2020 John Ikononopoulos Licensed Surveyor					
AGENT CODE:	LTRO								
REFERENCE:	1515								
SUBJECT TITLE DETAILS:									
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN	REFERENCE NUMBER
CT	6241	701		ALLOTMENT(S)	56	D	6184 MUNNO PARA		
CT	6241	702		ALLOTMENT(S)	57	D	6184 MUNNO PARA		
OTHER TITLES AFFECTED:									
EASEMENT DETAILS:									
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION		
NEW	202.203	SHORT	EASEMENT(S)	A	FOR WATER SUPPLY PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION			
ANNOTATIONS:									

Certificates of Title being divided:

- CT 6241/701
- CT 6241/702

Easements:

- Creation of Short Form Easement to South Australian Water Corporation.
- An Easement In Gross Is To Issue.

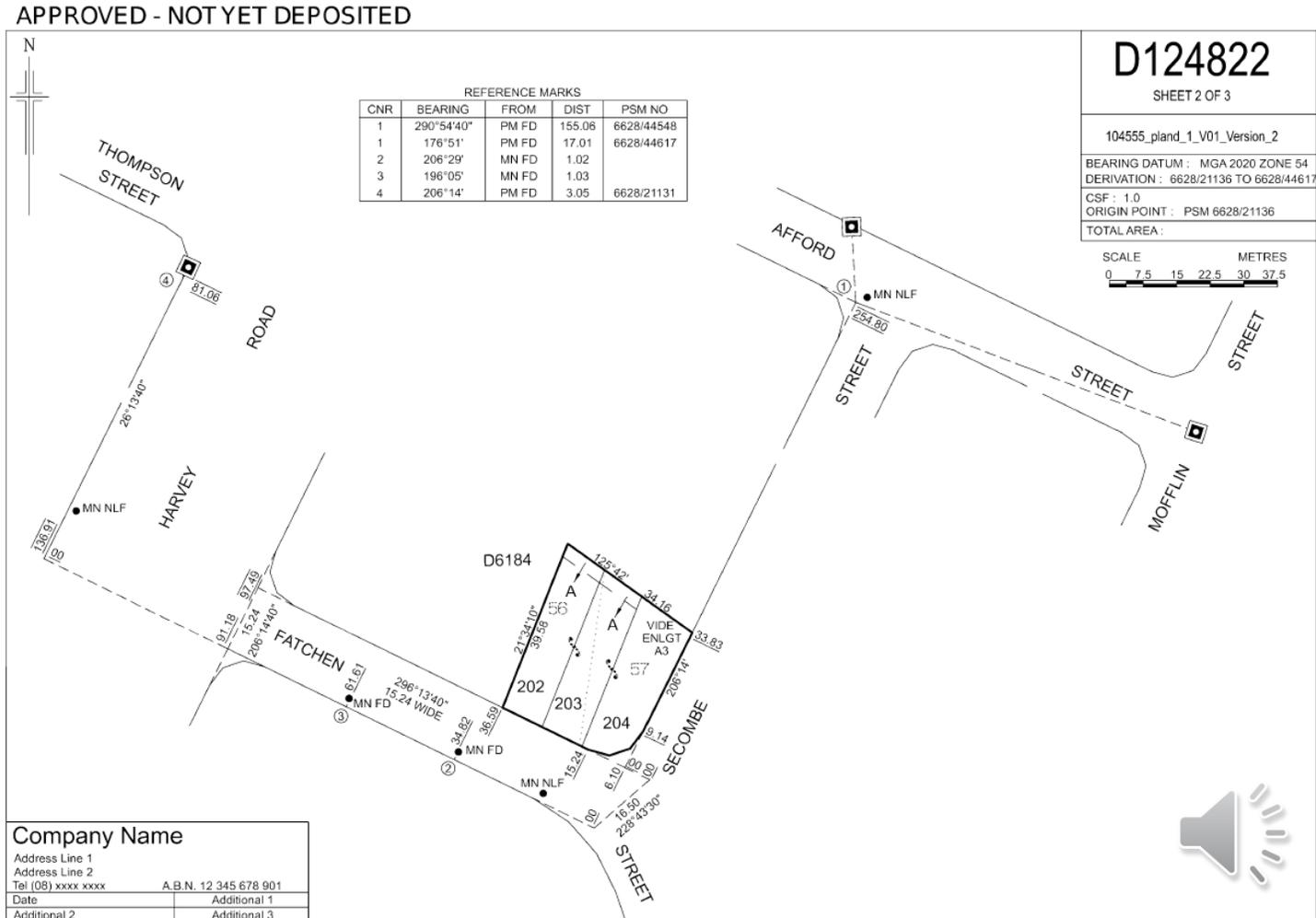


Example - Adjustment of Mortgages and Consent of authority for an easement in gross



Plan of Division

- Creation of 3 new Allotments.
- Creation of Easement.
- Allotment 203 to vest to one of the applicants.



Example - Adjustment of Mortgages and Consent of authority for an easement in gross




Product: Register Search (CT 6241/701)
Date/Time: 05/10/2020 11:16AM

REAL PROPERTY ACT 1985



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6241 Folio 701

Parent Title(s) CT 5086/192
 Creating Dealing(s) RT 13349529
 Title Issued 05/10/2020 Edition 1 Edition Issued 05/10/2020
 Diagram Reference

Estate Type
FEE SIMPLE

Registered Proprietor
JOHN CITIZEN
OF 101 GRENFELL STREET ADELAIDE SA 5000

Description of Land
ALLOTMENT 56 DEPOSITED PLAN 6184
IN THE AREA NAMED ELIZABETH GROVE
HUNDRED OF MUNNO PARA

Easements
NIL

Schedule of Dealings

Dealing Number	Description
11269120	MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD.

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	APPROVED D124822
Administrative Interests	NIL

Registered Interests:

- M 11269120

Land Services SA
Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sells-terms-of-use
Page 1 of 1


Product: Register Search (CT 6241/702)
Date/Time: 05/10/2020 11:17AM

REAL PROPERTY ACT 1985



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.

Certificate of Title - Volume 6241 Folio 702

Parent Title(s) CT 5645/600
 Creating Dealing(s) RT 13349529
 Title Issued 05/10/2020 Edition 1 Edition Issued 05/10/2020
 Diagram Reference

Estate Type
FEE SIMPLE

Registered Proprietor
JOANNE CITIZEN
OF 101 GRENFELL STREET ADELAIDE SA 5000

Description of Land
ALLOTMENT 57 DEPOSITED PLAN 6184
IN THE AREA NAMED ELIZABETH GROVE
HUNDRED OF MUNNO PARA

Easements
NIL

Schedule of Dealings

Dealing Number	Description
11671445	MORTGAGE TO ING BANK (AUSTRALIA) LTD.

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	APPROVED D124822
Administrative Interests	NIL

Registered Interests:

- M 11671445



Land Services SA
Copyright: www.landservices.com.au/copyright | Privacy: www.landservices.com.au/privacy | Terms of Use: www.landservices.com.au/sells-terms-of-use
Page 1 of 1

Example - Adjustment of Mortgages and Consent of authority for an easement in gross



CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

Australia and New Zealand Banking Group Ltd (ACN: 005 357 522) of 121 King William Street Adelaide SA 5000

Consent of Mortgagee.

NATURE OF ESTATE OR INTEREST HELD

As Mortgagee

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
M 11269120	Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue Extinguishment/Variation/Creation* of easements as set out on the accompanying plan	NIL

Adjustment of the registered interest
Adjustment Statement remains

*strike through the inapplicable ** insert relevant effect on estate or interest

I/We the consenting party

- (1) certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- (2) acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED:03/10/2020.....

Executed by AUSTRALIA AND NEW ZEALAND
BANKING GROUP LTD. ABN 11 005 357 522
by being SIGNED by its Attorney

Sign ...*Frank Finance*.....
Name ...Frank Finance.....
Acting/Manager

Under Power of Attorney No. 9480083
and Substitutionary Power No. 10215638

Sign ...*Cody Swimmer*.....
Name ...Cody Swimmer.....
Phn. No ...8423 5000.....
Both of 4/833 Collins Street Docklands VIC 3008



Example - Adjustment of Mortgages and Consent of authority for an easement in gross



CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

ING Bank (Australia) Ltd. (ACN: 000 893 292) of 140 Sussex Street Sydney NSW 2000

Consent of Mortgagee

NATURE OF ESTATE OR INTEREST HELD

As Mortgagee

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
M 12038326	<p>Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue</p> <p>Extinguishment/Variation/Creation of easements as set out on the accompanying plan.</p>	NIL

Adjustment of the registered interest
Adjustment Statement remains

*strike through the inapplicable

** insert relevant effect on estate or interest

I/We the consenting party

- certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED: 03/10/2020

SA
AND THE UNDERMENTIONED ATTORNEYS
BY THEIR EXECUTION HEREBY DECLARE
that at the time of the execution by them of this
instrument they have no notice of the revocation
of the Power of Attorney dated 15th May 2009
from ING BANK (AUSTRALIA) LIMITED A.B.N.
24 000 893 292 to them registered No.
11177696 under authority of which they have
executed the said instrument.

... *Sam Banker*
Signature of Attorney

... Sam Banker
Attorney's Full Name

... Team Leader Securities
Position of Attorney

... *Jane Worker*
Signature of Witness

... Jane Worker
Full Name of Witness

Address: ... 140 Sussex Street Sydney NSW
2000
Ph: ... 8243 5000



Example - Adjustment of Mortgages and Consent of authority for an easement in gross



CERTIFICATE OF CONSENT FOR THE DEPOSIT OF A PLAN OF DIVISION

CONSENTING PARTY (Full Name and Address)

South Australian Water Corporation of Adelaide SA 5000

NATURE OF ESTATE OR INTEREST HELD

Accepting an Easement in Gross over the land marked A

STATEMENT OF EFFECT ON ESTATES OR INTERESTS OF CONSENTING PARTIES

ESTATE / INTEREST AFFECTED	EFFECT ON ESTATE OR INTEREST HELD OR CLAIMED	CONSIDERATION / VALUE
Easement in Gross over the land marked A	*Adjusted to cover the parcels as set out on the accompanying plan / Mode of Issue *Extinguishment*/Variation*/Creation* of easements as set out on the accompanying plan	NIL

*strike through the inapplicable

** insert relevant effect on estate or interest

I/We the consenting party

- certify my/our consent to the deposit of the accompanying plan of division in the Lands Titles Registration Office.
- acknowledge that the deposit of the plan will affect my/our estate or interest to the extent set out in the above Statement of Effect panel.

EXECUTION BY CONSENTING PARTY

DATED: 03/10/2020

Signed for and on behalf of the SOUTH AUSTRALIAN WATER CORPORATION by a person duly authorised by and instrument of Authority dated 12 December 2012

...Dean Waterman.....

Signature of DEAN WATERMAN
 Manager, Property Services the person duly authorised by the above instrument in the presence of

...Mark Metre.....

SIGNATURE of WITNESS – Signed in my presence by the Property Services Manager Who is either personally known to me or has satisfied me to his or her identity

Witness ... Mark Metre.....
 (Print Full Name)
 Title/Position ... Senior Property Officer.....
 Address ... C/- S.A. Water Corporation
 GPO Box 1751 Adelaide SA 5000
 Telephone: ... 8423 5000.....

South Australian Water Corporation consenting to an Easement in Gross title.

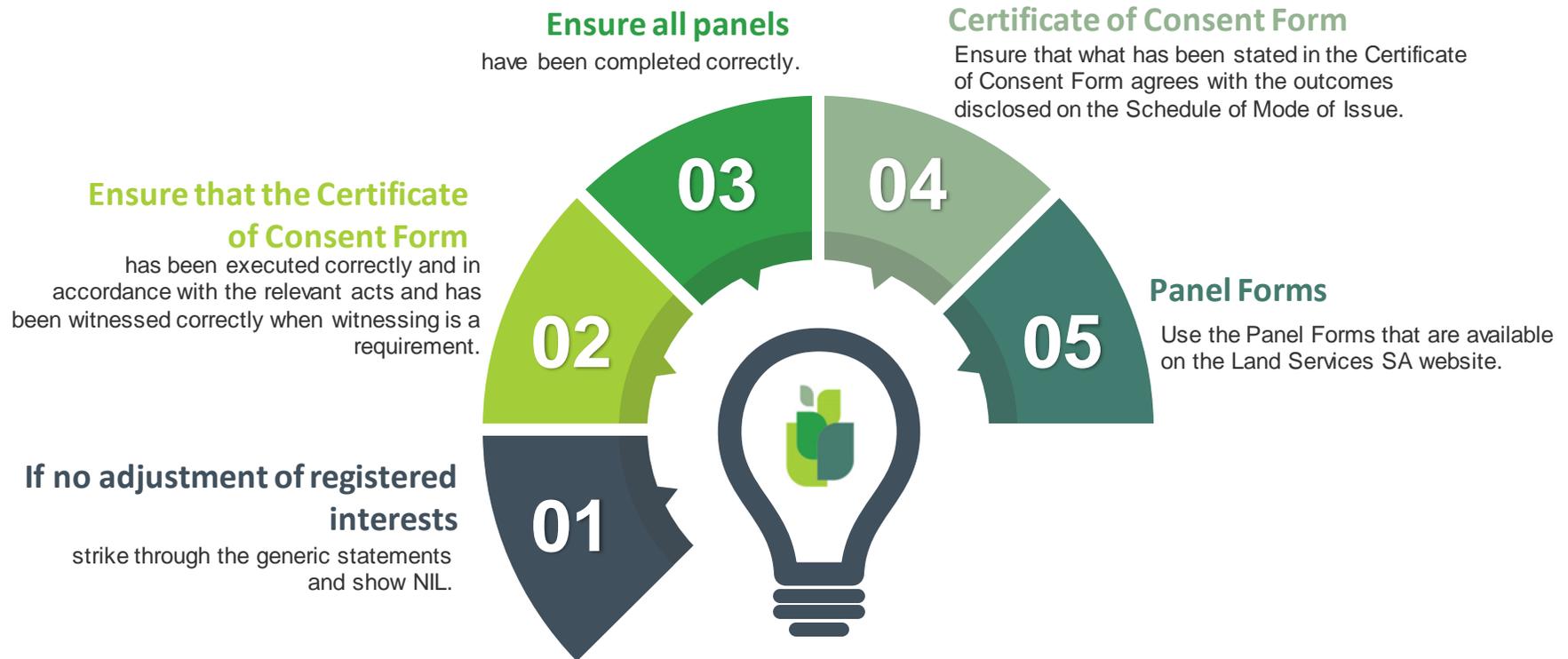
Strike through the generic Adjustment Statement

Consenting to the creation of the easement. Easement Statement remains and appropriate fields struck through





Summary of Key Points



Industry Education Hub



Land Services SA partner with the SA Government and relevant Industry Bodies to deliver a range of Educational Materials to support property industry professionals. This webpage is dedicated to the publication of Industry Education Materials to assist conveyancing and survey professionals.

Hot Tip:
**Keep updated on LSSA's
webinars and video's**

Industry Education Series	+
eConveyancing	+
Digital Plan Lodgement	+
SAILIS Video Tutorials	+
Land Services SA Fact Sheets	+



Questions

